

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, November 11, 2014 at 3:53 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	Board Supervisor, Chairman
Doug South	Board Supervisor, Vice-Chairman
Maja Barnat	Board Supervisor, Assistant Secretary

Also present were:

Eric Dailey	District Manager; Rizzetta & Company, Inc.
Erin McCormick	District Counsel; Buchanan Ingersoll & Rooney PC

FIRST ORDER OF BUSINESS

Call to Order

Mr. Dailey called the meeting to order and read the roll call, noting that Mr. McLeod was given his Oath of Office just prior to the beginning of the meeting.

SECOND ORDER OF BUSINESS

Audience Comments

There were no audience members present.

THIRD ORDER OF BUSINESS

**Consideration of Resolution 2015-02,
Canvassing and Certifying Election Results**

On a Motion by Mr. McLeod, seconded by Ms. Barnat, with all in favor, the Board of Supervisors approved Resolution 2015-02, Canvassing and Certifying Election Results for the Waterset North Community Development District.

FOURTH ORDER OF BUSINESS

**Consideration of Resolution 2015-03,
Designating Officers**

On a Motion by Mr. McLeod, seconded by Ms. Barnat, with all in favor, the Board of Supervisors adopted Resolution 2015-03, designating Alex McLeod as Chairman, Doug South as Vice Chairman, and Pam Parisi, Maja Barnat, Lisa Budronis, Christine Perkins and Eric Dailey as Assistant Secretaries for the Waterset North Community Development District.

FIFTH ORDER OF BUSINESS

Staff Reports

A. District Counsel

No report.

B. District Engineer

Mr. Scarola presented a proposal for an authorization to proceed with completing a Public Facilities Report to comply with the statute.

On a Motion by Mr. McLeod, seconded by Mr. South, with all in favor, the Board of Supervisors approved Mr. Scarola's proposal, with a not-to-exceed amount of \$3500, for the Waterset North Community Development District.

C. Clubhouse Manager

Not present.

D. District Manager

Mr. Dailey stated that the next regularly scheduled Board of Supervisors meeting is going to occur on Tuesday, December 9, 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**

Mr. Dailey presented the monthly inspection reports, providing the landscape report under separate cover as well as several proposals for several plant/tree replacements. Mr. McLeod expressed his concern over the high cost of the plant replacements, chinch bugs, as well as a sewer inlet repair that needs to be immediately addressed.

FIFTH ORDER OF BUSINESS

**Administer Oath of Office to Newly
Elected Supervisors**

Mr. Dailey administered the Oath of Office to Mr. McLeod who swore to and affirmed to the oath. Mr. McLeod elected to waive compensation.

SIXTH ORDER OF BUSINESS

**Consideration of Minutes of the Board of
Supervisors' Regular Meeting held on
October 14, 2014**

On a Motion by Mr. McLeod, seconded by Mr. South, with all in favor, the Board approved the Minutes of the Board of Supervisor' Regular Meeting held on October 14, 2014 for the Waterset North Community Development District

SEVENTH ORDER OF BUSINESS

**Consideration of the Operation and
Maintenance Expenditures for September
2014**

On a Motion by Mr. McLeod, seconded by Mr. South, with all in favor, the Board approved the Operation and Maintenance Expenditures for September 2014 (\$89,028.34) for the Waterset North Community Development District.

EIGHTH ORDER OF BUSINESS

**Consideration of the Operation and
Maintenance Expenditures for September
2014 for Café**

On a Motion by Mr. South, seconded by Mr. McLeod, with all in favor, the Board approved the Operation and Maintenance Expenditures for September 2014 for the Cafe (\$13,389.89) for the Waterset North Community Development District.

