

# WATERLEAF COMMUNITY DEVELOPMENT DISTRICT

Meeting Date: Monday, May 8, 2023  
Time: 5:30 p.m.  
Location: Hillsborough County Library, Riverview  
9951 Balm Riverview Road  
Riverview, FL 33569

**Attendance:** \_\_\_\_\_  
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:

<input type="checkbox"/> Yes <input type="checkbox"/> Phone <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> Phone <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> Phone <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> Phone <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> Phone <input type="checkbox"/> No
S1: Luis Rojas	S2: Alex Auld	S3: Bob Crespo <i>(Vice Chair)</i>	S4: John Daux <i>(Chair)</i>	S5: James Ciciora

### II. Opening Invocation

### III. Pledge of Allegiance

### IV. Audience Comments – Agenda Items

*(Limited to 3 minutes per individual for agenda items)*

### V. Staff Reports

- A. District Engineer – *Tonja Stewart, Stantec*
  - 1. Update for Discussion on Traffic Study
  
- B. District Counsel – *Neysa Borkert, Garganese, Weiss, D’Agresta & Salzman, P.A.*
  - 1. Update on CDD Property Encroachment at Cinnamon Fern Drive [Exhibit 1](#)
  
- C. District Manager – *Kyle Darin, Vesta District Services*
  - 1. Update on Removing Field & Amenity Rental Fees [Exhibit 2](#)
  - 2. Discussion on Location for Summer CDD Meetings
  
- D. Field Operations and Amenity Management – *Angie Lynch, Breeze*
  - 1. Aquatic Report – *Sitex Aquatics* [Exhibit 3](#)
  - 2. Landscape Report – *Brightview*
    - a. Consideration of Frost Aster Dr Shrub Replacement Proposal - \$220.00 [Exhibit 5](#)
    - 3. Consideration of Volunteer Landscape Liaison Candidates
      - a. Paul Almeida
      - b. Robert Greaves
    - 4. Consideration of Galaxy Pro Paver, Pool Light, Railing and Auto Refill Repair Proposal - \$6,245.00 [Exhibit 6](#)
    - 5. Consideration of “No Smoking” Signage for Dog Park [Exhibit 7](#)
    - 6. Update on TECO Lighting at Amenity Parking Lot

**V. Staff Reports (Continued)****D. Field Operations and Amenity Management (Continued)**7. Update on Lights and Striping for Crosswalk [Exhibit 8](#)

8. Update for Pool Monitor Duties Discussion

9. Review Existing Projects Status [Exhibit 9](#)**E. Review of Outstanding Action Items**[Exhibit 10](#)**VI. Budget Workshop****A. Discussion on Operation & Maintenance Needs for FY 2024**[Exhibit 11](#)**VII. Business Matters****A. Update on Holiday Lighting Proposals – *Chantilly Gamel-Rivera*****B. Update for Discussion on Street Parking**[Exhibit 12](#)**C. Discussion on Landscape Maintenance of the Buffer Zones**[Exhibit 13](#)**D. Consideration and Adoption of **Resolution 2023-03, Removing and Appointing Secretary****[Exhibit 14](#)**E. Consideration and Adoption of **Resolution 2023-04, Approving the FY 2024 Proposed Budget and Setting Public Hearing****[Exhibit 15](#)**VIII. Consent Agenda****A. Consideration and Approval of the Minutes of the Board of Supervisors Regular Meeting Held April 10, 2023**[Exhibit 16](#)**B. Consideration and Acceptance of the March 2023 Unaudited Financial Report**[Exhibit 17](#)**C. Consideration and Acceptance of the April 2023 Operations and Maintenance Expenditures**[Exhibit 18](#)**D. Consideration and Acceptance of Hillsborough County Supervisor of Election's Voter Count - 1,303**[Exhibit 19](#)**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***(To Be E-mailed to Supervisors and Staff)***XII. Next Meeting Quorum Check***Confirmation of Quorum for Next Meeting Scheduled for 5:30 p.m. on June 12, 2023 at Hillsborough County Library, Riverview (9951 Balm Riverview Road, Riverview, FL 33569)***XIII. Adjournment**