



Agenda

Meeting Date: Tuesday, November 7, 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

- I. Roll Call**
- II. Audience Comments – Agenda Items (Non-Policy Public Hearings Comments)**
(Limited to 3 Minutes Per Individual)
- III. New Policy Adoptions**
 - A. CDD Common Areas and Community Facilities Usage Policy Public Hearing**
 - 1. Open Public Hearing
 - 2. Presentation of CDD Common Areas and Community Facilities Usage Policy [Exhibit 1](#)
 - 3. Public Comments
 - 4. Close Public Hearing
 - B. Consideration and Adoption of Resolution 2024-01, Adopting a CDD Common Areas and Community Facilities Usage Policy** [Exhibit 2](#)
 - C. Parking and Towing Enforcement Policy Public Hearing**
 - 1. Open Public Hearing
 - 2. Presentation of Parking and Towing Enforcement Policy [Exhibit 3](#)
 - 3. Public Comments
 - 4. Close Public Hearing
 - D. Consideration and Adoption of Resolution 2024-02, Adopting a Parking and Towing Enforcement Policy** [Exhibit 4](#)

IV. Wetland/Conservation Areas

- A. Consideration and Adoption of **Resolution 2024-03, Rescinding Approval of Mitigation Credit Agreement Resolution (2023-03)** [Exhibit 5](#)
- B. Consideration of Wetland Mitigation Maintenance and Monitoring Proposals [Exhibit 6](#)
 - 1. Blue Water Aquatic – *to be Distributed*
 - 2. GHS Environmental – *to be Distributed*

V. Chair Report – Jennifer Whelihan

VI. Vendor Reports

- A. Aquatic – *Chuck Burnite, GHS Environmental*
- B. Fountain - Decorative – *Suncoast Pool Service*
- C. Fountains - Pond – *Chris Thompson, Blue Water Aquatics*
 - 1. Aerator, Fans, and Mooring Proposals
- D. Landscape – *Richard Seaman, Cepra*
- E. Signage – *Harris Romaner, Romaner Graphics*

VII. Staff Reports

- A. District Counsel – *Lindsay Moczynski, DSK Law Group*
- B. District Engineer – *Stephen Brletic, BDI*
 - 1. Update on Ownership/Maintenance Map
- C. District Manager – *Tish Dobson, Vesta District Services*
 - 1. Field Operations Report– *to be Distributed* [Exhibit 7](#)

VIII. Business Items

- A. Consideration of Dog Park and Basketball Court Access Control Proposals [Exhibit 8](#)
 - 1. DCSI – Basketball Court Access

IX. Consent Agenda

- A. Consideration and Approval of the Minutes of the Regular Meeting Held October 3, 2023 [Exhibit 9](#)
- B. Consideration and Acceptance of the September 2023 Unaudited Financial Report [Exhibit 10](#)
- C. Ratification of Romaner Graphics Invoice for Entry Monument Cleaning, Painting and Repair - \$2,150.00 [Exhibit 11](#)

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

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

A. Discussion on Photography Contest (Whelihan)

Exhibit 12

XII. Action Item Summary

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

XIV. Adjournment