



Rizzetta & Company

Waters Edge Community Development District

**Board of Supervisor's Regular
Meeting
August 28, 2025**

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

www.watersedgecdd.org

WATERS EDGE COMMUNITY DEVELOPMENT DISTRICT

The Waters Edge Clubhouse
9019 Creedmoor Lane, New Port Richey, FL 34654

www.watersedgecdd.org

Board of Supervisors

Timothy Haslett	Chairman
George Anastasopoulos	Vice Chairman
Gabriel Papadopoulos	Assistant Secretary
Craig Pettitt	Assistant Secretary

District Manager

Angela Savinon	Rizzetta & Company, Inc.
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District Counsel

Michael Broadus	Straley Robin & Vericker
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District Engineer

Frank Nolte	Stantec
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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) 994-1001. 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.

WATER’S EDGE COMMUNITY DEVELOPMENT DISTRICT

District Office · Wesley Chapel, Florida · (813) 994-1001
Mailing Address – 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614
www.watersedgecdd.org

Board of Supervisors
Water’s Edge Community
Development District

8/26/2025

REVISED FINAL AGENDA

Dear Board Members:

The regular meeting of the Board of Supervisors of the Water’s Edge Community Development District will be held on **Thursday, August 28, 2025, at 3:30 p.m. at the Water’s Edge Clubhouse, located at 9019 Creedmoor Lane, New Port Richey, FL 34654**. The following is the agenda for this meeting.

BOS MEETING

1. CALL TO ORDER/ROLL CALL
2. AUDIENCE COMMENTS ON AGENDA ITEMS
3. STAFF REPORTS

- A. Aquatics Manager Monthly Report Tab 1
- B. District Engineer Report Tab 2
 - i. Consideration of Proposal for Pond D2 Erosion Tab 3
 - ii. Consideration of Proposal for Biddeford Pipe Tab 4
- C. PSA Landscape Inspection Reports Tab 5
- D. Reclaimed Water Usage Reports Tab 6
- E. District Counsel
- F. District Manager Report Tab 7
 - i. Review of 2nd Quarter Website Audit Report Tab 8

4. BUSINESS ITEMS

- A. Consideration of Sod Replacement Proposals Tab 9
- B. Consideration of Proposal for Replacement of Fountain Tab 10
- C. Consideration of Proposals for Filter Replacement
at Pump House Tab 11
- D. Consideration of Sprinkle Solutions Pump Station Control
Panel and Water Management Agreement Tab 12
- E. Consideration of Landscape Proposals for Belle Haven
Entrance USC
- F. Consideration of 5th Addendum to the Contract for
Professional District Services Tab 13
- G. Ratification of Finn Outdoor Proposal for Erosion/
Pond Bank Restoration Tab 14

5. BUSINESS ADMINISTRATION

- A. Consideration of Minutes of the Board of Supervisors'
Regular Meeting held on July 24, 2025.....Tab 15
- B. Consideration of Operations and Maintenance
Expenditures for July 2025.....Tab 16

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) 994-1001.

Sincerely,

Angela Savinon

Angela Savinon
District Manager

Tab 1



MONTHLY REPORT

AUGUST, 2025



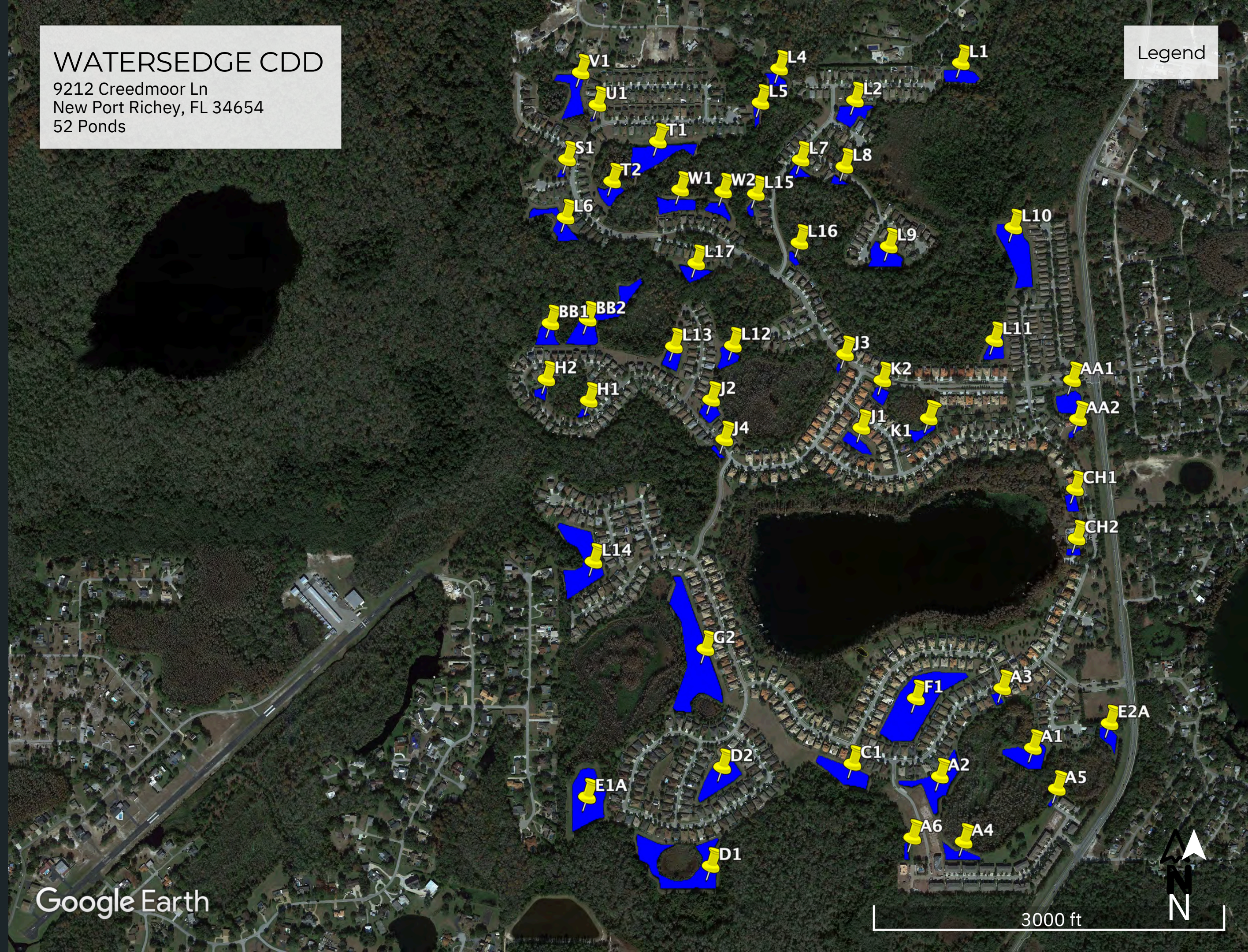
WATERSEEDGE CDD

9212 Creedmoor Ln
New Port Richey, FL 34654
52 Ponds

Legend

Google Earth

3000 ft



Prepared for: Matt Huber
Prepared By: Devon Craig

SUMMARY:

The air temperatures and periodic rain falls are definitely taking its toll through out Florida right now. Sweltering heats and high water temps are causing blooms. This is temporary and are expected. Storm water retention ponds are catching all the runoff from the rainfall by design and prevent maintenance is tough to maintain during this time. Between dilution and overflow it is tough to keep in the ponds. Technicians are on-site a lot more this time of year and are reactive to these blooms.

Jul 30, 2025 at 8:57:15 AM



Pond #AA1 Treated for Algae and Shoreline Vegetation.

Jul 30, 2025 at 11:10:52 AM



Pond #D2 Treated for Algae and Shoreline Vegetation.

Jul 30, 2025 at 8:55:41 AM



Pond #AA2 Treated for Shoreline Vegetation.



Pond #H2 Treated for Shoreline Vegetation.



Pond #BB2 Treated for Algae and Shoreline Vegetation.



Pond #C1 Treated for Algae and Shoreline Vegetation.



Pond #A3 Treated for Algae and Shoreline Vegetation.



Pond #A2 Treated for Shoreline Vegetation.



Pond #L11 Treated for Algae and Shoreline Vegetation.

Jul 30, 2025 at 9:36:24 AM



Pond #L6 Treated for Shoreline Vegetation.

Jul 30, 2025 at 9:52:33 AM



Pond #J1 Treated for Algae and Shoreline Vegetation.

Jul 30, 2025 at 9:59:50 AM



Pond #CH1 Treated for Algae and Shoreline Vegetation.

Jul 30, 2025 at 9:22:18 AM



Pond #L9 Treated for Shoreline Vegetation.

Jul 30, 2025 at 9:03:24 AM



Pond #K2 Treated for Algae and Shoreline Vegetation.

Jul 30, 2025 at 9:31:21 AM



Pond #L4 Treated for Shoreline Vegetation.

AA1: Was treated for Algae and shoreline vegetation.

AA2: Was treated for shoreline vegetation.

CH1: Was treated for shoreline vegetation.

CH2: Was treated for Algae and shoreline vegetation.

A1: Was treated for Algae and shoreline vegetation.

A2: Was treated for shoreline vegetation.

A3: Was treated for Algae and shoreline vegetation.

A4: Was treated for Algae and shoreline vegetation.

A5: Was treated for shoreline vegetation.

A6: Was treated for shoreline vegetation.

E1A: Was treated for shoreline vegetation.

F1: Was treated for Algae and shoreline vegetation.

C1: Was treated for shoreline vegetation.

D1: Was treated for shoreline vegetation.

D2: Was treated for shoreline vegetation.

E1A: Was treated for shoreline vegetation.

G2: Was treated for Algae and shoreline vegetation.

L1: Was treated for Spike rush and shoreline vegetation.

L2: Was treated for Algae and shoreline vegetation.

L4: Was treated for Algae and shoreline vegetation.

L5: Was treated for shoreline vegetation.

L6: Was treated for Spike rush and shoreline vegetation.

L7: Was treated for Algae and shoreline vegetation.

L8: Was treated for shoreline vegetation.

L9: Was treated for shoreline vegetation.

L10: Was treated for Algae and shoreline vegetation.

L11: Was treated for Algae and shoreline vegetation.

L12: Was treated for shoreline vegetation.

L13: Was treated for shoreline vegetation.

L14: Was treated for Algae and shoreline vegetation.

L16: Was treated for Algae and shoreline vegetation.

L17: Was treated for Algae and shoreline vegetation.

J1: Was treated for Spike rush and shoreline vegetation.

J2: Was treated for Algae and shoreline vegetation.

J3: Was treated for shoreline vegetation.

J4: Was treated for shoreline vegetation.

K1: Was treated for Algae and shoreline vegetation.

K2: Was treated for Algae and shoreline vegetation.

H1: Was treated for shoreline vegetation.

H2: Was treated for shoreline vegetation.

BB1: Was treated for shoreline vegetation.

BB2: Was treated for Spike rush and shoreline vegetation.

S1: Was treated for shoreline vegetation.

T1: Was treated for shoreline vegetation.

T2: Was treated for Algae and shoreline vegetation.

U1: Was treated for shoreline vegetation.

V1: Was treated for Algae and shoreline vegetation.

W1: Was treated for shoreline vegetation.

W2: Was treated for shoreline vegetation.

Tab 2

Waters Edge Community Development District Engineer's Report:**SWFWMD O&M Permit Renewals**

- Waters Edge 2 Phases 2,3 and 4 (26810.001) Due for renewal on 6/25/25. Proposal approved during April meeting. Contractor to begin repairs week of 8/25/25.
- Waters Edge Townhomes (26810.007) Due for renewal on 6/25/25. Proposal approved during April meeting. Contractor to begin repairs week of 8/25/25.

Pond A2 – Pond Bank Restoration

- Contractor to begin repairs week of 8/25/25.

Pond F1 – Erosion Report

- Contractor to begin repairs week of 8/25/25.

Wetland AA1 – Control Structure Clearing

- Contractor to begin repairs week of 8/25/25.

Belle Haven Drive – Pipe Clearing

- Contractor to begin repairs week of 8/25/25.

11302 and 11308 Tayport Loop Erosion Report

- Provided square footage to Wesley to obtain proposal for sod replacement along property line (approximately 600 square feet).

11636 Biddeford Place Depression Report

- Report included in agenda

Pond D2 Erosion Report

- Report included in agenda

Memorandum

Date: August 6, 2025 **Project No:** 238200185

To: Waters Edge CDD

From: Frank Nolte

RE: **Waters Edge CDD: 11636 Biddeford Place Easement Depression**

On August 6, 2025 Stantec staff conducted a field review of a reported depression within the 15' drainage/access easement, located between 11636 and 11642 Biddeford Place. Upon arrival, field staff observed a 3' diameter ground disturbance, located above an existing 36" concrete storm pipe, approximately 23.5' upstream from storm manhole 10-61A. It is believed that over time, settling has occurred in the pipe, and as a result, created an offset in the pipe joint, allowing soils above to slowly intrude into the pipe and pond downstream. There was very little sediment observed in the downstream manhole.

Staff probed the depression with little resistance and encountered groundwater approximately 4' below existing grade with the bottom of pipe to be at 7.5' below grade.

Stantec recommends initial inspection from inside pipe to assess extent of issue. To do this, the pipe must be plugged and dewatered. If the joint issue is minor, we recommend pressure grouting through the opening to fill the exterior void, then applying hydraulic cement inside the pipe to seal the joint.

If larger issues are encountered during initial interior inspection, Stantec staff recommends excavating down to the bottom of the pipe adding #57 stone, and compacted clayey soil to the base of where the pipes will be resealed. Reseat pipe and wrap joint in filter fabric. Pour concrete collar around the exterior of pipe to prevent soil intrusion in the future. With this secondary approach, the use of trench boxes and dewatering techniques will need to be utilized. Trench boxes will reduce the horizontal excavation width and will prevent cave-ins of soil. Dewatering at the work site will allow for unobstructed access to pipe for repairs. If excavation is necessary, resident at 11636 Biddeford Place will be responsible for moving the existing aluminum fence outside the 15' easement prior to commencement of work. See below for existing conditions.

Frank Nolte

District Engineer, Stantec



Memorandum

Date: August 15, 2025 **Project No:** 238200185

To: Waters Edge CDD

From: Frank Nolte

RE: **Waters Edge CDD: Pond D2 – Erosion Report**

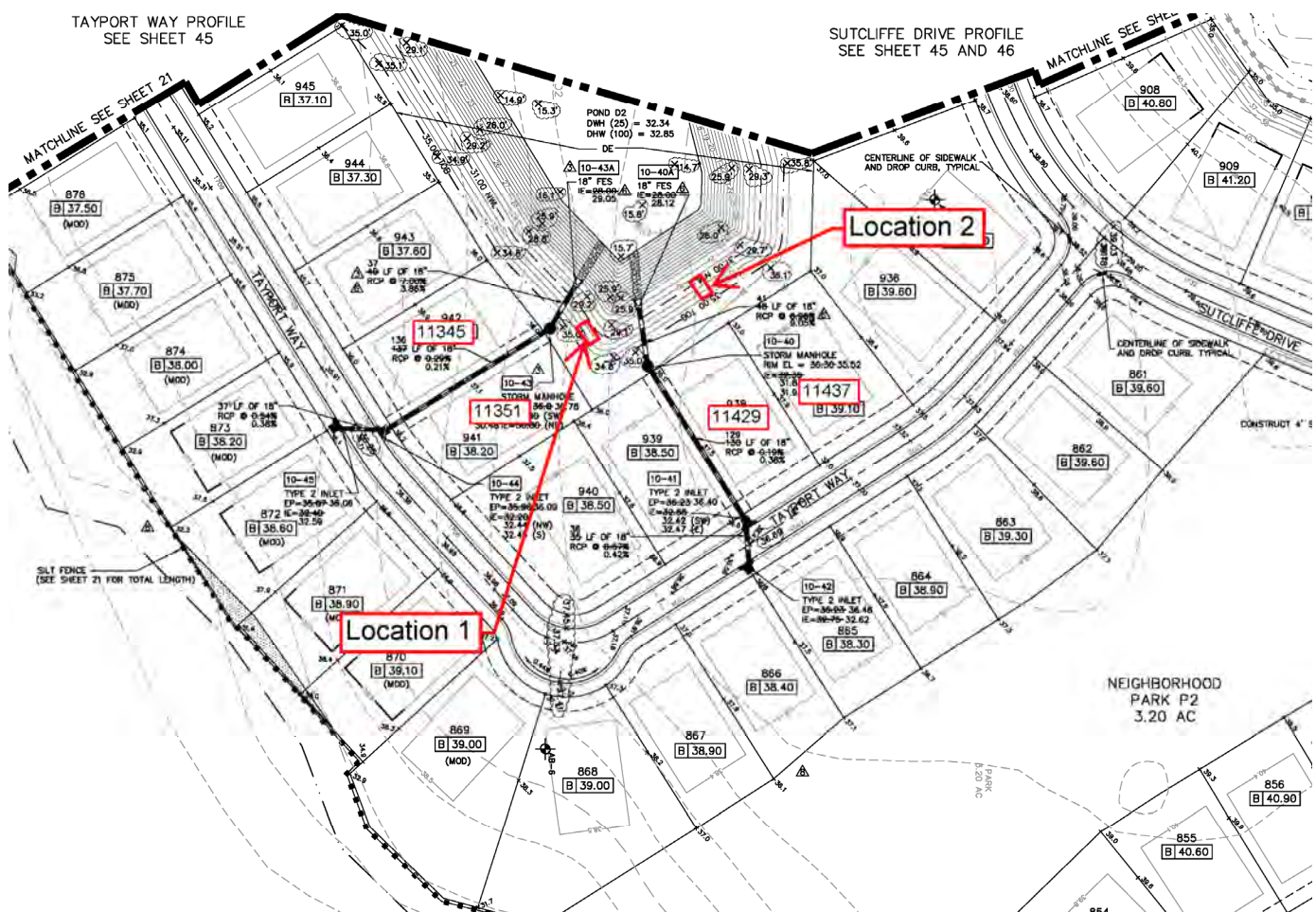
On August 15, 2025, Stantec visited pond D2 to review resident reported erosion along the eastern bank. Upon arrival, staff observed 2 locations with erosion present above the high water line of the pond.

