

District: **WATERLEAF COMMUNITY DEVELOPMENT DISTRICT**

Date of Meeting: Monday, November 22, 2021

Time: 6:00 PM

Location: The Alley at Southshore Bay  
10221 Big Bend Rd.  
Riverview, FL 33578

## *Agenda*

*Note: For the full agenda package, please contact [jleger@dpfgmc.com](mailto:jleger@dpfgmc.com)*

**I. Roll Call**

**II. Pledge of Allegiance**

**III. Audience Comments** – *(limited to 3 minutes per individual for agenda items)*

**IV. Staff Reports**

A. Field Operations & Amenity Management

1. Field Operations & Amenity Management Report –  
Breeze – *To Be Distributed*

2. Pond Report - Sitex

Exhibit 1

3. Landscape Report - BrightView

Exhibit 2

B. District Manager

1. Discussion of HCSO False Alarm Violations #1, #2, & #3  
– Appealed Successfully

2. Presentation & Discussion of HCSO False Alarm  
Violations #4 & #5 – Appeals in Process

Exhibit 3

C. District Counsel

D. District Engineer

**V. Business Matters**

A. Old Business

1. Discussion of Status on Pool Signs (hours, trespass  
warnings, etc.)

2. Discussion of Status on Bill of Sale for Fountain in  
Freedom Section

3. Presentation & Discussion of 12019 Cardinal Flower Dr.  
Encroachment

Exhibit 4

4. Presentation & Discussion of CDD Property Damage at  
13330 Waterleaf Garden Circle

Exhibit 5

- V. Business Matters – continued**
  - A. Old Business – continued
    - 5. Presentation & Discussion of Maintenance Map from District Engineer – *To Be Distributed*
    - 6. Discussion of Update on Meter Review
    - 7. Discussion of 11921 Cross Vine Electric Meter
    - 8. Discussion of Late Payment Fee Paid for Insurance
    - 9. Consideration of Quote for Amenity Center Painting
    - 10. Consideration of Quote for Sidewalk Repairs
    - 11. Consideration of Mail Station Trim Painting
    - 12. Discussion & Consideration of Infinite Property Maintenance Services Fountain 3 Proposal - \$15,885.00 Exhibit 6
  - B. New Business
    - 1. Discussion of Update on Bridge Pressure Washing/ Painting Exhibit 7
- VI. Audience Comments – New Business – (limited to 3 minutes per individual for non-agenda items)**
- VII. Sunshine Law Presentation – Neysa Borkert, District Counsel – To Be Distributed**
- VIII. Administrative Matters**
  - A. Consideration & Approval – The October 11, 2021, Regular Meeting Minutes Exhibit 8
  - B. Consideration & Acceptance – The September 2021 Unaudited Financial Statements Exhibit 9
  - C. Consideration & Acceptance – The October 2021 Operations & Maintenance Expenditures Exhibit 10
  - D. Presentation & Consideration of FY 2021 LLS Tax Solutions Arbitrage Report Exhibit 11
- IX. Supervisor Requests**
- X. Adjournment**