

**WATERCHASE
COMMUNITY DEVELOPMENT DISTRICT
AGENDA PACKAGE
OCTOBER 9, 2023**



210 N. UNIVERSITY DRIVE, SUITE 702
CORAL SPRINGS, FLORIDA 33071

Waterchase Community Development District

Board of Supervisors

- ☐ Ian Watson, Chairman
- ☐ Salvatore Mancini, Vice Chairman
- ☐ Michael Acheson, Assistant Secretary
- ☐ G. Arnie Daniels, Assistant Secretary
- ☐ Christopher Rizzo, Assistant Secretary

David Wenck, District Manager
Vivek Babbar, District Counsel
Tonja Stewart, District Engineer

Regular Meeting Agenda

Monday, October 9, 2023 – 6:00 p.m.

1. **Roll Call**
2. **Audience Comments**
3. **Consent Agenda**
 - A. Approval of the Minutes of the September 11, 2023 Meeting
 - B. Acceptance of August 2023 Financial Report
4. **Pond Report**
5. **Field Inspection Report**
 - A. Waterchase Mystery Bubbles
6. **Manager's Report**
7. **Attorney's Report**
8. **Engineer's Report**
 - A. Discussion of Wetland Encroachment
9. **Supervisors' Requests**
10. **Adjournment**

The next CDD Workshop is scheduled for Monday, October 23, 2023 @ 8:00 p.m.

The next Meeting date is scheduled for Monday, November 13, 2023 @ 6:00 p.m.

District Office:

210 N University Drive, Suite 702
Coral Springs, Florida 33071
954-603-0033

Meeting Location:

Waterchase Clubhouse
14401 Waterchase Boulevard
Tampa, Florida 33626

Third Order of Business

3A.

**MINUTES OF MEETING
WATERCHASE
COMMUNITY DEVELOPMENT DISTRICT**

The regular meeting of the Board of Supervisors of the Waterchase Community Development District was held Monday, September 11, 2023 and called to order at 6:00 p.m. at the Waterchase Clubhouse, 14401 Waterchase Boulevard, Tampa, Florida.

Present and constituting a quorum were:

Ian Watson	Chairman
Sal Mancini	Vice Chairman
Michael Acheson	Assistant Secretary (via telephone)
G. Arnie Daniels	Assistant Secretary
Christopher Rizzo	Assistant Secretary

Also present were:

David Wenck	District Manager
Brenden Crawford	Field Manager
Whitney Sousa	District Counsel
Tonja Stewart	District Engineer (via telephone)
Seth Mendoza	Yellowstone Landscape

The following is a summary of the discussions and actions taken.

FIRST ORDER OF BUSINESS

Roll Call

- Mr. Wenck called the meeting to order and called the roll. A quorum was established.

On MOTION by Mr. Rizzo seconded by Mr. Mancini with all in favor, to allow Mr. Michael Acheson to participate in the meeting via telephone. 4-0

SECOND ORDER OF BUSINESS

Audience Comments

- None.

THIRD ORDER OF BUSINESS**Consent Agenda**

- A. Approval of the Minutes of the August 14, 2023 Meeting**
B. Acceptance of July 2023 Financial Report

On MOTION by Mr. Daniels seconded by Mr. Rizzo with all in favor, the consent agenda was approved as presented. 5-0

EIGHTH ORDER OF BUSINESS**Engineer's Report****• A. Discussion of the Wetland Encroachment**

- Ms. Stewart stated since the last meeting they received a response from EPC. The survey was completed and sent to them.
- Ms. Stewart discussed the wetland mitigation configuration and the purchasing of wetland mitigation credits.
- The Board requested Ms. Stewart contact EPC requesting an extension to the mitigation timeline.
- The Board also requested Ms. Stewart contact the EPC regarding the wetland mitigation credits. If the EPC agrees to extend the October 5, 2023 timeline, Ms. Stewart will follow up with the wetland mitigation Bank to add the District to the list.
- Further discussion ensued and Ms. Sousa stated a notice was sent to the homeowner responsible for the encroachment asking them to remove the fill. If the homeowner responds, the Board requested to discuss the logistics of the fill removal being supervised by the District engineer.
- The Board discussed the replanting of the trees by the homeowner.

B. Eagles Master Association Canal Maintenance Letter

- Mr. Watson commented on the letter received from the Eagles Master Association. He noted the Association owns the first 200 feet of the canal on the East side of Race Track Road.
- Ms. Stewart noted the CDD's obligation is to ensure from a drainage perspective the waters flow properly. The Board requested Ms. Stewart inspect the area and recommend any action needed.
- The Board discussed inspections of the creek and canal systems to be added as part of a maintenance approach.

SEVENTH ORDER OF BUSINESS**Attorney's Report**

- Ms. Sousa stated there have been discussions regarding installing a fence along the encroachment area and recommended the District obtain proposals. Mr. Crawford will follow up.

FIFTH ORDER OF BUSINESS**Field Inspection Report**

- Mr. Mendoza addressed the Board regarding Yellowstone Landscape's responsibility to the District.
- Mr. Crawford discussed the field inspection report.
- Mr. Crawford discussed Yellowstone Landscape proposal #343459 to remove two unhealthy trees and replace them with sod. The Board concurred not to proceed with the proposal at this time.
- The Board addressed several residents' concerns brought to their attention by Mr. Crawford. Concerns included the pond area not being mowed, encroachment of landscaping onto a resident's property, dead tree limbs, a fallen tree, and aerator repair.
- Mr. Wenck also commented on an email he received from a resident regarding several non-functional streetlights and landscaping issues.
- Mr. Crawford discussed the revised proposals for the streetlight poles painting project. The Board concurred not to move forward with the project at this time.
- Mr. Crawford commented he was unable to obtain a proposal to replace the damaged streetlight and pole from the car accident. He noted it is difficult to find a similar streetlight. Mr. Crawford has not received feedback from the HOA nor the residents regarding the person involved in the accident, and the District will not be able to recoup any funds unless they approach the insurance company. Further discussion ensued and the Board concurred not to replace the streetlight.
- Mr. Crawford discussed the map of the streetlight poles prepared by Fuller Electrical Contractors Inc.

