

Arbor Greene Community Development District

Board of Supervisors

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Matt Dykeman, Supervisor

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

Workshop Agenda

Thursday, June 15, 2023, at 6:30 P.M.

1. Call to Order
2. Community Manager's Report
 - A. Discussion and Decision Opportunities
 - 1) Frontier Communications Phone and Internet Agreement
 - 2) Gatehouse Personnel Agreement
 - 3) Greenview Landscaping Agreement
 - 4) 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, June 20, 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 – June 15th & 20th, 2023

A. Discussion Points and Decision Opportunities

1. Frontier Communications Phone and Internet Agreement

- a. The current Business agreement for the Community Center and gated villages with Frontier is up for renewal.
- b. With the new agreement, it would provide opportunities for faster internet speeds at the Community Center, fiber internet to each of the individual gated villages, and a new VOIP platform for the Community Center.

2. Gatehouse Personnel Agreement (additional information provided)

- a. Allied Universal has proposed a wage increase.

3. Greenview Landscaping Agreement (additional information provided)

- a. The landscaping agreement with Greenview Landscaping is up for renewal and they are proposing no price increase for the next 2-year agreement.

4. 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. Severe Weather Damages

- a. The storm that came through on the afternoon of Sunday, June 4th caught the entire community off guard and by surprise.
- b. Throughout the community most of the immediate impacts were downed limbs in the roads and over sidewalks, delayed drainage of stormwater due to excessive amounts of debris (mainly leaves and small branches), light globes blown off, and pool cages mainly having panels fall due to winds and the weight of the hail.
- c. There were other issues caused by the storm, such as the entry fountain needing to be turned off due to potential debris stuck in the motor, flag being damaged, and the building accent lights broken or knocked down.
- d. The CDD had employees and all management staff on property shortly after the storm to begin removing downed limbs from roadways and to unclog drains to allow for waterflow.
- e. Within 3 hours after the storm passed, all roadways were cleared of debris and standing water to make it possible for vehicles to safely drive on the roads.
- f. Within 2 days, all excess debris was removed from the roadways, sidewalks, storm drain catch basins, and playgrounds.
- g. If any good news came of this storm, it was that we were able to clear the exit-side roadway catch basin near the gatehouse on the day prior. An undercar shield and miscellaneous debris was more than likely the cause of flooding 2 days prior. Also, most of the ponds are now nearly full from the heavy rains during the storm.

2. Tennis Court Lighting

- a. The Tennis Court LED Lighting project is moving forward after 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. The estimated ship date for the lights is during the week of July 17th, with the installation to take place after their arrival.

3. Community Center Tot Lot

- a. The swing sets and boarder timbers have arrived and are in the process of being installed. There are a few minor adjustments to be made before completing the installation, yet we are nearing the finish line.

- b. The fencing was delayed by the manufacturer, and we are told that it will be in during the week of June 19th.
 - c. The playground is still open except for the swing set area, which is marked off with caution tape.
- 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 June 13th.
- 5. 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 started this project on June 5th and should take 2 weeks to complete, weather pending.
- 6. Sidewalk Repairs**
 - a. The grinding of trip hazards was completed by the end of May, with sidewalk replacement beginning after the completion of the Miami curb replacements (approximately July 19th).
- 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. All the replacement parts were received and installed prior to school being out for summer.
 - c. The playgrounds were also all pressure washed for our families to enjoy during the 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 middle of June after we begin receiving more frequent rain to help with sod growth and to minimize further erosion.
- 9. Feral Hogs**
 - a. The hogs seem to be making their way to an area between Heather Sound and Whisper Pointe.
 - b. We have been in contact with the trapper to assist with removal and prevention of further damages.
- 10. Pickleball Court Seating and Shade**
 - a. We are still awaiting proposals from 3 different vendors regarding additional shade structures along with seating areas and a water fountain for the Pickleball Courts.
 - b. In the meantime, we have positioned tables, chairs, and umbrellas near the pickleball courts.
- 11. Landscaping**
 - a. Palm tree trimming is scheduled to begin during the month of July.
 - b. Greenview has been assisting with the storm debris cleanup, which has pushed back the start of the rejuvenation plan that was approved by the Board by a week or two.
 - c. Flowers are being removed due to damage sustained during the weather event and new flowers are scheduled for an approximate delivery on June 15th. Greenview will be replenishing/reviving beds with new potting soil to help achieve proper plant growth.

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. 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 26th - The End-of-School Ice-Cream Social (1:00pm – 3:00pm)
- 2. Future Events (Excludes recurring events and activities such as Take-Out Tuesday, Bro's Club, etc.)**
 - a. June 17th – Donuts with Dad (8:00am – 10:00am)
 - b. July 1st – Independence Day Celebration (11:00am – 2:00pm)
 - c. July 15th – Summer Dive-In Movie (8:30pm-10:00pm)
 - d. July 22nd – A Totally 80's Murder Mystery (6:00pm-9:00pm)