



Rizzetta & Company

Waterset Central Community Development District

**Board of Supervisors' Meeting
June 9, 2022**

**District Office:
9428 Camden Field Parkway
Riverview, Florida 33578
813.533.2950**

www.watersetcentralcdd.org

WATERSET CENTRAL COMMUNITY DEVELOPMENT DISTRICT

Offices of Rizzetta & Company, 9428 Camden Field Parkway, Riverview, FL 33578

District Board of Supervisors	Doug South	Chairman
		Vice Chairman
	Larry Woster	Assistant Secretary
	Lynda McMorro	Assistant Secretary
	Pete Williams	Assistant Secretary
Interim District Manager	Jerry Whited	Rizzetta & Company, Inc.
District Counsel	Erin McCormick	Erin McCormick Law, PA
District Engineer	Tim Plate	Height Design LLC

All cellular phones and pagers must be turned off while in the meeting room.

The Audience Comment portion of the agenda is where individuals may make comments on matters that concern the District. Individuals are limited to a total of three (3) minutes to make comments during this time.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this meeting/hearing/workshop is asked to advise the District Office at least forty-eight (48) hours before the meeting/hearing/workshop by contacting the District Manager at (813) 533-2950. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) 1-800-955-8770 (Voice), who can aid you in contacting the District Office.

A person who decides to appeal any decision made at the meeting/hearing/workshop with respect to any matter considered at the meeting/hearing/workshop is advised that person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made including the testimony and evidence upon which the appeal is to be based.

WATERSET CENTRAL COMMUNITY DEVELOPMENT DISTRICT
District Office · Riverview, Florida · (813) 533-2950
Mailing Address – 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614

June 2, 2022

**Board of Supervisors
Waterset Central Community
Development District**

AGENDA

Dear Board Members:

The regular meeting of the Board of Supervisors of the Waterset Central Community Development District will be held on **Thursday June 9, 2022 at 9:00 AM** at the offices of Rizzetta & Company, located at 9428 Camden Field Parkway, Riverview, Florida 33578. If you need assistance participating in the meeting, please contact the District Manager's Office at 813-533-2950. The following is the agenda for this meeting:

- 1. CALL TO ORDER**
- 2. AUDIENCE COMMENTS**
- 3. BUSINESS ITEMS**
 - A.** Presentation of Security ProposalsUSC
 - B.** Presentation of FY 2021-2022 Proposed BudgetTab 1
 - i. Consideration of Resolution 2022-03, Approved
Proposed Budget and Setting Date for Public
HearingTab 2
- 4. STAFF REPORTS**
 - A.** Landscape & Irrigation
 - i. *Presentation of Waterway Inspection Report*Tab 3
 - ii. *Presentation of Irrigation Report*Tab 4
 - iii. *Presentation of Field Inspection Report*Tab 5
 - B.** District Counsel
 - C.** District Engineer
 - D.** Clubhouse Manager
 - i. *Presentation of Management Report*.....USC
 - ii. *Discussion Regarding Resident Incident Report*
 - E.** District Manager
 - i. *Discussion Regarding BOS Meeting Location*
- 5. BUSINESS ADMINISTRATION**
 - A.** Consideration of Minutes of Board of Supervisors'
Meeting Held on May 12, 2022Tab 6
 - B.** Ratification of Operations & Maintenance Expenditures
for April 2022Tab 7
- 6. SUPERVISOR REQUESTS**
- 7. ADJOURNMENT**

Waterset Central Community Development District

We look forward to seeing you at the meeting. In the meantime, if you have any questions please do not hesitate to call us at (813) 533-2950.

Sincerely,

Jerry Whited

Jerry Whited
District Manager

RESOLUTION 2022-03

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE WATERSET CENTRAL COMMUNITY DEVELOPMENT DISTRICT APPROVING PROPOSED BUDGETS FOR FISCAL YEAR 2022/2023 AND SETTING A PUBLIC HEARING THEREON PURSUANT TO FLORIDA LAW; ADDRESSING TRANSMITTAL, POSTING AND PUBLICATION REQUIREMENTS; ADDRESSING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager has heretofore prepared and submitted to the Board of Supervisors ("**Board**") of the Waterset Central Community Development District ("**District**") prior to June 15, 2022, proposed budgets ("**Proposed Budget**") for the fiscal year beginning October 1, 2022 and ending September 30, 2023 ("**Fiscal Year 2022/2023**"); and

WHEREAS, the Board has considered the Proposed Budget and desires to set the required public hearing thereon.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE WATERSET CENTRAL COMMUNITY DEVELOPMENT DISTRICT:

1. **PROPOSED BUDGET APPROVED.** The Proposed Budget prepared by the District Manager for Fiscal Year 2022/2023 attached hereto as **Exhibit A** is hereby approved as the basis for conducting a public hearing to adopt said Proposed Budget.

