



THE  
**PRESERVE**  
at SOUTH BRANCH  
Community Development District

# Agenda

Meeting Date: Tuesday, January 9, 2024  
Time: 9:00 a.m.  
Location: Residence Inn  
2101 Northpoint Parkway  
Lutz FL 33558

*For the full agenda package, please contact [sconley@vestapropertyservices.com](mailto:sconley@vestapropertyservices.com)*

## I. Roll Call

Anthony Snyder (S1)      Jennifer Whelihan (S2-C)      David Silverstein (S3)  
Jeff Haller (S4-VC)      Jules Abercrombie (S5)

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

## III. Reports

A. Landscape – *Richard Seaman, Cepra*

B. Aquatic – *Chuck Burnite, GHS Environmental*

C. Fountains - Pond – *Chris Thompson, Blue Water Aquatics*

[Exhibit 1](#)

1. Consideration of Fountain 8 Repair Proposal - \$2,684.00

D. District Counsel – *Lindsay Moczynski, DSK Law Group*

E. District Engineer – *Stephen Brletic, BDI*

1. Consideration and Approval of Ownership Map

[Exhibit 2](#)

F. Chair – *Jennifer Whelihan*

G. District Manager – *Tish Dobson, Vesta District Services*

1. Field Services Report

[Exhibit 3](#)

2. Correction to Resolution Numbering Due to Scrivener Error

- *Resolution 2024-01, Setting Public Hearing for Parking & Towing Enforcement Policy*
- *Resolution 2024-02, Setting Public Hearing for Common Area & Community Facilities Usage Policy*
- *Resolution 2024-03, Adopting Common Area & Community Facilities Usage Policy*
- *Resolution 2024-04, Adopting Parking & Towing Enforcement Policy*
- *Resolution 2024-05, Rescinding Resolution 2023-03, Approving Mitigation Credit Agreement*

**IV. Consent Agenda**

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

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

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

**VII. Action Item Summary**

**VIII. Next Meeting Quorum Confirmation**

**4 p.m. on February 6, 2024**  
*Residence Inn by Marriott Tampa  
 Suncoast Parkway at NorthPointe Village  
 2101 Northpoint Parkway, Lutz, FL 33558*

<i>Supervisor Attending</i>	<i>In Person</i>	<i>Virtually</i>	<i>Not</i>
Anthony Snyder			
Jennifer Whelihan (C)			
David Silverstein			
Jeff Haller (VC)			
Jules Abercrombie			

**IX. Adjournment**