



Rizzetta & Company

Waters Edge Community Development District

**Board of Supervisor's Regular
Meeting
November 20, 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	Vacant	Chairman
	George Anastasopoulos	Vice Chairman
	Gabriel Papadopoulos	Assistant Secretary
	Craig Pettitt	Assistant Secretary
	Ken Smith	Assistant Secretary
District Manager	Lisa Castoria	Rizzetta & Company, Inc.
District Counsel	Michael Broadus	Straley Robin & Vericker
District Engineer	Frank Nolte	Stantec

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**

11/13/2025

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, November 20, 2025, at 3:00 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. Update on Preserve Area Damage Reporting Tab 3
 - ii. Update on Biddeford Leaning Trees
- C. PSA Landscape Inspection Reports..... Tab 4
- D. District Counsel
 - i. Ratification of Waters Edge Reclaimed Water Policy Tab 5
- E. District Manager Report Tab 6
 - i. Review of 3rd Quarter Website Audit Report..... Tab 7

4. BUSINESS ITEMS

- A. Consideration of Resolution 2026-02; Designating Officers of the District Tab 8
- B. Consideration of Resolution 2026-03; General Elections Tab 9
- C. Consideration of 2024-2025 Goals and Objectives..... Tab 10
- D. Consideration of Sprinkler Solutions Proposals Pump Station Proposals..... Tab 11
- E. Consideration of Sprinkler Solutions Proposal for Backflow Prevention Device Replacement Tab 12
- F. Consideration of Kings Power Pressure Washing Proposal Tab 13
- G. Discussion of Meeting Time Changes

5. BUSINESS ADMINISTRATION

- A. Consideration of Minutes of the Board of Supervisors’ Regular Meeting held on October 23, 2025.....Tab 14
- B. Consideration of Operations and Maintenance Expenditures for October 2025.....Tab 15

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,

Lisa Castoria

District Manager

Tab 1



MONTHLY REPORT

NOVEMBER, 2025



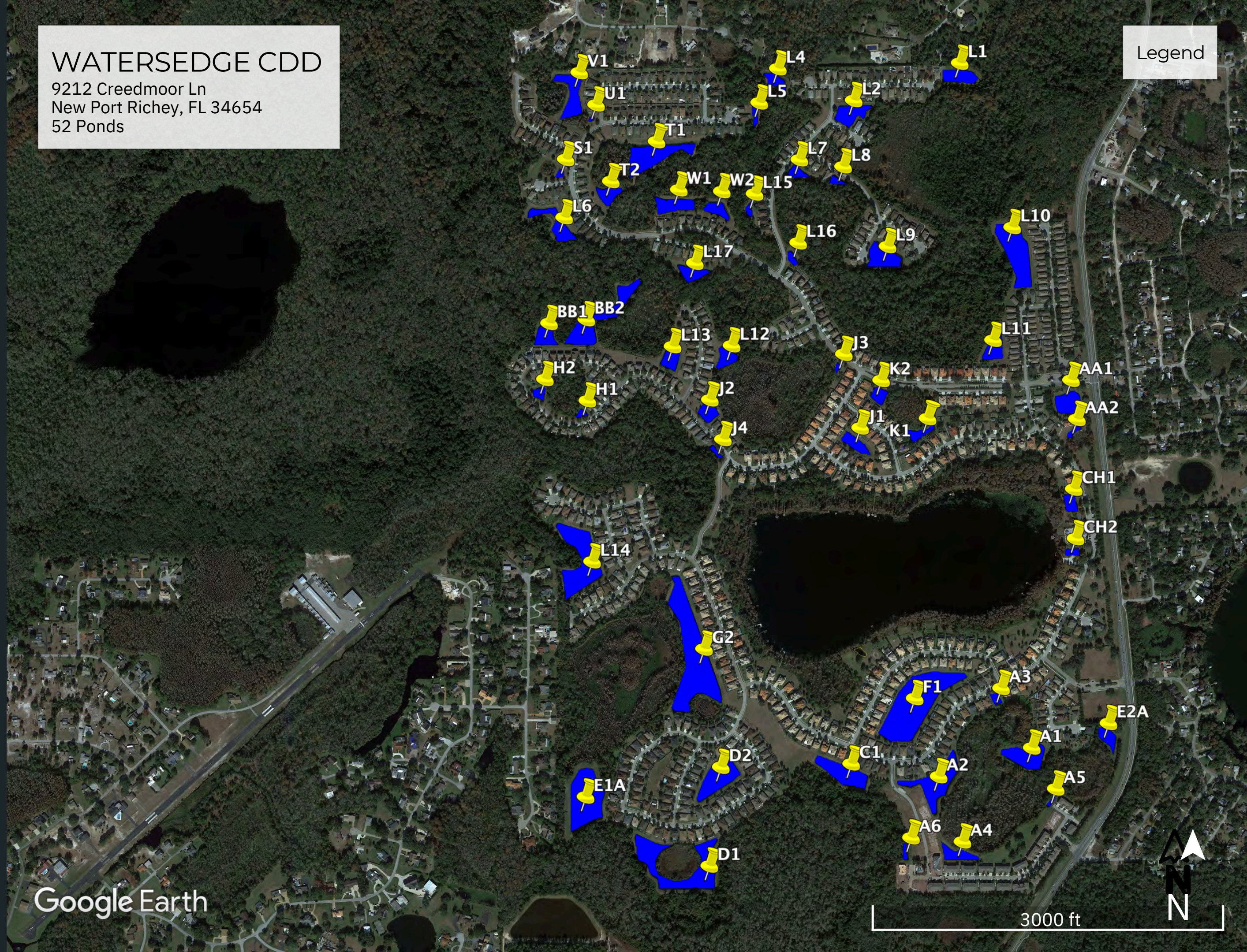
WATERSEEDGE CDD

9212 Creedmoor Ln
New Port Richey, FL 34654
52 Ponds

Legend

Google Earth

3000 ft



Prepared for: Matt Huber
Prepared By: Devon Craig

SUMMARY:

Water temps are slowly starting to cool down from the air temperatures lowering. Reoccurring algae blooms will start slowing down and prevent maintenance will be doing its job. Things to remember is that algae blooms can still pop up during cooler months with nutrient introductions such as yard clippings, fertilizers, etc. The ability to aggressively combat and prevent them is much greater as dissolved oxygen levels are much higher and water temps much cooler. Hope everyone has a Happy Thanksgiving.

Oct 30, 2025 at 10:11:06 AM



Pond #L13 Treated for Algae and Shoreline Vegetation.

Oct 30, 2025 at 10:12:49 AM



Pond #BB2 Treated for Algae and Shoreline Vegetation.

Oct 30, 2025 at 10:23:16 AM



Pond #H2 Treated for Algae and Shoreline Vegetation.



Pond #L11 Treated for Algae and Shoreline Vegetation.



Pond #J4 Treated for Shoreline Vegetation.



Pond #J2 Treated for Algae and Shoreline Vegetation.



Pond #L4 Treated for Shoreline Vegetation.



Pond #G2 Treated for Algae and Shoreline Vegetation.



Pond #BB1 Treated for Algae and Shoreline Vegetation.

Oct 30, 2025 at 12:54:10 PM



Pond #L16 Treated for Shoreline Vegetation.

Oct 30, 2025 at 11:41:16 AM



Pond #J1 Treated for Algae and Shoreline Vegetation.

Oct 30, 2025 at 1:01:19 PM



Pond #L9 Treated for Algae and Shoreline Vegetation.

Oct 30, 2025 at 11:04:23 AM



Pond #A4 Treated for Shoreline Vegetation.

Oct 30, 2025 at 11:12:02 AM



Pond #A3 Treated for Algae and Shoreline Vegetation.

Oct 30, 2025 at 10:56:28 AM



Pond #D2 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 shoreline vegetation.

A1: Was treated for shoreline vegetation.

A2: Was treated for shoreline vegetation.

A3: Was treated for Algae and shoreline vegetation.

A4: Was treated for 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 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 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 shoreline vegetation.

J2: Was treated for 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 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**

- ADS completed O&M work on October 28th and Stantec uploaded Permit Certification on November 4th. Report showing completed work is included in agenda.

