



Rizzetta & Company

Waters Edge Community Development District

**Board of Supervisors' Meeting
March 25, 2021**

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

www.watersedgeccd.org

WATERS EDGE COMMUNITY DEVELOPMENT DISTRICT AGENDA

At the Waters Edge Clubhouse, located at:
9019 Creedmoor Lane, New Port Richey, FL 34654

Board of Supervisors	Timothy Haslett Teri Geney Michaela Ballou George Anastasopoulos Rocco Iervasi	Supervisor Vice Chairman Assistant Secretary Assistant Secretary Assistant Secretary
District Manager	Matthew Huber	Rizzetta & Company, Inc.
District Counsel	John Vericker	Straley Robin & Vericker
District Engineer	Greg Woodcock	Cardno TBE

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) 933-5571. 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**

March 16, 2021

Dear Board Members:

The regular meeting of the Board of Supervisors of the Waters Edge Community Development District will be held on **Thursday, March 25, 2021 at 5:00 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. STAFF REPORTS**
 - A. District Engineer
 - B. Aquatics Manager
 1. Presentation of the Monthly Aquatics Report.....Tab 1
 - C. PSA Inspection Reports.....Tab 2
 - D. District Counsel
 - E. District Manager
 1. Presentation of Action Item List.....Tab 3
 2. Presentation of Audit for Fiscal Year Ended September 30, 2020.....Tab 4
- 4. BUSINESS ITEMS**
 - A. Consideration of Resolution 2021-01, Designating Officers of the District (tabled for a full Board).....Tab 5
 - B. Presentation of Soil Sample Results.....Tab 6
- 5. BUSINESS ADMINISTRATION**
 - A. Consideration of Minutes of the Board of Supervisors' Meeting held on February 25, 2021.....Tab 7
 - B. Consideration of Operation and Maintenance Expenditures for February 2021.....Tab 8
- 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) 933-5571.

Sincerely,

Matthew Huber

Matthew Huber
Regional District Manager

Tab 1

RESOLUTION 2021-01

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF WATERS
EDGE COMMUNITY DEVELOPMENT DISTRICT APPOINTING
OFFICERS OF THE DISTRICT, AND PROVIDING FOR AN EFFECTIVE
DATE**

WHEREAS, Waters Edge Community Development District (hereinafter the "District") is a local unit of special-purpose government created and existing pursuant to Chapter 190, Florida Statutes, being situated entirely within Pasco County, Florida; and

WHEREAS, the Board of Supervisors of the District desires to appoint Officers of the District.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS
OF WATERS EDGE COMMUNITY DEVELOPMENT DISTRICT:**

Section 1. _____ is appointed Chairman.

Section 2. _____ is appointed Vice Chairman.

Section 3. _____ is appointed Assistant Secretary.

_____ is appointed Assistant Secretary.

_____ is appointed Assistant Secretary.

_____ is appointed Assistant Secretary.

Section 4. This Resolution supersedes any prior appointments made by the Board for Chairman and Vice-Chairman.

Section 5. This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED THIS _____ DAY OF _____, 2021.

**WATERS EDGE COMMUNITY
DEVELOPMENT DISTRICT**

**_____
CHAIRMAN / VICE CHAIRMAN**

ATTEST:

**_____
SECRETARY / ASSISTANT SECRETARY**

Tab 2

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, February 25, 2021, at 3:30 p.m.** at the Waters Edge Clubhouse, located at 9019 Creedmoor Lane, New Port Richey, FL 34654.

Present and constituting a quorum:

Roger LeBlanc	Board Supervisor, Chairman
Teri Geney	Board Supervisor, Vice Chairman
George Anastasopoulos	Board Supervisor, Assistant Secretary
Michaela Ballou	Board Supervisor, Assistant Secretary

Also present were:

Matthew Huber	Regional District Manager, Rizzetta & Company
John Vericker	District Counsel, Straley Robin & Vericker
Frank Nolte	District Engineer, Cardno <i>(via conference call)</i>
Frank Nolte	District Engineer, Cardno
Brian Fackler	Representative, Sitex Aquatics
Audience	

FIRST ORDER OF BUSINESS **Call to Order**

Mr. Huber called the meeting to order and confirmed there was a quorum present.

