

Waterford Special Dependent District

13317 Waterford Run Drive, Riverview, Florida 33569

Meeting Minutes Monday, August 11, 2025

General Meeting

- **7:38PM-Convene / Open Meeting / Establish Quorum/Introduce guests**

Vince Grizio, Shawn Brown, John Chung, Jennifer Miller, Alisa Henry

Guests: N/A

- **Review / Revise / Approve Agenda**

N/A

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

Accept July meeting minutes: Motion by Vince Grizio 2nd by Shawn Brown

- **Review of Financial Reports July -**

General expenses/account balances:

July	Ck \$ 22,926.72	Sv \$ 205,194.66
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Motion by Vince Grizio	2 nd by Jennifer Miller
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- **Old Business**

1. Creek erosion mitigation project is complete. Paid in Full with Hecker and job is complete. Project started in 2022. Board approved initial estimate for \$72,050. Actual cost based on payments was \$60,140.
2. 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
3. Projected Maintenance actions. Table project, except corners, after rainy season.
 - a. Front Gate Maintenance. Two estimates. \$8,500 and \$12,700.
 - i. Quote 1: Pressure wash entry way, fix all cracks, paint walls outside the gate and inside up to the tree (1st house), columns, and foam,

paint black metal (oil-based paint) on right side and gates, paint guard house doors and foam, materials (Sherwin Williams Duration Exterior Satin) and labor \$8,500.00

- ii. Quote 2: Pressure wash entry way, fix all cracks, paint walls outside the gate and inside up to the tree (1st house), columns, and foam, paint black metal (oil based paint) on right side and gates, paint guard house doors and foam, materials (Sherwin Williams Duration Exterior Satin) and labor \$12,700.00
 - b. Road to park, bridge, and tennis court light pole bulbs replacement and potential rewiring. Awaiting estimates. Cost TBD.
 - c. Road to park easement curb remediation by homeowner fallen tree and TECO re-wiring. Results of research if WSDD responsibility vs. homeowner responsibility.
 - d. Road resurfacing completion should be considered now that last two lots have houses complete or pending completion. Received estimate for \$30,400.
4. HOA has requested an enduring budget for front gate seasonal plantings.
- a. Option 1: Leave as is and let the jasmine fill in.
 - b. Option 2: Have Terry, our landscaper, install dwarf Ixora, which are year-round plants, not seasonal. We already have the reddish-orange dwarf Ixora in several areas, they grow slowly, about 2–3 feet tall so things would match what we currently have.
 - i. Work to be performed and cost:
 - ii. Cut back some of the jasmine in front of the fountain to make room for the dwarf Ixora
 - iii. Remove the dead plants behind the gatehouse (plant nothing just mulch the area).
 - iv. Add liriopie in front of the hibiscus to match the green version, remove the variegated liriopie, mulch (on the exit side, behind the bulletin board)
 - v. all flower beds (center island, in front of guardhouse, behind guardhouse, by the bulletin, parking area, and behind the community mailbox). No mulch will be added in the beds where the podocarpus hedge (exterior walls) are.
 - vi. \$1,090 but we can trim things out if you need to.
- Motion to go with option 2. Shawn Brown 2nd John Chung
5. County acknowledged receipt of budget submission. Have not received notification we need to make corrections.

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6. Submitted LogerX. State of FL has not notified me we need to make corrections.
7. Auto-owners insurance. Table for September meeting.

- **New Business**

1. Christmas tree lighting. Company offering an early bird discount.

- a. October install cost: \$932.40 (\$466.20 savings over Nov.)

- b. November install cost: \$1,398.60

Motion to go with October installation: Vince Grizio 2nd Jennifer Miller

2. Received Hamilton and Associates Engagement Letter for 2025 Audit. Same as in previous years.

Motion by Vince Grizio

2nd by Jennifer Miller

Move to adjourn: Vince Grizio 2nd Shawn Brown Adjournment of Meeting @ 7:57PM