Pond A2 – Pond Bank Restoration

- Pond bank repairs completed week of 9/15. Outfall pipe section under water and will be resealed once water levels recede to adequate levels to access. Contractor to provide invoice for 75% of work completed and will invoice remainder once job is fully completed.

Unauthorized Clearing of Conservation/Wildlife Corridor behind Pond E1A

- Stantec contacted SWFWMD following last months meeting to report the unauthorized clearing of Conservation/Wildlife Corridor behind Pond E1A.
- SWFWMD came on site to review the area on October 31st, citing the CDD for violation of unauthorized clearing, noting destruction of vegetation and placement of trash within the conservation easement.
- CDD received official letter from SWFWMD with deadline of December 5th to remove destroyed vegetation and trash.
- Stantec solicited proposals from contractors and will present them to the board at the upcoming meeting.

Tree Assessment at Biddeford Place to Review Declining/Diseased Trees within Conservation Limits

- District Staff Coordinated with Florida Forest Service, to schedule a meeting with a representative to review reported declining/diseased trees which are believed to pose a threat to adjacent property.
- District Engineer and George Anastasopoulos plan to meet representative on Wednesday November 19th at 10am to review and make a recommendation.
- We will provide an update to the status of the trees at the meeting Thursday.

ESTIMATE

Advanced Drainage Solutions
P.O. Box 526
Land O Lakes, FL 34639

adsofflorida@gmail.com
+1 (813) 568-2891



Bill to
Waters Edge CDD

Estimate details
Estimate no.: 1201
Estimate date: 11/13/2025

Job Site Address: Waters Edge

#	Product or service	Description	Qty	Rate	Amount
1.	Services	Remove and properly dispose of all vegetation, trees, and underbrush that were cut down within the wetland area. Work includes assessing the site to document affected vegetation, setting clear boundaries, and hauling all debris to a licensed disposal facility using low-impact methods. Once complete, the area will be cleared of all debris and restored to a clean, stable condition following environmental guidelines.	1	\$3,800.00	\$3,800.00
Total					\$3,800.00

Accepted date

Accepted by



MEMORANDUM

To: Lisa Castoria, Water's Edge District Manager

From: Frank Nolte, Stantec, District Engineer

Project: Waters Edge Phase 1, 5 and 6

SWFWMD Permit No. 26810.000

Date: October 10, 2025, **Completed October 28th, 2025.**

On September 24, 2025, Stantec staff visited the Waters Edge Community to review the Stormwater Management System in general conformance with SWFWMD Permit No. 26810.000, Stantec reviewed all pond banks, visible drainage structures and conveyance ways. Below are photos and descriptions of the requested maintenance noted during the inspection.

Pond L10

Maintenance Required: Overgrown vegetation and silt build up was noted at the 2-24" FES outfall (L10 & 8-19).

Recommended Repair: Remove vegetation and silt buildup from around the outfall structures FES (L10 & 8-19) 10' in every direction to create a positive discharge to the downstream wetland.



Outfall L10



Outfall 8-19



Outfall L10 Completed



Outfall 8-19 Completed

Pond L10 Cont.

Maintenance Required: Overgrown vegetation and sediment buildup was noted at Control Structure (OCS-L10)

Recommended Repair: Remove vegetation and silt buildup from around Control Structure OCS-L10. Allow 12" of vertical clearance below bottom of skimmer.



OCS-L10



OCS-L10 Completed

Pond L11

Maintenance Required: Overgrown vegetation and sediment build up was noted at the 18" FES outfall (L11).

Recommended Repair: Remove vegetation and silt buildup from around the outfall structure FES L11, 10' in every direction to create a positive discharge to the downstream wetland.



Outfall L11



Outfall L11 Completed

Wetland K

Maintenance Required: Overgrown vegetation and silt build up was noted at the 24" FES outfall (Outfall K).

Recommended Repair: Remove vegetation and silt buildup from around the outfall structure FES Outfall K, 10' in every direction to create a positive discharge to the downstream wetland.



Outfall K



Outfall K Completed

Wetland AA

Maintenance Required: Wetland AA Control Structure OCS-AA missing orifice cap.

Recommended Repair: Replace 4" orifice cap on control structure OCS-AA. See bleed down orifice detail.



OCS-AA



OCS-AA Completed

Wetland AA Cont.

Maintenance Required: Concrete Discharge Weir AA has overgrown vegetation and sediment at skimmer.

Recommended Repair: Remove vegetation and silt buildup from around Concrete Discharge Weir AA, 10' in every direction to create a positive discharge to the downstream wetland. Allow 6" of vertical clearance below bottom of skimmer.



Concrete Discharge Weir AA



Concrete Discharge Weir AA Completed

Wetland AA

Maintenance Required: Overgrown vegetation and silt build up was noted at the 53"x34" FES outfall (FES AA).



Recommended Repair: Remove vegetation and silt buildup from around the outfall structure FES Outfall AA, 10' in every direction to create a positive discharge to the downstream lake.



FES-AA



FES-AA Completed

Pond CH1

Maintenance Required: Muck buildup was noted at Control Structure (OCS-CH1)

Recommended Repair: Remove muck buildup from around Control Structure OCS-CH1. Allow 12" of vertical clearance below bottom of skimmer.



OCS-CH1



OCS-CH1 Completed

Maintenance Required: Overgrown vegetation and silt build up was noted at the 24" FES outfall (Outfall CH1).

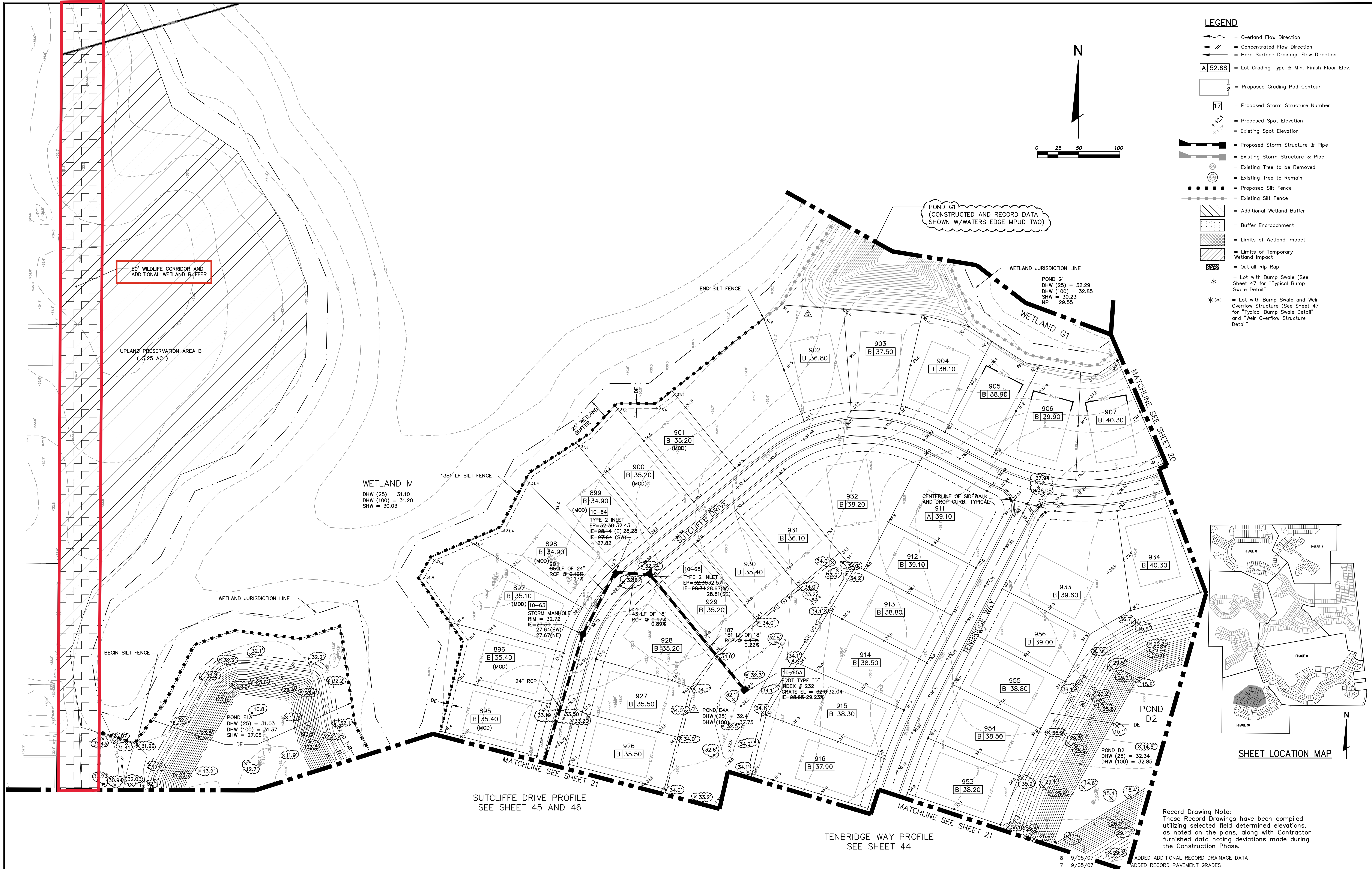
Recommended Repair: Remove vegetation and silt buildup from around the outfall structure FES Outfall CH1, 10' in every direction to create a positive discharge to the downstream lake.



