



Rizzetta & Company

Waterset Central Community Development District

**Board of Supervisors' Meeting
October 12, 2023**

**District Office:
2700 S. Falkenburg Road Suite 2745
Riverview, Florida 33578
813.533.2950**

www.watersetcentralcdd.org

WATERSET CENTRAL COMMUNITY DEVELOPMENT DISTRICT

Waterset Club, 7281 Paradiso Drive, Apollo Beach, Florida 33572

District Board of Supervisors	Deneen Klenke Pete Williams Lenny Woster Lynda McMorro Pam Parisi	Chairman Vice Chairman Assistant Secretary Assistant Secretary Assistant Secretary
District Manager	Matthew Huber	Rizzetta & Company, Inc.
District Counsel	Erin McCormick	Erin McCormick Law, PA
District Engineer	Tim Plate	Heidt Design

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

October 11, 2023

Board of Supervisors
Waterset Central Community
Development District

REVISED FINAL AGENDA

Dear Board Members:

The regular meeting of the Board of Supervisors of the Waterset Central Community Development District will be held on **Thursday, October 12, 2023, at 10:00 AM** at the offices of **Rizzetta & Company, 2700 S. Falkenburg Road Suite 2745, Riverview FL 33578**. The following is the revised final agenda for this meeting:

- 1. CALL TO ORDER**
- 2. AUDIENCE COMMENTS**
- 3. STAFF REPORTS**
 - A.** Aquatic Report Tab 1
 - B.** Landscape & Irrigation
 - i. Presentation of Landscape Inspection Report Tab 2
 - ii. Landscape Contractor Update (USC)
 - iii. Irrigation Contractor Update (USC)
 - C.** District Counsel
 - D.** District Engineer
 - E.** Clubhouse Manager
 - i. Presentation of Management Report Tab 3
 - F.** District Manager
- 4. BUSINESS ITEMS**
 - A.** Consideration of Proposed Interlocal Agreement for Shared Use of Recreational Facilities Tab 4
 - B.** Discussion on Sunrise Landscape Agreement
 - C.** Discussion on Securitas Proposed Agreement
- 5. BUSINESS ADMINISTRATION**
 - A.** Consideration of Minutes of Board of Supervisors' Meeting held on September 14, 2023 Tab 5
 - B.** Consideration of the Operation and Maintenance Expenditures for September 2023 Tab 6
- 6. SUPERVISOR REQUESTS**
- 7. ADJOURNMENT**

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,

Matthew Huber, Matthew Huber
Regional District Manager

Tab 1



MONTHLY REPORT

OCTOBER, 2023



WATERSET CENTRAL CDD

PARADISO DR
APOLLO BEACH, FL 33572
28 PONDS



Google Earth

Image © 2022 Maxar Technologies

Prepared for: Matt Huber
Prepared By: Devon Craig

SUMMARY:

All ponds have been serviced this month. Hopefully we are moving into some cooler weather and as a result the lack of consistent rainfall won't be such a factor in the ponds. When water temperature reduces so does the ability for rapid growth. Until we notice a significant decrease, preventative service as well as aggressive applications to maintain aesthetics and function will continue to be consistent with this crazy summer we have had.



Pond #16 Treated for Algae and Shoreline Vegetation.



Pond #15 Treated for Algae and Shoreline Vegetation.



Pond #1 Treated for Algae and Shoreline Vegetation.



Pond #21 Treated for Algae and Shoreline Vegetation.



Pond #18 Treated for Algae and Shoreline Vegetation.



Pond #17 Treated for Algae and Shoreline Vegetation.



Pond #22 Treated for Algae and Shoreline Vegetation.



Pond #19 Treated for Algae and Shoreline Vegetation.



Pond #20 Treated for Algae and Shoreline Vegetation.



Pond #28 Treated for Algae and Shoreline Vegetation.



Pond #26 Treated for Algae and Shoreline Vegetation.



Pond #25 Treated for Shoreline Vegetation.



Pond #23 Treated for Algae and Shoreline Vegetation.



Pond #24 Treated for Algae and Shoreline Vegetation.



Pond #27 Treated for Algae and Shoreline Vegetation.

- 1: Shoreline vegetation and Algae has been treated.
- 2: Shoreline vegetation and Algae has been treated.
- 3: Shoreline vegetation and Algae has been treated.
- 4: Shoreline vegetation and Algae has been treated.
- 5: Shoreline vegetation and Algae has been treated.
- 6: Shoreline vegetation has been treated.
- 7: Shoreline vegetation has been treated.
- 8: Shoreline vegetation and Algae has been treated.
- 9: Shoreline vegetation and Algae has been treated.
- 10: Shoreline vegetation and Algae has been treated.
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- 12: Shoreline vegetation and Algae has been treated.
- 13: Shoreline vegetation has been treated.

- 14: Shoreline vegetation and Algae has been treated.
- 15: Shoreline vegetation and Algae has been treated.
- 16: Shoreline vegetation and Algae has been treated.
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- 19: Shoreline vegetation and Algae has been treated.
- 20: Shoreline vegetation and Algae has been treated.
- 21: Shoreline vegetation and Algae has been treated.
- 22: Shoreline vegetation and Algae has been treated.
- 23: Shoreline vegetation and Algae has been treated.
- 24: Shoreline vegetation and Algae has been treated.
- 25: Shoreline vegetation has been treated.
- 26: Shoreline vegetation and Algae has been treated.

27: Shoreline vegetation and Algae has been treated.

28: Shoreline vegetation and Algae has been treated.

Tab 2

WATERSET CENTRAL

LANDSCAPE INSPECTION REPORT



September 25, 2023
Rizzetta & Company
John R. Toborg – Division Manager
Landscape Inspection Services



Rizzetta & Company
Professionals in Community Management

Updates, Waterset Club

General Updates, Recent & Upcoming Maintenance Events:

- During the month of October, all Bahia turf shall receive an application of 1100# (22 – 50 lb. bags) of 16-0-8 fertilizer with a pre-emergent herbicide. Additionally, all Ornamentals shall receive an application of 3550# (71 – 50 lb. bags) of 8-10-10 fertilizer.
- Sunrise to notify STAFF and Landscape Specialist at least one week prior to the application being scheduled. Then on the day of application, Sunrise is to notify staff so that staff can verify quantity and fertilizer types and write how many bags have been delivered, what it is being used for and date it on the label. This will need to be sent to me for verification.

The following are action items for Sunrise to complete. Please refer to the item # in your response listing action already taken or anticipated time of completion. **Red text** indicates deficient from previous report. **Bold Red text** indicates deficient for more than a month. **Green text** indicates a proposal has been requested. **Blue** indicates irrigation. **Bold, underlined is info. or questions for the BOS.** **Orange** is for STAFF.

