Arbor Greene Community Development District

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

Workshop Agenda

Thursday, September 10, 2026, at 6:30 P.M.

1. Call to Order
2. Community Manager's Report
   A. Discussion and Decision Opportunities
      1) Tree Trimming 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, September 15, 2026, at 6:30 P.M.

Arbor Greene Community Development District

Community Manager's Report – September 2026

A. Discussion Points and Decision Opportunities

1. **Tree Trimming Agreement**
    a. For the past 12 years the CDD has proactively assisted residents in maintaining the oak trees along the roads to a height acceptable for First Responders and Waste Management vehicles to drive safely through the community. We budget this to occur every 2 years and will take place at the beginning of the Fiscal Year during the months of October and November.
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. **New Events and Experiences Coordinator**
    a. Rylee Cook has accepted the role and has already started training.
    b. She is reviewing needs for upcoming events, securing vendors, brainstorming for new events, and is genuinely excited to take on the role.
2. **Fountain Repairs**
    a. IPS has replaced or renewed any equipment that they were responsible for and there are just a few more smaller items that the electrician will be required to replace and/or make functional.
3. **Tennis Court Resurfacing**
    a. The tennis court resurfacing agreement has been fully executed and will take place during the month of December.
    b. Once specific dates are solidified, the information will be disseminated throughout the community.
4. **Pond Bank and Stormwater Conveyance Assessment**
    a. The District Engineer and their field staff are conducting a property-wide assessment of our stormwater system, including the pond banks and all the conveyances.
    b. They should have their report completed by the end of September/beginning of October for review and consideration.

5. **City of Tampa/Hillsborough County School Safety and Road Maintenance**
    a. We sent notification to Benito Middle School, City of Tampa and Hillsborough County Council Members to assist with public safety regarding parent drop off/pick up along with road conditions and several other concerns regarding the school zones.
    b. We have received a response from the office of Ken Hagan, and they are already putting several requests in for review.
6. **Teco Energy Audit**
    a. We met with a Commercial Analyst from Tampa Electric Company "TECO" to see if there are opportunities for more efficient energy consumption and/or billing throughout the community.
    b. The report will be available by the end of September.
7. **Landscaping**
    a. We are seeing a lot of new growth throughout the community, and we are meeting and/or communicating with 3C's several times throughout the week to ensure they are staying on top of areas of concern.
8. **Miscellaneous Maintenance Projects**
    a. We have hired a weekend tennis court and grounds maintenance employee as our weekend employee is now taking care of the courts Monday-Friday. We are confident that they will be able to continue to maintain the courts to our highest standards.
    b. The maintenance staff assisted with the start of school traffic awareness program to inform residents and non-residents about the dangers of dropping children off/picking up along the roadside entrance area of the community.
    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. August 8th – Pickleball Demo Day (8:00-11:00am) Grafton Pickleball held a demo day for beginners and advanced players to sample products and introduce the game to those who are curious. Peter assisted with the event as a part of National Pickleball Day.
    b. August 30th – Mixology Class (6:30pm) This class was fun and informative, with a mixologist and a representative from the tequila brand being present. They began with a champagne welcome, tasting of the tequilas that were used and a discussion of the distillation process, then finished off by making some custom handmade drinks.
2. Upcoming Events (Excludes recurring events and activities such as Take-Out Tuesday, Bro's Club, etc.)
    a. September 19th – Community Blood Drive (10:00am – 3:00pm)
    b. October 10th – Community Yard Sale (8:00am – 12:00pm)
    c. October 24th – Adult Halloween Party (6:30pm – 9:30pm) This straight outta prime time must-see T.V. themed costume party is going to be dialed in to create many fun memories!
    d. October 30th – Family Halloween Party (5:00pm-8:00pm) This Carnival of Curiosities family focused event will provide entertainment for all!! The evening will include carnival-themed inflatables, fun rides, a creepy-crawly hands on experience, trunk-or-treating, and more.