

# 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, September 14, 2023, at 6:30 P.M.

1. Call to Order
2. Community Manager's Report
  - A. Discussion and Decision Opportunities
    - 1) Joy Thru Fitness – Health and Wellness Concessionaire Agreement
    - 2) Banking – Cashless Option
    - 3) Crosscreek Environmental – Contract for Stormwater Pond Maintenance Services
    - 4) Weiser – Gatehouse Attendant Post Orders
    - 5) 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, September 19, 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 – September 14<sup>th</sup> & 19<sup>th</sup>, 2023**

## **A. Discussion Points and Decision Opportunities**

- 1. Joy Thru Fitness – Health and Wellness Concessionaire Agreement (supporting documents to be provided)**
  - a. The concessionaire agreement for Joy Thru Fitness is up for renewal after a successful first year of service.
- 2. Banking – Cashless Option for the Community Center Sales**
  - a. We currently hold a checking account with Truist Bank that costs the district additional fees for banking that allows us to make cash deposits.
  - b. If we went to a cashless option, we would reduce our banking fees and the need for attendants to manage a cash bank.
- 3. Crosscreek Environmental – Contract for Stormwater Pond Maintenance Services (supporting documents to be provided)**
  - a. Our contract with Crosscreek Environmental, that started in 2020, is up for renewal and the rate has increased from \$2,590.00 per month to \$2747.73 per month.
- 4. Weiser - Gatehouse Attendant Post Orders (supporting documents to be provided)**
  - a. Staffing through Weiser starts on Monday, September 18<sup>th</sup>. Post orders have been reviewed and updated to reflect the commitment between Arbor Greene and Weiser.
- 5. 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. Hurricane Idalia**
  - a. Although we ended up with basically one day of heavy rain and moderate winds, we were fully prepared for the worst.
  - b. The entire staff came together to prepare for the hurricane, and we were able to have everything back in place and operational within 1-day of the storm passing.
- 2. Tennis Court Lighting**
  - a. The Tennis Court LED Lighting project is complete after the approval of the replacement of all 64 lights with much more efficient LED lights.
  - b. Residents have been extremely pleased with the new lighting and we are sure they will be happy to see the cost savings as well.
- 3. Community Center Playground**
  - a. The Community Center playground is open!! With the addition of a much larger footprint, the CDD was able to add 2 belt swings, 2 toddler bucket swings, a tot lot, fresh mulch, and upgraded fencing. The additional benches, picnic table, water fountain, and garbage can will be installed next.
- 4. Pickleball Court Sun Shelter**
  - a. A 24'x12' sun shelter with Sunbrella awning material was installed between Tennis Court 3 and Pickleball Court 1. The shelter matches the existing awnings in place throughout the Community Center and there are now 2 tables along with 8 chairs placed under the awning.
  - b. A water fountain, lights, and fan will be provided now that the structure is complete. Electric and water was routed to the shelter and is ready to accommodate such amenities.

## **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. July 1<sup>st</sup> – Independence Day Celebration (11:00am – 2:00pm)
- b. July 15<sup>th</sup> – Summer Dive-In Movie “The Super Mario Bros. Movie [‘23]” (8:30pm-10:00pm)
- c. July 22<sup>nd</sup> – The Bronco Bash (6:00pm-9:00pm)
- d. Sep. 9<sup>th</sup> – The AG Community Mixer (7:00pm-10:00pm)

### **2. Future 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. 18<sup>th</sup> – The AG Harvest Festival (11:00am-2:00pm)
- g. Dec. 2<sup>nd</sup> – Holiday Movie on the Back Lawn (8:30pm-10:00pm)
- h. Dec. 9<sup>th</sup> – Santa's Family Pancake Breakfast (9:00am-12:00pm)
- i. Dec. 16<sup>th</sup> – Dasher's Disco: An Adult Holiday Bash (7:00pm-10:00pm)