

# WATERLEAF COMMUNITY DEVELOPMENT DISTRICT

Meeting Date: Monday, August 8, 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@dpfgmc.com](mailto:sconley@dpfgmc.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. FY 2022-2023 Budget Adoption

#### A. FY 2022-2023 Budget Public Hearing

1. Open Public Hearing
2. Presentation of FY 2022-2023 Budget
  - a. Approved Preliminary Budget
  - b. Budget As Revised
3. Public Comments
4. Close Public Hearing

[Exhibit 1](#)

[Exhibit 2](#)

#### B. Consideration and Adoption of **Resolution 2022-07, Adopting FY 2022-2023 Budget**

[Exhibit 3](#)

#### C. FY 2022-2023 Assessment Public Hearing

1. Open Public Hearing
2. Presentation of FY 2022-2023 Assessment Analysis
  - a. Approved Preliminary Assessment Analysis
  - b. Assessment Analysis As Revised
3. Public Comments
4. Close Public Hearing

[Exhibit 4](#)

[Exhibit 5](#)

#### D. Consideration and Adoption of **Resolution 2022-08, Providing for the Collection and Enforcement of Special Assessments for FY 2022-2023**

[Exhibit 6](#)

### V. Staff Reports

#### A. District Engineer

1. Maintenance Map

[Exhibit 7](#)

#### B. District Counsel

1. Update on Conveyance of Outlier Parcel

#### C. District Manager

1. Insured Assets Update
2. Approval to Discontinue Metro PO System

**V. Staff Reports (Continued)****D. Field Operations Reports**

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

[Exhibit 8](#)**VI. Business Matters****A. New Business**

1. Consideration and Adoption of **Resolution 2022-09, Setting FY 2023 Meeting Schedule**
2. Consideration of Janus et Cie Pool Furniture Refurbishment Proposal - \$14,284.32
3. Consideration of Brightview Proposals
  - a. Removal of Grapevine from Pine Trees on Waterleaf Vista Blvd - \$1,048.13
  - b. Replacement of Four (4) Decoders and Solenoids on Zones 2, 3, 4, and 7 - \$2,185.39
4. Consideration of SynLawn Tampa Playground Matting Proposals
  - a. Rubber Matting - \$121,080.00
  - b. Turf Matting - \$84,030.80

[Exhibit 9](#)[Exhibit 10](#)[Exhibit 11](#)[Exhibit 12](#)[Exhibit 13](#)[Exhibit 14](#)**B. Old Business**

1. Discussion on Status of Existing Projects
  - a. Vice Painting Removal of Crosswalk on Frost Aster
  - b. Arinton Fountain Repair
  - c. Vice Painting Fountain Sign Painting
  - d. Brightview Walkway Area Beautification Along Climbing Fern Avenue
  - e. Firm Foundations Asphalt and Concrete Sidewalk Repair
  - f. Front Pedestrian Gate Lock Replacement
  - g. Arinton Pool and Fountain Repair
  - h. Amenity Sewage Line Scope
  - i. Sign Solutions Roundabout Signpost Repair
  - j. Pool "Swim at Own Risk" Signs
  - k. Traffic Line of Sight Improvement at Bee Blossom Amenity Entrance and Frost Aster Front Entrance
  - l. Sign Solutions Bent Sign Repair
2. Update on CDD Property Encroachment – 12019 Cardinal Flower
3. Update on CDD Property Encroachment at Cinnamon Fern
4. Update on Defaced Wall Behind 13172 Green Violet
5. Discussion of Repair Options for Washed-out Footer on Pedestrian Bridge

[Exhibit 15](#)[Exhibit 16](#)[Exhibit 17](#)[Exhibit 18](#)[Exhibit 19](#)[Exhibit 20](#)[Exhibit 21](#)[Exhibit 22](#)[Exhibit 23](#)[Exhibit 24](#)[Exhibit 25](#)[Exhibit 26](#)[Exhibit 27](#)

**VI. Business Matters (Continued)****B. Old Business (Continued)**

6. Update on Entrance Gate Closures Process [Exhibit 28](#)
7. Discussion on Clicker Database Update
8. Discussion on Adding a Pet Waste Station Along the Climbing Fern Avenue Path [Exhibit 29](#)
9. Discussion on Adding a Bench Along the Climbing Fern Avenue Path [Exhibit 30](#)
10. Discussion on Fence Ownership
11. Discussion on Back Gate Call Box Elimination and Signage Revision
12. Discussion on Amenity Center Gutters
13. Discussion on Amenity Center Tiles
14. Discussion on Front Gate Vehicle Impact Damage
15. Discussion on Reoccurring Pressure Washing of Amenity Center
16. Discussion on Plan for Storm Damage Response [Exhibit 31](#)

**VII. Administrative Matters**

- A. Consideration For Approval – The July 11, 2022, Regular Meeting Minutes [Exhibit 32](#)
- B. Consideration For Acceptance – The June 2022 Unaudited Financial Statement [Exhibit 33](#)
- C. Consideration For Acceptance – The July 2022 Operations and Maintenance Expenditures [Exhibit 34](#)
- D. Ratification of Gate Pros Main Entrance Pedestrian Gate Repair Proposal - \$1,600.00 [Exhibit 35](#)
- E. Ratification of Gate Pros Balm Riverview Gate Repair - \$1,190.00 [Exhibit 36](#)

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

*(Limited to 3 minutes per individual)*

**IX. Supervisor Requests**

*(Includes Next Meeting Agenda Item Requests)*

**X. Action Items Summary**

*(To Be E-mailed to Supervisors and Staff)*

**XI. Next Meeting Quorum Check**

*(Confirm Quorum for Meeting Scheduled for September 12, 2022 at 6:00 p.m. at The Alley at South Branch: 10221 Big Bend Road, Riverview, FL)*

**XII. Adjournment**