

Arbor Greene Community Development District

Board of Supervisors

Steve Eckhardt, Chairman
Michael S. Candella, Vice Chairman
Michael V. Candella, Supervisor
Thomson George, Supervisor
Scott Derby, Supervisor

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

Workshop Agenda

Thursday, July 14, 2022, at 6:30 P.M.

1. Call to Order
2. Community Manager's Report
 - A. Discussion and Decision Opportunities
 - 1) Joy Thru Fitness Proposal
 - 2) Peter Chow Tennis, LLC Pickleball Court Concessionaire Proposal
 - 3) Greenview Landscaping Amendment
 - 4) 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, July 19, 2022, 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 – July 14 & 19, 2022

A. Discussion Points and Decision Opportunities

1. **Joy Thru Fitness Proposal (additional information provided)**
 - a. Heather Shrouds has presented ideas on Nutrition Consulting along with Personal, Group, and Triathlon Training during the June meetings. The Board would like to see the CDD drafted concessionaire agreement with specific details.
2. **Peter Chow, LLC Pickleball Court Concessionaire Proposal (additional information provided)**
 - a. Peter Chow is proposing various Pickleball programs including individual and group lessons for when the pickleball courts are ready for play, which is estimated to be in September.
3. **Greenview Landscaping Amendment (additional information provided)**
 - a. Without an increase in over a decade, Greenview Landscaping has submitted an increase in services due to the ever-growing cost of labor, supplies, fuel, etc.
4. **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. **Pickleball Courts**
 - a. Alto Paving, LLC has completed the pouring of the asphalt and it will now need to cure for approximately 45-60 days before the final playing surface can be applied.
 - b. After the playing surface has been applied, then the fencing will go up with windscreens in place around the courts.
 - c. The concrete sidewalk and maintenance shop entry pad have been poured and pavers installed on the east side of the courts. Electrical conduit and pre-wiring for lights and security cameras have been installed.
 - d. The new drainage system is working as the catch basin now leads to the retention pond and water is draining properly.
2. **Pond Bank Repairs**
 - a. Contracted work along Pond 160 in the Estuary consisting of over 1,600 linear feet of pond bank restoration by means of geotube installation was complete prior to the end of June.
3. **Community Center Tot Lot**
 - a. We have placed an order for the addition of a Tot Lot to the Community Center playground. Currently, the park is for ages 5-12, and will provide additional equipment for children under the age of 5 to enjoy that would be fenced in separately from the larger equipment.
4. **Tree/Road Maintenance**
 - a. The tree maintenance project is moving along with the contracted vendor addressing trees causing infrastructure and safety concerns as approved by the City of Tampa. They were removed by the end of June and any repairs to irrigation will be addressed and sod laid by the end of July after road repairs.
 - b. ACPLM is moving forward with the necessary road repairs in over 30 (thirty) locations as caused by root damage. This will aid in the proper flow of the stormwater drainage system. They also have several areas of sidewalk they will be replacing adjacent to the stormwater gutter repairs.
5. **Pool Attendants/Snack Shack**
 - a. Snack Shack and the Pool Attendants have been successful this summer with some of our highest sales numbers and great staff interactions.
6. **Landscaping**
 - a. Greenview is continuing to work on the berms with additional plantings and existing hedges requiring a rejuvenation pruning to force new growth towards the bottom of the hedges to create more dense coverage.

- b. They have been helping us with several irrigation repairs throughout the property from the tree maintenance project that is taking place.
- c. New flowers were installed on June 24th and the old flowers were offered to residents to repurpose with another great response.

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

1. Past Events

- a. June 18th - Donuts with Dad
- b. June 24th - Boogie Bash: An Adult Disco Night
- c. June 25th – Summer Dive-In Movie (Disney's Encanto) (Rescheduled Due to Inclement Weather)
- d. July 2nd - Independence Day Celebration

2. Future Events (Remaining 2022 save-the-date's available on AGCDD website.)

- a. July 15th - Greene Gatsby: A Roarin' 20's Spectacular
- b. July 16th – Summer Dive-In Movie (Pixar's Soul)
- c. July 30th - End-of-Summer Spectacular
- d. August 13th – Summer Dive-In Movie (Encanto – Rescheduled From 7/25)
- e. August 20th - Adult Game Night
- f. September 3rd - The Calypso Social: An Under The Sea Meet & Greet
- g. September 10th – Brew Bus Brewery Tour
- h. September 24th - The B.I.G. (Better In Greene) Community BBQ