Outfall CH-1

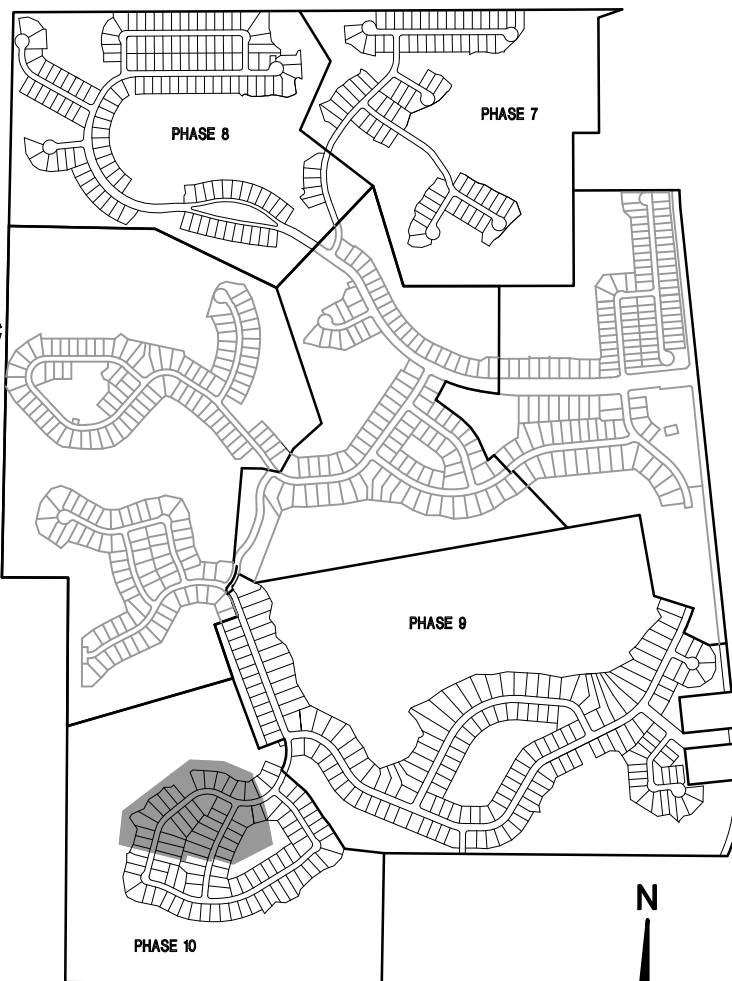


Outfall CH-1 Completed




LEGEND

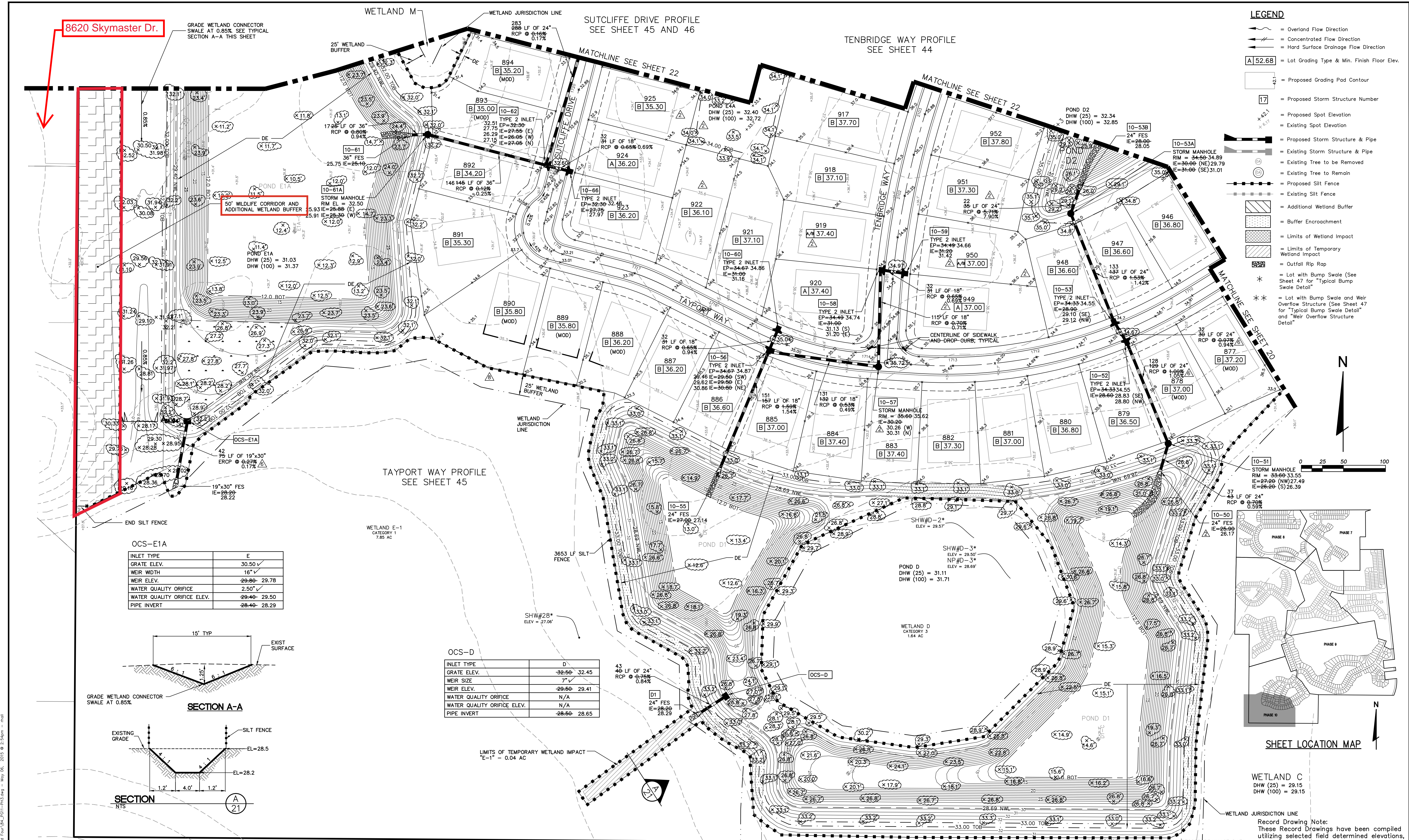
- Overland Flow Direction
- Concentrated Flow Direction
- Hard Surface Drainage Flow Direction
- Lot Grading Type & Min. Finish Floor Elev.
- Proposed Grading Pad Contour
- Proposed Storm Structure Number
- Proposed Spot Elevation
- Existing Spot Elevation
- Proposed Storm Structure & Pipe
- Existing Storm Structure & Pipe
- Existing Tree to be Removed
- Existing Tree to Remain
- Proposed Silt Fence
- Existing Silt Fence
- Additional Wetland Buffer
- Buffer Encroachment
- Limits of Wetland Impact
- Limits of Temporary Wetland Impact
- Outfall Rip Rap
- Lot with Bump Swale (See Sheet 47 for "Typical Bump Swale Detail")
- Lot with Bump Swale and Weir Overflow Structure (See Sheet 47 for "Typical Bump Swale Detail" and "Weir Overflow Structure Detail")



