



Waterchase Community Development District

January 12, 2026

Agenda Package

11555 HERON BAY SUITE 201
CORAL SPRINGS, FLORIDA 33076

CLEAR PARTNERSHIPS



COLLABORATION



LEADERSHIP



EXCELLENCE



ACCOUNTABILITY



RESPECT

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:

Mark Vega, District Manager
 John Weaver, District Manager
 Whitney Sousa, District Counsel
 Tonja Stewart, District Engineer
 Long Nguyen, Field Inspector
 Fernand Thomas, District Accountant
 Melinda Gallo, Administrative Assistant

Meeting Agenda Monday, January 12, 2026 – 6:00 p.m.

-
- 1. Call to Order and Roll Call**
 - 2. Audience Comments – Three (3) Minute Time Limit**
 - 3. Staff Reports**
 - A. District Accountant Report P. 3
 - B. Landscape Report..... P. 6
 1. Consideration of Mulch Proposal P. 22
 - C. Pond Report
 - D. District Engineer Report
 - E. District Counsel Report
 - F. Field Inspection Report..... P. 24
 - G. District Manager
 1. Discussion of Adding Financials to Agenda Package
 - 4. Business Items**
 - A. Consideration of Resolution 2026-02, General Election P. 35
 - B. Consideration of Resolution 2026-03, Designating Officers of the District..... P. 37
 - 5. Business Administration**
 - A. Consideration of Minutes from the Meeting held December 8, 2025 P. 38
 - B. Consideration of Minutes from the Workshop held December 17, 2025 P. 42
 - 6. Supervisor Requests**
 - 7. Adjournment**

The next CDD Workshop is Thursday January 22, 2026 @ 8:00 p.m.

The next meeting is scheduled for Monday, February 9, 2026 @ 6:00 p.m.

Waterchase Community Development District
Expenditure Report - General Fund
For the Period(s) from Oct 01, 2025 to Nov 30, 2025
(Sorted by Department)

Posting			Trans.				
Date	Account #	Document #	Type	Vendor Name	Description	Amount	

DEPARTMENT NAME: LEGISLATIVE

Account Name: P/R-Board of Supervisors

10/09/25	511001-51101-5000	ADP00039			ADP Wages ADP JournalEntry 10/09/2025	1,000.00	
10/23/25	511001-51101-5000	ADP00040	JE		ADP Wages ADP JournalEntry 10/23/2025	1,000.00	
11/17/25	511001-51101-5000	ADP00041	JE		ADP Wages ADP JournalEntry 11/17/2025	1,000.00	
11/20/25	511001-51101-5000	ADP00042	JE		ADP Wages ADP JournalEntry 11/17/2025	1,000.00	
						YTD Total	4,000.00
						Annual Budget	\$24,000.00
						Amount Remaining / (Budget overage)	\$20,000.00
						% of Budget	16.7%

Account Name: FICA Taxes

10/09/25	521001-51101-5000	ADP00039	JE		ER FICA ADP JournalEntry 10/09/2025	76.50	
10/23/25	521001-51101-5000	ADP00040	JE		ER FICA ADP JournalEntry 10/23/2025	76.50	
11/17/25	521001-51101-5000	ADP00041	JE		ER FICA ADP JournalEntry 11/17/2025	76.50	
11/20/25	521001-51101-5000	ADP00042	JE		ER FICA ADP JournalEntry 11/17/2025	76.50	
						YTD Total	306.00
						Annual Budget	\$1,836.00
						Amount Remaining / (Budget overage)	\$1,530.00
						% of Budget	16.7%

Legislative Department Total: \$4,306.00

DEPARTMENT NAME: EXECUTIVE

Account Name: ProfServ-Mgmt Consulting

10/08/25	531027-51201-5000	160680	VENDOR	INFRAMARK LLC	Oct 25 Management Services	5,582.08	
11/11/25	531027-51201-5000	163506	VENDOR	INFRAMARK LLC	NOV 25 Management Services	5,582.08	
						YTD Total	11,164.16
						Annual Budget	\$66,985.00
						Amount Remaining / (Budget overage)	\$55,820.84
						% of Budget	16.7%

Executive Department Total: \$11,164.16

DEPARTMENT NAME: FINANCIAL AND ADMINISTRATIVE

Account Name: ProfServ-Trustee Fees

10/01/25	531045-51301-5000	JE001758	JE		R/C ProfServ-Trustee Fees 10/31/2025	361.41	
						YTD Total	361.41
						Annual Budget	\$4,337.00
						Amount Remaining / (Budget overage)	\$3,975.59
						% of Budget	8.3%

