

WATERLEAF COMMUNITY DEVELOPMENT DISTRICT

Meeting Date: Monday, November 13, 2023
Time: 5:30 p.m.
Location: Bloomingdale Regional Public Library
1906 Bloomingdale Ave.
Valrico, FL 33596

[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. Parking Policy Public Hearing

- A. Open Public Hearing
- B. Review of Parking Policy
- C. Public Comments
- D. Close Public Hearing

[Exhibit 1](#)

VI. Staff Reports

- A. District Engineer – *Tonja Stewart, Stantec*
- B. District Counsel – *Neysa Borkert, Garganese, Weiss, D’Agresta & Salzman, P.A.*
 - 1. Update on Field Operations & Amenity Management Scope of Work
- C. District Manager – *Kyle Darin, Vesta District Services*
- D. Field Operations and Amenity Management – *Breeze*

- 1. Aquatic Maintenance – *Sitex Aquatics*
- 2. Aquatic Report – *Paul Almeida, Volunteer Liaison*
- 3. Landscape Maintenance – *Brightview*

[Exhibit 2](#)

- a. Consideration of Lightning Damaged Irrigation Repair Proposal – 1,532.00
- b. Consideration of Fawn Lily Dr. Hog Damaged Landscape Repairs
 - i. Pond 6 - \$883.32
 - ii. Pond 7 - \$3,844.01
 - iii. Pond 8 – 862.70
 - iv. Pond 9 - \$9,424.56
 - v. Pond 11 - \$1,499.12

[Exhibit 3](#)

VI. Staff Reports (continued)

- D. Field Operations and Amenity Management (continued)
 - 4. Landscape Report – *Paul Almeida, Volunteer Liaison*
 - 5. Discussion on Hog Trapping
 - 6. Consideration of DCI Pool CCTV Proposal [Exhibit 4](#)
 - 7. Consideration of DCI Main Entrance CCTV Proposal [Exhibit 5](#)
 - 8. Review of Existing Projects Status [Exhibit 6](#)
- E. Review of Outstanding Action Items [Exhibit 7](#)

VII. Business Items

- A. Consideration and Adoption of **Resolution 2024-01, Amending FY 2022-2023 Budget – to be Distributed** [Exhibit 8](#)
- B. Consideration of LLS Tax Solution Bond Series 2013A-1, 2023A-2, and 2013A-3 Arbitrage Report Engagement for 2024 and 2025 [Exhibit 9](#)
- C. Consideration and Adoption of Resolution 2024-02, Calling for General Election [Exhibit 10](#)

VIII. Consent Agenda

- A. Consideration and Approval of the Minutes of the Board of Supervisors Regular Meeting Held October 9, 2023 [Exhibit 11](#)
- B. Consideration and Acceptance of the September 2023 Unaudited Financial Report [Exhibit 12](#)
- C. Consideration and Acceptance of the October 2023 Operations and Maintenance Expenditures [Exhibit 13](#)
- D. Consideration and Acceptance of Bond Series 2013A-1, 2013A-2, 2013A-3 Arbitrage Report Showing No Cumulative Rebatable Arbitrage Liability as of September 12, 2023 [Exhibit 14](#)

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

XII. Next Meeting Quorum Check *December 11, 2023 at 5:30 p.m.
Bloomingdale Regional Public Library
1906 Bloomingdale Avenue, Valrico, FL 33596*

XIII. Adjournment