

WATERLEAF COMMUNITY DEVELOPMENT DISTRICT

Meeting Date: Monday, December 11, 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. District Counsel Legal Services Provider Selection**
 - A. Consideration of Legal Services Proposals [Exhibit 1](#)
 - 1. Kilinski Van Wyk – *Meredith Hammock*
 - 2. Kutak Rock – *Michael Eckert*
- VI. Field and Amenity Management Service Provider Selection**
 - A. Consideration of Field and Amenity Management Services Proposals [Exhibit 2](#)
 - 1. Inframark (Field) – *Previously Presented*
 - 2. Inframark (Amenity) – *Revised*
 - 3. Vesta – *Previously Presented*
 - B. Discussion of Interim Pool Monitor Agreement
- VII. Parking Policy Establishment**
 - A. **Parking Policy Public Hearing**
 - 1. Open Public Hearing
 - 2. Review of Parking Policy [Exhibit 3](#)
 - 3. Public Comments
 - 4. Close Public Hearing
 - B. Consideration and Adoption of **Resolution 2024-02, Establishing a Parking Policy** [Exhibit 4](#)

VIII. Staff Reports

- A. District Engineer – *Tonja Stewart, Stantec*
 - 1. Update on Handicapped Parking at Mailboxes
- B. District Counsel – *Neysa Borkert, Garganese, Weiss, D’Agresta & Salzman, P.A.*
- C. District Manager – *Kyle Darin, Vesta District Services*
 - 1. Aquatic Maintenance – *Sitex Aquatics – to be Distributed* [Exhibit 5](#)
 - 2. Landscape Maintenance – *Brightview* [Exhibit 6](#)
 - 3. Review of Existing Projects Status [Exhibit 7](#)
- D. Review of Outstanding Action Items [Exhibit 8](#)

IX. Business Items

- A. Consideration and Adoption of **Resolution 2024-03, Designating Registered Agent and Registered Office** [Exhibit 9](#)
- B. Consideration and Adoption of **Resolution 2024-04, Appointing Assistant Treasurer and Designating Signatories** [Exhibit 10](#)

X. Consent Agenda

- A. Consideration and Approval of the Minutes of the Board of Supervisors Regular Meeting Held November 13, 2023 [Exhibit 11](#)
- B. Consideration and Acceptance of the October 2023 Unaudited Financial Report [Exhibit 12](#)
- C. Consideration and Acceptance of the November 2023 Operations and Maintenance Expenditures [Exhibit 13](#)
- D. Ratification of Florida Brothers Waterleaf Vista/Fawn Lily Wall Painting Invoice [Exhibit 14](#)

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

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

XIII. Action Items Summary

XIV. Next Meeting Quorum Check

*January 8, 2024 at 5:30 p.m.
Hillsborough County Library, Riverview
9951 Balm Riverview Rd., Riverview, FL 33569*

XV. Adjournment