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**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, February 10, 2015 at 3:09 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>
Joe Roethke	<b>District Manager; Rizzetta &amp; Company, Inc.</b>
Erin McCormick	<b>District Counsel; Buchanan Ingersoll &amp; Rooney PC</b>
Jamie Scarola	<b>District Engineer; Scarola Associates (<i>via phone</i>)</b>

**FIRST ORDER OF BUSINESS**

**Call to Order**

Mr. 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**

**Consideration of Minutes of the  
Landowners' Meeting held on November  
11, 2014**

On a Motion by Mr. McLeod, seconded by Ms. Barnat, with all in favor, the Board approved the Minutes of the Landowners' Meeting held on November 11, 2014 for the Waterset North Community Development District
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**FOURTH ORDER OF BUSINESS**

**Consideration of Minutes of the Board of Supervisors' Regular Meeting held on November 11, 2014**

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 November 11, 2014 for the Waterset North Community Development District

**FIFTH ORDER OF BUSINESS**

**Consideration of the Operation and Maintenance Expenditures for October - December 2014**

On a Motion by Mr. McLeod, seconded by Mr. South, with all in favor, the Board approved the Operation and Maintenance Expenditures for October 2014 (\$67,468.47), November 2014 (\$66,195.66) and December 2014 (\$104,346.00) for the Waterset North Community Development District.

**SIXTH ORDER OF BUSINESS**

**Consideration of the Operation and Maintenance Expenditures for October – December 2014 for Café**

On a Motion by Mr. South, seconded by Ms. Barnat, with all in favor, the Board approved the Operation and Maintenance Expenditures for October 2014 (\$15,468.26), November 2014 (\$4,970.79) and December 2014 (\$40,837.55) for the Cafe) for the Waterset North Community Development District.

**SEVENTH ORDER OF BUSINESS**

**Ratification of Series 2014 Construction Requisitions #28-#50, #54,-#58 (see recap)**

REQUISITION NO.	PAYEE	AMOUNT
28	RIPA & Associates, LLC	\$750,801.97
29	Atlantic TNG, LLC	\$28,591.92
30	Metcalf Enterprises, LLC	\$8,960.00
31	RIPA & Associates, LLC	\$28,065.80
32	RIPA & Associates, LLC	\$198,810.26
33	Buchanan Ingersoll & Rooney	\$9,312.00
34	Xylem Water Solutions U.S.A., Inc.	\$141,467.00
35	Rinker Materials	\$23,988.94
36	RIPA & Associates	\$949,317.54
37	Ferguson Enterprises, LLC	\$31,759.49
38	Cardno Entrix	\$2,662.00
39	Sunrise Landscape	\$83,700.00
40	Nirbo Inc	\$44,646.00

**WATERSET NORTH COMMUNITY DEVELOPMENT DISTRICT**

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41	Vak Pak Inc	\$11,758.30
42	Norwell USA	\$13,798.00
43	RIPA & Associates, LLC	\$1,228,240.16
44	Buchanan Ingersoll & Rooney	\$8,344.00
45	Buchanan Ingersoll & Rooney	\$8,436.00
46	Sunrise Landscape	\$119,992.32
47	Cardno Entrix	\$1,687.00
48	Atlantic TNG, LLC	\$24,099.09
49	Rinker Materials	\$171,852.03
50	Ferguson Enterprises, INC	\$141,007.61
54	Scarola Associates	\$4,250.16
58	Atlantic TNG, LLC	\$115,679.91

On a Motion by Mr. South, seconded by Mr. McLeod, with all in favor, the Board of Supervisors ratified the Series 2014 Construction Requisitions #28-#50, #54, #58 for Waterset North Community Development District.

**EIGHTH ORDER OF BUSINESS**

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

<b>Contractor</b>	<b>Description</b>	<b>Contract Number</b>	<b>Amount</b>
Metcalfe Enterprises, LLC	Waterset Phase 2C1 Install Lighting	11740-16494	\$7,950.00
Ballenger & Company, Inc.	Lakeside Amenity Irrigation Design 7 Construction Admin	11740-16491	\$5,675.00
Ballenger & Company, Inc.	Phase 3 Irrigation Design Review	11740-16540	\$1,800.00

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.

**NINTH ORDER OF BUSINESS**

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

CHANGE ORDER#	CONTRACTOR	DESCRIPTION	AMOUNT	CONTRACT #
1	Booth Design Group, Inc.	CO to Close Contract	-\$250.00	11740-14455
1	Creative Sign Designs	CO to Close Contract	-\$1,654.00	11740-14684
1	LRK, Inc.	Final LEED Certification Reconciliation	\$650.00	11740-11719
1	Manasota Commercial Construction	Park Pavilion Bldg, Wood Deck & Railing, Trash Dumpster Enclosure, Site Electrical & Lighting, Phase 2 Park Hardscape, Splash Pad	-\$364,726.00	11740-16431
6	RIPA & Associates, LLC	3A-1 & 3A-2 Street & Drainage, Sanitary Sewer, Water Distribution, Reclaimed Distribution; Covington Garden Street & Drainage, Water Distribution, Reclaimed Distribution	\$107,318.70	11740-15835
7	RIPA & Associates, LLC	See Attached	\$75,911.88	11740-15835

On a Motion by Mr. McLeod, seconded by Mr. South, with all in favor, the Board of Supervisors ratified the Change Orders for the Waterset North Community Development District.

