

# WATERLEAF COMMUNITY DEVELOPMENT DISTRICT

Meeting Date: Monday, June 6, 2022  
Time: 6:00 p.m.  
Location: Panther Trace II Clubhouse  
11518 Newgate Crest Dr  
Riverview, FL 33569

## 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      S3: Bob Crespo      S4: John Daux      S5: Bob Bernardo  
(Chair)      (Vice Chair)

### II. Pledge of Allegiance

### III. Audience Comments – Agenda Items

*(Limited to 3 minutes per individual)*

### IV. Staff Reports

#### A. District Engineer

1. Maintenance Map

#### B. District Counsel

#### C. District Manager

1. Reminder - Election Qualifying Period Seats 2, 3 and 4 – Noon, Monday June 13 – Noon, Friday June 17, 2022 – Direct Questions on Paperwork Submission to [candidate@votehillsborough.gov](mailto:candidate@votehillsborough.gov) or Call Candidate Services Department of Hillsborough Supervisor of Elections: 813-384-3944 (*Notice Published May 25, 2022 in Tampa Bay Times*)

2. Reminder – Supervisors to File Form 1 by July 1

[Exhibit 1](#)

#### D. Field Operations Reports

1. Breeze Field Operations and Amenity Management Report
2. Sitex Pond Report
3. Brightview Landscape Report

[Exhibit 2](#)

[Exhibit 3](#)

### V. Business Matters

#### A. New Business

1. Consideration of DC Integration Video Monitoring Proposal - \$1,500.00/yr
2. Discussion on CDD Property Defacement – Wall Behind 13172 Green Violet
3. Review of Egis Insurance Site Visit Observations
4. Consideration of Revised Renewal Proposal for Auditor Service with DiBartolomeo, McBee, Hartley & Barnes, PA.
5. Discussion on Plan for Storm Damage Response

[Exhibit 4](#)

[Exhibit 5](#)

[Exhibit 6](#)

[Exhibit 7](#)

**V. Business Matters (continued)****A. New Business (continued)**

6. Brightview Frost Damage Proposals [Exhibit 8](#)
  - a. Right Side of Property - \$1,157.15
  - b. Big Bend Road - \$1,148.62
  - c. Left Side Exiting Property - \$639.82
  - d. Outside Gate to Property - \$574.31
  - e. Inside Gate - \$1,070.62

**B. Old Business**

1. Present of Proposed FY 2023 Budget [Exhibit 9](#)
2. Consideration and Adoption of **Resolution 2022-05, Approving FY 2023 Preliminary Budget and Setting Public Hearing** [Exhibit 10](#)
3. Discussion on Status of Existing Projects
  - a. Gate Pros Gate Arm Painting Status [Exhibit 11](#)
  - b. Vice Painting Removal of Crosswalk on Frost Aster [Exhibit 12](#)
  - c. Arinton Fountain Repair [Exhibit 13](#)
  - d. Vice Painting Fountain Sign Painting [Exhibit 14](#)
  - e. Brightview Walkway Area Beautification Along Climbing Fern Avenue [Exhibit 15](#)
  - f. Firm Foundations Asphalt and Concrete Sidewalk Repair [Exhibit 16](#)
  - g. Front Pedestrian Gate Lock Replacement [Exhibit 17](#)
  - h. Arinton Pool and Fountain Repair [Exhibit 18](#)
  - i. Amenity Sewage Line Scope [Exhibit 19](#)
  - j. Sign Solutions Proposal for Roundabout Sign Post Repair [Exhibit 20](#)
  - k. Brightview Irrigation 2-Wire Tracking and Repair [Exhibit 21](#)
4. Discussion of Renewed CDD Property Encroachment – 12019 Cardinal Flower [Exhibit 22](#)
5. Discussion of Repair Options for Washed-out Footer on Pedestrian Bridge
6. Update on Entrance Gate Closures Process
7. Discussion of Mailbox Lighting Options
8. Discussion on Capacity for Amenity Center Areas, the Amenity Reservation Process and Related Amenity Rules Update [Exhibit 23](#)
9. Discussion on Clicker Database Update

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

10. Discussion on Back Gate Controller Box Replacement –  
*proposal pending*
11. Discussion on Adding a Pet Waste Station Along the Climbing Fern Avenue Path
12. Discussion on Adding a Bench Along the Climbing Fern Avenue Path
13. Discussion on Amenity Center Rules
14. CDD Property Encroachment at Cinnamon Fern [Exhibit 24](#)

**VI. Administrative Matters**

- A. Consideration For Approval – The May 9, 2022, Regular Meeting Minutes [Exhibit 25](#)
- B. Consideration For Acceptance – The April 2022 Unaudited Financial Statement [Exhibit 26](#)
- C. Consideration For Acceptance – The May 2022 Operations and Maintenance Expenditures [Exhibit 27](#)

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

*(Limited to 3 minutes per individual)*

**VIII. Supervisor Requests****IX. Action Items Summary****X. Next Meeting Agenda Items****XI. Next Meeting Quorum Check**

*Confirm Quorum for meeting scheduled for July 11, 2022 at 6:00 p.m. at **The Alley at South Branch: 10221 Big Bend Road, Riverview, FL***

**XII. Adjournment**