The first section is located between 11345 and 11351 Tayport Loop, measuring approximately 6'x15'. The second is located between 11429 and 11437 Tayport Loop, measuring approximately 12'x8'. The cause is believed to be due to heavy downpours, coupled with extremely sandy soils and low water levels during the early summer months. The velocity of water runoff between homes is eroding the exposed sandy soils above the water line. When this happens, the pond bank is not supported underneath, and sections can break apart and fall into the pond.

We propose two different options for the community to consider, with both details below outlining the repair.

Frank Nolte
District Engineer, Stantec

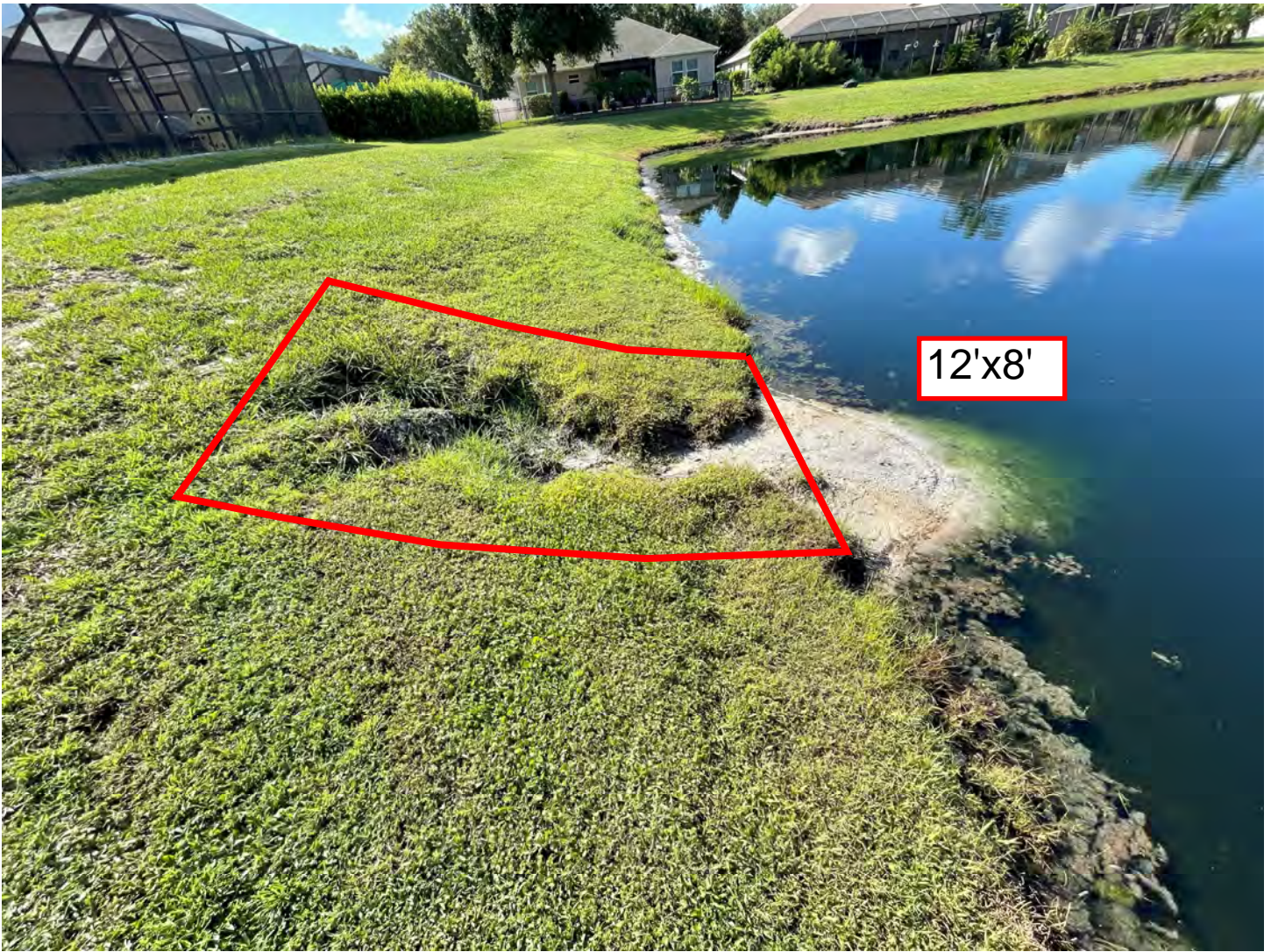
Location Map



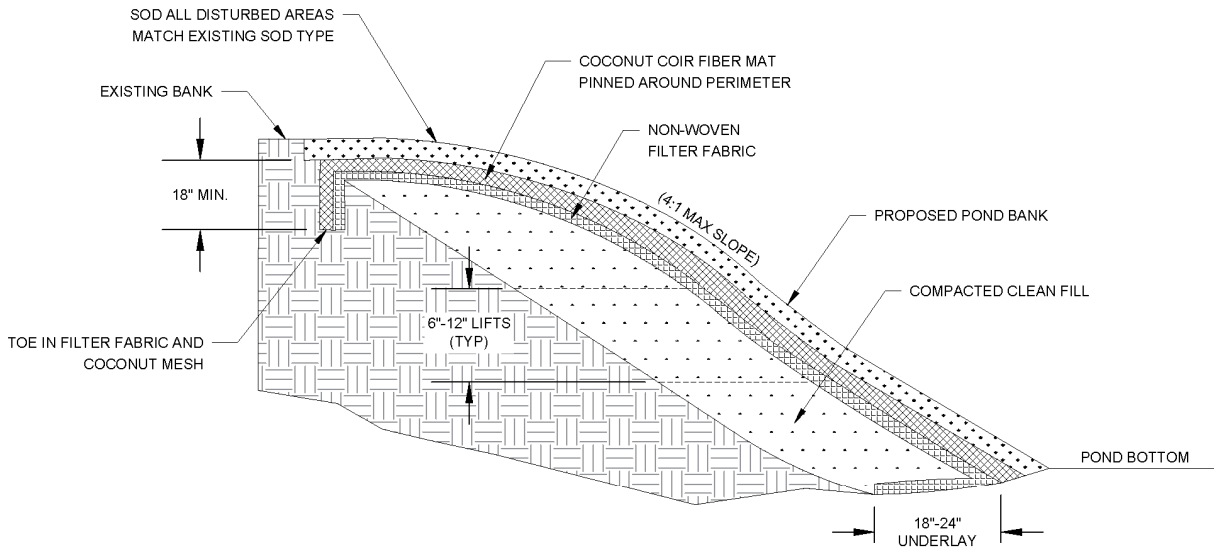
Location 1



Location 2

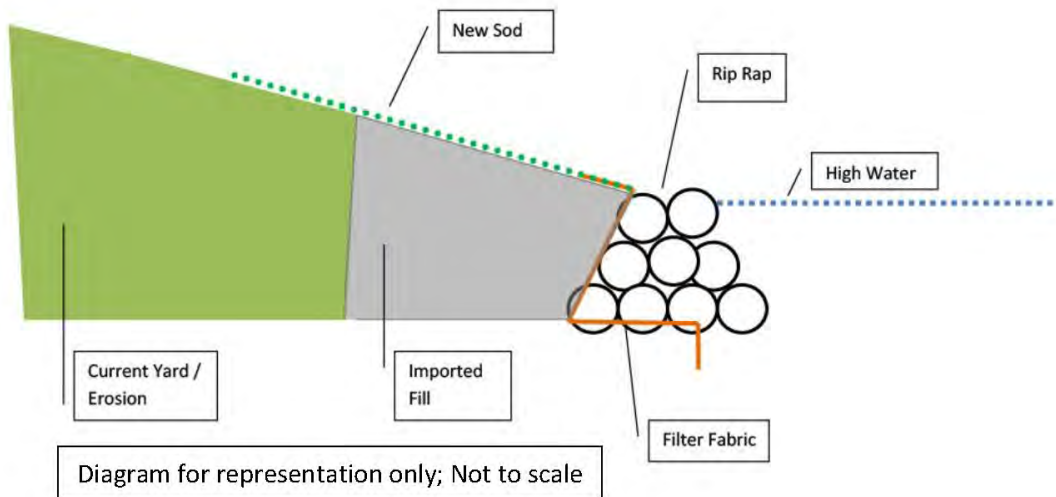


Pond Bank Repair Detail (Without Rip Rap)



POND EROSION REPAIR DETAIL
N.T.S.

Pond Bank Repair Detail (With Rip Rap)



Tab 3

ESTIMATE

Finn Outdoor LLC
730 20th Ave N
Saint Petersburg, FL 33704

robb@finnoutdoor.com
+1 (813) 957-6075



Bill to
Waters Edge CDD

Ship to
Waters Edge CDD

Estimate details
Estimate no.: 2378
Estimate date: 08/20/2025

#	Date	Product or service	Description	Qty	Rate	Amount
1.		Erosion/Pond Bank Restoration	Pond D2 -- Restore two small eroding areas (approximately 200 sq ft total) as shown on Stantec Pond D2 Erosion Report. Repairs to consist of imported fill soil, erosion control geotextile, and sod to match surroundings. ALTERNATE -- Add rip rap for a more permanent repair, additional \$800	1	\$1,300.00	\$1,300.00

Total \$1,300.00

Note to customer

All invoices are due and payable within 30 days of submittal unless otherwise agreed to in writing. Late fees of up to 3% of invoice amount may be added if payment not received within 30 days.

Accepted date

Accepted by

Tab 4

ESTIMATE

Finn Outdoor LLC
730 20th Ave N
Saint Petersburg, FL 33704

robb@finnoutdoor.com
+1 (813) 957-6075



Bill to
Waters Edge CDD

Ship to
Waters Edge CDD

Estimate details
Estimate no.: 2377
Estimate date: 08/20/2025

#	Date	Product or service	Description	Qty	Rate	Amount
1.		Drainage Maintenance	11636 Biddeford Place Easement Depression -- Plug (2) and dewater pipe; inspect pipe from within; pressure grout and concrete seal gaps, cracks, and seam separations where possible	1	\$3,450.00	\$3,450.00

Total \$3,450.00

Note to customer

All invoices are due and payable within 30 days of submittal unless otherwise agreed to in writing. Late fees of up to 3% of invoice amount may be added if payment not received within 30 days.

Accepted date Accepted by

Tab 5

PSA HORTICULTURAL

Landscape Consulting & Contract Management
“Protecting Your Landscape Investment”

8431 Prestwick Place
Trinity, FL 34655

LANDSCAPE INSPECTION RESULTS

Date:	August 8, 2025
Client:	Water's Edge HOA/CDD
HOA/CDD:	Tim Haslett, Mickey McCarthy
Manager:	Rocco Iervasi
Ameriscape:	Al Suarez, Robert Tabone
PSA:	Tom Picciano

This landscape inspection report and subsequent ones will serve as both a benchmark of current landscape maintenance concerns and the progress toward corrective actions. It will also serve as a deficiency list of items that should be addressed under the current landscape maintenance agreement.

These items must be completed by August 25, 2025. Notify PSA in writing upon their completion, via fax or email, on or before 9:00 am on August 26, 2025. The contractor must initial the bottom of each page and sign at the bottom of the last page. The reason for any uncompleted deficiency must be listed.

SCORE 1=POOR 2= FAIR 3=GOOD

3 MOWING/EDGING/TRIMMING

The turf was being neatly mowed, edged, and trimmed. The turf was mowed high as per contractual specifications. The cut was clean and precise. The hard-edged material was cleaned out thoroughly. The contractor is able to keep up with the regular mowing schedule despite summer rainfall issues. There were no major concerns regarding the mowing.

Clubhouse fence along Moon Lake Road-turf needs to be allowed to grow in. Bed line needs to be redefined and is too wide. *Photo below.*



Veterans Park - do not mow area of Bahia sod installation for 3 to 4 weeks to promote seed head growth.

2 TURF COLOR

There was a loss of color and consistency over the past month.

Belle Haven entry and exit-the St. Augustine turf color was a mottled medium green.

Slidell entry and exit- the St. Augustine turf color was a heavily mottled medium green. Mottled coloring could be start of take all rot or gray leaf spot.

Veteran's Park-the Bahiagrass turf color was a lightly mottled medium green.

Clubhouse parking lot fence line- the St. Augustine turf color ranged from a lightly mottled medium green to a consistent medium green.

Clubhouse front left side and berm area- the St. Augustine turf color was a lightly mottled medium green.

The basketball court- the St. Augustine turf color remained a lightly mottled medium green. Mottled coloring could be start of take all rot or gray leaf spot.

Clubhouse along the northern section of Moon Lake Road fence- the Bahiagrass turf color was a lightly mottled medium green.

August



August



August



July



July



July



July



June



June



June



3 TURF DENSITY

Clubhouse front left side and berm area -the St. Augustine turf density was strong.

Clubhouse along the northern section of Moon Lake Road fence line – the Bahiagrass turf density remained fair.

Clubhouse parking lot fence line- the St. Augustine turf density was strong.

Common area Bahiagrass- the density was strong.

Veteran's Park- the Bahiagrass -the density was strong.

Slidell- the St. Augustine turf density was strong with a few thinning areas.

Belle Haven gate-the St. Augustine density still ranged from fair to good.

Clubhouse basketball court sidewalk area-the St. Augustine density was strong with a few thinning areas.

2 TURF WEED CONTROL

Broadleaf weeds were present in all viable St. Augustine turf panels. Spot treat only.

Slidell entry drive - spot treat broadleaf weeds.

Belle Haven inside and outside of both gates-spot treat broadleaf weeds.

Turf weeds were not in abundance, but they were present in all high visibility turf panels

2 TURF INSECT/DISEASE CONTROL/OVERALL HEALTH

Clubhouse left front by bike rack- replaced dead turf. **WARRANTY WORK.** *Photo below.*



Clubhouse left front by large oak – mottled appearance could be start of possible turf disease. Monitor and treat as necessary. *Photo below.*



Belle Haven-inside and out of both gates- possible start of turf disease. Monitor and treat as necessary.

Basketball court lawn- possible start of turf disease. Monitor and treat as necessary.

Slidell entry drive- possible start of turf disease. Monitor and treat as necessary. *Photo below.*



The turf was mowed high in accordance with the specifications to allow for improved sunlight penetration and weed suppression. Both the St Augustine turf as well as the common Bermudagrass and Bahiagrass were all actively growing and had a range of color from heavily mottled green to a consistent green. Most turf panels had a good density. Broadleaf weed volume remains low, but present in all viable turf panels and can be eradicated via spot treatments. There were no indications of insect activity, but disease presence appeared to be in a number of turf panels. Be certain that the irrigation run times and/ or watering days are reduced during the summer rainy season to lessen the chance of weed germination and disease activity.

3 SHRUB/TREE INSECT/DISEASE CONTROL/OVERALL HEALTH

Bridgeton playground - treat robellini palm for frizzle top. *Photo below.*



Belle Haven entry drive- flush cut dead crape myrtle behind large oak.

Belle Haven exit drive- remove dead juniper from both side of gate.

Clubhouse left side pool fence - fertilize newly installed Areca palms. They're off color.

11601 Belle Haven median- cut back and treat Fakahatchee grass for spider mite. *Photo below.*



3 BED WEED CONTROL

Park - remove vines from palmetto clusters.

Veterans Park- remove bed weeds from tree rings, center circle and sidewalk.

Rear pool fence between fence and lake- remove bed weeds.

