

**Regular Meeting  
AGENDA**

Meeting Date: Thursday, February 5, 2026  
Time: 4:00 p.m.  
Location: Residence Inn Tampa Suncoast Parkway  
at NorthPointe Village  
2101 Northpointe Parkway  
Lutz, FL 33558

[Click Here to Join the Meeting Online](#)

Call-in Number: 1-904-348-0776

Meeting ID: 684 257 747#

Mute/Unmute: \*6

Raise/Lower Hand: \*5

Full agenda package is available on the District's website: [www.thepreserveatsouthbranchcdd.org](http://www.thepreserveatsouthbranchcdd.org)

Or contact [sconley@vestapropertyservices.com](mailto:sconley@vestapropertyservices.com)

**FIRST ORDER OF BUSINESS: ROLL CALL**

Supervisors	Present	Teams	Absent
Anthony Snyder (C)			
Thomas Handrick, Jr			
David Silverstein			
Rob Howard (VC)			
Jules Abercrombie			

**Staff/Vendors**

\_\_\_\_ Heath Beckett, District Manager, Vesta District Services  
\_\_\_\_ Mike Bush, Field Manager, Vesta District Services  
\_\_\_\_ Lindsay Moczynski, District Counsel, Kilinski Van Wyk  
\_\_\_\_ Jerry Whited, District Engineer, BDi  
\_\_\_\_ Chuck Burnite, Account Manager, GHS Environmental  
\_\_\_\_ Ted Katina, Account Manager, Cepra  
\_\_\_\_ Chris Thompson, President, Blue Water Aquatics  
\_\_\_\_ Randy Mitchell, Fountain Tech, Blue Water Aquatics

**SECOND ORDER OF BUSINESS: AUDIENCE COMMENTS**

*(Limited to 3 Minutes per Individual on CDD-Related Business)*

**THIRD ORDER OF BUSINESS: OPERATIONS & MAINTENANCE**

- A. District Engineer – *Jerry Whited, Brletic Dvorak Inc.* **[EXHIBIT 1](#)**
  - 1. Notification of Rate Increase for Fiscal Year 2026 **[EXHIBIT 2](#)**
  - 2. Discussion on Drainage Complaint at 15870 Mauvewood **[EXHIBIT 3](#)**
- B. Review of Field Services Requests/Responses (11/28 – 1/23) **[EXHIBIT 4](#)**
- C. Aquatic – *Chuck Burnite, GHS Environmental* **[EXHIBIT 5](#)**
  - 1. Consideration of GHS Proposal #26-205 for One-Time Brazilian Pepper Treatment Behind Beluga Bay Dr. Townhomes - \$1,950.00 **[EXHIBIT 6](#)**
- D. Landscape – *Ted Katina, Cepra* **[EXHIBIT 7](#)**
  - 1. Consideration of Cepra Proposal #52952 for Bi-annual Cleanup Behind Wall on East Side of Property - \$5,000.00 **[EXHIBIT 8](#)**
  - 2. Consideration of Cepra Proposal #51796 for Phase 1 Enhancements at SR54 Entry - \$9,975.00 **[EXHIBIT 9](#)**

**THIRD ORDER OF BUSINESS: OPERATIONS & MAINTENANCE (Continued)**

- E. Fountains – *Chris Thompson/Randy Mitchell, Blue Water Aquatics* **EXHIBIT 10**
  - 1. Blue Water Aquatics Proposal #FA-2025-1159 to Replace Fountain 4 Capacitor Box - \$632.24 **EXHIBIT 11**
- F. Field Services – *Michael Bush, Vesta District Services* **EXHIBIT 12**
  - 1. Consideration of Field Operation Proposals
- G. District Counsel – *Lindsay Moczynski, Kilinski Van Wyk PLLC*
- H. District Manager – *Heath Beckett, Vesta District Services*
  - 1. Discussion on Scheduling of Budget Workshop (April)
  - 2. Discussion on Sidewalk Repairs **EXHIBIT 13**
    - a. 2940 Suncoast Blend Drive (Frontier)
    - b. Suncoast Plains (Blue Water Aquatics)
  - 3. Discussion on Fountain Maintenance Service **EXHIBIT 14**

**FOURTH ORDER OF BUSINESS: CONSENT AGENDA**

- A. Consideration and Approval of the Minutes of the Regular Meeting Held December 4, 2025 **EXHIBIT 15**
- B. Consideration and Acceptance of the December 2025 Unaudited Financial Report **EXHIBIT 16**
- C. Ratification of Approval of Cepra Proposals: **EXHIBIT 17**
  - 1. #52965 for South Branch Blvd. Irrigation Repair - \$635.00
  - 2. #53124 for Mainline Repair at End of South Branch Blvd. - \$700.00

**FIFTH ORDER OF BUSINESS: SUPERVISOR REQUESTS & COMMENTS**

*(Includes Updates, General Comments, and Next Meeting Agenda Requests)*

**SIXTH ORDER OF BUSINESS: AUDIENCE COMMENTS**

*(Limited to 3 Minutes Per Individual on CDD-Related Business)*

**SEVENTH ORDER OF BUSINESS: NEXT MEETING QUORUM CONFIRMATION**

<i>Supervisor Attending</i>	<i>In Person</i>	<i>Virtually</i>	<i>Not</i>
Anthony Snyder (C)			
Thomas Handrick, Jr			
David Silverstein			
Rob Howard (VC)			
Jules Abercrombie			

**4 p.m. on March 5, 2026**

**Springhill Suites Tampa Suncoast Parkway**  
16615 Crosspointe Run  
Land O'Lakes, FL 34638



**EIGHTH ORDER OF BUSINESS:**    **ACTION ITEM SUMMARY** *(To be Listed in Meeting Minutes)*

**NINTH ORDER OF BUSINESS:**    **ADJOURNMENT**