

**WATERCHASE  
COMMUNITY DEVELOPMENT DISTRICT**

**AGENDA PACKAGE**

**APRIL 10, 2023**



210 N. UNIVERSITY DRIVE, SUITE 702  
CORAL SPRINGS, FLORIDA 33071

# Waterchase Community Development District

## Board of Supervisors

- Ian Watson, Chairman
- Salvatore Mancini, Vice Chairman
- Michael Acheson, Assistant Secretary
- G. Arnie Daniels, Assistant Secretary
- Christopher Rizzo, Assistant Secretary

David Wenck, District Manager  
Vivek Babbar, District Counsel  
Tonja Stewart, District Engineer

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## Regular Meeting Agenda

Monday, April 10, 2023 – 6:00 p.m.

1. **Roll Call**
2. **Audience Comments**
3. **Consent Agenda**
  - A. Approval of the Minutes of the March 13, 2023 Meeting
  - B. Acceptance of February 2023 Financial Report
4. **Pond Report**
5. **Streetlights Inspection Report**
6. **Manager's Report**
  - A. Fence Application – 12025 San Chaliford Court
  - B. Johnson Grass Treatment in Creek
7. **New Business**
  - A. Consideration of Field Services
  - B. Road and Driveway Stains at 14705 Castelletto Drive
8. **Attorney's Report**
9. **Engineer's Report**
  - A. Email from Engineer Regarding 12025 San Chaliford Court
10. **Supervisors' Requests**
11. **Adjournment**

**The next CDD Workshop is scheduled for Monday, April 24, 2023 @ 8:00 p.m.**

**The next meeting date is scheduled for Monday, May 8, 2023 @ 6:00 p.m.**

### District Office:

210 N University Drive, Suite 702  
Coral Springs, Florida 33071  
954-603-0033

### Meeting Location:

Waterchase Clubhouse  
14401 Waterchase Boulevard  
Tampa, Florida 33626

## **Third Order of Business**

**3A.**



**MINUTES OF MEETING  
WATERCHASE  
COMMUNITY DEVELOPMENT DISTRICT**

The regular meeting of the Board of Supervisors of the Waterchase Community Development District was held Monday, March 13, 2023 and called to order at 6:00 p.m. at the Waterchase Clubhouse, 14401 Waterchase Boulevard, Tampa, Florida.

Present and constituting a quorum were:

Ian Watson	Chairman
Salvatore Mancini	Vice Chairman (via phone)
Michael Acheson	Assistant Secretary
G. Arnie Daniels	Assistant Secretary (via phone)
Christopher Rizzo	Assistant Secretary

Also present were:

David Wenck	District Manager
Brenden Crawford	Field Service Supervisor, Inframark
Tonja Stewart	District Engineer (via phone)
Resident	

*The following is a summary of the discussions and actions taken.*

**FIRST ORDER OF BUSINESS**

**Roll Call**

- Mr. Wenck called the meeting to order and called the roll. A quorum was established.

**SECOND ORDER OF BUSINESS**

**Audience Comments**

- Ms. Cherie Bentley, 12039 Royce Waterford Circle, submitted a list of questions and supporting documents in relation to her concerns about the fence application at 12043 Royce Waterford Circle.

**THIRD ORDER OF BUSINESS**

**Consent Agenda**

- A. Approval of the Minutes of the February 13, 2023 Meeting**
- B. Acceptance of January 2023 Financial Report**
- C. Acceptance of Financial Audit Report for Fiscal Year 2022**

On MOTION by Mr. Acheson seconded by Mr. Rizzo with all in favor, the consent agenda was approved as presented. 5-0

March 13, 2023

41 **FOURTH ORDER OF BUSINESS** **Pond Report**

- 42 • The Board reviewed the Pond report.
- 43 • Mr. Watson stated Pond #16 was sprayed and the vegetation has started to decay. The pond  
44 looks unattractive due to a mixture of oak and pollen sitting on the top of the water. He  
45 requested an update and photos of the pond for the next report. Mr. Wenck will follow up  
46 with Steadfast.
- 47 • The Board requested the ponds to be displayed in numerical order in the report for ease of  
48 reference.
- 49 • Mr. Wenck explained some of the ponds are not seen in the report because Steadfast does  
50 not always treat every pond.

51  
52 **FIFTH ORDER OF BUSINESS** **Streetlights Inspection Report**

- 53 • Mr. Wenck discussed the Streetlights Inspection report. Streetlights #158 and #159 are  
54 non-functional. Mr. Wenck will follow up on the non-functional streetlight indicated in the  
55 report which did not have a pole number. It is located at the entrance to the townhomes at  
56 Meridian Point Drive and Mirabelle Vista Circle.

57  
58 **SIXTH ORDER OF BUSINESS** **Manager's Report**

59 **B. Steadfast Environmental LLC, Proposal #756 – Pine Straw Mulch for Pond #6**  
60 **Clearing**

- 61 • Mr. Wenck stated a resident had expressed concern regarding the number of debris left  
62 after the recent clean out of Pond #6. The proposal presented by Steadfast is to spread pine  
63 straw over the area to cover up the debris.
- 64 • Mr. Watson stated it would be a wasteful expense to spread pine straw over the area which  
65 may have regrowth of grass in it within the next month or two. The Board concurred to  
66 monitor the growth.
- 67 • Mr. Watson indicated a proposal from BrightView should have been included under the  
68 Manager's report in the agenda package to prune the Crape Myrtles on the berm by Pond  
69 #5.
- 70 • Discussion ensued regarding the cost, irrigation, best practices, and the scope of the work  
71 to be completed. The Board decided to obtain further information before embarking on the  
72 project.

March 13, 2023

73 • Mr. Wenck stated the Board had requested at the last meeting to contact Mr. Hamilton  
74 regarding the fence issue. He noted Mr. Hamilton stated he has not received any complaints  
75 from his team.

76 **A. Discussion of the Proposed FY 2024 Budget**

77 • Mr. Wenck stated the proposed FY 2024 budget was included in agenda package. He stated  
78 he had a discussion earlier today with Mr. Watson and the best timeline to discuss the  
79 budget would be at their April workshop which could be designated as their budget  
80 workshop.

81 • Mr. Watson noted they would do the budget workshop in April and set the high-water mark  
82 at the May meeting.

83 • Mr. Watson suggested a preliminary budget discussion at the March workshop and if the  
84 Supervisors have questions which would be submitted to Mr. Wenck. This would give the  
85 accountant sufficient time to answer questions in time for the budget workshop in April.

86 *Let the record reflect Ms. Stewart joined the meeting via phone.*

87 **EIGHTH ORDER OF BUSINESS** **Engineer's Report**

88 • Ms. Stewart updated the Board on the stormwater legislation and the long-term  
89 maintenance program for the District's storm sewer system.

90 • She suggested the Board start setting aside specific line items for storm sewer in their future  
91 budget. An amount of \$5,000 was recommended in the event they need to do an assessment.

92 • Ms. Stewart commented on the bank restoration project work completed by Finn Outdoor  
93 and noted a concern was received regarding vegetation in the pond. Mr. Wenck confirmed  
94 they had received a proposal from Steadfast in the amount of \$2,950 for the project just  
95 before the meeting.

96 On MOTION by Mr. Watson seconded by Mr. Daniels with all in favor,  
97 Steadfast proposal #772 to proceed with the clean out of debris from Pond  
98 #12 in the amount of \$2,950 was approved. 5-0

100 **SIXTH ORDER OF BUSINESS** **Manager's Report (Continued)**

101 • Mr. Wenck introduced Mr. Brenden Crawford, Field Services Supervisor at Inframark. Mr.  
102 Wenck reminded the Board it is a service offered by Inframark and if the Board considers  
103 entering into a Field Services contract, the cost would be \$8,000 per year. He noted they  
104 have the option to do it on an hourly basis at a cost of \$75 per hour.

March 13, 2023

- 105 • Mr. Crawford provided an overview of the Field Services inspection.  
106 • Mr. Crawford noted he would prepare an overview of the field services offered for the  
107 Board to review prior to their workshop meeting in April.

108

109 **SEVENTH ORDER OF BUSINESS** **Attorney's Report**

- 110 • None.

111

112 **NINTH ORDER OF BUSINESS** **Supervisors' Requests**

- 113 • Mr. Watson discussed the Sherman fox squirrels. He indicated if they are no longer listed  
114 as threatening and endangered species, the District would not be required to install signs  
115 where the habitats are to alert residents. Mr. Wenck confirmed Ms. Stewart would be  
116 conducting further research.
- 117 • Mr. Mancini commented over the past couple of months there has been a lot of residents'  
118 concerns regarding various issues mainly focused on the HOA, but also some relating to  
119 the CDD. He inquired about other options available to the CDD such as Facebook to  
120 communicate with the residents.
- 121 • Mr. Wenck informed the Board Ms. Stewart rejoined the meeting and the Board revisited  
122 the discussion regarding the Sherman fox squirrels.
- 123 • Mr. Mancini inquired if the recording of the meeting could be posted on the District's  
124 website. Further discussion ensued and Mr. Wenck suggested the Board direct the residents  
125 to him to respond to questions and provide information.
- 126 • Ms. Stewart noted she is still researching the information and was not finding any  
127 reference. She will contact her environmental scientist for their professional opinion.