**TENTH ORDER OF BUSINESS**

**Consideration of Recommendation from RFP Review Committee (Ph. 3A-1&2, Lakeside Amenity Park & Pavilion)**

Ms. Perkins reviewed the rankings for the Board as determined by the RFP Review Committee, noting that ValleyCrest was ranked as the number one respondent for Phase 3A-1 and 3A-2 and Lakeside Amenity and Pavilion landscape and irrigation installation. She stated that Manasota Commercial Construction was the only vendor to submit a proposal for the 3A-1 hardscape and therefore was ranked accordingly.

On a Motion by Mr. McLeod, seconded by Mr. South, with all in favor, the Board of Supervisors accepted the recommendation from the RFP Review Committee to award ValleyCrest Landscape the contract for Phase 3A-1 and 3A-2 and Lakeside Amenity Park and Pavilion Landscape & Irrigation Installation and Manasota Commercial Construction the contract for Phase 3A-1 Hardscape Construction (subject to final contract negotiations) and authorized District Staff to issue a Notice of Intent to Award for the Waterset North Community Development District.

**ELEVENTH ORDER OF BUSINESS**

**Presentation of Monthly Inspection Reports**

Ms. Perkins presented the reports to the Board for their review and noted that there were no major issues to report. No formal Board action was taken.

**TWELFTH ORDER OF BUSINESS**

**Consideration of Sunrise Landcare Mulch and Pine Straw Proposal**

Ms. Perkins presented the proposal to the Board, noting this would complete the pine straw and mulch installation for Phase 1, 2A, and 2A parks with a lighter application being done in Sections 2C2 Parks and Commons.

On a Motion by Mr. McLeod, seconded by Mr. South, with all in favor, the Board of Supervisors approved the Sunrise Landcare proposal for mulch and pine straw (\$29,050.00) for the Waterset North Community Development District.

**THIRTEENTH ORDER OF BUSINESS**

**Consideration of CDD Website Proposal**

Ms. Perkins reviewed the Rizzetta Technology Services proposal, noting that all Special Districts are now required by law to have a website by October 1, 2015. A discussion ensued.

On a Motion by Mr. McLeod, seconded by Ms. Barnat, with all in favor, the Board of Supervisors approved the Rizzetta Technology Services proposal for the creation, hosting, maintenance and content management of a CDD website for the Waterset North Community Development District.

**FOURTEENTH ORDER OF BUSINESS**

**Consideration of Public Facilities Report**

Mr. Scarola reviewed the report for the Board. Mr. McLeod noted that perhaps it should be mentioned that there was a clerical error made by the County as it relates to the approval of the rezoning of the District. It was originally approved by the County on December 9, 2014 but had to be reopened by the Board of County Commissioners on January 13, 2015 and was finally approved on that date without opposition. Mr. Scarola stated that he would include the January 13<sup>th</sup> hearing date in the report so that it is as accurate as possible.

On a Motion by Mr. South, seconded by Mr. McLeod, with all in favor, the Board of Supervisors approved the Public Facilities Report as amended for the Waterset North Community Development District.

**FIFTEENTH ORDER OF BUSINESS**

**Staff Reports**

**A. District Counsel**

No report.

**B. District Engineer**

Mr. Scarola asked Mr. South if bid bonds could be returned to the proposers that responded to the most recent RFP. Mr. South stated that bid bonds could be returned to all of the vendors except ValleyCrest Landscape and Manasota Commercial Construction as the contracts need to be finalized first.

**C. Clubhouse Manager**

Not present.

**D. District Manager**

**1. Discussion Regarding Special Events and Venue Utilization Agreements**

Ms. Perkins spoke on the issue of hosting special events and venue utilization agreements. She reviewed a calendar of events that was compiled by the HOA, CDD and Newland (Exhibit A). Ms. Perkins asked for a motion by the Board to formally approve the programming for the year.

On a Motion by Mr. McLeod, seconded by Mr. South, with all in favor, the Board of Supervisors approved the calendar of events as presented for the Waterset North Community Development District.

Ms. Perkins also stated that there has been an increase in the number of requests for third party organizations to host and/or hold special events at Waterset and asked what type of protocol should be set forth as well as a general hold-harmless agreement. A discussion ensued.

On a Motion by Mr. South, seconded by Mr. McLeod, with all in favor, the Board of Supervisors designated Pam Parisi as the events liaison for the Waterset North Community Development District.

Ms. Perkins stated that the next regularly scheduled Board of Supervisors meeting is going to occur on Tuesday, March 10, 2015 at 3:00 p.m. at the offices of Buchanan Ingersoll & Rooney, PC located at 501 E. Kennedy Blvd., Suite 1700, Tampa, FL 33602.

**SIXTEENTH ORDER OF BUSINESS**

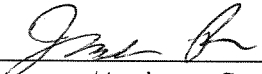
**Supervisor Requests**

There were no Supervisor requests.

**SEVENTEENTH ORDER OF BUSINESS**

**Adjournment**

On a Motion by Mr. McLeod, seconded by Mr. South, with all in favor, Board of Supervisors adjourned the meeting at 3:55 p.m. for Waterset North Community Development District.

  
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Secretary/Assistant Secretary

  
\_\_\_\_\_  
Chairman/ Vice Chairman