SECOND ORDER OF BUSINESS **Audience Comments on Agenda Items**

The Board entertained an audience comment regarding 11245 Ragsdale residents adding plants in the conservation area.

THIRD ORDER OF BUSINESS **Staff Reports**

A. District Engineer

Mr. Nolte gave the Board an update regarding the retaining wall locations. He stated that the wall at Bremerton and Ragsdale need to be inspected.

A discussion ensued regarding Belle Haven and Marblehead storm pipe repairs. Mr. Huber will hold off on paying this invoice. Mr. Huber will also set up an onsite meeting to review the storm pipes with the new manager from the HOA.

53 It was stated that there has been some trimming in the preserve at 11206
54 Oyster.

55
56 Ms. Geney stated that the F1 littoral shelf had been sprayed and treated
57 and asked in there had been any District Engineer involvement.

58
59 **B. Aquatics Manager**
60 Mr. Fackler presented his Aquatics Report for February. A discussion
61 ensued regarding F-1 clean-up.
62

On a Motion by Ms. Ballou, seconded by Mr. Anastasopoulos, with all in favor, the Board of Supervisors approved the clean-up of F-1 for a cost of \$800.00 for Waters Edge Community Development District.

63
64 **C. PSA Landscape Inspection Report**
65 Mr. Huber presented PSA's landscape inspection reports.

66
67 Ms. Geney presented a proposal from ASI Landscape Management for the
68 installation of sod, plants and irrigation upgrades for Belle Haven. A discussion
69 ensued.
70

On a Motion by Mr. Anastasopoulos, seconded by Ms. Ballou, with all in favor, the Board of Supervisors approved the proposal from ASI Landscape Management for the installation of sod, plants and irrigation upgrades (\$4,962.00) for the Water's Edge Community Development District.

71
72 The Board requested a hold on tree proposals at Belle Haven entrances.

73
74 **D. District Counsel**
75 Mr. Vericker presented the reviewed the revised temporary Ingress and
76 Egress License. The Board requested that the license agreement be
77 posted to the website and the form given to Patty Croon at the clubhouse,
78

On a Motion by Ms. Geney, seconded by Mr. LeBlanc, with all in favor, the Board of Supervisors approved the Temporary Ingress and Egress License as revised for the Water's Edge Community Development District.

79
80 Mr. Vericker presented and reviewed the E-Verify Legislative Memo.
81

On a Motion by Ms. Geney, seconded by Mr. Anastasopoulos, with all in favor, the Board of Supervisors approved the E-Verify Legislative Memo as presented for the Water's Edge Community Development District.

82
83 **E. District Manager**
84 Mr. Huber informed the Board that the next regularly scheduled meeting
85 will be held on March 25, 2021 at 5:00 p.m.
86

87 Mr. Huber presented the Action Item List to the Board for their review. The
88 Board discussed Tract "B". Mr. Anastasopoulos and Ms. Geney requested
89 the Landscape HOA map be resent to them.
90

91 **FOURTH ORDER OF BUSINESS** **Consideration of a Board Supervisor**
92 **Resignation (Roger LeBlanc)**
93

94 Mr. Huber stated that he had received a resignation from Roger LeBlanc effective
95 February 25, 2021. He asked for a motion to accept Mr. LeBlanc's resignation.
96

On a Motion by Ms. Ballou, seconded by Ms. Geney, with all in favor, the Board of Supervisors accepted Roger LeBlanc's resignation from the Board of Supervisors for Waters Edge Community Development District.

97
98 **FIFTH ORDER OF BUSINESS** **Consideration of a Board Supervisor**
99 **Replacement**
100

101 Mr. Huber presented the two resumes that he had received after the meeting
102 agenda was sent out. Attached as Exhibit "A". The Board reviewed the resumes from
103 Jason Peterson and Tim Haslett.
104

On a Motion by Mr. Anastasopoulos, seconded by Ms. Geney, with all in favor, the Board of Supervisors appointed Timothy Haslett to Seat #5 on the Board of Supervisors for the Water's Edge Community Development District.