2. **SETTING A PUBLIC HEARING.** A public hearing on said approved Proposed Budget is hereby declared and set for the following date, hour and location:

DATE: August 11, 2022

HOUR: 9:00 a.m.

LOCATION: Offices of Rizzetta & Company
9428 Camden Field Parkway
Riverview, Florida 33578

3. **TRANSMITTAL OF PROPOSED BUDGET TO LOCAL GENERAL-PURPOSE GOVERNMENT.** The District Manager is hereby directed to submit a copy of the Proposed Budget to Hillsborough County at least 60 days prior to the hearing set above.

4. **POSTING OF PROPOSED BUDGET.** In accordance with Section 189.016, *Florida Statutes*, the District's Secretary is further directed to post the approved Proposed

Budget on the District's website at least two days before the budget hearing date as set forth in Section 2, and shall remain on the website for at least 45 days.

5. **PUBLICATION OF NOTICE.** Notice of this public hearing shall be published in the manner prescribed in Florida law.

6. **SEVERABILITY.** The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

7. **EFFECTIVE DATE.** This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED THIS 9th DAY OF June, 2022.

ATTEST:

**WATERSET CENTRAL COMMUNITY
DEVELOPMENT DISTRICT**

Assistant Secretary

By: _____

Its: _____

Exhibit A

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 CENTRAL
COMMUNITY DEVELOPMENT DISTRICT**

The regular meeting of the Board of Supervisors of the Waterset Central Community Development District was held on **Thursday, May 12, 2022 at 9:00 AM** at the offices of Rizzetta & Company located at 9428 Camden Field Parkway, Riverview, FL 33578.

Present and constituting a quorum:

Doug South	Board Supervisor, Chairman
Lynda McMorrow	Board Supervisor, Assistant Secretary
Pete Williams	Board Supervisor, Assistant Secretary
Lenny Wooster	Board Supervisor, Assistant Secretary

Also present were:

Jerry Whited	District Manager; Rizzetta & Company
John Toborg	Field Service Manager; Rizzetta & Company
Gail Huff	Ballenger
Gabby Leendertz	Castle Management
Jeff Crane	Sunrise
Willie Ishida	Sunrise

FIRST ORDER OF BUSINESS

Call to Order

Mr. Whited called the meeting to order and read the roll call.

SECOND ORDER OF BUSINESS

Audience Comments

There was an audience comment about the condition of the mowing around pond 60. The landscaper was there to address it.

There was an audience comment for a resident that proposed to use a green space for a mom's fitness group.

On a motion by Mr. South, seconded by Mr. Williams, the Board unanimously approved the fitness group activities as proposed.

There was an audience comment with regards to security at the Waterset Club and surrounding amenity and courts. A discussion took place. The Board directed District

Management to fill the schedule with HCSO for every available date to get the most coverage possible and directed district management to propose security options including FHP and private security options proposals.

THIRD ORDER OF BUSINESS

**Consideration of Resignation of
Amanda King**

On a motion by Mr. Williams, seconded by Mr. South, the Board unanimously approved to accept the resignation of Amanda King for the Waterset Central Community Development District.

THIRD ORDER OF BUSINESS

**Administer Oath of Office to newly
Appointed Supervisor**

1. Consideration of Resolution 2022-01, Designating Officers of the District

The Board tabled the discussion of appointing a new supervisor and resolution 2022-02.

FIFTH ORDER OF BUSINESS

SIXTH ORDER OF BUSINESS

SEVENTH ORDER OF BUSINESS

Staff Reports

A. Landscape & Irrigation

i. Field Inspection Report

The Board received the Field Inspection Report. Mr. Toborg was in person to give feedback on the report.

The Board received the landscape contractor and irrigation contractor responses to the field inspection report. A discussion about landscape deficiencies took place.

On a motion by Mr. South, seconded by Mr. Williams, the Board unanimously approved the Sunrise proposal to flush cut and stump grind three dying sabal palms for the Waterset Central Community Development District.

