

# Arbor Greene Community Development District

## Board of Supervisors

Steve Eckhardt, Chairman  
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Michael S. Candella, Co Vice Chairman  
Michael V. Candella, Supervisor  
Thomson George, Supervisor

Mark Vega, District Manager  
Stephen Gardner, District Counsel  
Tonja Stewart, District Engineer  
Jason von Merveldt, Community Manager

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## Workshop Agenda

Thursday, November 14, 2019 6:30 P.M.

1. Call to Order
2. Community Manager's Report
  - A. Discussion and Decision Opportunities
    - 1) Artificial Turf – Multiuse area behind Snack Shack
    - 2) Florida Highway Patrol Agreement
    - 3) National Pollutant Discharge Elimination System “NPDES” Monthly Meeting Discussion
  - B. General Updates
  - C. Event and Revenue Updates
3. New Business and Supervisor Requests
4. Public Comment (Limited to 3 Minutes)
5. Adjournment

(Public Comments Limited to 3 Minutes)

**Note: The next meeting is scheduled for November 19, 2019 at 6:30 P.M.**

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### District Office:

Inframark Infrastructure Management Services  
2654 Cypress Ridge Boulevard, Suite 101  
Wesley Chapel, FL 33544

[www.arboregreene.com](http://www.arboregreene.com)

### Meeting Location:

Arbor Greene Community Center  
Conference Room  
18000 Arbor Greene Drive  
Tampa, Florida

# Community Manager's Report – November 14/19, 2019

## A. Discussion Points and Decision Opportunities

### 1. Artificial Turf

- a. There is approximately 6,000 sq. ft. of space that is behind the Snack Shack that is used by and has potential use for PROtential Sports, Picnic Tables, Bocce Ball, Physical Exercise, Cornhole, Special Events (Easter Egg Hunt, Movie On The Lawn, Inflatables, etc.). It is currently shaded by oak trees and has a lot of foot traffic which makes it difficult for grass to survive. Proposals from Forever Lawn and Turf Grass Artificial Solutions have been sourced.

### 2. Florida Highway Patrol

- a. We have contracted with Florida Highway Patrol for over a year and they have presented an increase in pricing to include travel time.

### 3. National Pollutant Discharge Elimination System "NPDES" Monthly Meeting Discussion (additional information to be provided)

- a. To continuously educate residents on our Stormwater System and the Identification and Elimination of Illicit Discharges we provide several platforms for residents to obtain information on the topic. During the meeting we will provide updates on information distributed, noted illicit discharge/issues, stormwater debris/trash removal, etc.

## B. General Updates

### 1. Roof Project

- a. A final inspection/punch list was created and should be completed by the time of the Workshop. A final payment was made with 10% retainage until all punch list items are corrected. Overall, we endured the project with no incidents and have received an abundance of positive comments on the outcome.

### 2. Holiday Lighting

- a. Events Done Bright has already started the install of the Community Center lights and will continue with the front entrance the weekend of November 9<sup>th</sup>. The display will be installed and ready to turn on prior to the Thanksgiving Holiday as contracted. The display will be similar to the past few years and they have purchased all new lights including snowflakes for the entrance trees. The monuments will be decorated in-house on November 19<sup>th</sup> and 20<sup>th</sup> with wreaths/swags, which lowers the overall project cost significantly.

### 3. Devonshire Road Sealing

- a. We held a meeting with the Devonshire HOA President and the resealing vendor to discuss the project details and logistics to proceed with the sealing. After the meeting and input from the rest of the Devonshire HOA Board, there are too many aspects of the project that would not make the project feasible.

### 4. Ice Machine

- a. An ice-machine was purchased and is on its way for installation at the Snack Shack Pavilion behind the main Community Center building. It will have an ice and water dispenser, hold 40 lbs. of ice, and will be able to produce 321 lbs. of ice per 24-hour period. This will allow for easy access of ice and water to tennis players, swimmers, children's programs, special events, etc. Daily, for 23 years we have been hauling a cooler from the gathering room ice-maker to the outdoor facilities for use and this will eliminate the need to do so and reduce the limited ice during rentals of the Gathering Room because of filling a cooler!!

