



40 The Board reviewed the District’s recently adopted Parking and Towing Policies and  
41 engaged in discussion with District Engineering. Following the discussion, the Board  
42 approved a motion to amend the existing rules to include the following provisions:  
43 implementation of random patrols by the towing service in lieu of daily checks;  
44 establishment of “open parking” periods in observance of federal holidays; and the  
45 option for residents to contact District management regarding special parking  
46 requests.

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48 On MOTION by Mr. Valle, seconded by Mr. Falcon, with all in favor, the  
49 Board approved to alter the existing Rules with the following items:  
50 Random patrols by tow service as opposed to daily checks, "open parking"  
51 dates around federal holidays, and the option to contact district  
52 management with special parking requests

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54 **B. Discussion of Amenity Drainage**

55 The Board reviewed the drainage/flooding issues at the amenity area and the empty  
56 lot at Angel Wing and Sand Dollar.

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58 On MOTION by Mr. Falcon, seconded by Mr. Colglazier, with all in  
59 favor, the Board approved a not-to-exceed amount of \$2,500 with the  
60 GeoView to inspect the two areas.

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62 **C. Discussion of Vacant Board Seat**

63 Mr. Radcliff informed the Board that an electronic blast was distributed to all  
64 residents through the HOA regarding the open seat on the Board of Supervisors. He  
65 further confirmed that District Management will continue soliciting submissions from  
66 residents until the vacancy is filled.

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68 **D. Consideration of Engagement Letter from Grau & Associates**

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70 On MOTION by Mr. Valle, seconded by Mr. Falcon, with all in favor, the  
71 Board approved the Engagement Letter from Grau & Associates for audit  
72 services for Fiscal Year 2025.

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74 **E. Consideration of Sod Replacement Proposal**

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On MOTION by Mr. Falcon, seconded by Mr. Valle, with all in favor, the Board approved a proposal from Yellowstone for Sod and Pine Bark Mulch replacement at the amenity center.

**F. Ratification of Yellowstone Debris-Clean-Up-Proposal**

On MOTION by Mr. Colglazier, seconded by Mr. Falcon, with all in favor, the Board ratified the Debris Clean-Up Proposal.

**G. Field Inspection Report**

Mr. Young presented his Field Services Report to the Board. Mr. Hamilton also commented on the upcoming enhancements to the landscaping that he will have for the next meeting.

**FIFTH ORDER OF BUSINESS** **Consent Agenda**

- A. Approval of Meeting Minutes**
  - 1. November 11, 2025 Regular Meeting Minutes**
- B. Acceptance of Financials**
  - 1. October 2025 Financials**
- C. Acceptance of the Check Registers**
  - 1. October 2025 Check Register**
- D. Consideration of Operations and Maintenance Invoices**
  - 1. October 2025 O&M Report**

The Board reviewed the meeting minutes and the check register, and the O&M invoices.

**SIXTH ORDER OF BUSINESS** **Staff Reports**

- A. District Engineer**
  - There were no updates.
- B. District Counsel**
  - There were no updates.

108 **C. District Manager**

109 Mr. Radcliff provided the Board with updates regarding the search for an alternative  
110 meeting location, revisions to the Amenity Rules and Procedures, proposals for  
111 pavement repairs, and the status of the recently completed camera and access control  
112 installations at the amenity area.

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114 **SEVENTH ORDER OF BUSINESS** **Supervisors' Comments**

115 Mr. Colglazier - Requested that the District Manager look into installing a bench at the bus stop.

116 Mr. Falcon - Requested benches at ponds 2 and 3.

117 Mr. Valle - Requested follow-up on installing speed bumps and confirmed DM will proceed with  
118 requesting Pasco County for Traffic Enforcement within the community.

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120 **EIGHTH ORDER OF BUSINESS** **Public Comments**

121 There were no audience comments.

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123 **NINTH ORDER OF BUSINESS** **Adjourned**

124 **On MOTION by Mr. Valle, seconded by Mr. Falcon, with all in favor, the**  
125 **meeting adjourned at 12:17 pm.**

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127 \_\_\_\_\_  
128 Brian Radcliff  
129 District Manager

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Michael Valle  
Chairperson