

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*

[Exhibit 2](#)

2. Aquatic Report – *Paul Almeida, Volunteer Liaison*

3. Landscape Maintenance – *Brightview*

[Exhibit 3](#)

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](#)

c. [Consideration of Playground Mulch Replenishment Proposal - \\$3,710.00](#)

VI. Staff Reports (continued)

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

VII. Business Items

- A. Consideration and Adoption of **Resolution 2024-01, Amending FY 2022-2023 Budget – to be Distributed** [Exhibit 9](#)
- B. Consideration of LLS Tax Solution Bond Series 2013A-1, 2023A-2, and 2013A-3 Arbitrage Report Engagement for 2024 and 2025 [Exhibit 10](#)
- C. Consideration and Adoption of Resolution 2024-02, Calling for General Election [Exhibit 11](#)

VIII. Consent Agenda

- A. Consideration and Approval of the Minutes of the Board of Supervisors Regular Meeting Held October 9, 2023 [Exhibit 12](#)
- B. Consideration and Acceptance of the September 2023 Unaudited Financial Report [Exhibit 13](#)
- C. Consideration and Acceptance of the October 2023 Operations and Maintenance Expenditures [Exhibit 14](#)
- 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 15](#)

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.*
Bloomington Regional Public Library
1906 Bloomington Avenue, Valrico, FL 33596

XIII. Adjournment