

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, 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.

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	Community Manager
Gregg Gruhl	Amenities Manager; Rizzetta Amenity Services, Inc.

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 commented on the current café staffing situation.

THIRD ORDER OF BUSINESS

Consideration of Minutes of the Board of Supervisors' Regular Meeting held on August 9, 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 August 9, 2016 for the Waterset North Community Development District.
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FOURTH ORDER OF BUSINESS

**Consideration of the Operation and
Maintenance Expenditures for July 2016**

On a Motion by Ms. King, seconded by Mr. South, with all in favor, the Board ratified the Operation and Maintenance Expenditures for July 2016 (\$106,516.37) for the Waterset North Community Development District.

FIFTH ORDER OF BUSINESS

**Consideration of Operation and
Maintenance Expenditures for July 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 July 2016 (\$18,759.28) for the Café' for the Waterset North Community Development District.

SIXTH ORDER OF BUSINESS

**Ratification of Series 2014 Construction
Requisitions, #189-193**

REQUISITION NO.	PAYEE	AMOUNT
CUS 189	Ferguson Enterprises, Inc.	\$3,304.03
CUS 190	Forterra Pipe & Precast, LLC	\$209.12
CUS 191	Erin McCormick Law, P.A.	\$1,765.50
CUS 192	The Kearney Companies, LLC	\$3,472.67
CUS 193	The Kearney Companies, LLC	\$33,189.59

On a Motion by Ms. King, seconded by Mr. South, with all in favor, the Board ratified the Series of 2014 Construction Requisition, #189-193 for the Waterset North Community Development District.

SEVENTH ORDER OF BUSINESS

Ratification of Change Orders

There were no Change Orders.

(Ms. McCormick arrived while the meeting was in progress at 3:12 p.m.)

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.

Ms. King discussed issues with the Bermuda Turf throughout the District.

Mr. South discussed the addition of Phase 3B-1 and requested a proposal from Sunrise Landcare to add this to the landscape maintenance contract.

NINTH ORDER OF BUSINESS

Consideration of Landscape Proposals

Mr. Roethke presented several landscape proposals. The Board discussed the details of each proposal.

On a Motion by Ms. King, seconded by Mr. South, with all in favor, the Board approved the proposal from Sunrise Landcare at a not-to-exceed amount of (\$4,958.00) for landscape replacement due to vehicle damage for the Waterset North Community Development District.

On a Motion by Ms. King, seconded by Mr. South, with all in favor, the Board approved additional landscape proposals from Sunrise Landcare at a cost of (\$414.00) for the Waterset North Community Development District.

TENTH ORDER OF BUSINESS

**Consideration of Proposal for
Dissemination Agent**

Mr. Roethke presented a proposal for Dissemination Agent. A discussion ensued regarding the details of this proposal.

On a Motion by Ms. King, seconded by Ms. Barnat, with all in favor, the Board approved the proposal from Rizzetta & Company for Dissemination Agent Services at a total cost of (\$6,000.00) annually for the Waterset North Community Development District.

ELEVENTH ORDER OF BUSINESS

Consideration of Contract for Staffing

Mr. Roethke presented a contract for Amenity Services to the Board. Mr. Roethke and Mr. Gruhl reviewed the details of this proposal and entertained various questions from the Board. Ms. King would like to change the Clubhouse Manager title to Community Manager in the contract.

On a Motion by Ms. King, seconded by Mr. South, with all in favor, the Board approved the proposal from Rizzetta & Company for Amenity Staffing Services for the Waterset North Community Development District.

TWELFTH ORDER OF BUSINESS

**Consideration of Contract for Professional
Field Services**

Mr. Roethke presented a contract for Professional Field Services to the Board.

On a Motion by Ms. King, seconded by Mr. South, with all in favor, the Board approved the contract from Rizzetta & Company for Professional Field Services for the Waterset North Community Development District.

THIRTEENTH ORDER OF BUSINESS

**Consideration of Contract for District
Management Services**

Mr. Roethke presented a contract for District Management Services to the Board.