### 5. Playground Equipment and Mulch

- a. An inspection of the playground equipment equated to 12 pieces (steps, decks, etc.) needing to be replaced. We are also in the process of placing approximately 6 inches of mulch in each park, which should be completed by the end of November.

### 6. Community Center Parking Lot

- a. We requested a proper survey from the District Engineer and specifications for the parking lot regarding milling and resurfacing. The Community Center parking lot will be the first area that will need attention in terms of milling and resurfacing as it is/has reached its useful life in many areas. There will also be considerations for ADA compliancy that will need to be met when the project is to take place.
- 7. Camera System**
  - a. We have sourced a new vendor that is able to service our needs and make sure the camera systems are consistently working and provide timely service.
- 8. Tennis Concessionaire Agreements**
  - a. Agreements with Peter Chow and Julie Vazquez have been approved, signed, and will commence on December 1, 2019.
- 9. Insurance Risk Assessment**
  - a. We met with representatives from Egis Insurance to survey the CDD assets and provide input to decrease the potential for incident. The report is expected to be provide shortly, but measures have already been taken in beginning to be more aware of risk factors.
- 10. Sidewalk Surveys**
  - a. We are beginning to survey trip hazards and mark the sidewalks for horizontal cutting or replacement and anticipate having proposals for the December meetings.
- 11. Community Activities, Events, and Concessionaire Showcase Event**
  - a. We have a date of January 11, 2020 scheduled to host an event that showcases all the offerings for the community including, but not limited to Tennis, Swimming, PROtential Sports, Book Club, Walking Club, Game Nights, Women Wine Down Wednesday, Men’s Bros and Brews, Sewing, Knit and Crochet, Neighborhood Watch, etc. Entertainment and Food Trucks will also be provided from approximately 11am-2pm (time TBD).

## **C. Event and Revenue Updates (additional information to be provided)**

### **1. Past Events**

- a. Game Night – October 2<sup>nd</sup> (Tuesday), 7pm
- b. Neighborhood Cruise Meeting – October 4<sup>th</sup> (Friday), 7pm
- c. Small Business Networking Night – October 8<sup>th</sup> (Tuesday), 7:30pm
- d. Sewing Club – October 11<sup>th</sup> and 25<sup>th</sup> (Friday), 9am
- e. Bunco Night – October 11<sup>th</sup> (Friday), 7pm
- f. Take-Out Tuesday – October 1<sup>st</sup> and 15<sup>th</sup> (Tuesday), 5-8pm
- g. Diwali Celebration – October 19<sup>th</sup> (Saturday), 4pm
- h. Children’s Halloween Party – October 26<sup>th</sup> (Saturday), 5pm
- i. Adult Halloween Party – October 26<sup>th</sup> (Saturday), 7:30pm

### **2. Future Events**

- a. Game Night – November 6<sup>th</sup> (Tuesday), 7pm
- b. Bunco Night – November 8<sup>th</sup> (Friday), 7pm
- c. Sewing Club – November 8<sup>th</sup> and 22<sup>nd</sup> (Friday), 9am
- d. Community Garage Sale - November 9<sup>th</sup> (Saturday), 8am-12pm
- e. Small Business Networking Night – November 12<sup>th</sup> (Tuesday), 7:30pm
- f. Take-Out Tuesday – November 5<sup>th</sup> and 19<sup>th</sup> (Tuesday), 5-8pm
- g. Children’s Space Day Celebration - November 16<sup>th</sup> (Saturday), 10am
- h. Book Club – November 18th (Monday), 7pm
- i. Adult Game Night – “Heads Up” – November 22<sup>nd</sup> (Friday), 7pm