

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, June 27, 2017 at 3:03 p.m.** at the offices of Rizzetta & Company located at 9428 Camden Field Parkway, Riverview, FL 33578.

Present and constituting a quorum:

Amanda King	Board Supervisor, Chairman
Doug South	Board Supervisor, Vice-Chairman
Derek Bush	Board Supervisor, Assistant Secretary

Also present were:

Joseph Roethke	District Manager, Rizzetta & Company, Inc.
Erin McCormick	District Counsel, Erin McCormick Law

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 May 9,
2017**

On a Motion by Ms. King, seconded by Mr. Bush, with all in favor, the Board approved, the Minutes of the Regular Meetings held on May 9, 2017 for the Waterset North Community Development District.

FOURTH ORDER OF BUSINESS

**Consideration of the Operation and
Maintenance Expenditures for April
2017**

Mr. Bush requested to have the previous month's check register included with the new invoices each month.

Ms. King asked to check status of Cardno mitigation contract for Phase I and cancel if necessary. Acceptance from EPC and SWFWMD has been provided.

On a Motion by Ms. King, seconded by Mr. South, with all in favor, the Board of Supervisors ratified the Operation and Maintenance Expenditures for April 2017 (\$92,944.50) for the Waterset North Community Development District.

FIFTH ORDER OF BUSINESS

Consideration of Operation and Maintenance Expenditures for April 2017 for Café'

Ms. King requested to see a breakdown of cafe sales vs. expenditures on a monthly basis. This is included in Tab 12 of this agenda. Mr. Bush also requested the previous month's check register for café expenditures.

On a Motion by Mr. Bush, seconded by Ms. King, with all in favor, the Board ratified the Operation and Maintenance Expenditures for April 2017 (\$16,145.40) for the Café' for the Waterset North Community Development District.

SIXTH ORDER OF BUSINESS

Ratification of Series 2014 Construction Requisitions, #235-243

REQUISITION #	PAYEE	AMOUNT
CUS 235	Erin McCormick Law, PA	\$3,433.50
CUS 236	Florida Natives Nursery, Inc.	\$1,200.00
CUS 237	Metcalf Enterprises, LLC	\$1,460.00
CUS 238	Waterset CDD	\$1,000.00
CUS 239	Florida Natives Nursery, Inc.	\$1,200.00
CUS 240	Onsight Signage & Visual	\$1,669.30
CR 241	Florida Natives Nursery, Inc.	\$1,200.00
CUS 242	Onsight Signage	\$11,992.65
CUS 243	Onsight Signage	\$1,380.70

On a Motion by Ms. King, seconded by Mr. South, with all in favor, the Board ratified the Series 2014 Construction Requisitions, #235-243 for the Waterset North Community Development District.

SEVENTH ORDER OF BUSINESS

Ratification of Change Orders

There were no change orders.

EIGHTH ORDER OF BUSINESS

Discussion Regarding Amenity Staffing

Ms. King is working on proposals that will be presented at the next meeting. The WTS contract is still under review with District Counsel and WTS's Counsel. Ms. King also mentioned that there is another vendor that will be providing a proposal at the next meeting, as well. This vendor is bidding on the Amenity Services contract, as well as, the HOA management. A discussion ensued. Proposals will be presented at the next meeting. The Board discussed cancelling the July meeting and reviewing these proposals in August.

On a Motion by Ms. King, seconded by Mr. South, with all in favor, the Board ratified to cancel July 11, 2017 meeting for the Waterset North Community Development District.

NINTH 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.

TENTH ORDER OF BUSINESS

Landscaper's Response to the April 2017 Field Inspection Report

Mr. Roethke presented the landscaper's response to the April 2017 Field Inspection Report to the Board.

ELEVENTH ORDER OF BUSINESS

Consideration of Proposals for Landscape Enhancements

Mr. Roethke presented proposals for landscape enhancement to the Board.

Ms. King would like Sunrise Landscape to remove all dead palms within the community and would not like to replace them at this time.

