

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, April 14, 2015 at 3:02 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:

Joseph Roethke

District Manager; Rizzetta & Company, Inc.

Erin McCormick

District Counsel; Buchanan Ingersoll & Rooney PC

Jamie Scarola

District Engineer; Scarola Associates (via phone)

Scott Smith

Amenity Services Manager; RASI

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

An Audience Member asked for alcohol allowance at the pool and presented the results of a survey among residents regarding alcohol consumption at the pool.

THIRD ORDER OF BUSINESS

Consideration of Minutes of the Regular Meeting held on March 10, 2015

On a Motion by Mr. McLeod, seconded by Mr. South, with all in favor, the Board approved the Minutes of the Regular Meeting held on March 10, 2015 for the Waterset North Community Development District

FOURTH ORDER OF BUSINESS

Consideration of the Operation and Maintenance Expenditures for February 2015

On a Motion by Mr. McLeod, seconded by Mr. South, with all in favor, the Board ratified the Operation and Maintenance Expenditures for February 2015 (\$85,813.95) for the Waterset North Community Development District.

FIFTH ORDER OF BUSINESS

Consideration of the Operation and Maintenance Expenditures for February 2015 for Café

On a Motion by Mr. South seconded by Mr. McLeod,, with all in favor, the Board ratified the Operation and Maintenance Expenditures for February 2015 (\$18,471.36) for the Cafe for the Waterset North Community Development District.

SIXTH ORDER OF BUSINESS

Ratification of Series 2014 Construction Requisitions #59-#74, #79 (see recap)

REQUISITION NO.	PAYEE	AMOUNT
CUS 59	Atlantic TNG	\$54,399.45
CUS 60	Ferguson Enterprises	\$77,183.58
CUS 61	Rinker Materials	\$5,813.44
CUS 62	Atlantic TNG	\$32,219.97
CUS 63	Ferguson Enterprises	\$274,772.96
CUS 64	Rinker Materials	\$43,076.03
CUS 65	Manasota Commercial	\$46,231.45
CUS 66	Ballenger & Company	\$3,688.75
CUS 67	Ballenger & Company	\$1,707.50
CUS 68	Atlantic TNG	\$6,621.60
CUS 69	Buchanan Ingersoll & Rooney	\$6,760.00
CUS 70	Ferguson Enterprises	\$43,233.58
CUS 71	Rinker Materials	\$154,476.57
CUS 72	RIPA & Associates	\$1,852,885.04
CUS 73	Sunrise Landscape	\$38,336.92
CUS 74	Waterset North CDD	\$467.00
CUS 79	Vak Pak, Inc.	\$38,975.20

On a Motion by Mr. South, seconded by Mr. McLeod, with all in favor, the Board of Supervisors ratified the Series 2014 Construction Requisitions #59-#74, #79 for Waterset North Community Development District.

SEVENTH ORDER OF BUSINESS

Ratification of Change Orders (see recap)

CHANGE ORDER#	CONTRACTOR	DESCRIPTION	AMOUNT	CONTRACT #
2	Manasota Commercial Construction	Add Phase 3A-1 Hardscape	72,645.50	11740-16431
1	Ballenger & Co.	CO to Close Contract	(457.00)	11740-15634
8	RIPA & Assoc.	Water Trunk System, Reclaimed Water Trunk Sys., St. Impr.-FDOT St. Sign Credit, Grdg & Fill-Owner Req. Pond Bk Sod, Own. Req Conc. Trl at Tree Save, Elsberry Trsh Cln, Load, Haul & Dispose	72,688.24	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 Waterset North Community Development District.

EIGHTH ORDER OF BUSINESS

**Consideration of Resolution 2015-04,
Re-Designating Assistant Secretary**

Mr. Roethke presented Resolution 2015-04 to the Board, which will designate Mr. Roethke as Assistant Secretary for Waterset North CDD.

On a Motion by Mr. South, seconded by Mr. McLeod, with all in favor, the Board of Supervisors adopted Resolution 2015-04 for Waterset North Community Development District.

