

**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 SPECIAL meeting of the Board of Supervisors of the Waterset North Community Development District was held on **Wednesday, November 18, 2015 at 9:13 a.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	<b>Board Supervisor, Chairman</b>
Doug South	<b>Board Supervisor, Vice-Chairman</b>
Maja Barnat	<b>Board Supervisor, Assistant Secretary</b>

Also present were:

Joseph Roethke	<b>District Manager; Rizzetta &amp; Company, Inc.</b>
Kelly Evans	<b>Director; Rizzetta Amenity Management Services</b>
Scott Brizendine	<b>Manager of District Financial Services; Rizzetta &amp; Company, Inc.</b>
Brooke DeVito	<b>Financial Analyst; Rizzetta &amp; Company, Inc.</b>
Bre Beirl	<b>Financial Analyst; Rizzetta &amp; Company, Inc.</b>
Erin McCormick	<b>District Counsel; Buchanan Ingersoll &amp; Rooney</b>
Steve Nicholson	<b>Clubhouse Manager</b>

**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 October 13, 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 October 13, 2015 for the Waterset North Community Development District
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**FOURTH ORDER OF BUSINESS**

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

On a Motion by Mr. South, seconded by Mr. McLeod, with all in favor, the Board ratified the Operation and Maintenance Expenditures for September 2015 (\$89,757.96) for the Waterset North Community Development District.

**FIFTH ORDER OF BUSINESS**

**Consideration of the Operation and Maintenance Expenditures for September 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 September 2015 (\$15,615.81) for the Cafe for the Waterset North Community Development District.

**SIXTH ORDER OF BUSINESS**

**Ratification of Series 2014 Construction Requisitions #133 - #139 (see recap)**

REQUISITION NO.	PAYEE	AMOUNT
CUS 133	Cardno Inc.	975.00
CUS 134	Buchanan Ingersoll & Rooney	5,964.00
CUS 135	Heidt Design	625.00
CUS 136	Manasota Construction	35,855.52
CUS 137	Metcalf Enterprises, LLC	3,900.00
CUS 138	RIPA & Associates, LLC	126,818.76
CUS 139	RIPA & Associates, LLC	600,679.12

On a Motion by Mr. South, seconded by Mr. McLeod, with all in favor, the Board of Supervisors ratified the Series 2014 Construction Requisitions #133 - #139 for Waterset North Community Development District.

**SEVENTH ORDER OF BUSINESS**

**Ratification of Change Orders**

CHANGE ORDER#	CONTRACTOR	DESCRIPTION	AMOUNT	CONTRACT #
#5 (Extend 2)	Manasota	Expiration date extended to December 31, 2015	\$0	11740-16431

On a Motion by Mr. South, seconded by Mr. McLeod, with all in favor, the Board of Supervisors ratified the Change Orders for 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 pond maintenance issues.

**Consideration of Sunrise Landcare Proposals**

Mr. Roethke presented several proposals from Sunrise Landcare to the Board, including pond mowing, mulching, lava rock installation, top choice treatments, and plant installations. 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 proposals from Sunrise Landcare for lava rock installation, plant replacement, and annual mulching at a total cost of (\$34,533.00) for Waterset North Community Development District.

**NINTH ORDER OF BUSINESS**

**Consideration of Proposal for Paver Installation**

Mr. Roethke presented a proposal to the Board for paver installation.

On a Motion by Mr. McLeod, seconded by Mr. South, with all in favor, the Board of Supervisors approved the proposal from Lee Te Kim for paver installation at a total cost of (\$1,100.00) for Waterset North Community Development District.

**TENTH ORDER OF BUSINESS**

**Consideration of Proposal from Rizzetta Amenity Services, Inc.**

Mr. Roethke presented a proposal from Rizzetta Amenity Services and Ms. Evans reviewed the details of this agreement with the Board.