Account Name: Website Compliance

10/22/25	534397-51301-5000	18039	VENDOR	COMPLETE IT	OCT 25 GOOGLE EMAIL ACCTS	89.70	
11/22/25	534397-51301-5000	18328	VENDOR	COMPLETE IT	NOV 25 GOOGLE EMAIL ACCTS	89.70	
						YTD Total	179.40
						Annual Budget	\$2,500.00
						Amount Remaining / (Budget overage)	\$2,320.60
						% of Budget	7.2%

Account Name: Postage and Freight

10/24/25	541006-51301-5000	161907	VENDOR	INFRAMARK LLC	POSTAGE OCT 25	1.48	
11/25/25	541006-51301-5000	164601	VENDOR	INFRAMARK LLC	POSTAGE	2.96	
						YTD Total	4.44
						Annual Budget	\$350.00
						Amount Remaining / (Budget overage)	\$345.56
						% of Budget	1.3%

Account Name: Insurance - General Liability

10/01/25	545002-51301-5000	JE001759	JE		Egis Insurance 10/01/2025-09/30/2026	7,337.00	
						YTD Total	7,337.00
						Annual Budget	\$7,960.00
						Amount Remaining / (Budget overage)	\$623.00
						% of Budget	92.2%

Account Name: Misc-Bank Charges

10/06/25	549009-51301-5000	JE001754	JE		R/C ADP FEES	66.00	
11/03/25	549009-51301-5000	JE001767	JE		R/C ADP FEES	33.00	
						YTD Total	99.00
						Annual Budget	\$50.00
						Amount Remaining / (Budget overage)	(\$49.00)
						% of Budget	198.0%

Account Name: Misc-Assessment Collection Cost

11/07/25	549070-51301-5000	ASSESSMENTS	JE		HLLSBRGH CTY ASSESSMENT FY25	113.85	
11/14/25	549070-51301-5000	ASSESSMENTS	JE		HLLSBRGH CTY ASSESSMENT FY25	704.94	
11/21/25	549070-51301-5000	ASSESSMENTS	JE		HLLSBRGH CTY ASSESSMENT FY25	427.80	
						YTD Total	1,246.59
						Annual Budget	\$7,897.00
						Amount Remaining / (Budget overage)	\$6,650.41
						% of Budget	15.8%

Account Name: Annual District Filing Fee

11/19/25	554007-51301-5000	92658	VENDOR	FLORIDA COMMERCE	FY26 DISTRICT FILING FEES	175.00	
						YTD Total	175.00
						Annual Budget	\$175.00
						Amount Remaining / (Budget overage)	\$0.00
						% of Budget	100.0%

Financial And Administrative Department Total: \$9,402.84

DEPARTMENT NAME: LEGAL COUNSEL

Account Name: ProfServ-Legal Services

11/20/25	531023-51401-5000	27510	VENDOR	STRALEY ROBIN VERICKER	Legal Service Through 10/31/25	35.00	
						YTD Total	35.00

DEPARTMENT NAME: COMPREHENSIVE PLANNING

DEPARTMENT NAME: FIELD

Account Name: Contracts-Lakes

Account Name: Contracts-RTR Landscaping

Account Name: Electricity - Streetlights

Account Name: Electricity - Fountain

Account Name: R&M-Lake

Account Name: R&M-Streetlights

Account Name: R&M Landscape

Account Name: Aerators - R&M

10/02/25	546700-53901-5000	SA-16034	VENDOR	STEADFAST ENVIRONMENTAL	OCT 25 POND MAINTENANCE/QUARTERLY AERATION MAINTENANCE	200.00

Waterchase Community Development District

Expenditure Report - General Fund

For the Period(s) from Oct 01, 2025 to Nov 30, 2025

(Sorted by Department)

Posting Date	Account #	Document #	Trans. Type	Vendor Name	Description	Amount
					TOTAL EXPENDITURES & OTHER FINANCING USES:	\$ 70,994.98



Property Evaluation Report

01/01/26

Waterchase CDD (Inc. Add. #1)

PAULA MEANS

paula.means@lmppro.com

Evaluation Grade

9.0

Flower Beds

10



- Begonias look great. I did check into the outer ring where there seems to be open space. There are actually river rocks under the soil that make it difficult to plant that area. I suggest that since we can't see the rocks anyway that on the next rotation we remove them to have more annual planting space. This is up to the board. Other option is that I could clear the dirt off of the stones so that they are visible.



- Begonias looking good.

Turf Condition - Common Grounds

9



- Good for climate.



- Median turf looks consistent with season. The wall behind is not our property.



- End of San Chaliford park area nicely mowed.



- Color good for season.



