

# Arbor Greene Community Development District

## Board of Supervisors

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Mark Vega, District Manager  
Kathryn "KC" Hopkinson, District Counsel  
Robert Dvorak, District Engineer  
Jason von Merveldt, Community Manager  
Annette Alfonso, Assistant Community Manager

## Workshop Agenda

Thursday, February 12, 2026, at 6:30 P.M.

1. Call to Order
2. Community Manager's Report
  - A. Discussion and Decision Opportunities
    - 1) "Arbor Greene" Front Entrance Monument Sign Replacement
    - 2) Frontier Non-Exclusive Agreement
    - 3) 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, February 17, 2026, at 6:30 P.M.**

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### District Office:

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

[www.arborgreene.com](http://www.arborgreene.com)

### Meeting Location:

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

# Community Manager's Report – February 2026

## A. Discussion Points and Decision Opportunities

1. “Arbor Greene” Front Entrance Monument Sign Replacement
  - a. The front entrance monument sign needs replacement as it has reached its useful life. Our maintenance team has provided several repairs and sign vendors refuse to provide maintenance due to its current condition.
  - b. We have sourced numerous vendors and are still awaiting feedback on two more options. We are looking to approve a not-to-exceed budget in hopes of finding something that will prove to be economically viable yet provide decades of reliability with accessible maintenance to the lighting system itself.
2. 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.
3. National Pollutant Discharge Elimination System “NPDES” Monthly Meeting Discussion
  - a. The District Engineer conducted an inspection of the community stormwater drainage system. The inspection provided a list of outfalls and drains that needed branches and sediment to be removed.
  - b. 3C’s Pro Services did an excellent job removing the overgrowth of the aforementioned locations (13 in total) so that the stormwater system will operate in the manner it is intended to.
  - c. 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. Community Relations and Events Manager
  - a. Please welcome Jennifer Smith to the Arbor Greene Team as our newest Community Relations and Events Manager. Jennifer comes to Arbor Greene with experience as a Lifestyle Director, School Teacher, and Voice and Piano Teacher.
  - b. She is already busy planning the Valentine’s Day event, Easter, 30<sup>th</sup> Anniversary, and much more!!
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 IPS as they are working through organizational changes and will have an update prior to the Workshop to a timeline of work to be completed.
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 have cleaned up around the area and installed new landscaping.

**4. Landscaping**

- a. It has been an extremely cold and challenging month to try and maintain some of our more tropical plants, including the seasonal flowers. The flowers have been removed due to severe freeze/frost damage, even with protective cloth on them. New flowers are being ordered yet will likely not be planted until late February or early March.
- b. Damaged plants will be trimmed back mid-February to clean them up and then help promote new growth during the spring season.
- c. 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 the end of February or March. The landscapers are using a portable system allowing flowers to be watered without turning on entire irrigation zones.

**5. Miscellaneous Maintenance Projects**

- a. The maintenance team has been working on projects to help with better management and use of water control systems/faucets, Community Center décor, and various projects alike.
- b. 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 13<sup>th</sup> – Santa's Family Pancake Breakfast (9:00am – 12:00pm)
- b. December 13<sup>th</sup> – 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 14<sup>th</sup> – Cupid's Soiree Valentine's Day Event (6:30pm-9:30pm)
- b. March 14<sup>th</sup> – St. Patrick's Day Trivia Event (6:30pm-9:30pm)
- c. March 28<sup>th</sup> - Annual Easter Egg Hunt (9:00am-12:00pm)
- d. May 2<sup>nd</sup> – Spring Community Yard Sale (8:00am-12:00pm)