Waters Edge
Community Development District

Board of Supervisors’ Meeting
April 25, 2019

District Office:
5844 Old Pasco Road, Suite 100
Wesley Chapel, Florida 33544
813.994.1001

www.watersedgecdd.org
All cellular phones must be placed on mute 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.
WATERS EDGE COMMUNITY DEVELOPMENT DISTRICT
DISTRICT OFFICE ● 5844 OLD PASCO ROAD ● SUITE 100
WESLEY CHAPEL, FL 33544
www.watersedgecdd.org

Board of Supervisors
Waters Edge Community
Development District

April 18, 2019

AGENDA

Dear Board Members:

The regular meeting of the Board of Supervisors of the Waters Edge Community Development District will be held on Thursday, April 25, 2019 at 3:30 p.m. at the Waters Edge Clubhouse, located at 9019 Creedmoor Lane, New Port Richey, FL 34654. The following is the agenda for this meeting.

1. CALL TO ORDER/ROLL CALL
2. AUDIENCE COMMENTS ON AGENDA ITEMS
3. BUSINESS ADMINISTRATION
   A. Consideration of Minutes of the Board of Supervisors’ Meeting held on March 28, 2019 ..............................................Tab 1
   B. Consideration of Operation and Maintenance Expenditures for March 2019 ..................................................................................Tab 2
4. STAFF REPORTS
   A. District Engineer
   B. Aquatics Manager
      1. Presentation of the April 2019 Waterway Inspection Report ..................................................................................................Tab 3
   C. Field Services Manager
      1. Presentation of the April 2019 Field Inspection Report ..... Tab 4
      2. Consideration of Proposals for Landscape Enhancement ..Tab 5
   D. District Counsel
   E. District Manager
5. BUSINESS ITEMS
   A. Consideration of Proposal from Sitex Aquatics ..................Tab 6
   B. Consideration of PACA Renewal .............................................Tab 7
6. AUDIENCE COMMENTS AND 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,

Eric Dailey
District Manager
Tab 1
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.

WATERS EDGE COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of Waters Edge Community Development District was held on Thursday, March 28, 2019, at 5:00 p.m. at the Waters Edge Clubhouse, located at 9019 Creedmoor Lane, New Port Richey, Florida 34654.

Present and constituting a quorum:

Edward Grillo  
Board Supervisor, Chairman
Roger LeBlanc  
Board Supervisor, Vice Chairman
Michael McCarthy  
Board Supervisor, Assistant Secretary
Teri Geney  
Board Supervisor, Assistant Secretary

Also present were:

Christine Perkins  
District Manager, Rizzetta & Company
Scott Green  
Field Services Manager, Rizzetta & Company
Kristen Schalter  
District Counsel, Straley Robin & Vericker (via phone)
Greg Woodcock  
District Engineer, Cardno TBE (via phone)
Morgan Melatti  
Aquatic Systems
Jimmy Taylor  
Aquatic Systems

Audience

FIRST ORDER OF BUSINESS  
Call to Order

Ms. Perkins called the meeting to order and performed the roll call.

SECOND ORDER OF BUSINESS  
Audience Comments on Agenda Items

There were no audience comments.
THIRD ORDER OF BUSINESS

Consideration of Minutes of the Board of Supervisors’ Meeting held on February 28, 2019

On a Motion by Ms. Geney, seconded by Mr. LeBlanc, with all in favor, the Board of Supervisors approved the minutes of the Board of Supervisors’ Regular meeting held on February 28, 2019, as amended for the Waters Edge Community Development District.

FOURTH ORDER OF BUSINESS

Consideration of Operation and Maintenance Expenditures for February 2019

Discussion ensued as to the timing of the hog-trap removals, as March would be the last month the District would be receiving invoices for wildlife trapping services. Mr. Grillo requested a copy of all Yellowstone invoices from the beginning of the fiscal year be circulated to the Board, as well as copies of the HOA’s invoices for the District’s reimbursements. Mr. Grillo communicated that there appeared to be several invoices that were missing, and thus the monthly financials were not showing an accurate account of where the District was at fiscally for the landscaping line item.

On a Motion by Mr. McCarthy, seconded by Mr. LeBlanc, with all in favor, the Board of Supervisors approved the Operation and Maintenance Expenditures for February 2019 ($15,220.34) for the Waters Edge Community Development District.

FIFTH ORDER OF BUSINESS

Staff Reports

A. District Engineer

1. Consideration of Pond Erosion Proposals

Mr. Woodcock reviewed the high-priority areas for erosion repairs, as well as communicated his forthcoming meeting with the resident of 11304 Biddeford Place on April 9th. Therefore, he recommended not proceeding with the proposal for the repair of G1 until after the meeting. Discussion ensued about sending the resident a letter from the District that reviewed the erosion issue as well as the associated repair estimate. Additionally, the Board discoursed about increasing the lake/pond bank maintenance line item to at least $20,000 annually to address the ongoing prospective erosion repairs that may be necessary within the District. Several Board members inquired about the timing and need to address some repairs this fiscal year vs. waiting for the subsequent year. The overall consensus of the Board was to proceed with all repairs for priority areas, as the District has the funding to accommodate the work at this time.
On a Motion by Mr. McCarthy, seconded by Mr. LeBlanc, with all in favor, the Board of Supervisors approved the Site Masters Pond Erosion Proposal to repair areas for ponds T2, L17, D1, C1, L5, & J1 in the amount of ($20,700.00) for the Waters Edge Community Development District.

