

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, November 11, 2021 6:30 P.M.

1. Call to Order
2. Community Manager's Report
 - A. Discussion and Decision Opportunities
 - 1) Additional Sidewalk – Arbor Wind to Devonshire
 - 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, November 16, 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

Meeting Location:

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

Community Manager's Report – November 11 & 16, 2021

A. Discussion Points and Decision Opportunities

1. **Additional Sidewalk – Arbor Wind Dr. to Devonshire (additional information to be provided)**
 - a. Proposals were requested for an additional sidewalk from Arbor Wind to the entrance of Devonshire.
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. **Additional Sidewalks**
 - a. The Arbor Greene CDD has completed the installation of nearly 4,000 feet (3/4 of a mile) of new sidewalk along 3 main roads, Arbor Creek Dr., Arbor Run Dr., and Arbor Wind Dr., that did not already have sidewalks on both sides.
 - b. We have also ordered benches that will be placed in a few locations along the sidewalks to allow passerby's an opportunity to catch their breath or simply enjoy some of the nature views within Arbor Greene.
 - c. Vendors are in the processing of bidding a length of potential sidewalk from Arbor Wind Dr. to the entrance of Devonshire.
2. **Crosswalk at Arbor Greene Dr. and Arbor Wind Dr. in front of the Community Center**
 - a. The Board approved to move forward with the renovation of the 4 entry ramps to the intersection along with adding 3 painted crosswalks and the restriping of the one currently in place.
 - b. A streetlight is scheduled to be relocated during the week of November 8th as the new ADA compliant ramp will be poured in the current location of the post.
 - c. Work on the crosswalks may begin as early as November 15th, yet we do not want to rush the project and there be a chance that roads are under construction during the week of Thanksgiving.
3. **Striping of Crosswalks and at Stop Signs**
 - a. The striping of 4 crosswalks and at 36 stop signs are also in the process of updating specifications to go out to bid.
4. **Crosswalk Signal Systems**
 - a. Specifications are being developed through the District Engineer for additional safety measures to include flashing beacons for certain crosswalks throughout the community.
5. **Annual Sidewalk Repair/Replacements**
 - a. We have started the process of surveying the entire 20.5 miles of sidewalk on property for potential trip hazards. These trip hazards are mainly caused by the trees that line our streets and their roots pushing them up. We have budgeted \$100,000 for sidewalk replacement and grinding of trip hazards this year and anticipate bids that will be at or near this pricing. Just for reference, the distance of sidewalk we have is equal to walking Ybor City or Brandon!!!
6. **Tennis Courts Maintenance**
 - a. The maintenance team recently finished adding clay to the courts as needed and have the knowledge to do so in a quick and efficient manner keeping court downtime to a minimum. With the resurfacing of the courts taking place in approximately 1 month (mid-December), this should be our last planned maintenance of this nature prior to resurfacing.
7. **Seating Areas**
 - a. After the installation of additional sidewalks and in line with other sidewalks throughout the community, additional seating areas will be installed for residents to relax throughout the neighborhood.

8. Pickleball Courts

- a. The District Engineer has made progress with the City of Tampa and permitting the project.
- b. We are at a point where there will be no major changes to the plans and are sending a request for proposal to vendors.
- c. The project will include 2 pickleball courts, milling, repaving, and expanding the asphalt drive to allow for better access to the maintenance garage, an additional sidewalk for access to the back field, and proper grading/drainage to prevent puddling.

9. Holiday Lighting

- a. Events Done Bright started installing lights on the buildings and select trees. The entire display is scheduled for completion prior to the Thanksgiving Holiday.

10. NPDES – Arbor Greene CDD Municipal Separate Storm Sewer System (MS4)

- a. The Arbor Greene CDD Phase II MS4 Cycle 4, Year 2 Annual Report is due on December 2, 2021. We have received notice and will be submitting our annual report to the Florida Department of Environment Protection. This report provides our notice of intent to inform residents of NPDES through various means, inventory and maintenance of all storm water elements, reporting mechanisms for illicit discharges into the system, street maintenance and cleaning, and contractor/operator certifications.

11. Landscaping

- a. Greenview played a critical part with the installation of the new sidewalks down Arbor Creek Dr., Arbor Run Dr., and Arbor Wind Dr. They were able to install the irrigation in a timely fashion and sod the nearly 4,000 ft. of sidewalk to make these sidewalks look amazing.
- 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. Flowers for the Holiday Season will be installed during the 3rd week of November.

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

1. Past Events

- a. October 19th – Take-Out Tuesday 5-8pm
 - Got Lobstah, Horhay's Mac & Cheez, Mabel's Baking Company
- b. October 22nd – Dive-In Movie (Friday) 8:30-10pm
 - Beetlejuice, Pizza & Refreshments
- c. October 22nd – Adult Halloween Party (Friday) 5-8pm
- d. October 31st – A Spooktacular Halloween in Arbor Greene (Sunday) 5-8pm
 - Trunk or Treat, Games & Activities, Entertainment, Food Trucks
- e. November 2nd – Take-Out Tuesday 5-8pm
 - Bacon Boss, Impasto, JB's Sweet Addiction

2. Future Events

- a. November 13th – AG Veteran's Connection (Saturday)
 - Coffee, Donuts, Social Hour
- b. November 13th – Diwali: Festival of Lights
 - Resident-Led, Cultural Activities, Indian Dinner
- c. November 16th – Take-Out Tuesday 5-8pm
 - Shula Burger, JB Pork Company, Disco Donuts
- d. November 20th – Crafts & Cocktails (Saturday) 10:30am-2:30pm
 - Resident-Led, Craft Fair, Possible Food Truck
- e. December 7th – Take-Out Tuesday 5-8pm
 - The Surly Mermaid, Taco Bus, Auntie Anne's Pretzel Truck
- f. December 11th – Santa's Family Pancake Breakfast
 - Photos w/ Santa, Breakfast, Games, Inflatables, Music
- g. December 17th – Movie Night On the Back Lawn (Friday) 7:00pm
 - Polar Express, Popcorn, Hot Chocolate
- h. December 18th – Ugly Sweater Adult Christmas Party (Saturday) 6pm-9pm
 - Finger Foods, Music, Ugliest Sweater Contest