NINTH ORDER OF BUSINESS

Ratification of Series 2014 Construction Requisitions #15-#22, #24-#27 (see recap)

REQUISITION NO.	PAYEE	AMOUNT
15	Atlantic TNG, LLC	\$31,008.07
16	Danielle Fence	\$46,800.00
17	Ferguson Enterprises, Inc.	\$27,763.74
18	Xylem Water Solutions	\$903.00
19	Atlantic TNG, LLC	\$93,218.99
20	Buchanan Ingersoll & Rooney	\$3,768.00
21	Ferguson Enterprises, Inc.	\$76,512.35
22	Rinker Materials	\$25,523.48
23	RIPA & Associates, LLC	VOID
24	RIPA & Associates, LLC	\$180,859.01
25	Sunrise Landscape	\$21,146.04
26	Ferguson Enterprises, Inc.	\$37,600.13
27	Sunrise Landscape	\$120,193.87

On a Motion by Mr. South, seconded by Mr. McLeod, with all in favor, the Board of Supervisors ratified the Series 2014 Construction Requisitions #15-#22, #24-#27 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
Metcalf Enterprises, LLC	Waterset Phase 2C1 Electrical Services	11740-16260	\$8,960.00
Sunrise Landscaping Contractors, Inc.	Waterset Phase 2C1 Common Area Landscape & Irrigation	11740-16001	\$383,369.15

On a Motion by Mr. South, seconded by Mr. McLeod, 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)

CHANGE ORDER#	CONTRACTOR	DESCRIPTION	AMOUNT	CONTRACT #
999	RIPA & Associates, LLC	Extend Contract to Allow for Final Billing – New Expiration 12/15/14	\$0.00	11740-14491
5	RIPA & Associates, LLC	Streets & Drainage – Paradiso Dr. Sanitary Sewer – Paradiso Dr. Water main – Paradiso Dr. Reclaimed Water Main – Paradiso Dr. Lift Station Stabilized Access Credit – Paradiso Dr. Streets & Drainage – Waterset Blvd 3A Reclaimed Water Main – Waterset Blvd 3A	\$1,251,904.00	11740-15835

On a Motion by Mr. McLeod, seconded by Mr. South, with all in favor, the Board of Supervisors ratified Change Orders #999, and #5 (RIPA & Associates) for the Waterset North Community Development District.

TWELFTH ORDER OF BUSINESS

Ratification of Developer Construction and Funding Agreement for Phase 3A

On a Motion by Mr. South, seconded by Ms. Barnat, with all in favor, the Board of Supervisors approved the Developer Construction and Funding Agreement for Phase 3A.

THIRTEENTH ORDER OF BUSINESS

Consideration of Deed Conveyances for Phase 1 and 2 Parcels to CDD

On a Motion by Mr. McLeod, seconded by Mr. South, with all in favor, the Board of Supervisors approved the Deed Conveyance for Phase 1 to the Waterset North Community Development District.

On a Motion by Mr. McLeod, seconded by Ms. Barnat, with all in favor, the Board of Supervisors approved the Deed Conveyance for Phase 2 to the Waterset North Community Development District.

FOURTEENTH ORDER OF BUSINESS

Review of District Financials

Mr. Dailey presented the YTD cash balance report for the District, and recommended establishing a reserve at some point within the next fiscal year. No formal Board action was taken.

FIFTEENTH ORDER OF BUSINESS

Supervisor Requests

Mr. South commented that sometime between this and the next Board meeting, an RFP will go out for Landscaping Bids/Proposals for Lakeside Amenity and Phase 3A-1 construction development as a single project, which will include all of Waterset Blvd original segment in Phase 2. Discussion ensued.

On a Motion by Mr. South, seconded by Mr. McLeod, with all in favor, the Board of Supervisors approved authorizing RFPs for the Lakeside Amenity project and Phase 3A-1 Development landscape construction, utilizing the existing criteria for scoring/ranking as well as existing review committee members, and to allow for district staff to work with developer to finalize RFP package, and authorize the placement for an advertisement to solicit proposals.

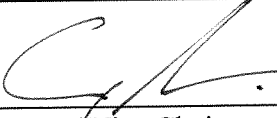
SIXTEENTH ORDER OF BUSINESS

Adjournment

On a Motion by Ms. Barnat, seconded by Ms. McLeod, with all in favor, Board of Supervisors adjourned the meeting at 4:31 p.m. for Waterset North Community Development District.



Secretary/Assistant Secretary



Chairman/Vice Chairman