

WATERLEAF COMMUNITY DEVELOPMENT DISTRICT

Meeting Date: Monday, November 14, 2022

Time: 6:00 p.m.

Location: Hillsborough County Library, Riverview
9951 Balm Riverview Road
Riverview, FL 33569

Dial-in Number: 1-904-348-0776
Phone Conference ID: 862 156 243#
(Mute/Unmute: *6)

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
2. Fence and Wall Ownership and Access

[Exhibit 1](#)

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

1. Conveyance of Outlier Parcel
2. CDD Property Encroachment at Cinnamon Fern
3. CDD Property Encroachment at Cardinal Flower
4. HOA-CDD Cost Share Agreement

[Exhibit 2](#)

[Exhibit 3](#)

[Exhibit 4](#)

[Exhibit 5](#)

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

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

1. Discussion on Existing Projects Status
(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. [CDD Wetland Sign – 12019 Cardinal Flower](#)
 - ii. [All Deliveries Gate Sign](#)
 - e. [Janus et Cie Pool Furniture Refurbishment](#)
 - f. [Galaxy Pro Pools Chain, Drum and Skimmer Repair](#)

[Exhibit 6](#)

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

1. Discussion on Existing Projects Status (Continued)
 - g. 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
 - vii. Irrigation Repair Proposal – Zone 21-23, 55-56 Decoder and Solenoid Replacements
2. Update on Defaced Wall Behind 13172 Green Violet [Exhibit 7](#)
3. Aquatic Management Report – *Sitex* [Exhibit 8](#)
4. Landscape Management Report – *Brightview* [Exhibit 9](#)
5. Back Gate Call Box Elimination and Signage Revision

V. Business Matters

- A. New Business
 1. Discussion on Pool Monitor Responsibilities and Schedule [Exhibit 10](#)
 2. Acceptance of Arbitrage Report for Bonds Series 2013A-1, 2013A-2, and 2013A-3 [Exhibit 11](#)
- B. Old Business
 1. Review of Previous Meeting's Action Items [Exhibit 12](#)
 2. Update on Adding a Pet Waste Station Along Climbing Fern Avenue
 3. Update on Adding a Bench Along Climbing Fern Avenue
 4. Consideration of Brightview Tree Straightening Along Balm Riverview Drive Proposal - \$5,335.00 [Exhibit 13](#)
 5. Consideration of Gate Pros Barrier Arm Proposal - \$57,550.00 [Exhibit 14](#)
 6. Review of Community Street Parking
 7. Discussion on Food Trucks

VI. Administrative Items

- A. Consideration For Approval – The Minutes of the Board of Supervisors Regular Meeting Held October 18, 2022 [Exhibit 15](#)
- B. Consideration For Acceptance – The September 2022 Unaudited Financial Report [Exhibit 16](#)

VI. Administrative Items (Continued)

C. Consideration For Acceptance – October 2022 Operations and Maintenance Expenditures [Exhibit 17](#)

D. Ratification of Proposals and Invoices [Exhibit 18](#)

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

1. [Brightview Decoder Replacement in Zones 35, 48, 80 & 84 Proposal - \\$1,040.00](#)
2. [DC Integrations Motion Viewer Adjustment Invoice - \\$140](#)

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 December 12, 2022 at Hillsborough County Library, Riverview (9951 Balm Riverview Road, Riverview, FL 33569)

XI. Adjournment