

# Arbor Greene Community Development District

## Board of Supervisors

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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, October 12, 2023, at 6:30 P.M.

1. Call to Order
2. Community Manager's Report
  - A. Discussion and Decision Opportunities
    - 1) 10S4LIFE – Tennis Concessionaire Agreement
    - 2) Peter Chow Tennis – Tennis Court Concessionaire Agreement
    - 3) Peter Chow Tennis – Pickleball Court Concessionaire Agreement
    - 4) Community Center Pool Lighting
    - 5) Amazon Key for Business Agreement
    - 6) 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, October 17 , 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 – October 12<sup>th</sup> & 17<sup>th</sup>, 2023

## A. Discussion Points and Decision Opportunities

1. **10S4LIFE Tennis Concessionaire Agreement (supporting documents to be provided)**
  - a. The tennis court concessionaire agreement for Coach Julie with 10S4LIFE is up for renewal as the agreement goes through the month of November.
2. **Peter Chow Tennis Concessionaire Agreement (supporting documents to be provided)**
  - a. The tennis court concessionaire agreement for Coach Peter with Peter Chow Tennis is up for renewal as the agreement goes through the month of November.
3. **Peter Chow Pickleball Concessionaire Agreement (supporting documents to be provided)**
  - a. The pickleball concessionaire agreement for Coach Peter with Peter Chow Tennis is up for renewal as the agreement goes through the month of November.
4. **Community Center Pool Lighting (supporting documents to be provided)**
  - a. With a commitment to improve not only the lighting throughout the community, we are also committed to energy savings through new LED lighting throughout the pool areas.
  - b. Enhanced lighting will provide a much more visible and safer environment for early morning and evening swimmers.
5. **Amazon Key for Business Agreement (supporting documents to be provided)**
  - a. Allows for monitored and more efficient entrance into the gated villages.
6. **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. **Pavers throughout the Community Center**
  - a. Additional pavers were laid in 3 areas that were in desperate need of proper space management. One was at the gate to the entrance of the pool and tennis court areas. There is a tendency for exiting pedestrians to walk on the grass as they open the gate. Pavers were placed in this area to eliminate sod damage and unsightly puddles of mud.
  - b. The other 2 areas were between the seating areas by Tennis Court 3 and the Pickleball Courts, along with an area near Tennis Court 8 and the maintenance shop that has always been a collection of clay from the courts.
2. **Community Center Outside House Lights**
  - a. We have ordered and expect the installation of the downlighting throughout the Community Center to be installed prior to Halloween if possible.
  - b. The lights will be LED, which will not only provide a cost savings, but will allow us to change the color of the lighting for special holidays and events.
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 are all on order and will be installed next.
4. **Holiday Lighting**
  - a. The crew from Events Done Bright is already busy updating the Community Center lighting and will be starting on the rest of the community so that the display is complete prior to the Thanksgiving holiday.
  - b. They plan on updating some of the lighting to include additional palms at the Community Center along with more garland on the columns, as well as additional lighting at the front entrance.
5. **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. Electric and water were routed to the shelter and the fan along with the lighting is operational. The water fountain is on order and will be installed as soon as it arrives.

## **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)
- e. Sep. 27<sup>th</sup> – Complimentary PRP Wine Tasting (6:30pm-8:30pm)

### **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)