105
106 **SIXTH ORDER OF BUSINESS** **Administer Oath of Office**
107

108 Mr. Huber, a Notary Public in the State of Florida administered the Oath of Office
109 to Timothy Haslett. Mr. Haslett swore and affirmed to the oath and executed the Oath of
110 Office. Mr. Haslett elected to receive compensation of meeting attendance.
111

112 **SEVENTH ORDER OF BUSINESS** **Review of Form 1 and Sunshine Law**
113

114 Mr. Vericker briefly reviewed the Form 1 and Sunshine Law for Mr. Haslett. Mr.
115 Huber gave Mr. Haslett the new Supervisor package.
116
117

118 **EIGHTH ORDER OF BUSINESS** **Consideration of Resolution 2021-01,**
119 **Designating Officers of the District**
120

121 Mr. Huber presented Resolution 2021-01, Designating Officers of the District. The
122 Board decided to table the resolution until all five members of the Board were present.
123

124 **NINTH ORDER OF BUSINESS** **Discussion Regarding Landscape**
125 **Lighting**
126

127 Mr. Huber presented a proposal from Helme Electric for landscape lighting. A
128 discussion ensued. The Board requested that the District not install any landscape lights.
129 Mr. Huber will have Matt Armando remove the landscape lights that are no longer working.
130

131
132 **TENTH ORDER OF BUSINESS** **Consideration of Landscape Proposal for**
133 **Belle Haven**
134

135 This item was approved under the Landscape Inspection Report.
136

137 **ELEVENTH ORDER OF BUSINESS** **Consideration of Fountain Maintenance**
138 **Cost Share Agreement**
139

140 Mr. Huber presented the Cost Share Agreement with Waters Edge Master
141 Association for the Chlorine Management of the pump. Mr. LeBlanc will get the HOA's
142 approval of the Cost Share Agreement and the locks.
143

On a Motion by Mr. LeBlanc, seconded by Ms. Geney, with all in favor, the Board of Supervisors approved the Cost Share Agreement with the Waters Edge Master Association for the Chlorine Management of the Pump (\$30.00/week)) for the Water's Edge Community Development District.

144
145 **TWELFTH ORDER OF BUSINESS** **Consideration of Minutes of the Board of**
146 **Supervisors' Meeting on January 28,**
147 **2021**
148

149 Mr. Huber presented the minutes for the Board meeting held on January 28, 2021.
150 There were no changes made to the meeting minutes.
151

On a Motion by Ms. Ballou, seconded by Mr. LeBlanc, with all in favor, the Board of Supervisors approved the Minutes of the Board of Supervisors' meeting held on January 28, 2021 as presented for the Water's Edge Community Development District.

152
153 **THIRTEENTH ORDER OF BUSINESS** **Consideration of Minutes of the Audit**
154 **Committee Meeting on January 28, 2021**
155

156 Mr. Huber presented the minutes for the Audit Committee meeting held on January
157 28, 2021. There were no changes made to the minutes.
158

On a Motion by Ms. Ballou, seconded by Mr. Anastasopoulos, with all in favor, the Board of Supervisors accepted the Minutes of the Audit Committee meeting held on January 28, 2021 as presented for the Water's Edge Community Development District.

159
160 **FOURTEENTH ORDER OF BUSINESS** **Consideration of Operations &**
161 **Maintenance Expenditures for January**
162 **2021**
163

164 Mr. Huber presented the operation and maintenance expenditures for January 2021.
165 Mr. Anastasopoulos inquired about the \$850.00 charge for irrigation repairs.
166

On a Motion by Mr. Anastasopoulos, seconded by Ms. Geney, with all in favor, the Board of Supervisors approved the Operations and Maintenance Expenditures for January 2021 (\$27,941.65) for the Water's Edge Community Development District.

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FIFTEENTH ORDER OF BUSINESS Audience Comments & Supervisor Requests

The Board entertained an audience comment regarding notice of conservation/preserve areas.

