

WATERLEAF COMMUNITY DEVELOPMENT DISTRICT

Meeting Date: Monday, July 10, 2023

Time: 5:30 p.m.

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

[Click Here to Join the Meeting Online](#)

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

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*
- B. District Counsel – *Neysa Borkert, Garganese, Weiss, D’Agresta & Salzman, P.A.*
 - 1. Discussion on Rules of Procurement
- C. District Manager – *Kyle Darin, Vesta District Services*
- D. Field Operations and Amenity Management – *Breeze*
 - 1. Introduction of Tom O’Grady
 - 2. Aquatic Reports
 - a. Sitex Aquatics [Exhibit 1](#)
 - 3. Landscape Reports
 - a. Brightview [Exhibit 2](#)
 - i. Consideration of Hurricane Pre-Authorization Storm Clean-Up Agreement [Exhibit 3](#)
 - 4. Consideration of Florida Brothers Maintenance Repair Proposals for Amenity Center – Total: \$1,661.05 [Exhibit 4](#)
 - a. Fan Repair - \$295.75
 - b. Gate Painting - \$325.00
 - c. Bathroom Floor Painting - \$735.30
 - d. Shower Handle Repair - \$160.00
 - e. Cabinet on South Side of Covered Patio - \$145.00
 - 5. Consideration of Galaxy Pro Front Fountain Leak Repair - \$400 [Exhibit 5](#)

V. Staff Reports (Continued)

- 6. Consideration of Witt Fence Lift Station Fence Replacement - \$19,865.00 [Exhibit 6](#)
- 7. Update on TECO Parking Lot Lighting [Exhibit 7](#)
- 8. Review Existing Projects Status [Exhibit 8](#)
- E. Review of Outstanding Action Items [Exhibit 9](#)

VI. Business Matters

- A. Update on Speed Bump Traffic Study
- B. Update on Parking Policy
- C. Discussion on Hillsborough County Traffic Control Jurisdiction Agreement [Exhibit 10](#)
- D. Discussion on Holiday Lighting [Exhibit 11](#)
 - 1. [Blitzen Lighting - \\$9,537.00](#)
 - 2. [Brittenites - \\$10,717.36](#)
 - 3. [Tampa Holiday Lighting - \\$8,879.60/yr lease or \\$11,926.00/purchase](#)
- E. Discussion on Installing Handicap Parking and Ramp in Front of Mail Bank

VII. Consent Agenda

- A. Ratification of Correction to the Minutes of the Board of Supervisors Regular Meeting Held May 8, 2023 [Exhibit 12](#)
- B. Consideration and Approval of the Minutes of the Board of Supervisors Regular Meeting Held June 12, 2023 [Exhibit 13](#)
- C. Consideration and Acceptance of the May 2023 Unaudited Financial Report [Exhibit 14](#)
- D. Consideration and Acceptance of the June 2023 Operations and Maintenance Expenditures [Exhibit 15](#)
- E. Ratification of Invoices [Exhibit 16](#)
 - 1. [Angie Lynch Amenity Center Cleaning Supplies - \\$56.63](#)
 - 2. [Ramps Plus ADA Pool Chair Repair - \\$1,112.08](#)
 - 3. [Brightview Irrigation Lateral Line Repair - \\$165.00](#)

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 Distributed to Supervisors and Staff)*

XI. Next Meeting Quorum Check

*August 14, 2023 at 5:30 p.m.
Hillsborough County Library, Riverview
9951 Balm Riverview Road, Riverview, FL 33569*

XII. Adjournment