128

129 **TENTH ORDER OF BUSINESS** **Adjournment**

130 There being no further business,

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132 On MOTION by Mr. Acheson seconded by Mr. Watson with all in favor,  
133 the meeting was adjourned. 5-0

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Ian Watson  
Chairman

**3B.**

**WATERCHASE**  
**Community Development District**

**Financial Report**

*February 28, 2023*

*(unaudited)*

**Prepared by**



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**WATERCHASE**  
**Community Development District**

**Financial Statements**

(Unaudited)

*February 28, 2023*



**Balance Sheet**  
February 28, 2023

ACCOUNT DESCRIPTION	GENERAL FUND	SERIES 2017 DEBT SERVICE FUND	TOTAL
<b><u>ASSETS</u></b>			
Cash - Checking Account	\$ 160,108	\$ -	\$ 160,108
Accounts Receivable	320	-	320
Due From Other Funds	-	5,566	5,566
Investments:			
Money Market Account	882,883	-	882,883
Reserve Fund	-	67,816	67,816
Revenue Fund	-	828,342	828,342
Prepaid Items	361	-	361
Utility Deposits - TECO	503	-	503
<b>TOTAL ASSETS</b>	<b>\$ 1,044,175</b>	<b>\$ 901,724</b>	<b>\$ 1,945,899</b>
<b><u>LIABILITIES</u></b>			
Accounts Payable	\$ 35,014	\$ -	\$ 35,014
Due To Other Funds	5,566	-	5,566
<b>TOTAL LIABILITIES</b>	<b>40,580</b>	<b>-</b>	<b>40,580</b>
<b><u>FUND BALANCES</u></b>			
<b>Nonspendable:</b>			
Prepaid Items	361	-	361
Deposits	503	-	503
<b>Restricted for:</b>			
Debt Service	-	901,724	901,724
<b>Assigned to:</b>			
Operating Reserves	89,096	-	89,096
Reserves- Lake Embank/Drainage	557,582	-	557,582
Reserves - Tree Removal & Replacement	55,000	-	55,000
Reserves - Streetlights	75,000	-	75,000
<b>Unassigned:</b>	<b>226,053</b>	<b>-</b>	<b>226,053</b>
<b>TOTAL FUND BALANCES</b>	<b>\$ 1,003,595</b>	<b>\$ 901,724</b>	<b>\$ 1,905,319</b>
<b>TOTAL LIABILITIES &amp; FUND BALANCES</b>	<b>\$ 1,044,175</b>	<b>\$ 901,724</b>	<b>\$ 1,945,899</b>

**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending February 28, 2023

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)
<b>REVENUES</b>				
Interest - Investments	\$ 1,994	\$ 831	\$ 7,999	\$ 7,168
Interest - Tax Collector	-	-	424	424
Special Assmnts- Tax Collector	369,157	332,241	344,210	11,969
Special Assmnts- Discounts	(14,766)	(13,289)	(13,645)	(356)
<b>TOTAL REVENUES</b>	<b>356,385</b>	<b>319,783</b>	<b>338,988</b>	<b>19,205</b>
<b>EXPENDITURES</b>				
<b>Administration</b>				
P/R-Board of Supervisors	24,000	10,000	9,800	200
FICA Taxes	1,836	765	750	15
ProfServ-Arbitrage Rebate	600	600	-	600
ProfServ-Dissemination Agent	1,000	1,000	-	1,000
ProfServ-Engineering	20,000	8,333	1,577	6,756
ProfServ-Legal Services	7,901	3,292	1,282	2,010
ProfServ-Mgmt Consulting	63,140	26,308	26,308	-
ProfServ-Special Assessment	9,000	9,000	9,000	-
ProfServ-Trustee Fees	4,337	4,337	3,976	361
ProfServ-Web Site Development	1,000	417	2	415
Auditing Services	4,900	500	5,200	(4,700)
Website Compliance	2,627	2,627	3,351	(724)
Postage and Freight	295	123	134	(11)
Insurance - General Liability	8,237	8,237	6,400	1,837
Printing and Binding	225	94	5	89
Legal Advertising	1,263	526	-	526
Misc-Bank Charges	150	63	1	62
Misc-Assessment Collection Cost	7,383	6,645	6,611	34
Misc-Contingency	2,947	1,228	254	974
Annual District Filing Fee	175	175	175	-
<b>Total Administration</b>	<b>161,016</b>	<b>84,270</b>	<b>74,826</b>	<b>9,444</b>

**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending February 28, 2023

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)
<b>Field</b>				
Contracts-Wetland Mitigation	12,000	5,000	-	5,000
Contracts-Lakes	22,000	9,167	7,960	1,207
Contracts-Canal Maint/Cleaning	10,000	4,167	-	4,167
Contracts-Aquatic Midge Mgmt	15,000	6,250	3,975	2,275
Contracts-RTR Landscaping	7,986	3,328	3,327	1
Electricity - Streetlights	25,250	10,521	10,799	(278)
Electricity - Fountain	3,508	1,462	772	690
R&M-Fountain	5,083	2,118	-	2,118
R&M-Irrigation	1,750	729	-	729
R&M-Lake	11,958	4,983	-	4,983
R&M-Streetlights	20,183	8,410	2,810	5,600
Invasive Plant Removal	8,000	3,333	-	3,333
Aerators - R&M	5,000	2,083	-	2,083
Misc-Interlocal Agreement	6,930	6,930	6,930	-
Misc-Contingency	40,721	16,967	29,186	(12,219)
<b>Total Field</b>	<b>195,369</b>	<b>85,448</b>	<b>65,759</b>	<b>19,689</b>
<b>TOTAL EXPENDITURES</b>	<b>356,385</b>	<b>169,718</b>	<b>140,585</b>	<b>29,133</b>
Excess (deficiency) of revenues				
Over (under) expenditures	-	150,065	198,403	48,338
Net change in fund balance	\$ -	\$ 150,065	\$ 198,403	\$ 48,338
<b>FUND BALANCE, BEGINNING (OCT 1, 2022)</b>	<b>805,192</b>	<b>805,192</b>	<b>805,192</b>	
<b>FUND BALANCE, ENDING</b>	<b>\$ 805,192</b>	<b>\$ 955,257</b>	<b>\$ 1,003,595</b>	

**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending February 28, 2023

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)
<b><u>REVENUES</u></b>				
Interest - Investments	\$ 200	\$ 83	\$ 8	\$ (75)
Special Assmnts- Tax Collector	737,129	663,416	687,316	23,900
Special Assmnts- Discounts	(29,485)	(26,537)	(27,245)	(708)
<b>TOTAL REVENUES</b>	<b>707,844</b>	<b>636,962</b>	<b>660,079</b>	<b>23,117</b>
<b><u>EXPENDITURES</u></b>				
<b><u>Administration</u></b>				
Misc-Assessment Collection Cost	14,743	13,269	13,201	68
<b>Total Administration</b>	<b>14,743</b>	<b>13,269</b>	<b>13,201</b>	<b>68</b>
<b><u>Debt Service</u></b>				
Principal Debt Retirement	505,000	-	-	-
Interest Expense	180,637	90,319	90,319	-
<b>Total Debt Service</b>	<b>685,637</b>	<b>90,319</b>	<b>90,319</b>	<b>-</b>
<b>TOTAL EXPENDITURES</b>	<b>700,380</b>	<b>103,588</b>	<b>103,520</b>	<b>68</b>
Excess (deficiency) of revenues Over (under) expenditures	7,464	533,374	556,559	23,185
<b><u>OTHER FINANCING SOURCES (USES)</u></b>				
Contribution to (Use of) Fund Balance	7,464	-	-	-
<b>TOTAL FINANCING SOURCES (USES)</b>	<b>7,464</b>	<b>-</b>	<b>-</b>	<b>-</b>
Net change in fund balance	\$ 7,464	\$ 533,374	\$ 556,559	\$ 23,185
<b>FUND BALANCE, BEGINNING (OCT 1, 2022)</b>	<b>345,165</b>	<b>345,165</b>	<b>345,165</b>	
<b>FUND BALANCE, ENDING</b>	<b>\$ 352,629</b>	<b>\$ 878,539</b>	<b>\$ 901,724</b>	

**WATERCHASE**  
**Community Development District**

**Supporting Schedules**

*February 28, 2023*

**Non-Ad Valorem Special Assessments  
(Hillsborough County Tax Collector - Monthly Collection Distributions)  
For the Fiscal Year Ending September 30, 2023**