FOURTH ORDER OF BUSINESS**Pond Report**

- The Board discussed the Pond report.
- Mr. Crawford commented on Steadfast Environmental, LLC proposal in the amount of \$1,200 to replace the compressor connected to Ponds 13 and 14.

- Mr. Crawford will obtain a proposal for aerator repair and a proposal for line repair.

SIXTH ORDER OF BUSINESS

Manager's Report

- None.

NINTH ORDER OF BUSINESS

Supervisors' Requests

- A question was raised regarding insurance for the CDD funds in the Money Market Account with Bank United. Mr. Wenck stated the funds are not FDIC insured.

TENTH ORDER OF BUSINESS

Adjournment

There being no further business,

On MOTION by Mr. Watson seconded by Mr. Mancini with all in favor,
the meeting was adjourned. 5-0

Ian Watson
Chairman

3B.

WATERCHASE
Community Development District

Financial Report

August 31, 2023

(unaudited)

Prepared by



Table of Contents

<u>FINANCIAL STATEMENTS</u>	<u>Page #</u>
Balance Sheet - All Funds	1
Statement of Revenues, Expenditures and Changes in Fund Balances	
General Fund	2 - 3
Debt Service Fund	4
 <u>SUPPORTING SCHEDULES</u>	
Non-Ad Valorem Special Assessments	5
Cash & Investment Report	6
Bank Reconciliation	7
Payment Register by Bank Account	8 - 10

WATERCHASE
Community Development District

Financial Statements

(Unaudited)

August 31, 2023

Balance Sheet
August 31, 2023

ACCOUNT DESCRIPTION	GENERAL FUND	SERIES 2017 DEBT SERVICE FUND	TOTAL
<u>ASSETS</u>			
Cash - Checking Account	\$ 41,087	\$ -	\$ 41,087
Accounts Receivable	320	-	320
Investments:			
Money Market Account	848,667	-	848,667
Reserve Fund	-	67,816	67,816
Revenue Fund	-	289,611	289,611
Prepaid Items	361	-	361
Utility Deposits - TECO	503	-	503
TOTAL ASSETS	\$ 890,938	\$ 357,427	\$ 1,248,365
<u>LIABILITIES</u>			
Accounts Payable	\$ -	\$ -	\$ -
Accrued Expenses	2,575	-	2,575
TOTAL LIABILITIES	2,575	-	2,575
<u>FUND BALANCES</u>			
Nonspendable:			
Prepaid Items	361	-	361
Deposits	503	-	503
Restricted for:			
Debt Service	-	357,427	357,427
Assigned to:			
Operating Reserves	89,096	-	89,096
Reserves- Lake Embank/Drainage	557,582	-	557,582
Reserves - Tree Removal & Replacement	55,000	-	55,000
Reserves - Streetlights	75,000	-	75,000
Unassigned:	110,821	-	110,821
TOTAL FUND BALANCES	\$ 888,394	\$ 357,427	\$ 1,245,790
TOTAL LIABILITIES & FUND BALANCES	\$ 890,969	\$ 357,427	\$ 1,248,396

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending August 31, 2023

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)
<u>REVENUES</u>				
Interest - Investments	\$ 1,994	\$ 1,828	\$ 23,783	\$ 21,955
Interest - Tax Collector	-	-	502	502
Special Assmnts- Tax Collector	369,157	369,157	369,157	-
Special Assmnts- Discounts	(14,766)	(14,766)	(13,572)	1,194
TOTAL REVENUES	356,385	356,219	379,870	23,651
<u>EXPENDITURES</u>				
<u>Administration</u>				
P/R-Board of Supervisors	24,000	22,000	21,000	1,000
FICA Taxes	1,836	1,683	1,607	76
ProfServ-Arbitrage Rebate	600	600	-	600
ProfServ-Dissemination Agent	1,000	1,000	-	1,000
ProfServ-Engineering	20,000	18,333	11,112	7,221
ProfServ-Legal Services	7,901	7,243	16,426	(9,183)
ProfServ-Mgmt Consulting	63,140	57,878	57,878	-
ProfServ-Special Assessment	9,000	9,000	9,000	-
ProfServ-Trustee Fees	4,337	4,337	3,976	361
ProfServ-Web Site Development	1,000	917	2	915
Auditing Services	4,900	4,900	5,200	(300)
Website Compliance	2,627	2,627	3,291	(664)
Postage and Freight	295	270	199	71
Insurance - General Liability	8,237	8,237	6,400	1,837
Printing and Binding	225	206	5	201
Legal Advertising	1,263	1,158	2,114	(956)
Misc-Bank Charges	150	138	714	(576)
Misc-Assessment Collection Cost	7,383	7,383	7,112	271
Misc-Contingency	2,947	2,701	636	2,065
Annual District Filing Fee	175	175	175	-
Total Administration	161,016	150,786	146,847	3,939
<u>Field</u>				
Field Services	-	-	3,333	(3,333)
Contracts-Wetland Mitigation	12,000	11,000	-	11,000
Contracts-Lakes	22,000	20,167	11,840	8,327
Contracts-Canal Maint/Cleaning	10,000	9,167	-	9,167
Contracts-Aquatic Midge Mgmt	15,000	13,750	3,975	9,775
Contracts-RTR Landscaping	7,986	7,321	7,275	46

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending August 31, 2023

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)
Electricity - Streetlights	25,250	23,146	24,732	(1,586)
Electricity - Fountain	3,508	3,216	1,773	1,443
R&M-Fountain	5,083	4,659	-	4,659
R&M-Irrigation	1,750	1,604	683	921
R&M-Lake	11,958	10,962	12,315	(1,353)
R&M-Streetlights	20,183	18,501	16,605	1,896
Invasive Plant Removal	8,000	7,333	20,175	(12,842)
Aerators - R&M	5,000	4,583	-	4,583
Misc-Interlocal Agreement	6,930	6,930	6,930	-
Misc-Contingency	40,721	37,328	40,185	(2,857)
Total Field	195,369	179,667	149,821	29,846
TOTAL EXPENDITURES	356,385	330,453	296,668	33,785
Excess (deficiency) of revenues				
Over (under) expenditures	-	25,766	83,202	57,436
Net change in fund balance	\$ -	\$ 25,766	\$ 83,202	\$ 57,436
FUND BALANCE, BEGINNING (OCT 1, 2022)	805,192	805,192	805,192	
FUND BALANCE, ENDING	\$ 805,192	\$ 830,958	\$ 888,394	