1. Inspect stressed turf in one or two of the Waterset Club parking lot islands. Since it is directly under a streetlight, I would suspect mole crickets. Diagnose and treat accordingly. (Pic 1)



2. Both sides of the Waterset Club parking lot internal large island's turf are being stressed. What is the cause here? Diagnose and treat accordingly. (Pic 2>)
3. Another area of stressed turf is also surrounding a light source by the pickle ball courts. Is this also mole crickets. (Pic 3>)



Waterset Club

4. Clean up the Giant Birds-of Paradise between the basketball and tennis courts.
5. Several Copperleaf Plants on the lap pool deck need to be replaced under warranty. Others need to be treated for what I presume to be mealybug. If those plants are too far decimated, they, too, need to be replaced. (Pics 5a, b & c>)



6. Several Petra Croton still need to be replaced that died when the irrigation went down around the pool deck several weeks ago (if not months). (Pic 6)



9. Fruit stalks need to be removed from the palms surrounding the pool deck. (Pic 9)



7. Remove dead growth within the Variegated Ginger on the pool decks.
8. Three Mammy Crotons need to be replaced under warranty along the Lagoon Pool side of the aluminum fence between the pools.

10. Treat Mammy Crotons on the north side of the lagoon pool for scale/mealybug. Replace dead under warranty. (Pics 10a & b>)



Milestone, Waterset Club, Sea Air

11. Treat browning Fakahatchee Grasses outside the basketball court fence on the SW corner.
12. Bare spots in the Variegated Confederate Jasmine are enlarging on the Milestone median between the roundabout and Paseo Al Mar (PAM).
13. Sunrise needs to remove several Royal Palm fronds from the main entrance features at Milestone and PAM. Also, there are several pieces of cultured stone missing from the monuments. Does STAFF have any extra in storage that can be used to replace? (Pic 13>)
14. Trim the Bougainvillea to even heights at the monuments at PAM and Milestone. (Pic 14>)



15. Treat broadleaf weeds in the turf behind the sidewalk on the outbound side of Milestone at PAM.
16. Lift the trees between PAM and the roundabout on the southbound Milestone lanes.
17. Remove dead growth from the Crinum Lilies at the Sea Air mail kiosk.
18. I still have not received a response to the reason why turf has died, and erosion is forming on the south end of the pond east of the roundabout on the south side of Goldcoast. This area also has tall weeds along the fence. (Pic 18>)



Goldcoast, 30th Street, Covington Garden Dr.

19. More turf is stressing on the south side of Goldcoast north of the Waterset Villas. Why? These need to be replaced by Sunrise.
(Pic 19)



23. Whose responsibility is it to maintain the Covington Garden Drive (CGD) east ROW as well as the trees behind the sidewalk north of the school? (Pic 23 and below)



20. I do not see any widening to the east west tract across the south border of Phase 4 South. (Pic 20>)



21. Inspect several off-color Eagleston Hollies on the southern end of the 30th Street median. Diagnose and treat accordingly, or are they simply putting gall their energy into fruiting? Make sure they receive proper fertilization.

22. Inspect the turf in the wide lawn on the east side of Paradiso on the south side of PAM. Treat accordingly. (Pic 22>)



Covington Garden Dr., I-75 Wall

24. The Dwarf Firebush are being maintained the same height as the plants behind them on the west side of CGD. (Pic 24)



27. On the west side of CGD across from the northern tip of the pond, north of Wayfarer, there are more areas of stressed turf. Has this been diagnosed yet? (Pic 27)



25. What is occurring with many Copperleaf Plants and the Blue Daze planted in front of them on the west side of CGD? Diagnose, treat accordingly and report back findings. (Pics 25a & b>)



26. Line trimming is still not being performed along the I75 wall on the west side of CGD. (Pic 26>)



Reservoir Park, Waterline Station

28. Remove dead Juniper in Reservoir Park.
(Pic 28)



29. There is still work to do to separate the Dwarf Asian Jasmine from the other plants surrounding it at the Waterline Station.
(Pic 29)



30. There is still a resident not mowing the pond bank behind their home next to Waterline Station. (Pic 30>)

31. Remove dead material from the Simpson's Stoppers surrounding the large transformer box by the parking lot of Waterline Station.

32. When crews line trim bed edges, they need to remove the material they've cut from the mulch bed.



Proposals

1. This bed was supposed to be continuous in front of the Waterset Club. Did some plants die out and now need to be replaced under warranty? (Pic 1)



2. If necessary, Sunrise to provide a new proposal for the installation of mulch throughout the entire property, with the exception of Waterline Station. We decided to hold off until after the hurricane season. Not sure if the previous proposal was approved and put on hold or tabled.
3. Sunrise to Install & Invoice to fill in the entire bed of Pringles Podocarpus on the right side of the Golden Sky mail kiosk. (Pic 3)



Tab 3



Waterset Central Community Development District
7281 Paradiso Drive Apollo Beach, FL 33572

Community Director Report
October 2023 Meeting



Administrative

CDD Access Requests: The homeowner for 5466 Wayfarer Avenue would like to request CDD access to build a pool and pool enclosure. They would like to enter through the rear of the home, on Covington Garden.

The painting of the Waterset Club slide steps has been completed.



The Waterset club pool lounge chairs are scheduled to arrive on Thursday, October 5th.

Management followed up with DCSI on the automatic locks for Waterline Station. The parts have not yet arrived.

Management has recently reached out to both Allied Universal and Marksman to explore the possibility of their services. Regrettably, both entities have declined our request, citing the inability to services us as we need to meet the minimum required hours of 128.

Management contacted Securitas for a security service proposal. Their proposal came in at \$60,785 and includes 8-hour shifts, 5 days a week.

Accurate Electronics was contacted due to the lap pool gate and tennis court gates not locking. AE will have to replace another fuse and card reader for the Lap pool gate. AE advised that we had been hit by lightning again. The parts have been ordered and will be installed upon arrival.

Management sent over the following street signs to Onsite for straightening:



Speed Sign 30th
Waterset & Reservoir
Limelight & Del Coronado
Silver Sun & Golden Sky
Paseo Al Mar Southside of Street Missing Paradise Sign
Paradiso and Del Coronado
Silver Sun & Del Coronado
Del Coronado & Limelight
Covington & Wayfarer
Waterline & Waterset
40 MPH sign on PAM towards 41
40 MPH sign on PAM towards 41

Beyond Fitness Athletics would like to offer mobile fitness classes in the Waterset Club Parking lot. They would like to hold a class for \$10.00 per resident to be able to determine the level of interest and participation in order to create an ongoing schedule.

Drama Kids would like to request the use of the Gathering room to hold classes on Thursdays from 5pm to 6pm beginning November 7th.

Maintenance

The maintenance team re-painted the bike racks at the Waterset Club.



The maintenance team replaced the basketball court nets.