On a Motion by Ms. King, seconded by Ms. Barnat, with all in favor, the Board approved the contract for District Management Services from Rizzetta & Company for the Waterset North Community Development District.

FOURTEENTH ORDER OF BUSINESS

**Consideration of Proposals for CDD
Insurance**

Mr. Roethke presented a proposal for CDD Insurance to the Board.

On a Motion by Ms. King, seconded by Mr. South, with all in favor, the Board of Supervisors approved the proposal from Egis for CDD insurance for the 2016/2017 Fiscal Year at a total cost of (\$22,957.00) for the Waterset North Community Development District.

FIFTEENTH ORDER OF BUSINESS

**Consideration of Resolution 2016-15;
Resolution of the District Accepting the
Developer's Contribution in Lieu of
Assessments for a Day Care Use, as
Previously Approved Pursuant to
Resolution 2012-09**

Mr. Roethke presented Resolution 2016-15 to the Board, which will accept the Developer's Contribution in Lieu of Assessments for a Day Care Use, as previously approved pursuant to Resolution 2012-09.

Ms. McCormick reviewed this Resolution with the Board. This covers the developer contribution of \$82,000 for the Montessori School

On a Motion by Ms. King, seconded by Mr. South, with all in favor, the Board of Supervisors adopted Resolution 2016-15, in substantial form, for the Waterset North Community Development District.

SIXTEENTH ORDER OF BUSINESS

**Consideration of Resolution 2016-16;
Resolution of the District Accepting the
Developer's Contribution in Lieu of
Assessments for a Day Care Use, as
Previously Approved Pursuant to
Resolution 2016-03**

Mr. Roethke presented Resolution 2016-16 to the Board, which will accept the Developer's Contribution in Lieu of Assessments for a Day Care Use, as previously approved pursuant to Resolution 2016-03.

Ms. McCormick reviewed this Resolution with the Board. This covers the developer contribution of \$120,027.00 for the Kids 'R Kids Daycare.

On a Motion by Ms. King, seconded by Mr. South, with all in favor, the Board of Supervisors adopted Resolution 2016-16, in substantial form, for the Waterset North Community Development District.

SEVENTEENTH ORDER OF BUSINESS

**Consideration of Proposal for Screen
Room**

This item has been tabled.

EIGHTEENTH ORDER OF BUSINESS

Staff Reports

A. Clubhouse Manager

Mr. Nicholson presented the Clubhouse Manager's Report to the Board. A discussion ensued regarding several maintenance items.

Mr. Nicholson discussed a Watch Me Swim program that is being requested by a vendor at The Landing pool. The Board would not like to approve this program at this time.

Mr. Nicholson discussed a potential new bike rack at Moongate Park due to extra bikes being locked to trees.

On a Motion by Ms. King, seconded by Mr. South, with all in favor, the Board of Supervisors approved a not-to-exceed amount of (\$1,200.00) for bike rack installation for the Waterset North Community Development District.

Mr. Nicholson discussed updating the music at The Landing.

On a Motion by Mr. South, seconded by Ms. King with all in favor, the Board of Supervisors approved Custom Channels music service at a cost of (\$250.00 startup fee and \$360.00 per year service) for the Waterset North Community Development District.

B. District Counsel

Ms. McCormick discussed the status of the bond refinancing with the Board.

C. District Engineer

Not present.

D. District Manager

Mr. Roethke stated that the next regular meeting will take place on Tuesday, October 11, 2016 at 3:00 p.m. at Rizzetta & Company's Riverview Office located at 9428 Camden Field Parkway, Riverview, Florida 33578.

NINETEENTH ORDER OF BUSINESS

Supervisor Requests

There were no requests.

TWENTIETH ORDER OF BUSINESS

Adjournment

On a Motion by Ms. King, seconded by Mr. South, with all in favor, Board of Supervisors adjourned the meeting at 4:39 p.m. for Waterset North Community Development District.



Secretary/Assistant Secretary



Chairman/ Vice Chairman