

WATERLEAF COMMUNITY DEVELOPMENT DISTRICT

Meeting Date: Monday, January 9, 2023

Time: 6:00 p.m.

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

Attendance: _____

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:

☐ Yes ☐ Phone ☐ No

S1: Luis Rojas

☐ Yes ☐ Phone ☐ No

S2: Alex Auld

☐ Yes ☐ Phone ☐ No

S3: Bob Crespo
(Vice Chair)

☐ Yes ☐ Phone ☐ No

S4: John Daux
(Chair)

☐ Yes ☐ Phone ☐ No

S5: James Ciciora

☐ Yes ☐ Phone ☐ No

DC: Neysa Borkert

☐ Yes ☐ Phone ☐ No

DE: Tonja Stewart

☐ Yes ☐ Phone ☐ No

DM: Larry Krause

☐ Yes ☐ Phone ☐ No

FS/AM: Angie Lynch

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. Update on Fence Survey

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

1. Public Records and Government in the Sunshine Presentation

[Exhibit 1](#)

2. Discussion on New Position Appointments and Implementation of an Opening Prayer Policy

3. Update on Cinnamon Fern Dr. Fence Encroachment

[Exhibit 2](#)

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

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

1. Review of Existing Projects Status

[Exhibit 3](#)

2. Update on Fence Option for Cardinal Flower CDD Property

3. Aquatic Report – *Sitex Aquatics*

To Be Distributed As [Exhibit 4](#)

4. Landscape Report – *Brightview*

To Be Distributed As [Exhibit 5](#)

V. Business Matters

A. New Business

1. Discussion on Amazon Main Gate Fob Installation

[Exhibit 6](#)

2. Consideration of Brightview Proposal for Straightening Hurricane Affected Trees - \$7,480.00

[Exhibit 7](#)

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

3. Consideration of DC Integrations Proposal for Front Gate Camera Management - \$220/year [Exhibit 8](#)
4. Consideration of Front Gate Barrier Arm Proposals [Exhibit 9](#)
 - a. Gate Pros – Installation: \$57,550.00 – Previously Presented
 - b. Envera – Installation: \$40,880.49; Service & Maintenance: \$389.55/month
5. Review of Pool Monitor Scope of Responsibilities [Exhibit 10](#)
6. Consideration of Pool Leak Detection Proposals [Exhibit 11](#)
 - a. Florida Leak Detectors - \$990.00
 - b. Red Rhino - \$1,490.00 – Previously Presented

B. Old Business

1. Update on Outstanding Action Items [Exhibit 12](#)

VI. Consent Agenda

- A. Consideration For Approval – The Minutes of the Board of Supervisors Regular Meeting Held December 12, 2022 [Exhibit 13](#)
- B. Consideration For Acceptance – The November 2022 Unaudited Financial Report [Exhibit 14](#)
- C. Consideration For Acceptance – December 2022 Operations and Maintenance Expenditures [Exhibit 15](#)
- D. Ratification of Proposals and Invoices [Exhibit 16](#)

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 February 13, 2023 at Hillsborough County Library, Riverview (9951 Balm Riverview Road, Riverview, FL 33569)

☐ Yes ☐ Phone ☐ No
S1: Luis Rojas

☐ Yes ☐ Phone ☐ No
S2: Alex Auld

☐ Yes ☐ Phone ☐ No
S3: Bob Crespo

☐ Yes ☐ Phone ☐ No
S4: John Daux

☐ Yes ☐ Phone ☐ No
S5: James Ciciora

XI. Adjournment