Conley's was on property and replaced all the filters to the drinking water fountains.

Scott suited up and assisted Sams Bee Removal with the removal of a large beehive on an irrigation box located on Covington and Paseo Al Mar.



The maintenance team installed new pickleball frames and nets at the central tennis courts.





The maintenance team installed new rule signage at the basketball and tennis courts.



Report Respectfully Submitted,
Katiria Parodi, LCAM



Fwd: Requesting Rear Access for 5466 Wayfarer Ave from CDD

brenda tkaczyk <brenda.tkaczyk@yahoo.com>

Mon 9/25/2023 2:27 PM

To: Karina Jorin <jjorin@castlegroup.com>

Sent from my iPhone

Begin forwarded message:

From: "Tkaczyk, Mark" <mark.tkaczyk@thermofisher.com>

Date: September 25, 2023 at 2:23:08 PM EDT

To: brenda tkaczyk <brenda.tkaczyk@yahoo.com>

Subject: Requesting Rear Access for 5466 Wayfarer Ave from CDD

Hello Karina/CDD,

We live at 5466 Wayfarer Ave. and our house backs up directly onto Covington Garden road. We are officially asking for rear access from Covington Garden Rd to our backyard for a pool and enclosure installation because coming down the either side of our house is not a viable option. We will need 10ft of access(2 fence panels removed) and CDD bushes removed so the builder can access the yard from the rear. Tentative start of this project is late October 2023, builder said once started, the project should take 10 weeks. We have already submitted our pool proposal to the HOA and it is approved. On the one side of our house there is a sewer, electrical and cable boxes and the neighbor already has a fence installed on that side, see picture below.

On the other side of our house, there are multiple public utilities installed between the curb and the sidewalk, gas lines and meters for my house and the neighbors and the neighbor also has a water filtration system installed on the that side of the house. There is also a red pipe sticking out of the ground on this side, we have contacting the builder and they do not know what this is for, see pictures below. It would be easier and safer to install the pool from the rear as their will be no public or private utilities that can get damaged. Also when we moved in in March 2023, the house directly across from us on Covington Garden was granted rear access for their pool installation. When our request for rear access was denied, we walked over and found that house has similar issues with coming down the sides with public utilities on both sides and they had no fences installed on either side.





Below is the photo which was already submitted showing the where the rear access would be with no utilities or obstructions in the way.



Daytona Beach
Athletics (BFA)

More Than Just Fitness

A mobile fitness gym, that's comes to YOU!
No excuses, anytime, anywhere.

Offering:

- 1 On 1 Training
- Small Group Training
- Recovery/mobility Sessions



Specialized in:

- Strength & Conditioning
- Functional Training
- Flexibility & Mobility



LONG ISLAND UNIVERSITY

CONFERS UPON

JOLIE KATOLO MWAMBAYI

THE DEGREE OF

BACHELOR OF SCIENCE

THE SCHOOL OF HEALTH PROFESSIONS
LII BROOKLYN

WITH ALL THE RIGHTS, PRIVILEGES AND HONORS EARNED THEREBY IN WITNESS
OF THIS, THE SEAL OF THE UNIVERSITY AND SIGNATURES OF ITS OFFICERS ARE HERE AFFIXED
THIS EIGHTEENTH DAY OF MAY, TWO THOUSAND EIGHTEEN.



Eric Smith
CHAIRMAN, BOARD OF TRUSTEES

Kimberly R. Clive
PRESIDENT

Angela
DEAN

National Academy of Sports Medicine

has conferred upon

Jolie Mwambayi

the NCCA accredited certification of

Certified Personal Trainer

*for honorably fulfilling all of the requirements prescribed by the
National Academy of Sports Medicine. This certificate is granted with
all the honors, rights, privileges and responsibilities pertaining thereto.*

1230969326

Certificate Number

6/15/2024

Expiration Date

Laurie McCartney
President - Global Fitness & Wellness Solutions





CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

08/15/2023

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER Hiscox Inc. 5 Concourse Parkway Suite 2150 Atlanta GA, 30328	CONTACT NAME: PHONE (A/C, No, Ext): (888) 202-3007 E-MAIL: contact@hiscox.com ADDRESS: FAX (A/C, No): INSURER(S) AFFORDING COVERAGE INSURER A: Hiscox Insurance Company Inc INSURER B: INSURER C: INSURER D: INSURER E: INSURER F:	NAIC # 10200
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INSURED BEYOND FITNESS ATHLETICS LLC 1178 WINDMILL HARBOR WAY 304 BRANDON, FL 33511	INSURER B: INSURER C: INSURER D: INSURER E: INSURER F:
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COVERAGES**CERTIFICATE NUMBER:****REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: <input checked="" type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC <input type="checkbox"/> OTHER:	Y		P102.250.938.1	08/16/2023	08/16/2024	EACH OCCURRENCE \$ 1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 100,000 MED EXP (Any one person) \$ 5,000 PERSONAL & ADV INJURY \$ 1,000,000 GENERAL AGGREGATE \$ 2,000,000 PRODUCTS - COMP/OP AGG \$ S/T Gen. Agg. \$
	<input type="checkbox"/> AUTOMOBILE LIABILITY <input type="checkbox"/> ANY AUTO <input type="checkbox"/> ALL OWNED AUTOS <input type="checkbox"/> HIRED AUTOS <input type="checkbox"/> SCHEDULED AUTOS <input type="checkbox"/> NON-OWNED AUTOS						COMBINED SINGLE LIMIT (Ea accident) \$ BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ \$
	<input type="checkbox"/> UMBRELLA LIAB <input type="checkbox"/> OCCUR <input type="checkbox"/> EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE DED <input type="checkbox"/> RETENTION \$						EACH OCCURRENCE \$ AGGREGATE \$ \$
	<input type="checkbox"/> WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below Y/N <input type="checkbox"/> N/A						PER STATUTE <input type="checkbox"/> OTH-ER <input type="checkbox"/> E.L. EACH ACCIDENT \$ E.L. DISEASE - EA EMPLOYEE \$ E.L. DISEASE - POLICY LIMIT \$
A	Professional Liability	Y		P102.250.939.1	08/16/2023	08/16/2024	Each Claim: \$ 1,000,000 Aggregate: \$ 1,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

