

Arbor Greene Community Development District

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

Workshop Agenda

Thursday, June 11, 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, June 16, 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

Arbor Greene Community Development District

Community Manager's Report – June 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 installed the mounting base, pump, and motor. Unfortunately, the saga continues as there is a short in the VFD (variable frequency drive) which is a sophisticated motor controller that adjusts the speed and torque of the main motor. We are awaiting the next step(s) regarding this piece of equipment.

2. Front Entrance Monument

- a. The sign has been ordered and is working its way through the design and permitting phases.

3. 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. We have secured entertainment, vendors, fun games, giveaways, fireworks, food trucks, and much more.

4. Snack Shack

- a. The Snack Shack officially opened Memorial Day Weekend. Most of our staff came back from last year and are excited to continue the offerings of our Snack Shack and to have our Pool Attendants' presence this summer.

5. Ice Machine

- a. The ice machine/water dispenser at the Snack Shack for outdoor facility use was in a state of several needed repairs and at this point the cost does not outweigh the benefit of making the costly repairs.
- b. A new machine was purchased and should be back up and running no later than Monday, June 8th.

6. 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.
- b. The palm trees are in the process of being trimmed, and the property-wide mulching will take place shortly thereafter.

7. Miscellaneous Maintenance Projects

- a. Several miscellaneous items around the Community Center were taken care of in preparation of summer.
- b. 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.
- c. 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. 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)
 - 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)
2. Upcoming Events (Excludes recurring events and activities such as Take-Out Tuesday, Bro's Club, etc.)
 - a. June 20th – Father's Day Event (9:00-11:00am) Father's Day Event
 - b. June 27th – Arbor Greene's 30th Anniversary Celebration (6:00-9:00pm)