

Waterchase

Community Development District

Board of Supervisors

Ian Watson, Chairman
 Salvator Mancini, Vice Chairman
 Michal Acheson, Assistant Secretary
 G. Arnie Daniels, Assistant Secretary
 Christopher Rizzo, Assistant Secretary

Staff:

David Wenck, District Manager
 Whitney Sousa, District Counsel
 Tonja Stewart, District Engineer

Meeting Agenda

Monday, October 13, 2025 – 6:00 p.m.

- 1. Call to Order and Roll Call**
- 2. Audience Comments – Three- (3) Minute Time Limit**
- 3. Staff Reports**
 - A. Landscape Report.....Page 2
 - B. Pond Report Page 13
 - i. Review of Aerator Maintenance Contract
 - ii. Pond 13 Aerator Noise
 - iii. Double Branch Creek and Canal Evaluation
 - C. District Engineer Report
 - i. Discussion of North of Bridge Erosion and Drainage
 - ii. Curb Storm Drain Inlet
 - D. District Counsel Report
 - E. Field Inspection Report Page 25
 - F. District Manager
 - i. Ratification of Waterchase CDD 2026 Goals and Objectives..... Page 30
 - ii. Update on Directional Boring
- 4. Business Administration**
 - A. Consideration of Minutes from the Meeting held September 8, 2025..... Page 34
- 5. Supervisor Requests**
- 6. Adjournment**

The next meeting is scheduled for Monday, November 10, 2025, at 6:00 p.m.

The next CDD Workshop is Thursday November 17, 2025 @ 8:00 p.m.



Property Evaluation Report

10/01/25

Waterchase CDD (Inc. Add. #1)

PAULA MEANS

paula.means@lmppro.com

Evaluation Grade

8.7

Flower Beds

9

- Irrigation is checking bed for issues due to dry plants
- Some weeds in flower beds



- annua.jfif



- ann dry.jfif

Turf Condition - Common Grounds

8

- Area on RTR has some issue with a turf disease. Agronomist will inspect.
- Exit/Entry to property off of Nine Eagles is still wet.
- Median turf weed as previously mentioned continues. To kill it would leave bare area at this point.



- turf.jfif



- weed turf.jfif



- turf disease.jfif



- wett.jfif

Shrub Bed Condition - Common Ground

9

- Push back of conservation area at pond 8 looks good!!
- Need to trim Jasmine on chain link fence at round a bout
- Race Track and 9 Eagles look good.



- sidewrtr.jfif



- shrub.jfif



- 9 eagles.jfif



- sidewrtr.jfif



- walk rt.jfif



- 9EAG.jfif



- eagle.jfif



- push.jfif



- Vines need removed from shrubs on ROW on Race Track Rd.

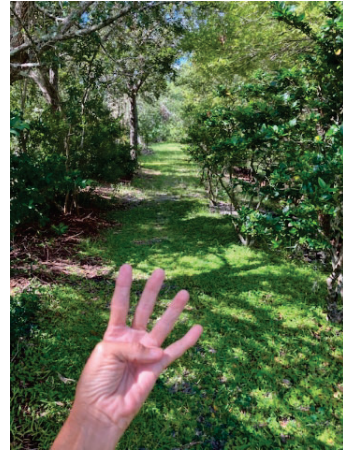
Lake Areas / Conservation areas

9

- Great job on ponds



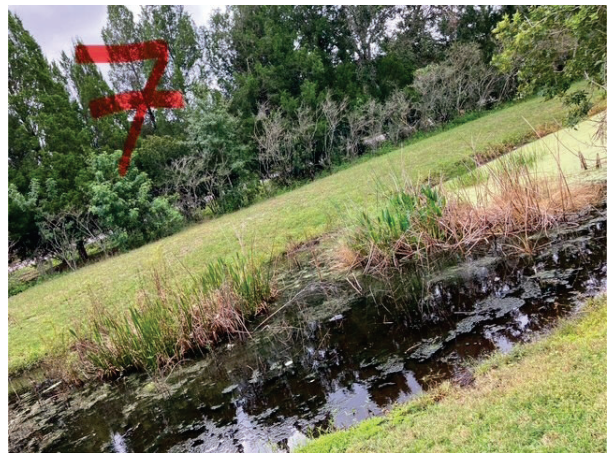
- 8.jfif



- pond 4.jfif



- 16.jfif



- 7.jfif



- pond 5.jfif



- pond 6.jfif



- Pond 16.jfif

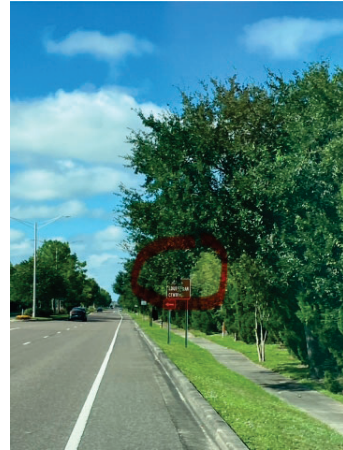
Trees - Common Ground

7

- Desperately need to push back Brazillian Pepper on Meridian
- Need to clear vision of signs on Race Track Road.
- Remove suckers in median at Race Track Rd.