CERTIFICATE HOLDER

Waterset, CDD
3434 Colwell Ave Ste 200
Tampa, FL 33614

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

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Waterset
2023 ACTION LIST

Activity Type	Location (HOA, NCDD, CCDD)	Original Date	Description	Status	Complete by Date	Open/Closed	Owner
Admin	CCDD	7/18/2023	Lightning Strike at CH - Cameras down	DCSI scheduled for Friday 7/20	28-Jul-23	CLOSED	Kathy
Admin	CCDD	7/18/2023	Lightning Strike at CH - Provide incident report to Matt/Ruben for insurance		28-Jul-23	CLOSED	Kathy
Admin	CCDD	7/18/2023	Waterline Station playground car speeder parts	Contacted Playmore and ordered parts	20-Jul-23	CLOSED	Kathy
Admin	CCDD	7/25/2023	Order new Cornhole games	completed	11-Aug-23	CLOSED	Kathy
Admin	CCDD	7/25/2023	Order new pressure washing machine	Maintenance fixed the machine. New machine not needed/	11-Aug-23	CLOSED	Kathy/Scott
Admin	CCDD	8/1/2023	Schedule Fire extinguisher inspections	Completed 08/14/23	15-Aug-23	CLOSED	Kathy
Admin	CCDD	8/1/2023	Schedule AED Inspection	completed 08/14/23	15-Aug-23	CLOSED	Kathy
Admin	CCDD	8/24/2023	Munyan to paint the Slide Steps week 8/31	Completed	15-Sep-23	CLOSED	Kathy
Admin	CCDD	8/15/2023	Order new Adirondack chairs for resort pool.	Completed	15-Sep-23	CLOSED	Kathy
Admin	CCDD	8/15/2023	Bidding opened in Vendorsmart for Painting RFP's for clubhouse	Island Painting and Munyan to provide bids.	30-Sep-23	OPEN	Kathy
Admin	CCDD	9/5/2023	create new list of street signs that need straightening after Hurricane Idalia	List has been sent over to Onsite	3-Oct-23	CLOSED	Kathy
Maintenance	CCDD	10/3/2023	Contact Munyan for proposal to paint gathering room		1-Nov-23	OPEN	Kathy
Maintenance	CCDD	10/3/2023	Common Area Garbage bins painting?	Maintenance to check and see if the bins can be painted.	1-Nov-23	OPEN	Scott
Maintenance	CCDD	9/19/2023	Proposal for new garbage cans for Common Area	Contacted Playmore and received proposal	1-Nov-23	OPEN	Kathy
Maintenance	CCDD	10/3/2023	Contact vendor for restriping of the handicap parking spaces		1-Nov-23	OPEN	Kathy / Scott
Maintenance	CCDD	10/3/2023	Contact DCSI for a proposal for Access Control	In progress	1-Nov-23	OPEN	Kathy

Tab 4

Interlocal Agreement for Recreational Facilities

This Interlocal Agreement for Recreational Facilities ("**Agreement**") is made and entered into by and between Waterset North Community Development District, a community development district established pursuant to Chapter 190, *Florida Statutes* ("**Waterset North**") Waterset Central Community Development District, a community development district established pursuant to Chapter 190, *Florida Statutes* ("**Waterset Central**"), and Waterset South Community Development District, a community development district established pursuant to Chapter 190, *Florida Statutes* ("**Waterset South**") (Waterset North, Waterset Central and Waterset South are collectively referred to as the "**Parties**" and are individually referred to as a "**Party**").

The Boards of Supervisors of Waterset North and Waterset Central, respectively, hereby each agree that this Agreement amends, restates, and supersedes the prior Interlocal Agreement for Recreational Facilities, approved by the Board of Supervisors of Waterset North on February 13, 2018, and approved by the Board of Supervisors of Waterset Central on February 8, 2018 (the "**Prior Interlocal Agreement**"). The terms of this Agreement shall replace all terms of the Prior Interlocal Agreement, and the Prior Interlocal Agreement shall have no further force and effect.

RECITALS

WHEREAS, the real property located within the boundaries of Waterset North, the real property located within the boundaries of Waterset Central, and the real property located within the boundaries of Waterset South is being developed as a single, cohesive community known as Waterset (the "**Waterset Community**"); and

WHEREAS, Waterset North was established by the Hillsborough County Board of County Commissioners, pursuant to Ordinance No. 07-3, as amended, for purposes including the financing, construction, operation and maintenance of community infrastructure which includes, but is not limited to, a range of recreational facilities, including two (2) community amenities, known as The Landing, and The Lakeside, as well as parks and trails (the "**Waterset North Facilities**"); and

WHEREAS, Waterset Central was established by the Hillsborough County Board of County Commissioners, pursuant to Ordinance No. 17-25, for purposes including the financing, construction, operation and maintenance of community infrastructure which includes, but is not limited to, a range of recreational facilities, including an amenity building and sports campus known as The Waterset Club, a wide path along Waterset Boulevard, known as The Esplanade, parks and trails, and a second amenity center (the Phase 5B Amenity) anticipated to open in Spring 2023 (the "**Waterset Central Facilities**"); and

WHEREAS, Waterset South was established by the Hillsborough County Board of County Commissioners, pursuant to Ordinance No. 22-19, for purposes including the financing, construction, operation and maintenance of community infrastructure which includes, but is not

limited to, a range of recreational facilities, including a planned amenity center anticipated to include a pool, sports courts and clubhouse, and parks and trails (the “**Waterset South Facilities**”); and

WHEREAS, Waterset North and Waterset Central have each respectively planned, designed and constructed the Waterset North Facilities and the Waterset Central Facilities, with a vision and intent that the combined, and collective provision and use of these facilities will provide the broadest range and benefit to all of the current and future landowners and residents of the Waterset Community, specifically all of the landowners and residents of Waterset North, all of the landowners and residents of Waterset Central, and all of the landowners and residents of Waterset South; and

WHEREAS, Waterset South is respectively planning, designing and constructing the Waterset South Facilities, with a vision and intent that the combined, and collective provision and use of these facilities will provide the broadest range and benefit to all of the current and future landowners and residents of the Waterset Community, specifically all of the landowners and residents of Waterset North, all of the landowners and residents of Waterset Central, and all of the landowners and residents of Waterset South except as stated herein; and

WHEREAS, Waterset South has an age-qualified unit type (the “Age Qualified Unit”) that will only have access to the Waterset South Facilities through payment of a user fee (the “User Fee”) set by the Waterset South Board; and

WHEREAS, Waterset South shall, pursuant to Chapters 190 and 120, Florida Statutes, set the annual User Fee for such Age Qualified Unit based on the average differential in annual debt service and operation and maintenance assessments between the Age Qualified Units and Conventional Units (as such term is defined in the Waterset South Community Development District Master Special Assessment Allocation Report dated August 9, 2022) within Waterset South as such amounts may be levied annually; and

WHEREAS, Waterset North, Waterset Central, and Waterset South each desire to effectively structure this Agreement so that each Party, for the benefit of all of the residents and landowners of Waterset North, Waterset Central, and Waterset South may benefit from the equal opportunity to use the Waterset North Facilities, the Waterset Central Facilities, and the Waterset South Facilities; and

WHEREAS, each landowner will be responsible of a fair and reasonable allocation of the costs of operating and maintaining the Facilities; and