B. Aquatics Manager
1. Presentation of March 2019 Waterway Inspection Report

Ms. Melatti reviewed the March 2019 Waterway Inspection Report for the Board. Discussion ensued pertaining to the treatment of the reclaimed water pond and comparing the site with other communities that may be facing similar challenges. Mr. Taylor additionally reviewed the treatments utilized as well as recommended to see how they would take effect over time so they could continue to monitor progress.

Mr. Grillo and Mr. LeBlanc discussed how they each researched and reviewed recommendations from Sitex Aquatics and their work at Southern Hills Plantation, which had similar trials with reclaimed water. Discussion ensued pertaining to having Sitex Aquatics visit the community to provide a comprehensive proposal for annual maintenance and conduct a presentation to the Board at the next meeting.

On a Motion by Mr. Grillo, seconded by Ms. Geney, with all in favor, the Board of Supervisors invited Sitex Aquatics to submit a proposal and be present at the next Board meeting to conduct a presentation for the Waters Edge Community Development District.

C. Field Services Manager
1. Presentation of March 2019 Field Inspection Report

Mr. Green presented the March 2019 Field Inspection Report to the Board and reviewed its contents, touching on topics that included: weed pressure, trimming issues, state of the annuals, and worn out turf. Mr. Green also entertained the Board’s questions pertaining to his experience with various landscaping vendors.

D. District Counsel

Ms. Schalter provided some feedback pertaining to the District’s current Common Area Policies, as the District’s current policies were not abnormal in comparison to other communities.

On a Motion by Mr. LeBlanc, seconded by Mr. McCarthy, with all in favor, the Board of Supervisors approved to reaffirm the Common Area Policies for the Waters Edge Community Development District.

E. District Manager
1. Presentation of Action Item List

Ms. Perkins presented the Action Item List to the Board and announced that the next regularly-scheduled meeting would be held on April 25, 2019 at 3:30 PM at the Waters Edge Clubhouse.

SIXTH ORDER OF BUSINESS

Discussion of Pasco County Reclaimed Invoices & Billing

Discussion ensued pertaining to the District being under budget from original estimates, as well as the frequency, usage, and monitoring of the reclaimed water system.

SEVENTH ORDER OF BUSINESS

Discussion of Common Area Policies

This Business Item was covered under District Counsel’s report.

EIGHTH ORDER OF BUSINESS

Audience Comments and Supervisor Request

Mr. Grillo thanked Ms. Perkins for her work with the District, as this was her last meeting. Mr. Grillo additionally discussed that he had conversations with Mr. Roethke and recommended that Mr. Roethke take over as District Manager for the District.

Mr. Grillo inquired about the possibility of altering the monthly financial statements to show the reclaimed water line item outside and/or below the rest of the general fund so that it was not included in the monthly variance estimates.

Mr. Grillo recommended the District draft a letter to the builder in Ventana, Lennar, to encourage the use of reclaimed water.

NINTH ORDER OF BUSINESS

Adjournment

On a Motion by Ms. Geney, seconded by Mr. LeBlanc, with all in favor, the Board of Supervisors adjourned the meeting at 6:43 p.m. for the Waters Edge Community Development District.

_____________________________  ________________________________
Secretary/Assistant Secretary    Chairman/Vice Chairman
Waters Edge CDD

EXHIBIT TO 03-28-19 MINUTES:

March 2019 Waterway Inspection Report
Waters Edge CDD
Waterway Inspection Report

Reason for Inspection: Routine Scheduled

Inspection Date: 3/18/2019

Prepared for:
Ms. Christine Perkins, District Manager
Rizzetta & Company
9428 Camden Field Parkway
Riverview, Florida 33578

Prepared by:
Morgan Melatti, Account Representative/Biologist

Aquatic Systems, Inc. - Wesley Chapel Field Office
Corporate Headquarters
2100 N.W. 33rd Street, Pompano Beach, FL 33069
1-800-432-4302
Site: A2

**Comments:** Normal growth observed
Site A2 received treatment for Shoreline vegetation such as Torpedograss, Pennywort and the submersed plant, Slender Spikerush during the maintenance visit on 3/19/19. Filamentous algae growth seen collecting in the coves of the site will be targeted at an upcoming maintenance visit.

Site: F1

**Comments:** Site looks good
Torpedograss and Cattails can be seen decomposing throughout the littoral shelf of site F1 as a result of spot spraying for invasive vegetation (top right). Native Gulf Spikerush was seen with next growth across the site and will be encouraged to fill in areas left open from treating invasive vegetation (above).
Waters Edge CDD Waterway Inspection Report 3/18/2019

Site: C

Comments: Treatment in progress
Treatments targeting Slender Spikerush within C have been applied in March and results can typically be seen 60-90 days after the application. The associated filamentous algae growth will be targeted at an upcoming maintenance visit.

Site: G1

Comments: Treatment in progress
Several treatments are in progress for site G1. Water body treatments targeting the submersed plant, Slender Spikerush were applied on 3/11 and will progress over the next 60 days. Filamentous algae growth was treated 3/5 and 3/11 (top right).
**Comments:** Site looks good

Cattails and Torpedograss along the island of site D1 continue to decompose. The site received treatment for filamentous and planktonic algae on 3/15/19, as requested. Shoreline grasses and Slender Spikerush received treatment during the visit as well.

**Comments:** Site looks good

The bank repair of site L11 is pictured bottom right. Tilapia dens were noted along the perimeter, which could contribute to bank issues. Portions of the perimeter seen with Bulrush (top right) lessened the Tilapia impact; a shoreline planting is recommended.
Comments: Site looks good
The shallow littoral area of site L2 was seen with healthy Pickerelweed (above) and Arrowhead (top right). An addition of native plants would supplement the growth on the shelf and could benefit the site.