- cut brazil.jfif



- tree.jfif



- tree.jfif



- suckers.jfif

Overall Maintenance Condition

9

- Vines on fence at pond 5 need removed/sprayed.



- moww.jfif



- edge.jfif



- mowww.jfif



- river mow.jfif



- mow.jfif



- vines pond 5.jfif

Community Enhancements

10

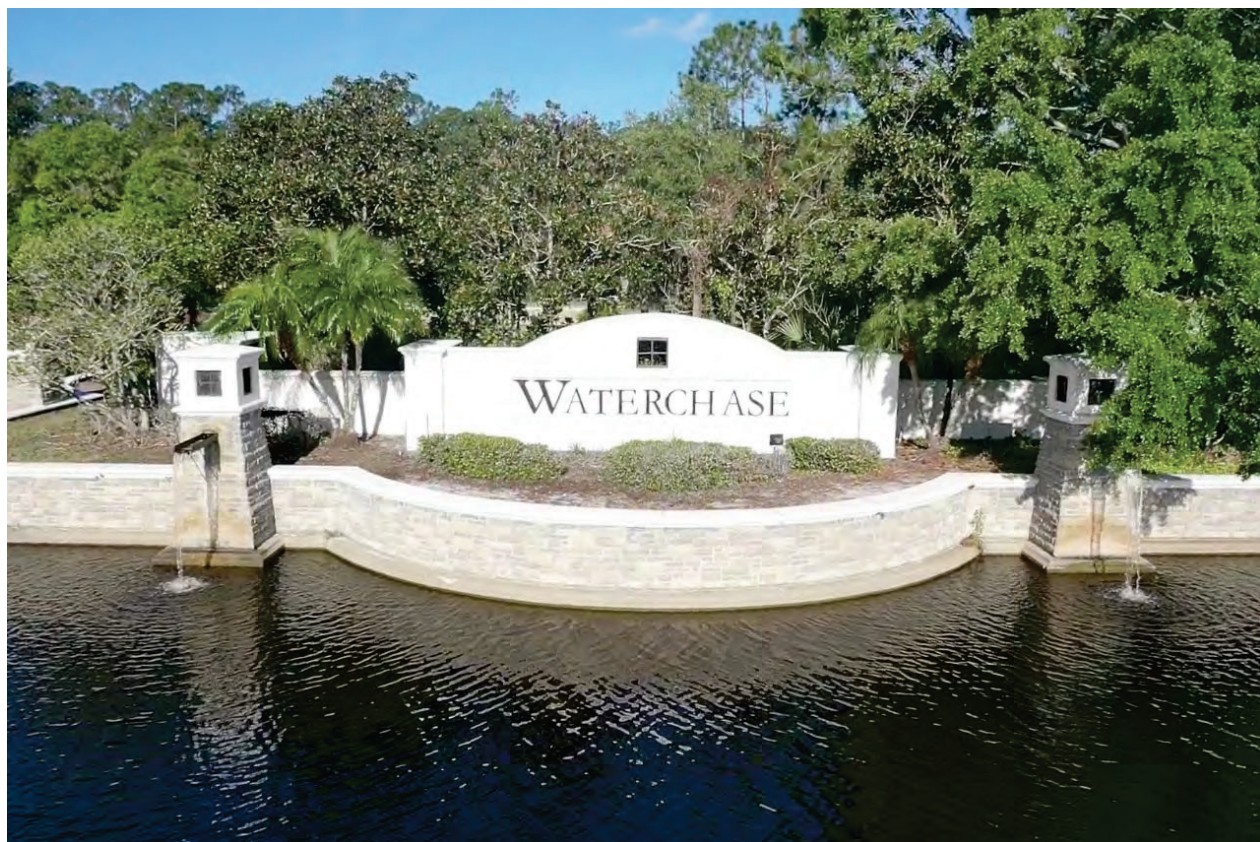


- Mulch looks good



Juniper

DESIGN | BUILD | MAINTAIN



Waterchase CDD Aquatics

Inspection Date:

