

Arbor Greene Community Development District

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Workshop Agenda

Thursday, November 12, 2020 6:30 P.M.

1. Call to Order
2. Community Manager's Report
 - A. Discussion and Decision Opportunities
 - 1) Concrete Pole Streetlight LED Conversion
 - 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, November 17, 2020 at 6:30 P.M.

District Office:

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

www.arboregreene.com

Meeting Location:

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

Community Manager's Report – November 12 & 17, 2020

A. Discussion Points and Decision Opportunities

1. Concrete Pole Streetlight LED Conversion

- a. With the success of the LED conversion regarding the lights on the green poles throughout the community, the next lights to consider would be the taller lights on the concrete poles that are on the main roads. These are a much more robust light fixture and do require additional labor to install as compared to the smaller lights. Frontier Lighting has provided a proposal for the lights along with Florida Lighting Maintenance for the install. We have also asked Borrell Electric to bid the project.

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. The CDD has contracted with Ameri-Tree to trim 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 November 9th with a completion date to be before the Thanksgiving holiday.

2. Miami Curb/Storm Drain Gutters

- a. We just completed the replacement of 324 linear feet of Miami curb/storm drain gutters that were being lifted by the oak trees. There was also 664 square feet of sidewalk that was replaced during this project.
- b. Nearly a dozen concrete cutting companies have been contacted to come up with an alternative to the time consuming and costly replacement of the gutters which also requires a tree removal process. We currently have 4 vendors that will be testing a variation of concrete cutting processes to alleviate standing water by cutting/grinding a channel in the existing gutter.

3. Brick Paver Repairs

- a. The CDD inspected the street pavers (typically located at intersections) where 8 areas were in need of attention and were repaired. We will continue to monitor and repair the brick pavers as needed.

4. Holiday Lights

- a. Events Done Bright has installed most of the lights throughout the community and will have the remainder installed and the garland hung prior to the Thanksgiving Holiday. The CDD staff will be installing our wreaths at the village entrances prior to the Thanksgiving Holiday.

5. Painting of Village Gates

- a. An in-house maintenance project started on 11.6 to pressure wash the gated village entry curbs and gates so that the gates can be painted. We anticipate the project finishing prior to the Thanksgiving Holiday.

6. Community Center Gates

- a. The 3 main steel entry gates to the pools and tennis courts are being replaced with heavy duty aluminum gates. They are deteriorating and heavy and are hard on the assisted closers and need constant adjustment and/or replacement.

7. Dog Bag/Waste Stations

- a. For our resident's convenience, an additional 2 dog bag/waste stations were installed on property bringing the total of stations to 16!!

8. 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 a Movie on the Lawn, Yoga, 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!

- b. We have put out to bid the addition of a wall that could be used to hang a large T.V. that would be a permanent addition to the space for residents to use at their own will.

9. Repurposing of Seasonal Flowers

- a. It was arranged by the CDD to have the landscapers remove the Penta flowers on Thursday, October 29th and provide a pick-up location for residents at the Community Center to help repurpose/reuse the flowers. There was a great turnout by residents and every plant was picked up by Friday morning!! We will continue to offer this with all viable plants upon removal in the future.

10. Landscaping

- a. New flowers are scheduled to be planted the Week of November 9th. Old soil was removed, and new/fresh soil was added.
- b. Mulching will take place during the month of November
- c. A bad clock was replaced down Arbor Wind along with a few bad sprinkler heads to get the irrigation working properly going down the berm
- d. The Palms were removed in the roundabout in front of Heather Sound and Whisper Pointe. Greenview Landscaping is preparing a few options for new plantings to rejuvenate the space.
- e. The Oleander that are located across from the Community Center will be removed and replaced with a viburnum hedge. Several other viburnum plants will also be planted on the berm down Arbor Creek Dr. that backs up to Whisper Pointe. Also, Mexican Petunia are being planted in some areas under the oak trees down Arbor Creek Dr. where sod is difficult to maintain.
- f. Several areas of sod have been replaced down Arbor Run Dr. near Wynthorne that was dying.

11. Insurance Provider's "Safety Partners" Grant Program

- a. We submitted an application for a grant that is based upon the work that was completed regarding sidewalk maintenance to reduce trip hazards. We were awarded with a \$1,500 check for our efforts and can continue to apply for this grant quarterly, which we will continue to pursue for any safety projects and/or training.

12. LED Streetlight Completion and TECO Rebate

- a. With the completion of the LED streetlight conversion, we have submitted paperwork for a rebate that should total over \$3,000, as it was already pre-approved by TECO. As for the entire conversion project, our return on investment should be approximately 1 year and 3 months. The savings will be approximately \$45,000 annually in reference to electricity, materials, and labor costs that we are currently spending.

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 have been able to secure to new concessionaires that are now offering Yoga and Zumba classes!! Yoga is being offered by Roxana Dan on Wednesday evenings at 5pm and on Saturday mornings at 8am. Zumba is being offered by Sheela Hota-Mitchell. She held a successful introduction on Nov. 2nd and will be starting to offer a weekly class at 10am on Saturdays. These are 2 great additions for the community, especially since they are both residents of Arbor Greene!!
3. **Past 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
4. **Future Events**
 - a. November (Entire Month) Salvation Army Angel Tree
 - b. November 7th – Community Yard Sale (Saturday) 8am-12pm
 - c. November 7th – Blood Drive (Saturday) 11am-4pm

- d.** November 11th – Wine and Paint (Wednesday) 6:30-10pm
- e.** December 12th – Santa's Pancake Breakfast (Saturday) 9am-12pm
- f.** December 19th - Adult Holiday Party on the Back Lawn (Saturday) 7-10pm