

WATERLEAF COMMUNITY DEVELOPMENT DISTRICT

Meeting Date: Monday, July 11, 2022
Time: 6:00 p.m.
Location: The Alley at South Branch
10221 Big Bend Road
Riverview, FL 33569

Agenda

Note: For the full agenda package, please contact 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

[Exhibit 1](#)

B. District Counsel

C. District Manager

1. 2022 Candidate Status

Seat 2:

Alex Auld – Qualified

Bob Neal – Qualified

Seat 3

Bob Bishop – Qualified

Bob Crespo – Qualified

Seat 5

Bob Bernardo – Qualified

James Ciciora - Qualified

2. Interest Bearing Account for Reserve Funds

3. Amenity Center Reservation Deposit Procedure

4. Insured Assets Update Based on Egis Site Visit

D. Field Operations Reports

1. Breeze Field Operations and Amenity Management Report

[Exhibit 2](#)

a. Pond 10 Access

[Exhibit 3](#)

2. Sitex Pond Report

[Exhibit 4](#)

V. Business Matters

A. New Business

1. Discussion on Fence Ownership

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

2. Ratification of Gate Pros Balm Riverview Entrance TES (Call Box) Enclosure Replacement Proposal - \$1,250.00 [Exhibit 5](#)
3. Consideration of Sign Solutions Bent Sign Repair Proposal -\$220.00 [Exhibit 6](#)
4. Discussion on Parking/Towing Policy
5. Consideration and Adoption of **Resolution 2022-06, Amending the Amenity Rules** [Exhibit 7](#)
6. Discussion on Amenity Center Gutters
7. Discussion on Amenity Center Tiles
8. Discussion on Rubberized Playground Surface
9. Discussion on Front Gate Vehicle Impact Damage
10. Discussion on Reoccurring Pressure Washing of Amenity Center
11. Discussion on Back Gate Call Box Elimination and Signage Revision
12. Discussion on Pool Maintenance and Health Department Inspection [Exhibit 8](#)

B. Old Business

1. Discussion on Status of Existing Projects
 - a. Vice Painting Removal of Crosswalk on Frost Aster [Exhibit 9](#)
 - b. Arinton Fountain Repair [Exhibit 10](#)
 - c. Vice Painting Fountain Sign Painting [Exhibit 11](#)
 - d. Brightview Walkway Area Beautification Along Climbing Fern Avenue [Exhibit 12](#)
 - e. Firm Foundations Asphalt and Concrete Sidewalk Repair [Exhibit 13](#)
 - f. Front Pedestrian Gate Lock Replacement [Exhibit 14](#)
 - g. Arinton Pool and Fountain Repair [Exhibit 15](#)
 - h. Amenity Sewage Line Scope [Exhibit 16](#)
 - i. Sign Solutions Roundabout Signpost Repair [Exhibit 17](#)
 - j. Brightview Frost Damage Landscape Replenishment [Exhibit 18](#)
 - k. CDD Property Encroachment – 12019 Cardinal Flower [Exhibit 19](#)
 - l. Defaced Wall Behind 13172 Green Violet [Exhibit 20](#)
 - m. Pool “Swim at Own Risk” Signs
 - n. Mailbox Lighting

V. Business Matters (Continued)

B. Old Business (Continued)

1. Discussion on Status of Existing Projects (Continued)
 - o. Traffic Line of Sight Improvement at Bee Blossom Amenity Entrance and Frost Aster Front Entrance
 - p. Benches at Basketball Courts
2. Discussion of Repair Options for Washed-out Footer on Pedestrian Bridge
3. Update on Entrance Gate Closures Process
4. Discussion on Clicker Database Update
5. Discussion on Adding a Pet Waste Station Along the Climbing Fern Avenue Path [Exhibit 21](#)
6. Discussion on Adding a Bench Along the Climbing Fern Avenue Path [Exhibit 22](#)
7. Update on CDD Property Encroachment at Cinnamon Fern [Exhibit 23](#)
8. Discussion on Plan for Storm Damage Response

VI. Administrative Matters

- A. Consideration For Approval – The June 6, 2022, Regular Meeting Minutes [Exhibit 24](#)
- B. Consideration For Acceptance – The May 2022 Unaudited Financial Statement To Be Distributed As
[Exhibit 25](#)
- C. Consideration For Acceptance – The June 2022 Operations and Maintenance Expenditures [Exhibit 26](#)

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 August 8, 2022 at 6:00 p.m. at The Alley at South Branch: 10221 Big Bend Road, Riverview, FL

XII. Adjournment