10/6/2025 12:05 PM

Prepared by:

Matt Goldrick

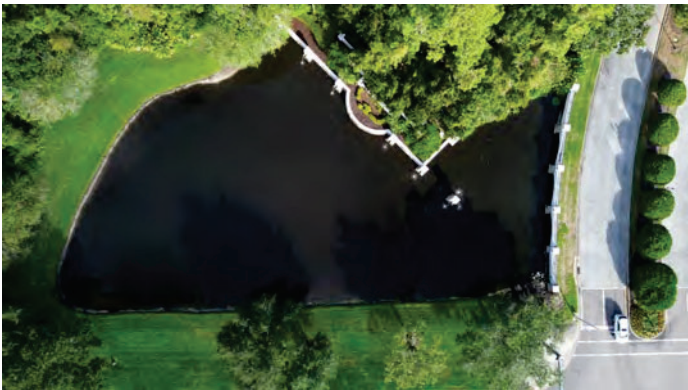
Account Manager

STEADFAST OFFICE:

WWW.STEADFASTENV.COM
813-836-7940

SITE: 1

Condition: ✓Excellent Great Good Poor Mixed Condition Improving

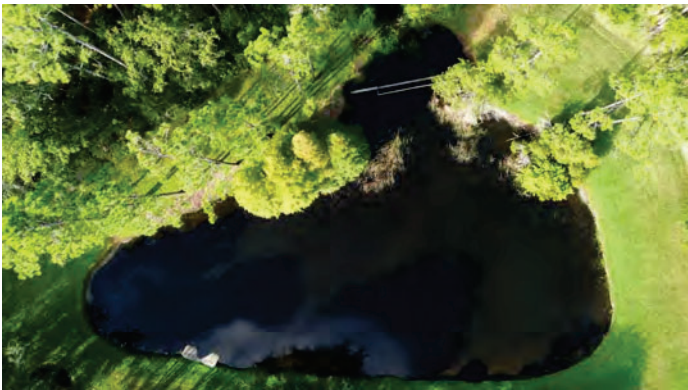


Comments:
No algae or nuisance grasses observed. Routine monitoring and treatments as needed will continue.

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

SITE: 2

Condition: Excellent ✓Great Good Poor Mixed Condition Improving



Comments:
One very small section of pennywort present on the shoreline. This will be addressed during the next maintenance event.
No algae observed.

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

SITE: 3

Condition: ✓Excellent Great Good Poor Mixed Condition Improving



Comments:

No algae or nuisance grasses observed. Routine monitoring and treatments as needed will continue.

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

SITE: 9

Condition: Excellent Great ✓Good Poor ✓Mixed Condition Improving



Comments:

Very mild nuisance grass and filamentous algae growth along the shoreline. Treatments will be applied, likely by hand due to inaccessibility, for both during an upcoming service.

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

SITE: 11

Condition: Excellent Great ✓Good Poor Mixed Condition Improving



Comments:

Most of the filamentous algae appears to have been pushed underwater by recent rain. If decay does not progress by the next service, an algaecide treatment will be applied.
Targeted treatments for nuisance grasses seem to be working. Much of the unwanted growth is decaying while beneficials remain healthy. Treatments like these will continue.

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

SITE: 15

Condition: Excellent ✓Great Good Poor Mixed Condition Improving



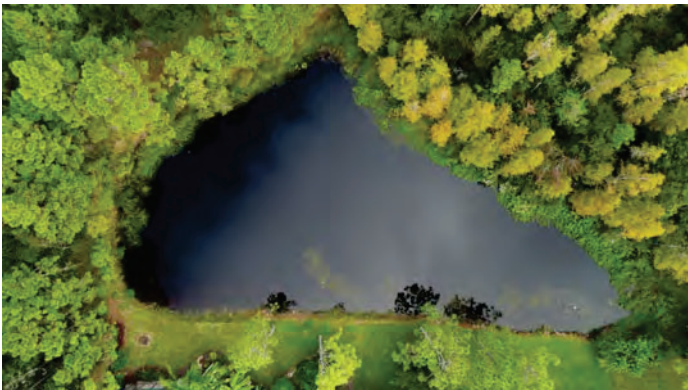
Comments:

More filamentous algae submersed by rain. A technician will inspect and treat as needed.
No nuisance grasses observed.

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

SITE: 17

Condition: Excellent ✓Great Good Poor Mixed Condition Improving



Comments:
Mild submerged vegetation present. Ongoing treatments are occurring to control this growth.
No algae observed.

