

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, 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.

Present and constituting a quorum:

Amanda King	Board Supervisor, Chairman
Doug South	Board Supervisor, Vice-Chairman
Maja Barnat	Board Supervisor, Assistant Secretary

Also present were:

Joseph Roethke	District Manager; Rizzetta & Company, Inc.
Erin McCormick	District Counsel; Buchanan Ingersoll & Rooney
Steve Nicholson	Clubhouse Manager
Gregg Gruhl	Amenities Manager; Rizzetta Amenity Services, Inc.
Scott Brizendine	Assoc. Director of Financial Services, Rizzetta (via phone)
Ed Bulleit	MBS Capital Markets

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

A resident discussed recommendations to the Board, including meeting times, website documentation, and communication with residents.

THIRD ORDER OF BUSINESS

Consideration of Minutes of the Board of Supervisors' Special Meeting held on July 26, 2016

On a Motion by Ms. King, seconded by Mr. South, with all in favor, the Board approved the Minutes of the Special Meeting held on July 26, 2016 for the Waterset North Community Development District.

FOURTH ORDER OF BUSINESS

Consideration of the Operation and Maintenance Expenditures for June 2016

On a Motion by Mr. South, seconded by Ms. King, with all in favor, the Board ratified the Operation and Maintenance Expenditures for June 2016 (\$130,976.77) for the Waterset North Community Development District.

FIFTH ORDER OF BUSINESS

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

On a Motion by Mr. South, seconded by Ms. King, with all in favor, the Board ratified the Operation and Maintenance Expenditures for June 2016 (\$16,833.50) for the Café' for the Waterset North Community Development District.

SIXTH ORDER OF BUSINESS

Ratification of Series 2014 Construction Requisitions, #185-188

REQUISITION NO.	PAYEE	AMOUNT
CUS 185	Ballenger & Company, Inc.	\$4,891.25
CUS 186	Erin McCormick Law, PA	\$422.50
CUS 187	Florida Natives Nursery	\$1,200.00
CUS 188	The Kearney Companies, LLC	\$21,047.90

On a Motion by Mr. South, seconded by Ms. King, with all in favor, the Board ratified the Series of 2014 Construction Requisition, #185-188 for the Waterset North Community Development District.

SEVENTH ORDER OF BUSINESS

Ratification of Change Orders #1

CHANGE ORDER #	CONTRACTOR	DESCRIPTION	AMOUNT	CONTRACT #
1	Creative Mailbox Designs	Add Lantern View Alley Signs	\$860.00	11740-19427
1	Creative Mailbox Designs	Add 3B-1 Stop Sign	\$240.00	11740-19427

On a Motion by Mr. South, seconded by Ms. Barnat, 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 maintenance inspection reports to the Board. A discussion ensued regarding several maintenance issues, including tree removals and replacements, and primrose growth on several ponds.

NINTH ORDER OF BUSINESS

Consideration of Proposal for Landscape Proposal(s)

There were none.

TENTH ORDER OF BUSINESS

Consideration of Engagement Letter from MBS Capital Markets

Mr. Roethke presented an engagement letter from MBS Capital Markets and Mr. Bulleit reviewed the details of this proposal with the Board. A discussion ensued regarding the potential refunding of the Series 2007 Bonds.

On a Motion by Ms. King, seconded by Mr. South, with all in favor, the Board approved the engagement letter from MBS Capital Markets for the Waterset North Community Development District.

Mr. Bulleit presented a report regarding refinancing options to the Board. Mr. Bulleit reviewed the details of this report and entertained several questions from the Board.

On a Motion by Mr. South, seconded by Ms. King, with all in favor, the Board directed MBS Capital Markets to run the credit package and move forward with options to refund Series 2007 Bonds for the Waterset North Community Development District.

(Mr. Bulleit and Mr. Brizendine left while the meeting was in progress at 4:13 p.m.)

ELEVENTH ORDER OF BUSINESS

Consideration of Resolution 2016-10, Re-designating Secretary of the District

Mr. Roethke presented Resolution 2016-10 to the Board, which re-designates Eric Dailey as Secretary to the District.

