

# Arbor Greene Community Development District

## Board of Supervisors

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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, September 16, 2021 6:30 P.M.

1. Call to Order
2. Community Manager's Report
  - A. Discussion and Decision Opportunities
    - 1) Holiday Lighting Display Agreement
    - 2) 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, September 21, 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 – September 16 & 21, 2021

## A. Discussion Points and Decision Opportunities

1. **Holiday Lighting Display Agreement (additional information to be provided)**
2. **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. **Crosswalk Survey**
  - a. The District Engineer has surveyed 5 intersections down Arbor Greene Dr., Arbor Wind Dr., and Arbor Creek Dr.. The surveys are allowing us to properly plan for any improvements needed during sidewalk and road maintenance.
2. **Additional Sidewalks**
  - a. With the approval of 3 additional sidewalks, we have contracted with Alto Construction to conduct the demo and install while Greenview Landscaping will provide the irrigation work. The irrigation will be reworked so that the spray heads are aimed away from the sidewalks as not to spray residents as they pass by. We are tentatively scheduled to begin on September 16<sup>th</sup> with a stretch starting from Arbor Creek Dr. down Arbor Run Dr. meeting up at the entrance to Whisper Pointe. The next phase would be a small stretch on Arbor Wind Dr. from Arbor Greene Dr. to Alcove along with a longer portion from Preserve to Landing.
3. **Pickleball Courts**
  - a. The District Engineer has submitted the plans to the City for review. Upon receiving the first comments, we will be able to adjust and send out a request for proposal to several court builders. The project would include 2 pickleball courts, a sidewalk towards the back field and an extended drive for maintenance and events.
4. **Fitness Pool Gas Heater**
  - a. With one of the gas heaters failing towards the end of our last winter season, we scheduled the installation of a new heater closer towards the end of summer so that we are prepared for the upcoming “cooler” weather.
5. **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 this current fiscal year.
6. **Arbor Greene Dr. Fountain**
  - a. The fountain across from the Community Center is scheduled to receive a new exhaust fan on September 14<sup>th</sup>. This will allow us to properly run the fountain motor and pool equipment which are located underground without overheating.
  - b. We will also be cleaning, painting, and providing general maintenance so it is working and looking good.
7. **Community Center Tile Floors & Furniture Cleaning**
  - a. We have a cleaning scheduled for the evening of September 15<sup>th</sup> for all the tile floors throughout the community center along with the upholstered furniture.
8. **Miami Curb Repairs and Tree Maintenance**
  - a. The replacement of storm drains gutters (Miami curbs) being affected in 25 locations is nearing completion. They have removed the trees and are scheduled (weather permitting) to continue the curb replacement and placement of sod (approximately 50% complete). Many of these areas have several issues regarding sidewalks, water main valves, fire hydrants, storm drain collection boxes, etc.
9. **Landscaping**

- a. Greenview has been tackling the berms as this time of the year presents an issue with vast amounts of vines and growth.
- b. Several berms have been or are in the process of having additional plantings (typically viburnum) installed to help fill any gaps between homes and the sidewalks/roads.

## **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 24<sup>th</sup> – Italian Ice Saturday (Saturday) 11:30am-6pm
- c. July 31<sup>st</sup> – Adult Game Night (Saturday) 5-8pm
- d. August 14<sup>th</sup> – 25-Year Anniversary Celebration (Saturday) 6-9:30pm
- e. August 28<sup>th</sup> – End of Sumer Splash (Saturday) 10am-1pm
- f. September 4<sup>th</sup> – Yappy Hour (Saturday) 5pm-8pm

### **2. Future Events**

- a. September 18<sup>th</sup> – Arbor Greene Health Fair (Saturday) 11am-4pm
- b. September 21<sup>st</sup> – Take-Out Tuesday 5-8pm
  - JB Pork Company, NXT Generation, Disco Donuts
- c. October 2<sup>nd</sup> – Oktoberfest Happy Hour (Saturday) 5pm-8pm
- d. October 5<sup>th</sup> – Take-Out Tuesday 5-8pm
  - Mr. C's Grilled Cheese, Charm City Eats, Howdy Doodles Ice Cream Coach
- e. October 19<sup>th</sup> – Take-Out Tuesday 5-8pm
  - Got Lobstah, Horhay's Mac & Cheez, Mabel's Baking Company
- f. October 22<sup>nd</sup> – Dive-In Movie 7:30pm-10pm (Friday: Beetlejuice /OR/ Double Feature Friday: Monster House & Saturday: Insidious)
- g. October 31<sup>st</sup> – A Spooktacular Halloween in Arbor Greene
- h. November 2<sup>nd</sup> – Take-Out Tuesday 5-8pm
  - Bacon Boss, Impasto, JB's Sweet Addiction
- i. November 11<sup>th</sup> – AG Veteran's Brunch
- j. November 16<sup>th</sup> – Take-Out Tuesday 5-8pm
  - Shula Burger, JB Pork Company, Disco Donuts
- k. November 20<sup>th</sup> – Crafts & Cocktails (Saturday) 10:30am-2:30pm
- l. December 7<sup>th</sup> – Take-Out Tuesday 5-8pm
  - The Surly Mermaid, Taco Bus, Auntie Anne's Pretzel Truck
- m. December 11<sup>th</sup> – Santa's Family Pancake Breakfast