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

SITE: 19

Condition: Excellent Great ✓Good Poor ✓Mixed Condition Improving



Comments:
Emergent and submerged nuisance grasses present around the perimeter. Multiple rounds of treatment have been done to control growth and will continue until conditions improve. Growth on the littoral area or tussock in the middle is also being addressed.
Any algae present will be affected by submerged vegetation treatments.
Trash accumulation will be addressed next visit.

<u>WATER:</u>	<input checked="" type="checkbox"/> Clear	Turbid	Tannic
<u>ALGAE:</u>	N/A	Subsurface Filamentous	<input checked="" type="checkbox"/> Surface Filamentous
		Planktonic	Cyanobacteria
<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
	Hydrilla	Slender Spikerush	Other: Chara, naiad

SITE: 21

Condition: Excellent Great Good Poor ✓Mixed Condition Improving



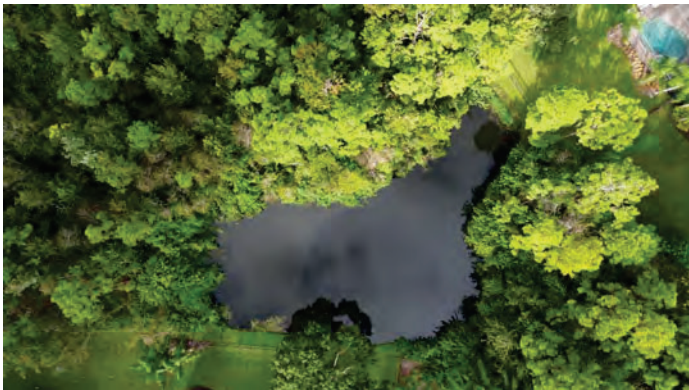
Comments:

A treatment plan is being created for this pond. It has no access for a spray rig and very little on-foot. Once the herbicide and algacide mix for the hydrilla and algae is determined, a kayak will be deployed to apply treatment.

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

SITE: 24

Condition: Excellent Great ✓Good Poor Mixed Condition Improving



Comments:

One small section of submerged vegetation present. A hand dose of products targeting this type of growth will clear it quickly.
No algae observed.

<u>WATER:</u>	✗ Clear	Turbid	Tannic
<u>ALGAE:</u>	✗ N/A	Subsurface Filamentous	Surface Filamentous
		Planktonic	Cyanobacteria
<u>GRASSES:</u>	N/A	✗ Minimal	Moderate
			Substantial
<u>NUISANCE SPECIES OBSERVED:</u>			
	Torpedo Grass	Pennywort	Babytears
	Hydrilla	Slender Spikerush	Other: Chara, naiad

MANAGEMENT SUMMARY



Summer may be officially over, but growing season will still be here for a few weeks. Daily temperatures in the 80's and sudden rain events brought on by late season hurricanes will continue to fuel vegetative and algal growth. An array of herbicides and algaecides are always available should rapid growth occur after a large rain event.

This time of year, technicians are extra vigilant of ensuring drainage and outflow structures are free of debris as to not impede function should a storm hit.

Ponds were in mixed condition during today's inspection. Algae and nuisance grasses are minimal and can be easily controlled with regiment of algaecides and herbicides. Submerged vegetation will be a higher priority moving forward. Most notes from technicians mention applying treatments for them, thus more product will be ordered to meet requirements.

RECOMMENDATIONS

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

Administer treatments to any nuisance grasses growing along exposed shorelines and within beneficial plants.

Continue to apply treatment to overgrown littoral areas.

Avoid over treating ponds, to prevent fish kills or toxic blooms.

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: -





Daily Logs List

Sep 5, 2025

Job: SE1079 Waterchase CDD

Title:

Added By: David Smeltz

Log Notes:

Treated ponds for either: (Grasses,Algae,Hydrilla)

1,3,2,5,12,14,13,8,16,15,17,19,20,6,23

Changed out all aerator filters

Weather Conditions:

