

**MINUTES OF MEETING  
ARBOR GREENE  
COMMUNITY DEVELOPMENT DISTRICT**

The regular meeting of the Board of Supervisors of the Arbor Greene Community Development District was held on Tuesday, January 19, 2016 at 6:30 p.m. in the Gathering Room, Arbor Greene Community Center, 18000 Arbor Greene Drive, Tampa, Florida.

Present and constituting a quorum were:

Steve Eckhardt	Chairman
Matthew Dykeman	Co-Vice Chairman
Michael S. Candella, Jr.	Co-Vice Chairman
Thomson George	Supervisor
Michael V. Candella, Sr.	Supervisor

Also present were:

Mark Vega	District Manager
Amanda M. Uliano	District Counsel
Jason von Merveldt	Community Manager
Residents	

*The following is a summary of the minutes and actions taken.*

**FIRST ORDER OF BUSINESS**

**Call to Order**

**A. Roll Call**

Mr. Eckhardt called the meeting to order and a quorum was established.

**B. Approval of Agenda**

Mr. Eckhardt requested approval of the Agenda.

On MOTION by Mr. Eckhardt seconded by Mr. Candella Sr. with all in favor the January 19, 2016 Agenda was approved. 5-0
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**SECOND ORDER OF BUSINESS**

**Public Comments on Agenda Items and Other Matters**

- Comment about cars speeding by the playground and bus stop at the Estuary; suggested solutions were offered. Tampa PD will be asked to take appropriate action regarding speeding.
- Inquiry about the new gate security system.
- Neighborhood watch update was provided.

Approved

**THIRD ORDER OF BUSINESS**

**Consent Agenda**

- A. Approval of Minutes from December 15, 2015**
- B. Financial Report December 2015**

Mr. Eckhardt presented the Consent Agenda and requested any changes, corrections or comments. There being none,

On MOTION by Mr. Eckhardt seconded by Mr. Candella Sr. with all in favor the Consent Agenda was approved as submitted. 5-0

**FOURTH ORDER OF BUSINESS**

**Reports**

- A. District Manager’s Report**
  - i. Follow-up Items**

Mr. Vega addressed the correctness or necessity of agenda item 1B. Discussion followed and Ms. Uliano confirmed this agenda item was not required. Going forward, Approval of Agenda will be removed from the agenda format.

Mr. Vega provided information, Exhibit A, regarding a change to the Scope of Services of the Severn Trent Agreement with the Arbor Greene CDD. The additional language applies to fees not paid by the District: The Manager will charge \$75 per lot per estoppel and/or closing statement to the requestor of said information.

On MOTION by Mr. Candella Sr. seconded by Mr. Eckhardt with all in favor to approve Exhibit A – Scope of Services additional language to the Severn Trent Agreement with the Arbor Greene CDD - *Fees not paid by the District: The Manager will charge \$75 per lot per estoppel and/or closing statement to the requestor of said information.* 5-0

*Thomson George left the meeting.*

**B. Community Manager’s Report**

Mr. von Merveldt reviewed the following items:

- Parking light globes will cost approximately \$3,100 for 15 globes. We are currently checking if a bulk discount price is available.
- All the gate codes have been updated for the TPD.
- Gatehouse personnel rates were changed, and the change was confirmed. Administrative mistakes were made, resulting in a discrepancy, but the criteria we requested was implemented.

- Following up on tree trimming in the community.
- Looking into the possibility of adding controllable lighting in the area behind the tennis courts.
- Continue to check on pricing for a concrete block maintenance shed.
- Snack Shack Countertop – awaiting response from vendors.
- There has been no follow-up or contact by Miami Lights regarding removal of the lighting, which by contract was to be completed by January 18, 2016. They have not fulfilled their agreement under the contract, and a termination for cause will be reviewed by District Counsel.
- Renovation Update – Inspection for the Certificate of Occupancy is scheduled.
- The Manual of Policies and Standard Operating Procedures is being updated to reflect the Access Control/Visitor Management systems as well as a few other updates.
  - Front Door/Locker Room Door automatic locking – discussion on timing for card access entry only.
- Discussion on new gates – information was submitted to District Engineer.
- Discussion on TPD speeding enforcement and patrol in areas around playgrounds and bus stops.
  - Look into installing signs on poles throughout the community.

**FIFTH ORDER OF BUSINESS**

**Old Business**

There being none, the next item followed.

**SIXTH ORDER OF BUSINESS**

**New Business and Supervisor Requests**

- Mr. Dykeman requested the front door be touched up/repaired.
- Mr. Candella suggested considering replacing the doors.

**SEVENTH ORDER OF BUSINESS**

**Public Comment**

There being none, the next item followed.

**EIGHTH ORDER OF BUSINESS**

**Adjournment**

On MOTION by Mr. Eckhardt seconded by Mr. Candella Jr. with all in favor the meeting was adjourned at 7:59 p.m. 4-0



Steve Eckhardt  
Chairman