

Arbor Greene Community Development District

Board of Supervisors

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

Workshop Agenda

Thursday, July 15, 2021 6:30 P.M.

1. Call to Order
2. Community Manager's Report
 - A. Discussion and Decision Opportunities
 - 1) Additional Sidewalk Locations
 - 2) Pickleball Courts – District Engineer Drawings
 - 3) Tennis Court Resurfacing
 - 4) 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, July 20, 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 – July 15 & 20, 2021

A. Discussion Points and Decision Opportunities

1. **Additional Sidewalk Locations (additional information to be provided)**
 - a. With the successful addition of the sidewalk down Arbor Creek Dr., we have proposals for consideration of 3 additional locations.
2. **Pickleball Courts – District Engineer Drawings (additional information to be provided)**
 - a. Preliminary drawings have been submitted by the engineer and unless additional items/changes are noted, will be submitted to the City of Tampa for permitting.
3. **Tennis Court Resurfacing (additional information to be provided)**
 - a. We typically resurface the tennis courts every 3 years and we anticipate resurfacing them during the month of October (6 months longer than usual as we were able to rejuvenate them 2 months ago)
 - b. Welch (previously resurfaced the courts/built them) has submitted their proposal and we anticipate receiving 2 additional proposals for consideration.
4. **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. **Arbor Greene's 25th Anniversary – August 14th from 6-9pm**
 - a. More information regarding this event is located below in event and revenue updates
 - b. **Over 500 residents** have submitted their RSVP in anticipation of attending the event!!!!
2. **Snack Shack**
 - a. During the month of June, we had the highest monthly sales numbers recorded in 5 years.
3. **Fitness Studio and Fitness Room**
 - a. The equipment was moved back to their originally designated locations so that the full use of the Fitness Room/Studio can take place by residents. The gyms have seen very consistent use as in line with pre-pandemic numbers.
4. **Boardwalk**
 - a. The Community Center Boardwalk has been repaired and is suitable for traffic. We are just putting on the finishing touches of properly cleaning and weather sealing the entire boardwalk.
5. **Miami Curb Repairs and Tree Maintenance**
 - a. The storm drains (Miami curbs) being affected in 25 locations are to be repaired by mid-August. They will remove the curb, remove roots from trees that have been removed, and replace the curb so that water will flow properly. Many of these areas also have several other issues regarding sidewalks, water main valves, fire hydrants, storm drain collection boxes, etc.
6. **Washer/Dryer**
 - a. We have purchased a washer/dryer to launder microfiber towels used for cleaning, towels for water spills, washable mop heads, and other miscellaneous needs. Minor plumbing and electrical modifications are taking place in the snack shack to allow for the proper installation of the unit.
7. **Gatehouse Personnel**
 - a. A new site supervisor is currently training on property as a replacement for Bruce who was with us for 2 years. Allied Universal had several management staffing changes over the past 2 months, and we are now on track with reliable contacts and direction.
8. **Pond Bank Repairs**
 - a. Crosscreek Environmental will be repairing/restoring 22 locations that have either erosion on the pond banks, overgrowth/sediment near outfall weirs, or damages to the mitered end storm drains. The work will be ongoing through the month of July.
9. **Tropical Storm Elsa**

- a. The community seemed to weather the storm with little to no incident other than the typical debris from trees
- b. We prepared the Community Center and common areas so that free standing items were secured
- c. The Community Center was closed from 2pm July 6th and reopened at 12pm on July 7th, with everything back in place and operational.

10. Landscaping

- a. We decided to push the planting of new flowers another week as the current flowers are in full bloom and looking great. There were 3 beds that have been removed that were not sustaining and the remaining will be removed on July 16th and placed in the Community Center parking lot for repurposing by residents.
- b. Property-wide palm tree trimming will take during the month of July. it was delayed due to Elsa and the large amounts of rain received. They use a lift and it would damage the surrounding vegetation/sod as it is too wet to drive on.
- c. Greenview has cleared the area that surrounded the boardwalk overlook and planted a hedge to fill the gap. Sod will be laid as soon as they can get it from the sod fields that have been too wet to cut.

C. Event and Revenue Updates (additional information to be provided for revenues)

1. Past Events

- a. June 12th – Dive-In Movie (Saturday: Raya and the Last Dragon) 8:30-10pm
 - Free Pizza and beverages, Inflatable screen poolside, Games.
- b. June 15th – Take-Out Tuesday (Tuesday) 5-8pm
 - The Surly Mermaid, Gizzys of Nutley Pizza, Uncle Louie G’s Fishhawk
- c. June 19th – Donuts with Dad (Saturday) 9-11am
 - Donuts and Crafts with Dad in the Gathering Room. Supplies have been secured.
- d. June 19th – Italian Ice Saturday (Saturday) 11:30am-6pm
 - Italian Ice in front of the Community Center. First 20 free sponsored by Marian Amoah.
- e. June 26th – Weight Loss Workshop w/ Debbie Keegan (Saturday) 9:30-11am
 - Cancelled due to personal reasons

2. Future Events

- a. July 17th – Dive-In Movie (Saturday: Luca) 8:30-10pm
 - Free Pizza and beverages, Inflatable screen poolside, Games.
- b. July 20th – Take-Out Tuesday (Tuesday) 5-8pm
 - Charm City Eats, Bacon Boss, JB’s Sweet Addiction
- c. July 23rd – Parenting Workshop w/ Debbie Keegan (Friday) 9:30-11am
 - Parenting Tips & Family Dynamics seminar with Life Coach Debbie Keegan.
- d. July 24th – Italian Ice Saturday (Saturday) 11:30am-6pm
 - Italian Ice in front of the Community Center. First 20 free sponsored by Marian Amoah.
- e. July 31st – Adult Game Night (Saturday) 5-8pm
- f. August 14th – 25-Year Anniversary Celebration (Saturday) 6-9:30pm – Over 500 residents have submitted their RSVP for attending the event!!!
 - Fireworks
 - Food Trucks and Cupcakes
 - Rolling Spirits Cash Bar
 - Kona Ice
 - Laser Tag
 - DJ and an additional live musician (Will Erickson)
 - Balloon Artists and Face Painters
 - Crafts and Games
 - Photo booth
 - Logoed items have been ordered and will arrive well in advance of the event (Koozies, sticky notes, pens, temporary tattoos, totes, keychains, and water bottles).
 - Signs are in place around the Community Center and we are revising the vinyl stickers for posting on doors/windows. We applied a few, yet they are not as expected.
 - 5 Sponsors have been secured for the event