

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 special meeting of the Board of Supervisors of the Waterset North Community Development District was held on **Friday, August 1, 2014 at 11:40 a.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
Pam Parisi	Board Supervisor, Assistant Secretary

Also present were:

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

FIRST ORDER OF BUSINESS

Call to Order

Ms. Hanlon 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 presented the topic of the Temporary Easement Agreement for Mr. & Mrs. Henry and updated the Board as to the goals of this type of temporary agreement. Mr. South recommended inserting additional indemnification language and requiring vendors to submit a Certificate of Insurance prior to approval.

On a Motion by Mr. McLeod, seconded by Ms. Parisi, with all in favor, the Board of Supervisors approved the Temporary Easement Agreement subject to the inclusion of the indemnification language and the receipt of insurance certificates for Waterset North Community Development District.

B. District Engineer

Not present.

C. Clubhouse Manager

Not present.

D. District Manager

Ms. Hanlon presented the three proposals for the cracked concrete trail that is located behind pond #15. A discussion ensued. Mr. Dailey provided the recommendation that the Board approve a not-to-exceed amount of \$1,465.00 for the repair and to inquire if Central Concrete could match the lowest quoted proposal price, given their familiarity with the district.

On a Motion by Mr. South, seconded by Mr. McLeod, with all in favor, the Board of Supervisors approved a not-to-exceed amount of \$1,465.00 for the concrete trail repair and directed District Staff to inquire if Central Concrete could match the lowest proposal price for Waterset North Community Development District.

Ms. Hanlon presented for the Board's consideration the list of tools up for purchase that were compiled by on-site maintenance staff. A discussion ensued. Mr. McLeod directed management to inquire about the reasoning for needing a circular saw and to check back in with the Chairman for approval.

On a Motion by Mr. McLeod, seconded by Mr. South, with all in favor, the Board of Supervisors authorized the Chairman to approve the list of tools that are up for purchase for Waterset North Community Development District.

Ms. Hanlon stated that the next regularly scheduled Board of Supervisors meeting is going to occur on Tuesday, August 12th, 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

**Consideration of RFP Review Committee
Recommendations for Phase 2C-1
Landscape & Irrigation Construction
(under separate cover)**

Mr. South reviewed the recommendation from the RFP Review Committee with the Board, noting that the official scoring was as follows:

1. Sunrise Landcare - 289.5 points
2. Luke Brothers - 288.45 points
3. Lee Te Kim – 276.49 points
4. ValleyCrest – 268.75 points
5. Green Construction Technologies – 252.87 points

On a Motion by Mr. South, seconded by Mr. McLeod, with all in favor, the Board of Supervisors authorized the notice of award to be distributed, with the number-one ranking proposer being Sunrise Landcare for Waterset North Community Development District.

Mr. McLeod voiced various concerns regarding Sunrise Landcare's recent level of service.

FIFTH ORDER OF BUSINESS

**Consideration of Lakeside Park
Construction RFP**

Mr. South led the discussion regarding the RFP for the construction of the new Lakeside Amenity Center. He stated that the evaluation criteria will remain the same as the prior two RFPs for ranking purposes. The goal is to compile a biddable set of documents prior to September 1st.

The RFP Review Committee will be comprised of Doug South, Amanda King, and Adam Markle (landscape architect).

On a Motion by Mr. McLeod, seconded by Ms. Parisi, with all in favor, the Board of Supervisors authorized Mr. South to determine the bidding date ranges and to approve the complete project manual and established the RFP Review Committee as being Doug South, Amanda King and Adam Markle for Waterset North Community Development District.

SIXTH ORDER OF BUSINESS

**Consideration of Resolution 2014-05,
Setting Meeting Schedule for Fiscal Year**

2014-2015

Ms. Hanlon presented for the Board's consideration Resolution 2014-05. The Board set the meeting schedule for fiscal year 2014/2015 on the following dates:

October 14, 2014
November 11, 2014
December 9, 2014
January 13, 2015
February 10, 2015
March 10, 2015
April 14, 2015
May 12, 2015
June 9, 2015
July 7, 2015
August 11, 2015
September 8, 2015

All meetings will convene at 3:00 p.m. at the offices of Buchanan, Ingersoll & Rooney, PC located at 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 adopted Resolution 2014-05, setting the annual meeting schedule for fiscal year 2014/2015 for Waterset North Community Development District.
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SEVENTH ORDER OF BUSINESS

**Update on Matters Related to
Construction Services**

A general discussion ensued regarding the RFP package being prepared for the Lakeside Park Amenity Center. There was also discussion about appointing a resident Board member come November.

EIGHTH ORDER OF BUSINESS

Supervisor Requests

There were no Supervisor requests.

NINTH ORDER OF BUSINESS

Adjournment

On a Motion by Ms. Parisi, seconded by Mr. McLeod, with all in favor, the Board of Supervisors adjourned the meeting at 12:11 p.m. for Waterset North Community Development District.


Secretary/Assistant Secretary


Chairman/ Vice Chairman