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**MINUTES OF MEETING  
WATERLEAF  
COMMUNITY DEVELOPMENT DISTRICT**

9 The Regular Meeting of the Board of Supervisors of the Waterleaf Community Development  
10 District was held on Tuesday, May 2, 2017 at 10:00 a.m. at the Offices of Metro Development, 2502  
11 North Rocky Point Drive, Suite 1050, Tampa, Florida.

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**FIRST ORDER OF BUSINESS - Roll Call**

15 Mr. Cusmano called the meeting to order.

16 Present and constituting a quorum were:

17 Mike Lawson Board Supervisor, Chairman  
18 Doug Draper Board Supervisor, Vice Chairman  
19 Lori Price Board Supervisor, Assistant Secretary

20 Also present were:

21 Paul Cusmano District Manager  
22 Vivek Babbar District Counsel (via phone)  
23 Tonja Stewart District Engineer (via phone)  
24 Josh Marenda Audience (via phone)

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**SECOND ORDER OF BUSINESS – Audience Comments**

28 There being none, next item followed.

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**THIRD ORDER OF BUSINESS – Vendors**

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**A. Aquatic Systems – Waterways Inspection Report**

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➤ **Aquatic Systems Proposal Adding 5 Ponds for Maintenance (\$429 monthly)**

35 Mr. Cusmano presented the Aquatic Systems Proposal Adding 5 Ponds for Maintenance (\$429  
36 monthly) and asked for comments or questions.

37 On a MOTION by Mr. Lawson, SECONDED by Mr. Draper, WITH ALL IN FAVOR, the Board  
approved the Aquatic Systems Proposal Adding 5 Ponds for Maintenance (\$429 monthly) for the  
Waterleaf Community Development District.

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**B. BrightView Proposal for Additional Landscape Service Areas (\$33,120 per year)**

40 Mr. Cusmano presented the BrightView Proposal for additional Landscape Service Areas  
41 (\$33,120 per year) and asked for comments or questions.

42 Discussion ensued.

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**This item was tabled to June meeting**

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**FOURTH ORDER OF BUSINESS – Consent Agenda**

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**A. Approval of the Minutes of the April 4, 2017 Meeting**

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**B. Acceptance of March 2017 Financial Statements**

38 On a MOTION by Mr. Lawson, SECONDED by Ms. Price, WITH ALL IN FAVOR, the Board approved  
39 **Items A & B** for the Waterleaf Community Development District.

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41 **FIFTH ORDER OF BUSINESS – Business Matters**

42 **A. Approval of Resolution 2017-05 2016/2017 Budget Amendment**

43 Mr. Cusmano presented Resolution 2017-05 2016/2017 Budget Amendment and asked for  
44 comments or questions.

45 Discussion ensued.

46 On a MOTION by Mr. Lawson, SECONDED by Mr. Draper, WITH ALL IN FAVOR, the Board adopted  
47 the Resolution **2017-05** 2016/2017 Budget Amendment for the Waterleaf Community Development  
48 District.

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50 **B. Review and Discussion Regarding Reserve Study Proposals**

51 > **Florida Reserve Study and Appraisal (\$3,500 Full Service)**

52 **(Reserve Study Update with Site Inspection (\$2,700)**

53 **(Reserve Study Update without Site Inspection (\$1,200)**

54 > **Reserve Advisors (\$6,700)**

55 On a MOTION by Mr. Lawson, SECONDED by Mr. Draper, WITH ALL IN FAVOR, the Board  
56 approved the Florida Reserve Study and Appraisal Proposal (\$3,500 Full Service, with any additional  
57 updates: Site Inspection \$2,700, without Site Inspection \$1,200) for the Waterleaf Community  
58 Development District.

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60 **C. Supervisor of Elections Voter Count Report – 404**

61 Mr. Cusmano presented the Supervisor of Election Voter Count Report – 404 and asked for  
62 comments or questions.

63 **D. Additional Matters**

64 There being none, next item followed.

65 **SIXTH ORDER OF BUSINESS – Staff Reports**

66 **A. Manager**

67 There being none, next item followed.

68 **B. Attorney**

69 There being none, the next item followed.

70 **C. Engineer**

71 Ms. Stewart wanted to inform the Board that since it's been so dry and water levels are low, she  
72 has been doing a drive-through to take a look at the pond conditions.

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75 **SEVENTH ORDER OF BUSINESS – Public Comments**

76 Mr. Marendia had sent the District Manager an email with some concerns:

- 77 ➤ Parking lot by community mailbox and basketball court very dark at night. Mr.
- 78 Cusmano will meet with Mr. Sanders and get back on those items.
- 79 ➤ Request for construction entrance at south gate stay closed during the day and
- 80 construction companies use the side entrance to access the neighborhood. Mr.
- 81 Cusmano will have to get back on that item.
- 82 ➤ Palm trees around pool are dying. Mr. Cusmano said the dying ones are going to
- 83 be removed and they are pricing out the tiki hut.
- 84 ➤ Pool area needs attention: bathrooms, tiles around pool broken and someone cut
- 85 their foot. Pool Vendor has been notified to make more time to clean bathrooms
- 86 and possibly will have to be everyday item. Mr. Marendia will get more
- 87 information about which tiles it is that are broken or loose.
- 88 ➤ Landscapers not picking up trash. Mr. Cusmano explained BrightView and
- 89 Aquatic Systems are only at Waterleaf once a week to clean up trash.

90 **EIGHTH ORDER OF BUSINESS – Supervisor Requests**

91 There being none, the next item followed.

92 **NINTH ORDER OF BUSINESS – Adjournment**

93 On a MOTION by Mr. Lawson, SECONDED by Mr. Draper, WITH ALL IN FAVOR, the Board  
94 adjourned the meeting for the Waterleaf Community Development District.  
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96 *\*Each person who decides to appeal any decision made by the Board with respect to any matter*  
97 *considered at the meeting is advised that person may need to ensure that a verbatim record of the*  
98 *proceedings is made, including the testimony and evidence upon which such appeal is to be based.*

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100 Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a publicly noticed  
101 meeting held on 6-6-17.

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105 **Signature**

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108 **Printed Name**

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110 **Title:**  Secretary

Assistant Secretary

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105 **Signature**

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108 **Printed Name**

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110 **Title:**  Chairman  Vice Chairman

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SCANNED