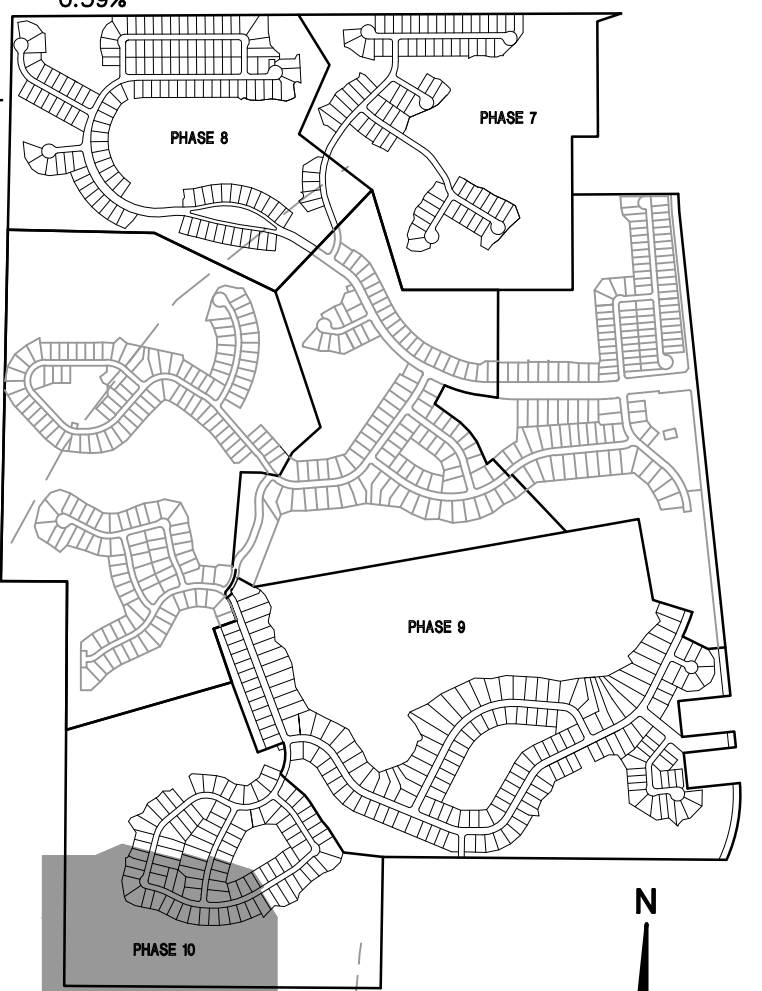
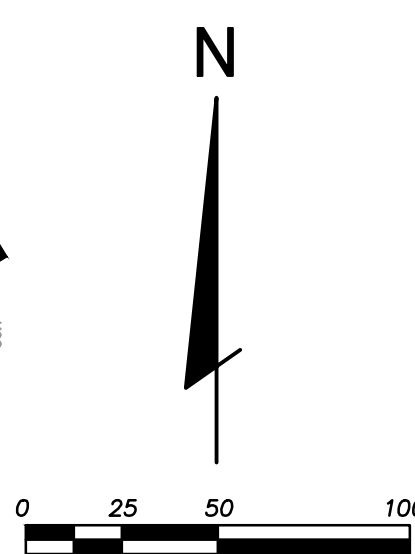
SHEET LOCATION MAP

Record Drawing Note:
These Record Drawings have been compiled utilizing selected field determined elevations, as noted on the plans, along with Contractor furnished data noting deviations made during the Construction Phase.

DESIGNED JC/JB	THE SIGNATURE OF THE QUALITY CONTROL OFFICER IN THIS SPACE INDICATES THAT ALL REQUIRED PERMITS HAVE BEEN OBTAINED AND THAT CONSTRUCTION IS AUTHORIZED TO COMMENCE.	 <div>FLORIDA DESIGN CONSULTANTS, INC. — THINK IT. ACHIEVE IT. — 3000 STARKEY BOULEVARD, NEW PORT RICHEY, FLORIDA 34688 PHONE: (800) 532-1047 WWW.FLDESIGN.COM C.A. NO. 7421</div>	PREPARED FOR:	SHEET DESCRIPTION: WATERS EDGE MPUD THREE (PHASES 7 and 8) WATERS EDGE MPUD FOUR (PHASES 9 and 10) CONSTRUCTION PLANS PAVING, GRADING, AND DRAINAGE PLAN	6 5/3/07	ADDED REAR LOT ELEVATIONS TO LOT 902		JOB NO.	SHT.	
DRAWN JC			5 9/11/06		ADDED RECORD STORM SEWER AND DRAINAGE DATA		506-62			
CHECKED EM			4 4/27/06		REVISED POND D2 DHW		84			
A.C.			3 10/19/05		ELIMINATED BUMP SWALES		22			
			2 5/18/05		REVISED POND E4A AND ADJACENT LOT LINES		F.B. & P.			
	1 4/15/05	REV. PER SWFMD COMMENTS		F.B. & P.			DATE	02/21/05	OF	55
					NO.	DATE	REVISIONS	APPROVED BY		

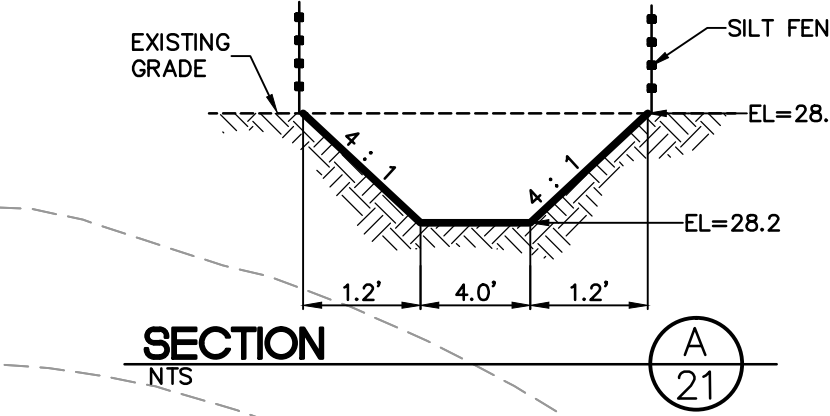
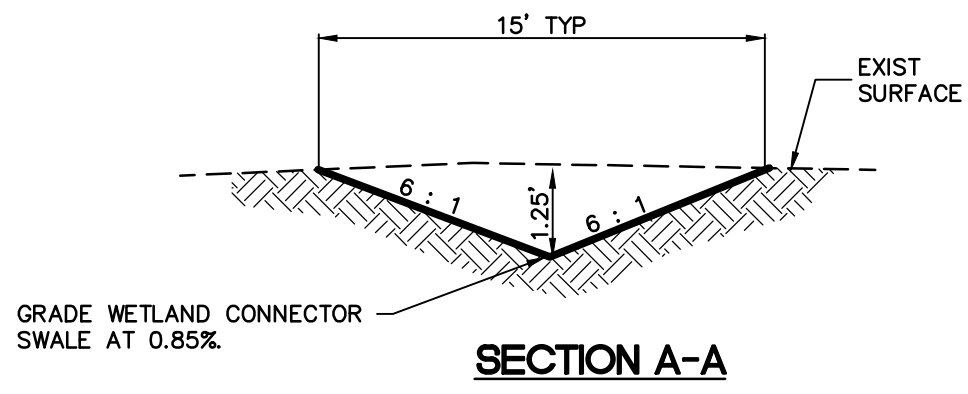


- LEGEND**
- Overland Flow Direction
 - Concentrated Flow Direction
 - Hard Surface Drainage Flow Direction
 - Lot Grading Type & Min. Finish Floor Elev.
 - Proposed Grading Pad Contour
 - Proposed Storm Structure Number
 - Proposed Spot Elevation
 - Existing Spot Elevation
 - Proposed Storm Structure & Pipe
 - Existing Storm Structure & Pipe
 - Existing Tree to be Removed
 - Existing Tree to Remain
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 - Buffer Encroachment
 - Limits of Wetland Impact
 - Limits of Temporary Wetland Impact
 - Outfall Rip Rap
 - Lot with Bump Swale (See Sheet 47 for "Typical Bump Swale Detail")
 - Lot with Bump Swale and Weir Overflow Structure (See Sheet 47 for "Typical Bump Swale Detail" and "Weir Overflow Structure Detail")