Date Received	Net Amt Rcvd	Discount / (Penalties) Amount	Tax Coll Cost	Gross Amount Received	Allocation By Fund	
					General Fund	Debt Service Fund
Assmnts Levied				\$1,106,285	\$369,157	\$737,129
Allocation %				100%	33%	67%
11/03/22	\$ 19,988	\$ 999	\$ 408	\$ 21,394	\$ 7,139	\$ 14,255
11/15/22	\$ 116,757	\$ 4,964	\$ 2,383	\$ 124,104	\$ 41,412	\$ 82,692
11/22/22	\$ 67,988	\$ 2,891	\$ 1,388	\$ 72,266	\$ 24,115	\$ 48,152
11/29/22	\$ 107,865	\$ 4,586	\$ 2,201	\$ 114,653	\$ 38,258	\$ 76,394
12/05/22	\$ 603,828	\$ 25,673	\$ 12,323	\$ 641,824	\$ 214,171	\$ 427,654
12/12/22	\$ 13,364	\$ 494	\$ 273	\$ 14,131	\$ 4,715	\$ 9,415
01/05/23	\$ 34,775	\$ 1,139	\$ 710	\$ 36,624	\$ 12,221	\$ 24,403
02/03/23	\$ 6,257	\$ 144	\$ 128	\$ 6,529	\$ 2,179	\$ 4,350
<b>TOTAL</b>	<b>\$ 970,823</b>	<b>\$ 40,890</b>	<b>\$ 19,813</b>	<b>\$ 1,031,526</b>	<b>\$ 344,210</b>	<b>\$ 687,316</b>
% COLLECTED				93%	93%	93%
<b>TOTAL</b>				<b>\$ 74,760</b>	<b>\$ 24,947</b>	<b>\$ 49,813</b>

**Cash and Investment Report**  
*February 28, 2023*

**General Fund**

<u>Account Name</u>	<u>Bank Name</u>	<u>Investment Type</u>	<u>Maturity</u>	<u>Yield</u>	<u>Balance</u>
Checking Acct - Operating	SouthState	Public Funds Checking	n/a	0.00%	\$ 160,108
Money Market Account	BankUnited	Business MMA	n/a	4.00%	\$ 882,883
<b>GF Subtotal</b>					<b>\$ 1,042,990</b>

**Debt Service Fund**

<u>Account Name</u>	<u>Bank Name</u>	<u>Investment Type</u>	<u>Maturity</u>	<u>Yield</u>	<u>Balance</u>
Series 2017 Reserve Fund	US Bank	US Bank Open End CP	05/01/32	0.0005%	\$ 67,816
Series 2017 Revenue Fund	US Bank	US Bank Open End CP	05/01/32	0.0005%	\$ 828,342
<b>DS Subtotal</b>					<b>\$ 896,159</b>
<b>Total</b>					<b>\$ 1,939,149</b>

**Waterchase CDD**

Bank Reconciliation

Bank Account No. 5719 Southstate Bank GF  
 Statement No. 02-23  
 Statement Date 2/28/2023

<b>G/L Balance (LCY)</b>	160,107.75	<b>Statement Balance</b>	164,441.03
<b>G/L Balance</b>	160,107.75	<b>Outstanding Deposits</b>	0.00
<b>Positive Adjustments</b>	0.00		
	<hr/>		
<b>Subtotal</b>	160,107.75	<b>Subtotal</b>	164,441.03
<b>Negative Adjustments</b>	0.00	<b>Outstanding Checks</b>	4,333.28
	<hr/>	<b>Differences</b>	0.00
<b>Ending G/L Balance</b>	160,107.75	<b>Ending Balance</b>	160,107.75
<b>Difference</b>	0.00		

Posting Date	Document Type	Document No.	Description	Amount	Cleared Amount	Difference
<b>Outstanding Checks</b>						
2/22/2023	Payment	002465	MICHAEL W. ACHESON	184.70	0.00	184.70
2/22/2023	Payment	002466	FULLER ELECTRICAL CONTRACTORS	3,450.68	0.00	3,450.68
2/22/2023	Payment	002467	STANTEC CONSULTING SERVICES INC	328.50	0.00	328.50
2/28/2023	Payment	002469	IAN WATSON	184.70	0.00	184.70
2/28/2023	Payment	002470	MICHAEL W. ACHESON	184.70	0.00	184.70
<b>Total Outstanding Checks.....</b>				<b>4,333.28</b>		<b>4,333.28</b>



# WATERCHASE COMMUNITY DEVELOPMENT DISTRICT

## Payment Register by Bank Account

For the Period from 2/1/23 to 2/28/23

(Sorted by Check / ACH No.)

Date	Payee Type	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
<b><u>SOUTHSTATE BANK GF - (ACCT#XXXXX5719)</u></b>							
<b>CHECK # 002457</b>							
02/06/23	Vendor	COMPLETE IT	10157	EMAIL ACCOUNT 30 GB	Website Compliance	001-534397-51301	\$89.70
02/06/23	Vendor	COMPLETE IT	10253	MICROSOFT 365	Website Compliance	001-534397-51301	\$675.00
<b>Check Total</b>							<b>\$764.70</b>
<b>CHECK # 002458</b>							
02/06/23	Vendor	INFRAMARK, LLC	88606	1/2023 MANAGEMENT SERVICE	ProfServ-Mgmt Consulting Serv	001-531027-51201	\$5,261.67
02/06/23	Vendor	INFRAMARK, LLC	88606	1/2023 MANAGEMENT SERVICE	Postage and Freight	001-541006-51301	\$9.12
<b>Check Total</b>							<b>\$5,270.79</b>
<b>CHECK # 002459</b>							
02/06/23	Vendor	STANTEC CONSULTING SERVICES INC	2030117	ENGINEERING SERVICE FOR PERIOD ENDING 12/30/2022	ProfServ-Engineering	001-531013-51501	\$624.00
<b>Check Total</b>							<b>\$624.00</b>
<b>CHECK # 002460</b>							
02/06/23	Vendor	STEADFAST ENVIRONMENTAL	SE-21849	1/2023 ROUTINE POND MAINT	Contracts Aquatic Midge Mgmt	001-534130-53901	\$1,720.00
<b>Check Total</b>							<b>\$1,720.00</b>
<b>CHECK # 002461</b>							
02/06/23	Vendor	YELLOWSTONE LANDSCAPING	TM 473426	1/2023 MONTHLY LANDSCAPE MAINT RENEWAL	Annual Flower Rotation	001-534346-53901	\$665.50
<b>Check Total</b>							<b>\$665.50</b>
<b>CHECK # 002462</b>							
02/07/23	Vendor	GRAU & COMPANY, P.A.	23632	AUDIT FYE 9/30/2022	Audit FY22	001-532002-51301	\$3,200.00
<b>Check Total</b>							<b>\$3,200.00</b>
<b>CHECK # 002463</b>							
02/15/23	Vendor	STRALEY ROBIN VERICKER	22679	GENERAL MATTERS THROUGH 1/15/2023	ProfServ-Legal Services	001-531023-51401	\$152.50
<b>Check Total</b>							<b>\$152.50</b>
<b>CHECK # 002464</b>							
02/22/23	Employee	IAN WATSON	PAYROLL	February 22, 2023 Payroll Posting			\$184.70
<b>Check Total</b>							<b>\$184.70</b>
<b>CHECK # 002465</b>							
02/22/23	Employee	MICHAEL W. ACHESON	PAYROLL	February 22, 2023 Payroll Posting			\$184.70
<b>Check Total</b>							<b>\$184.70</b>
<b>CHECK # 002466</b>							
02/22/23	Vendor	FULLER ELECTRICAL CONTRACTORS	12234	REPLACE JUNCTION BOX	Misc-Contingency	001-549900-53901	\$3,285.68
02/22/23	Vendor	FULLER ELECTRICAL CONTRACTORS	12330	TROUBLESHOT POLE LIGHTS IN NEIGHBORHOODS	Misc-Contingency	001-549900-53901	\$165.00
<b>Check Total</b>							<b>\$3,450.68</b>