- Color is consistent with season.
- Small area of browning. David will inspect and report finding.



- Seasonal color is common



- Color consistent with weather.

Shrub Bed Condition - Common Ground

9



- Shrub row along RTR is suffering due to drought and lack of irrigation.
- Height is good and consistent.
- Please cut any brown that scratches brown. If green, please let it come back and don't trim that section.



- Ornamental grasses came back very nicely in median. Nice job.



- This is photo on Inframark report. See the previous photo for response.



- Brown shrubbery. Cut out as necessary.



- Response to #2 on Inframark report - There are actually more shrubs that need removed from this area on the far left. A few more Juniper (the photo in ilnframark report and will be the next photo on this report) and an oddly placed Shillings. However, the area is not the CDD. It is the HOA. I am not sure why they didn't remove all of the material along that mulch line when they removed the dead shrubs. However, I'll remove it all in February. I don't want to step on toes as it is not mine currently.
- Response to Inframark #4 - This area/shrub row is HOA, but hopefully will be mine in February. Those two Shillings are not dead but have been hard cut back. There is plenty of basal/new growth, and I suspect they will come back completely given time. If they are still on the struggle bus in February, I will give you a proposal for this section.

Drainage

10

- Non-functional irrigation drip lines wrapped around established Oaks will be removed at next monthly inspection.



- Bank of Meridian Creek is clear. Very good.



- Response to #10 on Inframark report.. This area again is the HOA, but I have asked Herminia to remove these weeds or at worst scenario spray them if she cannot reach. This bridge is not mine currently but is/has been one of my biggest frowny faces in the community. The Canna Lily drives me absolutely berserk, and when the budget allows... I would VERY much like to change out the plant material on at minimum the West side.



- Culverts clear. We will fold keeping it clear into our service.



- West culvert also clear.

Amenity Areas

9



- Pump station privacy hedge looks good. Fence is still on ground from Milton.



- Mow looks good.



- Nine Eagle sidewalk clear



- 9 Eagles sidewalk clear

Lake Areas / Conservation areas

9



- Sidewalk on RTR is nicely pushed back.
- Felix will provide a proposal to remove the "tunnel" trees.



- Response to #3 on the Inframark report - This Brazillian Pepper is a huge amount of work. Herminia and her crew are plugging away at it a little each visit. I didn't want to do it all at once as it would've been an entire day of billable work, so we are folding it in a bit at a time with our normal maintenance. We will be completed in January and then it will just be a matter of keeping it pushed back. I might suggest that we spray some Garlon chemical on it to kill it once it has been chopped. I'll have David (our agronomist manager) to give me an estimate for that application.



- Pond 7 clean



- Pond 6 clean front side



- Pond 6 back side clean



- Pond 5 clean



- Pond 8 clean. Conservation area is nicely pushed back. Good job.



- Pond 20 clean. Drainage area eroded making maintenance difficult. However, it has been this way for the year and 2 months that we have been maintaining it.



- Pond 15 clear



- Pont 16 clear



- Pond 16 clear also



- Conservation area on 9 Eagles pushed back nicely.



- 9 Eagles

Trees - Common Ground

8



- Tree elevations on RTR are overall good. There are a few back toward Mobly Rd. that need a limb or two clipped, please. They're not in the way of the sidewalk, but would hit a mower person in the face.



- Japanese Blueberry on RTR are looking good!!! To think we were going to take them out!!! Some sucker growth on one of them needs to be removed.



- There are two branches at San Chaliford park that need trim back so they don't hit mower person in the face.



- This is the same branch in the first picture.



- Face branch



- Exit Lights clear



- Exit street light clear



- RTR Blueberry needs sucker removal.

Overall Maintenance Condition

9



- Response to Inframark #15. - I saw very few weeds here, but we will continue to spray them until there are none. Of course this in an ongoing battle as weeds pop up as they please, but we will address this each visit.

Community Enhancements



- This cul-du-sac area is not my territory yet., but someone has driven what seems to be a possible 4wheeler around and around and around in the island. The grass (is incredibly long) does not seem to have suffered any damage except for smooshing, but we need to keep an eye on this activity.. Had the area been a bit more moist, the wheels of whatever it was would possibly have ripped it to shreds. The tire marks seem to be too far apart to be a mower and it clearly has not been mowed, so I am surmising that this was an off road vehicle of some sorts.

LMP

A Juniper Company



Proposal

Proposal No.: 378801
Proposed Date: 01/05/26

PROPERTY:	FOR:
Waterchase CDD (Inc. Add. #1) John Weaver 14401 Waterchase Blvd. Tampa, FL 33626	RTR Median Mulch

Proposal to mulch Waterchase owned median and a half (up to the bridge on the North side) on Race Track Road.

