Waterford Special Dependent District

13317 Waterford Run Drive, Riverview, Florida 33569

Meeting Minutes

Monday, 12 January, 2026

General Meeting

- **7:31PM-Convene / Open Meeting / Establish Quorum/Introduce guests**

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

Guest(s): N/A

- **Review / Revise / Approve Agenda**

N/A

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

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

- **Review of Financial Reports December** –

General expenses/account balances:

December Ck $ 42,974.69 Sv $ 205,229.00
Note: financial pending amendment
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. Approval for $8,500 for paint and $950 for wall repair. Community determined paint color. Project start date pending early FEB2026.

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. On hold. Looking to get the plan started on/around APR2026.

3. FL annual records management compliance form submitted.
4. General property inspection remediations complete and proof submitted to insurance.
5. WSDD annual year in review letter provided to all district households.

- **New Business**

1. Consider removing John Chung from Secretary position given upcoming move. Nominate new Trustee as Secretary. Motion to remove John Chung as trustee and secretary effective January 12, 2026
Motion: Vince Grizio 2nd: Shawn Brown

Motion to nominate Adam Lombardo as the WSDD Secretary
Motion: Vince Grizio 2nd: Shawn Brown

Move to adjourn: Vince Grizio 2nd Jennifer MIller Adjournment of Meeting @ 7:54 PM