

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, December 8, 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:

Alex McLeod
Doug South
Maja Barnat

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

Also present were:

Joseph Roethke
Erin McCormick
Steve Nicholson

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

**Consideration of Minutes of the Special
Meeting held on November 18, 2015 and
Continued Meeting held on November 20,
2015**

On a Motion by Mr. McLeod, seconded by Mr. South, with all in favor, the Board approved the Minutes of the Special Meeting held on November 18, 2015 and Continued Meeting held on November 20, 2015 for the Waterset North Community Development District

FOURTH ORDER OF BUSINESS

Consideration of the Operation and Maintenance Expenditures for October 2015

On a Motion by Mr. McLeod, seconded by Mr. South, with all in favor, the Board ratified the Operation and Maintenance Expenditures for October 2015 (\$131,837.86) for the Waterset North Community Development District.

FIFTH ORDER OF BUSINESS

Consideration of the Operation and Maintenance Expenditures for October 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 October 2015 (\$17,452.63) for the Cafe for the Waterset North Community Development District.

SIXTH ORDER OF BUSINESS

Ratification of Series 2014 Construction Requisitions, if any

There were no requisitions to ratify.

SEVENTH ORDER OF BUSINESS

Ratification of Contracts for Construction Executed by Chairman per Resolution 2012-02

On a Motion by Mr. South, seconded by Ms. Barnat, with all in favor, the Board ratified the construction contract with RIPA and Associates for the Waterset North Community Development District.

EIGHTH ORDER OF BUSINESS

Ratification of Change Orders, if any

There were no change orders to ratify.

NINTH ORDER OF BUSINESS

Presentation of Monthly Inspection Reports

Mr. Roethke presented the monthly pond and landscape inspection reports to the Board. No formal Board action was taken.

Consideration of Sunrise Landcare Proposals

Mr. Roethke presented several proposals from Sunrise Landcare to the Board for their review. A discussion ensued regarding the details of each proposal. Mr. South requested photos to be included with all landscape replacement proposals going forward.

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 plant and sod replacement and Top Choice fire ant treatments at a total cost of (\$5,220.00) for Waterset North Community Development District.

TENTH ORDER OF BUSINESS

Staff Reports

A. Clubhouse Manager

Mr. Nicholson discussed several issues with the Board, including potential changes to the CDD Rules and Policies and issues with signage and the screen room repairs.

A discussion ensued regarding pond maintenance and the Board requested proposals to be presented at the next meeting.

Mr. Nicholson presented issues with benches in the District. Mr. McLeod recommended contacting the manufacturer regarding issues with the wear and tear on several of the benches.

On a Motion by Mr. McLeod, seconded by Mr. South, with all in favor, the Board of Supervisors set a not-to-exceed amount of (\$3,000.00) for welding repairs and replacements to several benches and trash cans for Waterset North Community Development District.

Mr. McLeod mentioned that the entry monument needs cleaning.

B. District Counsel

No report.

C. District Engineer

Not present.

D. District Manager

Mr. Roethke stated that the next Board of Supervisors' Regular Meeting will be held on Tuesday, January 12, 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.

ELEVENTH ORDER OF BUSINESS

Supervisor Requests

Mr. South requested approval for the Phase 3B-1 Project RFP, including a change in the evaluation criteria.

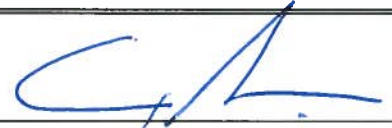
On a Motion by Mr. McLeod, seconded by Mr. South, with all in favor, the Board of Supervisors approved Phase 3B-1 Project RFP for Waterset North Community Development District.

TWELFTH ORDER OF BUSINESS

Adjournment

On a Motion by Mr. South, seconded by Ms. Barnat, with all in favor, Board of Supervisors adjourned the meeting at 3:43 p.m. for Waterset North Community Development District.


Secretary/Assistant Secretary


Chairman/ Vice Chairman