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, October 15, 2026, at 6:30 P.M.

1. Call to Order
2. Community Manager's Report
   A. Discussion and Decision Opportunities
      1) Joy Thru Fitness 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, October 20, 2026, at 6:30 P.M.

Arbor Greene Community Development District

Community Manager's Report – October 2026

A. Discussion Points and Decision Opportunities

1. **Joy Thru Fitness**
    a. The agreement with Joy Thru Fitness will auto-renew during the month of October 2026. They have been a great addition as a service provider and at this point it is recommended that there be no change to the 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. **Tree Trimming Project**
    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. **Holiday Lighting Display**
    a. The installers will begin the process of adding lights to trees, replacing building lights, and other unseen items during the month of October, with the full display ready by November 13th at the latest.
3. **Fountain Repairs**
    a. The fountain is up and running and will be turned on Monday, October 12th!! Enough said.
4. **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.
5. **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. It is very close to being completed as the report was just sent for final review and to finalize an overall pond/structure map to be included. The goal is to have prior to the October Board

Meeting on the 20th for review and consideration.

6. **Front Entrance Monument Sign**
    a. We are still pushing back against the City of Tampa denying the design and size of the monument sign to be the exact same as what it currently is. In the meantime, we have scheduled (tentatively, Oct 15th) a refurbishment of the current sign as there are sections of lighting that are not lit. Also in the meantime, we have added lighting to illuminate and make the sign visible.
7. **Landscaping**
    a. The property was recently treated for weeds and insects/pests, and we have been fortunate enough to only have the need to turn the water on once in the past few months.
    b. 3Cs started the property-wide tree trimming and they anticipate being finished prior to Thanksgiving.
    c. Flowers have been ordered and will be delivered/installed during the 1st week of November.
8. **Miscellaneous Maintenance Projects**
    a. We have a new hire, Neal, who has been helping with daily maintenance tasks 4-5 days per week and has been a great addition to the team.
    b. The team is prepared to help with some of our Halloween decorations, then lead right into the Christmas holiday decorations.
    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. September 19th – Community Blood Drive (10:00am – 3:00pm)
    b. October 10th – 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. 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!
    b. 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.
    c. November 11th – Veterans Appreciation Social (9:00-11:00am) We will celebrate our Veterans and their families with food, coffee, and plenty of appreciation.
    d. November 21st – Makers Market (10:00am-2:00pm) This market is a great opportunity for community members of all ages to showcase their creations, share their talents, and connect with neighbors.