On a Motion by Ms. King, seconded by Mr. Bush, with all in favor, the Board ratified proposals from Sunrise Landscape for mulch installation and splash pad plant replacements at the total of (\$71,489.50) for the Waterset North Community Development District.

On a Motion by Mr. South, seconded by Mr. Bush, with all in favor, the Board approved a not-to-exceed amount of (\$8,000) for plant replacement at Covington Stone to be approved by Board Chairman for the Waterset North Community Development District.

TWELFTH ORDER OF BUSINESS

Consideration of Proposal from Aquatic Systems for Wetland Area Maintenance

Mr. Roethke presented a proposal from Aquatic Systems for wetland area maintenance to the Board. The Board did not approve this proposal.

THIRTEENTH ORDER OF BUSINESS

Consideration of Proposals for Removal Regarding Littoral Shelf and Plant Replacement on Pond #12

Mr. Roethke presented proposals for removal regarding littoral shelf and plant replacements on Pond #12 to the Board. A discussion ensued.

On a Motion by Ms. King, seconded by Mr. Bush, with all in favor, the Board approved proposal from Florida Natives Nursery for littoral shelf removal and plant replacement at a total cost of (\$1,800) for the Waterset North Community Development District.

FOURTEENTH ORDER OF BUSINESS

Consideration of Request for Personal Trainer Approval

Mr. Roethke presented a request for personal trainer approval to the Board. A discussion ensued. The Board did not approve this request at this time.

FIFTEENTH ORDER OF BUSINESS

Consideration of Proposal from Republic Services

Mr. Roethke presented a proposal from Republic Services to the Board. This will update the sizes of the containers currently in place at the Lakeside Amenity.

On a Motion by Mr. South, seconded by Ms. King, with all in favor, the Board approved proposal from Republic Services for updated containers (4 yard trash and 2 yard recycling) at a cost of (\$272) plus (\$206.73/month) for service for the Waterset North Community Development District.

SIXTEENTH ORDER OF BUSINESS

Discussion Regarding Farmer's Market Hours and Locations

Mr. Bush commented on moving the location of the Farmer's Market back to The Landing from Lakeside and changing the hours until a later time. The Board directed staff to ensure that the vendor can move back to The landing at 6:00 p.m. – 8:30 p.m., with confirmation that attendees will use the back parking lot first and the CDD security guard can do a sweep of the area after the event.

SEVENTEENTH ORDER OF BUSINESS

Staff Reports

A. Clubhouse Manager

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

Mr. Bush asked about inconsistencies with rule enforcement from pool monitors. Mr. Roethke will follow up with staff on this.

A discussion ensued regarding DVR capabilities and the potential for adding additional security cameras. The Board would like to see proposals for upgrades to the system to be presented at a future meeting.

B. Café Sales Report

Mr. Roethke presented the café sales report to the Board.

C. District Counsel

Ms. McCormick discussed the upcoming public hearing for rates within the District. This will be held at the August meeting and will cover 10% fee for vendor agreements and \$5.00 fee for replacement of access badges.

Ms. McCormick also mentioned that she is working on the District's Boundary Amendment. This will be brought to the Board of County Commissioners at their July 25, 2017 meeting.

D. District Engineer

Not present.

E. District Manager

Mr. Roethke stated that the next regular meeting will take place on Tuesday, August 8, 2017 at 3:00 p.m. at Rizzetta & Company's Riverview Office located at 9428 Camden Field Parkway, Riverview, Florida 33578.

1. Action Item List

Mr. Roethke presented the Action Item List to the Board. Some updates will be made and presented at the next meeting.

EIGHTEENTH ORDER OF BUSINESS

Supervisor Requests


Mr. Bush asked about the YMCA agreement. Ms. McCormick is following up with the YMCA on the District's insurance requirements.

Ms. King asked to have a paper copy of the agenda if new tablets are not available by the next meeting.

NINETEENTH ORDER OF BUSINESS

Adjournment

On a Motion by Mr. South, seconded by Mr. Bush, with all in favor, Board of Supervisors adjourned the meeting at 4:59 p.m. for the Waterset North Community Development District.


Secretary/Assistant Secretary


Chairman/Vice Chairman