Comments: Normal growth observed
Site L16 (above) was seen with yellowing Pennywort from a recent herbicide application on 3/4. Site J3 (top right) was seen in good condition. Site K2 (bottom right) had 10% surface coverage of filamentous algae, which will be targeted.
**Site: AA1**

**Management Summary**

The waterway inspection report for Waters Edge CDD was performed on March 18th, 2019 for eleven sites in the community. The majority of sites were seen in excellent condition for the time of year, with water body treatments for Slender Spikerush and algaecide applications being used together by our experienced technicians for effective control. Water body treatments have been applied to sites G1, F1, L10, K1, L16, L5, L7, L8, L9, L15, W2, W1, CH1, C1 and TH3 in March to target the submerged plant, Slender Spikerush. These treatments are quite necessary every year in Waters Edge to knock back the Slender Spikerush before the growing season and while water is not actively flowing out of the site to diminish the product. These water body treatments work over 60-90 days by remaining in the water column and blocking the photosynthetic process of the submerged plant. Slender Spikerush can typically become a nuisance due to its rapid growth habits. Slender Spikerush can also function as a platform for algae growth, as it creates pockets of shallow, warm water at the surface of a pond. By addressing the Slender Spikerush, algae growth is also reduced.

Treatments for filamentous algae within site AA1 are being performed weekly in addition to a nutrient reduction product. The algaecide/nutrient reduction treatments are reducing the growth but regrowth is quicker than the treatments can reduce the growth. Different avenues for long-term approaches to the site are being explored.

**Recommendations/Action Items**

- Continue Routine Maintenance.
- Monitor Slender Spikerush Treatments in Sites G1, F1, L10, K1, L16, L5, L7, L8, L9, L15, W2, W1, CH1, C1 and TH3.
- Target Filamentous and Planktonic Algae Growth.
- Weekly Algaecide and Nutrient Reduction in Site AA1.

Thank You For Choosing Aquatic Systems, Inc.!
Tab 2
Operations and Maintenance Expenditures
March 2019
For Board Approval

Attached please find the check register listing the Operation and Maintenance expenditures paid from March 1, 2019 through March 31, 2019. This does not include expenditures previously approved by the Board.

The total items being presented:  $29,828.31

Approval of Expenditures:

__________________________________
Chairperson

__________ Vice Chairperson

__________ Assistant Secretary
# Waters Edge Community Development District
## Paid Operation & Maintenance Expenditures
### March 1, 2019 Through March 31, 2019

<table>
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<tr>
<th>Vendor Name</th>
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<th>Invoice Number</th>
<th>Invoice Description</th>
<th>Invoice Amount</th>
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<td>Monthly Lake &amp; Wetland Services 03/19</td>
<td>$ 2,041.00</td>
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<td>Cardno, Inc.</td>
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<td>Engineering Services 03/19</td>
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<td>Jerry Richardson</td>
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<td>1207</td>
<td>Wildlife Trapping 03/19</td>
<td>$ 900.00</td>
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<td>Michael T. McCarthy</td>
<td>001829</td>
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<td>Board of Supervisors Meeting 02/28/19</td>
<td>$ 200.00</td>
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<td>Michaela A. Ballou</td>
<td>001826</td>
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<td>Board of Supervisors Meeting 02/28/19</td>
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<td>Pasco County Utilities</td>
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<td>9019 Creedmoor Reclaim Lane</td>
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<td>Rizzetta &amp; Company, Inc.</td>
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<td>District Management Fees 03/19</td>
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<td>Shared Cost Landscape Services 12/18</td>
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<td>Yellowstone Landscape</td>
<td>001833</td>
<td>TM 4409</td>
<td>Down Tree Removal 02/19</td>
<td>$ 689.28</td>
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Report Total: $ 29,828.31
### Invoice

**Invoice Date:** 3/1/2019  
**Invoice Number:** 0000438196  
**Customer Number:** 0062091  
**PO Number:**  
**Payment Terms:** Net 30

**Water's Edge CDD**
C/O Rizzetta & Company
5844 Old Pasco Rd #100
Wesley Chapel, FL 33544

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<th>ITEM DESCRIPTION</th>
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<th>UNIT PRICE</th>
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**Sales Tax:** (0.0%) $0.00  
**Less Payment:** $0.00  
**Total Due:** $2,041.00

*A 1.5% finance charge is added to balances 31 or more days past due*

---

**Date Rec'd Dist Office:** 3/8/19  
**DM Approval:** CP 3/8/19  
**Date Entered:** MAR 0 8 2019  
**Fund:** 001  
**Gl:** 53800  
**CC:** 4005  

PLEASE RETURN THIS PORTION WITH PAYMENT. MAKE CHECKS PAYABLE TO: Aquatic Systems, Inc.

☐ Address Changes (Note on Back of this Slip)  
*Please include contact name and phone number*

---

Aquatic Systems, Inc.
2100 NW 33rd Street
Pompano Beach, FL 33069

**Amount Paid:** $2,041.00

THANK YOU FOR YOUR BUSINESS!
Waters Edge CDD  
3434 Colwell Avenue  
Suite 200  
Tampa FL 33614  
Attention: Finance Department  

**INVOICE**  

**Invoice #** : 515400  
**Project** : 0002380100  
**Project Name** : WTR Waters Edge CDD  
**Invoice Group** : **  
**Invoice Date** : 3/25/2019  

---

**For Professional Services Rendered through: 3/22/2019**

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<td>Regular Expenses</td>
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<td><strong>Current Invoice</strong></td>
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<tr>
<td>Amount Due This Invoice</td>
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**Date Rec'd Dist Office**  
MAR 26 2019

**DM Approval**  
3/27/19

**Date Entered**  
MAR 26 2019

**Fund** 001  
**GL** 51300  
**CC** 3103

**Check #**
**Project: 0002380100 -- WTR Waters Edge CDD**

**Invoice #: 515400**

**Phase: **** -- Waters Edge - General Consultation**

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<tr>
<td>Project Manager</td>
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Prepare for and attend CDD meeting. Research wall maintenance and ownership and coordinate with John V and Christine regarding findings.