# WATERCHASE COMMUNITY DEVELOPMENT DISTRICT

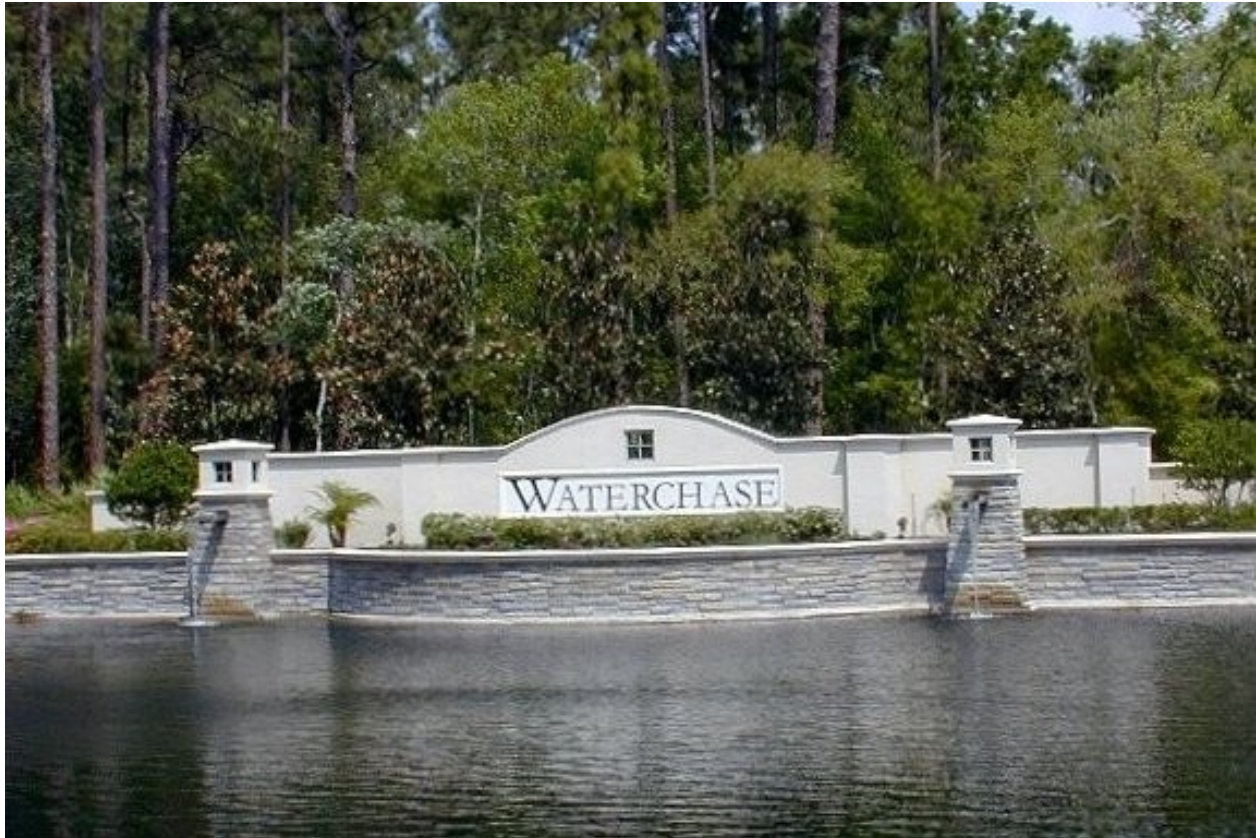
## Payment Register by Bank Account

For the Period from 2/1/23 to 2/28/23

(Sorted by Check / ACH No.)

Date	Payee Type	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
<b>CHECK # 002467</b>							
02/22/23	Vendor	STANTEC CONSULTING SERVICES INC	2041259	ENGINEERING PERIOD ENDING 1/27/2023	ProfServ-Engineering	001-531013-51501	\$328.50
<b>Check Total</b>							<u>\$328.50</u>
<b>CHECK # 002468</b>							
02/22/23	Vendor	WATERCHASE CDD C/O US BANK	02162023-5000	FY2023 DS ASSESSMENTS TFR	Due From Other Funds	131000	\$21,774.80
<b>Check Total</b>							<u>\$21,774.80</u>
<b>CHECK # 002469</b>							
02/28/23	Employee	IAN WATSON	PAYROLL	February 28, 2023 Payroll Posting			\$184.70
<b>Check Total</b>							<u>\$184.70</u>
<b>CHECK # 002470</b>							
02/28/23	Employee	MICHAEL W. ACHESON	PAYROLL	February 28, 2023 Payroll Posting			\$184.70
<b>Check Total</b>							<u>\$184.70</u>
<b>ACH #DD260</b>							
02/22/23	Employee	SALVATORE MANCINI	PAYROLL	February 22, 2023 Payroll Posting			\$184.70
<b>ACH Total</b>							<u>\$184.70</u>
<b>ACH #DD261</b>							
02/22/23	Employee	GEORGE A DANIELS, JR	PAYROLL	February 22, 2023 Payroll Posting			\$184.70
<b>ACH Total</b>							<u>\$184.70</u>
<b>ACH #DD262</b>							
02/22/23	Employee	CHRISTOPHER J. RIZZO	PAYROLL	February 22, 2023 Payroll Posting			\$184.70
<b>ACH Total</b>							<u>\$184.70</u>
<b>ACH #DD263</b>							
02/20/23	Vendor	TAMPA ELECTRIC	01.30.2023 ACH	SERVICE FOR 12/22-1/24/2023	Electricity - Streetlighting	001-543013-53901	\$2,530.75
02/20/23	Vendor	TAMPA ELECTRIC	01.30.2023 ACH	SERVICE FOR 12/22-1/24/2023	Electricity - Fountain	001-543036-53901	\$179.07
<b>ACH Total</b>							<u>\$2,709.82</u>
<b>ACH #DD264</b>							
02/28/23	Employee	SALVATORE MANCINI	PAYROLL	February 28, 2023 Payroll Posting			\$184.70
<b>ACH Total</b>							<u>\$184.70</u>
<b>ACH #DD265</b>							
02/28/23	Employee	GEORGE A DANIELS, JR	PAYROLL	February 28, 2023 Payroll Posting			\$184.70
<b>ACH Total</b>							<u>\$184.70</u>
<b>ACH #DD266</b>							
02/28/23	Employee	CHRISTOPHER J. RIZZO	PAYROLL	February 28, 2023 Payroll Posting			\$184.70
<b>ACH Total</b>							<u>\$184.70</u>
<b>Account Total</b>							<u><b>\$42,508.29</b></u>

# **Fourth Order of Business**



## Waterchase CDD Aquatics

---

**Inspection Date:**

3/30/2023 2:59 PM

**Prepared by:**

Lee Smith

Account Manager

STEADFAST OFFICE:

WWW.STEADFASTENV.COM  
813-836-7940



**SITE: 1**

Condition: Excellent    Great    Good    Poor    Mixed Condition    Improving



**Comments:**

No major issues observed in this pond. Very minor amounts of shoreline grasses and algae around the perimeter. Routine maintenance and monitoring will occur here.

<u>WATER:</u>	<input checked="" type="checkbox"/> Clear	<input type="checkbox"/> Turbid	<input type="checkbox"/> Tannic	
<u>ALGAE:</u>	<input type="checkbox"/> N/A	<input checked="" type="checkbox"/> Subsurface Filamentous	<input type="checkbox"/> Surface Filamentous	
		<input type="checkbox"/> Planktonic	<input type="checkbox"/> Cyanobacteria	
<u>GRASSES:</u>	<input type="checkbox"/> N/A	<input checked="" type="checkbox"/> Minimal	<input type="checkbox"/> Moderate	<input type="checkbox"/> Substantial
<u>NUISANCE SPECIES OBSERVED:</u>				
	<input type="checkbox"/> Torpedo Grass	<input type="checkbox"/> Pennywort	<input type="checkbox"/> Babytears	<input type="checkbox"/> Chara
	<input type="checkbox"/> Hydrilla	<input type="checkbox"/> Slender Spikerush	<input type="checkbox"/> Other:	

**SITE: 3**

Condition: Excellent    Great    Good    Poor    Mixed Condition    Improving



**Comments:**

Submersed vegetation dominates this pond. Technician is doing a good job of keeping it under control and maintained. Minor amount of shoreline grasses present along the perimeter as well.

<u>WATER:</u>	<input checked="" type="checkbox"/> Clear	<input type="checkbox"/> Turbid	<input type="checkbox"/> Tannic	
<u>ALGAE:</u>	<input type="checkbox"/> N/A	<input checked="" type="checkbox"/> Subsurface Filamentous	<input type="checkbox"/> Surface Filamentous	
		<input type="checkbox"/> Planktonic	<input type="checkbox"/> Cyanobacteria	
<u>GRASSES:</u>	<input type="checkbox"/> N/A	<input checked="" type="checkbox"/> Minimal	<input type="checkbox"/> Moderate	<input type="checkbox"/> Substantial
<u>NUISANCE SPECIES OBSERVED:</u>				
	<input checked="" type="checkbox"/> Torpedo Grass	<input type="checkbox"/> Pennywort	<input checked="" type="checkbox"/> Babytears	<input type="checkbox"/> Chara
	<input type="checkbox"/> Hydrilla	<input type="checkbox"/> Slender Spikerush	<input type="checkbox"/> Other:	



## SITE: 2

Condition: Excellent    Great    Good    Poor    Mixed Condition    Improving



### Comments:

Pond is in excellent condition. Beneficials appear to be healthy and no major nuisance vegetation growth was observed. Routine maintenance and monitoring will occur here.

<u>WATER:</u>	<input checked="" type="checkbox"/> Clear	Turbid	Tannic
<u>ALGAE:</u>	N/A	<input checked="" type="checkbox"/> Subsurface Filamentous	<input checked="" type="checkbox"/> Surface Filamentous
		Planktonic	Cyanobacteria
<u>GRASSES:</u>	N/A	Minimal	<input checked="" type="checkbox"/> Moderate
			Substantial
<u>NUISANCE SPECIES OBSERVED:</u>			
<input checked="" type="checkbox"/> Torpedo Grass	Pennywort	Babytears	Chara
Hydrilla	Slender Spikerush	Other:	

## SITE: 23

Condition:    Excellent    Great    Good    Poor    Mixed Condition    Improving



### Comments:

Some areas of this pond contain decaying surface and subsurface algae. Shoreline grasses are present but in very minimal amounts. Technician will continue to treat this site accordingly.

