

**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 14, 2014 at 3:20 p.m.** at the office of Buchanan Ingersoll & Rooney, PC located at 501 E. Kennedy Blvd., Suite 1700, Tampa, Florida 33602.

Present and constituting a quorum:

Alex McLeod	<b>Board Supervisor, Chairman</b>
Doug South	<b>Board Supervisor, Vice-Chairman</b>
Maja Barnat	<b>Board Supervisor, Assistant Secretary</b>

Also present were:

Christine Perkins	<b>District Manager; Rizzetta &amp; Company, Inc.</b>
Pete Williams	<b>Vice President; Rizzetta &amp; Company, Inc.</b>
Erin McCormick	<b>District Counsel; Buchanan Ingersoll &amp; Rooney PC</b>

**FIRST ORDER OF BUSINESS**

**Call to Order**

Ms. Perkins 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**

**Staff Reports**

- A. District Counsel**  
No report.
- B. District Engineer**  
Not present.
- C. Clubhouse Manager**  
Not present.

**D. District Manager**

Ms. Perkins stated that the next regularly scheduled Board of Supervisors meeting is going to occur on Tuesday, November 11, 2014 at 3:00 p.m. at the offices of Buchanan Ingersoll & Rooney, PC located at 501 E. Kennedy Blvd., Suite 1700, Tampa, FL 33602.

**FOURTH ORDER OF BUSINESS**

**Presentation of Monthly Inspection Reports**

Ms. Perkins noted that the landscape report was not received in time for the meeting.

**FIFTH ORDER OF BUSINESS**

**Consideration of Minutes of Board of Supervisors' Special Meeting held on September 5, 2014**

On a Motion by Mr. McLeod, seconded by Mr. South, with all in favor, the Board of Supervisors approved the minutes of the Board of Supervisors' special meeting held on September 5, 2014 for Waterset North Community Development District.

**SIXTH ORDER OF BUSINESS**

**Consideration of Operation and Maintenance Expenditures for August 2014**

Ms. Perkins presented the expenditures to the Board for their review.

On a Motion by Mr. South, seconded by Mr. McLeod, with all in favor, the Board approved the Operation and Maintenance Expenditures for August 2014 (\$86,903.08) for Waterset North Community Development District.

**SEVENTH ORDER OF BUSINESS**

**Consideration of the Operation and Maintenance Expenditures for March and August 2014 – Waterset Café**

Ms. Perkins presented the expenditures to the Board for their review.

On a Motion by Mr. McLeod, seconded by Mr. South, with all in favor, the Board approved the Operation and Maintenance Expenditures for August 2014 – Waterset Café (\$17,071.07) for Waterset North Community Development District.

**EIGHTH ORDER OF BUSINESS**

**Ratification of Series 2007 Construction Requisitions #542 - #545 (see recap)**

On a Motion by Mr. South, seconded by Mr. McLeod, with all in favor, the Board of Supervisors ratified the Series 2007 Construction Requisitions #542 - #545 for Waterset North Community Development District.

**NINTH ORDER OF BUSINESS**

**Ratification of Series 2014 Construction Requisitions #2 - #14 (see recap)**

REQUISITION NO.	PAYEE	AMOUNT
2	Ballenger & Company, Inc.	\$4,043.50
3	Buchanan Ingersoll & Rooney	\$1,806.00
4	Cardno Entrix	\$1,687.00
5	Ferguson Enterprises, Inc.	\$1,060.00
6	LRK, Inc.	\$3,300.00
7	RIPA & Associates, LLC	\$341,314.29
8	RIPA & Associates, LLC	\$568,585.59
9	Scarola Associates	\$5,468.11
10	Lee Te Kim Lawn Care & Nursery	\$137,821.86
11	Lee Te Kim Lawn Care & Nursery	\$15,313.54
12	Lee Te Kim Lawn Care & Nursery	\$36,527.53
13	Lee Te Kim Lawn Care & Nursery	\$51,301.54
14	Lee Te Kim Lawn Care & Nursery	\$59,866.25

Mr. South stated that the LRK, Inc. invoice is currently in dispute and has not been approved. (Requisition #6)

On a Motion by Mr. McLeod, seconded by Mr. South, with all in favor, the Board of Supervisors ratified the Series 2014 Construction Requisitions #2 - #5, #7 - #14 for Waterset North Community Development District.

