

Arbor Greene Community Development District

Board of Supervisors

Steve Eckhardt, Chairman
Michael S. Candella, Vice Chairman
Michael V. Candella, Supervisor
Scott Derby, Supervisor
Matt Dykeman, Supervisor

Mark Vega, District Manager
Stephen Gardner, District Counsel
Robert Dvorak, District Engineer
Jason von Merveldt, Community Manager

Workshop Agenda

Thursday, May 11, 2023, at 6:30 P.M.

1. Call to Order
 2. Community Manager's Report
 - A. Discussion and Decision Opportunities
 - 1) Gatehouse Personnel Agreement
 - 2) Greenview Landscaping Agreement
 - 3) Landscape Rejuvenation
 - 4) Fiscal Year 2024 Proposed Budget
 - 5) National Pollutant Discharge Elimination System "NPDES" Monthly Meeting Discussion
 - B. General Updates
 - C. Event and Revenue Updates
 3. New Business and Supervisor Requests
 4. Public Comment (Limited to 3 Minutes)
 5. Adjournment
- (Public Comments Limited to 3 Minutes)

Note: The next meeting is scheduled for Tuesday, May 16, 2023, at 6:30 P.M.

District Office:

Inframark Infrastructure Management Services
2654 Cypress Ridge Boulevard, Suite 101
Wesley Chapel, FL 33544

www.arborgreene.com

Meeting Location:

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

Community Manager's Report – May 11th & 16th, 2023

A. Discussion Points and Decision Opportunities

1. **Gatehouse Personnel Agreement (additional information provided)**
 - a. Allied Universal has proposed a wage increase.
 - b. We are also sourcing other bids for consideration.
2. **Greenview Landscaping Agreement (additional information provided)**
 - a. The landscaping agreement with Greenview Landscaping is up for renewal and they are proposing an increase in pricing.
 - b. The contract will go out to bid per Chapter 190 of the Florida Statutes.
3. **Landscape Rejuvenation (additional information provided)**
 - a. Greenview Landscaping will be providing a proposal for common area rejuvenation in areas such as the road medians, berms, roadside sod, and more.
4. **Fiscal Year 2024 Proposed Budget (additional information provided)**
 - a. The preliminary budget has been reviewed by District Management and is to remain flat with no increases (select gated villages are scheduled to receive an increase to offset R&M expenses).
5. **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. **Tennis Court Lighting**
 - a. The Tennis Court LED Lighting project is moving forward with the approval of the replacement of all 64 lights with much more efficient LED lights.
 - b. The lights are on order through Frontier Lighting and an agreement has been reached with Florida Lighting Maintenance to manage the installation.
 - c. We anticipate the lights to be received and installation to begin around the first to second week of June.
2. **Community Center Tot Lot**
 - a. The swings have been ordered and are in production with an estimated delivery towards the second week of May. This will also include additional border timbers to create a barrier and hold the mulch in.
 - b. Final dimensions for fencing were measured and have been ordered.
 - c. Mulch was delivered and spread throughout the area where the swings are to be installed.
3. **Tree Maintenance**
 - a. The project to reduce infrastructure damage started on April 3rd and will be complete prior to the Board Workshop.
4. **Additional Streetlighting**
 - a. Lights are scheduled to be installed at the intersections of Arbor Creek Dr. and Arbor Run Dr. along with Arbor Greene Dr. and the Community Center entrance starting on May 15th.
5. **Sidewalk Repairs**
 - a. The CDD and vendors have completed the surveying and marking of the entire 25+ miles of sidewalk on property for replacement and grinding needs. We have also identified locations at the Community Center Parking Lot and Gatehouse Employee Drive to receive new sidewalks.
 - b. Grinding of trip hazards has started and will be complete before the end of May. Sidewalk replacement will begin on May 22nd and will take approximately 3 weeks.
6. **Road and Miami Curb Stormdrain Repairs**
 - a. The annual road and storm water drainage systems were inspected to help with any repairs needed and/or to restore proper slope of storm water drainage.

- b. We have identified 857 linear feet to be removed and replaced. ACPLM will begin this project beginning May 22nd.
- c. We are in the process of working with True Line Concrete Cutting and Coring to create channels in 8 locations on the property. Several were successful, yet we are scheduled for warranty work on a few locations as they did not obtain the correct slope.

7. Playground Repairs

- a. To properly maintain the playgrounds throughout the community (10 parks), we have proactively placed an order for recommended replacement parts.
- b. We have received a partial shipment of parts with the others arriving within the next week, allowing for installation prior to school being out for summer.

8. Pond Bank Repairs

- a. The Board approved necessary pond bank repairs and/or sediment removal throughout the property as proposed by Crosscreek Environmental.
- b. We anticipate work to begin around the 1st of June as we begin to receive more frequent rain to help with sod growth and to minimize further erosion.

9. Summer Pool Attendants/Snack Shack

- a. We have completed the interview process and are offering positions for the Pool Attendant position and will be fully staffed prior to opening.
- b. The Snack Shack has received a new air conditioning unit and the maintenance staff is currently sprucing it up so that we are prepared to open.
- c. Opening day will be on the last day of school, May 26th, which coincides with our Ice-Cream Social.

10. Pickleball Court Seating and Shade

- a. We are awaiting proposals from 3 different vendors regarding additional shade structures along with seating areas and a water fountain for the Pickleball Courts.
- b. Along with these improvements, the vendors will be providing options for artificial turf near the Community Center Playground and additional options for entertainment (bocce ball, putting green, etc.)

11. Landscaping

- a. Palm tree trimming is scheduled to begin during the month of July, perhaps earlier if they have fully achieved their bloom cycle.
- b. Greenview is removing dead branches from the pond/sump at the intersection of Arbor Run and Arbor Creek Dr.. This will allow Crosscreek Environmental to plant beneficial plants in the pond to help beautify the space.
- c. We have lost a few trees (pine and palm) that are being removed.
- d. The stumps of the diseased palms that died in front of the community center have been ground in anticipation of new vegetation in these areas.
- e. Greenview has been pushing back vegetation around the pond banks for ease of access for mowing and pond maintenance. They have also been cleaning up berms and will be providing a maintenance trim just as the summer rains begin.

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 10th - Adult Valentine's Day Event (7:00pm-10:00pm) – SOLD OUT
- b. March 17th - Shamrock Shenanigans (6:30pm – 9:30pm)
- c. April 1st - The Annual Arbor Greene Easter Egg Hunt (9:00am – 12:00pm)
- d. April 15th - The Greene Clean-Up (8:00am – 12:00pm)

2. Future Events (Excludes recurring events and activities such as Take-Out Tuesday, Bro's Club, etc.)

- a. May 13th - Muffins with Mom (8:00am – 10:00am)
- b. May 20th - Spring Community Yard Sale (8:00am – 12:00pm)
- c. May 20th - Community Blood Drive (10:00am – 2:00pm)
- d. May 20th - The Bronco Bash (6:00pm – 9:00pm)
- e. May 26th - The End-of-School Ice-Cream Social (1:00pm – 3:00pm)