

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, September 11, 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) Joy Thru Fitness Concessionaire Agreement
 - 3) Events Done Bright Lighting Agreement
 - 4) 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 16, 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 – September 11th and 16th, 2025

Discussion Points and Decision Opportunities

1. Frontier Non-Exclusive Agreement
 - a. This non-exclusive agreement allows Frontier to provide services to the community, still allowing residents to choose their own provider. Our District Attorney is aiming to have the agreement available for the Board Meeting.
2. Joy Thru Fitness Concessionaire Agreement
 - a. Joy Thru Fitness is our current concessionaire providing a Health and Wellness Program within our Community Center facilities. They are looking to renew, and our District Attorney is in the process of updating the concessionaire agreement for review.
3. Events Done Bright Lighting Agreement
 - a. This will be the 9th year working with Events Done Bright to provide our Holiday Lighting Display. There are a few adjustments we are looking to make, but much of the display will stay the same.
4. 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. 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. They are continuing to make it through the community and will be complete prior to the end of September.
2. Front Entrance Fountain
 - a. The motor has failed, and a new one was ordered. The vendor is awaiting its arrival and is scheduled to be installed in mid-September.
3. Pond Bank Repairs
 - a. Several areas received repairs of various means to re-establish a proper slope and to prevent future erosion. We are monitoring them to make sure they are holding during heavy rain while new sod is establishing itself.
4. Community Center Playground Turf
 - a. As our maintenance team determines what it takes and when it could take place, we are also sourcing vendors for options and potential for installation of a ground covering around the oak tree at the Community Center Playground.
5. Landscaping
 - a. The landscapers have been in full summer maintenance mode with consistent mowing, weeding of beds, removal of vines, etc.
 - b. Flowers were installed in August and look great. These will get us through to the beginning of the holiday season, when flowers are installed in late October/early November.
6. Miscellaneous Maintenance Projects
 - a. A fairly large and coordinated project is taking place to paint the crosswalks in-house with our maintenance staff. They are developing and finetuning their process so that it is efficient and safe.
 - b. The maintenance staff have been working hard to restore over 10 benches on property that would have cost thousands of dollars to replace.
 - c. We have been consistently pressure washing curbs and sidewalks to stay up with the entire property.
 - d. 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.** September 6th – A.G. Caribbean Night (7:00pm – 10:00pm)
 - b.** September 9th – OneBlood Blood Drive (9:00am – 2:00pm)
 - c.** August 11th – First Day of School

- 2. Upcoming Events** (Excludes recurring events and activities such as Take-Out Tuesday, Bro's Club, etc.)
 - a.** October 18th – Diwali: Festival of Lights (5:00pm)
 - b.** October 24th – Fright Night: A Bewitching Bash for Adults (7:00 – 10:00pm)
 - c.** October 25th – The Arbor Greene Halloween Spook-tacular (5:00 – 8:00pm)