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending August 31, 2023

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)
<u>REVENUES</u>				
Interest - Investments	\$ 200	\$ 183	\$ 2,072	\$ 1,889
Special Assmnts- Tax Collector	737,129	737,129	737,129	-
Special Assmnts- Discounts	(29,485)	(29,485)	(27,101)	2,384
TOTAL REVENUES	707,844	707,827	712,100	4,273
<u>EXPENDITURES</u>				
<u>Administration</u>				
Misc-Assessment Collection Cost	14,743	14,743	14,201	542
Total Administration	14,743	14,743	14,201	542
<u>Debt Service</u>				
Principal Debt Retirement	505,000	505,000	505,000	-
Interest Expense	180,637	180,637	180,637	-
Total Debt Service	685,637	685,637	685,637	-
TOTAL EXPENDITURES	700,380	700,380	699,838	542
Excess (deficiency) of revenues Over (under) expenditures	7,464	7,447	12,262	4,815
<u>OTHER FINANCING SOURCES (USES)</u>				
Contribution to (Use of) Fund Balance	7,464	-	-	-
TOTAL FINANCING SOURCES (USES)	7,464	-	-	-
Net change in fund balance	\$ 7,464	\$ 7,447	\$ 12,262	\$ 4,815
FUND BALANCE, BEGINNING (OCT 1, 2022)	345,165	345,165	345,165	
FUND BALANCE, ENDING	\$ 352,629	\$ 352,612	\$ 357,427	

WATERCHASE
Community Development District

Supporting Schedules

August 31, 2023

**Non-Ad Valorem Special Assessments
(Hillsborough County Tax Collector - Monthly Collection Distributions)
For the Fiscal Year Ending September 30, 2023**

					Allocation By Fund	
Date Received	Net Amt Rcvd	Discount / (Penalties) Amount	Tax Coll Cost	Gross Amount Received	General Fund	Debt Service Fund
Assmnts Levied				\$1,106,285	\$369,157	\$737,129
Allocation %				100%	33%	67%
11/03/22	\$ 19,988	\$ 999	\$ 408	\$ 21,394	\$ 7,139	\$ 14,255
11/15/22	\$ 116,757	\$ 4,964	\$ 2,383	\$ 124,104	\$ 41,412	\$ 82,692
11/22/22	\$ 67,988	\$ 2,891	\$ 1,388	\$ 72,266	\$ 24,115	\$ 48,152
11/29/22	\$ 107,865	\$ 4,586	\$ 2,201	\$ 114,653	\$ 38,258	\$ 76,394
12/05/22	\$ 603,828	\$ 25,673	\$ 12,323	\$ 641,824	\$ 214,171	\$ 427,654
12/12/22	\$ 13,364	\$ 494	\$ 273	\$ 14,131	\$ 4,715	\$ 9,415
01/05/23	\$ 34,775	\$ 1,139	\$ 710	\$ 36,624	\$ 12,221	\$ 24,403
02/03/23	\$ 6,257	\$ 144	\$ 128	\$ 6,529	\$ 2,179	\$ 4,350
03/09/23	\$ 22,651	\$ 233	\$ 462	\$ 23,347	\$ 7,791	\$ 15,556
04/05/23	\$ 33,344	\$ 67	\$ 681	\$ 34,092	\$ 11,376	\$ 22,716
05/05/23	\$ 2,692	\$ (80)	\$ 55	\$ 2,667	\$ 890	\$ 1,777
05/05/23	\$ 609	\$ (16)	\$ 12	\$ 606	\$ 202	\$ 404
06/13/23	\$ 14,180	\$ (421)	\$ 289	\$ 14,048	\$ 4,688	\$ 9,360
TOTAL	\$ 1,044,300	\$ 40,674	\$ 21,312	\$ 1,106,286	\$ 369,157	\$ 737,129
% COLLECTED				100%	100%	100%

Cash and Investment Report

August 31, 2023

General Fund

<u>Account Name</u>	<u>Bank Name</u>	<u>Investment Type</u>	<u>Maturity</u>	<u>Yield</u>	<u>Balance</u>
Checking Acct - Operating	SouthState	Public Funds Checking	n/a	0.00%	\$ 41,087
Money Market Account	BankUnited	Business MMA	n/a	5.13%	\$ 848,667
GF Subtotal					<u>\$ 889,753</u>

Debt Service Fund

<u>Account Name</u>	<u>Bank Name</u>	<u>Investment Type</u>	<u>Maturity</u>	<u>Yield</u>	<u>Balance</u>
Series 2017 Reserve Fund	US Bank	US Bank Open End CP	05/01/32	5.15%	\$ 67,816
Series 2017 Revenue Fund	US Bank	US Bank Open End CP	05/01/32	5.15%	\$ 289,611
DS Subtotal					<u>\$ 357,427</u>
Total					<u>\$ 1,247,181</u>

Waterchase CDD

Bank Reconciliation

Bank Account No. 5719 Southstate Bank GF
Statement No. 8/23
Statement Date 8/31/2023

G/L Balance (LCY)	41,086.70	Statement Balance	54,018.44
G/L Balance	41,086.70	Outstanding Deposits	0.00
Positive Adjustments	0.00		
		Subtotal	54,018.44
Subtotal	41,086.70	Outstanding Checks	12,931.74
Negative Adjustments	0.00	Differences	0.00
Ending G/L Balance	41,086.70	Ending Balance	41,086.70
Difference	0.00		

