

Arbor Greene Community Development District

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

Workshop Agenda

Thursday, May 14, 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, May 19, 2026, at 6:30 P.M.

District Office:

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

Meeting Location:

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

www.arboregreene.com

Arbor Greene Community Development District

Community Manager's Report – May 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. 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. The mounting plate/base was completed on May 7th, and installation is tentatively scheduled during the week of May 11th.
- b. When the plate is installed, they will also be installing the motor and pump, which will allow for the system to be wired in by the electricians shortly thereafter. Thus, with the expectation of the fountain to be up and running once again.

2. Tree Maintenance

- a. The City of Tampa approved 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 started during the week of April 13th with the stormwater gutter, road, and sidewalk replacement starting on April 28th.
- b. The project is scheduled to be completed at the beginning of the week starting May 11th, meaning that this project took less than one (1) month to complete from start to finish. There are several vendors and moving parts with a project like this and it typically takes a minimum of 2 months to complete. This is a testament to the vendors that we have built great relationships with over the years.

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 4 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.

5. Soccer Program

- a. There was a free clinic that took place on Sunday, May 3rd at 6pm. The coaches had approximately 30 Arbor Greene Residents attend and will be accepting sign-ups for a weekly clinic at the same day/time. So far, the response has been extremely positive.

6. PROtential Sports

- a. PROtential Sports will not be hosting a summer program at Arbor Greene. There are too many factors involving the program that created a few logistical concerns last summer regarding space. They will be offering the same program at Heritage Isles for those that would still like to participate.

7. Snack Shack

- a. The Snack Shack will officially be opening Memorial Day Weekend. We have a majority of our staff coming back from last year and are excited to continue the offerings of our Snack Shack and to have our Pool Attendants' presence this summer.

8. 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 June.
- b. Plants that were damaged and/or removed will likely be replaced in June with more consistent rain and hopefully relief from watering restrictions.
- c. Flowers were installed and they are being hand watered twice daily to conserve water and obviously keep them alive.
- d. The palm trees are scheduled to be trimmed during the second half of May, and the property-wide mulching will take place shortly after (mid-June).
- e. We continue to lose pine trees throughout the community, mainly on berms, and are keeping a close eye on those that remain.
- f. 3C's also assisted with the coordination of the approved City of Tampa Tree work, which went extremely well.

9. Miscellaneous Maintenance Projects

- a. Community playground equipment is being touched up with a fresh coat of paint to areas in need. A few roofs, several platforms will receive this needed maintenance.
- b. The team provided a deep clean of the architectural fountain's maintenance pit and the inside of the fountain itself.
- c. Another bench was installed just past the gatehouse entrance approaching the crosswalk. It is positioned perfectly under a nice shady oak tree.
- 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. March 14th – St. Patrick's Day Trivia Event (6:30pm-9:30pm)
 - a. March 28th - Annual Easter Egg Hunt (9:00am-12:00pm)
 - 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)
2. Upcoming Events (Excludes recurring events and activities such as Take-Out Tuesday, Bro's Club, etc.)
- a. May 9th – Mommy, Me and Karaoke Mother's Day Event (10:00-11:30am)
 - b. May 21st – Inaugural A.G. Stitch Circle (6:00pm) Includes Knitting, Crocheting, etc.
 - c. May 29th – School's Out Ice Cream Social (1:00-3:00pm)
 - d. June 20th – Kickin' It With My Dad (10:00am) Father's Day Event
 - e. June 27th – Arbor Greene's 30th Anniversary (6:00-9:00pm)