

Arbor Greene Community Development District

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Jason von Merveldt, Community Manager
Annette Alfonso, Assistant Community Manager

Workshop Agenda

Thursday, January 15, 2026, 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) 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, January 20, 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 – January 15th and 20th, 2026

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 continuing to work with Frontier representatives to provide an appropriate agreement.
2. 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. Sidewalk and Storm Drain Gutter Repairs
 - a. As Arbor Greene ages, there are many factors that have an impact on our sidewalks, roadways, and stormwater discharge, that present the need to replace sections throughout the property to maintain safe walkways and roads for our community.
 - b. The replacement of nearly 5,000 sq. ft. of sidewalk was replaced along with 245 linear feet of Miami curb or storm drainage valley gutters.
 - c. The contracted vendor started work immediately following the Thanksgiving weekend and was complete prior to the Christmas holiday week.
2. 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. We have been in contact with the manufacturer, and they are in the process of procuring the parts as well as manufacturing certain aspects of the control panel. We still do not have a specific date for installation.
3. Parkview Monument
 - a. The vendor is just waiting on the actual lettering/logo, and it will be installed once it is produced. In the meantime, we are cleaning up around the area and installing new landscaping.
4. Holiday Lighting
 - a. The installation process for the holiday lighting display started mid-October and was fully functional by November 13th. We received nothing but positive comments from numerous residents and visitors regarding the display. There were subtle changes to the display that made a large impact as most of the residents providing comments said it was the best display they have seen.
5. Landscaping
 - a. We are closely monitoring the common area irrigation use throughout the community as we have entered the fall season with a severe deficit of rain. Our ponds are at levels that we usually do not see until at least February or March. The landscapers are using a portable system allowing flowers to be watered without turning on entire irrigation zones.
 - b. They are playing catch-up on projects that have been long-overdue, especially regarding the irrigation system and some overgrowth of conservation areas.
6. Miscellaneous Maintenance Projects
 - a. Our maintenance team was fully involved in preparing for the holidays by pressure washing, assisting with décor, painting touchups, etc. and we have been receiving nothing but positive comments regarding the overall look and feel of the community.
 - b. Several small playground roofs were fading yet in great physical condition. The team took it upon themselves to clean, prime, and paint the roofs along with post caps to give them a fresh new look!
 - c. Worked with our landscaper to repair and replace a few main waterlines at the community center to

- allow for easier access and additional shutoff valves.
- d. Repaired some faulty hardware on the Tennis Court 6 irrigation system as the court was becoming dry and needing to be hand watered. Also, they repaired a valve on the Court 2 water fountain that was leaking.
- e. As always, several miscellaneous tasks are accomplished daily to maintain the property.

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. December 13th – Santa's Family Pancake Breakfast (9:00am – 12:00pm)
 - b. December 13th – Jingle & Mingle: An Adult Holiday Event (7:00 – 10:00pm)
- 2. Upcoming Events (Excludes recurring events and activities such as Take-Out Tuesday, Bro's Club, etc.)**
 - a. February 14th – Adult Valentine's Day Event (7:00pm-10:00pm)
 - b. March 14th – St. Patrick's Day Event (7:00pm-10:00pm)
 - c. March 28th - Annual Easter Egg Hunt (9:00am-12:00pm)
 - d. May 2nd – Spring Community Yard Sale (8:00am-12:00pm)