Slidell exit side gate- remove bed weeds

Slidell entry side wall- remove holly growing within the juniper.

2 IRRIGATION MANAGEMENT

The turf, shrubs and flowers appear to be receiving sufficient irrigation. Regular rainfall should allow the irrigation times and/or watering days to be reduced. This will lessen the chance of disease activity.

Belle Haven main median outbound side-repair dripline break along curb.

11710 Belle Haven median-repair dripline breaks.

11718 Belle Haven median-repair dripline break. *Photo below.*



Slidell entry side gate- sections of turf appear dry. Possible disease activity.

3 SHRUB PRUNING

*It should be noted that the shrubs, including but not limited to, the hawthorns and schilling hollies, should not be pruned too tightly. This means that too much vegetative growth is being removed, limiting the plants availability to make food for itself. In addition, the plant will look more attractive by not having “holes” in it and allowing it to develop its more natural shape. (i.e. Indian Hawthorn has a natural mounded habit)

Slidell exit gate wall that runs north south- prune hedge line along the wall. It has been missed for a long time.

Belle Haven odd side median- prune all jasmine.

Shrubs were neatly pruned and did not require pruning outside of the normal rotational schedule.

3 TREE PRUNING

Slidell exit gate wall that runs north south-elevate oak trees as necessary.

Boat ramp- cut back vegetation. *Photo below.*



Slidell median- remove dead and broken fronds from windmill palms.

3 CLEANUP/RUBBISH REMOVAL

There was not a significant amount of litter or vegetative debris that needed to be removed.

3 APPEARANCE OF SEASONAL COLOR

The seasonal flower display of coleus was growing into its bed space and provided a nice curb appeal. *Photo below.*

August

August



(0) CARRIED FORWARD FROM PRIOR MONTH

INSPECTION SCORE 32 of 36 –Passing score is 30 of 36 or 28 of 33 (with no seasonal color.)

PASSED INSPECTION Payment for August services should be released after the receipt of the **DONE REPORT**.

FOR MANAGER

None

PROPOSALS.

Submit proposal Left side of clubhouse-install sod and larger gravel to prevent erosion and clogging of pipe.

Submit proposals Belle Haven exit gate

- 1) add a combination of juniper and sod behind gate.
- 2) add plug in juniper behind gate
- 3) add plug in juniper in front of gate.

Submit proposal Belle Haven at Moon Lake exit-add sod and retrofit irrigation on south side of sidewalk.

SUMMARY

ASI performed to contractual standards for this inspection. The turf was neatly mowed, edged and trimmed. It was cut at the appropriate height. The color of the St Augustine turf, the common Bermudagrass and the Bahiagrass were generally a lightly mottled medium green with some positive exceptions. There was a loss of color over the past month. The density of all three of these varieties was good throughout most of the community, but disease activity was adversely affecting the density in some areas. Broadleaf weeds were still present but not in great volume and can be eradicated through regular spot treatments. There were no significant signs of insect activity, but disease activity appeared to be increasing. The shrubs were rapidly growing due to the regular rainfall. Some dead shrubs need to be removed and sections of Fakahatchee grass need to be treated for mite activity. Shrubs appeared to be pruned in accordance with a rotational schedule, and nothing could be deemed out of control and needing immediate attention. There were trees and palms in need of pruning. Bed weed control was good throughout the grounds. Turf, shrubs and flower displays appear to be receiving sufficient irrigation. It is recommended that the irrigation system be seasonally adjusted to reduce the germination of moisture loving weeds and to mitigate disease opportunities. The seasonal flower display of coleus provided a colorful curb appeal.

ASI certifies that all work on this list has been completed in the 14-day timeframe specified in the contractual agreement and provided to PSA within the same period.

Signature _____

Print Name _____

Company _____

Date _____

Tab 6

Report Date:	7/16/2025	ASI Monthly Irrigation Inspection Report															
	Day of Week --->	Sunday		Monday		Tuesday		Wednesday		Thursday		Friday		Saturday			
Timer	Zone	AM	PM	AM	PM	AM	PM	AM	PM	AM	PM	AM	PM	AM	PM		
Pump House Run Times-->		3:00 - 8:00	7:00 - 12:00	3:00 - 8:00	7:00 - 12:00	3:00 - 8:00	7:00 - 12:00	3:00 - 8:00	7:00 - 12:00	3:00 - 8:00	7:00 - 12:00	3:00 - 8:00	7:00 - 12:00	3:00 - 8:00	7:00 - 12:00		
A	A								7:00								7:00
A	B							4:00						4:00			
A	C								7:00								7:00
A	D							3:00						3:00			
A	E	4:00		4:00		4:00		4:00		4:00		4:00		4:00			
B	A					3:00						3:00					
B	B						7:00						7:00				
B	C				7:00				7:00								7:00
B	D								7:00								7:00
B	E	1:00		1:00		1:00		1:00		1:00		1:00		1:00			
B	G	???	???	???	???	???	???	???	???	???	???	???	???	???	???		
C	A				6:45				6:45								6:45
C	B							12:00						12:00			
D	A								7:00								7:00
E	A							12:00						12:00			
Battery Pack 1	BH Median							12:00						12:00			
Battery Pack 2	BH Median							3:00						3:00			
Battery Pack 2	BH Lift Station			12:00				12:00				12:00					
Battery Pack 2	BH Lift Station							2:30						12:00			
Battery Pack 3	Corner by pond							3:00						3:00			
Battery Pack 4	Outside wall							4:00						4:00			
Battery Pack 5	Slidell Gate								10:00								10:00
		3:00AM	5:30AM	7:00PM	9:30PM	3:00AM	5:30AM	7:00PM	9:30PM	3:00AM	5:30AM	7:00PM	9:30PM	3:00AM	5:30AM	7:00PM	9:30PM
	Houses Scheduled	86	86	92	95	X	X	89	91	98	93	73	76	X	X	86	86

Red Font - The pumps are not on at the time indicated on the irrigation report.

	Month	Net Flow Total Gallons	Rain in H2O	Well Total Gal	Reclaimed Pump Gal	Repump Gallons	No Water Days	Rain Lockout Days	Notes
2022	5	250,733,881	4.62	0					
	6	17,390,467	4.21	0					
	7	10,707,038	21.67	0					
	8	10,902,926	15.90	0					
	9	10,349,933	13.84	0					
	10	17,166,030	1.57	0					
	11	17,545,124	6.25	0					
	12	14,679,313	0.79	0					
2023	2	28,952,702	0.11	0					January and February totals
	3	18,880,221	0.00	0					
	4	18,642,445	0.22	0					
	5	19,789,014	3.91	0					
	6	17,727,880	13.71	0					
	7	13,663,073	12.67	0					
	8	20,823,438	1.80	0					
	9	20,572,872	0.00	0					
	10	19,737,109	0.00	0					
	11	10,508,198	0.94	0					
	12	13,144,708	6.46	0					
		202,441,660	39.82						Incomplete?
2024-L	1	15,226,734	3.27	0	12,041,000	12,495,000	1.500	0.00	
	2	14,676,132	4.86	0	16,132,000	17,000,000	2.500	0.00	
	3	17,073,150	5.44	2,583,000	15,601,000	16,531,000	1.000	0.00	
	4	17,886,339	1.93	0	15,732,000	16,668,000	1.500	0.00	
	5	13,193,226	1.83	7,789,000	15,689,000	17,561,000	2.000	0.00	
	6	17,134,492	15.21	1,013,000	11,532,000	12,574,000	1.000	3.50	
	7	13,331,953	18.37	0	12,408,000	13,656,000	0.500	6.50	
	8	12,885,672	23.59	0	11,389,000	12,611,000	2.000	7.50	
	9	13,913,629	9.80	0	13,452,000	14,314,000	2.500	5.50	
	10	13,603,785	2.30	1,882,000	12,692,000	13,561,000	6.500	2.00	Meter issue
	11	18,210,318	0.49	1,899,000	17,947,000	18,599,000	0.750	0.00	Meter issue
	12	17,400,338	0.60	1,756,000	15,826,000	16,606,000	0.500	0.00	Meter issue
		184,535,768	87.69				22.250	25.00	
2025	1	16,281,180	1.96	2,062,000	17,434,000	18,383,000	3.000	0.00	Meter issue
	2	13,733,656	2.56	2,274,000	11,970,000	13,383,000	2.000	1.00	Meter issue
	3	15,015,683	4.14	2,484,000	13,680,000	13,264,000	3.500	1.00	Meter issue
	4	17,152,699	0.44	84,000	16,921,000	18,102,000	3.375	0.00	Meter issue corrected
	5	18,029,151	8.37	179,000	18,713,000	19,518,000	0.750	3.25	Wells used for two test days
	6	15,088,419	13.19	72,000	12,792,000	13,911,000	1.250	4.50	Wells used for test day
	7	12,595,935	23.78	91,000	13,443,000	14,969,000	0.875	10.00	Wells used for test day
	8								
	9								
	10								
	11								
	12								
		107,896,723	52.48				14.750	19.75	

Chlorine Tablet Inventory															
2023				Paid	2024				Paid Kevin	2025				Notes	Date Paid for
Wk	Date	Inventory	Purchase		Wk	Date	Inventory	Purchase		Wk	Date	Inventory	Purchase		
1					1	01/10/24	39		Y	1	01/05/25	44			3, 10, 17, 24 & 31
2					2				Y	2	01/13/25	43		Empty - Monday	
3					3	01/25/24	38		Y	3	01/18/25	41		Full	
4					4				Y	4	01/26/25	41		Full	
5					5				Y	5	02/01/25	41		1/27 Chlorinator down - 1/29 fixed	7, 14, 21 & 28
6					6	02/14/24	38		Y	6	02/08/25	41		Empty - Told to let it go empty	
7					7	02/21/24	38		Y	7	02/15/25	40		1/2 Full	
8					8	02/28/24	38		Y	8	02/20/25	40		Bottom	
9					9	03/05/24	38		Y	9	03/02/25	38		Full	7, 14, 21 & 28
10					10				Y	10	03/08/25	38		1/2 Full	
11					11				Y	11	03/19/25	37		1/2 Full - Wednesday check	
12					12				Y	12	03/22/25	37		1/4 Full	
13					13				Y	13	03/29/25	37		Bottom	
14					14				Y	14	04/05/25	35		Full	4, 11, 18 & 25
15					15				Y	15	04/13/25	35		1/2 Full	
16					16	04/23/24	34		Y	16	04/20/25	35		1/4 Full	
17					17				Y	17	04/27/25	35		Empty	
18					18	05/05/24	33		Y	18	05/02/25	33		1/2 Full	2, 9, 16 & 30
19					19	05/14/24	33		Y	19	05/10/25	33		Empty	
20					20				Y	20	05/17/25	32		1/4 Full	
21					21	06/01/24	30		N	21	05/24/25	30		Full	
22					22				Y	22	06/01/25	30		Empty	
23					23				Y	23	06/08/25	28		Empty	6, 13, 20 & 27
24					24				Y	24	06/15/25	28		Full	
25					25	06/27/24	28		Y	25	06/22/25	26		Full	
26					26				Y	26	06/28/25	26		1/4 Full	
27					27					27	07/06/25	24		1/2 Full	
28					28	07/18/24	28			28	07/13/25	24	50	Bottom	
29					29					29	07/19/25	72		1/2 Full	
30					30					30	07/28/25	72		1/4 Full	
31					31	08/10/24	27			31	08/02/25	72		1/4 Full	
32					32					32	08/09/25	70		Full	
33					33	08/18/24	26			33					
34	08/24/23	25			34	08/25/24	26			34					
35	08/26/23	24			35	08/30/24	26			35					
36	09/08/23	24			36	09/07/24	25			36					
37	09/15/23	21			37	09/15/24	25			37					
38	09/23/23	18			38	09/24/24	23			38					
39	09/30/23	18		Y	39	10/02/24	38	15		39					
40	10/03/23	17		Y	40	10/07/24	48	10		40					
41				Y	41					41					
42	10/17/23	16		Y	42	10/22/24	48			42					
43				-	43					43					
44	11/01/23		24	Y	44	11/03/24	47			44					
45				Y	45	11/10/24	46			45					
46	11/12/23	39		Y	46	11/18/24	45			46					
47				Y	47	11/24/24	45			47					
48				N	48					48					
49				Y	49	12/08/24	45			49					
50				Y	50	12/15/24	45			50					
51				Y	51	12/17/24	Talked to Kevin			51					
52	12/27/23	39		Y	52	12/29/24	44			52					
53					53					53					
54					54					54					

Tab 7



Rizzetta & Company

UPCOMING DATES TO REMEMBER

Next Meeting: September 25th, 2025 at 3:30 pm

District Manager's Report

August 28th, 2025

2025

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FINANCIAL SUMMARY

7/31/2025

General Fund Cash & Investment Balance:	\$277,392
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Reserve Fund & Investment Balance:	\$457,950
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Debt Service Fund Investment Balance:	\$556,583
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Total Cash and Investment Balances:	\$1,291,925
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General Fund Expense Variance:	\$43,118	Under Budget
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***Reclaimed Water Fund: \$ 54,160**

Tab 8



Quarterly Compliance Audit Report

Waters Edge (Pasco)

Date: July 2025 - 2nd Quarter

Prepared for: Matthew Huber

Developer: Rizzetta

Insurance agency:



Preparer:

Susan Morgan - *SchoolStatus Compliance*

ADA Website Accessibility and Florida F.S. 189.069 Requirements

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Compliance Audit Overview

The Community Website Compliance Audit (CWCA) consists of a thorough assessment of Florida Community Development District (CDD) websites to assure that specified district information is available and fully accessible. Florida Statute Chapter 189.069 states that effective October, 2015, every CDD in the state is required to maintain a fully compliant website for reporting certain information and documents for public access.

The CWCA is a reporting system comprised of quarterly audits and an annual summary audit to meet full disclosure as required by Florida law. These audits are designed to assure that CDDs satisfy all compliance requirements stipulated in Chapter 189.069.

Compliance Criteria

The CWCA focuses on the two primary areas – website accessibility as defined by U.S. federal laws, and the 16-point criteria enumerated in [Florida Statute Chapter 189.069](#).



ADA Website Accessibility

Several federal statutes (American Disabilities Act, Sec. 504 and 508 of the Rehabilitation Act of 1973) require public institutions to ensure they are not discriminating against individuals on the basis of a person's disability. Community websites are required to conform to web content accessibility guidelines – [WCAG 2.1](#), which is the international standard established to keep websites barrier-free and the recognized standard for ADA-compliance.



Florida Statute Compliance

Pursuant to F.S. [189.069](#), every CDD is required to maintain a dedicated website to serve as an official reporting mechanism covering, at minimum, 16 criteria. The information required to report and have fully accessible spans: establishment charter or ordinance, fiscal year audit, budget, meeting agendas and minutes and more. For a complete list of statute requirements, see page 3.

Audit Process

The Community Website Compliance Audit covers all CDD web pages and linked PDFs.* Following the [WCAG 2.1](#) levels A, AA, and AAA for web content accessibility, a comprehensive scan encompassing 312 tests is conducted for every page. In addition, a human inspection is conducted to assure factors such as navigation and color contrasts meet web accessibility standards. See page 4 for complete accessibility grading criteria.

In addition to full ADA-compliance, the audit includes a 16-point checklist directly corresponding with the criteria set forth in Florida Statute Chapter 189.069. See page 5 for the complete compliance criteria checklist.

* **NOTE:** Because many CDD websites have links to PDFs that contain information required by law (meeting agendas, minutes, budgets, miscellaneous and ad hoc documents, etc.), audits include an examination of all associated PDFs. **PDF remediation** and ongoing auditing is critical to maintaining compliance.



ADA Website Accessibility

Result: **PASSED**

Accessibility Grading Criteria

Passed	Description
Passed	Website errors* 0 WCAG 2.1 errors appear on website pages causing issues**
Passed	Keyboard navigation The ability to navigate website without using a mouse
Passed	Website accessibility policy A published policy and a vehicle to submit issues and resolve issues
Passed	Color contrast Colors provide enough contrast between elements
Passed	Video captioning Closed-captioning and detailed descriptions
Passed	PDF accessibility Formatting PDFs including embedded images and non-text elements
Passed	Site map Alternate methods of navigating the website

*Errors represent less than 5% of the page count are considered passing

**Error reporting details are available in your Campus Suite Website Accessibility dashboard



Florida F.S. 189.069 Requirements

Result: **PASSED**

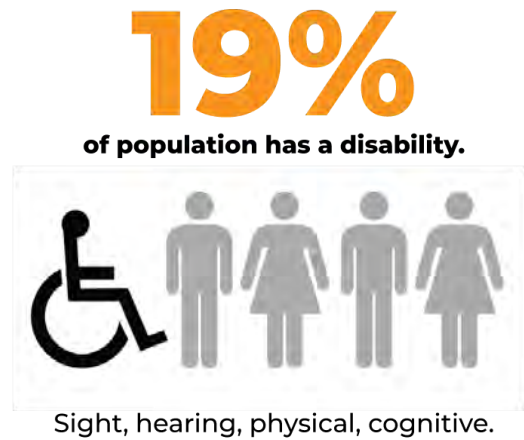
Compliance Criteria

Passed	Description
Passed	Full Name and primary contact specified
Passed	Public Purpose
Passed	Governing body Information
Passed	Fiscal Year
Passed	Full Charter (Ordinance and Establishment) Information
Passed	CDD Complete Contact Information
Passed	District Boundary map
Passed	Listing of taxes, fees, assessments imposed by CDD
Passed	Link to Florida Commission on Ethics
Passed	District Budgets (Last two years)
Passed	Complete Financial Audit Report
Passed	Listing of Board Meetings
Passed	Public Facilities Report, if applicable
Passed	Link to Financial Services
Passed	Meeting Agendas for the past year, and 1 week prior to next

Accessibility overview

Everyone deserves equal access.

