

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, April 12, 2016 at 3:02 p.m.** at the Chester H. Ferguson Law Center located at 1610 N. Tampa Street (Second Floor - Gillen Conference Room) Tampa, Florida 33602.

Present and constituting a quorum:

Alex McLeod	Board Supervisor, Chairman
Doug South	Board Supervisor, Vice-Chairman
Lisa Budronis	Board Supervisor, Assistant Secretary

Also present were:

Joseph Roethke	District Manager; Rizzetta & Company, Inc.
Erin McCormick	District Counsel; Buchanan Ingersoll & Rooney
Bradley Livingston	Café Manager
Steve Nicholson	Clubhouse Manager
Scott Smith	RASI

Audience

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

Audience members were present; no comments made.

THIRD ORDER OF BUSINESS

**Consideration of Minutes of the Regular
Meeting held on March 8, 2016**

On a Motion by Mr. South, seconded by Mr. McLeod, with all in favor, the Board approved the Minutes of the Regular Meeting held on March 8, 2016 for the Waterset North Community Development District.

FOURTH ORDER OF BUSINESS

Consideration of the Operation and Maintenance Expenditures for February 2016

On a Motion by Mr. South, seconded by Ms. Budronis, with all in favor, the Board ratified the Operation and Maintenance Expenditures for February 2016 (\$100,338.77) for the Waterset North Community Development District.

FIFTH ORDER OF BUSINESS

Consideration of the Operation and Maintenance Expenditures for February 2016 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 February 2016 (\$18,823.76) for the Cafe for the Waterset North Community Development District.

SIXTH ORDER OF BUSINESS

Ratification of Series 2014 Construction Requisitions, #157-#159

REQUISITION NO.	PAYEE	AMOUNT
CUS 157	Lee Te Kim	\$72,097.56
CUS 158	Scarola and Associates	\$2,700.04
CUS 159	Lee Te Kim	\$3,500.00

On a Motion by Mr. South, seconded by Mr. McLeod, with all in favor, the Board ratified the Series of 2014 Construction Requisition February 2016 for the Waterset North Community Development District.

SEVENTH ORDER OF BUSINESS

Ratification of Change Orders

There were no change orders presented.

EIGHTH ORDER OF BUSINESS

Presentation of Solar Panel Donation

Mr. Brett Emes reviewed a presentation with the Board regarding a solar panel donation to the CDD, specifically “The Landing”. A discussion ensued regarding the details of this presentation. The Board and the Developer will work together on a plan for this solar transition.

NINTH ORDER OF BUSINESS

Presentation of Monthly Inspection Reports

Mr. Roethke presented the monthly inspection reports to the Board and discussed several maintenance issues.

TENTH ORDER OF BUSINESS

Presentation of Current Landscape Contract

Mr. Roethke presented the current landscape contract and addendums to the Board for their review. This contract will continue to be monitored as future landscape installations are added.

ELEVENTH ORDER OF BUSINESS

Presentation of Bond Counsel File Close Letter

Mr. Roethke presented a letter from Bond Counsel stating that Mr. Herb Boatner will be joining Bryant, Miller & Olive.

On a Motion by Mr. McLeod, seconded by Mr. South, with all in favor, the Board agreed to appoint Bryant, Miller & Olive as Bond Counsel for future bond issues.

TWELFTH ORDER OF BUSINESS

Consideration of Proposal for Café Point of Sale System

Mr. Roethke presented a proposal for a new Point of Sale system for the Café. Mr. Livingston reviewed the details of the proposal with the Board. A discussion ensued.

Mr. Roethke informed the Board that these costs are for the system component reference, and the amount described will be processed through the leasing company. Estimated costs are \$175-\$185 per month. The current Point of Sale system is \$170 per month.

On a Motion by Mr. McLeod, seconded by Mr. South, with all in favor, the Board of Supervisors agreed to approve the proposal from Micros of Central Florida for a new Point of Sale system for The Landing Café pending confirmation of the current Point of Sale system lease termination date for Waterset North Community Development District.

THIRTEENTH ORDER OF BUSINESS

Discussion Regarding Fitness Center Age Requirements

Mr. Roethke presented the Rules and Rates for Amenity Facilities and the Board discussed the age requirements for the fitness center. Ms. McCormick discussed potential language changes to this rule. The Board will hold a public hearing at a future date to consider any rule changes.

On a Motion by Mr. South, seconded by Ms. Budronis, with all in favor, the Board of Supervisors agreed to set a public hearing for Amenity Rules on Tuesday, June 14, 2016 at 3:00 p.m. for Waterset North Community Development District.

FOURTEENTH ORDER OF BUSINESS

Consideration of Proposals for Holiday Décor

Mr. Roethke presented two proposals for Holiday Décor and the Board discussed the options. The Board requested changes on these proposals to be presented at the next meeting with a focus on just the main entrance area of the District.

FIFTHTEENTH ORDER OF BUSINESS

Consideration of Proposal for Replacing Wiring to Third Gate at Pool

Mr. Roethke presented proposals to replace the wiring to the third pool gate.

On a Motion by Mr. South, seconded by Mr. McLeod, with all in favor, the Board of Supervisors agreed to approve the proposal from Accurate Electronics for wiring replacement to the third pool gate at a cost of (\$1,585.00) for Waterset North Community Development District.

SIXTEENTH ORDER OF BUSINESS

Presentation of 2015 Audit

Mr. Roethke presented the FY 2015 Audit Report to the Board and noted that the auditor's opinion was unqualified, and that there were no instances or adverse findings reported for this District.

On a Motion by Mr. McLeod, seconded by Ms. Budronis, with all in favor, the Board of Supervisors agreed to accept the Audit Report for FY 2015 for Waterset North Community Development District.

SEVENTEENTH ORDER OF BUSINESS

Staff Report

A. Clubhouse Manager

Mr. Nicholson discussed several items with the Board, including 3M-tinted gym windows and a crack in the surge tank.

A discussion also ensued regarding fishing issues on CDD ponds. Mr. Nicholson will work on obtaining proposals for signage.

Mr. McLeod discussed an issue with alcohol and smoking at an HOA event on CDD property that was brought to his attention.

B. District Counsel

No report.

C. District Engineer

Not present.

D. District Manager

Next Regular and Proposed Budget meeting will take place on Tuesday, May10, 2016 at 3:00 p.m. at the Chester H. Ferguson Law Center located at 1610 N. Tampa Street (Second Floor – Gillen Conference Room) Tampa, Florida 33602

EIGHTHTEENTH ORDER OF BUSINESS Supervisor Requests

There were no Supervisor requests.

NINETEENTH 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 4:36 p.m. for Waterset North Community Development District.



Secretary/Assistant Secretary



Chairman/ Vice Chairman