Coordinate with Site Masters Regarding erosion repair estimate. Coordinate with Advanced Hydro regarding erosion repair and completion. Update SWFWMD certification documents and send to Tom Burke for signature and uploading. Prepare and send pond proposal summary to Christine.

6.25

**812.50**

**Rate Schedule Labor**

**812.50**

**Regular Expenses**

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Waters Edge Cdd Meeting: 51 Miles @0.58 Per Mile

**29.58**

**Regular Expenses**

**29.58**

**Total Phase: **** -- Waters Edge - General Consultation**

Labor: 812.50

Expense: 29.58

**Total Project: 0002380100 -- WTR Waters Edge CDD**

842.08
WATERS EDGE CDD

Meeting Date: 2/28/2019

SUPERVISOR PAY REQUEST

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<th>Name of Board Supervisor</th>
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<td>Edward Grillo</td>
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<tr>
<td>Roger LeBlanc</td>
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<td>Michael McCarthy</td>
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<tr>
<td>Teri Geney</td>
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MEETING TIMECARD

Meeting Start Time: 3:30 PM
Meeting End Time: 5:10 PM
Total Meeting Time: 1 HR 40 MIN

DM Signature: Christine Perkins

MAR 01 2019

Date Rec'd Dist Office

DM Approval CP 3/8/19

Date Entered

Fund 001 GL 51180 CC 1101

Check #
**LAST INVOICE** (Per Discussion with Jerry Richardson upon contract termination on 3/7/19)

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**State Wildlife Trapper**
2103 W Rio Vista Avenue
Tampa, FL  33603 US
trapperjerry@gmail.com

---

**Invoice**

**BILL TO**
Waters Edge

---

**INVOICE # 1207**
**DATE** 03/17/2019
**DUE DATE** 04/01/2019
**TERMS** Net 15

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<tr>
<td>Final Bill - Contract terminated on March 7, 2017</td>
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<td>1 trap/3 cameras currently in use</td>
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<tr>
<td>LTD: 45 hogs removed</td>
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<td></td>
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<tr>
<td>YTD: 13 hogs removed</td>
<td></td>
<td></td>
<td></td>
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<tr>
<td>MTD: 2 hogs removed</td>
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**Note:**  
We are using every means possible in order to eliminate the hog population in your area.

---

Thank you for doing business with us.

---

**BALANCE DUE**

---

$900.00 **

---

Date Rec'd Dist Office: **MAR 18 2019**

DM Approval: **CP** 3/27/19

Date Entered: **MAR 25 2019**

Fund: **001** GL: **57900** CC: **6400**

Check #: ____________________________

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**LAST INVOICE** (Per Discussion with Jerry Richardson upon contract termination on 3/7/19)

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Usage History
- Reclaimed
  - January 2019: 9049
  - December 2018: 6261
  - November 2018: 10224
  - October 2018: 5413

Transactions
- Previous Bill: 1,977.59
- Payment 2/12/2019: -1,977.59 CR
- Balance Forward: 0.00
- Current Transactions
  - Reclaimed: 9,049 Thousand Gals X $0.33
  - Total Current Transactions: 2,986.17

TOTAL BALANCE DUE: $2,986.17

Date Rec'd Dist Office

DM Approval

Date Entered: MAR 08 2019

Fund: 001 GL: 53400 CC: 4302

Check #

Please return this portion with payment.

TO PAY ONLINE, VISIT pascoeasypay.pascocountyfl.net

☐ Check this box if entering change of mailing address on back.

WATERS EDGE CDD
5844 OLD PASCO ROAD SUITE 100
WESLEY CHAPEL FL 33544

Please return this portion with payment.

Account # 1006710
Customer # 01381392
Balance Forward 0.00
Current Transactions 2,986.17

Total Balance Due $2,986.17
Due Date 3/18/2019
10% late fee will be applied if paid after due date

Round Up Donation to Charity
Amount Enclosed 2986.17

☐ Check this box to participate in Round-Up.

PASCO COUNTY
UTILITIES SERVICES BRANCH
CUSTOMER INFORMATION & SERVICE DEPT.
P.O. BOX 2139
NEW PORT RICHEY, FL 34656-2139

013813923100671091160232870002986179
**Rizzetta & Company, Inc.**
3434 Colwell Avenue
Suite 200
Tampa FL 33614

**Bill To:**
WATERS EDGE CDD
3434 Colwell Avenue, Suite 200
Tampa FL 33614

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Subtotal: $3,783.08

Total: $3,783.08

Date Rec'd Dist Office: FEB 26 2019
DM Approval: 3/1/19
Date Entered: FEB 28 2019
Fund: 001 GL 51300 CC See above

Check #__________
Rizzetta Technology Services  
3434 Colwell Avenue  
Suite 200  
Tampa FL 33614