Partly cloudy with isolated storms

Fri, Sep 5, 2025, 12:54 PM



92°F

74°F

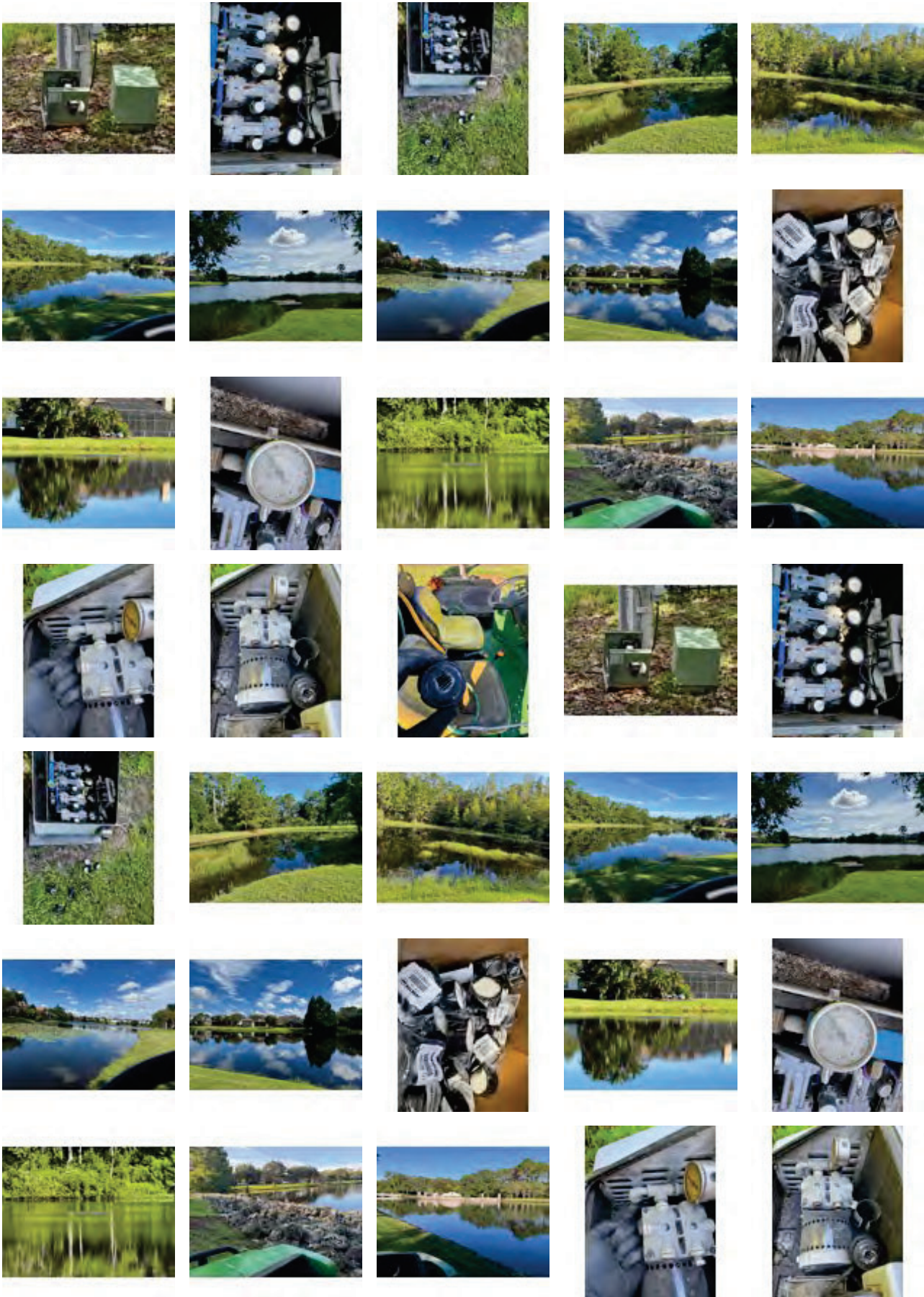
Wind: 8 mph

Humidity: 93%

Total Precip: 0.48"

Attachments:

36







Daily Logs List

Sep 19, 2025

Job: SE1079 Waterchase CDD

Title:

Added By: David Smeltz

Log Notes:

Treated ponds for:(Grasses,Algae,Hydrilla)

1,2,3,5,7,15,16,17,18,19,20,8,13,14

Inspected aeration head problems on ponds 8 and 13. Pond 8 has both working again. Pulled up head on 13 wasn't clogged barely any air coming out could be a bad head.

