

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 **Tuesday, July 26, 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:

Amanda King
Doug South
Pam Parisi
Maja Barnat

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

Also present were:

Joseph Roethke
Erin McCormick
Steve Nicholson
Gregg Gruhl
Audience

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

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

There were no audience comments.

THIRD ORDER OF BUSINESS

Consideration of Minutes of the Board of Supervisors' Regular Meeting held on June 14, 2016

On a Motion by Ms. King, seconded by Mr. South, with all in favor, the Board approved the Minutes of the Regular Meeting held on June 14, 2016 for the Waterset North Community Development District.

FOURTH ORDER OF BUSINESS

Consideration of the Operation and Maintenance Expenditures for May 2016

On a Motion by Ms. King, seconded by Ms. Parisi, with all in favor, the Board ratified the Operation and Maintenance Expenditures for May 2016 (\$61,504.92) for the Waterset North Community Development District.

FIFTH ORDER OF BUSINESS

Consideration of Operation and Maintenance Expenditures for May 2016 for Café'

On a Motion by Mr. South, seconded by Ms. Parisi, with all in favor, the Board ratified the Operation and Maintenance Expenditures for May 2016 (\$17,464.72) for the Café' for the Waterset North Community Development District.

SIXTH ORDER OF BUSINESS

Ratification of Series 2014 Construction Requisitions, #174-184

REQUISITION NO.	PAYEE	AMOUNT
CUS 174	The Kearney Companies, LLC	\$233,548.85
CUS 175	The Kearney Companies, LLC	\$31,468.91
CUS 176	Florida Natives Nursery, Inc.	\$1,200.00
CUS 177	Scarola & Associates	\$2,756.69
CUS 178	Erin McCormick Law, P.A.	\$1,430.00
CUS 179	Ferguson Enterprises, Inc.	\$9,360.95
CUS 180	Heidt Design	\$950.00
CUS 181	Creative Mailbox	\$4,995.44
CUS 182	Florida Natives Nursery	\$18,825.00
CUS 183	The Kearney Companies, LLC	\$8,172.26
CUS 184	Lee Te Kim Lawn Care	\$1,350.00

On a Motion by Mr. South, seconded by Ms. King, with all in favor, the Board ratified the Series of 2014 Construction Requisition, #174-184 for the Waterset North Community Development District.

SEVENTH ORDER OF BUSINESS

Ratification of Change Orders #5

CHANGE ORDER #	CONTRACTOR	DESCRIPTION	AMOUNT	CONTRACT #
5	The Kearney Companies	Ferguson DPO CO #4- Water	(\$3,502.27)	11740-19045
5	The Kearney Companies	Ferguson DPO CO #4-Street Improv.	(\$221.67)	11740-19045

On a Motion by Mr. South, seconded by Ms. King, with all in favor, the Board ratified Change Order #5 for the Waterset North Community Development District.

(Ms. McCormick arrived while the meeting was in progress at 3:07pm)

EIGHTH ORDER OF BUSINESS

Presentation of Monthly Inspection Reports

Mr. Roethke presented the monthly pond and landscape maintenance inspection reports to the Board. A discussion ensued regarding several maintenance items.

Mr. Nicholson discussed some sod replacements that Sunrise installed and Ms. King discussed some pond bank mowing issues for Sunrise to handle.

Ms. King discussed some torpedo grass issues on the ponds that Aquatic Systems has taken care of.

NINTH ORDER OF BUSINESS

Consideration of Proposal for Landscape Proposal(s)

Mr. Roethke presented a proposal from Sunrise Landcare for sod replacement to the Board. The Board did not approve this proposal at this time.

TENTH ORDER OF BUSINESS

Consideration of Proposals for Aquatic Plantings

Mr. Roethke presented a proposal for aquatic plantings to the Board. Mr. Roethke informed the Board that it appears the existing plants were sprayed directly behind a residential home. Mr. Roethke sent a demand letter to the residents in order to compensate the District for the cost of this re-planting.

