

VASARI COMMUNITY DEVELOPMENT DISTRICT

Richard Brant, Chairperson
Barry Sands, Vice Chairperson
Dennis Lavalley, Assistant Secretary
Richard Kraska, Assistant Secretary
Paul O'Connell, Assistant Secretary

Justin Faircloth, District Manager
Gregory Urbancic, District Counsel
Matthew DeFrancesco, District Engineer

Regular Meeting Agenda Tuesday, October 14, 2025 – 9:00 a.m.

- 1. Call to Order and Roll Call**
- 2. Motion to Approve the Agenda (*Page 2*)**
- 3. Audience Comments – *Three (3) Minute Time Limit***
- 4. Staff Reports**
 - A. District Counsel
 - B. District Engineer
 - i. FY 2026 Lake Bank Erosion Repair Discussion (*Page 6*)
 - C. District Manager
 - i. September 2025 Field Manager's Report (*Page 11*)
 - ii. Items Approved Under Resolution 2024-03
 - a. Copeland Southern Enterprises, Inc. Proposal for Chain Link Fence Repair (*Page 24*)
 - iii. Follow-Up Items
 - a. July 2026 Meeting Discussion
 - D. Irrigation Report
 - i. SOLitude Lake Management
 - a. Service History Reports (*Page 27*)
 - b. September 2025 Inspection Report (*Page 35*)
 - ii. Fountain/Aeration Inspection Reports (*Page 51*)
 - iii. Consideration of Quotes for Fountain Repairs (*Page 55*)
 - iv. Lake Fountain & Aeration Log (*Page 61*)
 - E. Master Association PSI Report
- 5. Business Items**
 - A. Consideration of Proposals for Altessa Wall Painting
 - i. Copeland Southern Enterprises, Inc. (*Page 74*)
 - ii. Peacock Painting Services, Inc. (*Page 77*)
 - iii. Ryan Hammond, Inc. (*Page 83*)
 - iv. Koala-T Painting, Inc. (*Page 92*)
 - B. Consideration of Proposals for Eastern Wall Trimming
 - i. Consideration of Proposal from SOLitude Lake Management for Eastern Wall Trimming (*Page 97*)
 - ii. Consideration of Services Agreement from SOLitude Lake Management for One-Time Trimming of Vegetation Along Perimeter Wall (*Page 105*)
 - iii. Copeland Southern Enterprises, Inc. Eastern Wall Trimming Proposal (*Page 113*)

District Office

Inframark, Infrastructure Management Services
11555 Heron Bay Boulevard, Suite 201
Coral Springs, Florida 33076
954-603-0033

Meeting Location

Vasari Country Club
11250 Via De Vasari Drive
Bonita Springs, Florida 34135
239-596-0645

- C. Auditor Selection Committee Meeting (*Page 115*)
 - i. Presentation of Audit Proposals (*Page 117*)
 - ii. Audit Ranking Recommendations (*Page 180*)
 - iii. Authorization to Enter Into a Contract with the Selected Audit Firm
- 6. **Business Administration**
 - A. Consideration of Minutes of the September 9, 2025 Meeting (*Page 184*)
 - B. Approval of Financial Report & Payment Register for August 2025 (*Page 190*)
- 7. **Supervisor Requests**
- 8. **Audience Comments** – *Three (3) Minute Time Limit*
- 9. **Adjournment**

The next Regular Meeting is scheduled to be held Tuesday, November 11, 2025 at 9:00 a.m.

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