

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, April 10, 2018 at 3:00 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
TJ Pyche	Board Supervisor, Assistant Secretary

Also present were:

Joseph Roethke	Regional District Manager, Rizzetta & Co., Inc.
Erin McCormick	District Counsel; Erin McCormick Law <i>(via phone)</i>
Dana Even	Clubhouse Manager, Castle Group
Marilyn Nieves	Castle Group
Joe Gregory	Café Manager

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 February 13, 2018

On a Motion by Ms. King, 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 February 13, 2018 for the Waterset North Community Development District.

FOURTH ORDER OF BUSINESS

Consideration of Operation & Maintenance Expenditures for January 2018 & February 2018

On a Motion by Ms. King, seconded by Mr. Pyche, with all in favor, the Board of Supervisors approved the Operation & Maintenance Expenditures for January 2018 (\$73,296.35) & February 2018 (\$192,262.41) for the Waterset North Community Development District.

FIFTH ORDER OF BUSINESS

Consideration of Operation & Maintenance Expenditures for January 2018 & February 2018 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 January 2018 (\$28,445.36) & February 2018 (\$15,133.15) for Café for the Waterset North Community Development District.

SIXTH ORDER OF BUSINESS

Ratification of Series 2014 Construction Requisitions #261-264, #268, & #269-270

REQUISITION #	PAYEE	AMOUNT
CUS 261	Erin McCormick Law, PA	\$268.00
CUS 262	Ballenger & Company, Inc.	\$1,820.00
CUS 263	Scarola & Associates	\$348.35
CUS 264	Florida Natives Nursey, Inc.	\$2,400.00
CUS 265	Onsight Signage	\$18,706.05
CUS 268	Onsight Signage	\$7,127.13
CUS 269	Ballenger & Company, Inc.	\$6,980.00
CUS 270	Onsight Signage	\$16,178.75

On a Motion by Ms. King, seconded by Mr. Pyche, with all in favor, the Board of Supervisors ratified the Series 2014 Construction Requisition #261-264, #268, & #269-270 for the Waterset North Community Development District.

SEVENTH ORDER OF BUSINESS

Ratification of Construction Contract No. 23592 & No. 23602

On a Motion by Ms. King, seconded by Mr. Pyche, with all in favor, the Board of Supervisors ratified the Construction Contract No. 23592 & No. 23602 for the Waterset North Community Development District.

EIGHTH ORDER OF BUSINESS

Ratification of Change Orders

There were none.

NINTH ORDER OF BUSINESS

Presentation of Monthly Inspection Reports

1. March 2018 Aquatics Waterway Inspection Report
2. March 2018 Field Inspection Report

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

Consideration of Proposals for Landscape Enhancements

Mr. Roethke presented various proposals from LMP for landscape removals and replacements.

On a Motion by Ms. King, seconded by Mr. Pyche, with all in favor, the Board of Supervisors approved proposals for Sod Replacement and Dog Park Zoysia Turf from LMP at a total cost of (\$1,530.00) for the Waterset North Community Development District.

(Ms. Evens and Mr. Gregory arrived at 3:02 p.m.)

ELEVENTH ORDER OF BUSINESS

**Consideration of Addendum for Phase 3C1
Landscape and Irrigation Maintenance**

Mr. Roethke presented the Addendum for Phase 3C1 Landscape and Irrigation Maintenance. A discussion ensued. The Board would like to only approve one month of maintenance, and LMP will need to provide an updated proposal for all of 3C-1 and 3C-2 at the next meeting.

On a Motion by Mr. South, seconded by Ms. King, with all in favor, the Board of Supervisors approved Phase 3C-1 and 3C-2 landscape maintenance addendum with LMP for one month only, with a revised proposal to be presented at the next meeting for the Waterset North Community Development District.

TWELFTH ORDER OF BUSINESS

**Ratification of Addendum to Lease Agreement
with Newland**

Mr. Roethke presented the Addendum to Lease Agreement with Newland. The only change here is for the site address.

On a Motion by Ms. King, seconded by Mr. South, with all in favor, the Board of Supervisors ratified the Addendum to Lease Agreement with Newland for the Waterset North Community Development District.

THIRTEENTH ORDER OF BUSINESS

Presentation of US Bank Trustee Letter

Mr. Roethke presented the US Bank Trustee Letter, and informed the Board that costs are increasing from (\$3,500 to \$3,850) next year. This will be Budgeted for in next fiscal year's budget.

FOURTEENTH ORDER OF BUSINESS

Discussion Regarding Farmer's Market Co-op

Mr. Roethke presented the Co-op Issues Letter, and Ms. Even reviewed these issues with the Board. Ms. King and Mr. South suggested putting this service on hold until a decision can be made on additional rental fees for this service.

On a Motion by Ms. King, seconded by Mr. Pyche, with all in favor, the Board of Supervisors approved to cancel service for the Cypress Creek Co-op effective immediately for the Waterset North Community Development District.

FIFTEENTH ORDER OF BUSINESS

Consideration of YMCA Swim Lessons

Mr. Roethke presented the YMCA swim lessons schedule. The Board discussed but did not want to approve at this time.

On a Motion by Ms. King, seconded by Mr. Pyche, with all in favor, the Board of Supervisors approved to decline proposal for swimming lessons from the YMCA for the Waterset North Community Development District.

SIXTEENTH ORDER OF BUSINESS

**Consideration of Proposal for Café
Preventative Maintenance**

Mr. Roethke presented the proposal for Café Preventative Maintenance. This is for a bi-annual maintenance service for the café grease trap.

On a Motion by Ms. King, seconded by Mr. South, with all in favor, the Board of Supervisors approved the proposal from Chris's Plumbing Service for grease trap maintenance at a cost of (\$225.00) per visit for the Waterset North Community Development District.

SEVENTEENTH 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.

Ms. Even informed the Board the new maintenance employee started today, April 10th.

B. Café Sales Report

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

Ms. Even introduced the new café manager to the Board, Joe Gregory. Mr. Gregory discussed some issues for improving the café, including extending the café hours on Thursday and Friday, and making some minor changes to the menu. The Board was in agreement with these changes.

C. District Counsel

No report.

D. District Engineer

Not present.

E. District Manager

Mr. Roethke stated that the next regular and proposed budget meeting will take place on Tuesday, May 8, 2018 at 3:00 p.m. at the offices of 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.

EIGHTEENTH ORDER OF BUSINESS

Supervisor Requests

Ms. King requested that Ms. Evens send the access badge chart directly to Amanda.

Mr. Pyche mentioned that there is a tree growing out of the gutter at The Landing; there needs to be more monitoring of badges at the pool; the landscape at Milestone & Covington needs to be addressed, asked questions about pool installation; asked questions about empty land owned by Newland next to The Landing; commented on use of outdoor trail amenities by non-residents.

NINETEENTH 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 4:35 p.m. for the Waterset North Community Development District.


Secretary/Assistant Secretary


Chairman/Vice Chairman