

Arbor Greene Community Development District

Board of Supervisors

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Scott Derby, Supervisor

Mark Vega, District Manager
Stephen Gardner, District Counsel
Robert Dvorak, District Engineer
Jason von Merveldt, Community Manager

Workshop Agenda

Thursday, February 11, 2021 6:30 P.M.

1. Call to Order
2. Community Manager's Report
 - A. Discussion and Decision Opportunities
 - 1) Allied Universal
 - 2) Greenview Landscaping
 - 3) Pickleball Courts
 - 4) Back Lawn Rental Use
 - 5) Sidewalk Repairs
 - 6) 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, February 16, 2021 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 – February 11 & 16, 2020

A. Discussion Points and Decision Opportunities

1. Allied Universal

- a. John Sigona (Operations Manager) will be in attendance for an update on Gatehouse Personnel and Services.

2. Greenview Landscaping

- a. Larry Rhum (Owner) will be in attendance for an update on Landscaping Services for the Arbor Greene CDD.

3. Pickleball Courts

- a. We are in contact with 3 vendors as the spacing needed for 2 pickleball courts adjacent to tennis court # 3 has been defined. The space needed for 2 courts is 60' x 64', which will require site work to remove a portion of sidewalk and the old construction parking lot. We are currently waiting on the vendors to prepare apples to apples proposals regarding site work, court space, asphalt material, and fencing so that we do have some realistic budget numbers to determine how to move forward.

4. Back Lawn Rental Use

- a. There have been several residents inquiring about renting the Back Lawn. Some of the questions revolve around using the Gathering Room and Back Lawn together, using the space as a 4-hour rental, and using the space during the evening hours.

5. Sidewalk Repairs

- a. We are conducting a property-wide survey of the sidewalks to determine areas to either be replaced or trip hazards cut/ground. Weather permitting, the survey should be complete with at least 1 vendor submitting a proposal prior to the Tuesday, February 16th Board Meeting.

6. 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. Miami Curb/Storm Drain Gutters

- a. True-Line Concrete Cutting began work on February 3rd to cut channels into the Miami Curb to help alleviate standing water on the roads and in front of driveways. The work has rendered mixed results.

2. Resort Pool Heater

- a. After nearly 25 years, the Board has approved a heater to be installed at the Resort Pool. The smaller pool behind the main entrance to the Community Center typically goes unused during the months of November through April as it is too cold to swim in. This will allow for year-round enjoyment by the residents!!

3. Stormwater Drain/Pond Cleanout

- a. Crosscreek Environmental will be removing vegetation and sediment from the retention area across from the Community Center. This will allow for better water flow and minimize odors from this area from removing years of decaying debris. Beneficial plants will be removed and replanted along the bank.
- b. A waterway is showing signs of blockage in the Landing Village and Crosscreek Environmental will be removing vegetation and sediment from this area to restore proper flow and decrease the chance of water backing up in the roads.

4. LED Streetlight Conversion(s)

- a. With the approval of the project by the Board, all 63 of the tall "cobra" lights have been replaced with new LED lamps. The trees were trimmed alongside the lights so that they can fully reach their

potential. Many residents of commented about how well they light the roads and sidewalks.

- b. There have been 2 billing cycles since the installation of 400 streetlights within the villages, with savings in electrical costs being over \$1,000 each month. Even more savings is occurring by nearly eliminating the approximate \$1,500 in materials and labor costs per month that we were previously spending. The projects return on investment will occur within 1 year.

5. Community Center Boardwalk

- a. The project is in full swing to replace the decking of the Community Center Boardwalk by our in-house maintenance. Some of the support joists are having to be replaced along the way, but so far it is going smooth.

6. Electrical Work

- a. Hawkins Service added additional electrical outlets to the Back Lawn in a centralized location. This will allow for better access for the string lights and any other items needing electricity on the Back Lawn.
- b. We are having 2 new spotlights installed at the gatehouse to ensure proper lighting is on the flag that is being flown at night.

7. Landscaping

- a. Plantings of Robellini Palms, Variegated Arbutus, and Thai plants were installed in the roundabout area of Heather Sound and Whisper Pointe. This occurred after the diseased palms were removed along with the original juniper.
- b. A dead oak tree was removed in Estuary, which provided an opportunity for us to place “firewood” at the Community Center for residents to pick up...all of it was taken!!

8. Tennis Court Maintenance

- a. We have started to add clay to the courts and with it being a bit of a time consuming project, will take approximately 2 months to complete (takes time to dry the courts, add clay, water/let set properly, etc.) so that there are no low spots/raised lines. This will be accomplished prior to the rainy season so that we can get through the summer before having to resurface the courts.

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. January 8th – Family BINGO (Friday) 7pm
- b. January 21st – Vision Board Workshop with Debbie Keegan (Thursday) 7-9pm
- c. January 23 – Adult Gasparilla Party (Saturday) – Cancelled due to lack of registration

3. Future Events

- a. February 7th – Super Bowl Party (Sunday) 6:30pm
- b. February 16th – Take-Out Tuesday (Tuesday) 5pm-8pm
- c. February 27th – Children’s Winter Olympics (Saturday) 9am-12pm
- d. March 2nd – Take-Out Tuesday (Tuesday) 5-8pm
- e. March 13th – Cars and Coffee (Saturday) 9am-11am
- f. March 27th – Easter Egg Hunt (Saturday) 9am-12pm