

# WATERLEAF COMMUNITY DEVELOPMENT DISTRICT

Meeting Date: Monday, May 9, 2022  
Time: 6:00 p.m.  
Location: The Alley at Southshore Bay  
10221 Big Bend Road  
Riverview, FL 33578

## Agenda

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

### I. Roll Call

S1: Rebecca Smith

S2: Bob Neal  
(Chair)

S3: Bob Crespo

S4: John Daux  
(Vice Chair)

S5: Bob Bernardo

### II. Pledge of Allegiance

### III. Audience Comments – Agenda Items

*(Limited to 3 minutes per individual)*

### IV. Guest Presentation and Discussion On-Street Parking and Towing – Hillsborough County Deputy Sheriff Jeffrey Merry

### V. Staff Reports

#### A. District Engineer

1. Maintenance Map

[Exhibit 1](#)

2. Invoice Review and Service Forecast

[Exhibit 2](#)

#### B. District Counsel

#### C. District Manager

1. Pond Fountains Bill of Sale Recording

[Exhibit 3](#)

2. Reserve Fund Generating Interest

3. SWFWMD Permit# 43019136.018 Approved Transfer to Operation Phase

[Exhibit 4](#)

#### D. Field Operations Reports

1. Breeze Field Operations and Amenity Management Report

[Exhibit 5](#)

a. Amenity Center Sewage Lines

2. Sitex Pond Report

[Exhibit 6](#)

3. Brightview Landscape Report

[Exhibit 7](#)

### VI. Business Matters

#### A. Old Business

1. Discussion on Status of Existing Projects

a. Gate Pros Gate Arm Painting Status

[Exhibit 8](#)

b. Vice Painting Removal of Crosswalk on Frost Aster

[Exhibit 9](#)

c. Arinton Fountain Repair

[Exhibit 10](#)

d. Vice Painting Fountain Sign Painting

[Exhibit 11](#)

e. Brightview Walkway Area Beautification Along Climbing Fern Avenue

[Exhibit 12](#)

**VI. Business Matters (continued)****A. Old Business (continued)**

1. Discussion on Status of Existing Projects (continued)
  - f. Firm Foundations Asphalt and Concrete Sidewalk Repair [Exhibit 13](#)
  - g. Front Pedestrian Gate Lock Replacement [Exhibit 14](#)
2. Discussion of Renewed CDD Property Encroachment – 12019 Cardinal Flower [Exhibit 15](#)
3. Discussion on 13330 Waterleaf Garden Circle – Erosion Invoice Reimbursement [Exhibit 16](#)
4. Discussion of Repair Options for Washed-out Footer on Pedestrian Bridge
5. Update on Entrance Gate Closures Process
6. Discussion of Mailbox Lighting Options
7. Discussion on Transferring Monitoring Service to DC Integration
8. Discussion on Capacity for Amenity Center Areas, the Amenity Reservation Process and Related Amenity Rules Update [Exhibit 17](#)
9. Update on Easement Agreement Allowing HOA to Access Pond Fountains in Liberty Field Ponds [Exhibit 18](#)
10. Discussion on Clicker Database Update
11. Discussion on Back Gate Controller Box Replacement – *proposal pending*

**B. New Business**

1. Consideration of Amenity Use Request for Veterans Day Community Event [Exhibit 19](#)
2. Consideration and Approval of Arinton Pool and Fountain Repair Proposal - \$3,265.00 [Exhibit 20](#)
3. Consideration and Approval of Sign Solutions Proposal for Roundabout Sign Post Repair - \$475.00 [Exhibit 21](#)
4. Consideration of Fuel Charge Added to Invoice For Gate Repair - \$20 [Exhibit 22](#)
5. Consideration and Approval of DC Integrations Invoice for 37 Clickers - \$1,295.00 [Exhibit 23](#)
6. Consideration and Acceptance of Hillsborough Supervisor of Elections Qualified Elector Count – 1,239 [Exhibit 24](#)
7. Discussion on Installation of a Lending Library

**VI. Business Matters (continued)****B. New Business (continued)**

8. Discussion on Clicker Replacement Form Update [Exhibit 25](#)
9. Discussion on Adding a Pet Waste Station Along the Climbing Fern Avenue Path
10. Discussion on Adding a Bench Along the Climbing Fern Avenue Path
11. Consideration of Brightview Irrigation 2-Wire Tracking and Repair Proposal - \$2,456.55 [Exhibit 26](#)
12. Consideration and Approval of Trimmers Holiday Lighting Invoice - \$5,000 (50% Deposit Due by June 1) [Exhibit 27](#)
13. Consideration of Renewal of Auditor Service with DiBartolomeo, McBee, Hartley & Barnes, P.A. [Exhibit 28](#)
14. Discussion on Amenity Center Rules
15. Discussion on CDD Property Encroachment
  - a. 11958 Cinnamon Fern
  - b. 11964 Cinnamon Fern
  - c. 11970 Cinnamon Fen
  - d. 11972 Cinnamon Fern
16. Presentation of Proposed FY 2023 Budget [Exhibit 29](#)
17. Consideration and Adoption of Resolution 2022-05, Approving Proposed FY 2023 Budget and Setting Public Hearing [Exhibit 30](#)

**VII. Administrative Matters**

- A. Consideration For Approval – The April 11, 2022, Regular Meeting Minutes [Exhibit 31](#)
- B. Consideration For Acceptance – The March 2022 Unaudited Financial Statement [Exhibit 32](#)
- C. Consideration For Acceptance – The April 2022 Operations and Maintenance Expenditures [Exhibit 33](#)

**VIII. Audience Comments – Non-Agenda Items/New Business**

*(Limited to 3 minutes per individual)*

**IX. Supervisor Requests****X. Action Items Summary****XI. Next Meeting**

*Confirm Quorum for meeting scheduled for June 13, 2022 at 6:00 p.m. at The Alley at South Branch: 10221 Big Bend Road, Riverview, FL*

**XII. Adjournment**