B. District Manager

The Board received the District Management report from Mr. Whited who was in attendance. Mr. Whited informed the Board that the next regular meeting will be on June 9, 2022 at 9:00 a.m.

The Board had further discussion about security services for the district.

The Board was presented with the Voter County Registration Letter. The 2022 election will be a landowner election. The 2024 election will be 2 supervisors by general election and 1 supervisor by landowner election.

i. Irrigation Report

Not present. No report.

ii. Presentation of Waterway Inspection Report

The Board received the Waterway Inspection Report. The Board discussed pond 60 and the mowing. Mowing of the area discussed is scheduled for 1x monthly.

C. District Counsel

Not present. No Report.

D. Clubhouse Manager

i. Presentation of Management Report

The Board received the Clubhouse Manager report from Ms. Leendertz who was in attendance.

On a motion by Mr. Williams, seconded by Mr. South, the Board unanimously approved the application for pool construction from Homes by WestBay at 5460 Wayfair Ave pending approval from the County for the Waterset Central Community Development District.

On a motion by Mr. Williams, seconded by Mr. Wooster, the Board unanimously approved the proposal of \$4,560 from C&C for Painting for the Waterset Central Community Development District.

On a motion by Mr. Williams, seconded by Mr. Wooster, the Board unanimously approved Faith Clark to use the gathering room as proposed for the Waterset Central Community Development District.

The Board considered the community incident report for a resident issue. The Board directed district management to send a letter to the resident warning that if another altercation takes place their badge will be revoked.

E. District Engineer

Not present. No report.

EIGHTH ORDER OF BUSINESS

**Consideration of Minutes of the Board
of Supervisors' Regular Meeting held on
March 10, 2022**

On a motion by Mr. Williams, seconded by Mr. South, the Board unanimously approved the Minutes of the Board of Supervisors Meeting held on March 10th, 2022 for the Waterset Central Community Development District.

NINTH ORDER OF BUSINESS

**Consideration of Operations &
Maintenance Expenditures for
February 2022 & March 2022**

On a motion by Mr. Williams, seconded by Mr. South, the Board unanimously approved the Operations and Maintenance Expenditures of the District for February and March 2022 for the Waterset Central Community Development District.

TENTH ORDER OF BUSINESS

Supervisor Requests

There were no Supervisor Requests.

ELEVENTH ORDER OF BUSINESS

Adjournment

On a motion by Mr. Williams, seconded by Mr. South, the Board unanimously approved to adjourn the meeting at 10:51am. for the Waterset Central Community Development District.

Assistant Secretary

Chair / Vice Chair

Waterset Central Community Development District

District Office · Riverview, Florida · (813)-533-2950

Mailing Address · 3434 Colwell Avenue, Suite 200 · Tampa, Florida 33614

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Operations and Maintenance Expenditures

April 2022

For Board Approval

Attached please find the check register listing the Operation and Maintenance expenditures paid from April 1, 2022 through April 30, 2022. This does not include expenditures previously approved by the Board.

The total items being presented: **\$143,412.84**

Approval of Expenditures:

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

Waterset Central Community Development District

Paid Operation & Maintenance Expenditures

April 1, 2022 Through April 30, 2022

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Accurate Electronics Inc	002341	109081	Service Call - Basketball Court 03/22	\$ 872.00
Accurate Electronics Inc	002348	109293	Service Call -Access Control 03/22	\$ 175.00
Accurate Electronics Inc	002348	109320	Service Call - Badges 04/22	\$ 175.00
Accurate Electronics Inc	002348	109451	Service Call - Pedestrian Gate 04/22	\$ 175.00
Alvarez Plumbing and Air Conditioning	002342	20344	Service Call - Men's Restroom (Splash Pad) 04/22	\$ 244.00
Castle Management, LLC	002344	INS-0322-251	Insurance Reimbursement 03/22	\$ 339.00
Castle Management, LLC	002344	MISC-0322-059	Janitorial Service 03/22	\$ 800.00
Castle Management, LLC	002332	PREIM03-25-22-283	Payroll Pay Period 03/05/22-03/18/22	\$ 9,059.95
Castle Management, LLC	002349	PREIM04-08-22-286	Payroll Pay Period 03/19/22-04/01/22	\$ 8,081.06
Conley's Drinking Fountains LLC	002333	2985	Repair Drinking Fountains - Tennis Court/Pool 02/22	\$ 395.00
Conley's Drinking Fountains LLC	002333	3066	Repair Drinking Fountain - Restrooms 03/22	\$ 185.00
FitRev	002350	25350	Service Call - Treadmill 04/22	\$ 40.00
Florida Department of Revenue	002334	39-8017823354-9 03/22	Sales & Use Tax Payable Quarterly	\$ 552.39
Florida Natural Gas	002345	637413ES	7281 Paradiso Drive Pool Heaters 02/22	\$ 708.55

