

Waterford Special Dependent District

13317 Waterford Run Drive, Riverview, Florida 33569

Meeting Minutes Monday, June 9, 2025

General Meeting

- **7:30PM-Convene / Open Meeting / Establish Quorum/Introduce guests**

Vince Grizio, Shawn Brown, Adam Lombardo, John Chung, Alisa Henry

Guests: N/A

- **Review / Revise / Approve Agenda**

N/A

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

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

- **Review of Financial Reports May -**

General expenses/account balances:

May Ck \$ 59,473.90

Sv \$ 205,180.94

Motion by Vince Grizio

2nd by Shawn Brown

- **Old Business**

1. Receive update on Bell Creek erosion mitigation activities. Riprap complete. Contractor bill paid.
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
 - a. Replacement of palm tree from Hurricane Milton. Brandon SOD bill paid \$1,125. The board approved up to \$2,000. Tree planting pending.
 - b. Westside fencing, estimate \$1,500. to be added to the final bridge invoice.

Motion to approve by Vince Grizio 2nd Shawn Brown
 - c. Bridge repair during rip rap installation and bridge foundation hardening. Replaced 3 rotting stringers and floorboards. \$600 additional to the previous rip rap estimate.

Motion to approve by Vince Grizio 2nd Alisa Henry
 - d. 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

No action until next WSDD meeting for additional quote(s) from vendor(s).

- e. Road to park, bridge, and tennis court light pole bulbs replacement and potential rewiring. Cost TBD.
 - f. Road to park easement curb remediation by fallen tree and TECO re-wiring. Cost TBD.
 - g. 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. Green Team and community members have conducted this in the past. Pending quotes from community members or commercial vendor.
 - 5. Review of annual District metrics during June monthly meeting after budget meeting.
 - a. Goal: Work with the WPOA to establish a budget for the FY: MET
 - b. Goal: Ensure routine maintenance of the community common areas are being maintained at high standards: MET
 - c. Goal: Increase Community Engagement: MET
 - d. Goal: Communicate WSDD Board Decisions to the Community: MET
 - e. Goal: Ensure On-Time Submission of Required Documents: MET

- **New Business**

- 1. Annual Budget submission. July 15, 2025, submission date. Approval in July general meeting.

Move to adjourn: Vince Grizio 2nd John Chung Adjournment of Meeting @ 7:55 PM