

# Arbor Greene Community Development District

## Board of Supervisors

Steve Eckhardt, Chairman  
Michael S. Candella, Vice Chairman  
Michael V. Candella, Supervisor  
Thomson George, Supervisor  
Scott Derby, 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, December 10, 2020 6:30 P.M.

1. Call to Order
2. Community Manager's Report
  - A. Discussion and Decision Opportunities
    - 1) Streetlight and Traffic Control Sign Post Painting
    - 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, December 15, 2020 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  
Gathering Room  
18000 Arbor Greene Drive  
Tampa, Florida

# Community Manager's Report – December 10 & 15, 2020

## A. Discussion Points and Decision Opportunities

1. **Streetlight and Traffic Control Sign Post Painting**
  - a. The streetlights and directional/traffic signs need painting. There are 532 posts in total on property that would need to be pressure washed, sealed/primed, and painted. The project specifications were provided by Sherwin Williams. Total project cost as proposed by Renovia is \$25,300.
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. The work will be complete by the end of the December 7<sup>th</sup> week.
2. **Miami Curb/Storm Drain Gutters**
  - a. Two vendors are scheduled for the week of December 7<sup>th</sup> and a third is scheduled for the week of December 14<sup>th</sup> to come up with an alternative to the time consuming and costly replacement of the gutters which also requires a tree removal process. They will be testing a variation of concrete cutting processes to alleviate standing water by cutting/grinding a channel in the existing gutter. After posting about this endeavor, we received over 40 additional responses regarding concerns of damage caused by trees, putting our list of locations for potential work to be completed over 100.
3. **Holiday Lights**
  - a. Events Done Bright had the display up and running the weekend prior to Thanksgiving and will be on through the 1<sup>st</sup> of January!! The CDD staff also installed our wreaths at the village entrances prior to the Thanksgiving Holiday.
4. **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 end of the year.
5. **Storm Drain/Pond Cleanout (behind tennis courts)**
  - a. Years of water runoff from the tennis courts has led to the backup of one of the small retention ponds and the storm drain from where the water/tennis clay discharges into. Crosscreek Environmental is scheduled to excavate and clean any materials from the area.
6. **Landscaping**
  - a. Mulching of most of the property took place during the week of Thanksgiving. An additional delivery will be made to sure up any missed areas.
  - b. The Oleander that were located across from the Community Center were removed and are scheduled to be replaced with a viburnum hedge.
  - c. Behind the Maintenance Garage a section of viburnum was removed and replaced with sod to open the view for crossing pedestrians and to allow for potential lawn use. In the same area there was also a bed of juniper that were removed and replaced with sod that opens the space up as well.
  - d. Greenview will be using a lift to elevate the Live Oak canopy on the main roads outside of the villages and to open the areas between the lights to allow proper light coverage.
7. **LED Streetlight Conversion**
  - a. With the approval of the project by the Board, all 63 of the tall "cobra" lights will be replaced with new LED lamps. The anticipated start date is the 21<sup>st</sup> of December, which will more than likely put us into the new year for the completion of the project.

## **8. Community Center Multi-Purpose Sport Court**

- a. We are looking at space on the side of Tennis Court 3 and near the Maintenance Garage for a multi-purpose sport court. We are in contact with two general contractors and 3 court builders to design/bid the project.

## **9. Community Center Boardwalk**

- a. The Community Center Boardwalk needs to be re-decked as the wood is deteriorating, causing safety concerns. We are in contact with two general contractors and 3 dock to bid the project.

## **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. Past Events**

- a. November (Entire Month) Salvation Army Angel Tree – 100 gifts in total were received
- b. November 7<sup>th</sup> – Community Yard Sale (Saturday) 8am-12pm
- c. November 7<sup>th</sup> – Blood Drive (Saturday) 11am-4pm
- d. November 11<sup>th</sup> – Wine and Paint (Wednesday) 6:30-10pm
- e. December 12<sup>th</sup> – Santa's Pancake Breakfast (Saturday) 9am-12pm
- f. December 19<sup>th</sup> - Adult Holiday Party on the Back Lawn (Saturday) 7-10pm

### **3. Future Events**

- a. December 12<sup>th</sup> – Santa's Pancake Breakfast (Saturday) 9am-12pm
- b. December 19<sup>th</sup> - Adult Holiday Party on the Back Lawn (Saturday) 7-10pm
- c. December 30<sup>th</sup> – Holiday Home Decorating Contest – Residents will submit their favorite display
- d. December (Friday and Saturday evenings) – Excluding actual Holiday and Planned events, a holiday movie will play on the back lawn
- e. January 8<sup>th</sup> – Family BINGO (Friday) 7pm
- f. January 23 – Adult Gasparilla Party (Saturday)