

Waterford Special Dependent District

13317 Waterford Run Drive, Riverview, Florida 33569

Meeting Minutes Monday, July 14, 2025

General Meeting

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

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

Guests: N/A

- **Review / Revise / Approve Agenda**

N/A

- **Review/Approve June Monthly and FY26 Budget Meeting Minutes-**

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

Accept FY26 Budget meeting minutes: Motion by Vince Grizio 2nd by Shawn Brown

- **Review of Financial Reports June -**

General expenses/account balances:

May Ck \$ 27,168.51

Sv \$ 205,187.69

Motion by Vince Grizio

2nd by Alisa Henry

- **Old Business**

1. Receive update on remaining Bell Creek erosion mitigation final activities.
Awaiting far side creek fencing bill. Reviewing square footage amount in final bill.
Estimate \$2,100. \$600 more than anticipated.
Motion to accept \$2,100 invoice: Vince Grizio 2nd by Alisa Henry
2. Review and comment on draft WSDD Duties and Responsibilities handbooks and budget. Keep an open action.
 - 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. Pending based on revised quotes if structural work is required.

- 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. Texted electrician and will follow up for an estimate.
- c. Road to park easement curb remediation by homeowner fallen tree and TECO re-wiring. Results of research if WSDD responsibility vs. homeowner responsibility. Paras 3c and 3d will be combined and addressed on/around FY 26, Q1.
- 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. Green Team and community members have conducted this in the past. Awaiting estimate from community member or Green Team. Pending community volunteer and annual budget of proposed \$800.
Motion to approve \$800 annual budget: Vince Grizio 2nd by Shawn Brown
- 5. Annual budget submission for review and approval. Seven files
 - a. District Cover Sheet
 - b. Copy of TBT ad
 - c. Signed minutes public hearing
 - d. Signed budget resolution
 - e. District budget
 - f. Capital Outlay and project information form
 - g. Estimating the beginning fund balance

Motion by Vince Grizio

2nd by John Chung

- **New Business**

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1. Delinquent in LogerX submission. Email efile of audit did not complete requirement.
2. Insurance for the community is up for renew in September, 2025. Will have it ready for review in August meeting.

Move to adjourn: Vince Grizio 2nd John Chung Adjournment of Meeting @ 8:04 PM