With nearly 1-in-5 Americans having some sort of disability – visual, hearing, motor, cognitive – there are literally millions of reasons why websites should be fully accessible and compliant with all state and federal laws. Web accessibility not only keeps board members on the right side of the law, but enables the entire community to access all your web content. The very principles that drive accessible website design are also good for those without disabilities.



The legal and right thing to do

Several federal statutes (American Disabilities Act, Sec. 504 and 508 of the Rehabilitation Act of 1973) require public institutions to ensure they are not discriminating against individuals on the basis of a person's disability. Community websites are required to conform to web content accessibility guidelines, WCAG 2.1, the international standard established to keep websites barrier-free. Plain and simple, any content on your website must be accessible to everyone.



ADA Compliance Categories

Most of the problems that occur on a website fall in one or several of the following categories.



Contrast and colors

Some people have vision disabilities that hinder picking up contrasts, and some are color blind, so there needs to be a distinguishable contrast between text and background colors. This goes for buttons, links, text on images – everything. Consideration to contrast and color choice is also important for extreme lighting conditions.

Contract checker: <http://webaim.org/resources/contrastchecker>



Using semantics to format your HTML pages

When web page codes are clearly described in easy-to-understand terms, it enables broader sharing across all browsers and apps. This ‘friendlier’ language not only helps all the users, but developers who are striving to make content more universal on more devices.



Text alternatives for non-text content

Written replacements for images, audio and video should provide all the same descriptors that the non-text content conveys. Besides helping with searching, clear, concise word choice can make vivid non-text content for the disabled.

Helpful article: <http://webaim.org/techniques/alttext>



Ability to navigate with the keyboard

Not everyone can use a mouse. Blind people with many with motor disabilities have to use a keyboard to make their way around a website. Users need to be able to interact fully with your website by navigating using the tab, arrows and return keys only. A “skip navigation” option is also required. Consider using [WAI-ARIA](#) for improved accessibility, and properly highlight the links as you use the tab key to make sections.

Helpful article: www.nngroup.com/articles/keyboard-accessibility

Helpful article: <http://webaim.org/techniques/skipnav>



Easy to navigate and find information

Finding relevant content via search and easy navigation is a universal need. Alt text, heading structure, page titles, descriptive link text (no ‘click here’ please) are just some ways to help everyone find what they’re searching for. You must also provide multiple ways to navigate such as a search and a site map.

Helpful article: <http://webaim.org/techniques/sitetools/>



Properly formatting tables

Tables are hard for screen readers to decipher. Users need to be able to navigate through a table one cell at a time. In addition to the table itself needing a caption, row and column headers need to be labeled and data correctly associated with the right header.

Helpful article: <http://webaim.org/techniques/tables/data>



Making PDFs accessible

PDF files must be tagged properly to be accessible, and unfortunately many are not. Images and other non-text elements within that PDF also need to be ADA-compliant. Creating anew is one thing; converting old PDFs – called PDF remediation – takes time.

Helpful articles: <http://webaim.org/techniques/acrobat/acrobat>



Making videos accessible

Simply adding a transcript isn't enough. Videos require closed captioning and detailed descriptions (e.g., who's on-screen, where they are, what they're doing, even facial expressions) to be fully accessible and ADA compliant.

Helpful article: <http://webaim.org/techniques/captions>



Making forms accessible

Forms are common tools for gathering info and interacting. From logging in to registration, they can be challenging if not designed to be web-accessible. How it's laid out, use of labels, size of clickable areas and other aspects need to be considered.

Helpful article: <http://webaim.org/techniques/forms>



Alternate versions

Attempts to be fully accessible sometimes fall short, and in those cases, alternate versions of key pages must be created. That is, it is sometimes not feasible (legally, technically) to modify some content. These are the 'exceptions', but still must be accommodated.



Feedback for users

To be fully interactive, your site needs to be able to provide an easy way for users to submit feedback on any website issues. Clarity is key for both any confirmation or error feedback that occurs while engaging the page.



Other related requirements

No flashing

Blinking and flashing are not only bothersome, but can be disorienting and even dangerous for many users. Seizures can even be triggered by flashing, so avoid using any flashing or flickering content.

Timers

Timed connections can create difficulties for the disabled. They may not even know a timer is in effect, it may create stress. In some cases (e.g., purchasing items), a timer is required, but for most school content, avoid using them.

Fly-out menus

Menus that fly out or down when an item is clicked are helpful to dig deeper into the site's content, but they need to be available via keyboard navigation, and not immediately snap back when those using a mouse move from the clickable area.

No pop-ups

Pop-up windows present a range of obstacles for many disabled users, so it's best to avoid using them altogether. If you must, be sure to alert the user that a pop-up is about to be launched.

Web Accessibility Glossary

Assistive technology	Hardware and software for disabled people that enable them to perform tasks they otherwise would not be able to perform (e.g., a screen reader)
WCAG 2.0	Evolving web design guidelines established by the W3C that specify how to accommodate web access for the disabled
504	Section of the Rehabilitation Act of 1973 that protects civil liberties and guarantees certain rights of disabled people
508	An amendment to the Rehabilitation Act that eliminates barriers in information technology for the disabled
ADA	American with Disabilities Act (1990)
Screen reader	Software technology that transforms the on-screen text into an audible voice. Includes tools for navigating/accessing web pages.
Website accessibility	Making your website fully accessible for people of all abilities
W3C	World Wide Web Consortium – the international body that develops standards for using the web

Tab 9



Proposal #126580

Date: 7/25/2025

Customer:

Wesley Elias
Rizzetta & Co.
3434 Coldwell Ave
Unit 200
Tampa, FL 33614

Property:

Water's Edge CDD
9019 Creedmoor Lane
New Port Richey, FL 34654

CDD

Install 650 sf of Bahia Sod

CDD

Sod Install

Items	Quantity	Unit	Price/Unit	Price
Bahia Sod - SF	650.00	SF	\$1.90	\$1,235.00
			Sod Install:	\$1,235.00
			PROJECT TOTAL:	\$1,235.00

Terms & Conditions

By _____

Jeff Myers

Date 7/25/2025

Yard-Nique

By _____

Date _____

Water's Edge CDD

☒ Estimate

☐ Invoice

☐ Purchase Order



www.gladiatorsod.com

☐ Pictures

5311 State Road 54
New Port Richey, FL 34652
(727) 845-6246 • Fax (727) 848-1602
gladiatorsod@gmail.com

TO: Wesley Elias PHONE WELIAS @ Rizzetta
90190 Creedmoore Lane EMAIL 727 375-6505
DPR

SUBDIVISION Waters Edge GATE # CODE _____

DATE OF ORDER 7/14/25

ORDER TAKEN BY Annette

INSTALL DATE _____

OUR STEPS

- 1) ☒ Wire Locate # _____
- 2) ☒ Check Sprinklers and Mark
- 3) ☒ Cut out 2 1/2 Inch Deep. Remove and Haul Away Dead Grass
- 4) ☒ Laying Sod 650 Sq. Ft. 2.50 Price Per Sq. Ft. _____
- 5) ☒ Adjust Sprinklers & Set Timer

- ☐ Floratam St. Augustine
- ☒ Bahia Argentine
- ☐ Zoysia Empire
- ☐ Palmetto
- ☐ Bitter Blue

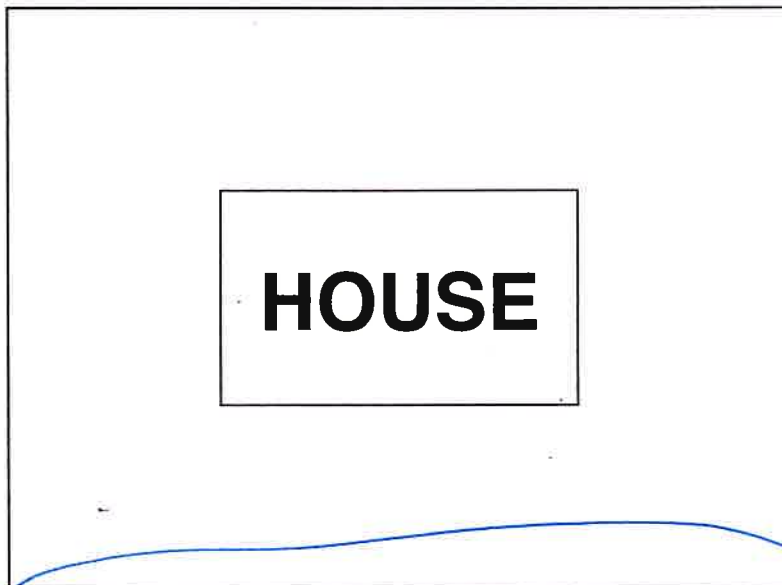
Tools to Bring

- ☒ Sod Cutter
- ☒ Sod Roller
- ☐ Chain Saw
- ☐ Cloth
- ☐ Tractor
- ☐ Pins
- ☐ Ladder
- ☐ Edging
- ☐ Trimmers

☐ Fill Dirt _____

☐ Rock _____

☐ Mulch _____



X _____ *YOU ONLY PAY FOR THE AMOUNT OF SOD USED
INITIAL

TOTAL \$ 1625.00

30 DAY GUARANTEE BY GLADIATOR SOD, except those lost by neglect or act of God. The signature of the customer on this contract gives Gladiator Sod the authority to complete the work as itemized above for the price quoted.

All totals are C.O.D.

Care of Your New Sod

After installation keep sod moist by watering in sufficient amounts to keep sod moist. Water early in the morning (approximately 30 minutes per zone). Continue for at least 4 weeks after installation date. This of course is also dependent upon rainfall.

Sod will be ready to mow when you can no longer lift it off the ground when tugging on it. If it does lift, the sod is still not rooted and not ready. Average rooting time is 4 weeks. Make sure when mowing to keep the cutting height at least 3" high.

We suggest that you contact a licensed pest control company to inspect, treat and protect your new lawn.

There is no guarantee or warranty expressed or implied for the survivability of sod for conditions beyond our control. Such as, improper watering, chemical or fertilizer burn and acts of God.

X _____
AUTHORIZED SIGNATURE

DATE

8/25/2025



Bill To:

CASH/ZELLE Sale
CASH/ZELLE SalePicked up at our New Port Richey
STORE, FLORIDATOTAL SQUARE FOOTAGE 800 ['] FRONT [] LEFT SIDE [] RIGHT SIDE [] REAR []☒ 1. Herbicide applied to KILL existing grass/weeds☒ 2. Old Lawn Cut-Up \$ 200☐ 3. Excess debris removed & hauled away☐ 4. Areas are hand raked☒ 5. Sod Installed Professionally☐ St. Augustine☒ Bahia \$ 2,200☐ Zoysia☐ OTHER _____Total \$ 2,400☐ 10% CREDIT CARD CONVENIENCE FEE NOT INCLUDED IN TOTAL.

d)

NOTICE: PICTURES MUST BE SENT TO: SODFARMS2000@AOL.COM AS SOON AS THE SOD IS LAID.

CUSTOMER ASSUMES ANY AND ALL DAMAGES CAUSED BY LOADING SOD BY HAND OR BY FORKLIFT. THIS INCLUDES TAILGATES, BED LINERS, PAINT, TRUCK BEDS, TRUNKS, TIRES OR BODILY INJURY. THIS IS NOT ACCEPTABLE, PLEASE NOTIFY OUR STAFF AND YOU WILL HAVE TO LOAD YOURSELF.

NO WARRANTY IMPLIED, EXPRESSED, OR WRITTEN!!! CUSTOMER HAS INSPECTED AND ACCEPTS SOD AS IS, WITH NO WARRANTY.

WE RECOMMEND THE HIRING OF A LAWN AND PEST CONTROL COMPANY ASAP!!! WE ALSO RECOMMEND THAT YOU LAY THE SOD AS SOON AS IT IS DELIVERED.

WE ALSO RECOMMEND THAT YOU WATER THE SOD AS YOU LAY IT. PLEASE READ THIS DOCUMENT IN ITS ENTIRETY FOR OTHER TERMS AND CONDITIONS.

THE USE OF A CREDIT CARD FOR PAYMENT DOES NOT PROVIDE A WARRANTY AS THERE IS NO WARRANTY ON SOD OR SODDING SERVICES.

CUSTOMER HAS BEEN ADVISED ABOUT THE INCREASED POTENTIAL RISKS OF FUNGUS AND INSECT INFESTATION DURING THE MONTHS OF JUNE, JULY, AUGUST, AND SEPTEMBER. THE CUSTOMER IS FULLY AWARE THAT THERE IS NO WARRANTY, EXPRESSED, IMPLIED, OR WRITTEN FOR THE SOD OR SODDING SERVICES RECEIVED.

Accepted by: _____ Date: _____

By signing this form you have read and are agreeing to and are bound by the terms and conditions set forth on the front and reverse (backside) of this form.

Tab 10

Fountain/Aerator Repair Agreement

This agreement is between Sitex Aquatics, LLC. Hereafter called "Sitex" and Watersedge CDD hereafter called "customer"

Customer: Watersedge CDD
C/O: Rizzetta & Company
Contact: Stacey Gillis
Address: 3434 Colewell Ave suite 200 Tampa, Florida 33614
Email: SGillis@rizzetta.com
Phone: 813.533.2950

The Following bid is for the sale & Installation of Airflow 3 aeration system @ the Watersedge community located in Port Richey, Florida.

Service	Cost
1- 1/hp 230v/1ph Airflo3 aeration system	\$7,570.00
Cabinet, 4 single diffusers & 800' of weighted tubing	Included
3-year warranty	Included
Total cost	\$7,570.00

Scope: Replace existing fountain with aeration system using existing power.

A deposit of 50% (3,785.00) is due upon execution of this agreement & for equipment to be ordered, with remaining 50%(3,785.00) due within 30days of completion of installation. 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 second page, which are incorporated in this agreement.

08/26/2025

Accepted By

Date

President, Sitex Aquatics Ilc.

Date

Terms & Conditions

Payment

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 through an addendum.

Responsibility

Customer is responsible for all electrical services to the control box, Sitex is not an electrical contractor nor claims to be responsible for any electrical responsibilities. Customer agrees to pay separate cost incurred by said electrical contractor.

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.

Scheduling

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 (MondayFriday) unless otherwise stipulated.

Insurance

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.



AIR FLO 3 DIFFUSED AERATION

- » No electrical parts in water, safe for recreational use.
- » Extremely energy efficient and cost effective.
- » 12in (350mm) discs are coated to provide non-stick surface and offer higher efficiencies throughout lifecycle.
- » Operating depths up to 40ft+ or 12.2m+.
- » Warranty: 3 years on compressor; 5 years on diffusers and cabinet; 15 years on tubing.
- » Complete package includes cabinet with compressor(s), filter and valve manifolds; and diffuser manifold(s).
- » Safety tested and listed with ETL & ETL-C, conforming to UL standards; and carries a 3rd party listing with CE.

SYSTEM	# of Compressor(s)	Diffuser Pad(s)	# Discs per Pad	# Disc per System	Volt/Amp/Hz
AF3-121	1	2	1	2	115/4.7/60 230/2.5/60 220/2.8/50
AF3-131		3		3	
AF3-141		4		4	
AF3-112		1	2	2	
AF3-122		2		4	
AF3-241	2	4	1	4	115/8.9/60 230/4.7/60 220/5.6/50
AF3-261		6		6	
AF3-281		8		8	
AF3-222		2	2	4	
AF3-232		3		6	
AF3-242		4		8	
AF3-262		6		12	



Compressor Cabinet



Dual Disc Manifold



Single Disc Manifold

PRODUCT ILLUSTRATIONS

- Air Flo 3 Diffused Air Systems incorporate 1/2HP oil-less rocking piston compressors allowing for operating depths up to 40ft or 12m.
- All systems come with self-cleaning 12in (305mm) disc diffuser manifolds (single or dual).
- Diffuser manifold base is constructed of high-density polyethylene plastic and incorporate ballast channels for level sinking of pads during installation.
- Enhanced 18 gauge, 304 stainless steel cabinet construction is corrosion resistant, provides quieter operation and simplified servicing.
- Compact and low profile, cabinet footprint for all systems is 16in x 16in x 20.5in (41cm x 41cm x 52cm)
- Cabinet cooling system includes (2) axial fans that draw air through vented louvers for complete cabinet air exchange at the rate of 225 times per minute.
- Valve manifolds located inside cabinet allow for future expansion of most Air Flo 3 systems.
- Cabinet enclosure secured by stainless steel latch that accommodates a locking mechanism.

