

Arbor Greene Community Development District

Board of Supervisors

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

Workshop Agenda

Thursday, October 15, 2020 6:30 P.M.

1. Call to Order
2. Community Manager's Report
 - A. Discussion and Decision Opportunities
 - 1) Community Center Operations – COVID 19
 - 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)

Note: The next meeting is scheduled for Tuesday, September 20, 2020 at 6:30 P.M.

District Office:

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

www.arborgreene.com

Meeting Location:

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

Community Manager's Report – October 15 & 20, 2020

A. Discussion Points and Decision Opportunities

1. Community Center Operations – COVID 19

- a. The Community Center Administrative Offices, Locker Rooms, Pools, Tennis Courts, Fitness Rooms and Gathering Rooms are all open with Phase-3 Guidelines in place. As of Monday, October 5th, the Community Center Hours are back to normal.
- b. Notices are on the gates and doors regarding certain guidelines to follow when entering the facilities. Pool, Tennis Court, and Fitness Room Rules/Guidelines have also been posted and handouts are available for residents to take. These were also e-mailed and posted on the website and social media platforms.
- c. CDD employees are conducting hourly rounds to clean all the touchpoints and a daily deep clean upon closing. Employees are being sure to practice all safe COVID-19 guidelines for proper distancing and cleanliness.

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.

B. General Updates

1. Tree Care Maintenance

- a. Ameri-Tree will be trimming the oaks lining the streets in the utility easement between the sidewalk and road in front of a resident's home. This will begin on or around November 1st with a completion date to be before the Thanksgiving holiday.
- b. Ameri-Tree is currently surveying the property to create a detailed catalog of the trees planted on Arbor Greene CDD property (most specifically the Oak Trees). An overall risk assessment will be determined regarding the health of the trees and infrastructure damage being caused. A three (3)-year plan is being developed to assist with the future of Arbor Greene's Tree Maintenance Program to ensure a balance of beauty and function of the infrastructure.

2. Miami Curb/Storm Drain Gutters

- a. There is 324 linear feet of Miami curb/Storm drain gutters that we anticipate being replaced by ACPLM October 23rd. There is also 664 square feet of sidewalk to be replaced during this project.

3. Brick Paver Repairs

- a. The CDD inspects the street pavers (typically located at intersections) annually and makes necessary repairs to level the pavers and replace any that are damaged and/or cause for concern. Work is scheduled to begin on Wednesday, October 14th to repair 8 areas in need of attention. We will continue to monitor and repair the brick pavers as needed.

4. Pond Bank Restoration

- a. There are currently 7 areas undergoing a restoration project to bring the shoreline back to its original depth and slope caused by erosion. Additional areas are being identified as a part of a multi-year plan and will be presented to the Board for approval once complete. There is an area that we are sourcing options to minimize odors coming from a water shed across from the community center. The water levels are subject to the water table and is a small stagnant pond.

5. Arbor Greene Community Center “Back Lawn”

- a. Although the “Back Lawn” was completed just before COVID-19, which shutdown many operations, it has been with great feedback from the community that they are enjoying the back lawn since we opened it at the beginning of October. While continuing to follow CDC guidelines, we have already hosted sports viewing gatherings, post-tennis clinic socials, the Wharton senior swim team banquet, and look forward to movies on the back lawn, holiday events, and much more!

6. Repurposing of Seasonal Flowers

- a. When the flowers are scheduled to be replaced at the beginning of November, the landscapers in conjunction with the CDD will be arranging a pick-up location for residents at the Community Center to help repurpose/reuse the flowers.

7. Insurance Provider’s “Safety Partners” Grant Program

- a. Arbor Greene submitted an application for a grant that is based upon the work that was completed regarding sidewalk maintenance to reduce trip hazards. We are hopeful that we are awarded this grant and will provide an update when received.

8. LED Streetlight Conversion

- a. The Board approved a project that will focus on the 400 streetlights being retrofitted with LED lights. The conversion with our return on investment being 1 year and 3 months. The savings will be approximately \$45,000 annually in reference to electricity, materials, and labor costs we are currently spending. Work has started and should be finished before the end of October.

C. Event and Revenue Updates (additional information to be provided for revenues)

- 1. While following CDC Guidelines and recommendations from our Insurance provider and District Management team, we are beginning to offer more events for our residents. We are taking precautions to safely hold events at the Community Center to help bring back some much-needed social interactions with fellow residents!!

- 2. We are sourcing additional options for events and activities to use the Back Lawn, increase health and wellness, and overall provide a sense of “community”!

3. Past Events

- a. September 1st and 15th – Take Out Tuesday (Tuesday) 5-8pm
- b. September 4th – Virtual Scavenger Hunt (Friday) 7pm
- c. September 25th – Adult Virtual Game Night (Friday) 7pm
- d. October 2nd – Into to the “Back Lawn” Tampa Bay Sports Night (Friday) 6-9pm

4. Future Events

- a. October 6th and 20th – Take Out Tuesday (Tuesday) 5-8pm
- b. October 24th – CPR, First Aid, and AED Class (Saturday) 9am-12pm
- c. October 30th – Movie on the Lawn “Ghostbusters” (Friday) 7:30pm
- d. October 31st – Trunk or Treat Halloween Event (Saturday) 5-7pm
- e. November 7th – Community Yard Sale (Saturday) 8am-12pm
- f. November 7th – Blood Drive (Saturday) 11am-4pm
- g. November 11th – Wine and Paint (Wednesday) 6:30-10pm