

# 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  
Robert Dvorak, District Engineer  
Jason von Merveldt, Community Manager

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## Workshop Agenda

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

1. Call to Order
2. Community Manager's Report
  - A. Discussion and Decision Opportunities
    - 1) 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, March 16, 2021 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.arborgreene.com](http://www.arborgreene.com)

### Meeting Location:

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

# Community Manager's Report – March 11 & 16, 2020

## A. Discussion Points and Decision Opportunities

1. **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. **Pickleball Courts**
  - a. JMT (District Engineer) is currently having a survey completed so that the proper location and slopes are achieved for the courts to obtain the necessary fill and drainage. The vendors are now requiring this to be able and properly move forward in providing suitable quotes.
2. **Sidewalk Repairs/Replacement**
  - a. The annual sidewalk repair/replacement was approved during the February Board Meeting and Inframark Infrastructure Services will be conducting the sidewalk grinding to reduce the potential for trip hazards. The contract has been drafted and sent for signatures. Work is projected to begin by the end of March to beginning of April.
  - b. ACPLM will be replacing the sidewalks that need to be replaced due to damage or have lifted too much, not allowing for them to be ground.
3. **Dog Waste Stations**
  - a. Three additional dog waste stations have been installed to help assist our residents in keeping the common areas and front lawns free of dog waste. The additional stations were added in Devonshire, Whisper Pointe, and at the entrance to Parkview.
4. **Miami Curb/Storm Drain Gutters**
  - a. True-Line Concrete Cutting began work on February 3<sup>rd</sup> to cut channels into the Miami Curb to help alleviate standing water on the roads and in front of driveways. They completed 20 cuts and will continue with additional locations by mid to late March.
5. **Landscaping**
  - a. 4,000 Square Feet of sod was installed down Arbor Run Dr. There were several sections that have struggled due to the amount of shade. A more shade tolerant species of St. Augustine was installed for more longevity.
  - b. Plantings at the Resort Pool were rejuvenated to include some color and a fresh look to the area!!
  - c. Flower install should occur towards the end of March and the current flowers will be available for residents to come and repurpose.
6. **Back Lawn Rentals**
  - a. We have created a rental agreement and necessary post/pre-event checklists to begin offering the exclusive use of the Back Lawn. This will be considered a pilot rental program and will be offered complimentary until a fee schedule is approved. Set hours will be for a 3-hour block, daily from 10am-1pm and 2pm-5pm. Residents will be able to book no more than 90-days out during this pilot program to see what interest there is and how the process is working.
7. **Tennis Court Maintenance**
  - a. We have started to add clay to the courts (3 completed thus far) and with it being a time consuming project, will take approximately another month 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. So far, the residents have been extremely satisfied with the condition and play of the reconditioned 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. February 7<sup>th</sup> – Super Bowl Party (Sunday) 6:30pm
  - b. February 16<sup>th</sup> – Take-Out Tuesday (Tuesday) 5pm-8pm
  - c. February 27<sup>th</sup> – Children’s Winter Olympics (Saturday) 9am-12pm
  - d. March 2<sup>nd</sup> – Take-Out Tuesday (Tuesday) 5-8pm
- 3. Future Events**
  - a. March 13<sup>th</sup> – Cars and Coffee – Car and Motorcycle Show (Saturday) 9am-11am
  - b. March 16<sup>th</sup> – Take-Out Tuesday (Tuesday) 5-8pm
  - c. March 27<sup>th</sup> – Easter Egg Hunt (Saturday) 9am-12pm
  - d. March 30<sup>th</sup> – Take-Out Tuesday (Tuesday) 5-8pm
  - e. April 23<sup>rd</sup> – Parent’s Night Out (Friday Evening)
  - f. May 8<sup>th</sup> – Muffin’s with Mom (Saturday Morning)
  - g. May 15<sup>th</sup> – Community Yard Sale (Saturday) 8am-12pm
  - h. May 15<sup>th</sup> – Blood Drive (Saturday) 10:30am-3:30pm