

WATERLEAF COMMUNITY DEVELOPMENT DISTRICT

Meeting Date: Monday, April 10, 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@vestapropertyservices.com

I. Roll Call:

<input type="checkbox"/> Yes <input type="checkbox"/> Phone <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> Phone <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> Phone <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> Phone <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> Phone <input type="checkbox"/> No
S1: Luis Rojas	S2: Alex Auld	S3: Bob Crespo <i>(Vice Chair)</i>	S4: John Daux <i>(Chair)</i>	S5: James Ciciora

II. Opening Invocation

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*

1. Discussion on Supervisor-Generated Front Gate Traffic Survey and Recommendations [Exhibit 1](#)
2. Discussion on Traffic Calming Devices
3. Discussion on CDD Property Encroachment at Cinnamon Fern Drive [Exhibit 2](#)

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

C. District Manager – *DPFG/Vesta Property Services*

1. Discussion on Scheduling May 8, 2023 Budget Workshop and Authorizing Staff to Proceed with Advertising

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

1. Aquatic Report – *Sitex Aquatics* [Exhibit 3](#)
2. Landscape Report – *Brightview* [Exhibit 4](#)
 - a. Consideration of Brightview Amendment #2
Extending Agreement to 3/31/2024 and Providing for
a 3% Rate Increase – New Total: \$270,419.04/yr [Exhibit 5](#)
3. Consideration and Approval of Poop 911 Proposal to Install 2 Pet Waste Stations - \$790.00 [Exhibit 6](#)
4. Consideration and Approval of Poop 911 Proposal to Update Maintenance Service Scope for a Total of 10 Pet Waste Stations - \$4,420.00/yr [Exhibit 7](#)

V. Staff Reports (Continued)**D. Field Operations and Amenity Management (Continued)**

- 5. Consideration of G4 Dustless Blasting Sidewalk Sandblasting Proposal - \$850.00 [Exhibit 8](#)
- 6. Update on TECO Lighting at Amenity Parking Lot
- 7. Update on Lights and Striping for Crosswalk
- 8. Re-consideration of Hardscape Repair Proposals [Exhibit 9](#)
 - a. [Firm Foundations – Previously Presented](#)
 - b. [Pothole Heroes – Previously Presented](#)
- 9. Review Existing Projects Status [Exhibit 10](#)
- E. Update on Holiday Lighting Proposals
- F. Review of Outstanding Action Items [Exhibit 11](#)

VI. Business Matters**A. Old Business**

- 1. Discussion on Street Parking Policy [Exhibit 12](#)
 - a. [Consideration of Parking Violations](#)
 - b. [Sample Towing Agreement](#)
 - c. [Parking Policy Memo and Examples – Previously Presented](#)
- 2. Discussion on Job Descriptions – *Previously Presented* [Exhibit 13](#)
 - a. [Handyman](#)
 - b. [Pool Monitor](#)
- 3. Discussion on Amenity Center Reservation Policy – *Previously Presented* [Exhibit 14](#)
- 4. Review of Plant Matter Ownership

VII. Consent Agenda

- A. Consideration For Approval – The Minutes of the Board of Supervisors Regular Meeting Held March 13, 2023 [Exhibit 15](#)
- B. Consideration For Acceptance – The February 2023 Unaudited Financial Report [Exhibit 16](#)
- C. Consideration For Acceptance – March 2023 Operations and Maintenance Expenditures [Exhibit 17](#)
- D. Ratification of Brightview Climbing Fern Tree Staking Proposal - \$165.00 [Exhibit 18](#)

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 May 8, 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