Posting Date	Document Type	Document No.	Description	Amount	Cleared Amount	Difference
Outstanding Checks						
8/24/2023	Payment	002550	FULLER ELECTRICAL CONTRACTORS	984.66	0.00	984.66
8/24/2023	Payment	002553	STRALEY ROBIN VERICKER	8,376.10	0.00	8,376.10
8/24/2023	Payment	002555	YELLOWSTONE LANDSCAPING	682.50	0.00	682.50
8/29/2023	Payment	002558	CHRISTOPHER RIZZO	55.88	0.00	55.88
8/29/2023	Payment	002559	COMPLETE IT	89.70	0.00	89.70
8/30/2023	Payment	002556	IAN WATSON	184.70	0.00	184.70
8/30/2023	Payment	002557	MICHAEL W. ACHESON	184.70	0.00	184.70
8/31/2023	Payment	002560	STRALEY ROBIN VERICKER	1,708.00	0.00	1,708.00
8/31/2023	Payment	002561	YELLOWSTONE LANDSCAPING	665.50	0.00	665.50
Total Outstanding Checks.....				12,931.74		12,931.74

WATERCHASE COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Bank Account

For the Period from 8/1/23 to 8/31/23

(Sorted by Check / ACH No.)

Date	Payee Type	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
------	------------	-------	-------------	---------------------	--------------------------	---------------	-------------

SOUTHSTATE BANK GF - (ACCT#XXXXX5719)

CHECK # 002542

08/09/23	Vendor	ARBORIST ABOARD	2348	PINE TREE REMOVALS	Tree Removal	001-549900-53901	\$1,800.00
08/09/23	Vendor	ARBORIST ABOARD	2349	TREE REMOVAL	Misc-Contingency	001-549900-53901	\$2,000.00
08/09/23	Vendor	ARBORIST ABOARD	2377	PINE TREE REMOVAL	Tree Removal	001-549900-53901	\$4,500.00
Check Total							\$8,300.00

CHECK # 002543

08/09/23	Vendor	COMPLETE IT	11332	OUTLOOK ISSUES ON LAPTOP	Website Compliance	001-534397-51301	\$62.50
08/09/23	Vendor	COMPLETE IT	11336	CDD/HOA GOOGLE EMAIL ACCOUNT	Website Compliance	001-534397-51301	\$89.70
Check Total							\$152.20

CHECK # 002544

08/09/23	Vendor	FULLER ELECTRICAL CONTRACTORS	13006	CREATED LIST OF POLE NUMBERS THROUGHOUT ENTIRE COM	R&M-Streetlights	001-546095-53901	\$665.00
08/09/23	Vendor	FULLER ELECTRICAL CONTRACTORS	13071	POLE 59- STREETLIGHTS	R&M-Streetlights	001-546095-53901	\$2,263.00
08/09/23	Vendor	FULLER ELECTRICAL CONTRACTORS	13071_2	STREETLIGHTS- TROUBLESHOT POLE 189	R&M-Streetlights	001-546095-53901	\$286.84
Check Total							\$3,214.84

CHECK # 002545

08/09/23	Vendor	TIMES PUBLISHING COMPANY	46538-071223	NOTICE OF PUBLIC HEARING 7/12/2023	Legal Advertising	001-548002-51301	\$1,685.00
Check Total							\$1,685.00

CHECK # 002546

08/09/23	Vendor	WATERCHASE CDD C/O US BANK	07182023-5000	FY2023 DS ASSESSMENTS TFR	Due From Other Funds	131000	\$9,854.13
Check Total							\$9,854.13

CHECK # 002547

08/09/23	Vendor	YELLOWSTONE LANDSCAPING	TM 551527	JULY 2023 LANDSCAPE MAINT	Contracts-RTR Landscaping	001-534346-53901	\$665.49
Check Total							\$665.49

CHECK # 002548

08/18/23	Employee	IAN WATSON	PAYROLL	August 18, 2023 Payroll Posting			\$184.70
Check Total							\$184.70

CHECK # 002549

08/18/23	Employee	MICHAEL W. ACHESON	PAYROLL	August 18, 2023 Payroll Posting			\$184.70
Check Total							\$184.70

CHECK # 002550

08/24/23	Vendor	FULLER ELECTRICAL CONTRACTORS	13224	STREETLIGHTS- LIGHT POLE 113 & 189	R&M-Streetlights	001-546095-53901	\$984.66
Check Total							\$984.66

WATERCHASE COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Bank Account

For the Period from 8/1/23 to 8/31/23

(Sorted by Check / ACH No.)

Date	Payee Type	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
CHECK # 002551							
08/24/23	Vendor	INFRAMARK, LLC	98459	7/2023 MANAGEMENT SERVICES	ProfServ-Mgmt Consulting Serv	001-531027-51201	\$5,261.67
08/24/23	Vendor	INFRAMARK, LLC	98459	7/2023 MANAGEMENT SERVICES	Field Services	001-531122-51201	\$666.67
08/24/23	Vendor	INFRAMARK, LLC	98459	7/2023 MANAGEMENT SERVICES	Postage and Freight	001-541006-51301	\$14.40
Check Total							\$5,942.74
CHECK # 002552							
08/24/23	Vendor	STANTEC CONSULTING SERVICES INC	2111409	ENGINEERING SERVICE PERIOD 6/28/2023	ProfServ-Engineering	001-531013-51501	\$4,400.50
Check Total							\$4,400.50
CHECK # 002553							
08/24/23	Vendor	STRALEY ROBIN VERICKER	23387	PROFESSIONAL SERVICES THROUGH 7/11/2023	ProfServ-Legal Services	001-531023-51401	\$8,376.10
Check Total							\$8,376.10
CHECK # 002554							
08/24/23	Vendor	TIMES PUBLISHING COMPANY	46538-071923	NOTICE OF PUBLIC HEARING 7/19/2023	Legal Advertising	001-548002-51301	\$429.00
Check Total							\$429.00
CHECK # 002555							
08/24/23	Vendor	YELLOWSTONE LANDSCAPING	TM 562477	IRR REPAIRS- LEAKING VALVE	Flower rotation	001-546041-53901	\$682.50
Check Total							\$682.50
CHECK # 002556							
08/30/23	Employee	IAN WATSON	PAYROLL	August 30, 2023 Payroll Posting			\$184.70
Check Total							\$184.70
CHECK # 002557							
08/30/23	Employee	MICHAEL W. ACHESON	PAYROLL	August 30, 2023 Payroll Posting			\$184.70
Check Total							\$184.70
CHECK # 002558							
08/29/23	Vendor	CHRISTOPHER RIZZO	08222023	MEAL REIMBURSEMENT	Misc-Contingency	001-549900-51301	\$55.88
Check Total							\$55.88
CHECK # 002559							
08/29/23	Vendor	COMPLETE IT	11546	CDD/HOA GOOGLE EMAIL ACCT	Website Compliance	001-534397-51301	\$89.70
Check Total							\$89.70
CHECK # 002560							
08/31/23	Vendor	STRALEY ROBIN VERICKER	23522	PROFESSIONAL SERVICES THROUGH 8/15/2023	ProfServ-Legal Services	001-531023-51401	\$1,708.00
Check Total							\$1,708.00
CHECK # 002561							
08/31/23	Vendor	YELLOWSTONE LANDSCAPING	TM 565181	AUGUST 2023 LANDSCAPE MAINT	Flower rotation	001-549900-53901	\$665.50
Check Total							\$665.50

