

WATERLEAF COMMUNITY DEVELOPMENT DISTRICT

Meeting Date: Monday, September 12, 2022
Time: 6:00 p.m.
Location: The Alley at South Branch
10221 Big Bend Road
Riverview, FL 33569

Agenda

For the full agenda packet, please contact: sconley@dpfgmc.com

I. Roll Call:

S1:

S2:

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 for agenda items)

IV. Staff Reports

A. District Counsel

1. Conveyance of Outlier Parcel
2. CDD Property Encroachment at Cinnamon Fern

[Exhibit 1](#)

B. District Engineer

1. Maintenance Map
2. Fence Ownership

[Exhibit 2](#)

C. District Manager

1. Insurance Update Regarding Front Gate Vehicle Impact Damage

D. Field Operations and Amenity Management - *Breeze*

1. Discussion on Existing Projects Status
 - a. Arinton Pool Repair
 - b. Arinton Fountain Repair
 - c. Vice Painting Fountain Sign Painting
 - d. Firm Foundations Asphalt and Concrete Sidewalk Repair
 - e. Sign Solutions Roundabout Signpost Repair
 - f. Sign Solutions Bent Sign Repair
 - g. Sign Solutions “Swim at Own Risk”/”No Lifeguard” Pool Signs
 - h. Sign Solutions CDD Wetland Sign – 12019 Cardinal Flower
 - i. Brightview Traffic Line of Sight Improvement at Bee Blossom Amenity Entrance and Frost Aster Front Entrance
 - j. Brightview Irrigation Repair (Decoder and Solenoid Replacements on Zones 2, 3, 4, and 7)
 - k. Janus et Cie Pool Furniture Refurbishment

[Exhibit 3](#)

[Exhibit 4](#)

[Exhibit 5](#)

[Exhibit 6](#)

[Exhibit 7](#)

[Exhibit 8](#)

[Exhibit 9](#)

[Exhibit 10](#)

[Exhibit 11](#)

[Exhibit 12](#)

[Exhibit 13](#)

IV. Staff Reports (Continued)

- D. Field Operations and Amenity Management – *Breeze* (Continued)
 - 2. Aquatic Management Report – *Sitex*
 - 3. Landscape Management Report – *Brightview* [Exhibit 14](#)
 - 4. Discussion on Back Gate Call Box Elimination and Signage Revision [Exhibit 15](#)

V. Business Matters

- A. New Business
 - 1. Consideration of Supervisor Appointments
 - a. Seat 1 (*Term Expires 11/2024*)
 - i. Acceptance of Rebecca Smith’s Resignation Effective 8/15/2022 [Exhibit 16](#)
 - ii. Consideration For Appointment - Seat 1 Candidates [Exhibit 17](#)
 - iii. Oath of Office [Exhibit 18](#)
 - b. Seat 2 (*Term Expires 11/2022*)
 - i. Acceptance of Robert Neal Resignation Effective 8/30/2022 [Exhibit 19](#)
 - ii. Consideration For Appointment - Seat 2 Candidates
 - iii. Oath of Office - *See [Exhibit 18](#)*
 - c. New Supervisor Information/Form 1 [Exhibit 20](#)
 - d. Sunshine Law (*FL Ethics Commission Guide to be E-mailed*)
 - 2. Consideration and Adoption of **Resolution 2022-10, Designating Officers** [Exhibit 21](#)
 - 3. Consideration and Adoption of **Resolution 2022-11, Designating Signatories** [Exhibit 22](#)
 - 4. Review of Reserve Study [Exhibit 23](#)
 - 5. Consideration and Approval of The Alley at South Branch Meeting Space Proposal - \$600/yr [Exhibit 24](#)
 - 6. Consideration of Brightview Playground Mulch Proposal - \$3,710.00 [Exhibit 25](#)
 - 7. Consideration of CDD Pond Encroachment at 1881 Frost Aster [Exhibit 26](#)
- B. Old Business
 - 1. Update on Defaced Wall Behind 13172 Green Violet [Exhibit 27](#)
 - 2. Update on Adding a Pet Waste Station Along Climbing Fern Avenue [Exhibit 28](#)
 - 3. Update on Adding a Bench Along Climbing Fern Avenue [Exhibit 29](#)
 - 4. Discussion of Repair Options for Washed-out Footer on Pedestrian Bridge

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

5. Discussion on Clicker Database Update
6. Brightview Grapevine Removal from Pine Trees Along Waterleaf Vista Blvd. [Exhibit 30](#)

VI. Administrative Items

- A. Consideration For Approval – The Minutes of the Board of Supervisors Regular Meeting Held August 8, 2022 [Exhibit 31](#)
- B. Consideration For Acceptance – The July 2022 Unaudited Financial Report [Exhibit 32](#)
- C. Consideration For Acceptance – August 2022 Operations and Maintenance Expenditures [Exhibit 33](#)
- D. Ratification of Proposals and Invoices
 1. Sign Solutions “No Lifeguard” Gate Signs - \$347.50 - *See [Exhibit 9](#)*
 2. Sign Solutions Waterleaf Garden Street Sign - \$200.00 [Exhibit 34](#)
 3. Sign Solutions CDD Wetland Area & All Deliveries Back Gate Signs - \$408.50 - *See [Exhibit 10](#)* [Exhibit 35](#)
 4. Breeze Trash Bags - \$19.34 [Exhibit 36](#)
 5. Brightview Bee Blossom Line of Sight Improvements - \$492.54 - *See [Exhibit 11](#)*
 6. Brightview Irrigation Decoder Replacements at Zones 55/56 - \$861.69 [Exhibit 37](#)
 7. Brightview Mainline Irrigation Repair by Front Exit - \$845.00 [Exhibit 38](#)
 8. Galaxy Pro Pools – Chain, Drum & Skimmer Repair - \$417.01 [Exhibit 39](#)

VII. Audience Comments – New Business

(Limited to 3 minutes per individual for non-agenda items)

VIII. Supervisor Requests

(Includes Next Meeting Agenda Item Requests)

IX. Action Items Summary

(To Be E-mailed to Supervisors and Staff)

X. Next Meeting Quorum Check

Confirmation of Quorum for Next Meeting Scheduled for 6 p.m. on October 18, 2022 at The Alley at South Branch (10221 Big Bend Road, Riverview, FL 33569)

XI. Adjournment