

WATERLEAF COMMUNITY DEVELOPMENT DISTRICT

Meeting Date: Monday, March 13, 2023

Time: 5:30 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. Opening Invocation

II. 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

III. Pledge of Allegiance

IV. Audience Comments – Agenda Items

(Limited to 3 minutes per individual for agenda items)

V. Staff Reports

A. District Engineer – *Tonja Stewart, Stantec*

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

1. Discussion on Street Parking Enforcement

[Exhibit 1](#)

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

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

1. Update on Lights and Striping for Crosswalk

2. Parking Lot Amenity Lighting

[Exhibit 2](#)

3. Update on Repair to Cardinal Flower Drive Wall

4. Review Existing Projects Status

[Exhibit 3](#)

5. Aquatic Report – *Sitex Aquatics*

[Exhibit 4](#)

6. Landscape Report – *Brightview*

[Exhibit 5](#)

a. Consideration of Pool Area Plant Replacement
Proposal - \$509.50

[Exhibit 6](#)

b. Ratification of 2 Decoder Replacements in Zone 15
and 20

[Exhibit 7](#)

E. Review of Outstanding Action Items

[Exhibit 8](#)

VI. Business Matters

- A. New Business
 - 1. Discussion on Holiday Lighting
 - 2. Discussion on Handyman Job Description [Exhibit 9](#)
 - 3. Discussion on Amenity Center Reservation Policy [Exhibit 10](#)
 - 4. Review of Plant Matter Ownership

VII. Consent Agenda

- A. Consideration For Approval – The Minutes of the Board of Supervisors Regular Meeting Held February 13, 2023 [Exhibit 11](#)
- B. Consideration For Acceptance – The January 2023 Unaudited Financial Report [Exhibit 12](#)
- C. Consideration For Acceptance – February 2023 Operations and Maintenance Expenditures [Exhibit 13](#)
- D. Ratification of Proposals and Invoices [Exhibit 14](#)

VIII. Audience Comments – New Business

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

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

Confirmation of Quorum for Next Meeting Scheduled for 5:30 p.m. on April 10, 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

XII. Adjournment