ITEM	QTY	UOM	TOTAL
Race Track Median 1/2			
Mulch, Rock, Soil			\$1,350.00
Pine Bark, 03CF bag - 03CF	180.00	03CF	
Total:			\$1,350.00

LMP Guarantee: Any alteration from these specs involving additional costs will be executed only upon written order and will become an extra charge over and above estimate.

Standard Warranty: Lagrees to warranty irrigation, drainage and lighting for 1 year, trees and palms for 6 months, shrubs and ground cover for 3 months, and sod for 30 days. This warranty is subject to and specifically limited by the following:

Warranty is not valid on relocated material, annuals and any existing irrigation, drainage and lighting systems. Warranty is not valid on new plant material or sod installed without automatic irrigation. Warranty does not cover damage from pests or disease encountered on site, act of God, or damaged caused by others. Failure of water or power source not caused by LMP will void warranty. The above identified warranty periods commence upon the date of completion of all items included in this proposal. Standard Warranty does not modify or supersede any previously written agreement. LMP is not responsible for damage to non-located underground.

Residential Agreement: A deposit or payment in full will be required before any work will begin. Any and all balance will be due upon job completion in full, unless otherwise noted in writing. All work will be performed in a workman like manner in accordance to said proposal. Any additional work added to original proposal will require written approval, may require additional deposits and will be due on completion with any remaining balances owed.

DUE TO THE NATURE OF MATERIAL COST VOLATILITY, WE ARE CURRENTLY HOLDING PRICING FOR THIRTY (30) DAYS FROM PROPOSAL DATE

_____	_____
Signature (Owner/Property Manager)	Date

Printed Name (Owner/Property Manager)

_____	_____
Signature - Representative	Date



Waterchase CDD

Field Inspection Report - December 2025

Tuesday, 23 December 2025

Prepared For Board Of Supervisors

18 Items Identified

Long Nguyen

District Inspection Coordinator

Items 1

Assigned To: LMP

Broken irrigation line found in the median on Racetrack rd. in front of the main entrance.
Please investigate and repair broken lines for this system.



Items 2

Assigned To: LMP

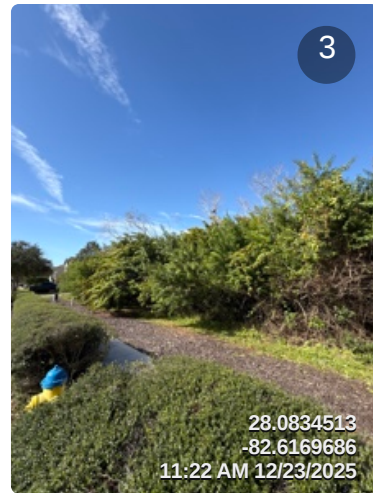
Please remove this plant growing in the mulch bed on Meridian Point dr.



Items 3

Assigned To: LMP

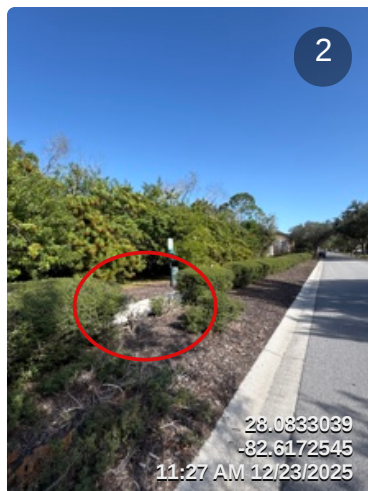
Progress for the cut back on Meridian Point dr. is about 50%. Will continue to monitor up to completion.



Items 4

Assigned To: LMP

Section of hedge on Meridian Point dr. appears to be dead. Please propose to replace dead plant material.

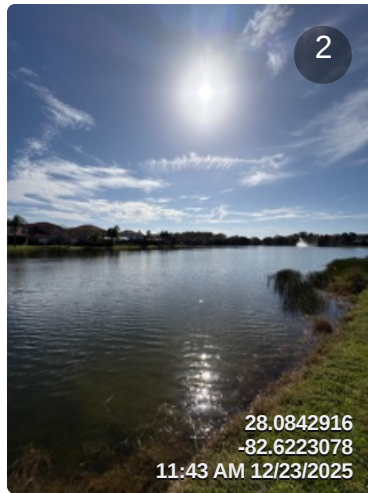


Items 5

Assigned To: Steadfast

Issue Completed: Yes

Pond 11 is in good overall condition. Shoreline weeds are well maintained; water turbidity is fair.