On a Motion by Ms. King, seconded by Ms. Parisi, with all in favor, the Board approved the proposal from Aquatic Systems for aquatic plantings at a cost of \$152.55 for the Waterset North Community Development District.

ELEVENTH ORDER OF BUSINESS

Consideration of Proposals for RFP for Phase 3B2

Mr. Roethke presented proposals for Phase 3B2 construction to the Board. Mr. South reviewed a ranking sheet from the ranking committee meeting with the Board. The Ranking Committee ranked RIPA at 298 points as the top-ranked bidder, with The Kearney Companies in second place with 275.07 points.

On a Motion by Ms. King, seconded by Ms. Parisi, with all in favor, the Board accepted the Ranking Committee recommendation and approved award of contract for Phase 3B2 construction to RIPA & Associates for the Waterset North Community Development District.

TWELFTH ORDER OF BUSINESS

Consideration of Proposals for Electrical Upgrades

Mr. Roethke presented a proposal for electrical upgrades to the Board. These upgrades will be necessary in order to provide power for some of the royal palm tree holiday lighting. A discussion ensued. The Board would not like to approve this proposal at this time and may make changes to the holiday lighting plan.

THIRTEENTH ORDER OF BUSINESS

Consideration of Resolution 2016-07, Re-designating Officers

Mr. Roethke presented Resolution 2016-07 to the Board, which will re-designate the officers of the District. They are re-designated as follows: Amanda King as Chairman, Doug South as Vice Chairman, with the remaining Board Members as Assistant Secretaries.

On a Motion by Mr. South, seconded by Ms. Barnat, with all in favor, the Board of Supervisors adopted Resolution 2016-07 of the District for the Waterset North Community Development District.

FOURTEENTH ORDER OF BUSINESS

Consideration of Resolution 2016-08, Designating Landowner's Election

Mr. Roethke presented Resolution 216-08 to the Board, which will set the date, time and location for the Landowner Election Meeting. The Board would like to hold this meeting at Rizzetta's office located at 9428 Camden Field Parkway, Riverview, FL 33578.

On a Motion by Ms. King, seconded by Mr. South, with all in favor, the Board of Supervisors adopted Resolution 2016-08 for the Waterset North Community Development District.

FIFTHTEENTH ORDER OF BUSINESS

Consideration of Resolution 2016-09, Adopting Fiscal Year 2016/2017 Meeting Schedule

Mr. Roethke presented Resolution 2016-09 to the Board, which will adopt the meeting schedule for Fiscal Year 2016/2017. The Board would like to change the location of these meetings to Rizzetta's office located at 9428 Camden Field Parkway, Riverview, FL 33578.

On a Motion by Mr. South seconded by Ms. King,, with all in favor, the Board of Supervisors adopted Resolution 2016-09 for Waterset North Community Development District.

SIXTEENTH ORDER OF BUSINESS

Staff Reports

A. Clubhouse Manager

Mr. Nicholson presented the Clubhouse Manager's Report to the Board.

Ms. King requested additional operations reports to be provided by Mr. Nicholson at future meetings.

B. District Counsel

There was no report.

C. District Engineer

The District Engineer was not present.

D. District Manager

Mr. Roethke informed the Board that the next regular meeting will take place on Tuesday, August 9, 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. He also noted that the Final Budget will be presented during this meeting.

Mr. Roethke informed the Board that Rizzetta is working on updating the staffing contracts for the clubhouse and café employees and would like direction to proceed with further updates.

On a Motion by Ms. King, seconded by Mr. South, with all in favor, the Board of Supervisors directed District Staff to update RASI contracts to be provided at a future CDD meetings, with Amanda King named as the Board representative to review these contracts with staff prior to presenting to the Board for Waterset North Community Development District.

SEVENTEENTH ORDER OF BUSINESS

Supervisor Requests

There were no Supervisor requests.

EIGHTEENTH ORDER OF BUSINESS

Adjournment

On a Motion by Ms. King, seconded by Ms. Parisi, with all in favor, Board of Supervisors adjourned the meeting at 3:58 p.m. for Waterset North Community Development District.


Secretary/Assistant Secretary


Chairman/Vice Chairman