Weather Conditions:

Partly cloudy with fog

Fri, Sep 19, 2025, 1:18 PM



90°F

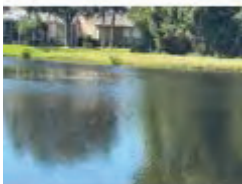
71°F

Wind: 10 mph

Humidity: 93%

Total Precip: 0"

Attachments: 13





Waterchase CDD

Field inspection

Friday, October 3, 2025

Board Of Supervisors Board Of Directors

7 Items Identified

Nathaniel Montagna

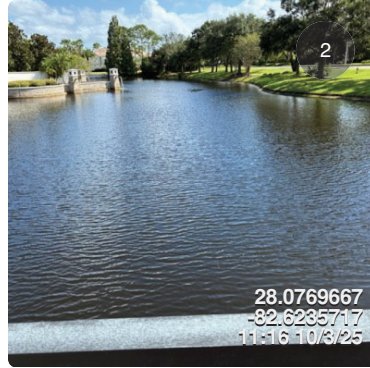
Inframark

Ponds 1 And 3

Assigned To: Steadfast Aquatics

Well maintained

Collect trash on every visit

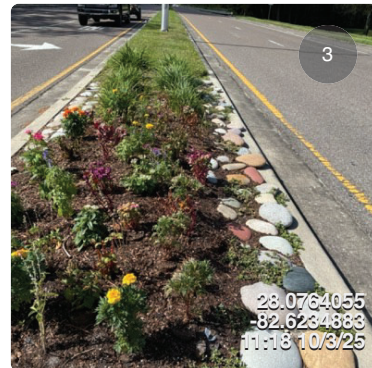
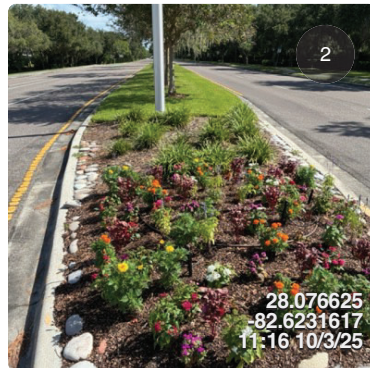
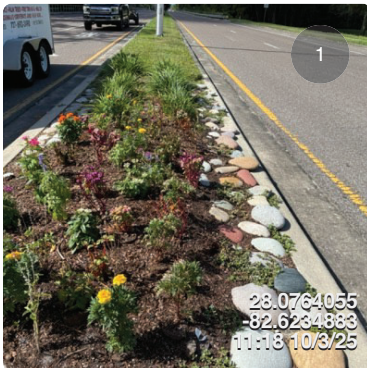


Racetrack Rd Entrance

Assigned To: LMP

Well maintained

No issues



Meridian Point Dr

Page #27

Assigned To: LMP

Well maintained

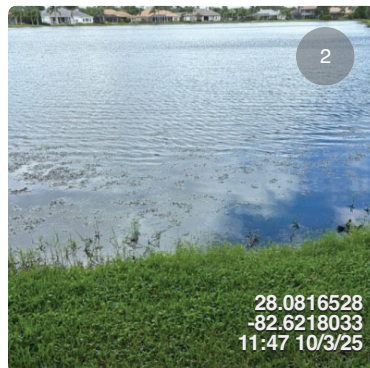
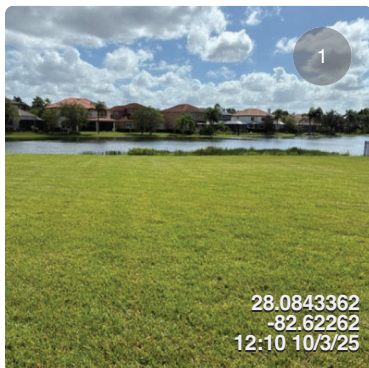


Pond 11

Assigned To: Steadfast Aquatics

Well maintained

Small algae bloom already dissipated



Bridge By Back Gate

Assigned To: LMP

Well maintained



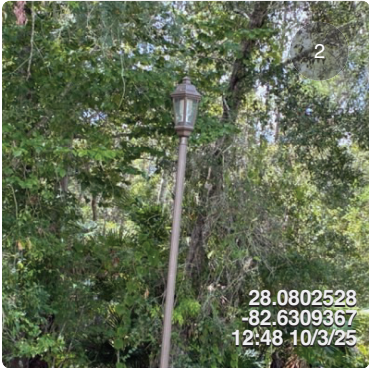
San Chaliford Ct

Assigned To: LMP

Well maintained



Back Gate
Assigned To: LMP
Well maintained
Still a little flooded





Memorandum

To: Board of Supervisors

From: District Management

Date: October 1, 2025

RE: HB7013 – Special Districts Performance Measures and Standards

To enhance accountability and transparency, new regulations were established for all special districts, by the Florida Legislature, during its 2024 legislative session. Starting on October 1, 2024, or by the end of the first full fiscal year after its creation (whichever comes later), each special district must establish goals and objectives for each program and activity, as well as develop performance measures and standards to assess the achievement of these goals and objectives. Additionally, by December 1 each year (initial report due on December 1, 2025), each special district is required to publish an annual report on its website, detailing the goals and objectives achieved, the performance measures and standards used, and any goals or objectives that were not achieved.

