

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, February 15, 2024, at 6:30 P.M.

1. Call to Order
2. Community Manager's Report
 - A. Discussion and Decision Opportunities
 - 1) Crosscreek Environmental – Contract for Stormwater Pond Maintenance Services
 - 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, February 20, 2024, 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 – February 15th & 20th, 2024

A. Discussion Points and Decision Opportunities

1. **Crosscreek Environmental – Contract for Stormwater Pond Maintenance Services (supporting documents to be provided)**
 - a. Our contract with Crosscreek Environmental is up for renewal and the rate has increased from \$2,667.70 per month to \$2747.73 per month.
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. **Road Striping**
 - a. To aid in driver, pedestrian, and bicycle safety, the roads were striped/re-painted (including crosswalks, directional arrows, stop bars, etc.).
 - b. We added a center and outer road line striping on Arbor Run Dr., as this road had never been striped previously. There was miscommunication between our contracted vendor and the sub-contractor that resulted in them having to restripe the road properly to prevent confusion/incident.
2. **Sidewalk Maintenance**
 - a. The Board approved 82 locations totaling over 3,500 sq. ft. of sidewalk removal and replacement along with 400 locations that will be ground.
 - b. These efforts are to help maintain the sidewalks and prevent trip hazards and work will begin February 12th.
3. **SWFWMD Structure Inspections**
 - a. SWFWMD requested, and we have completed, an inspection report of all our structures that we conduct annually, which was due prior to the end of February.
 - b. With this inspection, not only do we inspect the physical condition of the structures, but any necessary removal of vegetation along with pond bank erosion concerns needing to be addressed.
 - c. A proposal for proper maintenance has been requested from Crosscreek Environmental to make the necessary improvements.
4. **LED Lighting Upgrades and Additions**
 - a. The Board approved new LED pool lighting for the Resort and Fitness Pools, with the installation starting on February 26th. The lighting update is required by the Department of Health to achieve proper coverage for night swimming.
 - b. The vendors will be on property and will remain until they have also completed the installation of the Community Center Playground lighting, the installation of the pole and light that was damaged by a vehicle accident, replace 2 streetlights under warranty that have failed, and adjust the 2 lights that were added at crosswalks for better coverage.
5. **Road/Tree Maintenance**
 - a. After the rains on February 5th, we started the survey of stormwater drainage issues along the community roads along with other infrastructure damage caused by the oak trees.
 - b. We need one more rain to properly survey the remainder of the community and prepare the process for tree maintenance and road repairs.
6. **Camera Systems**
 - a. The gatehouse is poised to receive several upgraded cameras along with new ones to better assist with license plate recognition and the Gatehouse Attendant recording system.
 - b. The Community Center playground will receive a camera along with the new lighting to enhance the space.

7. Arbor Greene Dr. Fountain

- a. There was a mainline leak in the equipment pit that required the fountain to be drained, the pipe repaired, then filled and placed back in operation.

8. Gatehouse and Community Center Pavers

- a. Around the gatehouse there are a few areas where the pavers have shifted/settled, creating dips in the road. They will be removed, base added and compacted, and placed back to create a smooth entry.
- b. There are a few remaining areas around the Community Center that have old pavers, which will be replaced with the new pavers we used near the pickleball courts.

9. Employee Training and System Processes

- a. We have started a process to update each area (Club Attendant, Maintenance, and Management) and the systems that we have in place. This includes, but is not limited to training procedures, daily tasks/checklists, project management, maintenance work orders, contract management, event management, and resident communication.
- b. We anticipate this taking several months yet will provide clear guidelines and points of reference to assist in daily operations.

C. Event and Revenue Updates (Additional information to be provided for revenues.)

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

- a. Feb. 17th – Adult Valentine's Day Event (7:00pm-10:00pm)
- b. March 15th – Adult St. Patrick's Day Event (7:00pm-10:00pm)
- c. March 23rd – Annual Easter Egg Hunt (9:00am-12:00pm)
- d. April 20th – Family Friendly Environmental Event (Time TBD)
- e. April 27th – Spring Community Yard Sale (8:00am-12:00pm)
- f. May 11th – Muffins with Mom (8:00am-11:00am)
- g. May 24th – School's-Out Ice-Cream Social (1:00pm-3:00pm)