

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, November 14, 2017 at 3:08 p.m.** at the offices of Rizzetta & Company located at 9428 Camden Field Parkway, Riverview, FL 33578.

Present and constituting a quorum:

Amanda King	<b>Board Supervisor, Chairman</b>
Doug South	<b>Board Supervisor, Vice-Chairman</b>
TJ Pyche	<b>Board Supervisor, Assistant Secretary</b>

Also present were:

Joseph Roethke	<b>Regional District Manager, Rizzetta &amp; Co., Inc.</b>
Erin McCormick	<b>District Counsel; Erin McCormick Law</b>
Gabrielle Davis	<b>Castle Group</b>
Dana Even	<b>Castle Group</b>

**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 zoning changes to an undeveloped property adjacent to the District.

**THIRD ORDER OF BUSINESS**

**Consideration of Minutes of the Board of Supervisors' Special Meeting held on October 10, 2017 and Continued Meeting held on October 17, 2017**

On a Motion by Ms. King, seconded by Mr. Pyche, with all in favor, the Board of Supervisors accepted the Minutes of the Board of Supervisors' for the Special Meeting held on October 10, 2017 and the Continued Meeting held on October 17, 2017 for Waterset North Community Development District.

**FOURTH ORDER OF BUSINESS**

**Consideration of Operation & Maintenance Expenditures for September 2017**

Ms. King commented on a sink repair invoice that should be coded to the café's budget.

On a Motion by Ms. King, seconded by Mr. Pyche, with all in favor, the Board of Supervisors approved the Operation & Maintenance Expenditures for September 2017 (\$108,264.84) for Waterset North Community Development District.

**FIFTH ORDER OF BUSINESS**

**Consideration of Operation & Maintenance Expenditures  
for September 2017 for Café**

On a Motion by Ms. King, seconded by Mr. Pyche, with all in favor, the Board of Supervisors approved the Operation & Maintenance Expenditures for September 2017 for Café (\$16,817.67) for Waterset North Community Development District.

**SIXTH ORDER OF BUSINESS**

**Ratification of Series 2014 Construction Requisitions #250**

REQUISITION #	PAYEE	AMOUNT
CUS 250	Ballenger & Co.	\$1,112.50

On a Motion by Ms. King, seconded by Mr. Pyche, with all in favor, the Board of Supervisors ratified the Series 2014 Construction Requisitions #250 for Waterset North Community Development District.

**SEVENTH ORDER OF BUSINESS**

**Ratification of Change Orders #1**

CHANGE ORDER #	CONTRACTOR	DESCRIPTION	AMOUNT	CONTRACT #
1	ONSIGHT	See attached change order	\$716.00	11740-102295

On a Motion by Ms. King, seconded by Mr. Pyche, with all in favor, the Board of Supervisors ratified the Change Orders #1 for 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.

**NINTH ORDER OF BUSINESS**

**Landscaper's Response to the September 2017 Field  
Inspection Report**

Mr. Roethke Presented the landscaper's response to the September 2017 Field Inspection Report to the Board.

**TENTH ORDER OF BUSINESS**

**Consideration of Proposals for Landscape Enhancements,  
if any**

There were none.

**ELEVENTH ORDER OF BUSINESS**

**Consideration of Proposal for Furniture Cushion  
Replacement**

Mr. Roethke presented a proposal for furniture cushion replacement to the Board.

Ms. Even informed the Board that she will be bringing additional quotes to the next meeting.

**TWELFTH ORDER OF BUSINESS**

**Presentation of Arbitrage Rebate Report for Series  
2007AB**

Mr. Roethke presented the Arbitrage Rebate Calculation Report for Series 2007AB to the Board. It was noted that there is no arbitrage liability at this time.

**THIRTEENTH ORDER OF BUSINESS      Presentation of Arbitrage Rebate Report for Series 2014**

Mr. Roethke presented the Arbitrage Rebate Calculation Report for Series 2014 to the Board. It was noted that there is no arbitrage liability at this time.

**FOURTEENTH ORDER OF BUSINESS      Staff Reports**

**A. Clubhouse Manager**

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

**B. Café Sales Report**

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

The Board requested additional information regarding expenses to be added to future reports. Mr. Roethke will obtain this updated report from staff for the next meeting. Ms. Even will work with her staff to make these updates as requested by the Board.

**C. District Counsel**

No report.

**D. District Engineer**

Not present.

**E. District Manager**

Mr. Roethke stated that the next regular meeting will take place on Tuesday, December 12, 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.

**FIFTEENTH ORDER OF BUSINESS      Supervisor Requests**

Mr. Pyche asked an HOA question.

**SIXTEENTH ORDER OF BUSINESS      Adjournment**

On a Motion by Ms. King, seconded by Mr. Pyche, with all in favor, the Board of Supervisors adjourned the meeting at 4:02 p.m. for Waterset North Community Development District.

  
Secretary/Assistant Secretary

  
Chairman/Vice Chairman