OCS-E1A

INLET TYPE	E
GRATE ELEV.	30.50
WEIR WIDTH	16"
WEIR ELEV.	29.80-29.78
WATER QUALITY ORIFICE	2.50"
WATER QUALITY ORIFICE ELEV.	29.40-29.50
PIPE INVERT	28.40-28.29



OCS-D

INLET TYPE	D
GRATE ELEV.	32.45
WEIR SIZE	7"
WEIR ELEV.	29.50-29.41
WATER QUALITY ORIFICE	N/A
WATER QUALITY ORIFICE ELEV.	N/A
PIPE INVERT	28.60-28.65

LIMITS OF TEMPORARY WETLAND IMPACT
"E-1" - 0.04 AC

SHEET LOCATION MAP

WETLAND C
DHW (25) = 29.15
DHW (100) = 29.15

Record Drawing Note:
These Record Drawings have been compiled utilizing selected field determined elevations, as noted on the plans, along with Contractor furnished data noting deviations made during the Construction Phase.

DESIGNED	JCT/JB
DRAWN	JCT
CHECKED	JCT
A.C.	EM

FLORIDA DESIGN CONSULTANTS, INC.

THINK IT. ACHIEVE IT.

3030 STARKEY BOULEVARD, NEW PORT RICHEY, FLORIDA 34688
PHONE: (800) 532-1047 WWW.FDESIGN.COM C.A. NO. 7421

PREPARED FOR:

THE RYLAND GROUP, INC.
255 PINE AVENUE NORTH
OLDSMAR, FLORIDA 34667
PHONE (813) 329-7600 FAX (813) 329-7688

SHEET DESCRIPTION:


**WATERS EDGE MPUD THREE (PHASES 7 and 8)
WATERS EDGE MPUD FOUR (PHASES 9 and 10)
CONSTRUCTION PLANS
PAVING, GRADING, AND
DRAINAGE PLAN**

NO.	DATE	REVISIONS
1	4/15/05	REV. PER SWFMD COMMENTS
2	5/18/05	REVISED LOT TYPE ON LOTS 919/950, REVISED POND EA4 AND ADJACENT LOT LINES, REGRADED LOTS 922,925 AND 949-950. STR 10-57 CHANGED TO MH, STR 10-50 CHANGED TO 24" FES
3	5/31/07	ADDED RECORD PAVEMENT GRADES
4	5/31/07	ADDED ADDITIONAL RECORD DRAINAGE DATA
5	5/31/07	ADDED REAR LOT ELEVATIONS TO LOTS 887-891
6	8/28/06	REVISED 10-53 TO 10-52 LENGTH AND SLOPE, REVISED 10-52 TO 10-51 SLOPE, REVISED OCS-E1A TO FES SLOPE
7	9/11/06	ADDED RECORD STORM SEWER AND DRAINAGE DATA
8	4/27/06	REVISED POND D,D2 DHW, REVISED STRUCTURE 10-53A AND 53B
9	10/19/05	ELIMINATED BUMP SWALES

JOB NO.	506-62
EPN	84
F.B. & P.	F.B.B.P.
DATE	02/21/05
APP'D BY	
OF	55

Pond EA1
Write a description for your map.

Legend

-  Approximate Wall

Approximate limits of clearing



Approximate Wall Location

200 ft

N

Observed clearing on Waters Edge CDD Property (Parcel ID 29-25-17-0060-00B00-0000).

Waters Edge resident reported seeing homeowner at 8620 Skymaster Dr. cutting CDD owned wetland/conservation property on October 5th, 2025.



Photos below were taken on October 31st 2025 by District Engineer, documenting damage caused to CDD owned wetland/conservation property













Tab 3



An Equal
Opportunity
Employer

Southwest Florida Water Management District

2379 Broad Street, Brooksville, Florida 34604-6899

(352) 796-7211 or 1-800-423-1476 (FL only)

WaterMatters.org

Bartow Office

170 Century Boulevard
Bartow, Florida 33830-7700
(863) 534-1448 or
1-800-492-7862 (FL only)

Sarasota Office

78 Sarasota Center Boulevard
Sarasota, Florida 34240-9770
(941) 377-3722 or
1-800-320-3503 (FL only)

Tampa Office

7601 U.S. 301 North (Fort King Highway)
Tampa, Florida 33637-6759
(813) 985-7481 or
1-800-836-0797 (FL only)

November 05, 2025

Waters Edge CDD
Attn: Lisa Castoria, District Manager
3434 Colwell Ave, Suite 200
Tampa, FL 33614



Subject: **Notice of Permit Condition Violation**

Project Name: WATERS EDGE ONE PH 1 5-6
Permit No.: 44026810.004
Compliance No.: 441682
County: Pasco
Sec/Twp/Rge: S29/T25S/R17E

Dear Ms. Castoria:

The Southwest Florida Water Management District (District) issued a permit for the subject project on September 12, 2005, for the removal of vegetation in and around the wetland buffer for West Moon Lake and mitigation to offset the loss of wetland functions. District staff conducted a site inspection, reviewed the permit, and identified the following permit condition violation:

- Destroying vegetation and placing of trash within the Conservation Easement located behind 8620 Skymaster Drive. These activities are inconsistent with the language contained within the executed Conservation Easement document recorded in the County Public Official Record Book 6510 Page 539.

In order to bring this matter into compliance, you must resolve the listed violation and advise the District that corrective measures have been completed to bring this matter into compliance by no later than **December 5, 2025**. Your response should be directed to me at the Tampa Service Office. Your cooperation in this matter is appreciated.

Failure to comply with permit conditions constitutes a violation of Chapter 373, Florida Statutes, and Chapter 40D-4, Florida Administrative Code.

If you have questions, please contact me at 352-269-6816 or at Kim.Dymond@watermatters.org.

Sincerely,

Kim Dymond
Senior Environmental Scientist
Environmental Resource Permit Bureau
Regulation Division

cc: Stantec, Attn: Frank Nolte, Assistant Project Manager

Tab 5

PSA HORTICULTURAL

Landscape Consulting & Contract Management
"Protecting Your Landscape Investment"

8431 Prestwick Place
Trinity, FL 34655

LANDSCAPE INSPECTION RESULTS

Date:	November 12, 2025
Client:	Water's Edge HOA/CDD
HOA/CDD:	None
Manager:	Rocco Iervasi
Ameriscape:	Al Suarez
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 November 28, 2025. Notify PSA in writing upon their completion, via fax or email, on or before 9:00 am on December 1, 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

Turf growth has slowed considerably, and the lawn will now be cut every other week during the winter schedule. The lawns were neatly mowed at the correct height. The line trimming as well as the hard and soft edging were neatly performed. There were no issues associated with the mowing operation.

2 TURF COLOR

Belle Haven entry and exit-the St. Augustine turf color was a mottled medium green. It has diminished over the past month.

Slidell entry side- the St. Augustine turf color remained a mottled medium green.

Veteran's Park-the Bahiagrass turf color was a mottled medium green. It is going into a dormant period.

Clubhouse parking lot fence line- the St. Augustine turf color was a mottled medium green.

Clubhouse front left side and berm area- the St. Augustine turf color of the berm was a heavily mottled medium green. It is still affected by disease activity. The St. Augustine turf color at the front corner remained a lightly mottled medium green.

The basketball court- the St. Augustine turf color remained a heavily mottled medium green. Sections of this turf panel will need to be replaced under warranty.

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

November

November



October

October

October



September

September

September



August



August



August



2 TURF DENSITY

Clubhouse front left side and berm area- the St. Augustine turf density of the berm was fair. The St. Augustine turf density at the front corner was strong.

Clubhouse along the northern section of Moon Lake Road fence line – the Bahiagrass turf density ranged from fair to good. It is going into a dormant period.