Complete package is safety tested, approved and listed with ETL and ETL-C. Products for the European Union are also safety tested, approved, and carry CE certification. Minimum operating depth varies, visit www.otterbine.com/airflo3 for product testing and package details.

Product specifications and CADs can be found online through www.otterbine.com or www.caddetails.com

Tab 11



Sprinkler Solutions of Florida Inc.
401 N. Parsons Ave. Suite 106 A
Brandon, FL 33510
(813) 503-1228
jeff@ssofla.com

Estimate

#12652

07/25/2025

Self Cleaning Filter (Match ITS Price)

Customer	Service Location
Waters Edge CDD 3434 Colwell Avenue Suite 200, Tampa, FL 33614	Waters Edge CDD 9142 Creedmoor Ln, New Port Ritchey, FL 34654

Match ITS Pricing on MG-110 Filtration

\$66,938.00 ☐

Description	Rate
(Sprinkler Solutions of Florida Hereby proposes to provide all components and labor to replace the Waters Edge pump station filter system with new Filtomat 10" MG-110 self cleaning filter.)	\$66,938.00
(Demolition and disposal of existing filter system)	\$0.00
(New 6" galvanized or HDPE header)	\$0.00
(Filtomat 10" MG-110 filter -with 130-Micron screens)	\$0.00
(6" filter bypass)	\$0.00
((3)-6" lever operated butterfly valves to isolate each pump)	\$0.00
((1)-10" lever operated butterfly valve)	\$0.00
((1)-10" check valve)	\$0.00
(Pre & Post filter pressure gauge (0-200psi))	\$0.00
(Place new filter outside of the pump house due to space limitations)	\$0.00
(Price includes all parts, labor and other trades (if required)to complete project listed above.)	\$0.00
(****A one (1)-year warranty is provided for parts and workmanship. Exclusions: 1) Damage resulting from lightning, power surges, flooding, or other acts of God. 2) Any work performed by third parties on the control panel during the warranty period. 3) Accidents or actions caused by external parties.)	\$0.00

Estimate Total

\$66,938.00

(Estimate Total represents all options. Actual total may be different.)

Terms and Conditions

40% of total balance due at signing of contract due to this being custom built for application.
Remaining balance due in full within 15 days of completion.

This proposal includes:
All parts and labor associated with the removal/disposal of prior equipment.
All parts and labor associated with the installation of new equipment.
Services needed by additional trades.

*Quote is Good for 30 days from issue date.

Jeff Hewett
Manager
(813) 967-5863
jeff@ssofla.com

Signature indicates agreement to contract
work & acknowledges details, terms &
conditions on all pages of this document.

Customer:		
_____	_____	_____
Print Name		Date
_____	_____	_____
Signature		Date

Matching price and scope for screen filtration



Sprinkler Solutions of Florida Inc.
401 N. Parsons Ave. Suite 106 A
Brandon, FL 33510
(813) 503-1228
jeff@ssofla.com

Estimate

#12651

07/25/2025

Sand Filtration

Customer

Waters Edge CDD
3434 Colwell Avenue Suite 200,
Tampa, FL 33614

Service Location

Waters Edge CDD
9142 Creedmoor Ln,
New Port Ritchey, FL 34654

Sand Filtration for Pump Station

\$110,630.00 ☐

Description

(Sprinkler Solutions of Florida Hereby proposes to provide all components and labor to replace the Waters Edge pump station filter system with new Sand media Filtration)

(Demolition and disposal of existing filter system)

(New Galvanized or HDPE header)

(Fresno Stainless Sand Media 6 tank system (Steel tanks))

(HDPE pipeing sized to match flow requirements (All welds to be made by certified HDPE welding technician))

((3)-6" lever operated butterfly valves to isolate each pump)

((1)-10" check valve)

(Pre & Post filter pressure gauge (0-200psi))

(Control system for filtration to integrate with new control panel)

(Place new filter outside of the pump house due to space limitations)

(Concrete slab to be installed approx 16' x 3')

(Extend fence as required to fully enclose the filtration)

(Price includes all parts, labor and other trades (if required)to complete project listed above.)

(** Warrant the sand media replacement for 2 years add to or replace as needed)

(*** One (1)-year warranty is provided for parts and workmanship. Exclusions: 1) Damage resulting from lightning, power surges, flooding, or other acts of God. 2) Any work performed by third parties on the control panel during the warranty period. 3) Accidents or actions caused by external parties.)

Estimate Total

\$110,630.00

(Estimate Total represents all options. Actual total may be different.)

Terms and Conditions

40% of total balance due at signing of contract due to this being custom built for application.
Remaining balance due in full within 15 days of completion.

This proposal includes:

All parts and labor associated with the removal/disposal of prior equipment.

All parts and labor associated with the installation of new equipment.

Services needed by additional trades.

*Quote is Good for 30 days from issue date.

Jeff Hewett

Manager

(813) 967-5863

jeff@ssofla.com

Signature indicates agreement to contract
work & acknowledges details, terms &
conditions on all pages of this document.

Customer:

Print Name

Date

Signature

Date

Sand Media Filtration

Tab 12



Sprinkler Solutions of Florida

Pump Station Control Panel and Water Management Agreement

Date: [Insert Date]

Client: Waters Edge CDD

Prepared By: Sprinkler Solutions of Florida

Scope of Agreement

Sprinkler Solutions of Florida agrees to provide and install a new Control Panel for the Pump Station, which includes the first year of water management services in the purchase price.

As part of this agreement, Sprinkler Solutions of Florida will perform the following services:

- Perform remote weekday report monitoring of the pump station.
- Dispatch pump technicians to address system discrepancies.
- Publish daily reporting at the water manager's web-site portal.
- Provide compliance reporting data monthly to SWFWMD per permit requirements.

Compensation

1. The amount of \$7,600.00 is included in the purchase price of the Control Panel for the Pump Station. This covers the first service period from installation through September 30, 2026, with \$0.00 billed monthly during this period.
2. Year 2 Service Period: October 1, 2026 – September 30, 2027 will be billed at a total rate of \$7,600.00, invoiced monthly at \$633.33.
3. Service Rates: Service technician visits outside the scope of the included monitoring program will be billed at a rate of \$150.00 per hour, with a \$135.00 trip charge per site visit.

Terms

- Services include pump station monitoring, technical support, and regulatory reporting as outlined above.

- This agreement may be terminated by either party with a 90-day written notice.
- Payment terms: Net 30 days from invoice date.

Acceptance

Waters Edge CDD	Sprinkler Solutions of Florida
Authorized Representative: _____	Authorized Representative: _____
Title: _____	Title: _____
Date: _____	Date: _____

Tab 13

FIFTH ADDENDUM TO THE CONTRACT FOR PROFESSIONAL DISTRICT SERVICES

This Fifth Addendum to the Contract for Professional District Services (this "**Addendum**"), is made and entered into as of the 1st day of October, 2025 (the "**Effective Date**"), by and between **Waters Edge Community Development District**, a local unit of special purpose government established pursuant to Chapter 190, Florida Statutes, located in Pasco County, Florida (the "**District**"), and **Rizzetta & Company, Inc.**, a Florida corporation (the "**Consultant**").

RECITALS

WHEREAS, the District and the Consultant entered into the Contract for Professional District Services dated October 1, 2024 (the "**Contract**"), incorporated by reference herein; and

WHEREAS, the District and the Consultant desire to amend **Exhibit B** - Schedule of Fees of the Fees and Expenses, section of the Contract as further described in this Addendum; and

WHEREAS, the District and the Consultant desire to add **Exhibit E** – Human Anti-trafficking Affidavit, section of the Contract as further described in this Addendum; and

WHEREAS, the District and the Consultant each has the authority to execute this Addendum and to perform its obligations and duties hereunder, and each party has satisfied all conditions precedent to the execution of this Addendum so that this Addendum constitutes a legal and binding obligation of each party hereto.

NOW, THEREFORE, based upon good and valuable consideration and the mutual covenants of the parties, the receipt of which and sufficiency of which is hereby acknowledged, the District and the Consultant agree to the changes to amend **Exhibit B** - Schedule of Fees attached and add **Exhibit E** – Human Anti-trafficking Affidavit attached.

The amended **Exhibit B** - Schedule of Fees and add **Exhibit E** – Human Anti-trafficking Affidavit are hereby ratified and confirmed. All other terms and conditions of the Contract remain in full force and effect.

IN WITNESS WHEREOF the undersigned have executed this Addendum as of the Effective Date.

Therefore, the Consultant and the District each intend to enter this Contract, understand the terms set forth herein, and hereby agree to those terms.

ACCEPTED BY:

RIZZETTA & COMPANY, INC.

BY:

William J. Rizzetta

PRINTED NAME:

William J. Rizzetta

TITLE:

President

DATE:

Aug 15, 2025

WATERS EDGE COMMUNITY DEVELOPMENT DISTRICT

BY:

PRINTED NAME:

TITLE:

Chairman/Vice Chairman

DATE:

ATTEST:

Vice Chairman/Assistant Secretary
Board of Supervisors

Print Name

Exhibit B – Schedule of Fees
Exhibit E – Human Trafficking Affidavit

EXHIBIT B
Schedule of Fees

STANDARD ON-GOING SERVICES:

Standard On-Going Services will be billed in advance monthly pursuant to the following schedule:

	MONTHLY	ANNUALLY
Management:	\$2,139.75	\$25,677
Administrative:	\$443.00	\$5,316
Accounting:	\$1,397.00	\$16,764
Financial & Revenue Collections:	\$491.67	\$5,900
Assessment Roll: ⁽¹⁾		\$5,900
Total Standard On-Going Services:	<u>\$4,471.42</u>	<u>\$59,557</u>

(1) Assessment Roll is to paid in one lump-sum upon completion.

ADDITIONAL SERVICES:

	FREQUENCY	RATE
Extended and Continued Meetings	Hourly	\$ 400
Additional Meetings (includes meeting prep, attendance and drafting of minutes)	Hourly	\$ 400
Estoppel Requests (billed to requestor):		
One Lot (on tax roll)	Per Occurrence	\$ 125
Two+ Lots (on tax roll)	Per Occurrence	\$ 150
One Lot (direct billed by the District)	Per Occurrence	\$ 150
Two-Five Lots (direct billed by the District)	Per Occurrence	\$ 200
Six-Ten Lots (direct billed by the District)	Per Occurrence	\$ 250
Eleven+ Lots (direct billed by the District)	Per Occurrence	\$ 300
Long Term Bond Debt Payoff Requests	Per Occurrence	\$ 150/Lot
Two+ Lots	Per Occurrence	Upon Request
Short Term Bond Debt Payoff Requests & Long Term Bond Debt Partial Payoff Requests		
One Lot	Per Occurrence	\$ 150
Two – Five Lots	Per Occurrence	\$ 200
Six – Ten Lots	Per Occurrence	\$ 300
Eleven – Fifteen Lots	Per Occurrence	\$ 400
Sixteen+ Lots	Per Occurrence	\$ 500
Bond Amortization Schedules	Per Occurrence	\$ 600
Special Assessment Allocation Report	Per Occurrence	Upon Request
True-Up Analysis/Report	Per Occurrence	Upon Request
Re-Financing Analysis	Per Occurrence	Upon Request
Bond Validation Testimony	Per Occurrence	Upon Request
Bond Issue Certifications/Closing Documents	Per Occurrence	Upon Request
Electronic communications/E-blasts	Per Occurrence	Upon Request
Special Information Requests	Hourly	Upon Request
Amendment to District Boundary	Hourly	Upon Request
Grant Applications	Hourly	Upon Request
Escrow Agent	Hourly	Upon Request
Continuing Disclosure/Representative/Agent	Annually	Upon Request
Community Mailings	Per Occurrence	Upon Request
Response to Extensive Public Records Requests	Hourly	Upon Request
Litigation Support Services	Hourly	Upon Request

PUBLIC RECORDS REQUESTS FEES:

Public Records Requests will be billed hourly to the District pursuant to the current hourly rates shown below:

JOB TITLE:	HOURLY RATE:
Regional Manager	\$ 52.00
District Manager	\$ 40.00
Accounting & Finance Staff	\$ 28.00
Administrative Support Staff	\$ 21.00

LITIGATION SUPPORT SERVICES:

Litigation Support Services shall be billed hourly to the District pursuant to the current hourly rates shown below:

JOB TITLE:	HOURLY RATE:
President	\$ 500.00
Chief Financial Officer	\$ 450.00
Vice President	\$ 400.00
Controller	\$ 350.00
Regional District Manager	\$ 300.00
Accounting Director	\$ 300.00
Finance Manager	\$ 300.00
Senior District Manager	\$ 275.00
District Manager	\$ 250.00
Amenity Services Manager	\$ 250.00
Business Development Manager	\$ 250.00
Landscape Inspection Services Manager	\$ 250.00
Financial Analyst	\$ 250.00
Senior Accountant	\$ 225.00
Landscape Specialist	\$ 200.00
Administrative Support Manager	\$ 200.00
Senior Financial Associate	\$ 200.00
Senior Administrative Assistant	\$ 200.00
Staff Accountant II	\$ 200.00
District Coordinator	\$ 175.00
Administrative Assistant II	\$ 150.00
District Compliance Associate	\$ 150.00
Staff Accountant	\$ 150.00
Financial Associate	\$ 150.00
Administrative Assistant	\$ 100.00
Accounting Clerk	\$ 100.00
Client Relations Specialist	\$ 100.00

EXHIBIT E

Nongovernmental Entity
Human Trafficking Affidavit
Section 787.06(13), Florida Statutes

I, the undersigned, am an officer or representative of Rizzetta & Company, Incorporated and attest that Rizzetta & Company, Incorporated does not use coercion for labor or services as defined in Section 787.06, Florida Statutes. Under penalty of perjury, I hereby declare and affirm that the above stated facts are true and correct.

FURTHER AFFIANT SAYETH NOT.

**Rizzetta & Company, Incorporated, a
Florida Corporation**

By: William J. Rizzetta
Name: William J. Rizzetta
Title: President

2025-10-01 - Waters Edge CDD - Fifth Addendum - Contract for Professional District Services

Final Audit Report

2025-08-15

Created:	2025-08-15
By:	Scott Brizendine (sbrizendine@rizzetta.com)
Status:	Signed
Transaction ID:	CBJCHBCAABAWYgu303gL8E2vCITxWuR17PKQOTRsAH

"2025-10-01 - Waters Edge CDD - Fifth Addendum - Contract for Professional District Services" History

-  Document created by Scott Brizendine (sbrizendine@rizzetta.com)
2025-08-15 - 5:42:20 PM GMT
-  Document emailed to Bill Rizzetta (brizzetta@rizzetta.com) for signature
2025-08-15 - 5:42:23 PM GMT
-  Email viewed by Bill Rizzetta (brizzetta@rizzetta.com)
2025-08-15 - 6:00:55 PM GMT
-  Document e-signed by Bill Rizzetta (brizzetta@rizzetta.com)
Signature Date: 2025-08-15 - 6:01:17 PM GMT - Time Source: server
-  Agreement completed.
2025-08-15 - 6:01:17 PM GMT

Tab 14

ESTIMATE

Finn Outdoor LLC
730 20th Ave N
Saint Petersburg, FL 33704

robb@finnoutdoor.com
+1 (813) 957-6075



Bill to
Waters Edge CDD

Ship to
Waters Edge CDD

Estimate details

Estimate no.: 2371
Estimate date: 08/04/2025

#	Date	Product or service	Description	Qty	Rate	Amount
1.		Erosion/Pond Bank Restoration	Restore Locations 1-3 on Pond F1 (as designated by Stantec) with limestone rip rap, geotextile, fill, and sod per cross provided. Each repair +/-20 linear feet.	1	\$7,400.00	\$7,400.00

Total **\$7,400.00**

Note to customer

All invoices are due and payable within 30 days of submittal unless otherwise agreed to in writing. Late fees of up to 3% of invoice amount may be added if payment not received within 30 days.

Accepted date

Accepted by

Tim Haslett
Tim Haslett
8-5-25
Approved at 7-24 meeting

Tab 15

WATERS EDGE COMMUNITY DEVELOPMENT DISTRICT
July 24, 2025, - Minutes of Meeting

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 to be held on **Thursday, July 24, 2025, at 5:00 p.m.** at the Waters Edge Clubhouse, located at 9019 Creedmoor Lane, New Port Richey, FL 34654.

