Waterford Special Dependent District

13317 Waterford Run Drive, Riverview, Florida 33569

Meeting Minutes

Monday, December 8, 2025

General Meeting

- **7:32PM-Convene / Open Meeting / Establish Quorum/Introduce guests**

Vince Grizio, John Chung, Jennifer Miller, Alisa Henry, Adam Lombardo, Julie Deboben

Guest(s): N/A

- **Review / Revise / Approve Agenda**

N/A

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

Accept November meeting minutes:
Motion by Vince Grizio 2nd by Adam Lombardo

- **Review of Financial Reports November** –

General expenses/account balances:

November Ck $ 11,362.18 Sv $ 205,222.10

Motion by Vince Grizio 2nd by Adam Lombardo

- **Old Business**
  1. Review and comment on draft WSDD Duties and Responsibilities handbooks and budget
     a. WSDD Handbook
     b. WSDD Handbook Supplement – Pertinent Statutes, Ordinances and Laws
     c. WSDD Handbook Supplement – Code of Ethics
     d. WSDD End of Life Budget and tabs
  2. Projected Maintenance actions
     a. Front Gate Maintenance. Two estimates. $8,500 and $12,700 based on two separate vendors. Separate $1,200 wall remediation.

Motion to approve funding for $8,500 front gate maintenance and $1,200 wall remediation by Vince Grizio 2nd by Julie Deboben

b. Road to park, bridge, and tennis court light pole bulbs replacement and potential rewiring. Awaiting estimates. On hold.
c. Road to park easement curb remediation by homeowner fallen tree and TECO re-wiring. Results of research if WSDD responsibility vs. homeowner responsibility. On hold.
d. Road resurfacing completion should be considered now that last two lots have houses complete or pending completion. Received estimate for $30,400. Volunteers identified. Proceed with developing a construction-community management plan.

3. November submission. Resent files in PDF.

- **New Business**

1. Annual records management compliance submission.

2. General property inspection resulted in two recommendations to retain the policy. One remediation is simple. The second remediation…Regardless the remediation letter stated we have a 4 January compliance date.

3. Recommendation to write an email year-in-review letter to the community. Aligns with our Objective to increase communications with the community and provide additional information on what the district does for the community. Agreement reached for digital (email) and hard copy to go out to the approval

Move to adjourn: Vince Grizio. 2nd Julie Deboben Adjournment of Meeting @ 8:06 PM