

Arbor Greene Community Development District

Board of Supervisors

Steve Eckhardt, Chairman
Michael S. Candella, Vice Chairman
Michael V. Candella, Supervisor
Matt Dykeman, Supervisor
Sue Waldman, Supervisor

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

Workshop Agenda

Thursday, January 11, 2024, at 6:30 P.M.

1. Call to Order
2. Community Manager's Report
 - A. Discussion and Decision Opportunities
 - 1) Pool and Fountain Maintenance Agreement
 - 2) 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, January 16, 2024, at 6:30 P.M.

District Office:

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

www.arboregreene.com

Meeting Location:

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

Community Manager's Report – January 11th & 16th, 2024

A. Discussion Points and Decision Opportunities

1. Pool and Fountain Maintenance Agreement

- a. The agreement for Cooper Pools to clean and maintain the Fitness Pool, Resort Pool, and Arbor Greene Dr. Fountain is up for renewal.
- b. The pricing is to remain the same and will be for the period of two (2) years.

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. Susan "Sue" Waldman

- a. We welcome Sue to the CDD Board, with this being her first meeting after being appointed to the Board during our December meeting.

2. Road Striping

- a. To aid in driver, pedestrian, and bicycle safety, road striping is scheduled to start prior to the end of January (waiting on a firm date, yet tentatively scheduled for the 22nd).
- b. The vendor will stripe all the existing yellow and white lines along the roads, including stop bars, crosswalks, turn arrows, etc.
- c. We are also adding a center and outer road line striping down Arbor Run Dr., as this road has never been striped previously.

3. Arbor Greene Holidays

- a. Arbor Greene had a remarkably successful holiday season. This year, the holiday lighting display received some of the best comments since the inception of the community.
- b. The community was able to make the holiday season much brighter for one hundred (100) children with their generous donations as a part of the Salvation Army Angel Tree.
- c. Our community events were heavily attended and met with wonderful feedback.
- d. We celebrated our staff with several fun events, including a fun tennis session with Coach Julie.

4. Sidewalk and Miami Curb Repair Survey

- a. We will complete the survey of the sidewalks and Miami Curb during the month of January 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 while trying to locate and minimize trip hazards.
- c. The roadways are also surveyed for proper drainage of the stormwater along the Miami curbs.

5. NPDES Annual Report

- a. The report was submitted to the Florida Department of Environmental Protection for the Cycle 4, Year 4 Annual Report that was due prior to the end of the year. We await their response and the need to clarify or provide any additional information on request.

6. SWFWMD Structure Inspections

- a. SWFWMD has requested an inspection report of all our structures that we conduct annually and will have completed prior to the end of February.
- b. With this inspection, not only do inspect the physical condition of the structures, but any necessary removal of vegetation along with pond bank erosion concerns needing to be addressed.

7. Community Center Phone System

- a. On January 3rd, we received new phones to go along with the new platform that Frontier is using to provide service.
- b. Residents will not notice anything different, yet there are some added features for the Community Center staff that will make the system easier to use.

8. Pickleball Court Water Fountain

- a. The water fountain has been installed between Pickleball Court #1 and Tennis Court #3, for the convenience of the Pickleballers! Next, the maintenance staff will be moving on to install the Community Center Park water fountain.

9. 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 in the coming month or two. The lights will take approximately 2-4 weeks longer per the color request to match the existing lights.
- b. The lighting update is required to achieve proper coverage for night swimming per the Department of Health.

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

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

- a. Feb. 17th – Adult Valentine's Day Event
- b. March 23rd – Annual Easter Egg Hunt
- c. April – Adult Latin Night
- d. April – Family Friendly Environmental Event