

Arbor Greene Community Development District

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Robert Dvorak, District Engineer
Jason von Merveldt, Community Manager
Annette Alfonso, Assistant Community Manager

Workshop Agenda

Thursday, April 16, 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, April 21, 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 – April 2026

A. 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. Fountain Repairs

- a. The architectural fountain in front of the Community Center has received a new control panel that was engineered and manufactured by a vendor out of Sanford, FL that originally built the fountain.
- b. IPS was set to install the new pump on April 9th, until halfway through they discovered the mounting plate for the motor and pump needs replacement. We have the equipment on standby while the base is manufactured. In the meantime, the electricians have everything in place for the installation which will include the main motor, pump, control panel, sump pump, water filtration, etc.

2. Tree Maintenance

- a. The City has approved the work regarding trees so that areas of road and stormwater gutter damages can be taken care of without the risk of future damages. Tree work will commence during the week of April 13th with concrete and asphalt taking place shortly after completion of the tree work.

3. Front Entrance Monument

- a. The sign has been ordered and is working its way through the design and permitting phases. Sign-Age is confident that the sign will be installed and operational in approximately 8 weeks.

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 3 months away from the event.

5. Landscaping

- a. We are seeing a lot of new growth throughout the community and are hopeful that the rain will begin to pick up more consistently by the end of the month and leading into May.
- b. Permanent damage caused to plants is now visible and those plants will be removed and likely replaced in June with more consistent rain and hopefully relief from watering restrictions.
- c. Flowers have been ordered and are on track for planting in mid to late April

- d. Mulch is expected to be installed during the month of May and property-wide palm tree trimming to take place shortly after (June).
 - e. We continue to lose pine trees throughout the community, mainly on berms, and are keeping a close eye on those that remain.
- 6. Miscellaneous Maintenance Projects**
- a. The Fitness Pool received a much-needed caulking around the entire deck abutting the coping stone, which came out looking great.
 - b. We 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. We have a former employee, Will, who will be coming back to help with pressure washing and miscellaneous projects.
 - 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)
 - b. March 14th – St. Patrick's Day Trivia Event (6:30pm-9:30pm)
 - c. March 28th - Annual Easter Egg Hunt (9:00am-12:00pm)
- 2. Upcoming Events (Excludes recurring events and activities such as Take-Out Tuesday, Bro's Club, etc.)
 - a. April 15th – 22nd "Greene Week" an Environmental Awareness Project for Earth Day
 - b. April 17th – Trivia Night Throwdown (6:30-9:30pm)
 - c. May 2nd – Spring Community Yard Sale (8:00am-12:00pm)
 - d. May 9th – Mommy, Me and Karaoke Mother's Day Event (10:00-11:30am)
 - e. May 29th – School's Out Ice Cream Social (1:00-3:00pm)