WATERCHASE COMMUNITY DEVELOPMENT DISTRICT

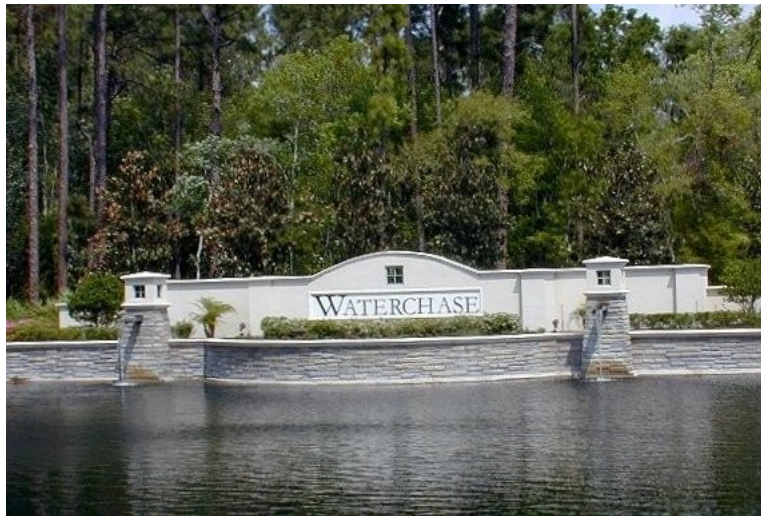
Payment Register by Bank Account

For the Period from 8/1/23 to 8/31/23

(Sorted by Check / ACH No.)

Date	Payee Type	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
ACH #DD303							
08/18/23	Vendor	TAMPA ELECTRIC	07282023 ACH	PRD SVCS 6/23/23-7/24/23	Electricity - Streetlighting	001-543013-53901	\$2,441.74
08/18/23	Vendor	TAMPA ELECTRIC	07282023 ACH	PRD SVCS 6/23/23-7/24/23	Electricity - Fountain	001-543036-53901	\$174.06
ACH Total							<u>\$2,615.80</u>
ACH #DD304							
08/18/23	Employee	SALVATORE MANCINI	PAYROLL	August 18, 2023 Payroll Posting			\$184.70
ACH Total							<u>\$184.70</u>
ACH #DD305							
08/18/23	Employee	GEORGE A DANIELS, JR	PAYROLL	August 18, 2023 Payroll Posting			\$184.70
ACH Total							<u>\$184.70</u>
ACH #DD306							
08/18/23	Employee	CHRISTOPHER J. RIZZO	PAYROLL	August 18, 2023 Payroll Posting			\$184.70
ACH Total							<u>\$184.70</u>
ACH #DD307							
08/30/23	Employee	SALVATORE MANCINI	PAYROLL	August 30, 2023 Payroll Posting			\$184.70
ACH Total							<u>\$184.70</u>
ACH #DD308							
08/30/23	Employee	GEORGE A DANIELS, JR	PAYROLL	August 30, 2023 Payroll Posting			\$184.70
ACH Total							<u>\$184.70</u>
ACH #DD309							
08/30/23	Employee	CHRISTOPHER J. RIZZO	PAYROLL	August 30, 2023 Payroll Posting			\$184.70
ACH Total							<u>\$184.70</u>
Account Total							<u><u>\$51,669.04</u></u>

Fourth Order of Business



Waterchase CDD Aquatics

Inspection Date:

9/29/2023 10:59 AM

Prepared by:

Lee Smith

Account Manager

STEADFAST OFFICE:
WWW.STEADFASTENV.COM
813-836-7940

SITE: 13

Condition: Excellent ✓Great Good Poor Mixed Condition ✓Improving



Comments:

No major algae growth in this pond. Beneficial vegetation is in healthy condition all throughout this pond. Only nuisance vegetation observed was on the littoral shelf mixed in with the beneficiais. Technician will continue to treat accordingly and monitor closely.

<u>WATER:</u>	<input checked="" type="checkbox"/> Clear	Turbid	Tannic
<u>ALGAE:</u>	<input checked="" type="checkbox"/> N/A	Subsurface Filamentous	Surface Filamentous
		Planktonic	Cyanobacteria
<u>GRASSES:</u>	N/A	Minimal	<input checked="" type="checkbox"/> Moderate
<u>NUISANCE SPECIES OBSERVED:</u>			Substantial
	<input checked="" type="checkbox"/> Torpedo Grass	Pennywort	Babytears
	Hydrilla	Slender Spikerush	Other:
			Chara

SITE: 14

Condition: Excellent ✓Great Good Poor Mixed Condition ✓Improving



Comments:

Surface algae was present along some areas of the perimeter. Decaying Torpedo grass was also observed within the beneficial vegetation. These nuisance species will be targeted during the next visit.

A few Aerators were out in this pond. We have just received the new compressor and will be replacing it in the coming days. This will bring these aerators back to life.

