

Longleaf Community Development District

Board of Supervisors

Evalyn Oreto, Chairperson
Veronica Johnson, Vice Chairperson
Lindsay Moore, Assistant Secretary
Michael Ryan, Assistant Secretary
Jay Wijnmaalen, Assistant Secretary

District Staff

Lisa Castoria, District Manager
Vivek Babbar, District Counsel
Phil Chang, District Engineer
Jim Chambers, District Onsite Manager

Regular Meeting Agenda

Wednesday, September 3, 2025, at 6:00 p.m.

TEAMS INFORMATION: Meeting ID: 263 242 283 781 Passcode: WcwhRX
+1 646-838-1601 362843698# Phone Conference ID: 362 843 698#

All cellular phones and pagers must be turned off during the meeting. Please let us know at least 24 hours in advance if you are planning to call into the meeting.

1. Call to Order/Roll Call

2. Pledge of Allegiance

3. Audience Comments

4. Consent Agenda

- A. Approval of Minutes of August 4, 2025, Public Hearing & Regular Meeting.....Page 2
- B. Consideration of Operation Expenditures and Maintenance for July 2025.....Page 6
- C. Acceptance of the FY 2025 Audit Engagement Letter.....Page 103
- D. Acceptance of the July 2025 2nd Quarter Website Audit.....Page 108

5. Financial Discussion

6. Yellowstone Landscape Report

7. Engineer's Report

8. Attorney's Report

9. Business Items

- A. Discussion on FY 2026 Pool Monitor/Security
- B. Consideration of Pond Maintenance Proposals.....Page 120
- C. Discussion on Golf Cart Incident
- D. Consideration of Proposal for Missing Stop Sign.....Page 143
- E. Discussion on Resident Damage to New Landscaping Project.....Page 144
- F. Consideration of Longleaf Suspension and Termination of Privileges Policy.....Page 148
- G. Consideration of Bathroom Door Replacement Proposals (*under separate cover*)
- H. Update on Landscape RFP
- I. Neighborhood 4 Update

10. Manager's Report

- A. Aquatics Report.....Page 150
- B. On-Site Manager Report.....Page 176

11. Supervisors' Requests or Comments

12. Public Comments (*Each individual has the opportunity to comment and is limited to three (3) minutes for such comment*)

13. Adjournment

****The next regular meeting is scheduled to be held on Wednesday, October 1, 2025, at 6:00 p.m.****