WHEREAS, each of the Parties have estimated the anticipated ongoing maintenance and operating costs for their respective Facilities, and have determined that adequate provisions exist for fair and equitable payment of such costs from the respective anticipated budgets of each Party to this Agreement, and therefore at this time no financial contribution between the Parties hereto is justified or required; and

WHEREAS, the Parties have anticipated that the residents of Waterset South may utilize all of the Waterset North Facilities, including but not limited to the Waterset North community amenities (the “**Waterset North Amenity**”), and all of the Waterset Central Facilities, including but not limited to the Waterset Central amenity building and anticipated second amenity center (the “**Waterset Central Amenity**”) prior to all of the Waterset South Facilities, including but not limited to the planned amenity center anticipated to include a pool, sports courts and clubhouse (the “**Waterset South Amenity**”) being open for use; and

WHEREAS, to ensure that the operating and maintenance costs for all of the Facilities (the “**Facilities O&M Costs**”) are reasonably and fairly allocated to each Party and each Party’s landowners at all times, the Parties have determined that, prior to the Waterset South Amenity being open for use, all User Fees collected from Age Qualified Unit residents and landowners in Waterset South shall be allocated equally to Waterset North and Waterset Central, and upon commencement of the Waterset South Amenity being open for use, all User Fees collected from Age Qualified Unit residents and landowners in Waterset South shall be allocated to all Parties equally; and

WHEREAS, beginning in Fiscal Year 2026 (October 1, 2025 – September 30, 2026), the Parties will annually review and determine whether the allocation of the Facilities O&M Costs remains fair and reasonable based on the benefits received by each Party and each Party’s landowners, or whether an annual adjustment, or true-up of Facilities O&M Costs, resulting in a payment from one District to the other is necessary to ensure that the costs are reasonably and fairly allocated to each Party and its landowners, based on the special benefits received by the landowners in each District; and

WHEREAS, governmental entities, including the Parties, are authorized by the Florida Interlocal Cooperation Act of 1969, and specifically by Section 163.01(5), *Florida Statutes*, to enter into a joint exercise of power and enter into contracts for the provision and shared use of facilities and services, for the payment of public funds and the method or formula for equitably providing for and allocating operating and maintenance costs, providing for the adjudication of disputes and conflicts, and any other necessary and proper matters agreed upon by the Parties; and

WHEREAS, it is the purpose and intent of the Parties to enter into this Agreement, and thereby make the most efficient and beneficial use of their respective powers, resources and capabilities, by providing for the shared use of the Waterset North Facilities, the Waterset Central Facilities, and the Waterset South Facilities, by all of the landowners and residents of the Parties.

NOW, THEREFORE, in consideration of the mutual covenants and conditions contained herein, Waterset North, Waterset Central, and Waterset South agree as follows:

SECTION 1. Recitals. The Recitals set forth above are true and correct, and form a material part of this Agreement.

SECTION 2. **Authority.** This Agreement is entered into pursuant to the powers and authority granted to the Parties under the Constitution and Laws of the State of Florida, including expressly, but not limited to, the authority of Section 163.01, *Florida Statutes* and Chapter 190, *Florida Statutes*.

SECTION 3. **Shared Use of Waterset North Facilities, Waterset Central Facilities, and Waterset South Facilities.** Waterset North grants to the residents and landowners of Waterset Central and Conventional Unit residents and landowners of Waterset South, the non-exclusive right to use all of the Waterset North Facilities on the same terms as the residents and landowners of Waterset North, and in accordance with the then-effective policies and rules of Waterset North. The Board of Supervisors of Waterset North shall take no action which modifies or adversely affects the rights of the residents and landowners of Waterset Central and Conventional Unit residents and landowners of Waterset South to use the Waterset North Facilities subject to the same terms and conditions such facilities are used by the residents and landowners of Waterset North.

Waterset Central grants to the landowners and residents of Waterset North and Conventional Unit residents and landowners of Waterset South, the non-exclusive right to use all of the Waterset Central Facilities on the same terms as the residents and landowners of Waterset Central, and in accordance with the then-effective policies and rules of Waterset Central. The Board of Supervisors of Waterset Central shall take no action which modifies or adversely affects the rights of the residents and landowners of Waterset North and Conventional Unit residents and landowners of Waterset South to use the Waterset Central Facilities, subject to the same terms and conditions such facilities are used by the residents and landowners of Waterset Central.

Waterset South grants to the landowners and residents of Waterset North and Waterset Central, respectively, the non-exclusive right to use all of the Waterset South Facilities on the same terms as the Conventional Unit residents and landowners of Waterset South, and in accordance with the then-effective policies and rules of Waterset South. The Board of Supervisors of Waterset South shall take no action which modifies or adversely affects the rights of the residents and landowners of Waterset North and Waterset Central to use the Waterset South Facilities, subject to the same terms and conditions such facilities are used by the Conventional Unit residents and landowners of Waterset South.

Additionally, Waterset Central and Waterset North shall extend such rights granted herein to the Waterset South Conventional Unit residents and landowners to any Age Qualified unit residents and landowners that have paid a User Fee for the current fiscal year.

SECTION 4. **Fair and Reasonable Allocation of Facilities O&M Costs Based on Special Benefit.**

The Boards of each District have determined that beginning on the Effective Date of this Agreement, and continuing through September 30, 2025, it is fair and equitable, based on the

special benefit to each Party and its landowners, for each Party to pay the respective operations and maintenance costs for the Facilities located solely within that respective Party's geographic boundaries.

In anticipation of the Budget preparation and approval process for Fiscal Year 2026, and annually thereafter, the Board of each District shall review the Facilities O&M Costs and shall determine if the allocation of Facilities O&M Costs requires an annual adjustment, or true-up of such costs, resulting in a payment from one or more Districts to any of the others, in order to ensure that the Facilities O&M Costs are reasonably and fairly allocated to each Party and its landowners, based on the special benefits received by the landowners in each District. For purposes of such review done in accordance with this Section 4, Waterset South's reasonable and fair allocation shall be based on the assessed Conventional Units only and shall not include the Age Qualified Units. Furthermore, prior to the Waterset South Amenity being open for use, Waterset South shall annually provide one-half of all User Fees collected from Age Qualified Unit residents and landowners to each Waterset Central and Waterset North. Upon commencement of the opening of the Waterset South Amenity for use, Waterset South shall annually provide one-third of all User Fees collected from Age Qualified Unit residents and landowners to each Waterset Central and Waterset North. In the event that both Parties or one Party deem an adjustment or true-up of costs to be fair and equitable, then the Parties shall use their best efforts to mutually agree upon the allocation adjustment, which is necessary and appropriate, and shall ensure that the adjustment or true-up payment is incorporated into the Fiscal Year Budget for each District.