District Management has identified the following key categories to focus on for Fiscal Year 2025 and develop statutorily compliant goals for each:

- Community Communication and Engagement
- Infrastructure and Facilities Maintenance
- Financial Transparency and Accountability

Additionally, special districts must provide an annual reporting form to share with the public that reflects whether the goals and objectives were met for the year. District Management has streamlined these requirements into a single document that meets both the statutory requirements for goal/objective setting and annual reporting.

The proposed goals/objectives and the annual reporting form are attached as exhibit A to this memo. District Management recommends that the Board of Supervisors adopt these goals and objectives to maintain compliance with HB7013 and further enhance its commitment to the accountability and transparency of the District.

Exhibit A:
Goals, Objectives, and Annual Reporting Form

**Waterchase Community Development District (“District”)
Performance Measures/Standards & Annual Reporting Form**

October 1, 2025 – September 30, 2026

1. Community Communication and Engagement

Goal 1.1: Public Meetings Compliance

Objective: Hold at least twelve regular Board of Supervisor (“Board”) meetings per year to conduct District-related business and discuss community needs.

Measurement: Number of public Board meetings held annually as evidenced by meeting minutes and legal advertisements.

Standard: A minimum of twelve Board meetings were held during the fiscal year.

Achieved: Yes ☐ No ☐

Goal 1.2: Notice of Meetings Compliance

Objective: Provide public notice of each meeting in accordance with Florida Statutes, using at least two communication methods.

Measurement: Timeliness and method of meeting notices as evidenced by posting to the District’s website, publishing in local newspaper of general circulation, and or via electronic communication.

Standard: 100% of meetings were advertised in accordance with Florida Statutes on at least two mediums (e.g., newspaper, District website, electronic communications).

Achieved: Yes ☐ No ☐

Goal 1.3: Access to Records Compliance

Objective: Ensure that meeting minutes and other public records are readily available and easily accessible to the public by completing monthly District website checks.

Measurement: Monthly website reviews will be completed to ensure meeting minutes and other public records are up to date as evidenced by District Management’s records.

Standard: 100% of monthly website checks were completed by District Management or third party vendor.

Achieved: Yes ☐ No ☐

2. Infrastructure and Facilities Maintenance

Goal 2.1: Field Management and/or District Management Site Inspections **Objective:** Field manager and/or district manager will conduct inspections per District Management services agreement to ensure safety and proper functioning of the District’s infrastructure.

Measurement: Field manager and/or district manager visits were successfully completed per management agreement as evidenced by field manager and/or district manager’s reports, notes or other record keeping method.

Standard: 100% of site visits were successfully completed as described within District Management services agreement

Achieved: Yes ☐ No ☐

Goal 2.2: District Infrastructure and Facilities Inspections

Objective: District Engineer will conduct an annual inspection of the District’s infrastructure and related systems.

Measurement: A minimum of one inspection completed per year as evidenced by district engineer's report related to District's infrastructure and related systems.

Standard: Minimum of one inspection was completed in the fiscal year by the District's engineer.

Achieved: Yes ☐ No ☐

3. Financial Transparency and Accountability

Goal 3.1: Annual Budget Preparation

Objective: Prepare and approve the annual proposed budget by June 15 and final budget was adopted by September 30 each year. *(or other deadline, as appropriate)*

Measurement: Proposed budget was approved by the Board before June 15 and final budget was adopted by September 30 as evidenced by meeting minutes and budget documents listed on the District's website and/or within District records.

Standard: 100% of budget approval & adoption were completed by the statutory deadlines and posted to the District's website.

Achieved: Yes ☐ No ☐

Goal 3.2: Financial Reports

Objective: Publish to the District's website the most recent versions of the following documents: Annual audit, current fiscal year budget with any amendments, and most recent financials within the latest agenda package.

Measurement: Annual audit, previous years' budgets, and financials are accessible to the public as evidenced by corresponding documents on the District's website.

Standard: District's website contains 100% of the following information: Most recent annual audit, most recent adopted/amended fiscal year budget, and most recent agenda package with updated financials.

Achieved: Yes ☐ No ☐

Goal 3.3: Annual Financial Audit

Objective: Conduct an annual independent financial audit per statutory requirements and publish the results to the District's website for public inspection, and transmit to the State of Florida.

Measurement: Timeliness of audit completion and publication as evidenced by meeting minutes showing Board approval and annual audit is available on the District's website and transmitted to the State of Florida.

