

Arbor Greene Community Development District

Board of Supervisors

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Matt Dykeman, Supervisor

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

Workshop Agenda

Thursday, April 13, 2023, at 6:30 P.M.

1. Call to Order
2. Community Manager's Report
 - A. Discussion and Decision Opportunities
 - 1) Pond Bank Erosion Repairs and Sediment Removal
 - 2) Fiscal Year 2024 Proposed Budget
 - 3) 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, April 18, 2023, 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 – April 13th & 18th, 2023

A. Discussion Points and Decision Opportunities

1. Pond Bank Erosion Repairs and Sediment Removal

- a. We have conducted our annual inspection with Crosscreek Environmental to identify areas in need of repair due to erosion and to have sediment buildup removed prior to any waterflow issues.

2. Fiscal Year 2024 Proposed Budget

- a. The preliminary budget has been reviewed by District Management and is to remain flat with no increases (gated villages may receive an increase to offset R&M expenses).

3. National Pollutant Discharge Elimination System "NPDES" Monthly Meeting Discussion

- 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. Pickleball Court Lighting

- a. The lighting project was completed during the middle of March, which included 4 posts, 4 overhead LED lights, and a timer to allow the lights to run during scheduled times.
- b. Residents are already taking advantage of being able to play during the cooler and more accommodating hours.

2. Community Center Tot Lot

- a. The new Tot Lot equipment was delivered, installed, and passed final inspection by the City of Tampa prior to our Annual Easter Egg Hunt. Residents have been seen using the equipment and are excited for the swing sets!!
- b. The swings have been ordered and are in production with an estimated delivery towards the end of April/beginning of May. This will also include additional border timbers to create a barrier and hold the mulch in. Some mulch is being delivered prior to the installation of the swings for a more kept look.
- c. Final dimensions for fencing were measured and it is on order with an approximate installation prior to the end of April.

3. Tree Maintenance

- a. The project to reduce infrastructure damage was approved by the City of Tampa except for two (2) locations.
- b. The vendor started the project on April 3rd, and they are well on their way to being completed within their contracted parameters.

4. Sidewalk Repairs

- a. The CDD and vendors have completed the surveying and marking of the entire 25+ miles of sidewalk on property for replacement and grinding needs. We have also identified locations at the Community Center Parking Lot and Gatehouse Employee Drive to receive new sidewalks.
- b. Grinding of trip hazards is scheduled to start during the 3rd week of April, with sidewalk replacement taking place beginning in May.

5. Road and Miami Curb Stormdrain Repairs

- a. The annual road and storm water drainage systems were inspected to help with any repairs needed and/or to restore proper slope of storm water drainage.
- b. We have identified 857 linear feet to be removed and replaced. ACPLM will begin this project once the tree maintenance is completed.

6. Playground Repairs

- a. To properly maintain the playgrounds throughout the community (10 parks), we have proactively placed an order for recommended replacement parts.
- b. The parts should arrive for installation towards the end of April/beginning of May and installed prior

to school being out for summer.

7. Summer Pool Attendants/Snack Shack

- a. We are currently accepting applications and interviewing for the seasonal Pool Attendant position.
- b. The Snack Shack is in the process of receiving a new A/C unit prior to opening.
- c. Opening day will be on the last day of school, May 26th, which coincides with our Ice-Cream Social.

8. Upcoming Projects

- a. Pickleball Court shade structures along with seating areas.
- b. Installation of a wall on the back of the community center dumpster area and providing a fresh coat of paint to it.
- c. Community road pavers that have become loose or settled in several areas are in need of being leveled. We have identified areas of concern and are in contact with our vendor to make the necessary repairs.
- d. Tennis Court Lighting – The Board approved the replacement of the 64 tennis court lights. We are working with Frontier Lighting and Florida Lighting Maintenance on the final contract and dates of installation.
- e. Landscape rejuvenation – There continues to be areas of landscaping from the inception of the community that are on the decline. We are putting together a property-wide evaluation so that new plantings can take place once we start to see regular patterns of rain (closer to June).

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

1. Past Events (Excludes recurring events and activities such as Take-Out Tuesday, Bro's Club, etc.)

- a. February 10th - Adult Valentine's Day Event (7:00pm-10:00pm) – SOLD OUT
- b. March 17th - Shamrock Shenanigans (6:30pm – 9:30pm)
- c. April 1st - The Annual Arbor Greene Easter Egg Hunt (9:00am – 12:00pm)

2. Future Events (Excludes recurring events and activities such as Take-Out Tuesday, Bro's Club, etc.)

- a. April 15th - The Greene Clean-Up (8:00am – 12:00pm)
- b. May 13th - Muffins with Mom (8:00am – 10:00am)
- c. May 20th - Spring Community Yard Sale (8:00am – 12:00pm)
- d. May 20th - Community Blood Drive (10:00am – 2:00pm)
- e. May 20th - The Bronco Bash (6:00pm – 9:00pm)
- f. May 26th - The End-of-School Ice-Cream Social (1:00pm – 3:00pm)