<u>WATER:</u>	<input checked="" type="checkbox"/> Clear	Turbid	Tannic
<u>ALGAE:</u>	N/A	<input checked="" type="checkbox"/> Subsurface Filamentous	<input checked="" type="checkbox"/> Surface Filamentous
		Planktonic	Cyanobacteria
<u>GRASSES:</u>	N/A	Minimal	<input checked="" type="checkbox"/> Moderate
			Substantial
<u>NUISANCE SPECIES OBSERVED:</u>			
<input checked="" type="checkbox"/> Torpedo Grass	Pennywort	Babytears	Chara
Hydrilla	Slender Spikerush	Other:	



# Inspection Report

## SITE: 8

Condition:    Excellent    Great    Good    Poor    Mixed Condition    Improving



**Comments:**

Pond is in great condition. Nuisance grasses are the main issue in this pond. Technician will make this the main focus going forward. No major algae growth observed.

<u>WATER:</u>	<input checked="" type="checkbox"/> Clear	Turbid	Tannic	
<u>ALGAE:</u>	N/A	<input checked="" type="checkbox"/> Subsurface Filamentous	Surface Filamentous	
		Planktonic	Cyanobacteria	
<u>GRASSES:</u>	N/A	Minimal	<input checked="" type="checkbox"/> Moderate	Substantial
<u>NUISANCE SPECIES OBSERVED:</u>				
	<input checked="" type="checkbox"/> Torpedo Grass	Pennywort	Babytears	Chara
	Hydrilla	Slender Spikerush	Other:	

## SITE: 17

Condition:    Excellent    Great    Good    Poor    Mixed Condition    Improving



**Comments:**

Water level in pond is low. The exposed bank consists of Babytears and Torpedo grass. Beneficial Gulf Coast Spikerush is present around the perimeter and in healthy condition. Routine maintenance and monitoring will occur here.

<u>WATER:</u>	<input checked="" type="checkbox"/> Clear	Turbid	Tannic	
<u>ALGAE:</u>	N/A	<input checked="" type="checkbox"/> Subsurface Filamentous	Surface Filamentous	
		Planktonic	Cyanobacteria	
<u>GRASSES:</u>	N/A	Minimal	<input checked="" type="checkbox"/> Moderate	Substantial
<u>NUISANCE SPECIES OBSERVED:</u>				
	<input checked="" type="checkbox"/> Torpedo Grass	Pennywort	<input checked="" type="checkbox"/> Babytears	Chara
	Hydrilla	Slender Spikerush	Other:	



## SITE: 16

Condition:    Excellent    Great    ✓Good    Poor    ✓Mixed Condition    ✓Improving



### Comments:

Water level at this site is low. Main waterway area is making improvements since last report. Still nuisance vegetation that can be cleared up. Technician continue to treat this area accordingly.

<u>WATER:</u>	<input checked="" type="checkbox"/> Clear	<input type="checkbox"/> Turbid	<input type="checkbox"/> Tannic
<u>ALGAE:</u>	<input type="checkbox"/> N/A	<input checked="" type="checkbox"/> Subsurface Filamentous	<input checked="" type="checkbox"/> Surface Filamentous
		<input type="checkbox"/> Planktonic	<input type="checkbox"/> Cyanobacteria
<u>GRASSES:</u>	<input type="checkbox"/> N/A	<input type="checkbox"/> Minimal	<input checked="" type="checkbox"/> Moderate
			<input type="checkbox"/> Substantial
<u>NUISANCE SPECIES OBSERVED:</u>			
	<input checked="" type="checkbox"/> Torpedo Grass	<input type="checkbox"/> Pennywort	<input type="checkbox"/> Babytears
	<input type="checkbox"/> Hydrilla	<input type="checkbox"/> Slender Spikerush	<input type="checkbox"/> Chara

## SITE: 18

Condition:    Excellent    ✓Great    Good    Poor    Mixed Condition    Improving



### Comments:

Water level in pond is very low. The exposed bank is allowing for the growth of some shoreline grasses, including Babytears, Torpedo Grass, and Pennywort. These will be the main focus for the technician going forward.

<u>WATER:</u>	<input checked="" type="checkbox"/> Clear	<input type="checkbox"/> Turbid	<input type="checkbox"/> Tannic
<u>ALGAE:</u>	<input type="checkbox"/> N/A	<input type="checkbox"/> Subsurface Filamentous	<input type="checkbox"/> Surface Filamentous
		<input type="checkbox"/> Planktonic	<input type="checkbox"/> Cyanobacteria
<u>GRASSES:</u>	<input type="checkbox"/> N/A	<input checked="" type="checkbox"/> Minimal	<input type="checkbox"/> Moderate
			<input type="checkbox"/> Substantial
<u>NUISANCE SPECIES OBSERVED:</u>			
	<input checked="" type="checkbox"/> Torpedo Grass	<input type="checkbox"/> Pennywort	<input checked="" type="checkbox"/> Babytears
	<input type="checkbox"/> Hydrilla	<input type="checkbox"/> Slender Spikerush	<input type="checkbox"/> Other:



## SITE: 9

Condition: Excellent    Great    Good    Poor    Mixed Condition    Improving



**Comments:**

This pond is in excellent condition. Minor amounts of surface algae are present around the perimeter. Duck potato is present on one side of pond and is in healthy condition. Minor amounts of torpedo grass are intertwined with this duck potato. Routine maintenance and monitoring will occur here.

<u>WATER:</u>	<input checked="" type="checkbox"/> Clear	Turbid	Tannic
<u>ALGAE:</u>	N/A	Subsurface Filamentous	<input checked="" type="checkbox"/> Surface Filamentous
<u>GRASSES:</u>	N/A	<input checked="" type="checkbox"/> Minimal	Moderate    Substantial
<u>NUISANCE SPECIES OBSERVED:</u>			
<input checked="" type="checkbox"/> Torpedo Grass	Pennywort	Babytears	Chara
Hydrilla	Slender Spikerush	Other:	

## SITE: 13

Condition: Excellent    Great    Good    Poor    Mixed Condition    Improving



**Comments:**

Decaying surface algae is present in minor amounts within the Gulf Coast Spikerush around the edge of this pond. Pond appears to be in excellent condition otherwise.

<u>WATER:</u>	<input checked="" type="checkbox"/> Clear	Turbid	Tannic
<u>ALGAE:</u>	N/A	Subsurface Filamentous	<input checked="" type="checkbox"/> Surface Filamentous
<u>GRASSES:</u>	N/A	Minimal	<input checked="" type="checkbox"/> Moderate    Substantial
<u>NUISANCE SPECIES OBSERVED:</u>			
Torpedo Grass	Pennywort	Babytears	Chara
Hydrilla	Slender Spikerush	Other:	

## MANAGEMENT SUMMARY



With the conclusion of March, the changing weather has rapidly shifted the conditions affecting the Waterchase ponds. The series of cold snaps continues, though between these are periods of increasingly warm temperatures. Rain events are becoming more common, but are currently erratic, which has lowered water levels in some areas of the community. Additionally, the lack of significant wind or rain has increased decay times for surface algae once treated. Residents may notice this algae that sticks around longer between treatment events, this is a direct result of stagnant water conditions and cold nighttime temperatures. Once treated, algae will turn brown, and eventually white as it decays, a sign of it's successful treatment. Maximum results from treatment will typically be evident within 7-10 days.

Most ponds were in great condition on this most recent visit. Nuisance grasses were noted in some ponds and will continue to be treated accordingly (such as 8,16, & 17). Due to low water levels, some sections of the beds and pond banks are exposed. It is here that technicians have made great progress on exposed subsurface growth. Algae is the main enemy at this time of year, with lowered water levels and sudden increase in temperature. Luckily, the Waterchase ponds are staying resistant against the major algae growth we are seeing in other communities. As the rain returns, water levels will rise and algae will be cleared out easier. Until then, our technicians will keep a close look out for any new algae blooms that may arise.

## RECOMMENDATIONS

Continue to treat ponds for algae, administer follow-ups to ponds experiencing extended decay times.

Administer treatments to any nuisance grasses growing along shorelines and within water.

Stay alert for debris items that find their way to the pond's shore.

Thank you for choosing Steadfast Environmental!



MAINTENANCE AREA



# WATERCHASE CDD

Waterchase Blvd, Tampa

Gate Code: -





# LAKE AND WETLAND CUSTOMER SERVICE REPORT

Customer: Water Charge  
 Technician: Alisa  
 Date: 3/22/23 Time: 8-1:30

Site Number	Algae	Grasses	Submersed Weeds	Floating Weeds	Debris Pickup	Inspection	Request for Service
16	X	X			X		
3	X		X				
4	X		X				
1							
2							
23							
4							
11							
13							
17							
18							
19							
13							
21							

**Turbidity**  <1"  1-2"  2-4"  >4"  
**Method**  ATV  Airboat  Backpack  Boat  
**Water Level**  High  Normal  Low  
**Weather**  Clear  Cloudy  Windy  Rainy

- Fish and Wildlife Observations**
- Alligator
  - Ducks
  - Osprey
  - Anhinga
  - Egrets
  - Otter
  - Bass
  - Gallinules
  - Snakes
  - Bluegill
  - Gambusia
  - Turtles
  - Catfish
  - Herons
  - Sunfish
  - Cormorant
  - Ibis
  - \_\_\_\_\_
  - \_\_\_\_\_
  - \_\_\_\_\_
  - \_\_\_\_\_