If the Parties cannot mutually agree, then a Joint Committee of the Parties shall be established, comprised of one (1) designee appointed by the Boards of each Party, and one (1) designee who is mutually agreed upon by all three (3) Parties. The Parties shall agree upon the members of the Joint Committee no later than November 1st. The Joint Committee shall review all of the relevant facts and issues related to determining a fair and equitable allocation of the Facilities O&M Costs, and shall make a Final Recommendation to the Boards of each Party as to any necessary and appropriate adjustment no later than December 1st. In the event that one or more of the Boards does not accept the recommendation of the Joint Committee prior to February 1st, then any Party may seek a judicial determination regarding the fair and reasonable allocation of costs based on special benefit received by the Parties and the landowners of each Party, and such determination shall govern the future allocation of Facilities O&M Costs.

SECTION 5. Term and Renewal.

This Interlocal Agreement shall take effect as of the dates set forth above and shall remain in effect until September 30, 2028. The term of this Agreement will be automatically extended for additional two (2) year terms unless any party notifies the other parties, in writing, by certified mail, prior to the expiration of the then current term, of its intention not to renew to Agreement. Until terminated, the Agreement shall continue in full force and effect during the initial term and during any extensions of the initial term.

SECTION 6. Amendment, Waiver and Consent.

This Agreement may be amended only by mutual agreement evidenced by written instrument, approved for Waterset North by its Board of Supervisors, approved for Waterset Central by its Board of Supervisors, and approved for Waterset South by its Board of Supervisors. Neither this Agreement, nor any portion of it, may be modified or waived orally. Any party to this Agreement shall have the right, but not the obligation, to waive any right or rights, limitation or limitations, or condition or conditions herein reserved or intended for the benefit of such party without being deemed to have waived other rights, limitations or conditions. However, any such waiver shall be valid only if approved and expressly granted in writing by the Board of Supervisors of such party.

SECTION 7. Validity. After the opportunity for consultation with legal counsel, the Boards of Supervisors for Waterset North, Waterset Central, and Waterset South each respectively represents and warrants to the other parties its respective authority and power under Florida law to enter into this Agreement, acknowledges the validity and enforceability of this Agreement, and waives any future right of defense based on a claim of illegality, invalidity or unenforceability of any nature. The Boards of Supervisors for Waterset North, Waterset Central, and Waterset South each respectively represents, warrants and covenants to and with the other parties (i) that this Agreement has been validly approved at a duly held public meeting, and (ii) that this Agreement constitutes a legal, valid and binding contract enforceable against the respective Party in accordance with the terms of this Agreement (assuming the due authorization, execution and delivery of this Agreement by the other Parties hereto).

SECTION 8. Indemnification. To the extent permitted by law, and from legally available funds, each of the Parties hereto (in the context of this Section, an “**Indemnifying Party**”) shall defend, indemnify and save harmless the other Parties, its officers, agents, employees and assigns, from and against any and all liabilities, claims, damages, losses and expenses, including costs and attorneys’ fees, arising out of or resulting from the negligent or wrongful acts or omissions of such Indemnifying Party, its officers, agents or employees, made in connection with the performance of the acts, duties, covenants and obligations contemplated in, or imposed pursuant to this Agreement. The Parties agree that nothing in this Agreement shall serve as or be construed as a waiver by any Party of that Party’s limitations on liability contained in Section 768.28, *Florida Statutes*, or other statute or law. The provisions contained in this Agreement will survive the expiration or termination of this Agreement.

SECTION 9. Force Majeure. No Party shall be liable for any failure to perform, or delay in the performance of, any obligation under this Agreement if such failure is caused directly by hurricane, tornado, fire, earthquake, civil commotion or failure or disruption of utility services, or other like cause affecting the Party obliged to perform.

SECTION 10. Enforcement and Remedies. The Parties hereto shall be entitled to all remedies at law or in equity, including expressly, but not limited to, injunctive relief and specific performance to enforce this Agreement.

SECTION 11. Binding Effect; Third-Party Beneficiary. This Agreement is binding upon and enforceable only by the Parties hereto. Nothing in this Agreement, either express or implied, is intended or shall be construed to confer upon or give any person, corporation, or governmental entity or agency, other than the Parties hereto, any right, remedy or claim under or by reason of this Agreement or any provisions or conditions of this Agreement.

SECTION 12. No Assignment. Except as otherwise set forth herein, the rights and obligations under this Agreement shall not be assigned directly or indirectly to any other person or entity.

SECTION 13. Termination. A Party shall provide a minimum of twelve (12) months written notice of its intent to terminate the Agreement to the other Parties hereto.

SECTION 14. Governing Law and Venue. This Agreement shall be governed by and construed in accordance with the laws of the State of Florida, and venue for any action arising out of or related to this Agreement shall be in Hillsborough County, Florida.

SECTION 15. Headings. The headings or captions of sections or paragraphs used in this Agreement are for convenience of reference only and are not intended to define or limit their content, nor are they to affect the construction of, or to be taken into consideration in interpreting this Agreement.

SECTION 16. Ambiguities and Construction. The Parties have been allowed equal input regarding the terms and wording of this Agreement and have had the opportunity to consult with legal counsel prior to each Party's execution, such that all language herein shall be construed equally against the Parties, and no language shall be construed strictly against its drafter.

SECTION 17. Full Agreement; Filing with Clerk of the Circuit Court. This Agreement contains the entire agreement of the Parties with respect to the matters addressed herein. Previous agreements and understandings of the Parties with respect to such matters are null and void and of no effect. In accord with Subsection 163.01(11), Florida Statutes, this Agreement and all amendments hereto shall be filed with the Clerk of the Circuit Court for Hillsborough County, Florida.

SECTION 18. Notices. All notices, elections, requests and other communications hereunder shall be in writing and shall be deemed given in the following circumstances: (i) three (3) business days after being deposited in the United States mail, postage prepaid certified or registered mail, or (ii) the next business day after being deposited with a recognized overnight mail or courier delivery service; or (iii) when personally delivered; and addressed as follows (or

to such other person or at such other address, of which any Party to this Agreement shall give written notice as provided herein):

If to Waterset North: District Manager, Waterset North Community Development District
Rizzetta & Company, Inc.
3434 Colwell Avenue, Suite 200
Tampa, Florida 33614

With a copy to: Andrew Mai, District Counsel
Fishback Dominick
1947 Lee Road
Winter Park, Florida 32789-1834

If to Waterset Central: District Manager, Waterset Central Community Development District
Rizzetta & Company, Inc.
3434 Colwell Avenue, Suite 200
Tampa, Florida 33614

With a copy to: Erin McCormick, District Counsel
Erin McCormick Law, PA
3314 Henderson Boulevard, Suite 103
Tampa, Florida 33609

If to Waterset South: District Manager, Waterset South Community Development District
Rizzetta & Company, Inc.
3434 Colwell Avenue, Suite 200
Tampa, Florida 33614

With a copy to: Alyssa Willson, District Counsel
Kutak Rock LLP
107 West College Avenue
Tallahassee, Florida 32301

In all cases, notices shall be deemed delivered to a Party only upon delivery of copies to the persons indicated above in the same manner as for the Party being notified.