Items 6

Assigned To: LMP

Issue Completed: Yes

Pond 11 control station is well maintained. Please continue to string trim this area.

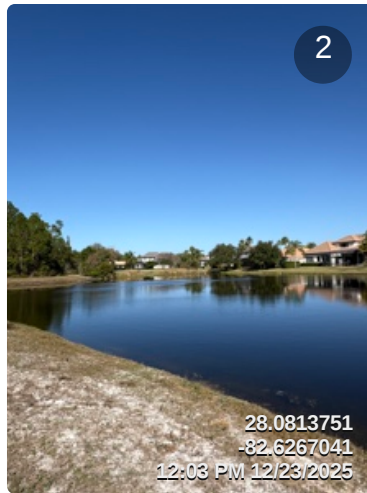
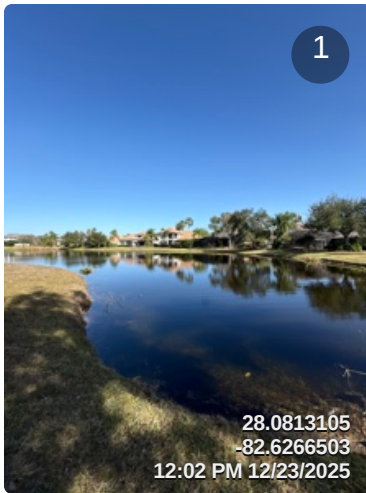


Items 7

Assigned To: Steadfast

Issue Completed: Yes

Pond 8 is in good overall condition. Pond's banks are clear and water turbidity is fair.

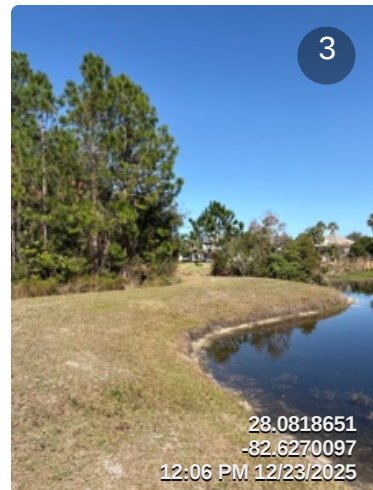


Items 8

Assigned To: LMP

Issue Completed: Yes

The back side field behind Pond 8 is well maintained. Conservation line is defined and properly managed.



Items 9

Assigned To: LMP

Issue Completed: Yes

Meridian point Dr. creek bank next to the bridge is properly maintained. Will continue monitoring the turf quality for improvement going into the Spring.



Items 10

Assigned To: LMP

Weeds growing from out of the bridge over Double Branch Creek. Please remove the vegetation and treat the area to prevent future growth.

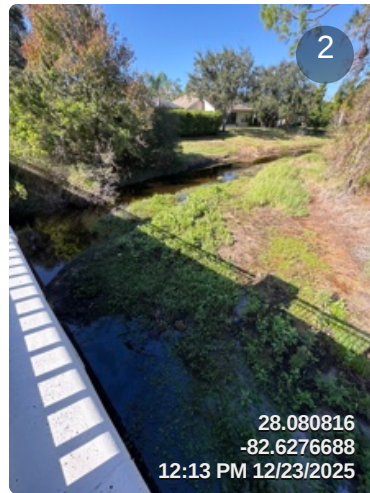


Items 11

Assigned To: Board

Issue Completed: Yes

Current state of under the Meridian Point dr. bridge. Water level is extremely low but of decent quality. Will continue to monitor for improving conditions.



Items 12

Assigned To: Steadfast

Pond 20 has very low water level. Observed discolored film layer on water's surface during inspection. Please include investigation on next Pond Report.



Items 13

Assigned To: Steadfast

Pond 18 has multiple evidence of erosion. Please propose for mitigation before conditions worsen.



Items 14

Assigned To: LMP

Issue Completed: Yes

The field at the end of San Chaliford ct. is well maintained.



Items 15

Assigned To: LMP

Please remove the weeds and treat the mulch bed at the end of San Chaliford ct.



Items 16

Assigned To: Steadfast

Pond 15 has very low water level. Observed invasive lilies growing in the pond. Evidence of erosion observed at the north bank of the pond.