**TENTH ORDER OF BUSINESS**

**Ratification of Contracts for Construction Executed by Chairman per Resolution 2012-02**

Contractor	Description	Contract Number	Amount
Danielle Fence Manufacturing Company, Inc.	Waterset Phase 2C1 Landscape Buffer Fence	11740-16046	\$46,800.00
Lee Te Kim Lawn Care & Nursery	Waterset Phase 2C1 Hardscape Installation	11740-16171	\$147,394.08

On a Motion by Mr. McLeod, seconded by Mr. South, with all in favor, the Board of Supervisors ratified the contracts for construction executed by the Chairman per Resolution 2012-02 for Waterset North Community Development District.

**ELEVENTH ORDER OF BUSINESS**

**Ratification of Change Orders *(see recap)***

<b>CHANGE ORDER#</b>	<b>CONTRACTOR</b>	<b>DESCRIPTION</b>	<b>AMOUNT</b>	<b>CONTRACT #</b>
6	RIPA & Associates, LLC	Phase 2C1 and 2 Covington Drive Improvements	\$42,823.50	11740-14491
1	RIPA & Associates, LLC	Waterset Ph 3A – Earthwork & Grading, Watermain, Sanitary Sewer, Roadway Construction	-\$1,714,633.04	11740-15835
2	RIPA & Associates, LLC	Mass Grading Plan Changes (storm pipe)	\$48,732.80	11740-15835
3	RIPA & Associates, LLC	Lakeside Amenity Phase 2 – General Conditions, Earthwork, Paving, Storm Sewer, Sanitary Sewer, Water Distribution, Hardscape Drainage	\$243,666.70	11740-15835

Ms. McCormick distributed a letter from Heidt Design explaining the reasons for doing the additional work related to RIPA & Associates Change Order #3. Mr. South stated that the main reason for issuing a change order for this work is because it is an extension of the existing scope of work already covered in the 3A contract. He noted that the work will include extending the utilities for the building, splash pad, reclaimed water, storm sewer and sanitary sewer. A discussion ensued.

On a Motion by Mr. McLeod, seconded by Mr. South, with all in favor, the Board of Supervisors ratified Change Orders #6, #1, #2 (RIPA & Associates) for Waterset North Community Development District.

On a Motion by Mr. McLeod, seconded by Mr. South, with all in favor, the Board of Supervisors ratified Change Order #3 related to the Lakeside Amenity (RIPA & Associates) based upon the letter from Heidt Design, and the concurrence by the District Engineer for the reasons described by Mr. South for Waterset North Community Development District.

**TWELFTH ORDER OF BUSINESS**

**Consideration of Resolution 2015-01,  
Amending Deferred Payment Schedule for  
Debt Service Assessments**

Ms. Perkins explained that for fiscal year 2014-2015, only debt service assessments for the 2007 Series Bonds will be collected since there is capitalized interest for the fiscal year 2013-2014 bonds. For fiscal year 2015-2016, the payment schedule will be adjusted to reflect both the 2007 and 2014 Series Bonds.

On a Motion by Mr. McLeod, seconded by Ms. Barnat, with all in favor, the Board of Supervisors adopted Resolution 2015-01, amending the deferred payment schedule for debt service assessments for Waterset North Community Development District.

**THIRTEENTH ORDER OF BUSINESS**

**Consideration of Developer Funding  
Agreement for Café Services**

Ms. Perkins presented the agreement to the Board for their consideration.

On a Motion by Mr. McLeod, seconded by Ms. Barnat, with all in favor, the Board of Supervisors approved the Developer Funding Agreement for Café Services for Waterset North Community Development District.

**FOURTEENTH ORDER OF BUSINESS**

**Consideration of Addendum to  
Café Services Management  
Agreement**

Ms. Perkins presented the Addendum to the Café Services Agreement and noted that it would allow for an additional 29 staff hours per week for the purposes of operating the Café.

On a Motion by Mr. McLeod, seconded by Mr. South, with all in favor, the Board of Supervisors approved the Addendum to the Café Services Management Agreement for Waterset North Community Development District.