Bill To:  
WATERS EDGE CDD  
3434 Colwell Avenue, Suite 200  
Tampa FL 33614

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**Date Rec'd Dist Office**: FEB 27 2019  
**DM Approval**: CP 3/1/19  
**Date Entered**: FEB 28 2019  
**Fund**: 001  
**GL**: 51300  
**CC**: 5103  
**Check #**:

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**Subtotal**: $175.00  
**Total**: $175.00
WATERS EDGE CDD  
C/O RIZZETTA & COMPANY  
5844 OLD PASCO ROAD  
SUITE 100  
WESLEY CHAPEL, FL 33544

February 26, 2019
Client: 001219
Matter: 000001
Invoice #: 16782
Page: 1

RE: GENERAL

For Professional Services Rendered Through February 15, 2019

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<td>LB</td>
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Total Professional Services 2.0  $525.00

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**Total Services** $525.00  
**Total Disbursements** $0.00  
**Total Current Charges** $525.00

**PAY THIS AMOUNT** $525.00

---

*Please Include Invoice Number on all Correspondence*

**FEB 27 2019**

Date Rec'd Dist Office ___________________________  
DM Approval _CP_ 3/1/19  
Date Entered ___________________________ FEB 28 2019  
Fund _001_ GL _51400_ CC _3107_  
Check # ___________________________
To:
Waters Edge CDD
5844 Old Pasco Rd, Suite 100
Wesley Chapel, FL 33544

Waters Edge HOA, Inc.
c/o Rizzetta & Company, Inc.
5844 Old Pasco Rd, Suite 100, Wesley Chapel, FL 33544
Phone: (813) 994-1001

Due Upon Receipt

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Date Rec'd Dist Office: FEB 15 2019

DM Approval: CP 3/1/19

Date Entered: FEB 27 2019

Fund: 001 GL 53900 CC 4604
Invoice

Invoice: INV-0000240656
Invoice Date: December 1, 2018

Bill To:
Waters Edge Master HOA
o/o Rizzetta
5844 Old Pasco Rd.
Suite 100
Wesley Chapel, FL 33544

Account: 25382
PO Number:

Remit To:
Yellowstone Landscape
PO Box 101017
Atlanta, GA 30392-1017

Invoice Due Date: December 31, 2018
Invoice Amount: $14,191.75
Month of Service: December 2018

Description                                      Current Amount
Monthly Landscape Maintenance (Per Specs in Part 2)  14,012.50
Palms Fertilizer                                    179.25

Input Amount: 14,191.75

Date Rec'd Rizzetta & Co Inc
Mgr Approval
G/L

Check

Should you have any questions or inquiries please call (386) 437-6211.
Waters Edge Master HOA, Inc.
c/o Rizzetta & Company, Inc.
5844 Old Pasco Rd, Suite 100, Wesley Chapel, FL 33544
Phone: (813) 994-1001

To:
Waters Edge CDD
5844 Old Pasco Road, Suite 100
Wesley Chapel, FL 33544

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Date Rec'd Dist Office: FEB 08 2019
DM Approval: CP 2/18/19
Date Entered: FEB 15 2019
Fund: 001 GL: 53900 CC: 4604

Total: 5,605.00
Invoice

Invoice: INV-0000244895
Invoice Date: January 1, 2019

Bill To:
Waters Edge Master HOA
c/o Rizzetta
5844 Old Pasco Rd.
Suite 100
Wesley Chapel, FL 33544

Project Number: 10141195.101
Property Name: Waters Edge
Terms: NET 30

Account: 25382

Remit To:
Yellowstone Landscape
PO Box 101017
Atlanta, GA 30392-1017

Invoice Due Date: January 31, 2019
Invoice Amount: $14,012.50
Month of Service: January 2019

Description | Current Amount
--- | ---
Monthly Landscape Maintenance (Per Specs in Part 2) | 14,012.50

Invoice Total 14,012.50

Should you have any questions or inquiries please call (386) 437-6211.
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Total: 5,605.00

Date Rec'd Dist Office: MAR 06 2019
DM Approval: CP 3/8/19
Date Entered: MAR 08 2019
Fund: 801 GE 539 00 CC 4404
Check #: 

Waters Edge Master HOA, Inc.
c/o Rizzetta & Company, Inc.
5844 Old Pasco Rd, Suite 100, Wesley Chapel, FL 33544
Phone: (813) 994-1001

Due Upon Receipt

INVOICE
02/01/19

Page 1 of 1
## Invoice

**Invoice**: TM 4543  
**Invoice Date**: February 15, 2019

**Bill To:**  
Waters Edge  
c/o Rizzetta & Company, Inc.  
Waters Edge Master HOA  
5844 Old Pasco Rd, Suite 100  
Wesley Chapel, FL 33544

**Property Name**: Waters Edge

**Terms**: Net 30

### Description

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**Invoice Total**: $14,012.50

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Should you have any questions or inquiries please call (386) 437-6211.
Excellence in Commercial Landscaping
Post Office Box 849 || Bunnell FL 32110
Tel 386.437.6211 || Fax 386.586.1286

Invoice

Bill To:
Waters Edge CDD
c/o Rizzetta & Company, Inc.
5844 Old Pasco Rd, Suite 100
Wesley Chapel, FL 33544

Property Name: Waters Edge
Terms: Net 30

Invoice Date: February 28, 2019

PO Number:

Remit To:
Yellowstone Landscape
PO Box 101017
Atlanta, GA 30392-1017

Invoice Due Date: March 30, 2019
Invoice Amount: $689.28

Description | Current Amount
--- | ---
Down Tree Removal & Disposal | $689.28

MAR 06 2019

Date Rec'd Dist Office
DM Approval CP 3/8/19
Date Entered MAR 08 2019
Fund 001 GL 53900 CC 4604

