
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, October 13, 2015 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:

Doug South	Board Supervisor, Vice-Chairman
Maja Barnat	Board Supervisor, Assistant Secretary
Pam Parisi	Board Supervisor, Assistant Secretary

Also present were:

Joseph Roethke	District Manager; Rizzetta & Company, Inc.
Erin McCormick	District Counsel; Buchanan Ingersoll & Rooney
Steve Nicholson	Clubhouse Manager

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

**Administer Oath of Office to Newly
Appointer Officer**

Mr. Roethke administered the oath of office to Ms. Parisi and Ms. Parisi replied in the affirmative. Mr. Roethke informed Ms. Parisi that as a Board Supervisor she is entitled to compensation of up to \$200 per meeting and an annual maximum of \$4,800 per year. Ms. Parisi declined compensation.

FOURTH ORDER OF BUSINESS

Consideration of Minutes of the Regular Meeting held on September 8, 2015

On a Motion by Mr. South, seconded by Ms. Barnat, with all in favor, the Board approved the Minutes of the Regular Meeting held on September 8, 2015 for the Waterset North Community Development District

FIFTH ORDER OF BUSINESS

Consideration of the Operation and Maintenance Expenditures for August 2015

On a Motion by Mr. South, seconded by Ms. Barnat, with all in favor, the Board ratified the Operation and Maintenance Expenditures for August 2015 (\$66,856.24) for the Waterset North Community Development District.

SIXTH ORDER OF BUSINESS

Consideration of the Operation and Maintenance Expenditures for August 2015 for Café

On a Motion by Mr. South, seconded by Ms. Barnat, with all in favor, the Board ratified the Operation and Maintenance Expenditures for August 2015 (\$16,106.45) for the Cafe for the Waterset North Community Development District.

SEVENTH ORDER OF BUSINESS

Ratification of Series 2014 Construction Requisitions #126 - #132 (see recap)

REQUISITION NO.	PAYEE	AMOUNT
CUS 126	Accurate Electronics	\$9,456.71
CUS 127	RIPA & Associates, LLC	\$154,457.46
CUS 128	Buchanan Ingersoll & Rooney	\$2,982.00
CUS 129	Creative Mailbox and Sign Designs	\$28,932.00
CUS 130	Heidt Design	\$1,250.00
CUS 131	ValleyCrest Landscape Development	\$121,953.38
CUS 132	ValleyCrest Landscape Development	\$11,245.21

On a Motion by Mr. South, seconded by Ms. Barnat, with all in favor, the Board of Supervisors ratified the Series 2014 Construction Requisitions #126 - #132 for Waterset North Community Development District.

EIGHTH ORDER OF BUSINESS

Ratification of Change Orders

CHANGE ORDER#	CONTRACTOR	DESCRIPTION	AMOUNT	CONTRACT #
10	RIPA & Associates	See backup	\$132,893.43	11740-15835
1	Lee Te Kim Lawn Care & Nursery	Add 4 FG Pots with Jasmine, Irrigation & Trellis	\$7,500.00	11740-17721

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

NINTH 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 pond maintenance issues. Mr. South asked Mr. Nicholson to review all the ponds on site and to alert him if there are any issues so that he can follow up with the vendor directly.

TENTH ORDER OF BUSINESS

Consideration of Proposal for Paver Installation

Mr. Roethke presented a proposal for paver installation to the Board. This item was deferred until the next meeting.

ELEVENTH ORDER OF BUSINESS

Ratification of Insurance Proposal

Mr. Roethke presented a previously executed proposal for CDD insurance that requires Board ratification.

On a Motion by Mr. South, seconded by Ms. Parisi, with all in favor, the Board of Supervisors ratified the CDD insurance proposal from EGIS Insurance Advisors (\$25,881) for Waterset North Community Development District.

TWELFTH ORDER OF BUSINESS

Presentation of Clubhouse Manager Staffing Report

Mr. Roethke presented a clubhouse manager staffing report and Mr. Nicholson discussed ways to maximize the use and productivity of the staff within the District. A discussion ensued. The Board would like to have Mr. Nicholson continue to look for deficiencies and bring those back to the Board at a future meeting. They also requested that an extra monitor be placed along with the computer at the clubhouse in order to view activity at the Lakeside amenity which will free up staff from having to stay and monitor on-site.

THIRTEENTH ORDER OF BUSINESS

Consideration of Proposal from Rizzetta Amenity Services, Inc.

This agenda item was tabled.

FOURTEENTH ORDER OF BUSINESS

Consideration of UPS POD on CDD Property

Mr. Roethke presented a pamphlet from UPS to the Board, which is a request to add a POD on CDD property for holiday deliveries. A discussion ensued.

On a Motion by Mr. South, seconded by Ms. Parisi, with all in favor, the Board of Supervisors approved the UPS request for a holiday delivery POD subject to review of any contract or insurance requirements and final approval by the Chairman for Waterset North Community Development District.

FIFTEENTH ORDER OF BUSINESS

Consideration of Proposal for Website Email Services

Mr. Roethke presented a contract to the Board which will give them the option for CDD email services. A discussion ensued.

On a Motion by Mr. South, seconded by Ms. Parisi, with all in favor, the Board of Supervisors approved the proposal from Rizzetta Technology Services for email services (one time fee of \$500; \$15 per month per user) for Waterset North Community Development District.

SIXTEENTH ORDER OF BUSINESS

**Consideration of Resolution 2016-01,
Amending Deferred Payment Schedule for
Debt Assessments (under separate cover)**

Mr. Roethke presented Resolution 2016-01, which will amend the deferred payment schedule for debt service assessments. Ms. McCormick reviewed the details of this resolution with the Board.

On a Motion by Mr. South, seconded by Ms. Parisi, with all in favor, the Board of Supervisors adopted Resolution 2016-01, amending the deferred payment schedule for debt assessments for Waterset North Community Development District.

SEVENTEENTH ORDER OF BUSINESS

**Consideration of Arbitrage Rebate
Calculation Engagement Letters from LLS
Tax Solutions**

Mr. Roethke presented proposals from LLS Tax Solutions for Arbitrage Rebate Calculation Services on the Series 2007 and Series 2014 bonds.

On a Motion by Mr. South, seconded by Ms. Barnat, with all in favor, the Board of Supervisors approved the proposals from LLS Tax Solutions for Arbitrage Rebate Calculation Services (\$1,000) for Waterset North Community Development District.

EIGHTEENTH ORDER OF BUSINESS

Staff Reports

- A. **District Counsel**
No report.
- B. **District Engineer**
Not present.
- C. **District Manager**
Mr. Roethke stated that the next Board of Supervisors' Regular Meeting will be held on Tuesday, November 10, 2015 at 3:00 p.m. at the offices of Buchanan Ingersoll & Rooney, PC located at 401 E. Jackson Street Suite 2400 Tampa, FL 33602.

NINETEENTH ORDER OF BUSINESS

Supervisor Requests

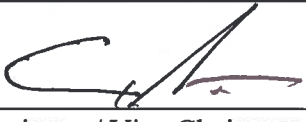
There were no Supervisor requests.

TWENTIETH ORDER OF BUSINESS

Adjournment

On a Motion by Ms. Barnat, seconded by Mr. South, with all in favor, Board of Supervisors adjourned the meeting at 4:07 p.m. for Waterset North Community Development District.


Secretary/Assistant Secretary


Chairman/ Vice Chairman