

MINUTES OF MEETING

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

**WATERSET NORTH
COMMUNITY DEVELOPMENT DISTRICT**

The **regular and final budget meetings** of the Board of Supervisors of the Waterset North Community Development District was held on **Tuesday, August 11, 2015 at 3:05 p.m.** at the office of Buchanan Ingersoll & Rooney, PC located at 501 E. Kennedy Blvd., Suite 1700, Tampa, Florida 33602.

Present and constituting a quorum:

Alex McLeod	Board Supervisor, Chairman
Doug South	Board Supervisor, Vice-Chairman
Maja Barnat	Board Supervisor, Assistant Secretary

Also present were:

Joseph Roethke	District Manager; Rizzetta & Company, Inc.
Erin McCormick	District Counsel; Buchanan Ingersoll & Rooney
John Toborg	Ops; Rizzetta Management Services
Jim Potantus	Sunrise Landcare
Joe Cermak	Sunrise Landcare

FIRST ORDER OF BUSINESS

Call to Order

Mr. Roethke called the meeting to order and read the roll call.

SECOND ORDER OF BUSINESS

Audience Comments

No audience members were present.

THIRD ORDER OF BUSINESS

Consideration of Minutes of the Regular Meeting held on July 7, 2015

On a Motion by Mr. McLeod, seconded by Mr. South, with all in favor, the Board approved the Minutes of the Regular Meeting held on July 7, 2015 for the Waterset North Community Development District

FOURTH ORDER OF BUSINESS

**Consideration of the Operation and
Maintenance Expenditures for June 2015**

On a Motion by Mr. McLeod, seconded by Mr. South, with all in favor, the Board ratified the Operation and Maintenance Expenditures for June 2015 (\$62,060.01) for the Waterset North Community Development District.

FIFTH ORDER OF BUSINESS

**Consideration of the Operation and
Maintenance Expenditures for June 2015
for Café**

On a Motion by Mr. South, seconded by Mr. McLeod, with all in favor, the Board ratified the Operation and Maintenance Expenditures for June 2015 (\$14,942.28) for the Cafe for the Waterset North Community Development District.

SIXTH ORDER OF BUSINESS

**Ratification of Series 2014 Construction
Requisitions #106-#119 (see recap)**

REQUISITION NO.	PAYEE	AMOUNT
CUS 106	Creative Mailbox and Sign Designs	\$360.00
CUS 107	Ferguson Enterprises, Inc.	\$8,509.00
CUS 108	Nirbo, Inc.	\$3,900.00
CUS 109	Scarola Associates	\$2,236.70
CUS 110	Buchanan Ingersoll & Rooney	\$84.00
CUS 111	Crawford Signs	\$44.00
CUS 112	Creative Mailbox and Sign Designs	\$8,547.85
CUS 113	Manasota Commercial Construction	\$227,156.11
CUS 114	Ballenger & Company, Inc.	\$1,702.50
CUS 115	Cardno, Inc.	\$1,687.00
CUS 116	RIPA & Associates, LLC	\$644,723.73
CUS 117	Signature Signs, Inc.	\$1,010.00
CUS 118	Manasota Commercial Construction	\$19,612.10
CUS 119	ValleyCrest Landscape Development	\$349,972.80

On a Motion by Mr. South, seconded by Mr. McLeod, with all in favor, the Board of Supervisors ratified the Series 2014 Construction Requisitions #106 - #119 for Waterset North Community Development District.

SEVENTH ORDER OF BUSINESS

Ratification of Change Orders

CHANGE ORDER#	CONTRACTOR	DESCRIPTION	AMOUNT	CONTRACT #
5	Manasota Commercial Construction	Replace water heaters w/single phase, Remove & expand concrete sidewalks, Owner furniture allowance savings, fitness equip allowance overage, Add Florida cap rock upgrade, Add maintenance gates to fencing, Backcharge damaged yard drain, Splash pad extra svcs & equip delays, Credit for 3 GFI recep. Not installed, 3A-1 Hrdscp lgt credits-not installed, 3A-1 Hrdscp concr. Credited- not installed.	(2,889.00)	11740-16431
4	ValleyCrest	Estim. 5-Repl Lawn Mulch w/Shell, Est. 6-Create Berms for CapStone, Est. 7- Add Bch Pebble to Cistern, Est. 8.1-Parkshore Dr. Code Min.	16,703.59	11740-16946
5	ValleyCrest	Repair Grade Washouts, Add East Side Irrig. Controller	10,371.80	11740-16946

On a Motion by Mr. South, seconded by Mr. McLeod, with all in favor, the Board of Supervisors ratified the Change Orders listed above for Waterset North Community Development District.

EIGHTH ORDER OF BUSINESS

Presentation of Monthly Inspection Reports

Mr. Roethke presented the monthly landscape and pond inspection reports to the Board. Mr. Potantus discussed several landscape maintenance issues with the Board.

NINTH ORDER OF BUSINESS

Consideration of Landscape RFP

Mr. Roethke presented the Landscape RFP package to the Board for their consideration. Mr. Toborg added comments regarding the details of this RFP package with the Board. A discussion ensued. The Board took no action on this RFP at this time.

TENTH ORDER OF BUSINESS

**Consideration of Proposal for Phase 3A
Landscape and Irrigation Maintenance**

Mr. Roethke presented a proposal from Sunrise Landcare for Phase 3A and Lakeside Amenity landscape and irrigation maintenance. A discussion ensued regarding the details of this proposal.

