Waterford Special Dependent District

13317 Waterford Run Drive, Riverview, Florida 33569

Meeting Minutes

Monday, 9 February 2026

General Meeting

- **7:33 PM-Convene / Open Meeting / Establish Quorum/Introduce guests**

Vince Grizio, Shawn Brown, Jennifer Miller, Alisa Henry, Adam Lombardo, Julie Hill

- **Review / Revise / Approve Agenda**

N/A

- **Review/Approve Previous Monthly Meeting Minutes-**

Accept January 26 meeting minutes:
Motion by Vince Grizio 2nd by Alisa Henry

- **Review of Financial Reports** –

General expenses/account balances:

January 26 Ck $ 52,993.25 Sv $ 205,236.04

Motion by Vince Grizio 2nd by Julie Hill

- **Old Business -** (Meeting notes in Blue)
  1. Review and comment on draft WSDD Duties and Responsibilities handbooks and budget The president should be listed as the registered agent.
  2. Projected Maintenance actions
     a. Front Gate Maintenance. Approval for $8,500 for paint and $950 for wall repair.
     Front side wall repair $1225 ($275 above original est) completed. Invoice to reimburse HOA being sent to treasurer.
     b. Road to park, bridge, and tennis court light pole bulbs replacement and potential rewiring. Awaiting estimates. No new update on estimates, Jennifer does have a list of her recommended repair items.
     c. Road to park easement curb remediation by homeowner fallen tree and TECO re-wiring. Results of research if WSDD responsibility vs. homeowner responsibility. Rewiring complete. Easement curb topic will be combined in the resurfacing project topic.

d. Road resurfacing completion should be considered now that last two lots have houses complete or pending completion. Including former January item c Road to park easement curb remediation due to fallen tree Received estimate for $30,400. On hold until April 2026

- **New Business**
  1. Treasurer to submit annual audit into LOGER system NLT end of February. Vince stated system is online and will be done.
  2. Review District information form. Submit with new Trustee positions. Edited on call and will be submitted along with website updates.
  3. Trustee Bond renewal. 25 April 2026 – 25 April 2027. $100 invoice.
     Motion by Vince Grizio 2nd by Julie Hill

Move to adjourn: Vince Grizio 2nd Julie Hill Adjournment of Meeting @7:51 PM