Standard: Audit was completed by an independent auditing firm per statutory requirements and results were posted to the District's website and transmitted to the State of Florida.

Achieved: Yes ☐ No ☐

SIGNATURES:

Chair/Vice Chair: _____

Date: _____

Printed Name: _____

Waterchase Community Development District

District Manager: _____

Date: _____

Printed Name: _____

Waterchase Community Development District

**MINUTES OF MEETING
WATERCHASE
COMMUNITY DEVELOPMENT DISTRICT**

The regular meeting of the Board of Supervisors of the Waterchase Community Development District was held Monday, September 8, 2025 at 6:00 p.m. at the Waterchase Clubhouse, 14401 Waterchase Boulevard, Tampa, Florida.

Present and constituting a quorum were:

Ian Watson	Chairperson (<i>via phone</i>)
Salvatore Mancini	Vice Chairperson
Michael Acheson	Assistant Secretary
G. Arnie Daniels	Assistant Secretary
Chris Rizzo	Assistant Secretary

Also present were:

David Wenck	District Manager
Tonja Stewart	District Engineer
Nathaniel Montagna	Field Services
Paula Means	LMP
Jeff Fuller	Electrician

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 a quorum was established.

On MOTION by Mr. Rizzo seconded by Mr. Mancini, with all in favor, authorizing Mr. Watson to participate by phone. 4-0

SECOND ORDER OF BUSINESS

Audience Comments

- Frank asked if we must replace pine trees that are removed in the median.
- David asked why they can't have conservation maintenance. They have not received a definitive answer from the CDD and what is going on with the electricians schedule for directional boring.

THIRD ORDER OF BUSINESS

Electrician Report

A. Directional Boring

- Jeff Fuller updated the Board on the status of the directional Boring.

FOURTH ORDER OF BUSINESS

Landscape Report

- Ms. Means presented the Board with Proposal 360875 for Seasonal Annuals

On MOTION by Mr. Mancini seconded by Mr. Rizzo, with all in favor, Proposal 360875 for Annuals was approved. 5-0

- Ms. Mean presented the Board with Proposal 352171 for Flush Cut of 7 Dead Pines in Median

On MOTION by Mr. Rizzo seconded by Mr. Daniels, with all in favor, Proposal 352171 was approved. 5-0

FIFTH ORDER OF BUSINESS

Pond Report

A. Steadfast Aerator Repair Proposal

On MOTION by Mr. Daniels seconded by Mr. Mancini, with all in favor, the Steadfast Aerator Proposal for Pond 8 and 13 with an NTE of \$4,530, Subject to review of maintenance contract with final approval by the chairman was approved. 5-0

SIXTH ORDER OF BUSINESS

Engineer's Report

A. Storm Drain Review Proposal

- Work is not to be done at this time.

B. Insituform Proposal 12010 San Chaliford Ct Storm Drain Cleanout.

On MOTION by Mr. Acheson seconded by Mr. Daniels, with all in favor, the Insituform clean out was approved. 5-0

C. Drain North of Bridge

- Stantec will do a site review with Steadfast.

D. 11527 Meridian Pointe Cracked Storm Drain

- Stantec to review the storm drain and craft response to resident.

E. 11936 Royce Waterford Cr. Creek Cleanout

- Stantec is to provide proposals to review.

SEVENTH ORDER OF BUSINESS

Attorney's Report

- There being none, the next order of business followed.

EIGHTH ORDER OF BUSINESS

Consent Agenda

A. Approval of the Minutes of August 11, 2025 Meeting

B. Acceptance of Arbitrage Engagement Letter for Rebate Services

On MOTION by Mr. Mancini seconded by Mr. Daniels, with all in favor, Consent Agenda was approved. 5-0

NINTH ORDER OF BUSINESS

District Manager's Report

A. Insurance Proposal

On MOTION by Mr. Rizzo seconded by Mr. Mancini, with all in favor, the Insurance Proposal \$7,337. No crime was approved. 5-0

- B.** The Board discussed meeting schedule issues and requested the October 23rd Haunted house/HOA meeting to be moved to November 6th.

TENTH ORDER OF BUSINESS

Field Inspection Report

- Mr. Montagna reviewed the Field Inspection Report with the Board.

ELEVENTH ORDER OF BUSINESS

Supervisors' Request

- There being none, the next order of business followed.

TWELFTH ORDER OF BUSINESS

Adjournment

- There being no further business,

On MOTION by Mr. Rizzo seconded by Mr. Daniels, with all in favor, the meeting was adjourned at 8:39 p.m. 5-0

Ian Watson
Chairperson