Present and constituting a quorum:

Timothy Haslett	Board Supervisor, Chairman
George Anastasopoulos	Board Supervisor, Vice Chairman <i>(via phone)</i>
Craig Pettitt	Board Supervisor, Assistant Secretary
Gabriel Papadopoulos	Board Supervisor, Assistant Secretary

Also present were:

Wesley Elias	District Manager, Rizzetta & Co., Inc.
Michael Broadus	District Counsel, Straley, Robin & Vericker
Frank Nolte	District Engineer, Stantec <i>(via phone)</i>
Tony Smith	Representative, Sitex Aquatics
Phil Latrell	Representative, ITS
Jeff Hewitt	

Audience	Present
----------	----------------

FIRST ORDER OF BUSINESS

Call to Order

Mr. Elias called the meeting to order at 5:00 p.m. and confirmed there was a quorum.

SECOND ORDER OF BUSINESS

Audience Comments on Agenda Items

There were no comments from the audience members present.

THIRD ORDER OF BUSINESS

Staff Reports

A. Aquatics Managers Monthly Report

The Board reviewed the monthly aquatics report and Mr. Smith updated the Board on the fountain repair. A discussion was held regarding the removal of the fountain

WATERS EDGE COMMUNITY DEVELOPMENT DISTRICT
July 24, 2025, - Minutes of Meeting

and Mr. Smtih stated that the best option would be to install an Aeration System. The Board requested a proposal from Sitex to be presented at the next meeting.

B. District Engineer

The Board reviewed the engineer's report. Mr. Nolte presented the revised proposals that were requested from Finn Outdoor regarding the erosion/pond bank restoration. The Board approved Option 2 in the amount of \$7,400 to restore locations 1-3 with limestone rip rap, geotextile, fill, and sod.

On a motion by Mr. Papadopoulos, seconded by Mr. Pettitt, with all in favor, the Board of Supervisors approved the Finn Outdoor Proposal for Pond Bank Erosion Restoration in the amount of \$7,400.00, for Waters Edge Community Development District.

The Board also approved the proposal from Finn Outdoor for Control Structure and Drainage Maintenance in the amount of \$550.00.

On a motion by Mr. Anastasopoulos, seconded by Mr. Pettitt, with all in favor, the Board of Supervisors approved the Finn Outdoor Proposal for Control Structure and Drainage Maintenance in the amount of \$550.00, for Waters Edge Community Development District.

C. PSA Inspection Reports

The Board reviewed the PSA report. Mr. Haslett with reach out to ASI regarding the pruning of the trees along the wall.

D. Reclaimed Water Usage Report

Mr. Haslett presented the water usage reports to the Board. There were no questions or concerns at this time.

E. District Counsel

Mr. Broadus held a discussion regarding Easement with the Board.

F. District Manager

Mr. Elias advised that the next meeting is scheduled for August 28, 2025, at 3:30 pm and reviewed his monthly report with the Board.

FOURTH ORDER OF BUSINESS

**Public Hearing for Fiscal Year
2025/2026 Final Budget**

Mr. Elias presented the fiscal year 2025/2025 budget to the Board.

WATERS EDGE COMMUNITY DEVELOPMENT DISTRICT
July 24, 2025, - Minutes of Meeting

On a motion by Mr. Anastasopoulos, seconded by Mr. Papadopoulos, with all in favor, the Board of Supervisors opened the public hearing on the fiscal year 2025/2026 final budget, for Waters Edge Community Development District.

There were no public comments put forward.

On a motion by Mr. Pettitt, seconded by Mr. Anastasopoulos, with all in favor, the Board of Supervisors closed the public hearing on the fiscal year 2025/2026 final budget, for Waters Edge Community Development District.

i. Consideration of Resolution 2025-06; Adopting FY 2025/2026 Final Budget

On a motion by Mr. Anastasopoulos, seconded by Mr. Pettitt, with all in favor, the Board of Supervisors adopted Resolution 2025-06; approving the fiscal year 2025/2026 final budget, as presented, for Waters Edge Community Development District.

FIFTH ORDER OF BUSINESS

Public Hearing of FY 2025/2026 Assessments

Mr. Elias presented the resolution and explained the purpose of the public hearing. There were no questions or comments by the Board.

On a motion by Mr. Pettitt, seconded by Mr. Anastasopoulos, with all in favor, the Board of Supervisors opened the public hearing on the fiscal year 2025/2026 assessments, for Waters Edge Community Development District.

There were no public comments put forward.

On a motion by Mr. Papadopoulos, seconded by Mr. Pettitt, with all in favor, the Board of Supervisors closed the public hearing on the fiscal year 2025/2026 assessments, for Waters Edge Community Development District.

i. Consideration of Resolution 2025-07; Levying O&M Assessments for FY 2025/2026

On a motion by Mr. Papadopoulos, seconded by Mr. Pettitt, with all in favor, the Board of Supervisors adopted Resolution 2025-07; levying O&M assessments to fund fiscal year 2025/2026 O&M budget, as presented, for Waters Edge Community Development District.

WATERS EDGE COMMUNITY DEVELOPMENT DISTRICT
July 24, 2025, - Minutes of Meeting

SIXTH ORDER OF BUSINESS

**Consideration of Resolution 2025-08,
Setting FY 2025/2026 Meeting
Schedule**

Mr. Elias presented the resolution, noting the meeting dates should follow the Board's regular meeting schedule for the fourth Thursday of the month.

On a motion by Mr. Anastasopoulos, seconded by Mr. Papadopoulos, with all in favor, the Board of Supervisors adopted Resolution 2025-08, setting the fiscal year 2025/2026 meeting schedule, as discussed, for Waters Edge Community Development District.

SEVENTH ORDER OF BUSINESS

**Consideration of Revised Pump House
Proposals**

The Board reviewed the revised pump house proposals and agreed to proceed with the proposal from Sprinkler Solutions in the amount of \$119,804.00.

On a motion by Mr. Pettitt, seconded by Mr. Anastasopoulos, with all in favor, the Board of Supervisors approved the pump house proposal from Sprinkler Solutions in the amount of \$119,804.00 for Waters Edge Community Development District.

EIGHTH ORDER OF BUSINESS

**Ratification of Proposal for Laurel Oak
Tree Removal**

On a motion by Mr. Papadopoulos, seconded by Mr. Pettitt, with all in favor, the Board of Supervisors ratified the Proposal for Laurel Oak Tree Removal in the amount of \$1,750.00, for Waters Edge Community Development District.

The Board motioned to retract/rescind on the previous approved proposal for filter repair on the pump station with ITS.

On a motion by Mr. Haslett, seconded by Mr. Anastasopoulos, with all in favor, the Board of Supervisors approved to retract/rescind the previous approved proposal for filter repair on the pump station with ITS, for Waters Edge Community Development District.

NINTH ORDER OF BUSINESS

**Discussion of Grau and Associates
Audit Engagement**

WATERS EDGE COMMUNITY DEVELOPMENT DISTRICT
July 24, 2025, - Minutes of Meeting

The Board reviewed and accepted the Audit Engagement Letter from Grau and Associates.

On a motion by Mr. Pettitt, seconded by Mr. Anastasopoulos, with all in favor, the Board of Supervisors accepted the Audit Engagement Letter from Grau and Associates for auditing services, for Waters Edge Community Development District.

TENTH ORDER OF BUSINESS

**Consideration of the Minutes of the
Board of Supervisors' Regular
Meeting held on June 26 2025**

On a motion by Mr. Pettitt, seconded by Mr. Papadopoulos, with all in favor, the Board of Supervisors approved the minutes for the regular meeting that was held on June 26, 2025, for Waters Edge Community Development District.

ELEVENTH ORDER OF BUSINESS

**Consideration of Operation and
Maintenance Expenditures for June
2025**

The Board inquired about an invoice from Pasco County in the amount of \$209.64 for postage assessment. District Management to follow up on this.

On a motion by Mr. Papadopoulos, seconded by Mr. Pettitt, with all in favor, the Board of Supervisors ratified the operation and maintenance expenditures for June 2025 (\$31,575.23), for Waters Edge Community Development District.

TWELFTH ORDER OF BUSINESS

**Audience Comments & Supervisor
Requests**

Mr. Haslett stated that he will work with District Management on getting 100 additional flyers printed.

THIRTEENTH ORDER OF BUSINESS Adjournment

On a motion by Mr. Papadopoulos, seconded by Mr. Pettitt, with all in favor, the Board of Supervisors adjourned the meeting at 8:08 p.m., for Waters Edge Community Development District.

Secretary/Assistant Secretary

Chairman/Vice Chairman

Tab 16

Waters Edge Community Development District

District Office · Tampa, Florida · (813) 933-5771

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

www.watersedgecdd.org

Operations and Maintenance Expenditures

July 2025

For Board Approval

Attached please find the check register listing the Operation and Maintenance expenditures paid from July 1, 2025 through July 31, 2025. This does not include expenditures previously approved by the Board.

The total items being presented: **\$96,532.45**

Approval of Expenditures:

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

Waters Edge Community Development District

Paid Operation & Maintenance Expenditures

July 1, 2025 Through July 31, 2025

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Craig J. Pettitt	300110	CP062625	Board of Supervisors Meeting 06/26/25	\$ 200.00
Craig J. Pettitt	300126	CP072425	Board of Supervisors Meeting 07/24/25	\$ 200.00
Digital Assurance Certification LLC	300111	74988	Annual Dissemination Agent Service 07/25	\$ 2,000.00
Enumerate	300119	INV43243	Engage SMA Subscription 07/25	\$ 217.25
Gabriel D Papadopoulos	300112	GP062625	Board of Supervisors Meeting 06/26/25	\$ 200.00
Gabriel D Papadopoulos	300127	GP072425	Board of Supervisors Meeting 07/24/25	\$ 200.00
George Anastasopoulos	300113	GA062625	Board of Supervisors Meeting 06/26/25	\$ 200.00
George Anastasopoulos	300128	GA072425	Board of Supervisors Meeting 07/24/25	\$ 200.00
GHS Environmental LLC	300114	2025-402	Monthly Meter Readings 06/25	\$ 150.00
Irrigation Technical Services, Inc.	300115	35873	Pump Station Maintenance 06/25	\$ 600.00
Pasco County Utilities	20250702-1	22535822 ACH	9019 Creedmoor Reclaim Lane 05/25	\$ 6,374.16

Waters Edge Community Development District

Paid Operation & Maintenance Expenditures

July 1, 2025 Through July 31, 2025

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Rizzetta & Company, Inc.	300109	INV0000100483	District Management Fees 07/25	\$ 4,371.83
Rizzetta & Company, Inc.	300123	INV0000100607	Mass Mailing - Budget Notice 07/25	\$ 3,060.82
Robert Baldwin	300122	INV0508	Irrigation Repairs 07/25	\$ 11,428.00
Sitex Aquatics, LLC	300116	9975-b	Monthly Lake Maintenance 07/25	\$ 2,185.00
Sitex Aquatics, LLC	300124	10012-b	Fountain Repairs 07/25	\$ 1,088.51
Sprinkler Solutions of Florida, Inc.	300129	52106 Deposit	Deposit - Well Pump - 9142 Ceedmoor Ln 07/25	\$ 47,921.60
Stantec Consulting Services, Inc.	300117	2418326	Engineering Services 06/25	\$ 2,023.75
Straley Robin Vericker	300125	26767	Legal Services 06/25	\$ 2,065.50
The Observer Group, Inc.	300130	25-01248M	Legal Advertising 07/25	\$ 91.88
Timothy M. Haslett	300118	TH062625	Board of Supervisors Meeting 06/26/25	\$ 200.00
Timothy M. Haslett	300131	TH072425	Board of Supervisors Meeting 07/24/25	\$ 200.00

Waters Edge Community Development District

Paid Operation & Maintenance Expenditures

July 1, 2025 Through July 31, 2025

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Waters Edge Master HOA, Inc.	300120	070125-345	Shared Cost Landscape Services 06/25	\$ 9,302.14
Withlacoochee River Electric Cooperative, Inc.	20250711-1	Monthly Summary 06/25 ACH 345	Monthly Electric Summary 06/25	<u>\$ 2,052.01</u>
Report Total				<u>\$ 96,532.45</u>

Waters Edge CDDMeeting Date: June 26, 2025**SUPERVISOR PAY REQUEST****RECEIVED**
06-30-2025

<u>Name of Board Supervisor</u>	<u>Check if paid</u>
Craig Pettitt	<input checked="" type="checkbox"/>
George Anastasopoulos	<input checked="" type="checkbox"/>
Gabriel Papadopoulos	<input checked="" type="checkbox"/>
Timothy Haslett	<input checked="" type="checkbox"/>

on phone

*NOTE: Supervisors are only paid if checked.***EXTENDED MEETING TIMECARD**

Meeting Start Time:	5:00 PM
Meeting End Time:	6:42 PM
Total Meeting Time:	1:42

Time Over 3 Hours:	
--------------------	--

Total at \$175 per Hour:	
--------------------------	--

ADDITIONAL OR CONTINUED MEETING TIMECARD

Meeting Date:	
Additional or Continued Meeting?	
Total Meeting Time:	
Total at \$175 per Hour:	

Business Mileage Round Trip	
IRS Rate per Mile	\$0.655
Mileage to Charge	

DM Signature: _____



Waters Edge CDD**Meeting Date: July 24, 2025****SUPERVISOR PAY REQUEST****RECEIVED**
07-25-2025

<u>Name of Board Supervisor</u>	<u>Check if paid</u>
Craig Pettitt	<input checked="" type="checkbox"/>
George Anastasopoulos	<input checked="" type="checkbox"/>
Gabriel Papadopoulos	<input checked="" type="checkbox"/>
Timothy Haslett	<input checked="" type="checkbox"/>

*NOTE: Supervisors are only paid if checked.***EXTENDED MEETING TIMECARD**

Meeting Start Time:	5:00 PM
Meeting End Time:	8:08 PM
Total Meeting Time:	3:08 PM

Time Over 3 Hours:	
--------------------	--

Total at \$175 per Hour:	
--------------------------	--

ADDITIONAL OR CONTINUED MEETING TIMECARD

Meeting Date:	
Additional or Continued Meeting?	
Total Meeting Time:	
Total at \$175 per Hour:	

Business Mileage Round Trip	
IRS Rate per Mile	\$0.655
Mileage to Charge	

DM Signature: _____



Digital Assurance Certification, LLC
315 East Robinson St. Suite 300
Orlando, FL 32801
407-515-1100
Billing@DACBond.com
www.DACBond.com

BILL TO

Waters Edge Community
Development Dist.
c/o Rizzetta and Company
3434 Colwell Avenue, Ste. 200
Tampa, FL 33614

INVOICE 74988

DATE 07/01/2025 **TERMS** Due upon receipt

DUE DATE 07/01/2025

ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
Annual Fee EC	Ongoing Fee Dissemination Type: Annual Professional Services Rendered to Waters Edge Community Development District, FL for centralized document repository for client filings, cover sheet creation, even dissemination to EMMA and investors, links to and from client web-site (if requested), email reminders keyed to continuing disclosure agreement, creation of templates for operating data, staffed help desk and access to Continuing Professional Education (CPE) credits.	1	2,000.00	2,000.00

Thank you for your business. Our Federal EIN-59-3536820

TOTAL DUE

\$2,000.00

RECEIVED
07-01-2025

Thank you for your business. Our Federal EIN:59-3536820

ENUMERATE...

P.O. Box 952684
Atlanta GA 31192-2684
United States

Invoice

Invoice #: INV43243
Status: Open

Bill To

WatersEdge CDD
3434 COLWELL AVE.SUITE 200
Tampa FL 33614
United States

Date	Terms	Due Date
7/4/2025		7/4/2025

Item	Qty	Rate	Amount
Engage SMA Subscription Fee Service Period 7/4/2025 - 8/3/2025	1	\$217.25	\$217.25
Engage SMA Per Door Service Period 7/4/2025 - 8/3/2025	1	\$0.00	\$0.00

Subtotal	\$217.25
Tax Total (%)	\$0.00
Total	\$217.25
Amount Due	\$217.25

RECEIVED
07-04-2025



To pay by check, use remit address below:

Enumerate
PO Box 952684
ATLANTA GA 31192-2684

For billing inquiries, please email: billingteam@goenumerate.com



www.ghsenvironmental.com
P.O. Box 55802
St Petersburg, FL 33732

Invoice

Date: 7/1/2025
Invoice #: 2025-402

To:

Waters Edge CDD
5844 Old Pasco Rd.
Suite 100
Wesley Chapel, FL 33544

Project: Waters Edge
Proposal #: 13-124;2025
P.O. #:

Due Date	Service Date:
7/31/2025	June 2025

Task #	Description	Project Compl...	Amount
Task 1	Monthly Meter Readings	50.00%	150.00
		RECEIVED 07-01-2025	

PAYMENT DUE WITHIN 30 DAYS OF INVOICING DATE	Total	\$150.00
Please make all checks payable to GHS Environmental There will be a 10% charge per month on any payments received after the initial 30 days. If you have any questions concerning this invoice please contact us at 727-667-6786. THANK YOU FOR YOUR BUSINESS!	Payments/Credits	\$0.00
	Balance Due	\$150.00



Irrigation Technical Services,
3330 36th Avenue North
St Petersburg FL 33713
727-521-3320

Service Invoice

Invoice#: 35873

Date: 07/01/2025

Record#: 34712

Billed To: Waters Edge CDD
c/o Rizzetta and Company
5844 Old Pasco Road Suite 100
Wesley Chapel FL 33544

Project: Waters Edge
9019 Creedmoor Lane
New Port Richey FL 34654

Due Date: 07/31/2025

Employee:

Order#:

Assembly#	Part#	Description	Quantity	Price	Ext Price	Sales Tax
		Waters Edge Water Management June 2025	1.0000	600.000000	600.00	N

Notes:

RECEIVED
07-01-2025

For your convenience, Master Card and Visa are accepted for most payments.
Call ITS at 727-521-3320 for details

Thank you for your prompt payment!