Ms. Geney inquired about the water use report and requested that a draft email be sent regarding the preserve areas. A discussion ensued regarding ASI water testing.

Mr. LeBlanc stated that he would be resigning at the February Board meeting. Mr. Huber will work with Tara to Eblast the community regarding the vacant seat on the Board.

SIXTEENTH ORDER OF BUSINESS Adjournment

Mr. Huber stated if there was no further business to come before the Board than a motion to adjourn would be on order.

On a Motion by Mr. Haslett, seconded by Ms. Geney, with all in favor, the Board of Supervisors adjourned the meeting at 5:59 p.m. for the Water's Edge Community Development District.

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Secretary/Assistant Secretary

Chairman/Vice Chairman

Exhibit A

Jason Peterson

8942 Sandusky Lane, New Port Richey, FL 34654
(615) 815-7133 • jasonpeterson46@yahoo.com

LEADERSHIP EXPERIENCE

- Current Deputy Grand Knight with the Knights of Columbus
 - Led large projects including the renovation of a 7,000 square foot turf restoration project
-
-

AREAS OF EXPERTISE

- Large Scale Crop Production
 - Landscaping and Grounds Maintenance
 - Pesticides & Fertility Applications
 - Mechanical Skills
 - Live Nursery Maintenance
 - Customer Service
 - Garden Sales
 - Equipment and Warehouse Maintenance
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PROFESSIONAL CERTIFICATIONS

- Florida Best Management Practices
 - Certified Seed Treating License
 - Emergency Response (40 hr Training)
 - Certified Spray / Spreader Operator
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PROFESSIONAL EXPERIENCE

February 2018 - Current EVERGLADES EQUIPMENT GROUP – SERVICE TECHNICIAN

Performs basic/complex agricultural equipment/outdoor power equipment diagnostics and determines what repairs are needed, if required. Performs basic/complex agricultural equipment/outdoor power equipment repairs as requested by the Service Manager/Shop Foreman. Prepares all reports and forms required in conjunction with work assignments. Maintains current product knowledge of John Deere and competitive products. Maintains condition of vehicles, inventory, tools, and equipment. Mentors Service Technician Apprentices and junior Service Technicians.

March 2019 - Current J4 LANDSCAPING - OWNER

Self-owned landscaping and mowing business servicing Trinity and New Port Richey, Florida. In addition to landscaping and maintaining both commercial and residential properties, maintenance of service orders, quotes, invoicing and financial reconciliations are also essential components of this job.

Sept 2016 – January 2018 HILLSBOROUGH COUNTY AVIATION AUTHORITY – MTW 1

Involved in the daily production of finished landscaping work. Primary duties include operating commercial mowers, string-trimmers and assorted hand-tools to perform turf and shrub maintenance on a variety of ornamental tropical plants and turfgrasses. Further responsible for trash and litter collection and general appearance of terminal area at Tampa International Airport. Have assisted supervision in scheduling tasks and projects when crew leader is absent. Helped lead and complete projects including the renovation of a 7,000 square foot turf restoration project and most recently planted 20 large sized Foxtail palms requiring lane closures and Maintenance of Traffic (MOT).

Tim Haslett
8447 Creedmoor Lane
New Port Richey, FL

BIOGRAPHICAL INFORMATION

I am 61 years old and originally a resident of Illinois. I retired in 2012 and moved to Florida. I have been a member of the Single Family HOA Board since June 2020, when I was selected to fill a vacancy. I have been a resident of Waters Edge since November 2012. During my time as a resident, I have regularly attended the Master HOA Board and Single Family HOA Board meetings. I also attend about 2-3 CDD meetings a year to stay abreast of that board's operations. When my wife and I moved into Waters Edge, being new to HOA and CDD communities, I made it a personal point to know and understand how the different boards worked within a community.

