

# 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

---

## Workshop Agenda

Thursday, April 15, 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
    - 2) Quit Claim Deed – Easement Variance
    - 3) Landscaping Contract
    - 4) Pool Maintenance Contract
    - 5) Playground Repairs
  - 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, April 20, 2021 at 6:30 P.M.**

---

### 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 – April 15 & 20, 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.
2. **Quit Claim Deed – Easement Variance (additional information to be provided)**
  - a. The current owner/resident at 10211 Evergreen Hill Dr. has a portion of their pool deck that is located on a drainage easement which requires a Quit Claim Deed and approval by the CDD Board of Supervisors. The District Attorney will have this drafted prior to the Workshop.
3. **Landscaping Contract (additional information to be provided)**
  - a. Greenview Landscaping is proposing an extension to the current contract for one (1) year with no changes in place.
4. **Pool Maintenance Contract (additional information to be provided)**
  - a. Positive Pool, our current contractor is increasing their monthly rates, requiring a new agreement. The service was put out to bid in which we have received bids from Positive Pools and Cooper Pools Inc.
5. **Playground Repairs (additional information to be provided)**
  - a. We conducted an inspection of the playgrounds with an authorized representative for Little Tykes throughout the property and have quotes for the necessary repairs.

## B. General Updates

1. **Pickleball Courts**
  - a. We have a survey and specifications for the courts and fencing, which have been presented to Welch Tennis, Florida Courts, and Grace Construction, who are familiar with our needs. The lack of response for a bid has us reaching out to other contractors/builders for additional proposals.
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 April.
  - b. ACPLM will be replacing damaged sidewalks and those that have lifted too much, not allowing for them to be ground to eliminate trip hazards. The work is scheduled to take place from April 28<sup>th</sup> – May 18<sup>th</sup>.
3. **Landscaping**
  - a. Another great response to the plant recycling program took place with the removal of the geraniums on April 2<sup>nd</sup>, with new flowers (sun patients) to be planted April 9<sup>th</sup>.
  - b. The timers for each zone are being set to maximize the amount of time that we have for watering, while minimizing any overwatering.
4. **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.
5. **Tennis Court Maintenance**
  - a. We are on the home stretch in adding clay to the courts and minimizing low/high spots and lifted lines. We are down to one court (5) to be completed and 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. March 2<sup>nd</sup> – Take-Out Tuesday (Tuesday) 5-8pm
  - b. March 13<sup>th</sup> – Cars and Coffee – Car and Motorcycle Show (Saturday) 9am-11am
  - c. March 16<sup>th</sup> – Take-Out Tuesday (Tuesday) 5-8pm
  - d. March 27<sup>th</sup> – Easter Egg Hunt (Saturday) 9am-12pm
  - e. March 30<sup>th</sup> – Take-Out Tuesday (Tuesday) 5-8pm
  - f. April 6<sup>th</sup> – Take-Out Tuesday (Tuesday) 5-8pm
3. **Future Events**
  - a. April 20<sup>th</sup> – Take-Out Tuesday (Tuesday) 5-8pm
  - b. April 23<sup>rd</sup> – Parent’s Night Out (Friday Evening)
  - c. May 8<sup>th</sup> – Muffin’s with Mom (Saturday Morning)
  - d. May 15<sup>th</sup> – Community Yard Sale (Saturday) 8am-12pm
  - e. May 15<sup>th</sup> – Blood Drive (Saturday) 10:30am-3:30pm