

1 **MINUTES OF MEETING**  
2 **THE PRESERVE AT SOUTH BRANCH**  
3 **COMMUNITY DEVELOPMENT DISTRICT**

4 The Regular Meeting of the Board of Supervisors of The Preserve at South Branch  
5 Community Development District was held on Tuesday, December 5, 2023 at 9:00 a.m. at  
6 Residence Inn by Marriott Tampa Suncoast Parkway, NorthPointe Village, 2101 Northpoint  
7 Parkway, Lutz, Florida 33558. The actions taken are summarized as follows:

8  
9 **FIRST ORDER OF BUSINESS: Roll Call**

10 Ms. Dobson called the meeting to order and conducted roll call.

11 Present and constituting a quorum were:

12 Jennifer Whelihan (S2)	Board Supervisor, Chair
13 Jeffrey Haller (S4)	Board Supervisor, Vice Chair
14 Anthony Snyder (S1)	Board Supervisor, Assistant Secretary
15 David Silverstein (S3)	Board Supervisor, Assistant Secretary
16 Jules Abercrombie (S5)	Board Supervisor, Assistant Secretary

17 Also present were:

18 Tish Dobson	District Manager, Vesta District Services
19 Lindsay Moczynski	District Counsel, DSK Law
20 Stephen Brletic	District Engineer, BDI
21 Richard Seaman	Account Manager, Cepra
22 Chris Thompson	Account Manager, Blue Water Aquatics
23 Chuck Burnite	Account Manager, GHS Environmental
24 Alex __	

25 **SECOND ORDER OF BUSINESS: Audience Comments – Agenda Items (Limited**  
26 **to 3 Minutes Per Individual)**

27 A comment was heard regarding the bike rack.

28 **THIRD ORDER OF BUSINESS: Reports**

29 A. Exhibit 1: Landscape – *Richard Seaman, Cepra*

30 Mr. Seaman reported the following: Irrigation will go down to one day a week,  
31 due to the vegetation requiring less frequent watering. Chinch bugs have damaged  
32 sod in a few areas. Ant mounds are being addressed. The ant mounds in the dog  
33 park will be treated with Top Choice. Annuals were installed.

34 1. Review of SWFWMD Watering Restrictions Update

35 Mr. Seamon reviewed the watering restrictions with the Board.

36 2. Consideration of Pond Bank Restoration Proposal

37 This item will be added to the March agenda.

38 B. Exhibit 2: Aquatic – *Chuck Burnite, GHS Environmental*  
39 Mr. Burnite noted GHS was addressing the submerged vegetation and treating  
40 grasses on the backside of pond 5. There was a discussion regarding the spill over.

41 *Discussion moved to Business Item B. Exhibit 7: Consideration of GHS Proposal for Wetland*  
42 *Mitigation and Monitoring Services.*

43 C. Exhibit 3: Fountains - Pond – *Chris Thompson, Blue Water Aquatics*  
44 The Fountain 8 fire was discussed. The incident will be reported to the insurance  
45 carrier. Mr. Thompson advised the Board that Fountains 4 and 10 were repaired,  
46 and Fountain 11 is offline.

47 1. Consideration of Fountain Repair Proposal  
48 After discussion, the Board requested this item be added to the  
49 March/April agenda.

50 D. District Counsel – *Lindsay Moczynski, DSK Law Group*  
51 *This item was discussed out of order, after the District Engineer’s Report.*

52 Ms. Moczynski updated the Board on the meeting with the POA regarding the  
53 Cost Share Agreement findings. The apartment complex is maintaining the pond  
54 and fountain behind the complex, and the POA is maintaining the pond in front of  
55 Touch Point. The Board discussed ponds 1 and 3.

56 The transition list is still being addressed by DR Horton, and a request has been  
57 made for a meeting with DR Horton regarding the outstanding concerns.

58 1. Update on Cost Share Agreement for Apartment Pond/Touch Point Fountain

59 E. District Engineer – *Stephen Brletic, BDI*

60 1. Exhibit 4: Update on Ownership/Maintenance Map  
61 The Board discussed the Ownership/Maintenance Map, specifically the  
62 ROW, unmaintained areas, flood plains, and lettered versus numbered  
63 ponds were also discussed. That map is considered a living document in  
64 that it can be revised at any time.

65 *District Counsel report was heard out of order, after the District Engineer’s Report.*

66 F. Chair – *Jennifer Whelihan*

67 1. Announcement of Photography Contest Results

68 The following were announced as photography contest winners:

- 69 Kristin Russell
- 70 Juan Carlos Gonzalez
- 71 Eric-Ron Arrozal
- 72 Brandt Meyer
- 73 Anthony Snyder II
- 74 Srilalitha Katta

75           *The meeting recessed at 10:23 a.m. and resumed at 10:25 a.m.*

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

77                 1.       Exhibit 5: Field Services Report

78                         Supervisors requested the following:

- 79                                 •   Secure proposals to remove the park water fountains.
- 80                                 •   Turn off the water servicing the water fountains.
- 81                                 •   Draft an eblast regarding the Leash Law, dogs running around the
- 82   parks unleashed, and provide contact information for Pasco County
- 83   Animal Control for residents with concerns.
- 84                                 •   Pressure wash the basketball court pavilion concrete slab and
- 85   Living Coral mailbox kiosk concrete slab.
- 86                                 •   Replace the dog wash station water nozzle and hose.

87                 2.       Discussion on February Workshop

88                         The Workshop will be held on March 19<sup>th</sup> at 4:00 PM.

89                         The January 2<sup>nd</sup> meeting was moved to January 9<sup>th</sup> at 9:00 AM, dependent on the

90                         availability of the room.

