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**MINUTES OF MEETING  
WATERLEAF  
COMMUNITY DEVELOPMENT DISTRICT**

10 The Regular Meeting of the Board of Supervisors of the Waterleaf Community Development  
11 District was held on Tuesday, December 10, 2015 at 6:00 p.m. at the Panther Trace Clubhouse, 12515  
12 Bramfield Drive, Riverview FL.

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**FIRST ORDER OF BUSINESS - Roll Call**

19 Mr. St. Denis called the meeting to order.

20 Present and constituting a quorum were:

21 Mike Lawson	Board Supervisor, Chairman
22 Doug Draper	Board Supervisor, Vice Chairman
23 Lori Price	Board Supervisor, Assistant Secretary

24 Also present were:

25 Bruce St. Denis	District Manager
26 Mercedes Tutich	District Manager
27 Ted Sanders	Developer Representative

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**SECOND ORDER OF BUSINESS – Audience Comments**

- 35 ➤ Chantilly – funding sources, frequent annual change out, community occupancy
- 36 ➤ Robert – Mosquito control, junk in pond, entrance looks good, going out looks bad. Mr. Sanders  
37 said the back would be fenced.
- 38 ➤ Chris – gate questions: can gate be programmed for multiple numbers for each unit? Should list  
39 be first or last name? Also can a list of amenities be on CDD website? Ms. Tutich commented  
40 that Amenity Rules will be on website soon. Any plans for holiday decorations? Answer was no,  
41 will budget for next year. Any plans for fencing? When does the Architectural Committee start?

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**THIRD ORDER OF BUSINESS – Administrative Matters**

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**A. Approval of Minutes of August 4, 2015**

56 Mr. St. Denis presented the August 4, 2015 meeting minutes and asked for comments, questions  
57 or corrections.

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On a MOTION by Mr. Lawson, SECONDED by Mr. Draper, WITH ALL IN FAVOR, the Board approved the August 4, 2015 minutes of the Board of Supervisors' meeting for the Waterleaf Community Development District.

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**B. Approval of Minutes of August 20, 2015 Meeting**

73 Mr. St. Denis presented the August 20, 2015 meeting minutes and asked for comments, questions  
74 or corrections.

75 Correction to where meeting was held. Should be Panther Trace Clubhouse, 1251 Bramfield  
76 Drive, Riverview, Florida

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On a MOTION by Mr. Lawson, SECONDED by Ms. Price, WITH ALL IN FAVOR, the Board approved the August 20, 2015 minutes of the Board of Supervisors' meeting, as amended, for the Waterleaf Community Development District.

1           **C.     Acceptance of October 2015 Financial Statements**

2           Mr. St. Denis presented the October 2015 Financial Statements and asked for comments or  
3 questions.

4           On a MOTION by Mr. Lawson, SECONDED by Mr. Draper, WITH ALL IN FAVOR, the Board  
5 accepted the Unaudited Financial Statements as of October 2015 for the Waterleaf Community  
6 Development District.

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8           **FOURTH ORDER OF BUSINESS – Business Matters**

9           **A.     Additional Matters**

10          There being none, next item followed.

11          **FIFTH ORDER OF BUSINESS – Staff Reports**

12          **A.     Manager**

13          There being none, the next item followed.

14          **B.     Attorney**

15          There being none, the next item followed.

16          **C.     Engineer**

17          There being none, the next item followed.

18          **SIXTH ORDER OF BUSINESS – Public Comments**

19          There being none, the next item followed.

20          **SEVENTH ORDER OF BUSINESS – Supervisor Requests**

21          There being none, the next item followed.

22          **SEVENTH ORDER OF BUSINESS – Adjournment**

23          On a MOTION by Mr. Lawson, SECONDED by Mr. Draper, WITH ALL IN FAVOR, the Board  
24 adjourned the meeting for the Waterleaf Community Development District.

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26          *\*Each person who decides to appeal any decision made by the Board with respect to any matter*  
27          *considered at the meeting is advised that person may need to ensure that a verbatim record of the*  
28          *proceedings is made, including the testimony and evidence upon which such appeal is to be based.*

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31          Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a publicly noticed  
32 meeting held on FEB 2, 2016.

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36          Signature

37          Drew St. Denis

38          Printed Name

39          Title:  Secretary

Assistant Secretary

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36          Signature

37          Doug Draper

38          Printed Name

39          Title:  Chairman

Vice Chairman