Check #

Invoice Total $689.28

Should you have any questions or inquiries please call (386) 437-6211.
Tab 3
Waters Edge CDD
Waterway Inspection Report

**Reason for Inspection:** Routine Scheduled

**Inspection Date:** 4/9/2019

**Prepared for:**
Joe Roethke, Regional District Manager
Rizzetta & Company
9428 Camden Field Parkway
Riverview, Florida 33578

**Prepared by:**
Patrick Brophy, Account Representative/Biologist
Morgan Melatti, Account Representative/Biologist

Aquatic Systems, Inc. - Wesley Chapel Field Office
Corporate Headquarters
2100 N.W. 33rd Street, Pompano Beach, FL 33069
1-800-432-4302
Site: F1

Comments: Treatment in progress
Minor Cattail growth on the edge of the littoral shelf in Site F1 requires treatment in order to prevent excessive intrusion (bottom right). Positive results from recent perimeter grass treatments were noted upon inspection (top right). Full waterbody systemic herbicide applications have been made on 3/11 and 3/25 to target Slender Spikerush, results are expected 60-90 days from first application.

Site: A2

Comments: Treatment in progress
Positive results from algaecide applications on 4/1 were visible during our April inspection. The presence of Slender Spikerush within the site will continue to be monitored and managed as necessary in order to maintain it at acceptable levels.
**Comments:** Treatment in progress

The submersed weed, Slender Spikerush, observed at up to 5 feet of growth around the perimeter, received a treatment on 3/4. Results from full water body systemic herbicide applications are expected 60-90 days from first treatment.
**Site: AA1**

**Comments:** Requires attention

Filamentous algae growth in Site AA1 received a treatment on 4/1. Upon inspection new growth was observed and overall coverage was approximately 15-20 percent. A new treatment product is being researched for the site (see summary).

**Site: CH1**

**Comments:** Normal growth observed

The CH1 site south of the clubhouse (above) was observed with 20% coverage of Slender Spikerush which will be managed as necessary. The CH1 site north of the clubhouse received a treatment for filamentous algae on 4/1 (bottom right).
Site: E1A

**Comments:** Normal growth observed
A minor presence of the submersed weeds, Slender Spikerush and Cabomba, were observed, which will continue to be monitored and managed as required. Growth of Pennywort along the shoreline of Site E1A will require treatment during future visits.

Site: D2

**Comments:** Site looks good
Site D2 was in excellent condition during our April inspection following a treatment on 4/2 for filamentous algae. Condition will continue to be monitored and maintained with ongoing visits.
Site: TH3, TH2

Comments: Treatment in progress
Site TH3 (above) received the first of three full waterbody herbicide applications to treat Slender Spikerush on 3/4. The condition of Site TH2 (right) was considered to be excellent upon inspection following an algae and shoreline grass treatment on 3/19.

Management Summary
The waterway inspection report for Waters Edge CDD was performed on April 9th, 2019 for ten sites in the community. Site AA1 continues to be targeted weekly with algaecide applications and nutrient reduction treatments, with a significant reduction seen during the April waterway inspection report. These treatments may not be enough to keep the algae under 20% surface cover when the unyielding heat of the summer is in effect.

Research by our biology team has found another treatment avenue that has been utilized in a similar reclaimed water pond in the Ft. Myers area. The reclaimed pond in that situation received 700,000 gallons of effluent daily and weekly algaecide treatments to little affect. This alternative bio-active treatment was utilized at the pump inflow area to an astounding result. This will be installed in site AA1 in May at no cost and will be monitored for 60 days following the installation.

The second round of applications for waterbody treatment of submersed vegetation was performed in April and will continue to affect the Slender Spikerush over the next 60 days. Slender Spikerush may be present, but has started to show signs of stress and will continue to brown and decompose as this treatment is maintained in the waterway. Ponds were seen in good condition for the time of year and native vegetation was seen with robust growth in many areas.

Recommendations/Action Items
- Continue Routine Maintenance.
- Weekly Algaecide and Nutrient Reduction in Site AA1.
- Utilize New Treatment Method in Site AA1 in May.
- Monitor Slender Spikerush Treatments in Sites G1, F1, L10, K1, L16, L5, L7, L8, L9, L15, W2, W1, CH1, C1 and TH3.

Thank You For Choosing Aquatic Systems, Inc!
Waters Edge

FIELD INSPECTION REPORT

April. 15th 2019

Rizzetta & Company
L. Scott Green – Field Services Manager
The following are action items for Yellowstone 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.

Summary: Field Services Inspection was conducted on 04/15/2019 with account manager Nelson De Sierra from Yellowstone Landscaping. A Yellowstone crew was on site working on service work, mowing ect. on the date and time of this inspection. At the time of this inspection it appeared that all ponds has been mowed and string trimmed down to the water line and all action items from last months report have been completed.

Summary: Action items listed in the Ventana Townhomes section of the report need to be addressed by the new landscape service provider before the end of April 2019.

1. Reference Pic (1) Located at the amenities center plant material still has a great deal of weeds growing up through the plant material that needs to hand pulled and removed.

2. Reference Pic (2) Located at the amenities center Red Fire Bush is growing through the fence and needs to be trimmed away from fence.
3. Reference Pic (3) Located on the back side of the pool at amenities center the Split leaf Philodendron is growing through the fence and needs to be trimmed away.

4. Reference Pic (4) Located in front of the amenities center Gold Mound plant appears to be in decline in a small area. Ask contractor to monitor and as the plant material may come back moving into Spring.