**FIFTEENTH ORDER OF BUSINESS**

**Consideration of Proposals for High  
Dusting Services and Additional Weights  
in the Fitness Center**

Ms. Perkins presented the proposals to the Board for their consideration.

On a Motion by Mr. McLeod, seconded by Mr. South, with all in favor, the Board of Supervisors approved the Squeegie Squad high dusting proposal (\$595.00) and the FitRev proposal for dumbbells and a dumbbell rack (\$1,140.15) for Waterset North Community Development District.

**SIXTEENTH ORDER OF BUSINESS**

**Ratification of Fall Concert Series Agreement**

Ms. Perkins presented the agreement to the Board. She noted that this agreement would allow for use of CDD property (at no cost to the Developer) for four concerts scheduled to be held each Saturday during the month of October, two of which have already occurred. Ms. McCormick reviewed the ASCAP requirements.

On a Motion by Mr. McLeod, seconded by Ms. Barnat, with all in favor, the Board of Supervisors ratified the Fall Concert Series Agreement for Waterset North Community Development District.

**SEVENTEENTH ORDER OF BUSINESS**

**Consideration of Deed Conveyance for Phase 1 and 2 Parcels to CDD (under separate cover)**

Ms. McCormick stated that the deeds have not yet been received by the Developer. A brief discussion ensued. This agenda item was tabled.

**EIGHTEENTH ORDER OF BUSINESS**

**Consideration of Temporary Construction License Agreement for Waterset Phase 3**

Ms. McCormick reviewed the Temporary Construction License Agreement for the Board.

On a Motion by Mr. McLeod, seconded by Mr. South, with all in favor, the Board of Supervisors approved the Temporary Construction License Agreement for Waterset North Community Development District.

**NINETEENTH ORDER OF BUSINESS**

**Consideration of Recommendation from RFP Review Committee for Lakeside Amenity and Park Pavilion**

Mr. South reviewed the bid rankings as determined by the RFP Review Committee:

- 1 – Manasota Commercial Construction – 296.25 points
- 2 – Bandes Construction Company – 286.47 points

A discussion ensued regarding adjusting the scope of work in the future.

On a Motion by Mr. South, seconded by Mr. McLeod, with all in favor, the Board of Supervisors accepted the recommendation from the RFP Review Committee, awarding Manasota Commercial Construction the contract for the Lakeside Amenity and Park Pavilion as the number one proposer for Waterset North Community Development District.

**TWENTIETH ORDER OF BUSINESS**

**Supervisor Requests**

Mr. South discussed a proposed change order to the RIPA & Associates contract related to the Phase 3A construction, noting that a funding agreement is also needed. He stated the first part of the change order would extend Waterset Boulevard 1,150 feet to the intersection of Paradiso Road and the second part would construct Paradiso Road to the lift station.

On a Motion by Mr. McLeod, seconded by Ms. Barnat, with all in favor, the Board of Supervisors approved the RIPA & Associates Change Order related to the Phase 3A construction for Waterset North Community Development District.

Ms. McCormick stated that a substantial part of the work that is being done under the Phase 3A contract is for Impact-Fee Creditable Roadways and it is anticipated that the Developer will be directly paying for and funding that portion of the construction. She recommended that the Board approve a Developer Construction and Funding Agreement in substantial form similar to what was previously approved for Phase 2A, 2C1, 2C2 and 2C3. This will be ratified by the Board once it is finalized.

On a Motion by Mr. McLeod, seconded by Mr. South, with all in favor, the Board of Supervisors approved the Developer Construction and Funding Agreement in substantial form for Phase 3A construction for Waterset North Community Development District.

Mr. Williams recommended that the Board take action to obtain and submit its Public Facilities Report to Hillsborough County (due by June 2015).

On a Motion by Mr. McLeod, seconded by Ms. Barnat, with all in favor, the Board of Supervisors authorized District Staff to obtain a Public Facilities Report for Waterset North Community Development District.

**TWENTY-FIRST ORDER OF BUSINESS**

**Adjournment**

On a Motion by Mr. South, seconded by Ms. Barnat, with all in favor, the Board of Supervisors adjourned the meeting at 4:14 p.m. for Waterset North Community Development District.

  
Secretary/Assistant Secretary

  
Chairman/ Vice Chairman