- Beneficial Vegetation Notes**
- Arrowhead
  - Bulrush
  - Cordgrass
  - Lily
  - Pickerelweed
  - Gulf Spikerush
  - \_\_\_\_\_
  - \_\_\_\_\_
  - \_\_\_\_\_
  - \_\_\_\_\_



# LAKE AND WETLAND CUSTOMER SERVICE REPORT

Customer: Walter Chase  
 Technician: Alex G  
 Date: 3/8/28 Time: 7:30-1:30

Site Number	Algae	Grasses	Submersed Weeds	Floating Weeds	Debris Pickup	Inspection	Request for Service	
1	X	X			X			
3	X	↓						
11	X							
16					X			
2								
3								
9								
24								
19								
18								
17								
23								
4								
5								
6								
21								

**Turbidity**  <1"  1-2"  2-4"  >4"  
**Method**  ATV  Airboat  Backpack  Boat  
**Water Level**  High  Normal  Low  
**Weather**  Clear  Cloudy  Windy  Rainy

- Fish and Wildlife Observations**

<input type="checkbox"/> Alligator	<input type="checkbox"/> Ducks	<input type="checkbox"/> Osprey	<input type="checkbox"/> _____
<input type="checkbox"/> Anhinga	<input type="checkbox"/> Egrets	<input type="checkbox"/> Otter	<input type="checkbox"/> _____
<input checked="" type="checkbox"/> Bass	<input type="checkbox"/> Gallinules	<input type="checkbox"/> Snakes	<input type="checkbox"/> _____
<input checked="" type="checkbox"/> Bluegill	<input type="checkbox"/> Gambusia	<input checked="" type="checkbox"/> Turtles	<input type="checkbox"/> _____
<input type="checkbox"/> Catfish	<input type="checkbox"/> Herons	<input type="checkbox"/> Sunfish	<input type="checkbox"/> _____
<input type="checkbox"/> Cormorant	<input type="checkbox"/> Ibis	<input type="checkbox"/> _____	<input type="checkbox"/> _____

**Beneficial Vegetation Notes**

<input checked="" type="checkbox"/> Arrowhead	<input type="checkbox"/> _____
<input checked="" type="checkbox"/> Bulrush	<input type="checkbox"/> _____
<input type="checkbox"/> Cordgrass	<input type="checkbox"/> _____
<input type="checkbox"/> Lily	<input type="checkbox"/> _____
<input checked="" type="checkbox"/> Pickerelweed	<input type="checkbox"/> _____
<input checked="" type="checkbox"/> Gulf Spikerush	<input type="checkbox"/> _____

# **Sixth Order of Business**



**6A**

**From:** Nikki Carroll <[nikki@waterchase.com](mailto:nikki@waterchase.com)>  
**Sent:** Wednesday, March 22, 2023 10:52 AM  
**To:** Wenck, David <[David.Wenck@inframark.com](mailto:David.Wenck@inframark.com)>  
**Cc:** Tony Zuffa <[tzuffa@elementitsolutions.com](mailto:tzuffa@elementitsolutions.com)>; [cddseat5@waterchasecdd.org](mailto:cddseat5@waterchasecdd.org)  
**Subject:** 12025 San Chaliford - Fence Application

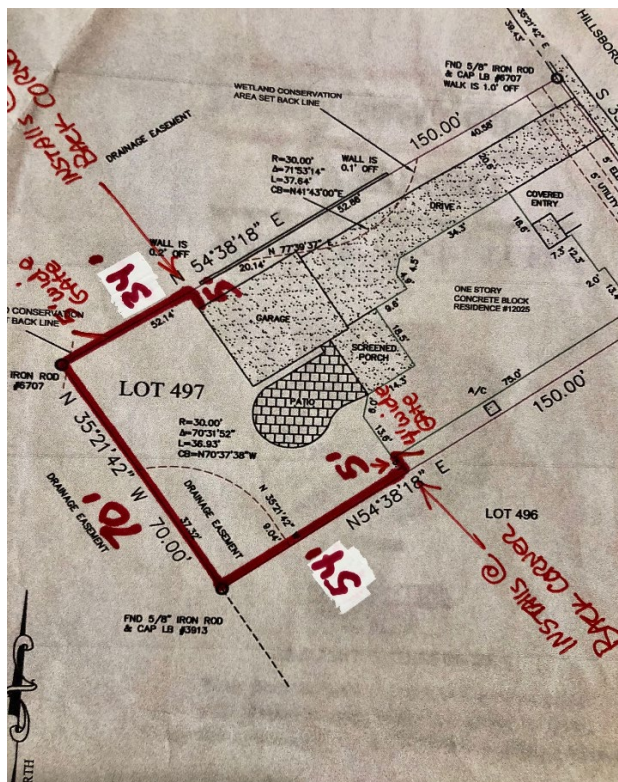
**WARNING:** This email originated outside of Inframark. Take caution when clicking on links and opening attachments.

Good morning Mr. Wenck,

We received the attached application for a fence installation at 12025 San Chaliford Ct. Upon review, the Design Review Committee noted that the fence is encroaching a CDD drainage easement that is in the lefthand corner of their rear yard, see photo below of their site survey.

The HOA has approved it with the stipulation that they obtain approval from CDD for that encroachment.

I have included the homeowner, Tony Zuffa on this email for any questions the CDD may have and so you can update him directly on the process. Thank you!





**NIKKI CARROLL**

Community Association Manager

**Waterchase Master POA** 14401 Waterchase Blvd. | Tampa, FL 33626

Direct 813.926.3979 xt. 4

Property Fax: 813-792-8753

Email [nikki@waterchase.com](mailto:nikki@waterchase.com) | [nicole.carroll@fsresidential.com](mailto:nicole.carroll@fsresidential.com)

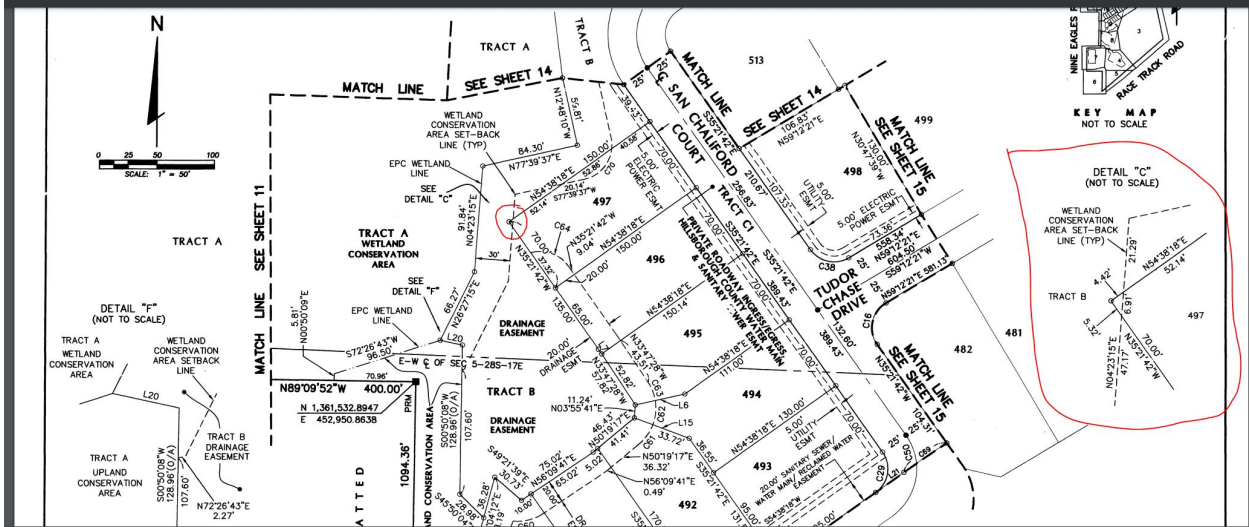
**24/7 Customer Care Center: 866.378.1099**

[Website](#) | [Facebook](#) | [LinkedIn](#) | [YouTube](#)

