

Arbor Greene Community Development District

Board of Supervisors

Steve Eckhardt, Chairman
Michael S. Candella, Vice Chairman
Michael V. Candella, Supervisor
Matt Dykeman, Supervisor
Sue Waldman, Supervisor

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

Workshop Agenda

Thursday, August 14, 2025, at 6:30 P.M.

1. Call to Order
2. Community Manager's Report
 - A. Discussion and Decision Opportunities
 - 1) Frontier Non-Exclusive Agreement
 - 2) Fiscal Year 2026 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, August 19, 2025, 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 – August 14th and 19th, 2025

Discussion Points and Decision Opportunities

1. Frontier Non-Exclusive Agreement
 - a. This is a non-exclusive agreement that allows Frontier to provide services to the community, still allowing residents to choose their own provider.
2. Fiscal Year 2026 Budget
 - a. The budget has been tentatively approved, with this being the final proposed budget.
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. Pump Station Repairs
 - a. The irrigation pump station has two sets of motors/pumps, with the replacement of the first set already having taken place.
 - b. The second is scheduled to be installed on August 7th with the pump in the shop being re-conditioned, and a new motor already on hand.
2. Roadway Drain Inlets
 - a. We have surveyed the entire community and noted drains that currently have debris and/or standing water in them so they can be cleaned out. At the same time, we are replacing any damaged or missing storm drain signs as part of the NPDES program warning to keep the waterways clean.
 - b. A Jet Vac truck began working on July 31st to evaluate and clean out approximately 75 inlets that we noted had debris and/or standing water in them.
3. Pond Bank Repairs
 - a. Several areas are in the process of receiving repairs of various means to re-establish a proper slope and to prevent future erosion.
4. Holiday Lighting Display
 - a. Most of the display will remain the same. We are adjusting some of the main entry oak trees for a more balanced look and use of 2 larger trees.
5. Main Fountain Repairs
 - a. The roundabout fountain in front of the Community Center has been approved by the Board to receive a new pump that has failed and is not fit for re-conditioning. The pump was ordered/received and ready to be installed, yet there are issues with the electrical system that we are waiting on the electricians to resolve. Multiple vendors have looked at the system, we are just awaiting their evaluation and recommendations.
6. Landscaping
 - a. The trimming of over 700 palm trees is nearing completion, and they are trimming oak trees that are beginning to grow/sag over the main roadways.
 - b. Flowers were installed in April and 3C's has been successfully making efforts to keep them alive and thriving. The current flowers are cycling through their 2nd bloom, and we are looking to change the flowers around the 1st week of August, which will get us through until the winter holiday seasonal flowers.
7. Miscellaneous Maintenance Projects
 - a. The water fountain/bottle filling station in the community needed repair and to be better secured to the wall. The maintenance staff were able to accomplish this task in-house and in lieu of an entirely new fountain were able to repair it with a few replacement parts.
 - b. We added a few rails and a sign at the end of the Benito Boardwalk to signify the end of the boardwalk and no further access onto school property. The school no longer considers that as a secure entry point and will not be opening the gate for residents' access.

- c. Created a proper runoff from the Fitness Pool deck to the corner of court 4 as it has been eroding away and allowing dirt to be pushed onto the court.
- d. The maintenance staff have been hard at work restoring over 10 benches on property that would have cost thousands of dollars to replace.
- e. We have been consistently pressure washing curbs and sidewalks to catch up with the entire property.
- f. As always, several smaller miscellaneous tasks are accomplished daily and are too lengthy to list.

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. June 14th – Donuts with Dad (9:00am-12:00pm)
 - b. June 28th – Annual Arbor Greene Independence Day Celebration
 - c. July 15th – Blood Drive (3:30pm – 8:30pm)
 - d. August 11th – First Day of School
2. Upcoming Events (Excludes recurring events and activities such as Take-Out Tuesday, Bro's Club, etc.)
 - a. September 6th – A.G. Caribbean Night (7:00pm – 10:00pm)
 - b. September 9th – OneBlood Blood Drive (9:00am – 2:00pm)
 - c. October 18th – Diwali: Festival of Lights (5:00pm)
 - d. October 24th – Fright Night: A Bewitching Bash for Adults (7:00 – 10:00pm)
 - e. October 25th – The Arbor Greene Halloween Spook-tacular (5:00 – 8:00pm)