

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, March 12, 2026, at 6:30 P.M.

1. Call to Order
2. Community Manager’s Report
 - A. Discussion and Decision Opportunities
 - 1) Tree Maintenance
 - 2) Miami Curb – Stormwater Gutter 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, March 17, 2026, at 6:30 P.M.

District Office:

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

www.arboregreene.com

Meeting Location:

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

Community Manager's Report – March 2026

A. Discussion Points and Decision Opportunities

1. **Tree Maintenance (additional documents to be provided)**
 - a. The property-wide annual tree maintenance inspection was conducted and proposed mitigation plans are developed. Items are pending an inspection by the City of Tampa.
2. **Miami Curb – Stormwater Gutter Repairs**
 - a. Aligned with the tree maintenance project, the removal and replacement of the Miami curbing in designated areas will be proposed to help alleviate stormwater backup.
 - b. The evaluation by C&K Paving will take place on Monday, March 9th and will be quoted prior to the Board Workshop.
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 continuing to work with Frontier representatives to provide an appropriate agreement.
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.
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 in the possession of the electrician and IPS is coordinating the installation of the panel along with the new pump that was previously ordered. No specific date at this point yet we are finally making progress.
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 the area, installed new landscaping, and will be painting it.
 - b. If an update is not provided by March 9th, we will be pursuing options to end the agreement with the current vendor do to a breach of contract.
4. **30th Anniversary Celebration**
 - a. We have scheduled the celebration of Arbor Greene's 30th Anniversary alongside the Nation's 250th Anniversary. The event will take place on June 27th from 6:00 – 9:00pm
 - b. Jennifer has been working diligently to secure entertainment vendors, fun games, giveaways, fireworks, food trucks, and much more. Marketing is beginning to ramp up as we are just under 4 months away from the event.

5. Landscaping

- a. 3C's has been working on pruning back the freeze-damaged plants now that it has been nearly a month since the damage occurred. We will begin to see new growth in the coming weeks.
- b. We continue to lose pine trees throughout the community, mainly on berms, and are keeping a close eye on those that remain.
- 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 and are in drought.

6. Miscellaneous Maintenance Projects

- a. The maintenance team worked diligently to prepare the Fitness Pool deck for repainting and was able to provide a refreshed look to the deck.
- b. They also discovered approximately 20 pool chairs that need welding repairs that are being arranged for pickup and repair. Several straps on the lounge chairs are becoming discolored, and we have ordered replacement straps to replace them in the house.
- c. They have been managing to make progress on some of the streets and sidewalks regarding pressure washing.
- d. 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. February 14th – Cupid's Soiree Valentine's Day Event (6:30pm-9:30pm)
2. Upcoming Events (Excludes recurring events and activities such as Take-Out Tuesday, Bro's Club, etc.)
 - a. March 14th – St. Patrick's Day Trivia Event (6:30pm-9:30pm)
 - b. March 28th - Annual Easter Egg Hunt (9:00am-12:00pm)
 - c. May 2nd – Spring Community Yard Sale (8:00am-12:00pm)