91       **FOURTH ORDER OF BUSINESS:                         Business Items**

92                 A.       Exhibit 6: Consideration of Romaner Bike Rack Proposal

93                         This item was moved to the January agenda.

94                 B.       Exhibit 7: Consideration of GHS Proposals for Wetland Mitigation and

95                         Monitoring Services

96                         *This item was addressed out of order, after the Aquatic Report.*

97       On a MOTION by Ms. Whelihan, SECONDED by Mr. Abercrombie, WITH ALL IN

98       FAVOR, the Board the Wetland Mitigation and Monitoring Services proposal in the amount of

99       \$6,760.00, for The Preserve at South Branch Community Development District.

100       On a MOTION by Dr. Silverstein, SECONDED by Mr. Haller, WITH ALL IN FAVOR, the Board

101       approved the Wetland Mitigation Monitoring and Reporting services proposal for FY 2023-FY

102       2028, for The Preserve at South Branch Community Development District.

103                 C.       Discussion of Fountain Schedule

104                                 Multiple schedules were discussed. Consensus was reached on 7:30 a.m.

105                                 – 10:30 a.m. and 3:30 p.m. – 9:30 p.m.

106       On a MOTION by Mr. Snyder, SECONDED by Dr. Silverstein, WITH ALL IN FAVOR, the

107       Board approved the fountain schedule, for The Preserve at South Branch Community Development

108       District.

- 109 D. Exhibit 8: Consideration of Engagement of LLS Tax Solutions for Bond Series
- 110 2019 (Phase 2) 2024 and 2025 Arbitrage Reporting Services

111 On a MOTION by Mr. Haller, SECONDED by Ms. Whelihan, WITH ALL IN FAVOR, the Board  
 112 approved the engagement of LLS Tax Solutions for Bond Series 2019 (Phase 2) Arbitrage  
 113 Reporting Services for 2024 and 2025, for The Preserve at South Branch Community Development  
 114 District.

115 **FIFTH ORDER OF BUSINESS: Consent Agenda**

- 116 A. Exhibit 9: Consideration and Approval of the Minutes of the Regular Meeting
- 117 Held November 7, 2023
- 118 B. Exhibit 10: Consideration and Acceptance of the October 2023 Unaudited
- 119 Financial Report
- 120 C. Exhibit 11: Consideration and Acceptance of LLS Tax Solutions Arbitrage
- 121 Report for Bond Series 2019 (Phase 2) Indicating No Cumulative Rebate
- 122 Requirement Liability as of October 9, 2023

123 On a MOTION by Mr. Haller, SECONDED by Mr. Abercrombie, WITH ALL IN FAVOR, the  
 124 Board approved the Consent Agenda as presented, for The Preserve at South Branch Community  
 125 Development District.

126 **SIXTH ORDER OF BUSINESS: Audience Comments – New Business/Non-**  
 127 **Agenda Items** *(Limited to 3 Minutes Per*  
 128 *Individual)*

129 Accolades to Suncoast Pools regarding the roadway fountain were heard.

130 **SEVENTH ORDER OF BUSINESS: Supervisor Requests** *(Includes Next Meeting*  
 131 *Agenda Item Requests)*

132 Supervisors requested staff continue with the annual update, and a Reserve Study this  
 133 summer.

134 **EIGHTH ORDER OF BUSINESS: Action Item Summary**

135 **Tish:**

- 136 • Report incident to insurance carrier: Completed.
- 137 • Secure proposals to remove the park water fountains: In progress.
- 138 • Turn off the water servicing the water fountains: In progress.
- 139 • Draft an eblast regarding Leash Law, dogs running around the parks
- 140 unleashed. Contact the Pasco County Animal Control with concerns:
- 141 In progress.
- 142 • Address the Dog Wash Station concerns: replace the water nozzle and
- 143 hose: In progress.

144 **January Agenda Item:**

- 145 • Bike Rack proposals

146 **March Agenda Item:**

- 147 • Consideration of Pond Bank Restoration Proposal  
148 • Consideration of Fountain Repair Proposal

149 **April Agenda Item:**

- 150 • Consideration of Fountain Repair Proposal

151 **NINTH ORDER OF BUSINESS: Next Meeting Quorum Confirmation**

152 Attendance for the next meeting, scheduled for 9 a.m. on January 9, 2024 at Residence  
153 Inn by Marriott Tampa, Suncoast Parkway at NorthPointe Village, 2101 Northpoint  
154 Parkway, Lutz, FL 33558, was confirmed as follows:

- 155 Anthony Snyder - In Person  
156 Jennifer Whelihan (C) - In Person  
157 David Silverstein - In Person  
158 Jeff Haller (VC) - In Person  
159 Jules Abercrombie - In Person

160 **TENTH ORDER OF BUSINESS: Adjournment**

161 On a MOTION by Ms. Whelihan, SECONDED by Mr. Haller, WITH ALL IN FAVOR, the Board  
162 adjourned the meeting at 11:30 a.m., for The Preserve at South Branch Community Development  
163 District.

164 *\*Each person who decides to appeal any decision made by the Board with respect to any matter  
165 considered at the meeting is advised that person may need to ensure that a verbatim record of the  
166 proceedings is made, including the testimony and evidence upon which such appeal is to be based.*

167 Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a publicly  
168 noticed meeting held on January 9, 2024

169 *Tish Dobson*

170  Fish Dobson, Secretary

171  \_\_\_\_\_, Assistant Secretary

*Jennifer Whelihan*

Jennifer Whelihan, Chair

Jeffrey Haller, Vice Chair