

# Waterford Special Dependent District

13317 Waterford Run Drive, Riverview, Florida 33569

## Meeting Minutes

Monday, November 10, 2025

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### General Meeting

- **7:36PM-Convene / Open Meeting / Establish Quorum/Introduce guests**

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

Guest(s): Julie Deboben

- **Review / Revise / Approve Agenda**

N/A

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

Accept October meeting minutes:

Motion by Vince Grizio      2<sup>nd</sup> by Adam Lombardo

- **Review of Financial Reports October –**

General expenses/account balances:

October	Ck \$ 10,268.41	Sv \$ 205,215.35
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Motion by Vince Grizio      2<sup>nd</sup> 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. On hold.
- b. Road to park, bridge, and tennis court light pole bulbs replacement and potential rewiring. Awaiting estimates. On hold until FEB2026

- 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 until FEB2026
  - 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 until FEB2026
3. Received Hamilton and Associates draft audit. No concerns to the draft. Motion to approve audit without concern and pay \$3500 to Hamilton and Associates.  
Motion by Vince Grizio 2<sup>nd</sup> by Shawn Brown
4. Review potential WSDD board trustee elections/nominations/drops.  
Nominate to vote Julie Deboben as a WSDD Trustee  
Vince Grizio-Concur  
Shawn Brown-Concur  
Adam Lombardo-Concur  
John Chung-Concur  
Jennifer Miller-Concur  
Alisa Henry-Concur
5. Submitted Florida Commerce Special District annual registration renewal form and sent payment of \$175.
6. November submission requirements.
  - a. TBT Ad for regular monthly meeting schedule for FY26
  - b. Updated WSDD Contact List with email contact.
  - c. Meeting minutes that approved the FY26 regular meeting schedule.
  - d. FY25 Annual financial statement audit.

- **New Business**

1. N/A

Move to adjourn: Vince Grizio 2<sup>nd</sup> Adam Lombardo Adjournment of Meeting @ 7:58 PM