

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 09, 2018 at 6:00 p.m.** at the Waterset Club located at 7821 Paradiso Drive Apollo Beach FL, 33572.

Present and constituting a quorum:

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

Also present were:

Joseph Roethke	Regional District Manager, Rizzetta & Co., Inc.
Bryan Radcliff	District Manager, Rizzetta & Co., Inc.
Erin McCormick	District Counsel; Erin McCormick Law
Joe Gregory	Café Manager
Marilyn Nieves	Castle Group
Kim Morales	Castle Group
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 11, 2018

On a Motion by Ms. King, seconded by Ms. Parisi, with all in favor, the Board of Supervisors approved the Minutes of the Board of Supervisors', as presented, for the Regular Meeting held on September 11, 2018 for the Waterset North Community Development District.

FOURTH ORDER OF BUSINESS

Consideration of Operation & Maintenance Expenditures for August 2018

On a Motion by Ms. King, seconded by Ms. Parisi, with all in favor, the Board of Supervisors approved the Operation & Maintenance Expenditures for August 2018 (\$114,998.16) for the Waterset North Community Development District.

FIFTH ORDER OF BUSINESS

Consideration of Operation & Maintenance Expenditures for August 2018 for Café

On a Motion by Ms. King, seconded by Ms. Parisi, with all in favor, the Board of Supervisors approved the Operation & Maintenance Expenditures for August 2018 (\$22,106.35) for Café for the Waterset North Community Development District.

SIXTH ORDER OF BUSINESS

Presentation of Monthly Inspection Reports

Mr. Roethke Presented the Waterway inspection report and field inspection report to the Board. Ms. King requested any non-landscape O&M items (such as street sign issues) to be addressed immediately by on-site staff instead of being added to these reports. A discussion ensued regarding several maintenance items.

SEVENTH ORDER OF BUSINESS

Ratification of Series 2014 Construction Requisitions

REQUISITION #	PAYEE	AMOUNT
CUS 283	Ballenger & Company, Inc	\$4,205.00

Ms. King Noted that one of the Invoices should have been billed to Waterset Central. Mr. Roethke will look into this.

On a Motion by Ms. King, seconded by Mr. Parisi, with all in favor, the Board of Supervisors ratified the series 2014 construction requisitions for the Waterset North Community Development District.

EIGHTH ORDER OF BUSINESS

Ratification of Construction Contracts

CHANGE ORDER	CONTRACTOR	DESCRIPTION	AMOUNT	CONTRACT #
Extend	Ballenger & Company	See attached Change Order	0.00	22262
1	Onsight Industries, LLC	See attached Change Order	\$3,349.40	24065

On a Motion by Ms. King, seconded by Mr. Bush, with all in favor, the Board of Supervisors ratified the construction contracts for the Waterset North Community Development District.

NINTH ORDER OF BUSINESS

Presentation of Monthly Inspection Reports

Mr. Roethke Presented the waterway inspection 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 the proposals for Landscape enhancements to the Board. A discussion ensued regarding the proposals.

On a Motion by Ms. King, seconded by Mr. South, with all in favor, the Board of Supervisors approved the proposals from LMP for several landscape enhancements at a total cost of \$50,470.25 for the Waterset North Community Development District.

ELEVENTH ORDER OF BUSINESS

Consideration of Updated Independent Contractor Agreement

Mr. Roethke presented the updated independent contractor agreement to the Board. Ms. McCormick reviewed the details of this agreement with the Board.

On a Motion by Ms. King, seconded by Mr. Parisi, with all in favor, the Board of Supervisors approved the updated independent contractor agreement for the Waterset North Community Development District.

TWELFTH ORDER OF BUSINESS

Acceptance of Modification of Professional District Services Agreement

Mr. Roethke presented the updated District Management contract with Rizzetta to the Board and discussed the details of any changes.

On a Motion by Ms. King, seconded by Mr. South, with all in favor, the Board of Supervisors approved the District Services contract with Rizzetta & Company for the Waterset North Community Development District.

THIRTEENTH ORDER OF BUSINESS

Consideration of Resolution 2019-01, Declaring Vacancy

Mr. Roethke presented Resolution 2019-01 to the Board, which will declare a vacancy in seat #2 on the Board of supervisors. A discussion ensued regarding future appointments to this seat. The Board will review resumes at the December meeting.

On a Motion by Mr. Bush, seconded by Mr. South, with all in favor, the Board of Supervisors adopted resolution 2019-01 for the Waterset North Community Development District.

FOURTEENTH ORDER OF BUSINESS

Consideration of Conveyance Documents

Mr. Roethke presented conveyance documents for various phases throughout the District to the Board. Ms. McCormick reviewed the details of the conveyance documents with the Board.

On a Motion by Ms. King, seconded by Ms. Parisi, with all in favor, the Board of Supervisors accepted all conveyance documents in substantial form pending District Counsel review for the Waterset North Community Development District.

FIFTHTEENTH ORDER OF BUSINESS

Consideration of Cost Share Agreement for Copier

Mr. Roethke presented a cost share agreement for a copier and Ms. McCormick reviewed the details of this agreement with the Board. This agreement is between Waterset North CDD and the Waterset HOA.

On a Motion by Mr. South, seconded by Ms. King, with all in favor, the Board of Supervisors approved the copier cost share agreement for the Waterset North Community Development District.

SIXTEENTH ORDER OF BUSINESS

Consideration of Cost Share Agreement For Security Services

Mr. Roethke presented a cost share agreement for security service and Ms. McCormick reviewed the details of this agreement with the Board. This agreement is between Waterset North CDD and Waterset Central CDD. Ms. McCormick entertained various questions from the Board.

On a Motion by Ms. King, seconded by Mr. Bush, with all in favor, the Board of Supervisors approved the security services cost share agreement for the Waterset North Community Development District.

SEVENTEENTH ORDER OF BUSINESS

Staff Reports

A. Clubhouse Manager

Ms. Nieves presented the Clubhouse Manager's report to the Board. A discussion ensued regarding several maintenance items. Ms. Nieves suggested bringing the janitorial services in-house rather than using Vanguard. Castle group will provide cost estimates for bringing this service in-house.

B. Café Sales Report

Mr. Roethke presented a café sales report to the Board. Mr. Gregory presented an option for a Winestream service at the cafe. A discussion ensued.

On a Motion by Ms. King, seconded by Mr. South, with all in favor, the Board of Supervisors approved the Winestream service for the café pending District Counsel review for the Waterset North Community Development District.

C. District Counsel
No report.

D. District Engineer

Not present.

E. District Manager

Mr. Roethke stated that the next regular will take place on Tuesday, November 13, 2018 at 6:00 p.m. at the Waterset Clubhouse.

1. Action Item List

Mr. Roethke presented the Action Item List to the Board.

EIGHTEENTH ORDER OF BUSINESS

Supervisor Requests


Mr. South provided a resignation letter for the next meetings agenda.

NINETEENTH ORDER OF BUSINESS

Adjournment

On a Motion by Mr. Bush seconded by Mr. South, with all in favor, the Board of Supervisors adjourned the meeting at 7:08 p.m. for the Waterset North Community Development District.


Secretary/Assistant Secretary


Chairman/Vice Chairman