

**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, February 19, 2019 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:

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

Also present were:

Mark Vega	Inframark Management Services
Jason von Merveldt	Community Manager
Annette Alfonso	Maintenance Manager
Resident(s)	

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

FIRST ORDER OF BUSINESS

Call to Order

A. Roll Call

Mr. Vega called the meeting to order and the Board of Supervisors identified themselves.

SECOND ORDER OF BUSINESS

Public Comments on Agenda Items and Other Matters

Resident comments were received.

THIRD ORDER OF BUSINESS

Consent Agenda

A. Approval of Minutes from January 15, 2019

B. Financial Report

On MOTION by Mr. Candella Sr. seconded by Mr. Dykeman with all in favor the Consent Agenda was approved. 4-0
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FOURTH ORDER OF BUSINESS

Reports

A. District Engineer's Report

None.

B. District Manager's Report

a. Follow-Up Items

- Mr. Vega will not be present at the March meeting but Rachel Bally who is Mr. Vega’s Admin will attend and bring a recorder and all documents requiring signature.
- A Public Hearing will be held in April regarding proposed revisions to the Arbor Greene Manual of Policies and Standard of Procedures.

C. Community Manager’s Report

Mr. von Merveldt’s report is included in the Agenda Package.

a. Discussion and Decision Opportunities

1. Sidewalk Replacement

- Central Concrete submitted a proposal for \$29,779.

On MOTION by Mr. Candella Sr. seconded by Mr. Candella Jr. with all in favor the proposal from Central Concrete for Sidewalk Replacement in an amount not to exceed \$35,000 was accepted. 4-0

2. Sidewalk Cutting/Grinding

Precision Sidewalk Safety submitted a proposal for sidewalk cutting.

On MOTION by Mr. Candella Sr. seconded by Mr. Candella Jr. with all in favor the proposal from Precision Sidewalk Safety for sidewalk cutting in an amount not to exceed \$31,000 was accepted. 4-0

- Sidewalk cutting will commence around March or April.

3. Manual of Policies and Standard of Operating Procedures

- Discussion and corrections were made to the Manual.
- Page 4 of the manual, on line 3 “manned” will be changed to “staffed.
- On page 4, line 6, ‘7th month duration on the lease’ should be verified with the HOA.

Let the record reflect the meeting went into recess.

- On page 5, under General Provisions, 4th line, “not inconsistent” should be changed to “consistent”.
- On Page 6, third paragraph, “approved by the Community Manager” should be changed to “approved by the Community Manager, with input from the Chairman”.
- Second to last paragraph, “any person with inappropriate dress, or demonstrates inappropriate behavior ...”, “If persons do not follow direction of AGCDD staff to leave the facilities, law enforcement will be contacted to assist.”

- Page 7, “no overnight parking is permitted”, “unless otherwise approved by Community Manager with input from the Board Chairman.”
- Page 8, top paragraph, add “If persons do not follow direction of AGCDD staff to leave the facilities, law enforcement to be contacted to assist.” “will be issued trespass warning”.
- Page 9C, “Residents and Non-Residents are responsible for the conduct of their authorized guests...”, add “will be issued trespass warning”. “If persons do not follow direction of AGCDD staff to leave the facilities, law enforcement will be contacted to assist.”
- Discussion of the Fitness Studio rules ensued.
- Page 20, top right, speaks of glass containers and wine bottles. Discussion ensued.
- Page 44, lake fishing discussion ensued.

4. Fee Schedules

- Fee discussion ensued.
- Discussion of portable vehicle barcodes ensued.

5. Tennis Ball Recycling Program

- Item was tabled until after Public Hearing regarding the Manual of Policies and Standard Operating Procedures.

6. Discussion of Towing Agreement

- Mr. von Merveldt read the agreement and a consensus was made for the attorney to write the agreement.

b. General Updates

- 10201 Quails Landing Avenue landscape easement modification request was presented. Attorney will draft agreement and resident will pay for attorney fees.

<p>On MOTION by Mr. Candella Jr. seconded by Mr. Candella Sr. with all in favor the Landscape Easement Agreement for 10201 Quails Landing Avenue, with the stipulation that the attorney will write the agreement and the resident to pay attorney fees was approved. 4-0</p>

c. Event and Revenue Updates

Updates were included in the Community Manager’s report.

FIFTH ORDER OF BUSINESS

Old Business, New Business, and Supervisor Requests

- Mr. Candella Sr. requested the increase of Patrols. Discussion ensued.

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Arbor Greene CDD

SIXTH ORDER OF BUSINESS

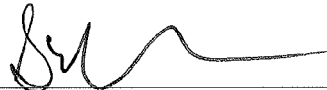
Resident comments were received.

Public Comment (Limited to 3 minutes)

SEVENTH ORDER OF BUSINESS

Adjournment

On MOTION by Mr. Candella Sr. seconded by Mr. George with all in favor the meeting was adjourned. 4-0



Steve Eckhardt
Chairman