



# 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](mailto:sconley@vestapropertyservices.com)*

## I. Roll Call

## II. Audience Comments – Agenda Items (Limited to 3 Minutes Per Individual)

## III. Consideration of Supervisor Appointment to Seat 3

- A. Acceptance of Supervisor Resignation [Exhibit 1](#)
- B. Consideration of Candidates
- C. Oath of Office – *To be Distributed*
- D. New Supervisor Information – *To be Distributed*
- E. Review of Government in the Sunshine and Record Requests – *To be Distributed*
- F. Consideration of **Resolution 2023-13, Designating Officers** [Exhibit 2](#)

## IV. Public Hearing – Rule Development and Policy

- A. Open Public Hearing
- B. Review Natural Area Maintenance Policy and Agreement [Exhibit 3](#)
- C. Public Comments
- D. Close Public Hearing
- E. Consideration of **Resolution 2023-14, Adopting a Natural Area Maintenance Policy and Agreement** [Exhibit 4](#)

## V. District Counsel Legal Services Presentations

- 1. Consideration of Legal Services RFP Responses [Exhibit 5](#)
  - a. [DSK Law](#)
  - b. [Kilinski Van Wyk PLLC](#)
  - c. [Kutak Rock LLP](#)

## VI. Aquatics Maintenance Vendor Review

1. Presentations by Aquatic Maintenance Vendors [Exhibit 6](#)
  - a. [Blue Water Aquatics](#)
  - b. [GHS Environmental](#)
  - c. [Lake Doctors](#)
2. Consideration of Aquatic Maintenance Service Proposals [Exhibit 7](#)
  - a. Steadfast – *Scope for Reference Purposes*

## VII. Consent Agenda

- A. Consideration and Approval of the Minutes of the Regular Meeting Held June 13, 2023 [Exhibit 8](#)
- B. Consideration and Acceptance of the FY 2022 Audited Financial Report [Exhibit 9](#)
- C. Consideration and Acceptance of the May 2023 Unaudited Financial Report [Exhibit 10](#)
- D. Ratification of Budget and Assessment Public Hearings Date Set for August 1, 2023 at 6:00 p.m. [Exhibit 11](#)

## VIII. Chair Report – Jennifer Whelihan

## IX. 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 *To be Distributed as* [Exhibit 12](#)
  2. Landscape Report – *Richard Seaman, Cepra*
    - a. Consideration of Proposal to Install Saw Palmetto in Bed on West Side of South Branch - \$2,479.25 [Exhibit 13](#)
  3. Aquatic Report – *Lee Smith, Steadfast Environmental* [Exhibit 14](#)
    - a. [Consideration of Outflow Structure Erosion Repair Proposal - \\$2,250.00 – Previously Presented](#)

## X. Business Items

- A. Consideration of BDI Professional Engineer Services Agreement [Exhibit 15](#)
- B. Consideration and Adoption of **Resolution 2023-15, Setting the FY 2024 Meeting Schedule** [Exhibit 16](#)

**X. Business Items (Continued)**

- C. Discussion on District Map Proposals – *Previously Presented* [Exhibit 17](#)
  - 1. [BDI](#)
  - 2. [Romaner Graphics](#)
- D. Consideration of DCSI, Inc “Security & Sound” Proposal to Replace Access Control System at Basketball Court [Exhibit 18](#)
- E. Consideration of Adding Card Access Control System to Dog Park
- F. Discussion on HOA/CDD Workshop
- G. Discussion of Tree Request [Exhibit 19](#)
- H. Consideration of Romaner Graphics Proposal for Lighting at Mail Kiosk - [\\$1,625.00](#) [Exhibit 20](#)

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

**XII. Supervisor Requests** *(Includes Next Meeting Agenda Item Requests)*

**XIII. Action Item Summary** *(To Be Emailed to Supervisors and Staff)*

**XIV. 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*

**XV. Adjournment**