Non-Taxable Amount:	600.00
Taxable Amount:	0.00
Sales Tax:	0.00
Amount Due	600.00



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

LAND O' LAKES (813) 235-6012
NEW PORT RICHEY (727) 847-8131
DADE CITY (352) 521-4285

UtilCustServ@MyPasco.net
Pay By Phone: 1-855-786-5344

1 0 1
45-46024

WATERS EDGE CDD

Service Address: **9019 CREEDMOOR RECLAIM LANE**
Bill Number: 22535822
Billing Date: 6/13/2025
Billing Period: 4/23/2025 to 5/23/2025

New Water, Sewer, Reclaim rates, fees, and charges took effect Oct. 1, 2024.
Please visit bit.ly/pcurates for additional details.

Account #	Customer #
1006710	01381392
Please use the 15-digit number below when making a payment through your bank	
100671001381392	

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	180194286	4/23/2025	400471	5/23/2025	416815	30	16344

Usage History		
Water		
May 2025		16344
April 2025		14951
March 2025		15076
February 2025		14128
January 2025		14905
December 2024		17282
November 2024		17414
October 2024		13095
September 2024		9832
August 2024		12405
July 2024		12299
June 2024		18451

Transactions		
Previous Bill		5,830.89
Payment 06/02/25		-5,830.89 CR
Balance Forward		0.00
Current Transactions		
Reclaimed		
Reclaimed	16,344 Thousand Gals X \$0.39	6,374.16
Total Current Transactions		6,374.16
TOTAL BALANCE DUE		\$6,374.16

RECEIVED
06-19-2025



Please return this portion with payment

TO PAY ONLINE, VISIT pascoeasypay.pascocountyfl.net

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

Account # 1006710
Customer # 01381392
Balance Forward 0.00
Current Transactions 6,374.16

Total Balance Due \$6,374.16
Due Date 6/30/2025

10% late fee will be applied if paid after due date

**The Total Due will be electronically
transferred on 06/30/2025.**

WATERS EDGE CDD
3434 COLWELL AVENUE SUITE 200
TAMPA FL 33614-8390

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

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

Invoice

Date	Invoice #
7/2/2025	INV0000100483

Bill To:

WATERS EDGE CDD - PC
3434 Colwell Avenue, Suite 200
Tampa FL 33614

Services for the month of	Terms	Client Number
July	Upon Receipt	00345

Description	Qty	Rate	Amount
Accounting Services	1.00	\$1,187.00	\$1,187.00
Administrative Services	1.00	\$430.08	\$430.08
Email Accounts, Admin & Maintenance	5.00	\$20.00	\$100.00
Financial & Revenue Collections	1.00	\$477.33	\$477.33
Management Services	1.00	\$2,077.42	\$2,077.42
Website Compliance & Management	1.00	\$100.00	\$100.00
	Subtotal		\$4,371.83
	Total		\$4,371.83

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

Invoice

Date	Invoice #
7/10/2025	INV0000100607

Bill To:

WATERS EDGE CDD - PC
3434 Colwell Avenue, Suite 200
Tampa FL 33614

Services for the month of	Terms	Client Number
July	Upon Receipt	00345

Description	Qty	Rate	Amount
Mass Mailing - Budget Notice	1.00	\$3,060.82	\$3,060.82
		Subtotal	\$3,060.82
		Total	\$3,060.82

RECEIVED
07-10-2025

Bandu LLC.

5202 17th st

Zephyrhills, FL.

33542

7278091010

Bandullc@yahoo.com

INVOICE

INV0508

DATE

Jul 7, 2025

BALANCE DUE

USD \$11,428.00

BILL TO

Waters Edge CDD New Port Richey

DESCRIPTION	RATE	QTY	AMOUNT
50 buckets of 50 lb three inch chlorine tablets. \$222.56 bucket plus tax and \$300 delivery fee.	\$11,428.00	1	\$11,428.00

- Payment is due at delivery.

SUBTOTAL	\$11,428.00
TAX (7%)	\$0.00
TOTAL	\$11,428.00
BALANCE DUE	USD \$11,428.00

RECEIVED

07-08-2025

INVOICE

Sitex Aquatics, LLC
PO Box 917
Parrish, FL 34219

office@sitexaquatics.com
+1 (813) 564-2322



Bill to
Waters Edge CDD
3434 Colwell Ave, Ste 200
Tampa, FL 33614

Ship to
Waters Edge CDD
Rizzetta
3434 Colwell Ave, Ste 200
Tampa, FL 33614

Invoice details

Invoice no.: 9975-b
Terms: Net 30
Invoice date: 07/01/2025
Due date: 07/31/2025

#	Date	Product or service	Description	Qty	Rate	Amount
1.		Aquatic Maintenance	Monthly Lake Maintenance-52 Waterways	1	\$2,185.00	\$2,185.00
					Total	\$2,185.00

RECEIVED
07-01-2025

INVOICE

Sitex Aquatics, LLC
PO Box 917
Parrish, FL 34219

office@sitexaquatics.com
+1 (813) 564-2322



Bill to
Waters Edge CDD
Rizzetta
3434 Colwell Ave, Ste 200
Tampa, FL 33614

Invoice details
Invoice no.: 10012-b
Terms: Net 30
Invoice date: 07/15/2025
Due date: 08/14/2025

#	Date	Product or service	Description	Qty	Rate	Amount
1.		Fountain Repairs	Repair of motor # C3J6-101068	1	\$1,088.51	\$1,088.51
			All associated plumbing & labor Included			
			Original warranty will remain in place Included			

Total **\$1,088.51**

RECEIVED
07-15-2025



Sprinkler Solutions of Florida Inc.
401 N. Parsons Ave. Suite 106 A
Brandon, FL 33510
(813) 503-1228
jeff@ssofla.com

Invoice

#52106

Invoice Date: 07/25/2025

Due Date: 08/09/2025

PO #: --

Request #: 73899

Bill To

Waters Edge CDD
3434 Colwell Avenue Suite 200,
Tampa, FL 33614

Service Location

Waters Edge CDD
9142 Creedmoor Ln,
New Port Richey, FL 34654

Custom Built Control Panel

Description	Rate	Total
(Control panel custom built with OPEN SOURCE logic to control (3) 60 hp main pumps and (1) 5 hp jockey pump.)	(1) x \$0.00	\$0.00
(To Include the following:)	(1) x \$0.00	\$0.00
(A custom-built industrial enclosure equipped with cooling fans is designed to dissipate heat in accordance with manufacturer recommendations. The enclosure meets NEMA 3 standards.)	(1) x \$0.00	\$0.00
((3) 60 HP 480 Volt VFD Drives ((1 VFD Drive for each pump)))	(1) x \$0.00	\$0.00
((1) 5 HP 480 Volt Drive (This allows the drives to control the jockey pump as needed and to monitor operation and give a complete data picture of the pumping operation))	(1) x \$0.00	\$0.00
(Wet Well level control Circuit with display on panel)	(1) x \$0.00	\$0.00
(Provide an on-site monitoring screen at the cabinet, displaying pump status, wet well level and pressure, as well as flow rate.)	(1) x \$0.00	\$0.00
(Uninterruptible Power Supply (UPS) for Logic and display to alert when power is interrupted at pump station)	(1) x \$0.00	\$0.00
(HOA (HAND- OFF- Auto) Switch for each pump)	(1) x \$0.00	\$0.00
(Flow sensor isolator for flow data sharing with other devices)	(1) x \$0.00	\$0.00
(Phase monitoring on each drive to protect from a phase loss condition)	(1) x \$0.00	\$0.00
(Virtual remote access to show: Drive running, Amp draw for each motor. motor speed, Current flow (GPM), totalized flow (GPM) Wet Well level, discharge pressure (Pre-Filter), Pressure (Post filter).)	(1) x \$0.00	\$0.00
(Virtual remote access to allow: The shut down of pump station if needed)	(1) x \$0.00	\$0.00
(5 years of access to virtual remote access.)	(1) x \$0.00	\$0.00

(Chemical treatment relay.... programmed to run with any pump running)	(1) x \$0.00	\$0.00
(Filter flush relay controller by filter differential)	(1) x \$0.00	\$0.00
(Pressure transducer at pump discharge header)	(1) x \$0.00	\$0.00
(Pressure transducer at filter discharge header)	(1) x \$0.00	\$0.00
(*The current build time for panels is approximately 6–8 weeks. Installation will be scheduled once a delivery date has been confirmed.*)	(1) x \$0.00	\$0.00
(Please note that this Invoice involves relocating the panel to a position immediately adjacent to the existing pump house.)	(1) x \$0.00	\$0.00
(1) This service includes the removal and proper disposal of the existing panel.)	(1) x \$0.00	\$0.00
(2) Collaborate with the board to tailor the Mobile application to their requirements.)	(1) x \$0.00	\$0.00
(3) All software shall be non-proprietary.)	(1) x \$0.00	\$0.00
(4) A two-year warranty is provided for parts and workmanship. Exclusions: 1) Damage resulting from lightning, power surges, flooding, or other acts of God. 2) Any work performed by third parties on the control panel during the warranty period. 3) Accidents or actions caused by external parties.)	(1) x \$0.00	\$0.00
(5) Includes one year of preventative maintenance on the control panel, comprising four scheduled visits.)	(1) x \$0.00	\$0.00

Items

Description	Rate	Total
(*****)	(1) x \$0.00	\$0.00
(40 % Due at contract acceptance \$119,804.00 x .40 = \$47,921.60 ((This leaves \$ 71,882.84 due upon completion)))	(1) x \$47,921.60	\$47,921.60

Completion Notes

Deposit Due for Panel

RECEIVED
07-28-2025

Subtotal	\$47,921.60
Invoice Total	\$47,921.60
Payments	\$0.00
Total Due	\$47,921.60

Terms and Conditions

Invoice: Terms are due upon receipt. If not paid in 15 days a late charge of \$50.00 will be applied. We greatly appreciate your prompt payment.



INVOICE

Invoice Number	2418326
Invoice Date	June 30, 2025
Customer Number	182723
Project Number	238200185

Bill To

Waters Edge Community
Development District
Accounts Payable
12750 Citrus Park Lane
Suite 115
Tampa FL 33625
United States

Alternative Remit To

Stantec Consulting Services Inc.
(SCSI)
13980 Collections Center Drive
Chicago IL 60693
United States
Federal Tax ID
11-2167170

Stantec Project Manager:

Nolte, Frank

Current Invoice Due:

\$2,023.75

For Period Ending:

June 27, 2025

Net Due in 30 Days or in accordance with terms of the contract

Stantec will not change our banking information. If you receive a request noting our banking information has changed, please contact your Stantec Project Manager

INVOICE

Invoice Number2418326

Project Number238200185

Top Task 2025

2025 FY General Consulting

Professional Services

Category/Employee	Hours	Rate	Current Amount
Dabash, Sama	0.25	139.00	34.75
	0.25		34.75
Nolte, Robert (Frank)	9.50	156.00	1,482.00
	9.50		1,482.00
Woodcock, Gregory (Greg)	3.00	169.00	507.00
	3.00		507.00
Professional Services Subtotal	12.75		2,023.75

Top Task 2025 Total

2,023.75

Total Fees & Disbursements

\$2,023.75

INVOICE TOTAL (USD)

\$2,023.75

RECEIVED

07-01-2025

Billing Backup - Roster

Item Date	Task	Expnd Type	Employee/Supplier	Quantity	Rate	Bill Amount	Comment
6/3/2025	2025	Direct - Regular	DABASH, SAMA	0.25	139.00	34.75	Monthly project coordination
6/6/2025	2025	Direct - Regular	NOLTE, ROBERT (FRANK)	0.50	156.00	78.00	Coordination with district for stormwater pipe cleaning date
6/11/2025	2025	Direct - Regular	NOLTE, ROBERT (FRANK)	2.00	156.00	312.00	Coordination with District for erosion review at Pond F1, coordinating with contractor for proposal for repair
6/17/2025	2025	Direct - Regular	NOLTE, ROBERT (FRANK)	2.00	156.00	312.00	Site visit to review erosion and outfall clearing.
6/18/2025	2025	Direct - Regular	NOLTE, ROBERT (FRANK)	4.00	156.00	624.00	Preparing reports of erosion and clearing work. Coordination with contractor for proposals.
6/19/2025	2025	Direct - Regular	NOLTE, ROBERT (FRANK)	1.00	156.00	156.00	Coordination with contractor for proposals. Preparing agenda items for upcoming meeting
6/25/2025	2025	Direct - Regular	WOODCOCK, GREGORY (GREG)	2.50	169.00	422.50	Onsite review of Pond F1 erosion and resident report of erosion
6/26/2025	2025	Direct - Regular	WOODCOCK, GREGORY (GREG)	0.50	169.00	84.50	Download photos from onsite review and send follow up email with photos.
Total 2025				12.75		\$2,023.75	
				12.75		\$2,023.75	

Straley Robin Vericker

1510 W. Cleveland Street

Tampa, FL 33606

Telephone (813) 223-9400

Federal Tax Id. - 20-1778458

Waters Edge CDD
C/O RIZZETTA & COMPANY
3434 Colwell Ave. Suite 200
Tampa, FL 33614

July 09, 2025

Client: 001219

Matter: 000001

Invoice #: 26767

Page: 1

RE: GENERAL

For Professional Services Rendered Through June 30, 2025

SERVICES

Date	Person	Description of Services	Hours	Amount
6/5/2025	MB	REVIEW PUBLICATION AD, ASSESSEMENT INCREASE LETTER AND RESOLUTIONS ADOPTING FINAL BUDGET AND ASSESSMENTS FOR FISCAL YEAR 2026; REVIEW AND RESPOND TO EMAIL FROM INSURANCE CLAIM REPRESENTATIVE REGARDING BOUCHARD CLAIM.	0.9	\$274.50
6/6/2025	MS	REVISE, FINALIZE AND TRANSMIT MAILED NOTICE LETTER, PUBLICATION ADS, AND RESOLUTIONS WITH INSTRUCTIONS TO DISTRICT ADMIN.	0.3	\$52.50
6/6/2025	MB	REVIEW NOTICE OF CLAIM LETTER FOR BOUCHARD CASE AND DISTRICT PROPERTY RECORDS; CONFERENCE CALL WITH DISTRICT MANAGER AND DISTRICT CHAIR REGARDING BOUCHARD LAWSUIT.	0.9	\$274.50
6/12/2025	MB	CONFERENCE CALL WITH OUTSIDE COUNSEL; INSURANCE CARRIER REPRESENTATIVES AND DISTRICT MANAGER REGARDING BOUCHARD CASE.	0.7	\$213.50
6/25/2025	MB	REVIEW DISTRICT BOARD MEETING AGENDA PACKAGE.	0.4	\$122.00
6/26/2025	MB	ATTENDANCE AT DISTRICT BOARD MEETING.	1.8	\$549.00
6/27/2025	MB	REVIEW VENDOR IRRIGATION REPLACEMENT PROPOSAL AND CORPORATE INFORMATION; PREPARE IRRIGATION FILTER REPLACEMENT AGREEMENT.	1.9	\$579.50
Total Professional Services			6.9	\$2,065.50

July 09, 2025
Client: 001219
Matter: 000001
Invoice #: 26767

Page: 2

Total Services	\$2,065.50	
Total Disbursements	\$0.00	
Total Current Charges		\$2,065.50
Previous Balance		\$2,647.50
Less Payments		(\$2,647.50)
PAY THIS AMOUNT		\$2,065.50

RECEIVED
07-09-2025

Please Include Invoice Number on all Correspondence

Business Observer

1970 Main Street
3rd Floor
Sarasota, FL 34236
, 941-906-9386 x322

INVOICE

Legal Advertising

Invoice # 25-01248M

Date 07/25/2025

Attn:
Waters Edge CDD GMS
4530 EAGLE FALLS PLACE
TAMPA FL 33619

Please make checks payable to:
(Please note Invoice # on check)
Business Observer
1970 Main Street
3rd Floor
Sarasota, FL 34236

Description

Amount

Serial # 25-01248M Notice of Public Hearing RE: Meeting on August 28, 2025 at 6:00pm; Water's Edge CDD Published: 7/25/2025	\$91.88
---	---------

Important Message

Please include our Serial #
on your check

Pay by credit card online:
[https://legals.
businessobserverfl.
com/send-payment/](https://legals.businessobserverfl.com/send-payment/)

Paid ()

Total \$91.88

Payment is expected within 30 days of the
first publication date of your notice.