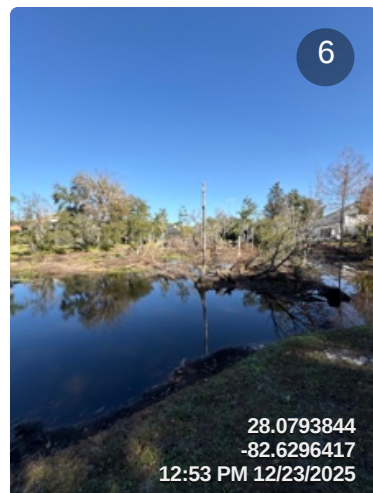
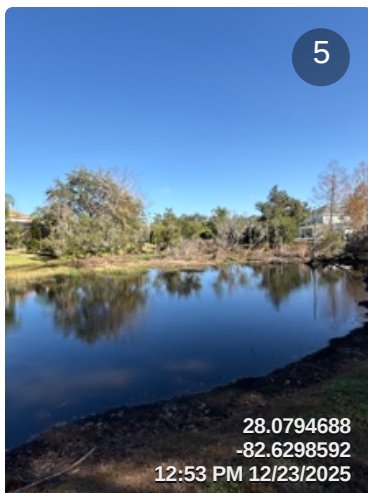
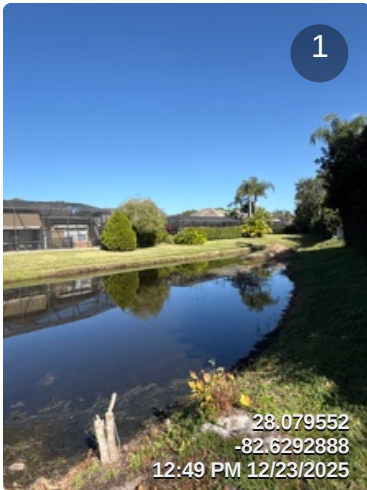


Items 17

Assigned To: Steadfast

Issue Completed: Yes

Pond 16 is in good overall condition. Water level is low but of decent quality. Surrounding landscape is well maintained.



Items 18

Assigned To: Board

Issue Completed: Yes

Current state of the back exit to Nine Eagles Dr. Culverts are clear of debris and surrounding area is cleaned. Will continue to monitor for turf improvements from ruts left by equipment.



RESOLUTION 2026-02

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE WATERCHASE COMMUNITY DEVELOPMENT DISTRICT CONFIRMING THE DISTRICT'S USE OF THE HILLSBOROUGH COUNTY SUPERVISOR OF ELECTIONS TO CONTINUE CONDUCTING THE DISTRICT'S ELECTION OF SUPERVISORS IN CONJUNCTION WITH THE GENERAL ELECTION.

WHEREAS, the Waterchase Community Development District (hereinafter the "District") is a local unit of special-purpose government created and existing pursuant to Chapter 190, Florida Statutes, being situated entirely within Hillsborough County, Florida; and

WHEREAS, the Board of Supervisors of Waterchase Community Development District (hereinafter the "Board") seeks to implement section 190.006(3)(A)(2)(c), Florida Statutes and to instruct the Hillsborough County Supervisor of Elections (the "Supervisor") to conduct the District's General Elections.

WHEREAS, the Supervisor has requested the District adopt a resolution confirming the District's use of the Supervisor for the purpose of conducting the District's future supervisor elections in conjunction with the General Election; and

WHEREAS, the District desires to continue to use the Supervisor for the purpose of conducting the District's supervisor elections in conjunction with the General Election.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE WATERCHASE COMMUNITY DEVELOPMENT DISTRICT:

Section 1. The Board is currently made up of the following individuals: G. Arnie Daniels, Salvatore Mancini, Christopher Rizzo, Michael Acheson and Ian Watson.

Section 2. The term of office for each member of the Board is as follows:

Seat #1	G. Arnie Daniels	Four-year Term	11/2028
Seat #2	Salvatore Mancini	Four-year Term	11/2028
Seat #3	Christopher Rizzo	Four-year Term	11/2028
Seat #4	Michael Acheson	Four-year Term	11/2026
Seat #5	Ian Watson	Four-year Term	11/2026

Section 3. Seat #4 currently held by Michael Acheson, Seat #5 currently held by Ian Watson are scheduled for the General Election in November 2026.

Section 4. Pursuant to section 190.006(8), Florida Statutes, members of the Board shall be entitled to receive for his or her services an amount not to exceed \$200 per meeting of the Board, not to exceed \$4,800 per year per member.

Section 5. The term of office for the individuals to be elected to the Board in the November 2026 General Election is four years.

Section 6. The new Board members shall assume office on the second Tuesday following their election.

Section 7. The District hereby instructs the Supervisor to continue conducting the District's elections in conjunction with the General Election. The District understands that it will be responsible to pay for its proportionate share of the General Election cost and agrees to pay same within a reasonable time after receipt of an invoice from the Supervisor.