WHEREFORE, Waterset North, Waterset Central, and Waterset South have executed this Interlocal Agreement as of the date and year first written above.

ATTEST:

**WATERSET NORTH COMMUNITY
DEVELOPMENT DISTRICT**

By: _____

By: _____

Name: _____

Name: _____

As: _____

Title: _____

**STATE OF FLORIDA
COUNTY OF HILLSBOROUGH**

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization, this _____ day of _____, 2023, by _____ as _____ of Waterset North Community Development District, a community development district established pursuant to Chapter 190, *Florida Statutes*, on behalf of the district. He/She is () personally known to me, or () has produced _____ as identification.

SWORN to and subscribed before me this _____ day of _____, 2023.

Signature of Notary Public

Printed name of Notary Public

ATTEST:

**WATERSET CENTRAL COMMUNITY
DEVELOPMENT DISTRICT**

By: _____

By: _____

Name: _____

Name: _____

As: _____

Title: _____

**STATE OF FLORIDA
COUNTY OF HILLSBOROUGH**

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization, this _____ day of _____, 2023, by _____ as _____ of Waterset Central Community Development District, a community development district established pursuant to Chapter 190, *Florida Statutes*, on behalf of the district. He/She is () personally known to me, or () has produced _____ as identification.

SWORN to and subscribed before me this _____ day of _____, 2023.

Signature of Notary Public

Printed name of Notary Public

ATTEST:

**WATERSET SOUTH COMMUNITY
DEVELOPMENT DISTRICT**

By: _____

By: _____

Name: _____

Name: _____

As: _____

Title: _____

**STATE OF FLORIDA
COUNTY OF HILLSBOROUGH**

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization, this ____ day of _____, 2023, by _____ as _____ of Waterset South Community Development District, a community development district established pursuant to Chapter 190, *Florida Statutes*, on behalf of the district. He/She is () personally known to me, or () has produced _____ as identification.

SWORN to and subscribed before me this ____ day of _____, 2023.

Signature of Notary Public

Printed name of Notary Public

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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 CENTRAL
COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Waterset Central Community Development District was held on **Thursday, September 14, 2023, at 9:05 AM** at the offices of **Rizzetta & Company, 2700 S. Falkenburg Road Suite 2745, Riverview FL 33578.**

Present and constituting a quorum:

Deneen Klenke	Board Supervisor, Chairman
Pete Williams	Board Supervisor, Vice Chairman, via con. call
Lenny Woster	Board Supervisor, Assistant Secretary
Lynda McMorrow	Board Supervisor, Assistant Secretary

Also present were:

Matthew Huber	RDM, Rizzetta & Company, via con. call
Ruben Durand	District Manager, Rizzetta & Co.
Erin McCormick	District Counsel, Erin McCormick Law, via con. call
John Toborg	Field Services, Rizzetta
Daniel Erdmann	Representative, Sunrise Landscape
Tony Smith	Representative, Sitex Aquatics
Katiria Parodi	Clubhouse Manager, Castle Group
Gail Huff	Representative, Ballenger Irrigation
Paul Anderson	Clubhouse Manager
Brittney Carpio	Rizzetta & Company

Audience	Present
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FIRST ORDER OF BUSINESS

Call to Order

Mr. Durand called the meeting to order and confirmed a quorum.

SECOND ORDER OF BUSINESS

Audience Comments

Audience members present, iStroll owner requested to move dates for her workout group.

On a motion by Mr. Williams, seconded by Ms. Klenke, the Board approved to move istroll to the basketball court from October-April, 9:30 a.m. to 10:30 a.m., Monday, Wednesday and Friday, except when school is not in session for those day, for the Waterset Central Community Development District.

THIRD ORDER OF BUSINESS

Staff Reports

A. Aquatics

1. Presentation of Waterway Inspection Report

Not present, no report.

B. Landscape & Irrigation

1. Presentation of Landscape Inspection Report

Mr. Torborg presented report.

On a motion by Ms. Klenke, seconded by Mr. Williams, the Board approved proposal #7798 and #7799, for the Waterset Central Community Development District.

2. Landscape Contractor Update

Mr. Cane presented report.

3. Irrigation Contractor Update

Ms. Huff provided updates to the Board.

C. District Counsel

Ms. McCormick provided updates.

D. District Engineer

Not present. No report.

E. Clubhouse Manager

1. Presentation of Management Report

On a motion by Mr. Williams, seconded by Ms. Klenke, the Board denied the request of pool access for 5466 Wayfarer Ave., for the Waterset Central Community Development District.

F. District Manager

Mr. Durand advised the Board that the next meeting will be held on October 12, 2023 at 10:00 a.m. or immediately after, at the offices of Rizzetta & Company, located at 2700 S. Falkenburg Road Suite 2745, Riverview FL 33578.

FOURTH ORDER OF BUSINESS

**Consideration of First Addendum –
Contract for Professional Technology
Services**

On a motion by Ms. Klenke, seconded by Ms. McMorrow, with all in favor, the Board approved the First Addendum – Contract for Professional Technology Services, for the Waterset Central Community Development District.

FIFTH ORDER OF BUSINESS

**Consideration of Sixth Addendum –
Contract for Professional District
Services**

On a motion by Mr. Williams, seconded by Ms. Klenke, with all in favor, the Board approved the Sixth Addendum – Contract for Professional District Services, for the Waterset Central Community Development District.

SIXTH ORDER OF BUSINESS

**Consideration of Decorative Lights for
Clubhouse**

On a motion by Mr. Williams, seconded by Ms. McMorrow, with all in favor, the Board approved the Decorative Lights for Clubhouse, for the Waterset Central Community Development District.

SEVENTH ORDER OF BUSINESS

**Consideration of Waterset Central
Maintenance Addendum**

On a motion by Ms. Klenke, seconded by Mr. Williams, with all in favor, the Board approved the Waterset Central Maintenance Addendum in the amount of **\$3,832.87**, for the Waterset Central Community Development District.

EIGHTH ORDER OF BUSINESS

**Discussion on the Administrative
Charges for Re-Issuing Access Cards.**

On a motion by Mr. Williams, seconded by Ms. McMorrow, with all in favor, the Board requested for the Waterset South Board to take cost of lanyards and cards, for the Waterset Central Community Development District.

NINTH ODER OF BUSINESS

**Discussion on the Desire to Transition
the Board to Residents**

Start process for full turnover by Q1, 2024.

Emails to be sent to residents to attend October's meeting.

