

Arbor Greene Community Development District

Board of Supervisors

Steve Eckhardt, Chairman
Michael S. Candella, Vice Chairman
Michael V. Candella, Supervisor
Scott Derby, Supervisor
Matt Dykeman, Supervisor

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

Workshop Agenda

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

1. Call to Order
2. Community Manager's Report
 - A. Discussion and Decision Opportunities
 - 1) 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 18, 2023, 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 – July 13th & 18th, 2023

A. Discussion Points and Decision Opportunities

1. 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. Tennis Court Lighting

- a. The Tennis Court LED Lighting project is moving forward after the approval of the replacement of all 64 lights with much more efficient LED lights.
- b. The lights are on order through Frontier Lighting and an agreement has been reached with Florida Lighting Maintenance to manage the installation.
- c. The estimated ship date for the lights is during the week of July 17th, with the installation to take place after their arrival.

2. Community Center Tot Lot

- a. There have been a few landscaping adjustments to make sure that the borders are in the correct locations so future adjustments are not needed.
- b. The playground installer is on board with moving the swing sets back as far as possible, yet we have not received confirmation regarding the date the crew is available.
- c. The fencing is scheduled to be installed the week of July 10th.
- d. The playground is still open except for the swing set area, which is marked off with caution tape.

3. Additional Streetlighting

- a. The lights have been installed at the intersections of Arbor Creek Dr. and Arbor Run Dr. along with Arbor Greene Dr. and the Community Center entrance that aid in the visibility and safety of the crosswalks in these areas.

4. 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 identified 857 linear feet to be removed and replaced. ACPLM started this project on June 5th and finished the first week of July.

5. Sidewalk Repairs

- a. Sidewalk replacements continue to take place in nearly 150 locations and the grinding of trip hazards was completed by the end of May.

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. All the replacement parts were received and installed prior to school being out for summer.
- c. The playgrounds were also all pressure washed for our families to enjoy during the summer.

7. Pickleball Court Sun Shelter

- a. After Board approval, the order was placed for a 24'x12' sun shelter with Sunbrella awning material to be installed between Tennis Court 3 and Pickleball Court 1. The shelter will match the existing ones that are in place throughout the Community Center.
- b. It is anticipated that the concrete slab will be poured prior to the end of July with the installation of the new awning to be in August.

8. Pond Bank Repairs

- a. The Board approved necessary pond bank repairs and/or sediment removal throughout the property as proposed by Crosscreek Environmental.
- b. The work was completed as the month of June ended. We will keep an eye on the repairs to make sure they are holding as anticipated/guaranteed.

- c. We also allowed Crosscreek Environmental to conduct a property-wide inspection for illicit discharges and vegetation overgrowth of easements that need to be addressed by residents. Notices and guidelines will be sent to residents to properly rectify the specific situations. They will also be notified that if they are unable to rectify the situation, future repairs and associated costs caused by their disregard can be assessed through their CDD fees.

9. Feral Hogs

- a. The hogs seem to be making their way to an area between Heather Sound and Whisper Pointe.
- b. We have been in contact with the trapper to assist with removal and prevention of further damage.
- c. We have also been in contact with both the park services and SWFWMD to make sure the fences are being maintained properly along the property. They have been able to trap/remove nearly 150 of the feral hogs over the past few months, according to the contracted USDA trapper.

10. Landscaping

- a. Palm tree trimming is scheduled to begin during the month of July.
- b. The landscaping areas previously discussed and approved for rejuvenation will be taking place during the month of July.

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. May 13th - Muffins with Mom (8:00am – 10:00am)
- b. May 20th - Spring Community Yard Sale (8:00am – 12:00pm)
- c. May 20th - Community Blood Drive (10:00am – 2:00pm)
- d. May 26th - The End-of-School Ice-Cream Social (1:00pm – 3:00pm)
- e. June 17th – Donuts with Dad (8:00am – 10:00am)
- f. July 1st – Independence Day Celebration (11:00am – 2:00pm)

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

- a. July 15th – Summer Dive-In Movie “The Super Mario Bros. Movie [‘23]” (8:30pm-10:00pm)
- b. July 22nd – The Bronco Bash (6:00pm-9:00pm)