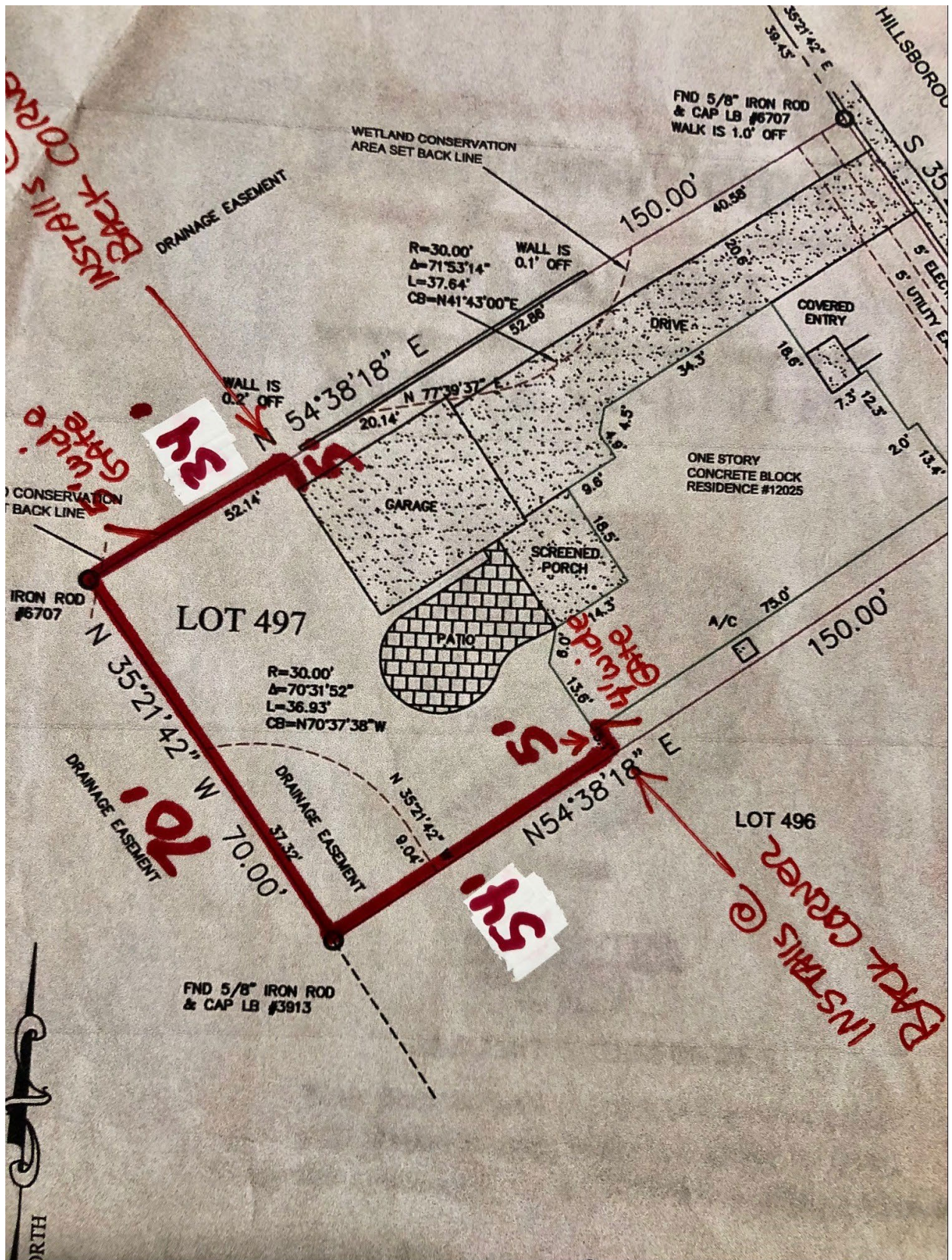
ty 2, Recorded, Instrument #: 2002356800

ry 2, Recorded, Instrument #: 2002356800

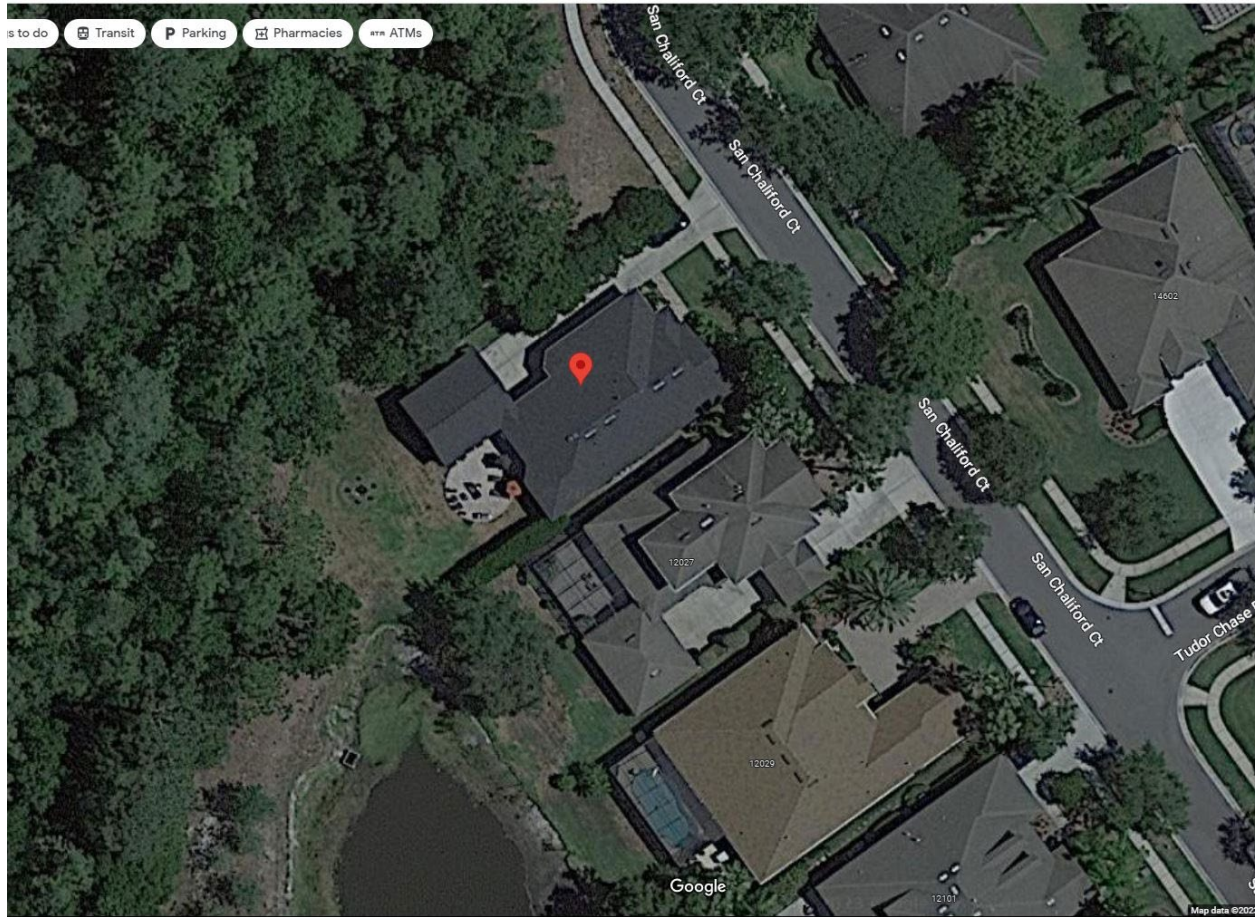
10 / 16 100% +











**6B.**

**From:** Kevin Riemensperger <[kevinr@steadfastalliance.com](mailto:kevinr@steadfastalliance.com)>  
**Sent:** Thursday, March 23, 2023 10:23 AM  
**To:** Wenck, David <[david.wenck@inframark.com](mailto:david.wenck@inframark.com)>  
**Subject:** RE: Waterchase Johnson Grass Treatment in Creek

Just some information:

Johnsongrass is technically a nonnative, though it will provide erosion control and nutrient uptake within the creek.

Removal of the Johnsongrass could provide a space for other nonatives to grow there as well. The only strategy to prevent colonization would be a thorough planting following a successful removal.

The grass itself will do little to impede flow during any storm events (which I believe was the primary concern of the board prior), as compared to the more rigid vegetation that was previously removed within other portions of the creek.

Let me know if I can answer any other questions

Best,

**Kevin Riemensperger** | Account Manager

**Steadfast Environmental, LLC**

Cell: (352) 424-8103

Office: (844) 347-0702

30349 Commerce Drive | San Antonio, FL | 33576

<http://www.steadfastenv.com/>



**WATERCHASE**  
**Community Development District**

**Supporting Schedules**

*February 28, 2023*

## **Seventh Order of Business**



**7B.**

**From:** [Jeff Fuller](#)  
**To:** [Wenck, David](#)  
**Cc:** [Brian Heath](#)  
**Subject:** RE: Oil Stain on Castelletto Drive  
**Date:** Tuesday, March 28, 2023 3:05:40 PM  
**Attachments:** [image004.png](#)

---

David,

Brian has reached out to D&S boring,. Currently they are in denial .We are getting a few pics of there vehicles from the neighbors ring cameras . I will give them a couple of days .Then we will take care of it . I will research a company to take care of this.

It is our responsibility to get this cleaned up , he was our subcontractor.

Also I will be at the meeting on the 10<sup>th</sup> . I hope to get this resolved by then.