TENTH ORDER OF BUSINESS

**Consideration of Minutes of the Board
of Supervisors' Meeting held on
August 10, 2023.**

On a motion by Mr. Williams, seconded by Ms. Klenke, with all in favor, the Board approved the Minutes of the Board of Supervisors' Meeting Held on August 10, 2023, for the Waterset Central Community Development District.

ELEVENTH ORDER OF BUSINESS

**Consideration of the Operations &
Maintenance Expenditures for**
June 2023- \$134,126.04
July 2023- \$150,975.28
August 2023- \$133,621.90

On a motion by Ms. Klenke, seconded by Mr. Williams, with all in favor, the Board approved the Operations & Maintenance Expenditures for June, July and August 2023, for the Waterset Central Community Development District.

TWELVTH ORDER OF BUSINESS

Supervisor Requests

No requests.

THIRTEENTH ORDER OF BUSINESS

Adjournment

On a motion by Ms. Klenke, seconded by Ms. McMorrow, the Board adjourned the meeting at 10:40 a.m., for the Waterset Central Community Development District.

Assistant Secretary

Chair / Vice Chair

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Tab 6

Waterset Central Community Development District

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

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

www.watersetcentralcdd.org

Operations and Maintenance Expenditures September 2023 For Board Approval

Attached please find the check register listing the Operation and Maintenance expenditures paid from September 1, 2023 through September 30, 2023. This does not include expenditures previously approved by the Board.

The total items being presented: **\$155,371.65**

Approval of Expenditures:

Chairperson

Vice Chairperson

Assistant Secretary

Waterset Central Community Development District

Paid Operation & Maintenance Expenditures

September 1, 2023 Through September 30, 2023

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Accurate Electronics, Inc.	100403	119705	Monthly Maintenance 09/23	\$ 196.00
Alvarez Plumbing Company	100404	41539	Service Call 09/23	\$ 194.00
Alvarez Plumbing Company	100404	41591	Service Call 09/23	\$ 266.50
BCI Entities, LLC	100396	23427	Irrigation Maintenance 09/23	\$ 5,481.00
Boring Business Systems, Inc.	100397	777912	Service Call 04/23	\$ 225.00
Castle Management, LLC	100405	INS-0823-272	Insurance Reimbursement 08/23	\$ 5,224.00
Castle Management, LLC	100405	MISC-0823-082	Janitorial Service 08/23	\$ 2,608.30
Castle Management, LLC	100405	PREIM08-25-23-135	Payroll Period 08/05/23 - 08/18/23	\$ 10,493.92
Castle Management, LLC	100413	PREIM09-08-23-136	Payroll Period 08/19/23 - 09/01/23	\$ 8,368.29
DCSI, Inc.	100416	31216	Alarm Monitoring System 09/23	\$ 199.00
Egis Insurance Advisors, LLC	100419	19887	Policy #100122332 10/01/2023- 10/01/2024 Florida Insurance Alliance	\$ 47,539.00
Erin McCormick Law, P.A.	100406	10687	General Legal Services 08/23	\$ 4,089.00

Waterset Central Community Development District

Paid Operation & Maintenance Expenditures

September 1, 2023 Through September 30, 2023

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
F Peter Williams	100407	PW091423	Board of Supervisors Meeting 09/14/23	\$ 200.00
Florida Department of Revenue	ACH	39-8017823354-9 08/23 ACH	Sales & Use Tax 08/23	\$ 217.15
Florida Natural Gas	100398	866988ES	7281 Paradiso Drive Pool Heaters 05/23	\$ 53.63
Florida Natural Gas	100398	882337ES	7281 Paradiso Drive Pool Heaters 06/23	\$ 17.67
Frontier Florida, LLC	ACH	813-649-0263-041723-5 08/23 ACH	Internet 08/23	\$ 114.98
Frontier Florida, LLC	ACH	813-649-0263-041723-5 09/23 ACH	Internet 09/23	\$ 114.98
Frontier Florida, LLC	ACH	813-741-0603-061118-5 09/23 ACH	Fios Internet 09/23	\$ 566.39
Giella Designs, LLC	100414	62306	50% Deposit - Holiday Decorations 09/23	\$ 2,720.00
Giella Designs, LLC	100414	62307	50% Deposit - Holiday Decorations 09/23	\$ 1,500.00
Hillsborough County BOCC	ACH	7687161865 ACH 08/23	Water Summary 08/23	\$ 3,231.79
Iris Elliot	100408	091423 Elliot	Rental Deposit Refund 09/23	\$ 200.00
Karl J. Koudelka	100409	4308175	Access Cards 08/23	\$ 536.44

Waterset Central Community Development District

Paid Operation & Maintenance Expenditures

September 1, 2023 Through September 30, 2023

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Luxury Stoneworks	100417	090123	Resort Lap Pool Repair 09/23	\$ 3,949.03
MDS Handyman & Pressure Cleaning Co., LLC	100410	1863	Pressure Clean 03/23	\$ 400.00
MDS Handyman & Pressure Cleaning Co., LLC	100410	1864	Pressure Clean Pool Deck 03/23	\$ 350.00
Owens Electric, Inc.	100411	15092860	Service Call 08/23	\$ 444.00
Rizzetta & Company, Inc.	100394	INV0000083171	District Management Fees 09/23	\$ 5,127.01
Sitex Aquatics, LLC	100399	7660B-100	Monthly Lake Maintenance 09/23	\$ 3,600.00
Suncoast Pool Service, Inc.	100400	9666	Monthly Pool Service (Add 5B Amenity) 09/23	\$ 3,630.00
Sunrise Landscape	100412	12962	Landscape Maintenance 09/23	\$ 25,925.00
Sunrise Landscape	100415	13283	Install Sod 09/23	\$ 808.00
Sunrise Landscape	100415	13285	Palm Removal 09/23	\$ 572.00
Sunrise Landscape	100415	13286	Maple Remove and Replace 09/23	\$ 2,158.00
Sunrise Landscape	100418	13284	Install Podocarpus 09/23	\$ 348.50

Waterset Central Community Development District

Paid Operation & Maintenance Expenditures

September 1, 2023 Through September 30, 2023

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Tampa 2 Security, Inc	100401	1374	Security Patrol 08/23	\$ 200.00
TECO	ACH	221008697536 08/23 ACH	5701 Madrigal Way - Streetlights 8/23	\$ 371.33
TECO	ACH	221008884712 08/23 ACH	5701 Madrigal Way (Amenity) 08/23	\$ 1,026.35
TECO	ACH	321000017137 08/23 ACH	Teco Summary Bill 08/23	\$ 11,306.61
TECO Peoples Gas	ACH	221008930457 08/23 ACH	5701 Madrigal Way 08/23	\$ 32.90
Waterset Central CDD	DC 090523	DC 090523	Debit Card Replenishment	<u>\$ 765.88</u>
Total				<u>\$ 155,371.65</u>