



Rizzetta & Company

# **Waters Edge Community Development District**

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**Board of Supervisors' Meeting  
April 8, 2021**

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

[www.watersedgeccd.org](http://www.watersedgeccd.org)

# **WATERS EDGE COMMUNITY DEVELOPMENT DISTRICT AGENDA**

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

<b>Board of Supervisors</b>	Timothy Haslett Teri Geney Michaela Ballou George Anastasopoulos Rocco Iervasi	Supervisor Vice Chairman Assistant Secretary Assistant Secretary Assistant Secretary
<b>District Manager</b>	Matthew Huber	Rizzetta & Company, Inc.
<b>District Counsel</b>	John Vericker	Straley Robin & Vericker
<b>District Engineer</b>	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](http://www.watersedgecdd.org)

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**Board of Supervisors  
Waters Edge Community  
Development District**

March 31, 2021

Dear Board Members:

The **special** meeting of the Board of Supervisors of the Waters Edge Community Development District will be held on **Thursday, April 8, 2021 at 9:00 a.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. BUSINESS ITEMS**
  - A.** Discussion Regarding the County's Bike Path Installation
  - B.** Consideration of Proposals for Relocation of Irrigation for County Bike Path Installation Adjacent to Perimeter Wall (USC)
- 3. BUSINESS ADMINISTRATION**
  - A.** Consideration of Revised Minutes of the Board of Supervisors' Meeting held on February 25, 2021.....Tab 1
- 4. AUDIENCE COMMENTS AND SUPERVISOR REQUESTS**
- 5. 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**

**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	<b>Board Supervisor, Chairman</b>
Teri Geney	<b>Board Supervisor, Vice Chairman</b>
George Anastasopoulos	<b>Board Supervisor, Assistant Secretary</b>
Michaela Ballou	<b>Board Supervisor, Assistant Secretary</b>

Also present were:

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

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

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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.

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

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

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

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

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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.

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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 charges for irrigation repairs and if they  
166 were duplicative charges.  
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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.

**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

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Chairman/Vice Chairman

