



Agenda

Meeting Date: Tuesday, July 11, 2023
Time: 9:00 a.m.
Location: Residence Inn
2101 Northpoint Parkway
Lutz FL 33558

[Click Here to join Zoom meeting online](#)
Call-in Number: 1-929-205-6099
Meeting ID: 913 989 9080
Passcode: 842235
Mute/Unmute: *6

For the full agenda package, please contact sconley@vestapropertyservices.com

I. Roll Call

II. Audience Comments – Agenda Items

(Limited to 3 Minutes Per Individual)

III. Public Hearing – Rule Development and Policy

- A. Open Public Hearing
- B. Review Natural Area Maintenance Policy and Agreement [Exhibit 1](#)
- C. Public Comments
- D. Close Public Hearing

IV. District Counsel Legal Services Presentations

- 1. Review of Legal Services RFP Responses [Exhibit 2](#)
 - a. [DSK Law](#)
 - b. [Kilinski Van Wyk PLLC](#)
 - c. [Kutak Rock LLP](#)

V. Aquatics Maintenance Vendor Review

- 1. Presentations by Aquatic Maintenance Vendors [Exhibit 3](#)
 - a. [Blue Water Aquatics](#)
 - b. [GHS Environmental](#)
 - c. [Lake Doctors](#)
- 2. Discussion on Aquatic Maintenance Service Proposals [Exhibit 4](#)
 - a. Steadfast – *Current Vendor’s Scope*

VI. Consent Agenda/Administrative Items

- A. Consideration and Approval of the Minutes of the Regular Meeting Held June 13, 2023 [Exhibit 5](#)
- B. Consideration and Acceptance of the FY 2022 Audited Financial Report [Exhibit 6](#)
- C. Consideration and Acceptance of the May 2023 Unaudited Financial Report [Exhibit 7](#)
- D. Ratification of Budget and Assessment Public Hearings Date Set for August 1, 2023 at 6:00 p.m. [Exhibit 8](#)

VII. Chair Report – Jennifer Whelihan

VIII. Staff Reports

- A. District Counsel – *Sarah Sandy, Kutak Rock*
- B. District Engineer – *Stephen Brletic, BDI*
- C. District Manager – *Tish Dobson, Vesta District Services*
 - 1. Field Operations Report [Exhibit 9](#)
 - 2. Landscape Report – *Richard Seaman, Cepra* [Exhibit 10](#)
 - a. Consideration of Proposal to Install Saw Palmetto in Bed on West Side of South Branch - \$2,479.25
 - 3. Aquatic Report – *Lee Smith, Steadfast Environmental* [Exhibit 11](#)

IX. Business Items

- A. Consideration of **Resolution 2023-13, Adopting a Natural Area Maintenance Policy and Agreement** [Exhibit 12](#)
- B. Consideration of BDI Professional Engineer Services Agreement [Exhibit 13](#)
- C. Discussion on FY 2024 Meeting Schedule [Exhibit 14](#)
- D. Discussion on District Map Proposals – *Previously Presented*
 - 1. BDI
 - 2. Romaner Graphics
- E. Consideration of DCSI, Inc “Security & Sound” Proposal to Replace Access Control System at Basketball Court [Exhibit 15](#)
- F. Consideration of Adding Card Access Control System to Dog Park
- G. Discussion on HOA/CDD Workshop
- H. Discussion of Tree Request

X. Audience Comments – New Business/Non-Agenda Items (Limited to 3 Minutes Per Individual)

XI. Supervisor Requests

(Includes Next Meeting Agenda Item Requests)

XII. Action Item Summary

(To Be Emailed to Supervisors and Staff)

XIII. Next Meeting Quorum Confirmation

6 p.m. on August 1, 2023

Residence Inn by Marriott Tampa

Suncoast Parkway at NorthPointe Village

2101 Northpoint Parkway, Lutz, FL 33558

XIV. Adjournment