



## Agenda

Meeting Date: Tuesday, September 5, 2023  
Time: 9:00 a.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. Discussion on Pond Erosion [Exhibit 1](#)
  - 1. [FPC A, and Ponds 4, 9 & 10 - GHS Environmental](#)
  - 2. [FPC F \(Behind Traditional Bluff Townhomes\) - BDI](#)
- B. Aquatic – *Chuck Burnite, GHS Environmental*
- C. Fountain – *Chris Thompson, Blue Water Aquatics* [Exhibit 2](#)
  - 1. [Discussion on Fountain Hours](#)
  - 2. Consideration of Proposals
    - a. [Fountains 3 & 10 Repairs - \\$8,332.42](#)
    - b. [Fountain 4 Repair - \\$2,810.53](#)
- D. Landscape – *Richard Seaman, Cepra*
  - 1. Consideration of Revised Proposal to add Saw Palmetto on West Side of South Branch - \$1,569.25 [Exhibit 3](#)

### **IV. Consent Agenda**

- A. Consideration and Approval of the Minutes of the Regular Meeting Held August 1, 2023 [Exhibit 4](#)
- B. Consideration and Acceptance of the July 2023 Unaudited Financial Report [Exhibit 5](#)

### **V. Chair Report – Jennifer Whelihan**

- A. Discussion on Resident Photo Submissions for Website Gallery and District Use

**VI. Staff Reports**

- A. District Counsel – *Lindsay Moczynski, DSK Law Group*
- B. District Engineer – *Stephen Brletic, BDI*
- C. District Manager – *Tish Dobson, Vesta District Services*
  - 1. Field Operations Report

[Exhibit 6](#)

**VII. Business Items**

- A. Discussion on Wetland Mitigation Maintenance and Monitoring
  - 1. Consideration of Wetland Mitigation Maintenance and Monitoring Proposals
    - a. Blue Water Aquatic
    - b. GHS Environmental
- B. Consideration of Holiday Lighting Proposals
  - 1. American Illuminations & Décor - \$4,250.00 – 6,500.00
  - 2. Festive Lighting Pros - \$7,929.00 – \$11,629.00
  - 3. Illuminations Holiday Lighting (2022 Vendor) - \$2,000.00 - \$9,825.00

[Exhibit 7](#)

[Exhibit 8](#)

- C. Discussion on Overnight Parking and Traffic Enforcement Policy Draft
- D. Discussion on Common Area Usage Policy Draft

[Exhibit 9](#)

[Exhibit 10](#)

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

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

**X. Action Item Summary**

**XI. Next Meeting Quorum Confirmation**

**9 a.m. on October 3, 2023**

*Residence Inn by Marriott Tampa*

*Suncoast Parkway at NorthPointe Village*

*2101 Northpoint Parkway, Lutz, FL 33558*

**XII. Adjournment**