On a Motion by Mr. South, seconded by Mr. McLeod, with all in favor, the Board of Supervisors approved the Amenity Management agreement with Rizzetta Amenity Services Inc. pending review of the form of agreement by District Counsel for Waterset North Community Development District.

**ELEVENTH ORDER OF BUSINESS**

**Clubhouse Manager Report**

Mr. Nicholson discussed several items with the Board, including damaged benches. The Board would like to have an assessment done of all the benches and have this brought back to the next meeting.

Mr. Nicholson commented that some residents have asked if the Lakeside Amenity can open earlier than 11:00 a.m. The Board had no issues with this.

**TWELFTH ORDER OF BUSINESS**

**Consideration of Proposal for Welding Repairs**

Mr. Roethke presented a proposal for welding repairs to the Board. Mr. Nicholson reviewed the details of this proposal with the Board. The Board took no action on this proposal at this time.

**THIRTEENTH ORDER OF BUSINESS**

**Consideration of Resolution 2016-02,  
Amending Resolution 2014-15, Adopted  
Budget for FY 14/15**

Mr. Roethke presented Resolution 2016-02 to the Board, which will amend the General Fund Budget for Fiscal Year 14/15.

On a Motion by Mr. McLeod, seconded by Mr. South, with all in favor, the Board of Supervisors adopted Resolution 2016-02 for Waterset North Community Development District.

**FOURTEENTH ORDER OF BUSINESS**

**Consideration of Acceptance of Deed and  
Bill of Sale for the Lakeside Amenity  
Center**

Mr. Roethke presented a Special Warranty Deed and Bill of Sale for the Lakeside Amenity Center and Ms. McCormick reviewed the details of these documents with the Board.

On a Motion by Mr. McLeod, seconded by Mr. South, with all in favor, the Board of Supervisors approved the Special Warranty Deed and Bill of Sale for the Waterset North Lakeside Amenity Center for Waterset North Community Development District.

**FIFTEENTH ORDER OF BUSINESS**

**Consideration of Series 2014 Second  
Supplemental Special Assessment  
Allocation Report**

Mr. DeVito distributed the Series 2014 Second Supplemental Special Assessment Allocation Report to the Board. A discussion ensued regarding the details of this document. The Board would like to continue this item at a continued meeting at 11:15 a.m. on Friday, November 20<sup>th</sup>.

**SIXTEENTH ORDER OF BUSINESS**

**Presentation of Arbitrage Rebate  
Calculation Report for Series 2007A**

Mr. Roethke presented the Series 2007A Arbitrage Rebate Calculation Report to the Board and noted that there is no arbitrage liability at this time.

**SEVENTEENTH ORDER OF BUSINESS**

**Staff Reports**

**A. District Counsel**

Ms. McCormick discussed that the Board did not move forward with the UPS POD program that was approved at the previous meeting.

A discussion ensued regarding the issues at the Lakeside Amenity Center splash pad and related warranty issues.

**B. District Engineer**

Not present.

**C. District Manager**

Mr. Roethke stated that the next Board of Supervisors' Regular Meeting will be held on Tuesday, December 8, 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.

Mr. Roethke presented a deposit invoice from Rizzetta Amenity Services Inc., (RASI) to the Board, which will cover an estimate for one month of staffing at the clubhouse. No motion was taken by the Board.

**EIGHTEENTH ORDER OF BUSINESS**

**Supervisor Requests**

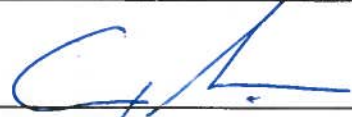
There were no Supervisor requests.

**NINETEENTH ORDER OF BUSINESS**

**Continuance**

On a Motion by Mr. McLeod, seconded by Mr. South, with all in favor, Board of Supervisors continued the meeting at 10:00 a.m. to 11:15 a.m. on November 20th for Wasset North Community Development District.

  
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Secretary/Assistant Secretary

  
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Chairman/Vice Chairman