

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 meeting of the Board of Supervisors of the Waterset North Community Development District was held on **Tuesday, January 12, 2016 at 3:03 p.m.** at the office of Buchanan Ingersoll & Rooney, PC located at 401 E. Jackson Street Suite 2400 Tampa, FL 33602.

Present and constituting a quorum:

Alex McLeod
Doug South
Lisa Budronis

Board Supervisor, Chairman
Board Supervisor, Vice-Chairman
Board Supervisor, Assistant Secretary

Also present were:

Joseph Roethke
Erin McCormick
Steve Nicholson
Josh McGarry

District Manager; Rizzetta & Company, Inc.
District Counsel; Buchanan Ingersoll & Rooney
Clubhouse Manager
Aquatic Systems

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 December 8, 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 December 8, 2015 for the Waterset North Community Development District

FOURTH ORDER OF BUSINESS

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

On a Motion by Mr. South, seconded by Ms. Budronis, with all in favor, the Board ratified the Operation and Maintenance Expenditures for November 2015 (\$84,521.95) for the Waterset North Community Development District.

FIFTH ORDER OF BUSINESS

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

On a Motion by Mr. McLeod, seconded by Mr. South, with all in favor, the Board ratified the Operation and Maintenance Expenditures for November 2015 (\$12,051.31) for the Cafe for the Waterset North Community Development District.

(Mr. McGarry arrived while the meeting was in progress at 3:06 pm)

SIXTH ORDER OF BUSINESS

**Ratification of Series 2014 Construction
Requisitions #140-148**

REQUISITION NO.	PAYEE	AMOUNT
CUS 140	Florida Natives Nursery, Inc.	\$4463.16
CUS 141	ValleyCrest Landscape Development	\$7,492.50
CUS 142	Buchanan Ingersoll & Rooney	\$3,066.00
CUS 143	Florida Natives Nursery, Inc.	\$15,150.00
CUS 144	Lee Te Kim Lawn Care	\$205,320.20
CUS 145	Manasota Commercial Construction	\$58,771.98
CUS 146	Buchanan Ingersoll & Rooney	\$2,394.00
CUS 147	ValleyCrest Landscape Development	\$105,545.78
CUS 148	Lee Te Kim Lawn Care	\$232,946.41

On a Motion by Mr. South, seconded by Mr. McLeod, with all in favor, the Board ratified the Series 2014 Construction Requisitions #140-148 for the Waterset North Community Development District.

SEVENTH ORDER OF BUSINESS

Ratification of Change Orders

CHANGE ORDER#	CONTRACTOR	DESCRIPTION	AMOUNT	CONTRACT #
#3	Lee Te Kim Lawn Care & Nursery	Phase 3A-3 Landscape, Irrigation and Hardscape	\$17,387.50	11740-17721

On a Motion by Mr. South, seconded by Mr. McLeod, with all in favor, the Board ratified the change orders for the Waterset North Community Development District.

EIGHTH ORDER OF BUSINESS

Presentation of Monthly Inspection Reports

Mr. Roethke presented the monthly pond and landscape inspection reports to the Board. A discussion ensued regarding several maintenance items.

NINTH ORDER OF BUSINESS

Consideration of Proposals for Pond Maintenance

Mr. Roethke presented several proposals to the Board for pond maintenance. 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 Aquatic Systems for pond maintenance at a cost of \$2,882.00 per month for Waterset North Community Development District.

(Mr. McGarry left while the meeting was in progress at 3:18 pm)

TENTH ORDER OF BUSINESS

Consideration of Proposals for Screen Room Repair

Mr. Roethke presented several proposals to the Board for screen room repairs.

On a Motion by Mr. McLeod, seconded by Mr. South, with all in favor, the Board of Supervisors approved the proposal from David J. Brate Aluminum & Construction for screen room repairs at a cost of \$2,070.00 for Waterset North Community Development District.

ELEVENTH ORDER OF BUSINESS

Consideration of Splash Pad Extended

Warranty

Mr. Roethke presented an extended warranty for the splash pad, which will extend the warranty for an additional 6 month beyond the original warranty date, and also an additional year warranty on any materials and components of the splash pad system.

On a Motion by Mr. South, seconded by Ms. Budronis, with all in favor, the Board of Supervisors approved the Splash Pad extended warranty provided there are no new issues with the following: Vak Pak vacuum cartridge elements and small pad feature pump extended warranty to 9/19/16, Nirbo Solenoids extended warranty to 3/19/17 for Waterset North Community Development District.

TWELFTH ORDER OF BUSINESS

Presentation of Arbitrage Rebate Calculation Series 2014

Mr. Roethke presented the Series 2014 Arbitrage Rebate Calculation to the Board and noted that there is no arbitrage liability at this time.

THIRTEENTH ORDER OF BUSINESS

Staff Reports

A. Clubhouse Manager

Mr. Nicholson discussed several issues with the Board, including an updated on the benches and other maintenance issues. Mr. Nicholson presented a proposal to repair several of the chaise lounges at the pool.

On a Motion by Mr. South, seconded by Ms. Budronis, with all in favor, the Board of Supervisors approved the proposal from Admiral Outdoor Furniture at a cost of (\$2,624.91) for Waterset North Community Development District.

Mr. Nicholson discussed an issue with a CDD common area pond bank behind Sailview Lane that has water saturation issues. The Board would like more information before taking any action on this issue. This will be presented again at a future meeting. Mr. McLeod would like Mr. Nicholson to begin looking at holiday lighting options for next year.

B. District Counsel

Mr. Roethke presented a letter from District Counsel informing the Board of current counsel's intent to leave to start a new practice. Ms. McCormick entertained various questions from the Board.

On a Motion by Mr. McLeod, seconded by Mr. South, with all in favor, the Board of Supervisors authorized Board Chair to make final determination on District Counsel matters and meeting location for Waterset North Community Development District.

C. District Engineer

Not present.

D. District Manager

Mr. Roethke stated that the next Board of Supervisors' Regular Meeting will be held on Tuesday, February 9, 2016 at 3:00 p.m. at the offices of Buchanan Ingersoll & Rooney, PC located at 401 E. Jackson Street Suite 2400 Tampa, FL 33602.

FOURTEENTH ORDER OF BUSINESS

Supervisor Requests

Mr. South stated that the Phase 3B-1 Project RFP is in progress.

FIFTEENTH ORDER OF BUSINESS

Adjournment

On a Motion by Mr. South, seconded by Ms. Budronis, with all in favor, Board of Supervisors adjourned the meeting at 3:53 p.m. for Waterset North Community Development District.


Secretary/Assistant Secretary


Chairman/ Vice Chairman

