

Arbor Greene Community Development District

Board of Supervisors

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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, April 11, 2024, at 6:30 P.M.

1. Call to Order
2. Community Manager's Report
 - A. Discussion and Decision Opportunities
 - 1) Road Maintenance
 - 2) Arbor Greene CDD Manual of Policies and Standard Operating Procedures
 - 3) 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, April 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 – April 11th & 16th, 2024

A. Discussion Points and Decision Opportunities

1. **Road Maintenance (additional documents provided)**
 - a. There are several areas within the community where the roads have either settled near sewer access control systems, have been impacted by water intrusion, or are just reaching the end of their life.
 - b. Apex Asphalt and Concrete Services has identified 16 areas of concern throughout the property, where if repaired, will resolve several issues, and potentially extend the life of the roads by a few more years.
2. **Arbor Greene CDD Manual of Policies and Standard Operating Procedures (additional documents provided)**
 - a. Annual evaluation of the Arbor Greene CDD Policies and Standard Operating Procedures
3. **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. **Sidewalk Maintenance**
 - a. Inframark is in the process of grinding 400 locations.
 - b. These efforts are to help maintain the sidewalks and prevent trip hazards.
2. **LED Lighting Upgrades and Additions**
 - a. The Board approved new LED pool lighting for the Resort and Fitness Pools as 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.
3. **Camera Systems**
 - a. The gatehouse has received upgraded cameras to better assist with license plate recognition and the Gatehouse Attendant recording system.
 - b. The Community Center playground will receive cameras to aid in the safety of the space.
4. **Summer Pool Attendants and Snack Shack**
 - a. We are gearing up for another successful summer with our Pool Attendants and the opening of the Snack Shack. We are typically operational from Memorial Day to Labor Day.
 - b. There are a few attendants returning yet we are in the process of hiring an additional 4 attendants so that we will be fully staffed.
5. **Miscellaneous Maintenance Projects** – Sun hut awning cleaning, Tennis court drain repairs, resort pool gate hinge replacement, upgraded lighting in the maintenance shop, reinforced the roof in the pump station, replaced damaged pool drain covers, replaced electrical junction boxes on the tennis courts, Community Center exterior cleaning/pressure washing and touch-up paint, traffic sign rejuvenation, light pole painting/globe cleaning, and much more!!
6. **Cross Creek Blvd. / Arbor Greene Dr. Crosswalk**
 - a. We submitted a request for the evaluation of the crosswalk at the entrance of Arbor Greene due to its precarious positioning.
 - b. A follow-up to the County Engineer was also initiated to assess the intersection for a response. He stated that he was going to personally evaluate the area during the release of school and provide his recommendations.

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. 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)

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

- a. April 20th – Family Friendly Environmental Event (Time TBD)
- b. April 27th – Spring Community Yard Sale (8:00am-12:00pm)
- c. May 11th – Muffins with Mom (8:00am-11:00am)
- d. May 24th – School's-Out Ice-Cream Social (1:00pm-3:00pm)