Clubhouse parking lot fence line- the St. Augustine turf density was good except for expanding diseased portion.

Other common area–the Bahiagrass turf density was strong. It is going into a dormant period.

Veteran’s Park-the Bahiagrass turf density was strong. It is going into a dormant period.

Slidell- the St. Augustine turf density was strong.

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

Clubhouse basketball court sidewalk area-the St. Augustine density ranged from poor to fair, except for the new sod. Additional sections of this turf panel will need to be replaced under warranty.

2 TURF WEED CONTROL

Broadleaf weeds were still present in all viable St. Augustine turf panels.

Slidell entry drive-heavy broadleaf weed activity.

Inside Belle Haven entry gate-heavy crabgrass infestation. It will die off in the winter, and two pre-emergent herbicide applications must be done during the late winter, early spring when the temperature is appropriate to reduce germination. There is no post-emergent control for crabgrass.

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

Clubhouse left front corner at oak tree-broadleaf weeds.

2 TURF INSECT/DISEASE CONTROL/OVERALL HEALTH

Belle Haven entry- treat turf for disease activity by the new planting. *Photo below.*



Basketball court lawn - section of turf is still in decline. More warranty sod needs to be installed. *Photo below.*



Clubhouse parking lot Moon Lake Road fence- treat and monitor disease activity. *Photo below.*

October

November



Belle Haven entry drive inside of gate-treat turf for disease activity.

The turf is being cut with sharp blades and at the correct height for strong growth. The color of both the St Augustine as well as the Bahiagrass ranged from a heavily mottled medium green to a lightly mottled medium green. The density of both turf varieties remained strong in all the viable growth areas. Broadleaf weed volume were present in all the viable St Augustine turf. Weeds can be controlled via spot treatments. There were no indications of insect activity but continually monitor for patch disease and take all rot. Several sections of turf have been severely affected by

disease activity. Some of these areas will need to be sodded under the warranty. Disease activity is the most prevalent turf related problem at Waters Edge. A more aggressive pest control program needs to be implemented.

The fall fertilization, containing a higher percentage of potash will be applied. This specific formulation improves root development over the winter months.

3 SHRUB/TREE INSECT/DISEASE CONTROL/OVERALL HEALTH

Clubhouse parking lot-magnolia at noth end of parking lot is in decline. It is dying back from the top. *Photo below.*



Clubhouse left side- caterpillar activity on oleanders. It will slow down in cool temperatures and begin again as weather warms. *Photo below.*



Across from 11644 Belle Haven - replace dead podocarpus. WARRANTY WORK. *Photo below.*



Bridgeton playground- roebellini palm to the left of entry gate has serious frizzle top. Flush cut the dead trunk.

3 BED WEED CONTROL

Bed weed management was good.

Slidell median- remove bed weeds from juniper.

Slidell exit gate- remove bed weeds.

Bed and crack weeds control was good.

2 IRRIGATION MANAGEMENT

Ventana median- move Maxi Jets to better irrigate flowers. They are covered by juniper.

Belle Haven inside of entry gate at Creedmoor- turf. Check for proper system operation via controller.

Clubhouse right side playground area- splice valve control wire to create extra slack and bury it and cover with additional fill dirt. *Photo below.*



Clubhouse left side - free up drip line by pool filter area. It is being pinched by roots. Cut the roots and route dripline accordingly to ensure proper water flow. *Photo below.*



Clubhouse entry- check irrigation to both of the roebellini palms and Blue Daze.

Veterans Park- check irrigation coverage to the flax lily on the north side of the small circle. Water is not reaching them. *Photo below.*



Slidell- flower bed inside of gate appears dry.

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)

Ventana median - prune dead section out of juniper.

Ventana median, entry and exit- do not not flat top Indian Hawthorn. They do not respond well to harsh pruning. Only prune off stray shoots.

Belle Haven monument median- tip back jasmine.

Clubhouse dock behind pool- cut vegetation away from dock. *Photo below.*



Clubhouse left side- prune schilling holly hedge.

General work order-begin cutting back all muhley grass, along Belle Haven and at Clubhouse. *Photo below.*



Most shrubs were pruned in accordance with the rotational schedule.

3 TREE PRUNING

Bridgeton playground - cut dead trunk off roebellini palm.

Across from 11121 and 1117 Belle Haven- elevate to oak trees for tall truck clearance.

Basketball court- elevate small diameter branches up to contractual height limit.

Basketball court- remove low hanging heavy moss accumulation from maple trees. *Photo below.*



11713 Belle Haven-lightly tip back ligustrum trees.

General work order- begin contractual obligation of elevating low hanging small diameter branches to create an even tree skirt and to keep sidewalks clear for pedestrians.

3 CLEANUP/RUBBISH REMOVAL

Ventana main entry- clean up all vegetative debris from all beds in front of the gates.



Belle Haven entry by new planting- rake up vegetative debris under large oak and off juniper.

2 APPEARANCE OF SEASONAL COLOR

The seasonal flower display of a fall mix provided a fair curb appeal. Belle Haven beds provided a colorful and full display with healthy plants. The flower beds along Slidell provided only a fair display as some plants were dry and many have died back. These plants should be replaced as they are in a high visibility area. *Photo below.*

November

November



October

October



(0) CARRIED FORWARD FROM PRIOR MONTH

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

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

FOR MANAGER

None

PROPOSALS.

Submit proposal-tree pruning along Oyster Bay.

SUMMARY

ASI performed to contractual standards for this inspection. The turf was neatly mowed, edged, trimmed and cleaned up. The mower blades were set at the correct height for maximum sunlight absorption, and the mower blades were sharp. The turf color of both the St. Augustine and the Bahiagrass ranged from a heavily mottled medium green to a lightly mottled medium green. The consistency of the color is beginning to diminish as we enter the winter months. The turf growth has slowed considerably. The density at most areas of both turf varieties remains strong, though the Bahiagrass is going into a dormant period and sections of the St. Augustine were being affected by disease activity. There were broadleaf weeds in all the viable St Augustine turf. They can be treated by spot spraying. There were no indications of insect activity but continue to monitor for patch disease as well as take all rot. Disease activity is present in several turf panels. Shrub health was generally good, and all shrubs appear to be pruned in accordance with the rotational schedule. There were no shrubs that needed immediate attention. Some hardwood pruning and wood line cutbacks need to take place over the coming months to have the property looking its best going into the spring. Bed weed management was good throughout the property with only small, isolated pockets of weeds noted. Several irrigation issues need to be addressed. Be certain to turn back all the irrigation controllers 1 hour. The seasonal flowers provided a display that ranged from poor to good. There needs to be quicker responses and corrective actions to issues relating to high visibility, high impact areas.

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 5

Waters Edge Community Development District

Reclaimed Water Irrigation Policy

Waters Edge Community Development District (the “District”) hereby amends the WatersEdge Reclaimed Water Schedule which was previously implemented on October 8, 2018. Irrigation of established lawns and landscaping are governed by Pasco County, Florida, Code of Ordinances, Part I, Chapter 62, Article II, Division 3. In compliance with the aforesaid Pasco County Ordinance, the District implements the following Reclaimed Water Irrigation Policy:

Effective December 1, 2023

****No Resident Irrigation Between 8am- 7pm Daily****

If your house ends in:	Then you may water on:	1st Day	2nd Day
0	Tuesday and Friday	Tue 3:01am-5:30am	Fri 7:00pm- 9:29pm
1	Tuesday and Friday	Tue 5:31am-8:00am	Fri 9:30pm-11:59pm
2	Thursday and Sunday	Thur 3:01am-5:30am	Sun 7:00pm-9:29pm
3	Thursday and Sunday	Thur 5:31am-8:00am	Sun 9:30pm-11:59pm
4	Monday and Friday	Mon 7:00pm-9:29pm	Fri 3:01am-5:30am
5	Monday and Friday	Mon 9:30pm-11:59pm	Fri 5:31am-8:00am
6	Tuesday and Saturday	Tue 7:00pm-9:29pm	Sat 3:01am-5:30am
7	Tuesday and Saturday	Tue 9:30pm-11 :59pm	Sat 5:31am-8:00am
8	Wednesday and Sunday	Wed 7:00pm-9:29pm	Sun 3:01am-5:30am
9	Wednesday and Sunday	Wed 9:30pm-11:59pm	Sun 5:31pm-8:00am
System Check and Maintenance Only (All Residences)	Tuesday and 1st Saturday of the Month	9:00am – 12:00pm	