5. Reference Pic (5) Located on the back side of the community wall Oaks have low hanging tree limbs that need to be trimmed as they are touching and rubbing on the wall.
6. Reference Pic (6) Same Oaks on the back side of the community fence are also hanging low and rubbing on the residents fence.

7. Reference Pic (7) Located throughout the community low hanging sucker growth on trees need to be trimmed and removed.

8. Reference Pic (8) New Ornamental grasses have been installed in the center medians and appear to be in good health.
9. Reference Pic (09) Growth from natural area needs to be trimmed back n places as it is growing over sidewalk and could pose a hazard to a pedestrian walking or riding a bike on the sidewalk.

10. Reference Pic (10) Located at the front entrance annuals beds still have Winter annuals in and are in need to be rotated to Spring and or Summer annuals as the front entrance is a focal point of the community.

11. Reference Pic (11) Annual bed at front monument sign also needs to have annuals rotated as the annuals are Winter annuals and are now in decline.
12. Reference Pic (12) Another photo of the front monument landscape bed. Annuals need to be rotated and dead brown plant material trimmed out of and removed from Juniper bed.

13. Reference Pic (13) Plant material at front monument also has some weeds growing up through plant material that needs to be hand pulled and removed.

14. Reference Pic (14) Tree limb hanging over community wall needs to be trimmed off wall.
15. **Reference Pic (15)** Located at the front of the pool in the Ventana Townhomes area the annuals are due to be rotated. Annuals are Winter annuals and reference in last months report.

16. **Reference Pic (16)** Pond to the left hand side of the pool has been mowed and string trimmed down to the water line.

17. **Reference Pic (17)** Plant material needs to be trimmed as it is growing through fence at the pool.
18. **Reference Pic (18)** Located in the pool area of the Ventana subdivision Ornamental grass needs to be trimmed back as it is hanging over the sidewalk.

19. **Reference Pic (19)** Located inside pool area pool deck pavers are inundated with weeds that need to be sprayed and treated with Herbicide.

20. **Reference Pic (20)** Located in the pool area of the Ventana subdivision landscape bed between wall to pool and sidewalk has very little plant material and bed is inundated with weeds that need to be removed. Landscape bed needs new plant material installed. Referenced in last months report.
Tab 5
Proposal For
Waters Edge CDD
5844 Old Pasco Rd,
Suite 100
Wesley Chapel, FL 33544

Location
9019 Creedmoor Ln
New Port Richey, FL 34654

Property Name: Waters Edge
Creedmoore Picnic Table Area Mulch

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Terms: Net 30

SUBTOTAL $2,578.50
SALES TAX $0.00
TOTAL $2,578.50

Signature above authorizes Yellowstone Landscape to perform work as described above and verifies that the prices and specifications are hereby accepted. All overdue balances will be charge a 1.5% a month, 18% annual percentage rate.

Limited Warranty: All plant material is under a limited warranty for one year. Transplanted plant material and/or plant material that dies due to conditions out of Yellowstone Landscape's control (i.e. Acts of God, vandalism, inadequate irrigation due to water restrictions, etc.) shall not be included in the warranty.

Contact
Print Name: 
Title: 
Date: 

Assigned To
Nelson De Sierra Jr
Office:

Yellowstone Landscape | www.yellowstonelandscapes.com | 386-437-6211
Proposal For

Rizzetta & Company, Inc.
5844 Old Pasco Rd, Suite 100
Wesley Chapel, FL 33544

Location

9019 Creedmoor Ln
New Port Richey, FL 34654

Property Name: Waters Edge

Annual Rotation Spring Mix

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Terms: Net 30

Client Notes

Signature

x

SUBTOTAL $2,053.96

SALES TAX $0.00

TOTAL $2,053.96

Signature above authorizes Yellowstone Landscape to perform work as described above and verifies that the prices and specifications are hereby accepted. All overdue balances will be charge a 1.5% a month, 18% annual percentage rate. Limited Warranty: All plant material is under a limited warranty for one year. Transplanted plant material and/or plant material that dies due to conditions out of Yellowstone Landscape’s control (i.e. Acts of God, vandalism, inadequate irrigation due to water restrictions, etc.) shall not be included in the warranty.

Contact

Print Name: ____________________________

Title: _________________________________

Date: _________________________________

Assigned To

Nelson De Sierra Jr

Office: ________________________________

Yellowstone Landscape | www.yellowstonelandscape.com | 386-437-6211
Tab 6
Aquatic Management Agreement

This agreement is between Sitex Aquatics, LLC. Hereafter called “Sitex” and Waters Edge CDD hereafter called “customer”

Customer: Waters Edge CDD  
C/O: Rizzetta & Company  
Contact: Mrs. Christine Perkins  
Address: 9428 Camden Field Parkway Riverview, Fl 33578  
Email: cperkins@rizzetta.com  
Phone: 813.533.2950

• Sitex agrees to provide aquatic management services for a period of 12 months

In accordance with the terms and conditions of this agreement in the following sites:

Fifty-Two (52) Ponds @ Waters Edge CDD in Port Richey, FL (see attached map)

• Customer agrees to pay Sitex the following amounts during the term of this agreement for the specific service:

1. Shoreline Grass and Brush Control Included
2. Underwater, Floating and Algae Treatment Included
3. All Services Performed by State Licensed Applicator Included
4. Treatment Report Issued After Each Visit Included
5. Use of EPA Regulated Materials Only Included
6. 48hr callback service as needed Included
7. Trash & Debris pickup Included

Service shall consist of Twenty-Four (24) inspections a year with treatments as needed.