NINTH ORDER OF BUSINESS

**Presentation of Monthly Inspection
Reports**

Mr. Roethke presented the monthly pond and landscape reports to the Board for their review and noted that there were no major issues to report. No formal Board action was taken.

TENTH ORDER OF BUSINESS

**Discussion to Extend Pavers in Lieu of
Jasmine Bed Expansion**

Mr. Roethke discussed extending the pavers near the fitness center instead of adding jasmine shrub beds to the area where the turf is not performing well. Mr. South noted that he is working with one of the construction vendors to provide a proposal for installing these pavers.

ELEVENTH ORDER OF BUSINESS

Consideration of Updated Amenity Rules

Mr. Roethke presented an updated Amenity Rules document to the board which includes some new updated rules for the splash pad at the Lakeside Amenity. A discussion ensued regarding several rules, including alcohol use at the pool. The Board did not make any changes to the Rules as presented.

On a Motion by Mr. McLeod, seconded by Mr. South, with all in favor, the Board of Supervisors approved updated Amenity Rules for Waterset North Community Development District.

TWELFTH ORDER OF BUSINESS

Consideration of Proposal for Pool Service at Lakeside Amenity

Mr. Roethke presented a proposal for pool service at the splash pad in the Lakeside Amenity.

On a Motion by Mr. McLeod, seconded by Mr. South, with all in favor, the Board of Supervisors approved the proposal from Suncoast Pools for Splash Pad pool service at a cost of (\$525.00 per month) for Waterset North Community Development District.

THIRTEENTH ORDER OF BUSINESS

Consideration of Proposal for Pool Monitor Staff

Mr. Roethke presented proposals from Rizzetta Amenity Services for Pool Monitor Staff. A discussion ensued regarding the details of each proposal. Mr. Smith added comments to each of the proposals. The Board took no action on these proposals.

FOURTEENTH ORDER OF BUSINESS

Presentation of Audit for Fiscal Year Ending 2014

Mr. Roethke presented the audit for Fiscal Year 2013-2014 to the Board. Mr. Roethke noted that the auditor's opinion is unqualified and there are no instances or adverse findings reported for this District.

On a Motion by Mr. McLeod, seconded by Mr. South, with all in favor, the Board of Supervisors accepted the audit for Fiscal Year 2013-2014 for Waterset North Community Development District.

FIFTEENTH ORDER OF BUSINESS**Staff Reports****A. District Counsel**

No report.

B. District Engineer

Mr. Scarola discussed an erosion issue with a pond on Park Strand, southwest of the Landing. Mr. Scarola will review this site and will report back to the Board next meeting.

C. Clubhouse Manager

Not present.

D. District Manager

Mr. Roethke stated that the next Board of Supervisors' regular and proposed budget meeting will be held on Tuesday, May 12, 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.

Mr. Roethke presented a proposal from Nvirotec for pest control services at the Lakeside Amenity. The District is currently paying \$95.00 per month for pest control at The Landing and attached cabana, and this proposal will add pest control at the Lakeside Amenity for \$40.00 per month. The Board did not approve this proposal at this time. Mr. Roethke will provide an updated proposal at the next meeting.

Mr. Roethke presented a proposal from Vanguard Cleaning Systems for janitorial services. This proposal will cover the current services provided at The Landing and will also include the new Lakeside Amenity Center. The current service costs \$1,631 per month, and the total price will increase to \$1,975 per month with the addition of the Lakeside Amenity.

On a Motion by Mr. McLeod, seconded by Mr. South, with all in favor, the Board of Supervisors approved the proposal from Vanguard Cleaning Services for janitorial services at a cost of (\$1,975 per month) for the Waterset North Community Development District.

Mr. Roethke presented a proposal from Admiral for back and seat sling replacements for the pool furniture. A discussion ensued.

On a Motion by Mr. South, seconded by Mr. McLeod, with all in favor, the Board of Supervisors approved the proposal from Admiral for back and seat sling replacements for the pool furniture at a cost of (\$2,182.50) for the Waterset North Community Development District.

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 4:16 p.m. for Waterset North Community Development District.



Secretary/Assistant Secretary



Chairman/ Vice Chairman