1. Resident irrigation is authorized twice per week, for up to 30 minutes per zone and done in accordance with the above scheduled time windows based on the last digit of the property address.
2. Reclaimed water is being procured at a “bulk rate” from Pasco County (at a considerably reduced rate), and the expenses are budgeted annually in the “single family” and “patio home” District operations/maintenance account. You will not see a separate reclaimed water bill as this is paid through non-ad valorem tax collections for Maintenance Special Assessments.
3. Resident use of their irrigation system between 9:00am and 12:00pm every Tuesday and 9:00am and 12:00pm on the first Saturday of each month shall be restricted to system checking and maintenance only. Any watering during these times shall not exceed the amount of time required for the checking and maintenance of the irrigation system or 15 minutes, whichever time period is shorter. The resident or maintenance technician shall be present in the area being tested. The resident or maintenance technician shall also notify onsite personnel at the clubhouse office by phone at (727) 956-8900 or via email at wedgecomhoa@gmail.com prior to conducting the system check and maintenance.
4. Pursuant to the District’s Southwest Florida Water Management District Water Use Permit, issued January 4, 2022 and expiring on January 4, 2042 with Permit No. 20 012754.005, the aforementioned watering schedule may be adjusted during periods of low water levels upon the District receiving direction from the Southwest Florida Water Management District personnel.
5. Use of the reclaimed water system outside of the hours authorized above, including newly sodded lawns and newly planted materials, is strictly prohibited. Newly sodded lawns and newly planted materials may only be supplemented with additional watering pursuant to Pasco County’s potable water restrictions and policies. Resident(s) and/or property owner(s) are solely responsible for ensuring compliance with Pasco County’s potable water policies.
6. Residents and/or property owners are responsible for ensuring that any irrigation controller is changed to the correct time to reflect changes in Eastern daylight savings time.
7. Children and pets are prohibited from playing in water disseminated from irrigation sprinklers located within the District’s boundary. Additionally, residents and property owners shall be responsible for ensuring that planting materials that are sensitive to reclaimed water are not exposed to the irrigation.
8. In recognition that the entire community is paying their individual share for reclaimed water, resident compliance with the aforementioned policies will be closely monitored.

The first policy violation will result in a warning letter of non-compliance to the resident(s). Any subsequent policy violation could result in a penalty enforced by the Waters Edge Master Association, Inc. (the “Master HOA”). This penalty could include, but is not limited to, the assessment of a fine of \$100 per occurrence assessed on the resident(s) and/or property owner(s).

9. Resident(s) and/or property owner(s) will not be reimbursed for District reclaimed water operations/maintenance if they elect not to use reclaimed water or otherwise lose reclaimed water use due to policy violations. Violation notices and appeals will be administered and processed by the Master HOA.

Tab 6



Rizzetta & Company

UPCOMING DATES TO REMEMBER

- **Next Regular Meeting:** December 16, 2025, at 3:30 p.m.

District Manager's Report

November 20

2025

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FINANCIAL SUMMARY

9/30/2025

General Fund Cash & Investment
Balance:

\$210,186

Reclaimed Water Fund Balance:

\$54,169

Reserve Fund Cash & Investment
Balance:

\$460,793

Debt Service Fund Investment
Balance:

\$560,587

**Total Cash and Investment
Balances:**

\$1,285,735

General Fund Expense Variance:

\$42,136

**Under
Budget**

Tab 7



Quarterly Compliance Audit Report

Waters Edge (Pasco)

Date: October 2025 - 3rd 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**

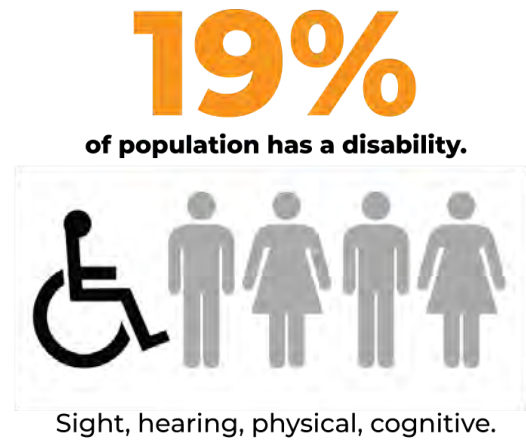
Compliance Criteria

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 8

RESOLUTION 2026-02

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

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

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

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

Section 1. _____ is appointed Chairman.

Section 2. _____ is appointed Vice Chairman.

Section 3. _____ is appointed Assistant Secretary.

_____ is appointed Assistant Secretary.

_____ is appointed Assistant Secretary.

Matthew Huber is appointed Assistant Secretary.

Lisa Castoria is appointed Assistant Secretary.

Shawn Wildermuth is appointed Assistant Treasurer.

Scott Brizendine is appointed Treasurer.

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

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

PASSED AND ADOPTED THIS 20th DAY OF NOVEMBER, 2025.

**WATERS EDGE COMMUNITY
DEVELOPMENT DISTRICT**

**_____
CHAIRMAN / VICE CHAIRMAN**

ATTEST:

**_____
SECRETARY / ASSISTANT SECRETARY**

Tab 9

RESOLUTION 2026-03

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE WATERS EDGE COMMUNITY DEVELOPMENT DISTRICT CALLING FOR A GENERAL ELECTION TO BE HELD BY THE PASCO COUNTY SUPERVISOR OF ELECTIONS IN CONJUNCTION WITH THE GENERAL ELECTION TO BE HELD IN NOVEMBER, 2026.

WHEREAS, the Waters Edge Community Development District (the "**District**") is a local unit of special-purpose government established by Pasco County, Florida (the "**County**");

WHEREAS, pursuant to Section 190.006(1), Florida Statutes the District Board of Supervisors consists of five members; and

WHEREAS, Section 190.006(3), Florida Statutes provides for the election of members to specific terms and seat numbers for the District Board of Supervisors and currently calls for the election of **two (2)** members of the Board of Supervisors of the District for seat numbers and length of terms thereof:

Seat No. 1, Currently held by George Anastasopoulos	Length of term: Four-years
Seat No. 5, Currently held by Vacant	Length of term: Four-years

NOW, THEREFORE BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE DISTRICT, THAT:

Section 1. General Election. There is hereby called an election in the County to be held concurrent with the General Election on the first Tuesday of November, which is November 3, 2026, for the purpose of having all of the qualified electors residing within the boundaries of the District to determine **two (2) qualified electors** to serve on the Board of Supervisors of the District.

Section 2. Qualifying Period. The period of qualifying as a candidate for a supervisor to the district shall be from noon June 8, 2026, through noon June 12, 2026, pursuant to Section 99.061, Florida Statutes. This Resolution shall serve as the District's notice of the qualifying period, pursuant to Section 190.006(3), Florida Statutes. Interested candidates should contact the Supervisor of Elections for the County for further information.

Section 3. Conduction and Procedure of Election.

- a. The election shall be conducted according to the requirements of general law and law governing special district elections.
- b. The election shall be held at the precinct polling places designated by the Supervisor of Elections in the County.
- c. The polls shall be opened and closed as provided by law, including, but not limited to Section 100.011, Florida Statutes.
- d. The ballot shall contain the names of the candidates to be voted upon, pursuant to Section 101.151, Florida Statutes.
- e. The Department of State shall make out a notice stating what offices are to be filled at the general election, pursuant to Section 100.021 Florida Statutes.

Section 4. Election Costs. The District shall be responsible for paying the District's proportionate share of the regular election costs, if any, pursuant to Section 100.011, Florida Statutes.

Section 5. Effective Date and Transmittal. This Resolution shall become effective upon its passage and the District's Secretary is authorized to transmit a copy of this Resolution to the Supervisor of Elections of the County.

This Resolution is duly passed and adopted this 20th day of November, 2025.