On a Motion by Mr. McLeod, seconded by Mr. South, with all in favor, the Board of Supervisors approved the proposal from Sunrise Landcare for the addition of Phase 3A and Lakeside Amenity landscape and irrigation maintenance at a cost of \$93,844.50 annually for Waterset North Community Development District.

ELEVENTH ORDER OF BUSINESS

**Consideration of Proposals from Sunrise
Landcare**

Mr. Roethke presented a proposal from Sunrise Landcare for enhancements to the Park Strand North Island landscape, top choice fire ant treatment, and retention pond tree planting.

On a Motion by Mr. South, seconded by Mr. McLeod, with all in favor, the Board of Supervisors approved the proposal from Sunrise Landcare for enhancements to the Park Stand North Island landscape at a cost of \$270.00 for Waterset North Community Development District.

TWELFTH ORDER OF BUSINESS

**Consideration of Proposal for Paver
Installation**

Mr. Roethke presented proposals for paver installation. This item has been tabled until the next meeting.

THIRTEENTH ORDER OF BUSINESS

Consideration of Proposals for Screen Repair

Mr. Roethke presented several proposals for screen repair to the outdoor porch area outside The Landing. The Board took no action on this proposal at this time.

FOURTEENTH ORDER OF BUSINESS

**Consideration of Proposals for Furniture
Repair and/or Replacement**

Mr. Roethke presented several proposals for repair or replacement to outdoor furniture. The board requested to see additional proposals at the next meeting.

FIFTEENTH ORDER OF BUSINESS

**Consideration of Proposal for Pool Gate
Closers**

Mr. Roethke presented a proposal for pool gate closers to the Board. The Board took no action on this proposal at this time.

SIXTEENTH ORDER OF BUSINESS

**Public Hearing of Fiscal Year 2015/2016
Budget**

On a Motion by Mr. South, seconded by Mr. McLeod, with all in favor, the Board of Supervisors opened the Public Hearing for Waterset North Community Development District.

Mr. Roethke presented the budget to the Board. There was no audience present and no changes were made to the budget.

On a Motion by Mr. McLeod, seconded by Mr. South, with all in favor, the Board of Supervisors closed the Public Hearing for Waterset North Community Development District.

SEVENTEENTH ORDER OF BUSINESS

**Consideration of Resolution 2015-06,
Adopting Final Budget for Fiscal Year
2015/2016**

Mr. Roethke presented Resolution 2015-06, which will adopt the final budget for Fiscal Year 2015/2016.

On a Motion by Mr. McLeod, seconded by Mr. South, with all in favor, the Board of Supervisors adopted Resolution 2015-06 for Waterset North Community Development District.

EIGHTEENTH ORDER OF BUSINESS

**Consideration of Resolution 2015-07,
Imposing Special Assessments**

Mr. Roethke presented Resolution 2015-07, which will impose special assessments and certify the tax roll.

On a Motion by Mr. McLeod, seconded by Mr. South, with all in favor, the Board of Supervisors adopted Resolution 2015-07 for Waterset North Community Development District.

NINETEENTH ORDER OF BUSINESS

**Consideration of Resolution 2015-08,
Annual Meeting Schedule for Fiscal Year
2015/2016**

Mr. Roethke presented Resolution 2015-08 to the Board, which will adopt the annual meeting schedule for the next Fiscal Year. The Board tabled this until the next meeting.

TWENTIETH ORDER OF BUSINESS

**Consideration of Termination of Cardno
Wetland Monitoring Contract**

Mr. South requested that the Board move to terminate the wetland monitoring contract with Cardno, due to issues reported by the EPC. Mr. South added comments regarding the need for this contract termination, and suggestions for a new wetland monitoring contract.

On a Motion by Mr. McLeod, seconded by Mr. South, with all in favor, the Board of Supervisors terminated the contract #17047 (old contract #14371) between Waterset North CDD and Cardno and enter into an agreement with Florida Natives and Heidt Design at a not-to-exceed total amount of (\$63,000.00) for Waterset North Community Development District.

TWENTY-FIRST ORDER OF BUSINESS

**Consideration of Proposals for Pool Gas
Pipe**

Mr. Roethke presented several proposals for gas pipe repair at The Landing. A discussion ensued regarding the details of each proposal.

On a Motion by Mr. McLeod, seconded by Mr. South, with all in favor, the Board of Supervisors approved the proposal from Gasmasters for gas pipe repair at a cost of (\$688.00) for Waterset North Community Development District.

TWENTY-SECOND ORDER OF BUSINESS

Staff Reports

A. District Counsel

Ms. McCormick discussed a sidewalk easement for Phase 2C-1 and 2C-2 that needs to be transferred from the developer to the CDD.

On a Motion by Mr. South, seconded by Mr. McLeod, with all in favor, the Board of Supervisors approved the sidewalk easement for Phase 2C-1 and 2C-2 in substantial form for Waterset North Community Development District.

B. District Engineer

Not present.

C. District Manager

Mr. Roethke stated that the next Board of Supervisors' Regular Meeting will be held on Tuesday, September 8, 2015 at 3:00 p.m. at the offices of Buchanan Ingersoll & Rooney, PC located at 501 E. Kennedy Blvd., Suite 1700, Tampa, FL 33602.

TWENTY-THIRD ORDER OF BUSINESS

Supervisor Requests

There were no Supervisor requests.

TWENTY-FOURTH ORDER OF BUSINESS

Adjournment

On a Motion by Mr. McLeod, seconded by Mr. South, with all in favor, Board of Supervisors adjourned the meeting at 4:42 p.m. for Waterset North Community Development District.


Secretary/Assistant Secretary


Chairman/Vice Chairman

