

# 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

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## Workshop Agenda

Thursday, August 10, 2023, at 6:30 P.M.

1. Call to Order
2. Community Manager's Report
  - A. Discussion and Decision Opportunities
    - 1) 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, August 15, 2023, at 6:30 P.M.**

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### District Office:

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

[www.arborgreene.com](http://www.arborgreene.com)

### Meeting Location:

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

# Community Manager's Report – August 10<sup>th</sup> & 15<sup>th</sup>, 2023

## A. Discussion Points and Decision Opportunities

### 1. 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 after the approval of the replacement of all 64 lights with much more efficient LED lights.
- b. They started the installation on Tuesday, August 1<sup>st</sup>, and weather permitting, will finish towards the beginning of the following week.

### 2. Community Center Tot Lot

- a. After several setbacks, we are starting to see the project come together.
- b. The fencing has been installed along with the Tot Lot and Swing Set. The borders need to be placed and the area filled with more playground mulch. The swings will be completely installed and opened after the mulch is added.

### 3. Pickleball Court Sun Shelter

- a. After Board approval, the order was placed for a 24'x12' sun shelter with Sunbrella awning material to be installed between Tennis Court 3 and Pickleball Court 1. The shelter will match the existing ones that are in place throughout the Community Center.
- b. It is anticipated that the concrete slab will be poured within the next 2 weeks, with the shelter installed immediately thereafter.

### 4. Gatehouse Repairs

- a. The repairs were completed from the damage caused by a resident striking the overhang with a U-Haul.
- b. Our insurance company is working on collecting reimbursement from the parties involved to ensure that the full amount is paid to the CDD.

### 5. Lease Approvals

- a. We are working with the Arbor Greene Master HOA as to the renter approval process. This effort is to better assist with homeowners that are renting their home and the proper methods of tenant approval.

### 6. Pond Banks

- a. The pond bank repairs have taken place as contracted to alleviate erosion.
- b. Crosscreek Environmental also planted 3,000 beneficial plants on the edge of the ponds to help stabilize the pond banks where water runoff is predictable.

### 7. 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 damage and they have been able to remove several from these areas.
- c. We have also been in contact with both the park services and SWFWMD to make sure the fences are being maintained properly along the property. They have been able to trap/remove nearly 150 of the feral hogs over the past few months, according to the contracted USDA trapper.
- d. Over the past several weeks, we have received no calls regarding the hogs damaging resident property.

### 8. Landscaping

- a. Palm tree trimming is underway and will take approximately one more week to complete.
- b. While they are trimming the palms, they are also elevating the oaks above the common area sidewalks and roads.

## **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. July 1<sup>st</sup> – Independence Day Celebration (11:00am – 2:00pm)
- b. July 15<sup>th</sup> – Summer Dive-In Movie “The Super Mario Bros. Movie [‘23]” (8:30pm-10:00pm)
- c. July 22<sup>nd</sup> – The Bronco Bash (6:00pm-9:00pm)

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

- a. Aug 25<sup>th</sup>-27<sup>th</sup> – Art of Arbor Greene
- b. Aug 26<sup>th</sup> – The Greene Get-Together