

WATERLEAF COMMUNITY DEVELOPMENT DISTRICT

Meeting Date: Tuesday, October 18, 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: Luis Rojas

S2: Patrick Sacripanti

S3: Bob Crespo
(Vice Chair)

S4: John Daux
(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 Engineer – *Tonja Stewart, Stantec*

1. Maintenance Map

[Exhibit 1](#)

2. Fence Ownership

B. District Counsel – *Neysa Borkert, Garganese, Weiss, D'Agresta & Salzman, P.A.*

1. Conveyance of Outlier Parcel

2. CDD Property Encroachment at Cinnamon Fern

[Exhibit 2](#)

3. CDD Property Encroachment at Cardinal Flower

[Exhibit 3](#)

C. District Manager – *Larry Krause, DPFG/Vesta Property Services*

D. Field Operations and Amenity Management – *Angie Lynch, Breeze*

1. Discussion on Existing Projects Status

[Exhibit 4](#)

(Click on the appropriate line below to go directly to corresponding page of this exhibit)

a. Arinton

i. Pool Repair

ii. Fountain Repair

b. Vice Painting Fountain Sign Painting

c. Firm Foundations Sidewalk Repair

d. Sign Solutions

i. Bent Sign Repairs

ii. CDD Wetland Sign – 12019 Cardinal Flower

iii. All Deliveries Gate Sign

iv. Waterleaf Garden Sign Straightening

IV. Staff Reports (Continued)**D. Field Operations and Amenity Management – *Angie Lynch, Breeze* (Continued)**

1. Discussion on Existing Projects Status (Continued)
 - e. Brightview
 - i. Traffic Line of Sight Improvement at Bee Blossom Amenity Entrance and Frost Aster Front Entrance
 - ii. Irrigation Repair (Decoder and Solenoid Replacements in Zones 2-4 and 7)
 - iii. Mainline Irrigation Repair at Front Exit
 - iv. Irrigation Repair (Zones 55-56 Decoders)
 - v. Grapevine Removal from Pine Trees Along Waterleaf Vista Blvd. (Revised 9/1/2022)
 - vi. Playground Mulch
 - f. Janus et Cie Pool Furniture Refurbishment
 - g. Galaxy Pro Pools Chain, Drum and Skimmer Repair
2. Update on Defaced Wall Behind 13172 Green Violet [Exhibit 5](#)
3. Aquatic Management Report – *Sitex* [Exhibit 6](#)
4. Landscape Management Report – *Brightview* [Exhibit 7](#)
5. Pest Control Report – *NaturZone* [Exhibit 8](#)
6. Discussion on Back Gate Call Box Elimination and Signage Revision

V. Business Matters**A. New Business**

1. Consideration of Brightview Tree Straightening Along Balm Riverview Drive Proposal - \$5,335.00 [Exhibit 9](#)
2. Consideration of Brightview Irrigation Repair Proposal – Zone 21-23, 55-56 Decoder and Solenoid Replacements - \$1,230.00 [Exhibit 10](#)
3. Consideration of Brightview Tree Pruning at 13353 Waterleaf Garden Circle Proposal - \$390.00 [Exhibit 11](#)
4. Consideration of Galaxy Pro Pools Motor Replacement Proposal - \$6,450.00 [Exhibit 12](#)
5. Consideration of Gate Pros Barrier Arm Proposal - \$57,550.00 [Exhibit 13](#)
6. Review of Community Street Parking [Exhibit 14](#)
7. Discussion on Food Trucks
8. Discussion on Gate Monitoring

B. Old Business

1. Update on Adding a Pet Waste Station Along Climbing Fern Avenue
2. Update on Adding a Bench Along Climbing Fern Avenue

V. Business Matters (Continued)

B. Old Business (Continued)

3. Discussion of Repair Options for Washed-out Footer on Pedestrian Bridge
4. Discussion on Clicker Database Update

VI. Administrative Items

- A. Consideration For Approval – The Minutes of the Board of Supervisors Regular Meeting Held September 12, 2022 [Exhibit 15](#)
- B. Consideration For Acceptance – The August 2022 Unaudited Financial Report [Exhibit 16](#)
- C. Consideration For Acceptance – September 2022 Operations and Maintenance Expenditures [Exhibit 17](#)
- D. Ratification of Proposals and Invoices [Exhibit 18](#)
 1. Brightview Walking Trails Storm Clean Up Proposal - \$1,572.19
 2. Brightview Pool Area Tree Straightening or Removal - \$284.90

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 November 15, 2022 at The Alley at South Branch (10221 Big Bend Road, Riverview, FL 33569)

XI. Adjournment