

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 **Monday, May 16, 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.

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
Robin Stonebraker

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

Audience

FIRST ORDER OF BUSINESS

Call to Order

Mr. Roethke called the meeting to order at 3:00 pm and read the roll call.

SECOND ORDER OF BUSINESS

Audience Comments

A resident discussed the community solar project for adding panels to The Landing.

THIRD ORDER OF BUSINESS

**Consideration of Minutes of the Board of
Supervisors' Regular Meeting held on
April 12, 2016**

On a Motion by Mr. McCleod, seconded by Mr. South, with all in favor, the Board approved the Minutes of the Regular Meeting held on April 12, 2016 for the Waterset North Community Development District.

FOURTH ORDER OF BUSINESS

Consideration of the Operation and Maintenance Expenditures for March 2016

On a Motion by Mr. McCleod, seconded by Mr. South, with all in favor, the Board ratified the Operation and Maintenance Expenditures for March 2016 (\$114,423.22) for the Waterset North Community Development District.

FIFTH ORDER OF BUSINESS

Consideration of Operation and Maintenance Expenditures for March 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 March 2016 (\$20,406.70) for the Café' for the Waterset North Community Development District.

SIXTH ORDER OF BUSINESS

Ratification of Series 2014 Construction Requisitions, #160-165

REQUISITION NO.	PAYEE	AMOUNT
CUS 160	Atlantic TNG LLC	\$21,818.50
CUS 161	Ferguson Enterprises, Inc.	\$83,717.36
CUS 162	Florida Natives Nursery	\$8,025.00
CUS 163	Forterra Pipe and Precast, LLC	\$1,363.74
CUS 164	Erin McCormick Law, P.A.	\$715.00
CUS 165	The Kearney Companies, LLC	\$332,891.66

On a Motion by Mr. South, seconded by Mr. McCleod, with all in favor, the Board ratified the Series of 2014 Construction Requisition, #160-165 for the Waterset North Community Development District.

SEVENTH ORDER OF BUSINESS

Ratification of Change Orders #1

CHANGE ORDER#	CONTRACTOR	DESCRIPTION	AMOUNT	CONTRACT #
#1	The Kearney Companies	Street Improvements, Sewer, Water, Reclaimed	(\$112,244.58)	11740-19045

On a Motion by Mr. South, seconded by Mr. McLeod, with all in favor, the Board ratified Change Order #1 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 issues.

NINTH ORDER OF BUSINESS

Consideration of Proposal for Landscape Replacement

Mr. Roethke presented proposals for landscape replacement to the Board, including sod replacement, tree replacement, and tree removal.

On a Motion by Mr. McCleod, seconded by Ms. Budronis, with all in favor, the Board approved two proposals from Sunrise Landscape at a total cost of (\$6,361.00) (with \$6,098 to be reimbursed by HCSO due to vehicle damage) for the Waterset North Community Development District.

TENTH ORDER OF BUSINESS

Consideration of Phase 2C-1 Easement Landscape and Irrigation Maintenance

Mr. Roethke presented a proposal from Sunrise Landcare to add a Phase 2C-1 easement to the landscape and irrigation maintenance contract.

On a Motion by Mr. McCleod, seconded by Mr. South, with all in favor, the Board approved the proposal from Sunrise Landcare for Phase 2C-1 easement landscape and irrigation at a cost of \$2,522 per month for the Waterset North Community Development District.

ELEVENTH ORDER OF BUSINESS

Discussion Regarding District Natural Buffer Area Policy

Mr. Roethke updated the Board on an issue regarding a potentially dead tree in a CDD conservation area, next to a residential lot. Mr. Roethke asked for the Board's opinion regarding any potential work to be done by the CDD if the tree is dead and needs to be removed. The current CDD Rules state that a resident may have a tree cut back or removed if it is encroaching on their property. The Board would like the CDD to wait for the County inspection on a specific tree, and if the tree is confirmed dead, the CDD will remove it. If the tree is not dead and does not need to be removed, the adjacent resident may trim back any vegetation encroaching on their property.