• Customer agrees to pay Sitex the following amount during the term of this agreement

The terms of this agreement shall be: 6/01/19 thru 6/01/20  
Agreement will automatically renew as per Term and Conditions

Start-up charge: N/A
Monthly Service Amount: $2,185.00
Total Annual Maintenance Cost: $26,220.00

Invoice is due and payable within 30 days. Overdue accounts may accrue a service charge.

• Customer acknowledges that he/she has read and is familiar with the additional terms and conditions printed on the reverse side, which are incorporated in this agreement.

Submitted: Joe Craig  
Date: 4/16/19  
Accepted  
Date:  

Joseph T. Craig  
President  

Customer
Terms and Conditions

- Sitex agrees to provide all labor, supervision, and equipment necessary to carry out the work. There shall be no variance from these specifications unless expressly stated though an addendum.
- The Annual Cost will be paid to Sitex in Twelve (12) equal payments, which are due and payable in advance of each month in which the service will be rendered and will be considered late on the 30th of that month. A surcharge of two present (2%) per month will be added for delinquent payments. The Customer is responsible for any collection or attorney's fees required to collect on this agreement.
- This Agreement will be for a twelve (12) month period. This Agreement shall be automatically renewed at the end of the twelve (12) months. The monthly service amount may be adjusted, as agreed upon by both Parties, and set forth in writing to Customer. Both parties agree that service shall be continuous without interruption.
- Additional Services requested by the customer such as trash clean up, physical cutting or paint removal, and other additional services performed will be billed separately at the current hourly equipment and labor rates.
- Cancellation by either the Customer or Sitex may terminate the Agreement without cause at any time. Termination shall be by written notice, received by either the customer or Sitex at least thirty (30) days prior to the effective date of the termination.
- Neither party shall be responsible for damage, penalties or otherwise for any failure or delay in performance of any of its obligations hereunder caused by strikes, riots, war, acts of Nature, accidents, governmental orders and regulations, curtailment or failure to obtain sufficient material, or other force majeure condition (whether or not of the same class or kind as those set forth above) beyond its reasonable control and which, by the exercise of due diligence, it is unable to overcome.
- Sitex agrees to hold Customer harmless from any loss, damage or claims arising out of the sole negligence of Sitex. However, Sitex shall in no event be liable to Customer or other for indirect, special or consequential damage resulting from any cause whatsoever.
- It is agreed by both Parties that the work performed under this Agreement will be done on a schedule that is sensitive to the overall function of the property. Additionally, it is understood that all work will be performed during the normal business week (Monday-Friday) unless otherwise stipulated.
- Sitex shall maintain the following insurance coverage and limits;(a) Workman's Compensation with statutory limits; (b) Automobile Liability;(c) Comprehensive General Liability including Property Damage, Completed Operations, and Product Liability. A Certificate of insurance will be provided upon request. Customers requesting special or additional insurance coverage and/or language shall pay resulting additional premium to Sitex to provide such coverage.
- This Agreement shall be governed by the laws of the state of Florida.
Tab 7
**Pasco Alliance of Community Associations**  
Application: □ Initial  ☑ Renewal from 06-10-19 to 06-09-20

Mail application with checks payable to:
Mr. Gerald D. Lynn, PACA Treasurer, 30407 Lettingwell Circle, Wesley Chapel, FL 33543


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**ORGANIZATIONAL MEMBER (Class A):**  Please Complete

<table>
<thead>
<tr>
<th>Name of Organization</th>
<th>Name of Property Manager</th>
</tr>
</thead>
<tbody>
<tr>
<td>Waters Edge CDD</td>
<td>Rizzetta &amp; Co., Inc.</td>
</tr>
<tr>
<td>5844 Old Pasco Rd Ste 100</td>
<td>Wesley Chapel</td>
</tr>
<tr>
<td>Billing Address</td>
<td>City</td>
</tr>
<tr>
<td></td>
<td>FL 33544</td>
</tr>
<tr>
<td></td>
<td>State Zip Code</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>No. Residential Units</th>
<th>Email Address</th>
<th>Telephone Number</th>
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<tbody>
<tr>
<td>1. Chairperson / President of Board</td>
<td></td>
<td></td>
</tr>
<tr>
<td>2. Vice Chairperson / President of Board</td>
<td></td>
<td></td>
</tr>
<tr>
<td>3. Secretary of Board</td>
<td></td>
<td></td>
</tr>
<tr>
<td>4. Treasurer of Board</td>
<td></td>
<td></td>
</tr>
<tr>
<td>5. Director / Supervisor of Board</td>
<td>Email Address</td>
<td>Telephone Number</td>
</tr>
<tr>
<td>6. Director / Supervisor of Board</td>
<td>Email Address</td>
<td>Telephone Number</td>
</tr>
<tr>
<td>7. Director / Supervisor of Board</td>
<td>Email Address</td>
<td>Telephone Number</td>
</tr>
<tr>
<td>Primary Representative to PACA</td>
<td>Email Address</td>
<td>Telephone Number</td>
</tr>
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</table>

Signature of President/Chairperson of Board  
Date

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**INDIVIDUAL MEMBER Class B):**  
Name of the Development

<table>
<thead>
<tr>
<th>Individual’s Street Address</th>
<th>City</th>
<th>FL State Zip Code</th>
</tr>
</thead>
<tbody>
<tr>
<td>Individual’s Email</td>
<td></td>
<td>Telephone Number</td>
</tr>
</tbody>
</table>

Signature of Individual  
Printed Name of Individual  
Date

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PACA Application Form (V 8.1 December 10, 2009)