<u>WATER:</u>	<input checked="" type="checkbox"/> Clear	Turbid	Tannic
<u>ALGAE:</u>	N/A	Subsurface Filamentous	<input checked="" type="checkbox"/> Surface Filamentous
		Planktonic	Cyanobacteria
<u>GRASSES:</u>	N/A	Minimal	<input checked="" type="checkbox"/> Moderate
<u>NUISANCE SPECIES OBSERVED:</u>			Substantial
	<input checked="" type="checkbox"/> Torpedo Grass	Pennywort	Babytears
	Hydrilla	Slender Spikerush	Other:
			Chara

SITE: 15 + 20

Condition: Excellent Great ✓Good Poor Mixed Condition ✓Improving



Comments:

Pond #15: Nuisance grasses dominate the perimeter of this pond. Torpedo grass and slender spikerush are the main culprits. Technician will address these during the next maintenance event.

Pond #20: Beneficial vegetation is present around the perimeter, but it is heavily intertwined with nuisance grasses. Decaying Algae is present in some areas as well. Technician will target this algae and grass during the next maintenance event.

<u>WATER:</u>	<input checked="" type="checkbox"/> Clear	<input type="checkbox"/> Turbid	<input type="checkbox"/> Tannic
<u>ALGAE:</u>	<input type="checkbox"/> N/A	<input checked="" type="checkbox"/> Subsurface Filamentous	<input checked="" type="checkbox"/> Surface Filamentous
		<input type="checkbox"/> Planktonic	<input type="checkbox"/> Cyanobacteria
<u>GRASSES:</u>	<input type="checkbox"/> N/A	<input type="checkbox"/> Minimal	<input checked="" type="checkbox"/> Moderate
			<input type="checkbox"/> Substantial
<u>NUISANCE SPECIES OBSERVED:</u>			
	<input checked="" type="checkbox"/> Torpedo Grass	<input type="checkbox"/> Pennywort	<input type="checkbox"/> Babytears
	<input type="checkbox"/> Hydrilla	<input checked="" type="checkbox"/> Slender Spikerush	<input type="checkbox"/> Other:
			<input type="checkbox"/> Chara

SITE: 16

Condition: Excellent ✓Great Good Poor Mixed Condition Improving



Comments:

Most of the water is clear of nuisance vegetation. One corner contains some surface algae as well as some patches of Torpedo grass along the shoreline. Routine maintenance and monitoring will occur here.

<u>WATER:</u>	<input checked="" type="checkbox"/> Clear	<input type="checkbox"/> Turbid	<input type="checkbox"/> Tannic
<u>ALGAE:</u>	<input type="checkbox"/> N/A	<input type="checkbox"/> Subsurface Filamentous	<input checked="" type="checkbox"/> Surface Filamentous
		<input type="checkbox"/> Planktonic	<input type="checkbox"/> Cyanobacteria
<u>GRASSES:</u>	<input type="checkbox"/> N/A	<input type="checkbox"/> Minimal	<input checked="" type="checkbox"/> Moderate
			<input type="checkbox"/> Substantial
<u>NUISANCE SPECIES OBSERVED:</u>			
	<input checked="" type="checkbox"/> Torpedo Grass	<input type="checkbox"/> Pennywort	<input type="checkbox"/> Babytears
	<input type="checkbox"/> Hydrilla	<input type="checkbox"/> Slender Spikerush	<input type="checkbox"/> Other:
			<input type="checkbox"/> Chara

SITE: 17

Condition: Excellent ✓Great Good Poor Mixed Condition ✓Improving



Comments:

Nuisance grasses are present along the shoreline of this pond. It appears to be a mixture of Torpedo grass, Slender Spikerush, and Pennywort. Technician will treat accordingly during future maintenance events.

<u>WATER:</u>	<input checked="" type="checkbox"/> Clear	Turbid	Tannic
<u>ALGAE:</u>	<input checked="" type="checkbox"/> N/A	Subsurface Filamentous	Surface Filamentous
		Planktonic	Cyanobacteria
<u>GRASSES:</u>	N/A	Minimal	<input checked="" type="checkbox"/> Moderate
<u>NUISANCE SPECIES OBSERVED:</u>			Substantial
	<input checked="" type="checkbox"/> Torpedo Grass	<input checked="" type="checkbox"/> Pennywort	Babytears
	Hydrilla	<input checked="" type="checkbox"/> Slender Spikerush	Other:
			Chara

SITE: 18

Condition: Excellent ✓Great Good Poor Mixed Condition ✓Improving



Comments:

Some subsurface algae growth was noted in a few areas. Decaying Torpedo grass was also present in some areas. Routine maintenance and monitoring will occur here.

<u>WATER:</u>	<input checked="" type="checkbox"/> Clear	Turbid	Tannic
<u>ALGAE:</u>	N/A	<input checked="" type="checkbox"/> Subsurface Filamentous	Surface Filamentous
		Planktonic	Cyanobacteria
<u>GRASSES:</u>	N/A	<input checked="" type="checkbox"/> Minimal	Moderate
<u>NUISANCE SPECIES OBSERVED:</u>			Substantial
	<input checked="" type="checkbox"/> Torpedo Grass	Pennywort	Babytears
	Hydrilla	Slender Spikerush	Other:
			Chara

SITE: 19

Condition: Excellent ✓Great Good Poor Mixed Condition ✓Improving



Comments:

Algae was present throughout this pond in moderate amounts. Torpedo grass was also present in some areas, some of which appeared to be decaying from previous treatment. Beneficial vegetation was in healthy condition.

Aerator is functional.

<u>WATER:</u>	<input checked="" type="checkbox"/> Clear	<input type="checkbox"/> Turbid	<input type="checkbox"/> Tannic
<u>ALGAE:</u>	<input type="checkbox"/> N/A	<input checked="" type="checkbox"/> Subsurface Filamentous	<input checked="" type="checkbox"/> Surface Filamentous
		<input type="checkbox"/> Planktonic	<input type="checkbox"/> Cyanobacteria
<u>GRASSES:</u>	<input type="checkbox"/> N/A	<input type="checkbox"/> Minimal	<input checked="" type="checkbox"/> Moderate
			<input type="checkbox"/> Substantial
<u>NUISANCE SPECIES OBSERVED:</u>			
	<input checked="" type="checkbox"/> Torpedo Grass	<input type="checkbox"/> Pennywort	<input type="checkbox"/> Babytears
	<input type="checkbox"/> Hydrilla	<input type="checkbox"/> Slender Spikerush	<input type="checkbox"/> Chara
			<input type="checkbox"/> Other:

SITE: 21

Condition: Excellent ✓Great Good Poor Mixed Condition ✓Improving



Comments:

Decaying surface algae populates the perimeter of this pond but only in minor amounts. Definitely less algae in this pond compared to last month. Routine maintenance and monitoring will occur here.

