

# WATERLEAF COMMUNITY DEVELOPMENT DISTRICT

Meeting Date: Monday, October 9, 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. Guest Presentation: Bond Series 2013 Refinancing – MBS Capital Markets LLC** [Exhibit 1](#)
- VI. Staff Reports**
  - A. District Engineer – *Tonja Stewart, Stantec*
  - B. District Counsel – *Neysa Borkert, Garganese, Weiss, D’Agresta & Salzman, P.A.*
  - C. District Manager – *Kyle Darin, Vesta District Services*
  - D. Field Operations and Amenity Management – *Breeze*
    - 1. Aquatic Maintenance – *Sitex Aquatics* [Exhibit 2](#)
    - 2. Landscape Maintenance – *Brightview* [Exhibit 3](#)
      - a. Consideration of Brightview Proposals [Exhibit 4](#)
        - i. Prune Tree Behind 13331 Waterleaf Garden - \$400.46
        - ii. Remove Leaning Tree at Pool - \$130.00
    - 3. Review of Existing Projects Status [Exhibit 5](#)
    - 4. Discussion on Field Operations and Amenity Management
      - a. Acceptance of Breeze Field Services Resignation Notice (Effective November 20, 2023) [Exhibit 6](#)
      - b. Discussion on Field Operations and Amenity Management Scope of Work [Exhibit 7](#)
  - E. Review of Outstanding Action Items [Exhibit 8](#)

**VII. Consent Agenda**

- A. Consideration and Approval of the Minutes of the Board of Supervisors Regular Meeting Held August 14, 2023 [Exhibit 9](#)
- B. Consideration and Acceptance of the August 2023 Unaudited Financial Report [Exhibit 10](#)
- C. Consideration and Acceptance of the September 2023 Operations and Maintenance Expenditures [Exhibit 11](#)

**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**

**XI. Next Meeting Quorum Check**

*November 13, 2023 at 5:30 p.m.  
Hillsborough County Library, Riverview  
9951 Balm Riverview Road, Riverview, FL 33569*

**XII. Adjournment**