THE PRESERVE at SOUTH BRANCH
Community Development District

Regular Meeting

AGENDA

Meeting Date: Thursday, December 3, 2026
Time: 4:00 p.m.
Location: Springhill Suites Tampa Suncoast Parkway
16615 Crosspointe Run
Land O'Lakes, FL 34638

Join via Computer or Mobile App
Dial-in Number: 1-904-348-0776
Phone Conference ID: 684 257 747#
(Mute/Unmute: *6)
(Raise/Lower Hand: *5)

Full agenda package is available on the District's website: www.thepreserveatsouthbranchcdd.org
Or contact sconley@vestapropertyservices.com

FIRST ORDER OF BUSINESS: **ROLL CALL** Time:

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
- Samantha Zanoni, Field Manager, Vesta District Services
- Lindsay Moczynski, District Counsel, Kilinski Van Wyk
- Jerry Whited, District Engineer, BDi
- Chuck Burnite, Senior Environmental Scientist, GHS Environmental
- Rob Ferrante, Branch Manager, Cepra Landscape
- Jacob Zucker, Account Manager, Cepra Landscape
- Kyle Roehm, President, Fountain Kings

SECOND ORDER OF BUSINESS: **AUDIENCE COMMENTS** – *Agenda Items*
(Limited to 3 Minutes Per Person)

THIRD ORDER OF BUSINESS: **ADMINISTRATIVE MATTERS**

A. Consideration of Candidates for Seat Vacancies (Seat 2 and Seat 4)

B. Administration of Oath of Office for Newly Appointed Supervisors **EXHIBIT 1**

C. Review of Sunshine and Public Record Laws

References:

- Guide to Sunshine Amendment & Code of Ethics for Public Officers & Employees
- Government in the Sunshine Manual
- Free Resources for Required Ethics Training
- Florida League of Cities Free Four-hour Ethics Training Video

D. Consideration and Adoption of **Resolution 2027-01, Designating Officers** **EXHIBIT 2**

FOURTH ORDER OF BUSINESS: **BUSINESS MATTERS**

A. District Engineer – *Jerry Whited, Brletic Dvorak Inc.*

B. Review of Field Services Requests/Responses (10/30 –11/25) **EXHIBIT 3**

C. Aquatic – *Chuck Burnite, GHS Environmental* **EXHIBIT 4**

D. Wetlands/Conservation

1. Presentation of Willowcreek Fire Company Prescribed Fire Management Plan **EXHIBIT 5**

E. Landscape – *Rob Ferrante/Jacob Zucker, Cepra*

1. Consideration of Cepra Proposals

F. Fountains – *Kyle Roehm, Fountain Kings* **EXHIBIT 6**

1. Consideration of Fountain Kings Proposals

G. Field Services – *Samantha Zanoni, Vesta District Services* **EXHIBIT 7**

1. Consideration of Roundabout Water Feature Maintenance Service Proposals **EXHIBIT 8**

a. Cooper Pools

b. Fountain Kings- $39,300.00/Yr – *Previously Presented*

H. District Counsel – *Lindsay Moczynski, Kilinski Van Wyk PLLC*

I. District Manager – *Heath Beckett, Vesta District Services*

1. Approval of Change of April Meeting Date (4/8/2027) Due to Meeting Space Availability

FIFTH ORDER OF BUSINESS: **CONSENT AGENDA**

A. Approval of the Minutes of the Regular Meeting Held November 5, 2026 **EXHIBIT 9**

B. Acceptance of the October 2026 Unaudited Financial Report **EXHIBIT 10**

SIXTH ORDER OF BUSINESS: **SUPERVISOR REQUESTS & COMMENTS**
(Includes Updates, General Comments, and Next Meeting Agenda Requests)

SEVENTH ORDER OF BUSINESS: **AUDIENCE COMMENTS**
(Limited to 3 Minutes Per Individual on CDD-Related Business)

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

Supervisors	In Person	Virtually	Not
Anthony Snyder (C)	x		
Thomas Handrick, Jr	x		
David Silverstein	x		
Rob Howard (VC)			
Jules Abercrombie	x		

4 p.m. on Thursday January 7, 2026
Springhill Suites Tampa Suncoast Parkway
16615 Crosspointe Run
Land O'Lakes, FL 34638

AGENDA DEADLINE
NOON – December 30, 2026

NINTH ORDER OF BUSINESS: **ACTION ITEMS SUMMARY**
(To be Included in the Meeting Minutes)

TENTH ORDER OF BUSINESS: **ADJOURNMENT** Time: