

# 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, April 16, 2020 6:30 P.M.

1. Call to Order
2. Community Manager's Report
  - A. Discussion and Decision Opportunities
    - 1) Community Center Parking Lot Resurfacing
    - 2) 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)

Due to the "Stay-At-Home Order," and Social Distancing, the Arbor Greene CDD meetings are being held via ZOOM video conferencing and/or telephone conference. Please use the log on/call in instructions below for each meeting.

### April 16, 2020 at 6:30 P.M.

Meeting Link: <https://zoom.us/j/499944716>

Meeting ID: 499 944 716

Call In Number: 646-558-8656

Find your local call in number: <https://zoom.us/u/az6bThqL2>

### Note: The next meeting is scheduled for April 21, 2020 at 6:30 P.M.

Meeting Link: <https://zoom.us/j/839131240>

Call in Number: 646-558-8656

Meeting ID: 839 131 240

Find your local number: <https://zoom.us/u/az6bThqL2>

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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)

# Community Manager's Report – April 16/21, 2020

## A. Discussion Points and Decision Opportunities

### 1. Community Center Parking Lot Resurfacing

- a. Our District Engineer has produced the specifications for the project and is out to bid. Currently, 3 have responded as interested and 1 has actually provided a proper proposal.
- b. This will also include proposals for a new ADA entrance sidewalk into the Community Center. It seems that most asphalt companies sub this out, so we are awaiting separate bids for the concrete work.

### 2. 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. Pond banks are currently being evaluated for repairs.

## B. General Updates

### 1. Community Operations – COVID-19

- a. The Community Center facilities closed on April 3<sup>rd</sup>, when the most recent "Stay at Home Order" was announced by the Governor.
- b. The pools, tennis courts, gym, meeting rooms, and playgrounds are closed to help prevent the spread of the Coronavirus and keep your residents safe and healthy.
- c. We are continuing to monitor all advisories weekly and make necessary adjustments to operations as needed.
- d. We do have employees working to maintain our infrastructure while being sure to practice all safe COVID-19 guidelines for proper distancing and cleanliness.
- e. Post "Stay-At-Home Order," we have policies and checklists ready to implement (subject to change by any new orders/recommendations) regarding consistent cleaning of equipment and touchpoints.
- f. The Community Center Attendant e-mail and phones have been forwarded to Jason during the duration of the facility closures.
- g. The staff is eager to get back to work yet understand the necessity of following the "Stay-At-Home Order."

### 2. Community Center/Gazebo/Gatehouse Exterior Painting

- a. The project is complete, and the community is looking fresh and clean!!

### 3. Gatehouse Clearance Bar/LED Light

- a. Before the "Stay at Home Order" we were able to install an LED strip light on the clearance bar located on the exit side of the gatehouse. We hope this will assist in drawing some attention to the height of the building and avoid future incidents. It does take 2 employees to install, so the front entrance will take place once guidelines are less strict regarding COVID-19.

### 4. Community Sidewalk Grinding and Replacement Project

- a. We have contracted with ACPLM to provide both the grinding of trip hazards and replacement of sidewalks that are lifted or damaged. The work is scheduled to begin April 13th and will take approximately 45 days to complete. There might be some changes to the schedule due to the COVID-19 situation, but as of now, they are still on track.

### 5. Main Entrance Fountain

- a. The main entrance fountain motor failed along with some damaged propellers. The parts have been replaced and the entry fountain looks beautiful once again

### 6. Estuary Gate Operators

- a. The Estuary gate operators on the exit side were having significant issues opening and closing properly. They were the oldest set on property, so they are in the process of being replaced.

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

### **1. Past Events**

- a. March 3rd - Take Out Tuesday - 5:00pm
- b. March 4th – Game Night - 7:00pm
- c. March 10th - Small Business Networking - 7:30pm
- d. March 16th - DRB Meeting - 6:00pm
- e. March 16th - HOA Meeting - 7:00 pm
- f. March 12th - CDD Board Workshop - 6:30pm
- g. March 13th – Sewing Club - 9am
- h. March 13th – Bunco - 7:00 pm
- i. March 16th – Book Club - 7:00pm
- j. March 17th - Take Out Tuesday - 5pm

### **2. Future Events (April Events are Canceled Until Further Notice and May's are Questionable)**

- a. Mary Lisa and Jason have been working together to come up with ideas for various resources, activities, and ways to stay sane during the “Stay-At-Home Order.”
- b. May 2<sup>nd</sup> - Muffins with Mom 10am-12pm
- c. May 9th – Community Yard Sale- 8am-12pm
- d. May 23<sup>rd</sup> - Adult Luau Party-7-10 pm
- e. May 29<sup>th</sup> - Ice Cream Social (Last Day of School) 2-4 pm