



## Agenda

Meeting Date: Tuesday, August 1, 2023  
Time: 6:00 p.m.  
Location: Residence Inn  
2101 Northpoint Parkway  
Lutz FL 33558

[Click Here to join the 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. Vendor Reports**

A. Aquatic Report – *Lee Smith, Steadfast Environmental*

B. Fountain Report – *Chris Thompson, Blue Water Aquatics*

[Exhibit 1](#)

1. Consideration of Proposal to Repair Fountains 3 and 10 - \$8,332.42

C. Landscape Report – *Richard Seaman, Cepra*

1. Consideration of the Revised Saw Palmetto Proposal for the West Side of South Branch – *to be Distributed*

### **IV. FY 2023-2024 Budget Adoption**

#### **A. FY 2023-2024 Budget Public Hearing**

1. Open Public Hearing

2. Presentation of FY 2023-2024 Budget

[Exhibit 2](#)

3. Public Comments

4. Close Public Hearing

#### **B. Consideration and Adoption of Resolution 2023-16, Adopting FY 2023-2024 Budget**

[Exhibit 3](#)

#### **C. FY 2023-2024 Assessment Public Hearing**

1. Open Public Hearing

2. Presentation of FY 2023-2024 Assessment Analysis

[Exhibit 4](#)

3. Public Comments

4. Close Public Hearing

- D. Consideration and Adoption of **Resolution 2023-17, Providing for the Collection and Enforcement of Special Assessments for FY 2023-2024** [Exhibit 5](#)

**V. Consent Agenda**

- A. Consideration and Approval of the Minutes of the Regular Meeting Held July 11, 2023 [Exhibit 6](#)
- B. Consideration and Acceptance of the June 2023 Unaudited Financial Report [Exhibit 7](#)

**VI. Chair Report – Jennifer Whelihan**

- A. Discussion on HOA/CDD Workshop Dates

**VII. Staff Reports**

- D. District Counsel – *Sarah Sandy, Kutak Rock*
- E. District Engineer – *Stephen Brletic, BDI*
1. Consideration of the Maintenance Map Proposal – *Previously Presented* [Exhibit 8](#)
- F. District Manager – *Tish Dobson, Vesta District Services*
1. Field Operations Report [Exhibit 9](#)

**VIII. Business Items**

- A. Discussion on Setting the FY 2025 Budget Workshop [Exhibit 10](#)
- B. Discussion on Setting a Common Area Usage Policy
- C. Consideration of Fee Agreement with DSK Law Group [Exhibit 11](#)
- D. Consideration and Adoption of **Resolution 2023-18, Re-Designating Registered Agent** [Exhibit 12](#)

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

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

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

**XII. Next Meeting Quorum Confirmation** **9 a.m. on September 5, 2023**  
*Residence Inn by Marriott Tampa*  
*Suncoast Parkway at NorthPointe Village*  
*2101 Northpoint Parkway, Lutz, FL 33558*

**XIII. Adjournment**