RECEIVED
07-24-2025

Attention: If you are a government agency and you believe that you qualify for a 15% discount to the second insertion of your notice per F.S. revision 50.061, please inform Kristen Boothroyd directly at 941-906-9386 x323.

NOTICE

The Business Observer makes every effort to ensure that its public notice advertising is accurate and in full compliance with all applicable statutes and ordinances and that its information is correct. Nevertheless, we ask that our advertisers scrutinize published ads carefully and alert us immediately to any errors so that we may correct them as soon as possible. We cannot accept responsibility for mistakes beyond bearing the cost of republishing advertisements that contain errors.

Business Observer

1970 Main Street
3rd Floor
Sarasota, FL 34236
, 941-906-9386 x322

INVOICE

Legal Advertising

WATER'S EDGE COMMUNITY DEVELOPMENT DISTRICT

NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE FISCAL YEAR 2026 PROPOSED BUDGET(S); AND NOTICE OF REGULAR BOARD OF SUPERVISORS' MEETING.

The Board of Supervisors ("**Board**") of the Water's Edge Community Development District ("**District**") will hold a public hearing and regular meeting as follows:

DATE: August 28, 2025
TIME: 6:00 p.m.
LOCATION: Parrish Fire Station #2 Training Room
3804 N. Rye Road
Parrish, Florida 34219

The purpose of the public hearing is to receive comments and objections on the adoption of the District's proposed budget(s) for the fiscal year beginning October 1, 2025, and ending September 30, 2026 ("**Proposed Budget**"). A regular Board meeting of the District will also be held at the above time where the Board may consider any other business that may properly come before it. A copy of the agenda and Proposed Budget may be obtained at the offices of the District Manager, Governmental Management Services - Tampa, LLC, at 4530 Eagle Falls Place, Tampa, FL 33619, Ph: (813) 334-4844 ("**District Manager's Office**"), during normal business hours, or by visiting the District's website at <https://www.wecdd.org/>.

The public hearing and meeting are open to the public and will be conducted in accordance with the provisions of Florida law. The public hearing and/or meeting may be continued in progress to a date, time certain, and place to be specified on the record at the public hearing and/or meeting. There may be occasions when Board Supervisors or District Staff may participate by speaker telephone.

Any person requiring special accommodations at the public hearing or meeting because of a disability or physical impairment should contact the District Manager's Office at least forty-eight (48) hours prior to the public hearing and meeting. 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), for aid in contacting the District Manager's Office.

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearing or meeting is advised that person will need a record of 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 such appeal is to be based.

District Manager
July 25, 2025

25-01248M

Attention: If you are a government agency and you believe that you qualify for a 15% discount to the second insertion of your notice per F.S. revision 50.061, please inform Kristen Boothroyd directly at 941-906-9386 x323.

NOTICE

The Business Observer makes every effort to ensure that its public notice advertising is accurate and in full compliance with all applicable statutes and ordinances and that its information is correct. Nevertheless, we ask that our advertisers scrutinize published ads carefully and alert us immediately to any errors so that we may correct them as soon as possible. We cannot accept responsibility for mistakes beyond bearing the cost of republishing advertisements that contain errors.



9702 Harney Road, Thonotosassa, FL 33592

Invoice 153607

Date	PO#
06/01/25	
Sales Rep	Terms
Dominick Portoghese	Net 30

Bill To
Rocco Iervasi Water's Edge HOA 9019 Creedmoor Lane New Port Richey, FL 34654

Property Address
Water's Edge HOA 9019 Creedmoor Lane New Port Richey, FL 34654

Item	Qty / UOM	Rate	Ext. Price	Amount
#109466 - Landscape Management with Irrigation & Pruning June 2025				\$18,055.00

Description	Amount
General Maintenance	14,314.00
Irrigation Inspections	3,204.00
Hardwood Pruning	537.00

APPROVED	
ASSOC	
G/L #	
BK/ACCT	
OPER	RESV
AMT	

Subtotal	\$18,055.00
Sales Tax	\$0.00
Total	\$18,055.00
Credits/Payments	(\$0.00)
Balance Due	\$18,055.00

Current	1-30 Days Past Due	31-60 Days Past Due	61-90 Days Past Due	90+ Days Past Due
\$26,190.33	\$6,914.79	\$0.00	\$0.00	\$0.00



9702 Harney Road, Thonotosassa, FL 33592

Invoice 153608

Date	PO#
06/01/25	
Sales Rep	Terms
Dominick Portoghese	Net 30

Bill To
Rocco Iervasi Water's Edge HOA 9019 Creedmoor Lane New Port Richey, FL 34654

Property Address
Water's Edge HOA 9019 Creedmoor Lane New Port Richey, FL 34654

Item	Qty / UOM	Rate	Ext. Price	Amount
#109467 - Landscape Management - Agronomy Program [Only] June 2025				\$1,225.33

APPROVED	
ASSOC	
G/L #	
BK ACCT	
OPER	RESV
AMT	

Subtotal	\$1,225.33
Sales Tax	\$0.00
Total	\$1,225.33
Credits/Payments	(\$0.00)
Balance Due	\$1,225.33

Current	1-30 Days Past Due	31-60 Days Past Due	61-90 Days Past Due	90+ Days Past Due
\$26,190.33	\$6,914.79	\$0.00	\$0.00	\$0.00



9702 Harney Road, Thonotosassa, FL 33592

Invoice 153606

Date	PO#
06/01/25	
Sales Rep	Terms
Dominick Portoghese	Net 30

Bill To
Rocco Iervasi Water's Edge HOA 9019 Creedmoor Lane New Port Richey, FL 34654

Property Address
Water's Edge HOA 9019 Creedmoor Lane New Port Richey, FL 34654

Item	Qty / UOM	Rate	Ext. Price	Amount
#109085 - Quarterly Flower Rotation June 2025				\$3,045.00

APPROVED	
ASSOC	
G/L #	
BK ACCT	
OPER	RESV
AMT	

Subtotal	\$3,045.00
Sales Tax	\$0.00
Total	\$3,045.00
Credits/Payments	(\$0.00)
Balance Due	\$3,045.00

Current	1-30 Days Past Due	31-60 Days Past Due	61-90 Days Past Due	90+ Days Past Due
\$26,190.33	\$6,914.79	\$0.00	\$0.00	\$0.00

COPY

INVOICE

PSA Horticultural
8431 Prestwick Pl
Trinity, FL 34655

tom@psagrounds.com
(727) 505-1532

PSA HORTICULTURAL

Bill to

Water's Edge Homeowners Association C/O
Management and Associates
720 Brooker Creek Boulevard, Suite 206
Oldsmar, Florida 34677

Rocco

JUN 05 2025

Invoice details

Invoice no.: 1584
Terms: Net 30
Invoice date: 06/05/2025
Due date: 07/05/2025

#	Date	Product or service	Description	Qty	Rate	Amount
1.	06/05/2025	Water's Edge Landscape Inspection	June 2025 Landscape Inspection	1	\$630.00	\$630.00
Total						\$630.00

Note to customer

We truly appreciate your business!

PSA Services:
Specification Development
Landscape Inspections
Special Project Consulting

APPROVED	
ASSOC	WAED
G/L #	8020-000
BR ACCT	
OPER	RESV
AMT	630-

WREC Waters Edge CDD

June 2025

Account	Dates	Rate	Bill Date	Due Date	Amount Due
2189378	05/21/25 - 06/21/25	GS	6/25/2025	7/17/2025	\$ 68.03
2189381	05/21/25 - 06/21/25	GS	6/25/2025	7/17/2025	\$ 48.45
2189382	05/21/25 - 06/21/25	GS	6/25/2025	7/17/2025	\$ 50.16
2189384	05/21/25 - 06/21/25	GS	6/25/2025	7/17/2025	\$ 1,885.37
					\$ 2,052.01

GS 53100 - 4301 \$ 2,052.01Total **\$ 2,052.01**



Your Touchstone Energy® Cooperative
P.O. Box 278 • Dade City, Florida 33526-0278

Account Number **2189378** Cycle **17**
Meter Number **40547871**
Customer Number **20096167**
Customer Name **WATERS EDGE CDD**

Bill Date **06/25/2025**
Amount Due **68.03**
Current Charges Due **07/17/2025**

District Office Serving You
Bayonet Point

See Reverse Side For More Information

Service Address 11909 SLIDELL ST
Service Description PUMP
Service Classification General Service Non-Demand

Comparative Usage Information
Average kWh

Period	Days	Per Day
Jun 2025	30	9
May 2025	30	9
Jun 2024	31	9

BILLS ARE DUE
WHEN RENDERED
A 1.5 percent, but not
less than \$5, late charge
will apply to unpaid
balances as of 5:00 p.m.
on the due date shown
on this bill.



2 0 0 9 6 1 6 7

You have 24-hour access to manage your account on-line through Smarthub at www.wrec.net. If you would like to make a payment using your credit card, please call 855-938-3431. This number is WREC's Secure Pay-By-Phone system.

ELECTRIC SERVICE							
From	To						
Date	Reading	Date	Reading	Multiplier	Dem. Reading	KW Demand	kWh Used
05/21	85921	06/20	86180				259

Previous Balance 69.31
Payment 69.31CR
Balance Forward 0.00

Customer Charge 39.16
Energy Charge 259 KWH @ 0.06090 15.77
Fuel Adjustment 259 KWH @ 0.04400 11.40
FL Gross Receipts Tax 1.70

Total Current Charges 68.03
Total Due E.F.T. 68.03

RECEIVED
06-27-2025



Your Touchstone Energy® Cooperative
P.O. Box 278 • Dade City, Florida 33526-0278

Please **Detach and Return** This Portion With
Your Payment To Ensure Accurate Posting.

See Reverse Side For Mailing Instructions

Bill Date: 06/25/2025

District: BP17

Use above space for address change ONLY.

2189378 BP17
WATERS EDGE CDD
3434 COLWELL AVE STE 200
TAMPA FL 33614-8390

Electronic Funds Transfer on or after	07/11/2025
TOTAL CHARGES DUE	68.03
DO NOT PAY	

000218937800000680300000680302



Your Touchstone Energy® Cooperative
P.O. Box 278 • Dade City, Florida 33526-0278

Account Number **2189381** Cycle **17**
Meter Number **62225547**
Customer Number **20096167**
Customer Name **WATERS EDGE CDD**

Bill Date **06/25/2025**
Amount Due **48.45**
Current Charges Due **07/17/2025**

District Office Serving You
Bayonet Point

See Reverse Side For More Information

Service Address 11406 BELLE HAVEN DR
Service Description WELL
Service Classification General Service Non-Demand

Comparative Usage Information
Average kWh

Period	Days	Per Day
Jun 2025	30	3
May 2025	30	7
Jun 2024	31	1

BILLS ARE DUE
WHEN RENDERED
A 1.5 percent, but not
less than \$5, late charge
will apply to unpaid
balances as of 5:00 p.m.
on the due date shown
on this bill.



2 0 0 9 6 1 6 7

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ELECTRIC SERVICE

From	To						
Date	Reading	Date	Reading	Multiplier	Dem. Reading	KW Demand	kWh Used
05/21	14164	06/20	14241				77

Previous Balance 64.05
Payment 64.05CR
Balance Forward 0.00

Customer Charge 39.16
Energy Charge 77 KWH @ 0.06090 4.69
Fuel Adjustment 77 KWH @ 0.04400 3.39
FL Gross Receipts Tax 1.21

Total Current Charges 48.45
Total Due E.F.T. 48.45



DO NOT PAY

Total amount will be electronically transferred on or after 07/11/2025.



Your Touchstone Energy® Cooperative
P.O. Box 278 • Dade City, Florida 33526-0278

Please **Detach and Return** This Portion With
Your Payment To Ensure Accurate Posting.

See Reverse Side For Mailing Instructions

Bill Date: 06/25/2025

District: BP17

Use above space for address change ONLY.

2189381 BP17
WATERS EDGE CDD
3434 COLWELL AVE STE 200
TAMPA FL 33614-8390

Electronic Funds Transfer on or after	07/11/2025
TOTAL CHARGES DUE	48.45
DO NOT PAY	

000218938100000484500000484505



Your Touchstone Energy® Cooperative
P.O. Box 278 • Dade City, Florida 33526-0278

Account Number **2189382** Cycle **17**
Meter Number **62225594**
Customer Number **20096167**
Customer Name **WATERS EDGE CDD**

Bill Date **06/25/2025**
Amount Due **50.16**
Current Charges Due **07/17/2025**

District Office Serving You
Bayonet Point

See Reverse Side For More Information

Service Address 11430 BIDDEFORD PL
Service Description WELL
Service Classification General Service Non-Demand

Comparative Usage Information
Average kWh

Period	Days	Per Day
Jun 2025	30	3
May 2025	30	2
Jun 2024	31	1

BILLS ARE DUE
WHEN RENDERED
A 1.5 percent, but not
less than \$5, late charge
will apply to unpaid
balances as of 5:00 p.m.
on the due date shown
on this bill.



2 0 0 9 6 1 6 7

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ELECTRIC SERVICE							
From	To						
Date	Reading	Date	Reading	Multiplier	Dem. Reading	KW Demand	kWh Used
05/21	13880	06/20	13973				93

Previous Balance 47.48
Payment 47.48CR
Balance Forward 0.00

Customer Charge 39.16
Energy Charge 93 KWH @ 0.06090 5.66
Fuel Adjustment 93 KWH @ 0.04400 4.09
FL Gross Receipts Tax 1.25

Total Current Charges 50.16
Total Due E.F.T. 50.16

RECEIVED
06-27-2025



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P.O. Box 278 • Dade City, Florida 33526-0278

Please **Detach and Return** This Portion With
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See Reverse Side For Mailing Instructions

Bill Date: 06/25/2025

District: BP17

Use above space for address change ONLY.

2189382 BP17
WATERS EDGE CDD
3434 COLWELL AVE STE 200
TAMPA FL 33614-8390

Electronic Funds Transfer on or after	07/11/2025
TOTAL CHARGES DUE	50.16
DO NOT PAY	

000218938200000501600000501609



Your Touchstone Energy® Cooperative
P.O. Box 278 • Dade City, Florida 33526-0278

Account Number **2189384** Cycle **17**
Meter Number **49382988**
Customer Number **20096167**
Customer Name **WATERS EDGE CDD**

Bill Date **06/25/2025**
Amount Due **1,885.37**
Current Charges Due **07/17/2025**

District Office Serving You
Bayonet Point

See Reverse Side For More Information

Service Address 9136 CREEDMOOR LN
Service Description WELL
Service Classification General Service Demand

Comparative Usage Information
Average kWh

Period	Days	Per Day
Jun 2025	30	515
May 2025	30	520
Jun 2024	31	616

BILLS ARE DUE
WHEN RENDERED
A 1.5 percent, but not
less than \$5, late charge
will apply to unpaid
balances as of 5:00 p.m.
on the due date shown
on this bill.



2 0 0 9 6 1 6 7

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ELECTRIC SERVICE								
From	To							
Date	Reading	Date	Reading	Multiplier	Dem. Reading	KW Demand	kWh Used	
05/21	71679	06/20	87140		90.50	91	15461	

Previous Balance 1,897.13
Payment 1,897.13CR
Balance Forward 0.00

Customer Charge	44.16
Demand Charge 91 KW @ 6.65000	605.15
Energy Charge 15,461 KWH @ 0.03290	508.67
Fuel Adjustment 15,461 KWH @ 0.04400	680.28
FL Gross Receipts Tax	47.11

Total Current Charges 1,885.37
Total Due E.F.T. 1,885.37

RECEIVED
06-27-2025

DO NOT PAY
Total amount will be electronically transferred on or after 07/11/2025.



Your Touchstone Energy® Cooperative
P.O. Box 278 • Dade City, Florida 33526-0278

Please **Detach and Return** This Portion With
Your Payment To Ensure Accurate Posting.

See Reverse Side For Mailing Instructions

Bill Date: 06/25/2025

District: BP17

Use above space for address change ONLY.

2189384 BP17
WATERS EDGE CDD
3434 COLWELL AVE STE 200
TAMPA FL 33614-8390

Electronic Funds Transfer on or after	07/11/2025
TOTAL CHARGES DUE	1,885.37
DO NOT PAY	

000218938400018853700018853700