

# 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, November 16, 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, November 21, 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 – November 16<sup>th</sup> & 21<sup>st</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. Acoustic Paneling in the Gathering Room

- a. The acoustic paneling arrived and was installed on November 3<sup>rd</sup>. The noise reduction in the room is significant and additional panels can be added if we choose to.
- b. The paneling will make the room much more pleasant for parties, meetings, and community events.

### 2. Community Center Outside House Lights

- a. The new lights have been installed and we have been preparing them so that they all sync properly.
- b. They worked well to add accent lighting to the Halloween party, and we look forward to a festive holiday season with the additional lighting capabilities.

### 3. Holiday Lighting

- a. The crew from Events Done Bright is already busy updating the Community Center lighting and has started on the rest of the community so that the display is complete prior to the Thanksgiving holiday.
- b. They plan on updating some of the lighting to include additional palms at the Community Center along with more garland on the columns, as well as additional lighting at the front entrance.

### 4. Sidewalk and Miami Curb Repair Survey

- a. We will complete the survey of the sidewalks and Miami Curb during the months of November and December so that proposals can be presented at the beginning of the year.
- b. Twenty-three miles of sidewalk will be surveyed in keeping our residents' safety in mind with trying to locate and minimize trip hazards.
- c. The roadways are surveyed for proper drainage of the stormwater along the Miami curbs.

### 5. NPDES Annual Report

- a. We are preparing the documents to be submitted to the Florida Department of Environmental Protection for the Cycle 4, Year 4 Annual Report that is due by December 2<sup>nd</sup>.

### 6. Community Center Pool Lighting

- a. The Board approved new LED pool lighting for the Resort and Fitness Pools and it is anticipated for the installation to take place after the new year.
- b. The lighting needed to be updated to achieve proper coverage for night swimming per the Department of Health.

### 7. Pond Levels

- a. Despite an unforeseen failure of a system that was installed by the developer and left abandoned, the CDD alongside input from SWFWMD managed our best to level out ponds between the Community Center and the Landing/Preserve.
- b. We are amid an extreme drought where an overwhelming majority of the ponds are already at what would be nearing peak dry season (Feb/Mar) levels.

### 8. Feral Hogs

- a. There are areas in Heather Sound and Estuary that most recently have seen areas of damage caused by feral hogs.
- b. Our trapper has been able to catch a few, and we have been in contact with the land manager for Flatwoods Preserve. We identified an area of fencing that needs repair that will help keep hogs from getting into the community and residents from entering the park illegally.
- c. We have also requested fencing quotes for 2 areas that are on Arbor Greene CDD property where fencing could be placed to help prevent the entrance of these feral hogs.

## **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. Oct. 21<sup>st</sup> – Diwali: Celebration of Lights (5:00pm-9:00pm)
- b. Oct. 27<sup>th</sup> – Fright Night: An Adult Halloween Extravaganza (7:00pm-10:00pm)
- c. Oct. 28<sup>th</sup> – The Arbor Greene Halloween Spook-tacular (5:00pm-8:00pm)
- d. Nov. 11<sup>th</sup> – 3<sup>rd</sup> Annual Veteran's Coffee Connection (8:00am-10:00am)
- e. Nov. 11<sup>th</sup> – Fall Community Yard Sale (8:00am-12:00pm)
- f. Nov. 11<sup>th</sup> – "OneBlood" Blood Drive (10:00am-3:00pm)

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

- a. Dec. 2<sup>nd</sup> – Holiday Movie on the Back Lawn (8:30pm-10:00pm)
- b. Dec. 9<sup>th</sup> – Santa's Family Pancake Breakfast (9:00am-12:00pm)
- c. Dec. 16<sup>th</sup> – Dasher's Disco: An Adult Holiday Bash (7:00pm-10:00pm)