

# WATERLEAF COMMUNITY DEVELOPMENT DISTRICT

Meeting Date: Monday, August 14, 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](mailto: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. FY 2023-2024 Budget Adoption**
  - A. FY 2023-2024 Budget Public Hearing**
    - 1. Open Public Hearing
    - 2. Presentation of FY 2023-2024 Budget Exhibit 1
    - 3. Public Comments
    - 4. Close Public Hearing
  - B. Consideration and Adoption of Resolution 2023-05, Adopting FY 2023-2024 Budget** Exhibit 2
  - C. FY 2023-2024 Assessment Public Hearing**
    - 1. Open Public Hearing
    - 2. Presentation of FY 2023-2024 Assessment Analysis Exhibit 3
    - 3. Public Comments
    - 4. Close Public Hearing
  - D. Consideration and Adoption of Resolution 2023-06, Adopting FY 2023-2024 Budget** Exhibit 4
- VI. Staff Reports**
  - A. District Engineer – *Tonja Stewart, Stantec***
    - 1. Update for Mailbox Handicap Parking and Ramp Discussion
  - B. District Counsel – *Neysa Borkert, Garganese, Weiss, D’Agresta & Salzman, P.A.***
    - 1. Update on Parking Policy Exhibit 5
  - C. District Manager – *Kyle Darin, Vesta District Services***

**VI. Staff Reports (Continued)**

- D. Field Operations and Amenity Management – *Breeze*
1. Aquatic Maintenance – *Sitex Aquatics* [Exhibit 6](#)
  2. Landscape Maintenance – *Brightview* [Exhibit 7](#)
  3. Consideration of Amenity Center Repairs to Fan, Shower Handle and South Side Patio Cabinet [Exhibit 8](#)
    - a. Florida Brothers
      - i. Fan Repair - \$295.75
      - ii. Shower Handle Repair - \$160.00
      - iii. Cabinet on South Side of Covered Patio - \$145.00
    - b. Breeze - \$1,085.00
      - i. Fan Repair - \$385.00
      - ii. Shower Handle Repair - \$485.00
      - iii. Cabinet on South Side of Covered Patio - \$215.00
  4. Consideration of Amenity Center Bathroom Floor and Pool Metal Gate Painting [Exhibit 9](#)
    - a. Florida Brothers
      - i. Bathroom Floor Painting Proposal - \$735.30
      - ii. Pool Gate Painting Proposal - \$325.00
    - b. Breeze – \$2,075.00
      - i. Bathroom Floor Painting - \$950.00
      - ii. Pool Fence Painting - \$350.00
      - iii. Pressure Wash Playground Shade Sail - \$775.00
  5. Consideration of Gate Pros Proposal to Repair Front Gate - \$450 [Exhibit 10](#)
  6. Update on TECO Parking Lot Lighting
  7. Review Existing Projects Status [Exhibit 11](#)
- E. Review of Outstanding Action Items [Exhibit 12](#)

**VII. Business Matters**

- A. Consideration and Adoption of **Resolution 2023-07, Setting FY 2024 Meeting Schedule** [Exhibit 13](#)

**VIII. Consent Agenda**

- A. Consideration and Approval of the Minutes of the Board of Supervisors Regular Meeting Held July 10, 2023 [Exhibit 14](#)
- B. Consideration and Acceptance of the June 2023 Unaudited Financial Report [Exhibit 15](#)
- C. Consideration and Acceptance of the July 2023 Operations and Maintenance Expenditures [Exhibit 16](#)

**IX. Audience Comments – New Business** *(Limited to 3 minutes per individual for non-agenda items)*

**X. Supervisor Requests** *(Includes Next Meeting Agenda Item Requests)*

**XI. Action Items Summary** *(To be Distributed to Supervisors and Staff)*

**XII. Next Meeting Quorum Check** *September 11, 2023 at 5:30 p.m.  
Hillsborough County Library, Riverview  
9951 Balm Riverview Road, Riverview, FL 33569*

**XIII. Adjournment**