PASSED AND ADOPTED THIS 12th DAY OF JANUARY, 2026.

ATTEST:

**WATERCHASE COMMUNITY
DEVELOPMENT DISTRICT**

Secretary

Chair/Vice Chair

RESOLUTION 2026-03

A RESOLUTION OF THE BOARD OF SUPERVISORS DESIGNATING THE OFFICERS OF WATERCHASE COMMUNITY DEVELOPMENT DISTRICT, AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Waterchase Community Development District (the “District”) is a local unit of special-purpose government created and existing pursuant to Chapter 190, Florida Statutes; and

WHEREAS, the Board of Supervisors (hereinafter the “Board”) now desires to designate the Officers of the District per Chapter 190, Florida Statutes.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF WATERCHASE COMMUNITY DEVELOPMENT DISTRICT:

1. The following persons are elected to the offices shown, to wit:

<u>Ian Watson</u>	Chair
<u>Salvatore Mancini</u>	Vice-Chair
<u>Jennifer Goldyn</u>	Secretary
<u>Eric Davidson</u>	Treasurer
<u>Angel Montagna</u>	Assistant Treasurer
<u>Christopher Rizzo</u>	Assistant Secretary
<u>Michael Acheson</u>	Assistant Secretary
<u>G. Arnie Daniels</u>	Assistant Secretary
<u>John Weaver</u>	Assistant Secretary

2. This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED this 12th day of January 2026.

ATTEST:

**WATERCHASE
COMMUNITY DEVELOPMENT
DISTRICT**

Name: _____
Secretary / Assistant Secretary

Name: _____
Chair / Vice Chair of the Board of Supervisors

**MINUTES OF MEETING
WATERCHASE
COMMUNITY DEVELOPMENT DISTRICT**

The regular meeting of the Board of Supervisors of the Waterchase Community Development District was held December 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
Salvatore Mancini	Vice Chairperson (<i>via phone</i>)
Michael Acheson	Assistant Secretary (<i>via phone</i>)
G. Arnie Daniels	Assistant Secretary
Chris Rizzo	Assistant Secretary

Also present, either in person or via communication media technology, were:

John Weaver	District Manager
Mark Vega	District Manager
Tonja Stewart	District Engineer
Nathaniel Montagna	Field Services
Paula Means	LMP
Joe Hamilton	Steadfast

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

FIRST ORDER OF BUSINESS

Roll Call

Mr. Weaver called the meeting to order, and a quorum was established.

SECOND ORDER OF BUSINESS

Audience Comments

The audience noted that the back gate drainage remains an ongoing issue. Mr. Watson stated it would be discussed later in the meeting along with the review of drainage repair quotes.

Safety concerns were raised regarding cars and children in the area, emphasizing the need to clear the drainage.

THIRD ORDER OF BUSINESS

Staff Reports

A. Landscape Report

Ms. Means shared that the flower annuals will likely be replaced in February/March, and that the cooler weather will allow the team to focus more on detailed landscaping work. She reported no major new updates.

Mr. Rizzo remarked that the new flowers, particularly along Racetrack Road, looked nice.

Waterchase CDD
December 8, 2025

The Board noted the need to keep up with weeding, and Mr. Watson added that a tree leaning over Racetrack Road needs attention.

B. Pond Report

1. 2025 Conservation Report

2. Steadfast Est-SCA2903 Pond 18

Mr. Whittaker provided an update on the pond maintenance reports, with an emphasis on continuous trash removal and fine-tuning specific areas, particularly around certain ponds, in preparation for the colder months. He noted the importance of keeping debris out of the waterways and canals. Steadfast will assess the drainage and runoff discussed during the meeting and will submit a report to the Board. The Board agreed to table this item until the January meeting.

Mr. Whittaker also reported that several compressors require sound-shield kits, specifically for ponds 13, 14, 23, 4, and 8, as well as additional ponds if necessary. He further noted that certain ponds will need new compressors in the near future due to their age, as they have now been installed for over two years.

On MOTION by Mr. Daniels seconded by Mr. Rizzo, with all in favor, to move forward with the replacement needs utilizing Vertex for the items, at a cost not to exceed \$12,000.00, using the existing compressor cabinets was approved. 5-0

C. District Engineer Report

Ms. Stewart discussed the culvert pipe that requires clearing. She noted that much of the debris around the pipe can be removed manually, while the remaining buildup should naturally clear as water continues to flow. The Board voted to proceed with Steadfast as the vendor to address the culvert pipe maintenance at a cost of \$4,290.00.

Mr. Whittaker stated that Steadfast will conduct an assessment this week to determine whether work can begin at this time.

