

District: **WATERLEAF COMMUNITY DEVELOPMENT DISTRICT**

Date of Meeting: Monday, March 14, 2022

Time: 6:00 p.m.

Location: The Alley at Southshore Bay  
10221 Big Bend Rd.  
Riverview, FL 33578

## ***Agenda***

*Note: For the full agenda package, please contact [sconley@vestapropertyservices.com](mailto:sconley@vestapropertyservices.com)*

### **I. Roll Call**

### **II. Pledge of Allegiance**

### **III. Audience Comments**

*(limited to 3 minutes per individual for agenda items)*

### **IV. Business Matters**

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|--|------------|
| A. Introduction of Vesta Property Services                                 | Exhibit 1  |
| B. Old Business  |            |
| 1. Consideration and Approval of Fountain Renovation & Painting            |            |
| i. Arinton Fountain Repair Proposal - \$17,900.00                          | Exhibit 2  |
| ii. Vice Painting Fountain Sign Painting Proposal - \$2,500                | Exhibit 3  |
| 2. Discussion on Status of Existing Projects                               |            |
| i. Fireman Tom Bridge Rail Painting & Cleaning                             | Exhibit 4  |
| ii. Gate Pros Gate Hinge Lubrication and Arm Painting Status               | Exhibit 5  |
| iii. Vice Painting Mail Kiosk Cleaning and Painting                        | Exhibit 6  |
| iv. Vice Painting Removal of Crosswalk on Frost Aster                      | Exhibit 7  |
| v. Brightview Landscape Replacement at Pool Gate                           | Exhibit 8  |
| vi. Brightview Irrigation Pump and Transducer VFD Replacement              | Exhibit 9  |
| vii. New Pool Entrance Signs   | Exhibit 10 |
| viii. Corrective Actions Taken on Health Department Report                 | Exhibit 11 |
| 3. Discussion on Maintenance Map   | Exhibit 12 |
| 4. Discussion of Repair Options for Washed-out Footer on Pedestrian Bridge |            |

**IV. Business Matters (continued)****B. Old Business (continued)**

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|---|------------|
| 5. Discussion of Entrance Gate Closures Update  | Exhibit 13 |
| 6. Discussion of Mailbox Lighting Options   |            |
| 7. Discussion of Renewed CDD Property Encroachment –<br>12019 Cardinal Flower         | Exhibit 14 |
| 8. Discussion on Capacity for Amenity Center Areas and<br>Amenity Reservation Process | Exhibit 15 |

**C. New Business**

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|---|------------|
| 1. Consideration and Approval of Brightview Proposal for<br>Walkway Area Beautification along Climbing Fern<br>Avenue |            |
| i. Six Staggered Half-Moon Beds with Drought<br>Tolerant Plants (No Irrigation) - \$2,206.49                          | Exhibit 16 |
| ii. Six Staggered Half-Moon Beds with Drought<br>Tolerant Plants (No Irrigation) and Palms - \$3,826.97               | Exhibit 17 |
| 2. Consideration and Approval of Sidewalk Repair Proposal   |            |
| i. Precision Sidewalk Safety – NTE \$16,823.00  | Exhibit 18 |
| ii. Firm Foundations Asphalt and Concrete – NTE<br>\$12,124.00  | Exhibit 19 |
| 3. Consideration and Approval of Symbiont Service Corp<br>Geothermal Pool Heating Proposal - \$102,731.00             | Exhibit 20 |
| 4. Consideration and Approval of DC Integration Clicker<br>Proposal - \$3,500.00                                      | Exhibit 21 |
| 5. Consideration and Approval of Artemis Emergency<br>Plumbing Repair Invoice - \$598.50                              | Exhibit 22 |
| 6. Consideration and Ratification of Brightwater Irrigation<br>Repair (Zone 13 Clock B) Invoice - \$617.64            | Exhibit 23 |
| 7. Consideration of Estates at South Cove HOA Fence<br>Request  | Exhibit 24 |
| 8. Discussion on Videofied Monitoring System  |            |
| 9. Discussion on Pool and Janitorial Vendor   |            |

**V. Staff Reports****A. Amenity & Field Management Services Report**

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|--|------------|
| 1. Breeze Field Operations & Amenity Management Report | Exhibit 25 |
| 2. Sitex Pond Report                                   | Exhibit 26 |
| 3. Brightview Landscape Report                         | Exhibit 27 |

**V. Staff Reports (continued)****B. District Manager**

1. Update on Removal of Developer Signs in Community
2. Update on Pond Fountains Bill of Sale Recording

**C. District Counsel**

Exhibit 28

1. Update on Erosion Invoice Reimbursement – 13330 Waterleaf Garden Circle
2. Unclaimed Certified Letter from 12027 Cinnamon Fern  
*(Resolved Per Last Meeting)*

**D. District Engineer**

Exhibit 29

**VI. Administration Matters**

- A. Consideration For Approval – The February 7, 2022, Regular Meeting Minutes

Exhibit 30

- B. Consideration For Acceptance – The January 2022 Unaudited Financial Statements

Exhibit 31

- C. Consideration For Acceptance – The February 2022 Operations & Maintenance Expenditures

Exhibit 32

**VII. Audience Comments – New Business***(limited to 3 minutes per individual for non-agenda items)***VIII. Supervisor Requests****IX. Adjournment**