Work Experience

I worked for the State of Illinois in the Department of Corrections (IDOC) for 31 years. I was a supervisor for 27 years and an administrator for 11 of those 27. During my employment, I held the positions of Correctional Officer, Correctional Sergeant, Correctional Lieutenant, Work Camp Superintendent and Business Administrator. As a Lieutenant, I was Audit Liaison for 14 years – my primary duties consisted of interpreting, drafting, applying and monitoring of compliance of written department and institution policy. I was Work Camp Superintendent for 1 ½ years. As such, I was fourth in command of a 2,000 inmate and 400 employee prison/work camp. I was primarily responsible for the day-to-day operations of the work camp although I had many administrative duties at the prison. I was also Business Administrator for 10 years. As Business Administrator, I was responsible for all fiscal operations, including budget management, contracts, procurement, vouchering and employee payroll. My tenure in the IDOC taught me that decisions need to be thought out and not made spontaneously. Decisions also need to be made for the benefit of all persons, not just a select few.

Education

I graduated from Centralia High School in 1977. I received an A.A.S. in Administration of Justice from Kaskaskia College in 1982 and received a B.S. in Career and Organizational Studies from Eastern Illinois University in 2005, graduating Magna Cum Laude.

Tab 3

Waters Edge Community Development District

DISTRICT OFFICE · 5844 OLD PASCO ROAD · SUITE 100 · WESLEY CHAPEL, FLORIDA 33544

**Operations and Maintenance Expenditures
February 2021
For Board Approval**

Attached please find the check register listing the Operation and Maintenance expenditures paid from February 1, 2021 through February 28, 2021. This does not include expenditures previously approved by the Board.

The total items being presented: **\$26,847.62**

Approval of Expenditures:

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

Waters Edge Community Development District

Paid Operation & Maintenance Expenditures

February 1, 2021 Through February 28, 2021

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Advanced Drainage and Hydro, Inc.	002150	10272020	SWFWMD 43026810.001 Ponds & Wetland 10/20	\$ 3,870.00
Ameriscape USA, Inc.	002140	141859	Culvert Clean Out 01/21	\$ 290.75
George Anastasopoulos	002141	GA012821	Board of Supervisors Meeting 01/28/21	\$ 200.00
GHS Environmental	002143	2021-109	Monthly Meter Reading - Pump Station 01/21	\$ 142.00
Grau & Associates	002155	20516	Audit for FYE 09/30/20	\$ 1,500.00
Irrigation Technical Services, Inc.	002152	27937	Water Management - Pump Station 01/21	\$ 550.00
Irrigation Technical Services, Inc.	002156	28103	Bi-Monthly Pump Station Maintenance 02/21	\$ 450.00
Michaela A. Ballou	002142	MB012821	Board of Supervisors Meeting 01/28/21	\$ 200.00
Pasco County Utilities	002158	14564142	9019 Creedmoor Reclaim Lane 01/21	\$ 4,590.25
Rizzetta & Company, Inc.	002146	INV0000056005	District Management Fees 02/21	\$ 3,895.00
Rizzetta Technology Services	002147	INV0000006801	Email/Website Services 02/21	\$ 175.00
Rocco Iervasi	002145	RI012821	Board of Supervisors Meeting 01/28/21	\$ 200.00
Roger LeBlanc	002153	020521	Reimburse Gift Card - Kevin Labrum 02/20	\$ 100.00

Waters Edge Community Development District

Paid Operation & Maintenance Expenditures

February 1, 2021 Through February 28, 2021

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Roger LeBlanc	002148	RL012821	Board of Supervisors Meeting 01/28/21	\$ 200.00
Sitex Aquatics, LLC	002159	4566B	Monthly Lake & Fountain Maintenance 02/21	\$ 2,335.00
Straley Robin Vericker	002149	19315	General Legal Services 12/20	\$ 883.50
Teri Lynn Geney	002151	020121	Reimburse - Map Copies 01/21	\$ 10.52
Teri Lynn Geney	002144	TG012821	Board of Supervisors Meeting 01/28/21	\$ 200.00
Times Publishing Company	002157	125847 12/09/20	Account # 113848 Legal Advertising 12/20	\$ 97.60
Waters Edge Master HOA, Inc.	002154	020421 141389	Shared Cost Landscape Services 01/21	\$ <u>6,958.00</u>
Report Total				\$ <u>26,847.62</u>