

**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, January 9, 2018 at 3:29 p.m.** at the offices of Rizzetta & Company located at 9428 Camden Field Parkway, Riverview, FL 33578.

Present and constituting a quorum:

Doug South	<b>Board Supervisor, Vice-Chairman</b>
Derek Bush	<b>Board Supervisor, Assistant Secretary</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> ( <i>via phone</i> )
Dana Even	<b>Clubhouse Manager, Castle Group</b>
Gabrielle Davis	<b>Castle Group</b>

**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 members present.

**THIRD ORDER OF BUSINESS**

**Consideration of Minutes of the Board of Supervisors' Regular Meeting held on December 12, 2017**

On a Motion by Mr. Bush, seconded by Mr. Pyche, with all in favor, the Board of Supervisors approved the Minutes of the Board of Supervisors' for the Regular Meeting held on December 12, 2017 and the for the Waterset North Community Development District.

**FOURTH ORDER OF BUSINESS**

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

On a Motion by Mr. South, seconded by Mr. Pyche, with all in favor, the Board of Supervisors approved the Operation & Maintenance Expenditures for November 2017 (\$85,122.53) for the Waterset North Community Development District.

**FIFTH ORDER OF BUSINESS**

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

On a Motion by Mr. Bush, seconded by Mr. Pyche, with all in favor, the Board of Supervisors approved the Operation & Maintenance Expenditures for November 2017 for Café (\$6,877.64) for the Waterset North Community Development District.

**SIXTH ORDER OF BUSINESS**

**Ratification of Series 2014 Construction Requisitions, if any**

There were none.

**SEVENTH ORDER OF BUSINESS**

**Ratification of Change Order**

<b>CHANGE ORDER #</b>	<b>CONTRACTOR</b>	<b>DESCRIPTION</b>	<b>AMOUNT</b>	<b>CONTRACT #</b>
EXTEND	Florida Natives Nursery, Inc.	See attached change order	\$0.00	11740-18032

On a Motion by Mr. Pyche, seconded by Mr. Bush, with all in favor, the Board of Supervisors ratified the change order for Florida Natives Nursery for the Waterset North Community Development District.

**EIGHTH ORDER OF BUSINESS**

**Presentation of Monthly Inspection Reports**

1. December 2017 Field Inspection Report
2. December 2017 Aquatics Waterway Inspection Report

Mr. Roethke Presented the monthly pond and landscaper maintenance inspection reports to the Board. A discussion ensued regarding several maintenance issues, including pool construction causing damage on CDD property. Mr. Roethke will send a demand letter to the resident informing them that any damage on CDD property must be repaired at the conclusion of the residential pool construction.

**NINTH ORDER OF BUSINESS**

**Consideration of Proposals for Landscape Enhancements**

Mr. Roethke presented proposal for dog park enhancements.

On a Motion by Mr. Bush, seconded by Mr. Pyche, with all in favor, the Board of Supervisors approved proposal from LMP for dog park enhancements at a total cost of (\$1,440.00) for the Waterset North Community Development District.

**TENTH 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, including playground equipment and irrigation issues.
- B. Café Sales Report**  
Ms. Even did not provide a new sales report at this time, but will provide an update at the next meeting.
- C. District Counsel**  
Ms. McCormick recommended that the old patio furniture discussed at the last meeting be donated to a non-profit. The Board agreed that the furniture should be donated to a non-profit. Mr. Bush suggested Grace Point Wellness as a possible option, with Goodwill and Salvation Army as possibilities as well.
- D. District Engineer**  
Not present.

**E. District Manager**

Mr. Roethke stated that the next regular meeting will take place on Tuesday, February 13, 2018 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.

**ELEVENTH ORDER OF BUSINESS**

**Supervisor Requests**

Mr. Pyche asked about issues with dog poop in some common areas.

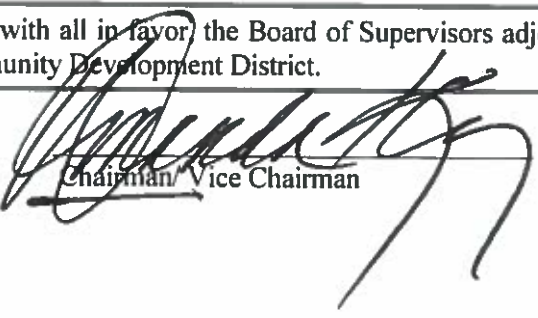
Mr. Bush will continue to work with Security Company to upgrade cameras and security upgrades.

**TWELFTH ORDER OF BUSINESS**

**Adjournment**

On a Motion by Mr. South, seconded by Mr. Pyche, with all in favor, the Board of Supervisors adjourned the meeting at 4:00 p.m. for the Waterset North Community Development District.

  
Secretary/Assistant Secretary

  
Chairman/Vice Chairman