

**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 15, 2013 at 3:05 p.m.** at the office of Newland Communities, located at 777 S. Harbour Island Boulevard, Suite 320 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:

Matt Huber	<b>District Manager, Rizzetta &amp; Company, Inc.</b>
Erin McCormick	<b>District Counsel, Fowler White Boggs P.A.</b>
Jamie Scarola	<b>District Engineer, Scarola &amp; Associates (via conf. call)</b>
Kelly Evans	<b>Rizzetta Amenity Services, Inc.</b>

**FIRST ORDER OF BUSINESS**

**Call to Order**

Mr. Huber called the meeting to order and read the roll call. No audience members were present.

**SECOND ORDER OF BUSINESS**

**Consideration of the Minutes of the Board  
of Supervisors' Regular Meeting held on  
September 10, 2013**

On a Motion by Mr. McLeod, seconded by Mr. South, with all in favor, the Board approved the minutes of the Board of Supervisors' Regular meeting held on September 10, 2013 for Waterset North Community Development District.
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**THIRD ORDER OF BUSINESS**

**Consideration of the Operation and  
Maintenance Expenditures for September  
2013**

Mr. Huber presented the expenditures to the Board for their review. Mr. Huber stated the Reclaimed Water Meter will be reimbursed by the construction fund.

On a Motion by Mr. McLeod, seconded by Mr. South, with all in favor, the Board approved the Operation and Maintenance Expenditures for September 2013 (\$38,065.91) for Waterset North Community Development District.

**FOURTH ORDER OF BUSINESS**

**Consideration of the Operation and Maintenance Expenditures for September 2013 – Waterset Café**

Mr. Huber 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 September 2013 – Waterset Café (\$7,337.66) for Waterset North Community Development District.

**FIFTH ORDER OF BUSINESS**

**Ratification of Series 2007 Construction Requisitions #414 #425, #427-#436 (see recap)**

Mr. Huber presented the requisitions to the Board for their review.

On a Motion by Mr. McLeod, seconded by Mr. South, with all in favor, the Board ratified the Series 2007 Construction Requisitions #415, #425 and #427-#436 for Waterset North Community Development District.

**SIXTH ORDER OF BUSINESS**

**Ratification of Contracts for Construction Executed by Chairman per Resolution 2012-02 (see recap)**

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

**SEVENTH ORDER OF BUSINESS**

**Consideration of Construction and Funding Agreement Revised for Phase 2A Improvements (under separate cover)**

Ms. McCormick presented the Amended Construction and Funding Agreement for Phase 2A to the Board. The Developer will be advancing funding for portions of Phase 2A and will be reimbursed from any future bond proceeds.

On a Motion by Mr. McLeod, seconded by Mr. South, with all in favor, the Board approved the Amended Construction and Funding Agreement for Phase 2A as presented for Waterset North Community Development District.

**EIGHTH ORDER OF BUSINESS**

**Consideration of Construction and Funding Agreement for Phases 2C-2, 2C-3, and 2C-1 Construction (*under separate cover*)**

Ms. McCormick presented the Amended Construction and Funding Agreement for Phases 2C-2, 2C-3, and 2C-1 to the Board.

On a Motion by Mr. McLeod, seconded by Mr. South, with all in favor, the Board approved the Construction and Funding Agreement in Substantial Form for Phases 2C-2, 2C-3, and 2C-1 as presented for Waterset North Community Development District.

**NINTH ORDER OF BUSINES**

**Discussion on Irrigation – Ballenger & Company**

Mr. Huber asked for this item to be tabled; Staff is working on obtaining additional information and will present at the next board meeting.

**TENTH ORDER OF BUSINES**

**Consideration of Retention Pond Mowing Proposal**

Mr. Huber presented the retention pond mowing proposal to the board. A discussion ensued. Mr. McLeod asked that this item be tabled.

**ELEVENTH ORDER OF BUSINESS**

**Staff Reports**

- A. District Counsel  
No report.
- B. District Engineer  
No report.
- C. District Manager  
Mr. Huber noted that the next regularly scheduled Board of Supervisors' meeting will be held on December 10, 2013 at 3:00 p.m. at the office of Fowler White Boggs 501 E. Kennedy Blvd., Suite 1700, Tampa, Florida 33602.
- D. Clubhouse Manager  
Erin Olson has resigned; Kelly Evans is acting as the on-site Manager.

**TWELFTH ORDER OF BUSINESS**

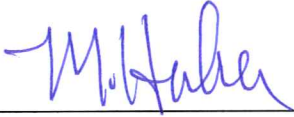
**Supervisor Requests**

No Supervisor Requests.

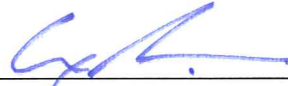
**THIRTEENTH ORDER OF BUSINESS**

**Adjournment**

On a Motion by Mr. McLeod, seconded by Mr. South, with all in favor, the Board adjourned the meeting at 3:39 p.m. for Waterset North Community Development District.



Secretary/Assistant Secretary



Chairman/ Vice Chairman