On MOTION by Mr. Rizzo seconded by Mr. Mancini, with all in favor, to proceed with Steadfast as the vendor to address the culvert pipe maintenance at a cost of \$4,290.00 was approved. 5-0

D. District Counsel Report

1. Discussion of Requirements for District's Rules Review

Mr. Vega stated District rules will be sent to the state of Florida for review in January 2026.

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E. Field Inspection Report

Mr. Montagna informed the Board of his recent promotion and announced that Mr. Nguyen Long will be the new Field Inspector for Waterchase.

The Board expressed concerns regarding Mr. Montagna's transition; however, Mr. Montagna clarified that he will continue to serve as an inspector alongside Mr. Long to ensure continuity.

Mr. Montagna reported that the irrigation issues, specifically the non-functioning drip lines, have been addressed. Trash around the ponds has been removed, and Pond #20 experienced a recent washout, which Steadfast will be addressing. A request was made by the Board for an estimate for pine straw mulch. Additionally, there is minor algae growth in several ponds, which Steadfast will treat. The Board also requested that Mr. Montagna prepare a proposal for refurbishing the 108 streetlights throughout the community, including associated signage. Mr. Montagna stated he will forward the quote to Mr. Weaver and Mr. Vega for Board review.

F. District Manager

Discussed under *Section G. Business Items*

FOURTH ORDER OF BUSINESS **Business Items**

A. Consideration of LLS Tax Solutions Inc. Arbitrage

No action taken.

Mr. Vega discussed closing the Waterchase CDD BankUnited Money Market Account (MMA) and transferring all funds to the Valley National checking account.

<p>On MOTION by Mr. Watson seconded by Mr. Mancini, with all in favor, closing the BankUnited Money Market Account and transferring all fund to the Valley National checking account was approved. 5-0</p>
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FIFTH ORDER OF BUSINESS **Business Administration**

A. Consideration of Minutes from the Meeting held November 10, 2025

<p>On MOTION by Mr. Daniels seconded by Mr. Rizzo, with all in favor, the Business Administration items were approved. 5-0</p>
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SIXTH ORDER OF BUSINESS **Supervisors' Requests**

Mr. Rizzo requested an updated meetings and workshop schedule.

Mr. Mancini requested financials report placed on the agenda going forward.

SEVENTH ORDER OF BUSINESS **Adjournment**

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113 There being no further business,

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On MOTION by Mr. Watson seconded by Mr. Rizzo, with all in favor, the

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meeting was adjourned at 7:43 p.m. 5-0

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Ian Watson
Chairperson

**MINUTES OF MEETING
WATERCHASE
COMMUNITY DEVELOPMENT DISTRICT**

The workshop meeting of the Board of Supervisors of the Waterchase Community Development District was held December 17, 2025 at 8:00 p.m. at the Waterchase Clubhouse, 14401 Waterchase Boulevard, Tampa, Florida.

Present and constituting a quorum were:

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

Also present were:

Mark Vega	District Manager
John Weaver	District Manager
Nathaniel Montagna	Field Services
David McCombs	Resident/HOA Vice President

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

The Board discussed landscaping matters in detail, including the current status of the transition process and prior discussions and commitments made by LMP. The possibility of negotiating and finalizing the contract with Synergy was reviewed. It was noted that the HOA Board was expected to vote on December 18, 2025, to award the landscaping contract. If the contract is not awarded at that meeting, a special meeting may be required to allow the vote to proceed in order to meet the HOA's established timeline. This timeline anticipates the termination of Davey and the new contractor commencing services on February 1, 2026.

The Board further discussed that the allocation of costs under the new landscaping contract between the HOA and the CDD remains subject to negotiation. Once the final contract award amount is known, the HOA and the CDD are expected to work collaboratively in January to finalize the agreement, with the goal of having all approvals in place by February 1, 2026, or alternatively to ratify the agreement at the CDD meeting scheduled for February 9, 2026.

The Board next discussed the District's meeting and workshop calendar. Supervisors indicated they had not yet received an official calendar for CDD meetings and workshops and requested that Inframark provide digital copies to each Supervisor. It was agreed that a request

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36 would be sent to Inframark asking that the calendar be distributed to each Supervisor in PDF
37 format.

38 Back gate drainage issues were also addressed. The Board noted that the culverts on both
39 the north and south sides of the entranceway had recently been cleaned out. The District will
40 continue to monitor the area during storm events to evaluate the effectiveness of the cleanout and
41 determine whether additional remediation measures may be necessary.

42 There were no audience requests or comments presented at the workshop. There being no
43 further business, the workshop was adjourned at 9:00 p.m.

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Ian Watson
Chairperson