

# 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, August 12, 2021 6:30 P.M.

1. Call to Order
2. Community Manager's Report
  - A. Discussion and Decision Opportunities
    - 1) Roxana Dan – Yoga Concessionaire Agreement
    - 2) Sheela Hota-Mitchell – Zumba Concessionaire Agreement
    - 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, August 17, 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 – August 12 & 17, 2021

## A. Discussion Points and Decision Opportunities

1. **Roxana Dan – Yoga Concessionaire Agreement (additional information to be provided)**
2. **Sheela Hota-Mitchell – Zumba Concessionaire Agreement (additional information to be provided)**
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 December (over 6 months longer than usual as we have been maintaining them at a high level).
  - b. Welch (previously resurfaced the courts/built them) has submitted their proposal and 2 other vendors have been given a deadline of our Board Meeting 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 25<sup>th</sup> Anniversary – August 14<sup>th</sup> from 6-9pm**
  - a. More information regarding this event is located below in event and revenue updates
  - b. **Over 650 residents** have submitted their RSVP in anticipation of attending the event!!!!
2. **Snack Shack**
  - a. The Snack Shack had another successful summer of operations as it closed on August 8<sup>th</sup> with school starting back on the 10<sup>th</sup>. This will also allow us to prepare the area for the 25<sup>th</sup> Anniversary.
3. **Crosswalk Survey**
  - a. The District Engineer will be surveying 5 intersections down Arbor Greene Dr., Arbor Wind Dr., and Arbor Creek Dr.. The survey will allow us to properly plan for any improvements needed during sidewalk and road maintenance.
4. **Miami Curb Repairs and Tree Maintenance**
  - a. The storm drains (Miami curbs) being affected in 25 locations are to be repaired beginning August 9<sup>th</sup>. 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.
5. **TECO LED Streetlight Conversion Rebate**
  - a. The Arbor Greene CDD has received a check for \$2,190 from TECO as a part of their rebate program for the LED streetlights that were installed throughout the community. On average, we are now saving over \$1,600 per month in electricity after converting to LED!!
6. **Boardwalk(s)**
  - a. We have closed off the misplaced side entry for the Boardwalk at the Community Center, which now allows us to unlock the gate that comes from the Resort Pool for access.
  - b. The Benito Boardwalk is being prepped by maintenance and the landscapers for the opening of the school year with a few boards being replaced, vegetation trimmed, and boards properly screwed down.
7. **Pond Bank Repairs**
  - a. Crosscreek Environmental is in the process of 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.
8. **Landscaping**
  - a. Greenview has completed the property-wide palm tree trimming and were able to elevate several canopy areas of the main road oak trees. They will continue to elevate the main roads in the coming weeks.

- b. New seasonal plants were planted at the end of July and are looking very good at this point.
- c. Several preparations around the Community Center are taking place prior to the 25<sup>th</sup> Anniversary Celebration regarding landscaping (tree trimming, sod replacement, drainage work, etc.)

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

### **1. Past Events**

- a. July 17<sup>th</sup> – Dive-In Movie (Saturday: Luca) 8:30-10pm
  - Free Pizza and beverages, Inflatable screen poolside, Games.
- b. July 20<sup>th</sup> – Take-Out Tuesday (Tuesday) 5-8pm
  - Charm City Eats, Bacon Boss, JB's Sweet Addiction
- c. July 24<sup>th</sup> – Italian Ice Saturday (Saturday) 11:30am-6pm
  - Italian Ice in front of the Community Center. First 20 free sponsored by Marian Amoah.
- d. July 31<sup>st</sup> – Adult Game Night (Saturday) 5-8pm

### **2. Future Events**

- a. August 14<sup>th</sup> – 25-Year Anniversary Celebration (Saturday) 6-9:30pm – Over 650 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 arrived for the event (Koozies, sticky notes, pens, temporary tattoos, totes, keychains, water bottles, stickers license plates, and shirts).
  - Signs are in place around the Community Center and throughout the community advertising the event.
  - 5 Sponsors were secured for the event
- b. August 28<sup>th</sup> – End of Sumer Splash (Saturday) 10am-1pm
- c. September 4<sup>th</sup> – Yappy Hour
- d. September 18<sup>th</sup> – Community Wellness Fair