

Arbor Greene Community Development District

Board of Supervisors

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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, November 13, 2025, at 6:30 P.M.

1. Call to Order
2. Community Manager's Report
 - A. Discussion and Decision Opportunities
 - 1) Pump Station Online Controller
 - 2) Sidewalk Repairs
 - 3) Frontier Non-Exclusive Agreement
 - 4) National Pollutant Discharge Elimination System "NPDES" Monthly Meeting Discussion
 - B. General Updates
 - C. Event and Revenue Updates
 - D. Supervisor Requests
3. Adjournment

Note: The next meeting is scheduled for Tuesday, November 18, 2025, at 6:30 P.M.

District Office:

Inframark Infrastructure Management Services
2005 Pan Am Circle, Suite 300
Tampa, FL 33607

www.arborgreene.com

Meeting Location:

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

Community Manager's Report – November 13th and 18th, 2025

Discussion Points and Decision Opportunities

1. Pump Station Online Controller
 - a. As we have entered the winter season and ended the summer with an incredibly dry stretch, our water levels are substantially lower throughout the community. It is crucial that we monitor the water usage throughout the community as our main source of water for irrigating is the pond next to the Community Center.
 - b. The maintenance provider, EMMI, of our pump station has partnered with a new vendor to incorporate an online control system. This would allow us to receive alerts of high pressure, water use outside of scheduled times, loss of pressure, low/constant flow due to faulty valves, much more, and most importantly control the pump station remotely allowing for thousands and thousands of gallons of water to be conserved when there is a concern.
2. Sidewalk Replacement
 - a. As Arbor Greene ages, there are many factors that have an impact on our sidewalks and the need to replace sections throughout the property to maintain safe walkways for our community.
 - b. We are in the process of confirming the locations and receiving a proposal for the work which is anticipated to be received prior to the Board Meeting.
3. 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.
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. Fountain Repairs
 - a. The architectural fountain in front of the Community Center needs a new control panel due to water damage from the pump seal that failed. The pump is already in the shop and ready for installation as soon as the control panel is installed.
 - b. The control panel is being built for the electrician to install. With the lead time being 6-8 weeks, we are cautiously optimistic that it will be back up and running prior to the end of the year.
2. Parkview Monument
 - a. Demolition and construction of the Parkview Monument have begun after being hit by a vehicle. The work is anticipated to be completed prior to the Thanksgiving holiday.
3. Basketball Court Resurfacing
 - a. It has been over 10 years since the basketball courts have been resurfaced. The vendor started with repairs on November 3rd, and should take less than 2 weeks to complete, just in time for the Thanksgiving holiday.
4. Compromised Stormwater Pipe
 - a. There is a stormwater pipe connection in Parkview that is compromised under a driveway/stormwater gutter. The repair will require the removal of a portion of the driveway apron, stormwater gutter, and a section of the road where the depression is located.
 - b. This depression occurred 5-years ago yet was thought to just be road settling as there were no signs of water intrusion/erosion. After further investigation upon seeing this happen again, one of the collars, or connections between two pipes has failed. Water was slowly entering this area, it requires the connection to be repaired so this does not continue to occur.

5. Holiday Lighting
 - a. The installation process for the holiday lighting display started mid-October and will be fully functional by November 14th.
6. Front Entrance Monument Sign
 - a. We have two (2) vendors that are in the process of creating proposals to recreate the sign at the front entrance of the community as it has simply outlived its useful life.
7. Landscaping
 - a. Several valves (at least 8) were replaced this past month due to age/failure throughout the irrigation system. This will help with water loss and better control of the system.
 - b. We are adding an additional irrigation zone to reach the frontage near Cory Lake Isles as we will be planting mitigation trees by the End of November. This will close our current permit and allow for additional tree work to commence.
 - c. Flowers will be installed during the second week of November and will remain throughout the holiday season.
8. Miscellaneous Maintenance Projects
 - a. As always, several miscellaneous tasks are accomplished daily to maintain the property. The maintenance staff have been an integral part of preparing for the holiday season and the many events that we host during this time of the year.

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. October 24th – Fright Night: A Bewitching Bash for Adults (7:00 – 10:00pm)
 - b. October 25th – The Arbor Greene Halloween Spook-tacular (5:00 – 8:00pm)
2. Upcoming Events (Excludes recurring events and activities such as Take-Out Tuesday, Bro's Club, etc.)
 - a. November 8th – Fall Community Yard Sale (8:00am – 12:00pm)
 - b. November 11th – Veteran's Day: Coffee Connection (8:00am-11:00am)
 - c. November 15th – Oneblood: Community Blood Drive (9:00am – 2:00pm)
 - d. November 15th – Diwali: Festival of Lights (5:00 – 9:00pm)
 - e. November 22nd – Makers' Market (10:00am – 2:00pm)
 - f. December 6th – Holiday Movie on the Lawn
 - g. December 13th – Santa's Family Pancake Breakfast (9:00am – 12:00pm)
 - h. December 13th – Jingle & Mingle: An Adult Holiday Event (7:00 – 10:00pm)