Thank you ,



*Jeffrey Fuller*

813.814.0999 - Office  
727.278.6549 - Cell  
jfuller@fullerelectricalinc.com  
107 Dunbar Avenue, Unit L  
Oldsmar, FL 34677

[www.fullerelectricalinc.com](http://www.fullerelectricalinc.com)

License No. EC13010759

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**From:** Wenck, David <david.wenck@inframark.com>  
**Sent:** Tuesday, March 28, 2023 11:46 AM  
**To:** Jeff Fuller <jfuller@fullerelectricalinc.com>  
**Cc:** Brian Heath <bheath@fullerelectricalinc.com>  
**Subject:** FW: Oil Stain on Castelletto Drive

Jeff,

Can you give me a call regarding this. 813-995-4873

Thanks,

**David R Wenck** | CDM | District Manager  
[dwenck@inframark.com](mailto:dwenck@inframark.com)



2654 Cypress Ridge Blvd, Suite 101 | Wesley Chapel, FL 33544  
(O) (813) 991-1116 (C) (813) 995-4873 | [www.inframarkims.com](http://www.inframarkims.com)

**SUPERVISORS, PLEASE DO NOT REPLY TO ALL AS THIS COULD BE A VIOLATION OF THE FLORIDA SUNSHINE PROVISIONS.**

*Please note: Florida has a very broad public records law. Most written communications to or from districts regarding business are public records available to the public and media upon request. Your e-mail communications may therefore be subject to public disclosure. Please do not reply "to all".*

---

**From:** Nikki Carroll <[nikki@waterchase.com](mailto:nikki@waterchase.com)>  
**Sent:** Monday, March 27, 2023 3:22 PM  
**To:** Wenck, David <[David.Wenck@inframark.com](mailto:David.Wenck@inframark.com)>  
**Cc:** Chris Rizzo <[chrisrizzo@waterchase.com](mailto:chrisrizzo@waterchase.com)>  
**Subject:** FW: Oil Stain on Castelletto Drive

**WARNING:** This email originated outside of Inframark. Take caution when clicking on links and opening attachments.

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Good afternoon David,

Per our conversation earlier, attached you will find photos of the oil stain left on Castelletto Dr by the boring company Fuller hired to repair those two streetlights. The original complaint came on 3/10 when I was on vacation, and then a follow up on 3/20 after one of our HOA Board members provided me with photos.

If I get any additional information or proof, I will forward to you.

I hope the sub-contractor has insurance. Maybe a good cleaning will address both the street and the driveway. The street may need to have an absorbent product used first (There are companies out there that specialize in that.)

Thank you,



**NIKKI CARROLL**  
Community Association Manager  
Direct 813.926.3979 xt. 4

---

**From:** Brent Fisher <[gbrentfisher@gmail.com](mailto:gbrentfisher@gmail.com)>  
**Sent:** Monday, March 20, 2023 5:25 PM  
**To:** Nikki Carroll <[nikki@waterchase.com](mailto:nikki@waterchase.com)>  
**Subject:** Re: Castelletto Drive

Hi Nikki,

Someone from the board came by today, so I know you guys are on top of this. They really made a mess, I didn't notice at first because it was at night, but they got it all over my driveway as well. Keep me posted when you guys find out about the company responsible or what my next steps are.

Thanks,

Brent

On Fri, Mar 10, 2023 at 1:59 PM Brent Fisher <[gbrentfisher@gmail.com](mailto:gbrentfisher@gmail.com)> wrote:

Hi Nikki,

Happy Friday! Has anyone made you aware of what the utility trucks left on the road? A lot of black marks, etc. Hopefully all pressure washes off. Just making you aware if not. It is right in front of my house at 14705 Castelletto Dr.

Thanks,

Brent

















# **Ninth Order of Business**

**9A**

**From:** [Stewart, Tonja](#)  
**To:** [Wenck, David](#)  
**Subject:** RE: Waterchase 12025 San Chaliford - Fence Application  
**Date:** Monday, April 3, 2023 12:20:28 PM  
**Attachments:** [image004.png](#)  
[image005.png](#)  
[image007.png](#)

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The drainage easement located on private property encompasses the stormwater pond bank and maintenance berm which provides access when need for maintenance and/or emergency situations.

Let me know if you need additional information.

Tonja

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**From:** Wenck, David <david.wenck@inframark.com>  
**Sent:** Wednesday, March 22, 2023 4:04 PM  
**To:** Stewart, Tonja <Tonja.Stewart@stantec.com>  
**Subject:** FW: Waterchase 12025 San Chaliford - Fence Application

Tonja,

I received another fence request for Waterchase. I have attached the information I pulled. Ian requested you weight in because of the drainage easement. Would the fence interfere with the purpose of the drainage easement. Is there any reason we should be concerned or would want to deny the request? I marked the wetland setback because I used this to inform the resident about the issue for him with the setback.

Thank you,

**David R Wenck** | CDM | District Manager  
[dwenck@inframark.com](mailto:dwenck@inframark.com)



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**From:** Wenck, David  
**Sent:** Wednesday, March 22, 2023 1:13 PM  
**To:** Baker, Kareen <[Kareen.Baker@inframark.com](mailto:Kareen.Baker@inframark.com)>  
**Subject:** Waterchase 12025 San Chaliford - Fence Application

Hi Kareen,

Please add Fence Application 12025 San Chaliford CT under Managers Report. I have also included some document to go into the packet under this item.

Thank you,

**David R Wenck** | CDM | District Manager  
[dwenck@inframark.com](mailto:dwenck@inframark.com)



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**From:** Nikki Carroll <[nikki@waterchase.com](mailto:nikki@waterchase.com)>  
**Sent:** Wednesday, March 22, 2023 10:52 AM  
**To:** Wenck, David <[David.Wenck@inframark.com](mailto:David.Wenck@inframark.com)>  
**Cc:** Tony Zuffa <[tzuffa@elementitsolutions.com](mailto:tzuffa@elementitsolutions.com)>; [cddseat5@waterchasecdd.org](mailto:cddseat5@waterchasecdd.org)  
**Subject:** 12025 San Chaliford - Fence Application

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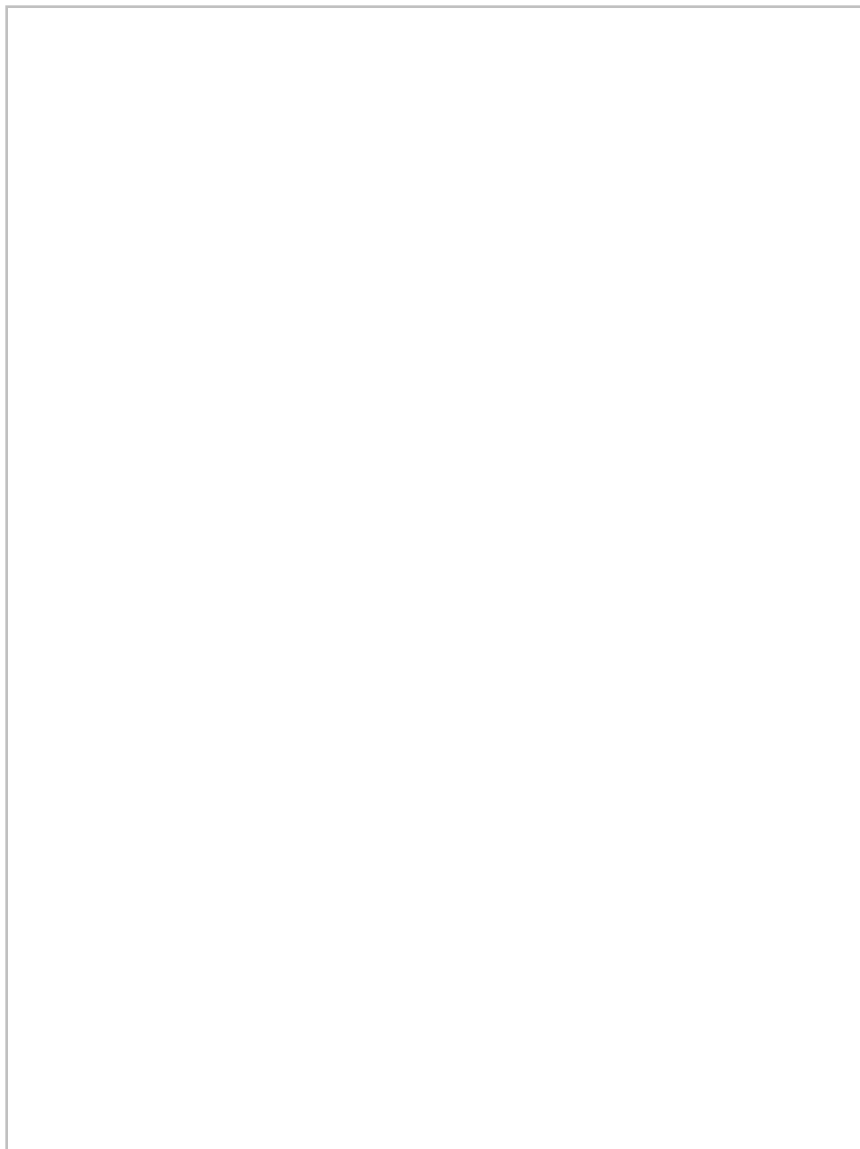
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Good morning Mr. Wenck,

We received the attached application for a fence installation at 12025 San Chaliford Ct. Upon review, the Design Review Committee noted that the fence is encroaching a CDD drainage easement that is in the lefthand corner of their rear yard, see photo below of their site survey.

The HOA has approved it with the stipulation that they obtain approval from CDD for that encroachment.

I have included the homeowner, Tony Zuffa on this email for any questions the CDD may have and so you can update him directly on the process. Thank you!



Thank you,



**NIKKI CARROLL**

Community Association Manager

**Waterchase Master POA** 14401 Waterchase Blvd. | Tampa, FL 33626

Direct 813.926.3979 xt. 4

Property Fax: 813-792-8753

Email [nikki@waterchase.com](mailto:nikki@waterchase.com) | [nicole.carroll@fsresidential.com](mailto:nicole.carroll@fsresidential.com)



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