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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 continued meeting of the Board of Supervisors of the Waterset North Community Development District was held on **Tuesday, June 24, 2014 at 3:00 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:

Eric Dailey	<b>District Manager; Rizzetta &amp; Company, Inc.</b>
Christine Hanlon	<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 (via speakerphone)</b>
Steve Nicholson	<b>Clubhouse Manager (joined the meeting in progress)</b>

**FIRST ORDER OF BUSINESS**

**Call to Order**

Mr. Dailey 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**

**Staff Reports**

**A. District Counsel**

Ms. McCormick had no information to report aside from agenda items to be addressed.

**B. District Engineer**

Mr. Scarola had no information to report aside from agenda items to be addressed.

**C. Clubhouse Manager**

Mr. Dailey advised there was no formal report outside of agenda items.

He stated new clubhouse manager Steve Nicholson has been in training and is doing a great job.

Mr. Dailey advised the topic of adjusting café hours for summertime had been suggested by Mr. Livingston. The Board agreed that the developer would confer with Mr. Livingston to devise a plan of action which would best benefit café operations.

**D. District Manager**

Mr. Dailey stated that the next regular meeting is scheduled for July 8<sup>th</sup> and also recommended that a special meeting be set for August 1<sup>st</sup> to coincide with issuance of bonds and asked the Board for a motion to advertise a meeting for that date. Ms. McCormick concurred with that date and advised that a BOCC hearing on boundary expansion is planned for July 22<sup>nd</sup> and, pending approval and transmittal of the ordinance, the budget can be amended to include additional property on the assessment roll and a letter sent prior to the budget hearing. Discussion ensued.

The Board agreed to continue the present meeting to July 25<sup>th</sup> at 10:00 a.m. and advertise a special meeting to be held on August 1<sup>st</sup> at 11:30 a.m. at the offices of District Counsel.

On a Motion by Mr. McLeod, seconded by Mr. South, with all in favor, the Board of Supervisors approved the scheduling and advertisement of a special meeting of the Board of Supervisors to be held on Friday, August 1, 2014 at 11:30 a.m. at the offices of District Counsel for Waterset North Community Development District.

Mr. Dailey then asked for a motion to cancel the meeting scheduled for July 8<sup>th</sup>.

On a Motion by Mr. McLeod, seconded by Mr. South, with all in favor, the Board of Supervisors canceled the meeting scheduled to be held on July 8, 2014 for Waterset North Community Development District.

Mr. Dailey advised that the Lasting's encroachment issue has been resolved and a final inspection will be done.

Ms. Hanlon updated the Board regarding the Verizon contract that is set to expire on September 29, 2014. The Board asked Ms. Hanlon to look into contract options with a new service provider.

Mr. Dailey then presented Resolution 2014-07, removing Matthew Huber as an Assistant Secretary of the District and appointing Christine Hanlon, to the Board for consideration.

On a Motion by Mr. McLeod, seconded by Mr. South, with all in favor, the Board of Supervisors adopted Resolution 2014-07, Re-designating Assistant Secretary, for Waterset North Community Development District.

**FOURTH ORDER OF BUSINESS**

**Consideration of Recommendation of RFP Review Committee for Waterset North Phase 3A Improvements**

Mr. South presented the recommendations of the RFP Review Committee which met on June 23<sup>rd</sup> for the purpose of ranking the proposals received for construction services for Phase 3A. He provided a summary and advised that the committee's recommendation was to award the contract to RIPA & Associates, contingent upon the approval of expansion of District boundaries.

On a Motion by Mr. McLeod, seconded by Mr. South, with all in favor, the Board of Supervisors accepted the recommendation of the RFP Review Committee to award the contract for Phase 3A construction services to RIPA & Associates, contingent upon acceptance of the assignment to the District upon approval of the boundary amendment, for Waterset North Community Development District.

**FIFTH ORDER OF BUSINESS**

**Consideration of Request for Proposals for Waterset North Phase 2C1 Improvements**

Mr. Dailey presented the RFP evaluation criteria for Phase 2C1 landscaping and irrigation installation services to the Board for consideration. Brief discussion ensued.

On a Motion by Mr. McLeod, seconded by Mr. South, with all in favor, the Board of Supervisors approved the RFP evaluation criteria for Phase 2C1 landscape and irrigation installation services and authorized District staff to advertise the RFP subject to review by District Counsel and the District Engineer for Waterset North Community Development District.

Mr. Dailey then asked the Board to consider establishment of the Review Committee for the landscaping and irrigation installation services RFP. Mr. South advised the committee would be comprised of himself, Amanda King, and landscape architect Adam Markle.

On a Motion by Mr. South, seconded by Ms. Barnat, with all in favor, the Board of Supervisors approved the formation of the Phase 2C1 landscape and irrigation installation services RFP Review Committee, to be composed of a Board member, a developer representative, and a member of the landscape/irrigation design team, and to advertise the landscape and irrigation installation RFP for Waterset North Community Development District.

**SIXTH ORDER OF BUSINESS**

**Consideration of Resolution 2014-05,  
Adopting the Meeting Schedule for Fiscal  
Year 2014-2015**

Mr. Dailey presented Resolution 2014-05 to the Board for consideration. The Board asked to table the item for discussion at a future meeting.

**SEVENTH ORDER OF BUSINESS**

**Consideration of FHP Off-Duty Deputy  
Services**

Mr. Dailey introduced the topic for consideration. Discussion ensued regarding potential incorporation of FHP off-duty deputies at regular intervals with the current security service shifts. A decision on the topic was tabled until after August in order to evaluate current levels of service and make budgetary considerations.

**EIGHTH ORDER OF BUSINESS**

**Discussion of Landowner Election**

Mr. Dailey presented the official ballot, proxy and instructions for use in the upcoming November elections to the Board for review and advised that seats #1 and #2 are up for election, and vacant seat #5. Mr. Dailey indicated that November 4<sup>th</sup> or November 11<sup>th</sup> would be suitable dates for the meeting. A discussion ensued.

**NINTH ORDER OF BUSINESS**

**Consideration of Resolution 2014-06,  
Designating Date, Time & Location of  
Landowners' Meeting**

Mr. Dailey presented Resolution 2014-06 to the Board for consideration. The Board agreed to hold the meeting on November 11, 2014 at 3:00 p.m. at District Counsel's offices.

<p>On a Motion by Mr. McLeod, seconded by Mr. South, with all in favor, the Board adopted Resolution 2014-06, Setting the Date, Time and Place of Landowners' Meeting, for November 11, 2014 at 3:00 p.m. at the office of Buchanan Ingersoll &amp; Rooney PC, located at 501 E. Kennedy Blvd., Suite 1700, Tampa, Florida 33602, for Waterset North Community Development District.</p>
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**TENTH ORDER OF BUSINESS**

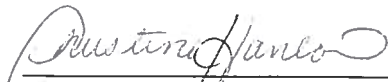
**Supervisor Requests**

There were no Supervisor requests.

**ELEVENTH ORDER OF BUSINESS**

**Continuance**

On a Motion by Mr. McLeod, seconded by Mr. South, with all in favor, at 3:56 p.m., the Board of Supervisors continued the meeting to Friday, July 25, 2014 at 10:00 a.m. for Waterset North Community Development District.

  
Secretary/Assistant Secretary

  
Chairman/ Vice Chairman