<u>WATER:</u>	<input checked="" type="checkbox"/> Clear	<input type="checkbox"/> Turbid	<input type="checkbox"/> Tannic
<u>ALGAE:</u>	<input type="checkbox"/> N/A	<input type="checkbox"/> Subsurface Filamentous	<input checked="" type="checkbox"/> Surface Filamentous
		<input type="checkbox"/> Planktonic	<input type="checkbox"/> Cyanobacteria
<u>GRASSES:</u>	<input type="checkbox"/> N/A	<input type="checkbox"/> Minimal	<input checked="" type="checkbox"/> Moderate
			<input type="checkbox"/> Substantial
<u>NUISANCE SPECIES OBSERVED:</u>			
	<input type="checkbox"/> Torpedo Grass	<input type="checkbox"/> Pennywort	<input type="checkbox"/> Babytears
	<input type="checkbox"/> Hydrilla	<input type="checkbox"/> Slender Spikerush	<input type="checkbox"/> Chara
			<input type="checkbox"/> Other:

SITE: 23

Condition: Excellent ✓Great Good Poor Mixed Condition ✓Improving



Comments:

No algae growth was observed in this pond. Beneficial vegetation is present along the perimeter and is in healthy condition for the most part. There is some minor amounts of torpedo grass in some areas. Technician will target this torpedo grass during the next visit.

Aerator is functional.

<u>WATER:</u>	<input checked="" type="checkbox"/> Clear	Turbid	Tannic
<u>ALGAE:</u>	<input checked="" type="checkbox"/> N/A	Subsurface Filamentous	Surface Filamentous
		Planktonic	Cyanobacteria
<u>GRASSES:</u>	N/A	Minimal	<input checked="" type="checkbox"/> Moderate
<u>NUISANCE SPECIES OBSERVED:</u>			Substantial
	<input checked="" type="checkbox"/> Torpedo Grass	Pennywort	Babytears
	Hydrilla	Slender Spikerush	Other:
			Chara

SITE: 24

Condition: Excellent ✓Great Good Poor Mixed Condition ✓Improving



Comments:

Torpedo grass was present along the shoreline of this pond. No other nuisance vegetation growth was observed. Routine maintenance and monitoring will occur here.

<u>WATER:</u>	<input checked="" type="checkbox"/> Clear	Turbid	Tannic
<u>ALGAE:</u>	<input checked="" type="checkbox"/> N/A	Subsurface Filamentous	Surface Filamentous
		Planktonic	Cyanobacteria
<u>GRASSES:</u>	N/A	<input checked="" type="checkbox"/> Minimal	Moderate
<u>NUISANCE SPECIES OBSERVED:</u>			Substantial
	<input checked="" type="checkbox"/> Torpedo Grass	Pennywort	Babytears
	Hydrilla	Slender Spikerush	Other:
			Chara

MANAGEMENT SUMMARY



As we enter October, the conditions that influence the ponds are seeing a slight turn. Nights & mornings are already cooling off, and as temperatures cool and days shorten in length; both of these have the effect of decreasing growth rates for surface algae and nuisance species alike. Occasional heavy rains are still common, but the hurricane season is coming to an end which means that these rains should taper off as the month progresses. Pond levels are high, and a large influx of water usually has the benefit of resetting pond biology by allowing nutrients in the water column to exit the pond into the wetlands. Decreased water temperatures and sudden wind and rain are both capable of stressing fish populations, and contribute to the occasional fish kill. This is normal for early fall (or due to an extended summer) and are not primarily caused by treatments targeted against nuisance algae and vegetation.

Hopefully as conditions enter a true fall phase, and plant growth slows, technicians will be able to switch from reactive & preventative treatment methods (which were directly combating rapid new growth) to proactive treatments (to begin to make headway in overgrown areas of select ponds now that regrowth rates are starting to slow).

At the time of this inspection, many of the ponds were in great condition. Across most ponds algal activity was present in minor amounts. Some of the observed algae was already decaying, and any ponds with notable amounts will be on our technician's radar for future visits. Likewise, nuisance grasses along the observed pond's banks were present in moderate amounts. The major issue noted on this inspection were these grasses, and they will be our main focus moving forward. We will continue on with routine treatment with the goal of eradicating as much of this nuisance vegetation as possible.

RECOMMENDATIONS

Continue to treat ponds for algae, administer follow-ups to ponds experiencing extended decay times.

Administer treatments to any nuisance grasses growing along exposed shorelines and within beneficial plants.

Continue to apply treatment to overgrown littoral areas.

Avoid overtreating ponds, to prevent fish kills or toxic blooms.

Stay alert for debris items that find their way to the pond's shore.

Thank you for choosing Steadfast Environmental!