On a Motion by Ms. King, seconded by Mr. South, with all in favor, the Board adopted Resolution 2016-10 for the Waterset North Community Development District.

TWELFTH ORDER OF BUSINESS

Consideration of Resolution 2016-11, Re-designating Assistant Treasurer of the District

Mr. Roethke presented Resolution 2016-11 to the Board, which re-designates Shawn Wildermuth as Assistant Treasurer to the District.

On a Motion by Mr. South, seconded by Ms. King, with all in favor, the Board adopted Resolution 2016-11 for the Waterset North Community Development District.

THIRTEENTH ORDER OF BUSINESS

Consideration of Resolution 2016-12, Re-designating Secretary of the District

Mr. Roethke presented Resolution 2016-12 to the Board, which re-designates Joseph Kennedy as Treasurer to the District.

On a Motion by Ms. King, seconded by Mr. South, with all in favor, the Board adopted Resolution 2016-12 for the Waterset North Community Development District.

FOURTEENTH ORDER OF BUSINESS

Public Hearing for Fiscal Year 2016/2017 Budget

Open Public Hearing

On a Motion by Ms. King, seconded by Mr. South, with all in favor, the Board of Supervisors agreed to open the Public Hearing for the Waterset North Community Development District.

Mr. Roethke reviewed the final budget for Fiscal Year 2016/2017 with the Board and entertained various questions from the audience and the Board. No changes were made to the budget.

Close Public Hearing

On a Motion by Ms. King, seconded by Mr. South, with all in favor, the Board of Supervisors agreed to close the Public Hearing for the Waterset North Community Development District.

**i. Consideration of Resolution
2016-13, Adopting Final Budget**

Mr. Roethke presented Resolution 2016-13 to the Board, which will adopt the final budget for Fiscal Year 2016/2017.

On a Motion by Mr. South, seconded by Ms. King, with all in favor, the Board of Supervisors adopted Resolution 2016-13 for Waterset North Community Development District.

**ii. Consideration of Resolution
2016-14, Imposing Special
Assessments**

Mr. Roethke presented Resolution 2016-14 to the Board, which will impose special assessments and certify the assessment roll for Fiscal Year 2016/2017.

On a Motion by Ms. King, seconded by Mr. South, with all in favor, the Board of Supervisors adopted Resolution 2016-14 for Waterset North Community Development District.

FIFTEENTH ORDER OF BUSINESS

Staff Reports

A. Clubhouse Manager

Mr. Nicholson presented the Clubhouse Manager's Report to the Board. A discussion ensued regarding several items, including painting the screen room, power issues at the Landing, and new operations reports.

B. District Counsel

There was no report.

C. District Engineer

Not present.

D. District Manager

Mr. Roethke stated that the next regular meeting will take place on Tuesday, September 13, 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.

Mr. Roethke informed the Board that a future Waterset resident will be featured on an episode of House Hunters. There is a release agreement between the resident and the production company, but they may also use CDD property for photos and video for this episode. The Board had no issues with this.

SIXTEENTH ORDER OF BUSINESS

SUPERVISOR REQUESTS

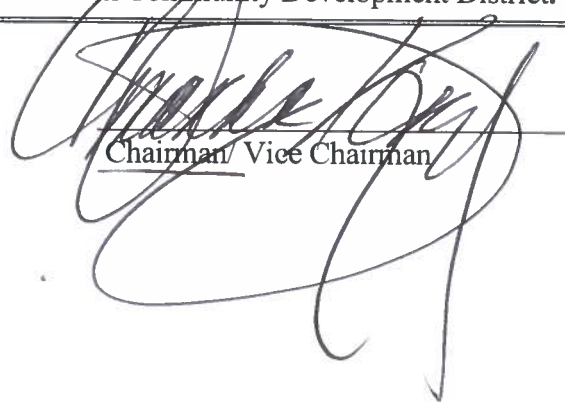
There were no requests.

SEVENTEENTH ORDER

Adjournment

On a Motion by Ms. King, seconded by Mr. South, with all in favor, Board of Supervisors adjourned the meeting at 4:44 p.m. for Waterset North Community Development District.


Secretary/ Assistant Secretary


Chairman/ Vice Chairman