

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, October 11, 2016 at 3:09 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
Maja Barnat	Board Supervisor, Assistant Secretary

Also present were:

Joseph Roethke	District Manager; Rizzetta & Company, Inc.
Erin McCormick	District Counsel; Erin McComick Law
Steve Nicholson	Community Manager

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

There were no audience comments.

THIRD ORDER OF BUSINESS

**Consideration of Minutes of the Board of
Supervisors' Regular Meeting held on
September 13, 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 September 13, 2016 for the Waterset North Community Development District.

FOURTH ORDER OF BUSINESS

Consideration of the Operation and Maintenance Expenditures for August 2016

On a Motion by Ms. King, seconded by Mr. South, with all in favor, the Board ratified the Operation and Maintenance Expenditures for August 2016 (\$101,866.54) for the Waterset North Community Development District.

FIFTH ORDER OF BUSINESS

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

On a Motion by Ms. King seconded by Mr. South, with all in favor, the Board ratified the Operation and Maintenance Expenditures for August 2016 (\$19,533.81) for the Café' for the Waterset North Community Development District.

SIXTH ORDER OF BUSINESS

Ratification of Series 2014 Construction Requisitions

There were no requisitions.

SEVENTH ORDER OF BUSINESS

Ratification of Change Orders

There were no Change Orders.

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 asked about some palm tree replacements, and discussed the landscaper's use of Round up on torpedo grass. Mr. Nicholson updated the Board on the status of turf issues in Coqui Park.

(Ms. McCormick arrived while the meeting was in progress at 3:19 p.m.)

NINTH ORDER OF BUSINESS

Consideration of Landscape Proposals

Mr. Roethke presented several landscape proposals. A discussion ensued regarding the details of each proposal.

On a Motion by Ms. King, seconded by Mr. South, with all in favor, the Board approved the proposals from Sunrise Landcare for plant removals and replacements at a total cost of (\$212.00) for the Waterset North Community Development District.

TENTH ORDER OF BUSINESS

Consideration of Proposal from Sunrise Landcare to Add Phase 3B-1 to Landscape Maintenance Contract

Mr. Roethke presented a proposal from Sunrise Landcare to add Phase 3B-1 to their landscape maintenance contract.

The Board would like to table this item until the next meeting. Ms. King would like to hold the turnover meeting with the landscaper and will request a revised proposal before this is approved.

ELEVENTH ORDER OF BUSINESS

Consideration of Resolution 2017-01, Re-designating Treasurer of the District

Mr. Roethke presented Resolution 2017-01 to the Board which will re-designate Bill Rizzetta as the Treasurer of the District.

On a Motion by Ms. King, seconded by Mr. South, with all in favor, the Board adopted Resolution 2017-01 for the Waterset North Community Development District.

TWELFTH ORDER OF BUSINESS

Consideration of Resolution 2017-02, Designating District Record Location

Mr. Roethke presented Resolution 2017-02 to the Board which will re-designate the District Record location 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 adopted Resolution 2017-02 for the Waterset North Community Development District.

THIRTEENTH ORDER OF BUSINESS

Consideration of Modification of the Boundaries of the District

- 1. Resolution 2017-03 Consenting to and Authorizing the Filing of a Petition and All Actions Necessary and Convenient to Accomplish the Modification of the CDD Boundaries**

Mr. Roethke presented Resolution 2017-03 to the Board which will give consent to and authorize the filing of a petition and all actions necessary and convenient to accomplish the modification of the CDD Boundaries.

Ms. McCormick reviewed the details of this Resolution with the Board.

On a Motion by Ms. King, seconded by Ms. Barnat, with all in favor, the Board adopted Resolution 2017-03 for the Waterset North Community Development District.

2. Approval of Developer Funding Agreement between NNP-Southbend II, LLC (Developer) and the District Regarding the Reimbursement of Costs and Fees Associated with the Modification of the CDD Boundaries

Mr. Roethke presented the Developer Funding Agreement between NNP-Southbend II, LLC and the District to the Board regarding the reimbursement of costs and fees associated with the modification of the CDD Boundaries. Ms. McCormick reviewed the details of this Resolution with the Board.

On a Motion by Ms. King, seconded by Ms. Barnat, with all in favor, the Board approved the Developer Funding Agreement between NNP-Southbend II, LLC and the District for the Waterset North Community Development District.

FOURTEENTH ORDER OF BUSINESS

Consideration of Approval of Fence and Landscape Easement Agreement for Phase 2C1-1/2C1-2

Mr. Roethke presented a Fence and Landscape Easement Agreement for Phase 2C1-1/2C1-2 to the Board. Ms. McCormick reviewed the details of this easement agreement with the Board.

On a Motion by Ms. King, seconded by Mr. South, with all in favor, the Board of Supervisors approved the fence and landscape easement agreement for Phase 2C-1 for the 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 maintenance items.

Mr. Nicholson informed the Board that he will have proposals for the screen room painting ready for the next meeting.

Mr. Nicholson also informed the Board that he submitted his resignation with Rizzetta Amenity Services. Rizzetta is working on his replacement at this time.

B. District Counsel

No report.

C. District Engineer

Not present.

D. District Manager

Mr. Roethke stated that the next regular meeting will take place on Tuesday, November 8, 2016 at 3:00 p.m. at Rizzetta & Company's Riverview Office located at 9428 Camden Field Parkway, Riverview, Florida 33578.

Mr. Roethke informed the Board that the Apollo Beach Women's Club would like to host their Spring Market at Waterset, which they have done in previous years. The date is currently set for March 18, 2017 from 9:00 am to 3:00 pm. The Board would like to know the parking plan before approving this.

Mr. Roethke informed the Board that the S&P rating for the bond refinancing was not completed in time for this meeting, but that will be presented at the next meeting.

Mr. Roethke presented a request from a resident at 7114 Bowspirit Place to use CDD property as access to install a pool on his property. The Board requested that the resident use space in between lots for the pool construction.

SIXTEENTH ORDER OF BUSINESS

Supervisor Requests

There were no requests.

SEVENTEENTH 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 4:11 p.m. for Waterset North Community Development District.


Secretary/Assistant Secretary


Chairman/ Vice Chairman