

# 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, May 13, 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) Pickleball Courts
    - 3) Tree Maintenance Program
  - 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, May 18, 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.arboregreene.com](http://www.arboregreene.com)

### Meeting Location:

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

# Community Manager's Report – May 13 & 18, 2021

## 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. **Pickleball Courts (additional information to be provided)**
  - a. There are currently 3 vendors bidding a project to add 2 pickleball courts, fencing, and repave the maintenance driveway. Final bids have been requested to be submitted prior to the Board Workshop.
3. **Tree Maintenance Program (additional information to be provided)**
  - a. We completed a property-wide inspection and inventory of the trees to develop a 3-year plan. There will need to be consideration for the budget and reserves to maintain the trees and infrastructure throughout the community.

## B. General Updates

1. **Sidewalk Repairs/Replacement**
  - a. The annual sidewalk repair/replacement project started at the end of April and will be complete prior to the end of May before school is out of session and the summer rains begin!! Inframark Infrastructure Services is conducting the sidewalk grinding to reduce the potential for trip hazards, while ACPLM is replacing damaged sidewalks to eliminate trip hazards that are to significant to grind.
2. **Additional Sidewalk**
  - a. During the April Board Meeting, the Board approved the bid from ALTO Construction for the addition of a sidewalk on Arbor Creek Dr. from Avalon to Arbor Run Dr. This will connect a much-needed area of the community, eliminating the need to cross multiple roads while walking, running, etc. Pending the final signatures of the contract, the work is tentatively scheduled to begin on May 18<sup>th</sup> and take approximately 1 week to finish. We will also design the irrigation so that rotor heads are not irrigating over the sidewalk yet installing small pop-up heads that can irrigate the area between the road and sidewalk.
  - b. ACPLM will be installing a section of sidewalk in front of the Retreat for a more defined path to cross.
3. **Tennis Court Maintenance**
  - a. All the courts have been rejuvenated by adding clay to the courts and minimizing low/high spots and lifted lines. This was 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! Hats off to our maintenance team for their diligent and hard work.
4. **Pool Maintenance**
  - a. The new agreement with Cooper Pools went into effect on May 1<sup>st</sup> and is a 2-year agreement to maintain both the Fitness and Resort Pools. We are looking forward to a productive relationship in providing wonderful pools for our residents to continue to enjoy!!
5. **Playgrounds**
  - a. During the April Board Meeting, the Board approved necessary repairs to the 10 community parks that we have on property. The order has been placed and they have ordered the parts and will be scheduling the repairs as soon as they arrive.
  - b. We are currently pressure washing all the playgrounds so that they will be fresh and clean for the summer as the children of Arbor Greene are out of school.
6. **Enclave Gate**
  - a. The Enclave gate needed a new directory call box, entry gate operators, and an in-ground loop detector, which was completed on 5/5.

## **7. Parking Over Sidewalks**

- a. We discussed options with the Tampa Police Department and will have information to provide during the meeting.

## **8. Snack Shack Opening**

- a. We have hired additional staff for the summer seasonal position of Pool Attendant and will be officially opening the weekend of Memorial Day. The grand kick-off will be during the Ice-Cream Social scheduled on Friday, May 28<sup>th</sup>.

## **9. Fitness Studio and Fitness Room**

- a. We have moved most of the equipment back into the Fitness Room, while still trying to maintain spacing between the pieces to encourage social distancing.

## **10. Landscaping**

- a. Conducted a property-wide inspection on 5/3 with Larry from Greenview. We identified areas of needed irrigation repairs, sod replacement, declining plant replacements,
- b. The timers for each zone are being set to maximize the amount of time that we have for watering, while minimizing any overwatering.
- c. We will be meeting with SWFWMD regarding water sustainability incentives/funding for potential system replacements/upgrades.

## **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 27<sup>th</sup> – Easter Egg Hunt (Saturday) 9am-12pm
- b. March 30<sup>th</sup> – Take-Out Tuesday (Tuesday) 5-8pm
- c. April 6<sup>th</sup> – Take-Out Tuesday (Tuesday) 5-8pm
- d. April 20<sup>th</sup> – Take-Out Tuesday (Tuesday) 5-8pm
- e. April 23<sup>rd</sup> – Parent's Night Out (Friday Evening)

### **3. Future Events**

- a. May 4<sup>th</sup> & 18<sup>th</sup> – Take-Out Tuesday (Tuesday) 5-8pm
- b. May 8<sup>th</sup> – Cupcakes, Cookies and Crafts with Mom (Saturday) 2-4pm
- c. May 15<sup>th</sup> – Community Yard Sale (Saturday) 8am-12pm
- d. May 15<sup>th</sup> – Blood Drive (Saturday) 10:30am-3:30pm
- e. May 22<sup>nd</sup> – CPR Certification Class (Saturday) 9am-12pm
- f. May 28<sup>th</sup> – Ice Cream Social (Friday/Last Day of School) 1-3pm
- g. August 14<sup>th</sup> – 25-Year Anniversary Celebration (Saturday) 6-9:30pm
  - Fireworks, Food Trucks, and DJ have been secured
  - The Logo and Memorabilia are in the process of being developed/ordered
  - Balloon artists, crafts, photo booth, arial drone video coverage, games, etc. are have been secured or in the process of being secured.