

**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 8, 2014 at 3:13 p.m.** at the office of Fowler White Boggs, P.A. 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:

Matt Huber	<b>District Manager, Rizzetta &amp; Company, Inc.</b>
Eric Dailey	<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 Associates</b> <i>(via conf. call)</i>
Kelly Evans	<b>Director, Rizzetta Amenity Services, Inc.</b>
Darlene Blair	<b>LCAM, Rizzetta &amp; Company, 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**

**Audience Comments**

No audience members present.

**THIRD ORDER OF BUSINESS**

**Consideration of the Minutes of the Board  
of Supervisors' Regular Meeting held on  
March 11, 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' Regular meeting held on March 11, 2014 as amended for Waterset North Community Development District.
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**FOURTH ORDER OF BUSINESS**

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

Mr. Huber presented the expenditures to the Board for their review. Petition to amend boundaries will be paid by the Developer.

On a Motion by Mr. McLeod, seconded by Mr. South with all in favor, the Board approved the Operation and Maintenance Expenditures for February 2014 (\$76,791.02) for Waterset North Community Development District.

**FIFTH ORDER OF BUSINESS**

**Consideration of the Operation and Maintenance Expenditures for February 2014 – 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 February 2014 – Waterset Café (\$7,227.15) for Waterset North Community Development District.

**SIXTH ORDER OF BUSINESS**

**Ratification of Series 2007 Construction Requisitions #478-#481, #483, #486-#489 (see recap)**

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

On a Motion by Mr. South, seconded by Mr. McLeod, with all in favor, the Board of Supervisors ratified the Series 2007 Construction Requisitions #478-#481, #483, #486-#489 for Waterset North Community Development District.

**SEVENTH ORDER OF BUSINESS**

**Ratification of Series 2007 Construction Requisitions #482, #484-#485 over \$100,000 (see recap)**

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

On a Motion by Mr. South, seconded by Mr. McLeod, with all in favor, the Board of Supervisors ratified the Series 2007 Construction Requisitions #482, #484-#485 over \$100,000 for Waterset North Community Development District.

**EIGHTH ORDER OF BUSINESS**

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

Mr. Huber presented the contracts to be ratified to the Board for their review.

On a Motion by Mr. South seconded by Ms. Barnat, 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**

**Consideration of Resolution 2014-03 Petition to Modify the Boundaries of Waterset North CDD (under separate cover)**

Mr. Huber presented Resoluion 2014-03 Petition to Modify the Boundaries of Waterset North CDD to the Board.

On a Motion by Mr. McLeod, seconded by Mr. South with all in favor, the Board authorized District Staff to advertise for bidders with previously approved criteria and establish a Construction Evaluation Committee consisting of an Engineering Representative, a Development Representative and a Waterset North CDD Board Supervisor for Construction Services for the Waterset Phase 3A Improvements for Waterset North Community Development District.

On a Motion by Mr. McLeod seconded by Ms. Barnat, with all in favor, the Board of Supervisors adopted Resolution 2014-03 Petition to Modify the Boundaries of Waterset North CDD as presented for Waterset North Community Development District.

**TENTH ORDER OF BUSINESS**

**Presentation of Field Inspection Report**

Mr. Huber presented the Field Inspection Report to the Board.

**ELEVENTH ORDER OF BUSINESS**

**Presentation of Irrigation Inspection Report**

Mr. Huber presented the Irrigation Inspection Report to the Board.

**TWELFTH ORDER OF BUSINESS**

**Staff Reports**

- A. District Counsel  
No report.
- B. District Engineer  
No report.

On a Motion by Mr. South seconded by Ms. Barnat, with all in favor, the Board of Supervisors authorized District Staff to advertise for bidders with previously approved criteria and establish a Construction Evaluation Committee consisting of an Engineering Representative, a Development Representative and a Waterset North Board Supervisor for Construction Services for the Waterset 2C3 Landscape and Irrigation Bid for Waterset North Community Development District.

C. District Manager

Mr. Huber asked the Board to authorize District Staff to instruct residents of appropriate CDD construction protocol. Mr. Huber presented the September 30, 2013 Financial Statement to the Board. Mr. Huber noted that the next regularly scheduled Board of Supervisors' meeting will be held on May 13, 2014 at 3:00 p.m. at the office of Fowler White Boggs 501 E. Kennedy Blvd., Suite 1700, Tampa, Florida 33602.

On a Motion by Mr. McLeod seconded by Mr. South, with all in favor, the Board of Supervisors accepted the September 30, 2013 Financial Statement as presented for Waterset North Community Development District.

D. Clubhouse Manager

Mr. Huber presented several items to the Board for their consideration. Ms. Evans gave a brief update to the Board.

On a Motion by Mr. South seconded by Ms. Barnat, with all in favor, the Board of Supervisors authorized the Chairman to approve the amenity signage after review by the Newland Marketing Department. for Waterset North Community Development District.

**THIRTEENTH ORDER OF BUSINESS**

**Supervisor Requests**

No supervisor requests.

**FOURTEENTH ORDER OF BUSINESS**

**Adjournment**

On a Motion by Mr. McLeod, seconded by Mr. South, with all in favor, at 3:49 p.m., the Board of Supervisors adjourned the meeting for Waterset North Community Development District.

  
Secretary/Assistant Secretary

  
Chairman/ Vice Chairman