Waterset Central Community Development District

Paid Operation & Maintenance Expenditures

April 1, 2022 Through April 30, 2022

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Frontier	002351	813-741-0603-061118-5 04/22	Fios Internet 04/22	\$ 486.74
Hillsborough County BOCC	002335	2201008875	Inspection - Waterside Park Pavilion 03/22	\$ 55.00
Innersync Studio, LTD	002336	20301	ADA Website Quarterly 04/22	\$ 384.38
Jean Pierre	002339	031222-Pierre	Rental Deposit Refund	\$ 170.00
Karl J. Koudelka	002343	4203305	Access Cards 03/22	\$ 327.21
Municipal Asset Management, Inc.	002352	0618449	Lease Payment on Fitness Equipment 04/22	\$ 1,323.91
Nvirotect Pest Control Services	002346	261495	Monthly Pest Control #12545 04/22	\$ 185.00
Nvirotect Pest Control Services	002346	262019	Additional Service - Pest Control 04/22	\$ 135.00
Nvirotect Pest Control Services	002337	262409	Additional Service - Pest Control (Armadillos) 04/22	\$ 489.00
OnSight Industries LLC	002353	006-22-315708-1	Repair Street Sign - Milestone 04/22	\$ 165.00
OnSight Industries LLC	002353	006-22-315789-1	Straighten Street Sign 04/22	\$ 140.00
RB Owens Electric Inc.	002338	20225675	Install Fan - Landings 02/22	\$ 341.25
Republic Services	002330	0696-001016084	(1) Waste & (1) Recycle Container Service 04/22	\$ 338.06
Rizzetta & Company, Inc.	002331	INV0000067019	District Management Fees 04/22	\$ 4,863.50

Waterset Central Community Development District

Paid Operation & Maintenance Expenditures

April 1, 2022 Through April 30, 2022

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Solitude Lake Management, LLC	002354	PI-A00788044	Monthly Lake & Wetland Service 04/22	\$ 3,741.79
Stanley Steemer International Inc	002347	12510925-14	Clean Floors - Amenity & Fitness Center 03/22	\$ 700.00
Suncoast Pool Service	002355	8209	Monthly Pool Service 04/22	\$ 1,850.00
Sunrise Landscape	002340	4930	Fertilize Ornamental & Palms 03/22	\$ 6,435.00
Sunrise Landscape	002340	4931	Pest Control 03/22	\$ 500.00
Sunrise Landscape	002356	4972	Monthly Landscape Maintenance 04/22	\$ 25,925.00
Sunrise Landscape	002356	5153	Plant Replacement - Waterset Club 03/22	\$ 58.75
TECO	ACH20220413	211024719158 03/22	Covington Garden Drive PH 5B2 - Streetlights 03/22	\$ 5,675.05
TECO	ACH20220426	211024779442 03/22	Waterset Blvd. & Reservoir Way - Streetlights 03/22	\$ 9,541.57
TECO	ACH20220414	Summary Bill 03/22	Summary Bill 03/22	\$ 3,539.27
The NIDY Sports Construction Company	002357	13205	Lined (2) Court Markings & Install (2) Straps 04/22	\$ 3,480.00
Waterset Central CDD	CD053	CD053	Debit Card Replenishment	\$ 1,497.72
Waterset Central CDD	CD054	CD054	Debit Card Replenishment	\$ 573.37

Waterset Central Community Development District

Paid Operation & Maintenance Expenditures

April 1, 2022 Through April 30, 2022

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Waterset North CDD	002358	OMR0422-5	Reimburse Waterset North - TECO Streetlights FY20/21	\$ 29,515.24
Waterset North CDD	002359	OMR0422-6	Reimburse Waterset North - TECO Streetlights FY21/22	<u>\$ 19,174.08</u>
Report Total				<u><u>\$ 143,412.84</u></u>