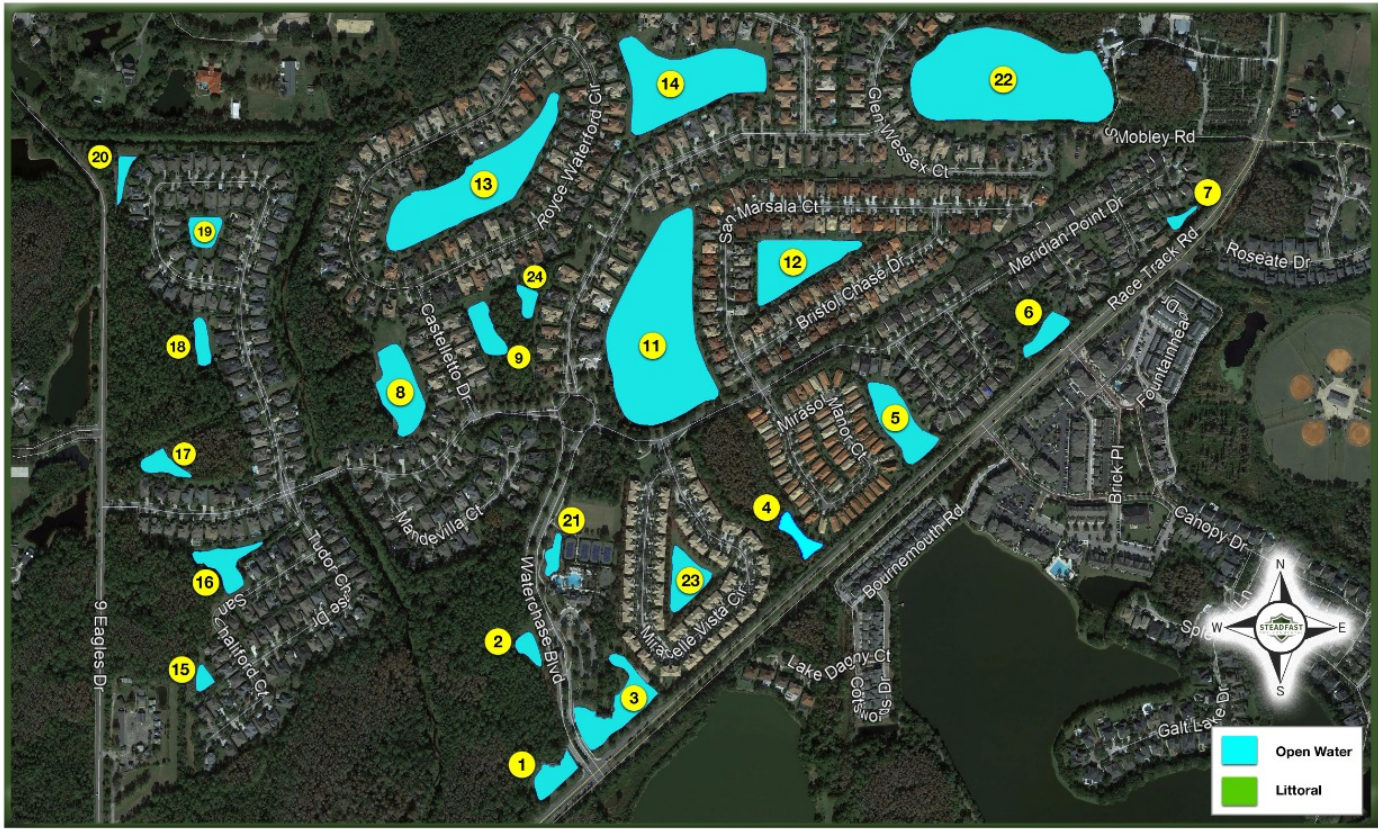
MAINTENANCE AREA



WATERCHASE CDD

Waterchase Blvd, Tampa

Gate Code: -



Fifth Order of Business

WATERCHASE CDD FIELD INSPECTION

Monday, September 25, 2023

Prepared For Board Of Supervisors

9 Issues Identified



Issue 1

Assigned To Fuller Electric
Front of 14636 Chatsworth
Manor Circle - Light Pole 101
is out. Repaired 9/25



Issue 2

Assigned To Fuller Electric
Front of 11639 Bristol Chase
Drive - Light pole 71 is Dim.
Please replace with new LED.
Replaced 9/25.



Issue 3

Assigned To Fuller Electric
Front of 12027 San Chaliford
Court - Light pole 226 is dim.
Replace with new light.



Issue 4

Assigned To Yellowstone
Racetrack Road - Weeds have
been treated .



Issue 5

Assigned To Yellowstone
Racetrack Road- Soft edge
around irrigation lids look
good.



Issue 6

Assigned To Yellowstone
Racetrack Road - Shrubs look
good. Suckers removed from
trees.



Issue 7

Assigned To Yellowstone
Racetrack Road - Remove two
dead plants.



Issue 8

Assigned To Yellowstone
Racetrack Road - Annuals ap-
pear to be suffering from lack
of water. Weeds have been
treated.



Issue 9

Assigned To Yellowstone
Racetrack Road - Remove dead
section.

5A

From: Joseph Hamilton <jhamilton@steadfastalliance.com>
Sent: Wednesday, September 27, 2023 2:46 PM
To: Wenck, David <david.wenck@inframark.com>
Cc: Crawford, Brenden <Brenden.Crawford@inframark.com>
Subject: Waterchase mystery bubbles

WARNING: This email originated outside of Inframark. Take caution when clicking on links and opening attachments.

Afternoon gents,

We located the source of the mystery bubbles on pond #11. The valve in the red circle of the attached picture controls the air flow to the line that is bubbling, we have shut it off. The numbers written in black sharpie indicate line length, the higher the number, the longer the line. Both 700' & 900' lines go from this box on #11 to pond #12

As of now the bubbles have stopped, however I wanted to give you a heads up that residents from pond #12 may report one of the aerators is not bubbling, I'll explain.

The original company that installed aeration on ponds 11 & 12 at Waterchase utilized one location for the compressors, my guess is because power was readily available, and they did not have to interfere with residents.

So, the aerators on pond 12 are actually fed by compressors located on pond #11 north of the round about. That means that the installers ran air hoses all the way across pond 11, through a culvert pipe, under San Marsala CT and into pond #12. A literal nightmare should any lines need to be repaired.

With that being said, we need to have one of our senior technicians go out there and see if we can repair the line where the bubbles are, or if those bubbles are coming from within the culvert pipe. If they are coming from within the pipe I do not feel comfortable sending someone in there to retrieve the line, way too dangerous. My advice would be to explore putting power to pond #12 and installing the system the proper way.

If the broken line is accessible, we can try to make a repair using a barb and hooking the hoses back together.

Best,

Joe Hamilton | Environmental Division Mgr. , Co-Owner

Steadfast Environmental, LLC

Cell: (813)-610-3927

Office: (844) 347-0702

30349 Commerce Drive | San Antonio, FL | 78256

<http://www.steadfastenv.com/>