TWELFTH ORDER OF BUSINESS

Consideration of Property Use Agreement

Mr. Roethke presented a Property Use Agreement between the CDD and the developer for events at the Landing and Lakeside in the current fiscal year.

On a Motion by Mr. McLeod, seconded by Mr. South, with all in favor, the Board of Supervisors agreed to approve the Property Use Agreement between Waterset North CDD and NNP Southbend II, LLC for Waterset North Community Development District.

THIRTEENTH ORDER OF BUSINESS

Consideration of Proposals for Holiday Decor

Mr. Roethke presented proposals for holiday décor to the Board. The Board requested updated proposals to be presented at the next meeting.

FOURTEENTH ORDER OF BUSINESS

Consideration of Proposal for "No Fishing" Signs

Mr. Roethke presented a proposal from Artcrafts for "No Fishing" signs to be installed on CDD property.

On a Motion by Mr. McCleod, seconded by Mr. South, with all in favor, the Board of Supervisors agreed to approve the proposal from Artcrafts for "No Fishing" signs at a cost of (\$735) for Waterset North Community Development District.

FIFTHTEENTH ORDER OF BUSINESS

Consideration on Proposal for Gym Window Tinting

Mr. Roethke presented proposals to the Board for window tinting in the fitness center. 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 Advanced Film solutions for window tinting in the fitness center at a cost of (\$750) for Waterset North Community Development District..

SIXTEENTH ORDER OF BUSINESS

Consideration of Proposal for Landing Floor and Grout Cleaning

Mr. Roethke presented a proposal for floor and grout cleaning at The Landing to the Board. The Board would like to see additional proposals presented at the next meeting before this is approved.

SEVENTEENTH ORDER OF BUSINESS

Presentation of Registered Voter Count

Mr. Roethke presented the registered voter count of 629 as of April 15, 2016, to the Board. As a result, Waterset North CDD will be entering into the General Election process for the first time.

Mr. Roethke presented Resolution 2016-05, for General Election and Landowner's Election which will direct the General Election, with Board Seats 4 and 5 moving to the General Election in November.

On a Motion by Mr. McLeod, seconded by Ms. South, with all in favor, the Board of Supervisors adopted Resolution 2016-05, for General Election and Landowner's Election for Waterset North Community Development District.

EIGHTEENTH ORDER OF BUSINESS

Presentation of Proposed Budget for Fiscal Year 2016/2017

Mr. Roethke presented the Proposed Budget for Fiscal Year 2016/2017 and reviewed the line items with the Board. A discussion ensued but no changes were made to the Budget.

NINETEENTH ORDER OF BUSINESS

**Consideration of Resolution 2016-04,
Approving Proposed Budget and Setting
the Public Hearing**

Mr. Roethke presented Resolution 2016-04 to the Board, which will approve the proposed budget and set the date, time and location for the final budget public hearing.

On a Motion by Mr. South, seconded by Ms. McCleod, with all in favor, the Board of Supervisors adopted Resolution 2016-04, Approving Proposed Budget and Setting the Public Hearing for Waterset North Community Development District.

TWENTIETH ORDER OF BUSINESS

Staff Reports

- A. Clubhouse Manager**
Ms. Stonebraker reviewed the clubhouse management report with the Board. No formal Board action was taken.
- B. District Counsel**
There was no report
- C. District Engineer**
The District Engineer was not present.
- D. District Manager**
The next regular meeting will take place on **Tuesday, June 14, 2016 at 3:00 pm** at the Chester H. Ferguson Law Center located at 1610 N. Tampa Street (Second Floor-Gillen Conference Room) Tampa, Florida 33602

TWENTY FIRST ORDER OF BUSINESS

Supervisor Requests

Mr. South asked to have clubhouse staff route any requests for the District Engineer or District Counsel through the District Manager.

TWENTY SECOND ORDER OF BUSINESS

Adjournment

On a Motion by Mr. McLeod, seconded by Ms. Budronis, with all in favor, Board of Supervisors adjourned the meeting at 4:14 p.m. for Waterset North Community Development District.


Secretary/Assistant Secretary


Chairman/ Vice Chairman