ATTEST:

**WATERS EDGE COMMUNITY
DEVELOPMENT DISTRICT**

By: _____

Print Name: _____

☐ Secretary / ☐ Assistant Secretary

By: _____

Printed Name: _____

☐ Chair / ☐ Vice Chair of the Board of Supervisors

Tab 10



Rizzetta & Company
Professionals in Community Management

3434 Colwell Avenue
Suite 200
Tampa, FL 33614
p: 813.514.0400
f: 813.514.0401
rizzetta.com

MEMORANDUM

TO: Board Supervisors

FROM: District Management

SUBJECT: Potential Goals and Objectives for FY 2023/2024

This memo outlines potential district goals and objectives for the 2023-2024 fiscal year in accordance with the recent legislation of HB 7013. The goals and objectives listed focus on maintaining statutory compliance while simultaneously pursuing efficiency and sound operational practices. Management advises against adopting all the proposed goals and objectives listed below. Instead, we recommend selecting a few key priorities that the board deems most advantageous to pursue.

Financial Goals and Objectives:

- Financial Transparency – commit to regularly reporting the financial status of the district.
- Budget Conscious – strive to stay within budget and provide justification for exceeding total budgeted expenditures.
- Investment Strategy - periodically review the district's investment objectives and performance.

Board Meeting Goals and Objectives:

- Productive Meetings – commit to conducting an orderly and efficient meeting.
- Audience Comments – adhere to this requirement to foster informed decision-making.
- Teamwork - work as a team and not as individuals.
- Provide a healthy and safe working environment for the board, staff and audience.
- Respect others and allow everyone that wishes to speak to be heard.

Administrative Goals and Objectives:

- Website Maintenance - ensure that the website is always up-to-date and in compliance.
- Adhere to the board's established Rules of Procedure.
- Review the district's Rules of Procedure on an annual basis (or as frequent as the board desires) and update, as necessary.
- Records Retention - periodically review the district's policy on records retention.

Operational Goals and Objectives:

- Promote efficient communication ensuring timely resolution of maintenance concerns – board and residents to contact manager outside of a meeting to report maintenance issues, not taking up time during a meeting.
- District Assets - safeguard the district's assets and ensure they are maintained in good condition.
- Ongoing Tasks - staff to provide continual updates on assigned tasks until conclusion.
- Reserve Study – if applicable, ensure periodic and consistent reviews and update as needed.

**Waters Edge Community Development District
Performance Measures/Standards & Annual Reporting Form
October 1, 2024 – September 30, 2025**

1. Financial Goals and Objectives – Financial Transparency

Goal 1.1: Financial Transparency

Objective: Commit to regularly reporting on the financial status of the District.

Measurement: Financial Statements provided to the Board on a monthly basis, which allows for tracking throughout the year as to whether the District is staying on course and operating within the pre-determined operating budget for the fiscal year. Independent financial audit performed by a third party conducted annually, with the audit results shared with the Board at the next meeting immediately following.

Standard: Ending the fiscal year under budget and with enough cash in hand to cover 2-3 months worth of expenses until the tax rolls come in for the new fiscal year and for the annual financial audits to come back clean with no findings.

Achieved: Yes ☐ No ☐

Goal 1.2: Budget Consciousness

Objective: Strive to stay within budget and provide justification for exceeding total budget expenditures.

Measurement: Financial Statements provided to the Board on a monthly basis, which allows for tracking throughout the year as to whether the District is staying on course and operating within the pre-determined operating budget for the fiscal year.

Standard: Ending the fiscal year under budget and with enough cash in hand to cover 2-3 months worth of expenses until the tax rolls come in for the new fiscal year.

Achieved: Yes ☐ No ☐

Goal 1.3: Annual Financial Audit

Objective: Conduct an annual independent financial audit per statutory requirements and publish the results to the CDD website for public inspection and transmit to the State of Florida.

Measurement: Timeliness of audit completion and publication as evidenced by meeting minutes showing board approval and annual audit is available on the CDD's website and transmitted to the State of Florida.

Standard: Audit was completed by an independent auditing firm per statutory requirements and results were posted to the CDD website and transmitted to the State of Florida.

Achieved: Yes ☐ No ☐

2. Administrative Goals and Objectives – Website Maintenance

Goal 3.1 Website Maintenance & Monitoring

Objective: Ensure that public records are readily available and easily accessible to the public by posting agendas to website seven (7) days in advance of the CDD meeting.

Measurement: Quarterly website reviews will be completed to ensure public records are up to date.

Standard: 100% of quarterly website checks were completed by District Management and ADA Website Provider.

Achieved: Yes ☐ No ☐

3. Operational Goals and Objectives – Communication

Goal 4.1 Effective Communication

Objective: Ensuring timely resolution of maintenance concerns.

Measurement: Board and residents contact District Manager outside of the meeting to report maintenance issues, not taking up time during a meeting.

Standard: All emails and calls are addressed by District Staff within (24) hours of notification.

Achieved: Yes ☐ No ☐

Chair/Vice Chair:_____

Date:_____

Print Name:_____

Waters Edge Community Development District

District Manager:_____

Date:_____

Print Name:_____

Waters Edge Community Development District

Tab 11



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

Estimate

#14408

10/27/2025

Bring Pump On Line with Integration Capability

Customer

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

Service Location

Waters Edge CDD
9212 Creedmore,
New Port Ritchey, FL 34654

Biddleford Pump Station

\$4,208.47 ☐

Description	Rate	Total
(12-ST Conventional Plastic Wall Mount Controller)	(1) x \$1,873.28	\$1,873.28
(Hunter ACC2 Cellular Connection Module LTE)	(1) x \$1,360.19	\$1,360.19
(Incoming power surge suppressor with mounting box)	(1) x \$225.00	\$225.00
(Certified Irrigation Tech and Helper)	(1) x \$750.00	\$750.00
(Replace existing pump controllers that do not support 12+ hours of continuous operation or integration with the main pump station control system; upgrade to LTE-enabled controllers to allow extended runtime and coordinated system control.)	(1) x \$0.00	\$0.00

Estimate Total

\$4,208.47

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

Terms and Conditions

Estimate valid for 30 days from date of Estimate.

Payment due upon receipt of Invoice.

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

Signature

Date

Date



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

Estimate

#14409

10/27/2025

Bring Pump On Line with Integration Capability

Customer

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

Service Location

Waters Edge CDD
9212 Creedmore,
New Port Ritchey, FL 34654

Belle Haven Pump Station

\$4,208.47 ☐

Description	Rate	Total
(12-ST Conventional Plastic Wall Mount Controller)	(1) x \$1,873.28	\$1,873.28
(Hunter ACC2 Cellular Connection Module LTE)	(1) x \$1,360.19	\$1,360.19
(Incoming power surge suppressor with mounting box)	(1) x \$225.00	\$225.00
(Certified Irrigation Tech and Helper)	(1) x \$750.00	\$750.00
(Replace existing pump controllers that do not support 12+ hours of continuous operation or integration with the main pump station control system; upgrade to LTE-enabled controllers to allow extended runtime and coordinated system control.)	(1) x \$0.00	\$0.00

Estimate Total

\$4,208.47

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

Terms and Conditions

Estimate valid for 30 days from date of Estimate.

Payment due upon receipt of Invoice.

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

Signature

Date

Date



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

Estimate

#14410

10/27/2025

Bring Pump On Line with Integration Capability

Customer

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

Service Location

Waters Edge CDD
9212 Creedmore,
New Port Ritchey, FL 34654

Creedmore Pump Station & Main Controller

\$4,208.47 ☐

Description	Rate	Total
(12-ST Conventional Plastic Wall Mount Controller)	(1) x \$1,873.28	\$1,873.28
(Hunter ACC2 Cellular Connection Module LTE)	(1) x \$1,360.19	\$1,360.19
(Incoming power surge suppressor with mounting box)	(1) x \$225.00	\$225.00
(Certified Irrigation Tech and Helper)	(1) x \$750.00	\$750.00
(This main controller will operate the 7.5 HP pump located at the main pump station and communicate with the existing pump stations at Biddleford and Belle Haven. Once the new control panel is delivered and installed, this controller will interface with it to automate remote pond filling during daytime hours and back up when needed, providing supplemental pumping support to the main pump station during scheduled run times.)	(1) x \$0.00	\$0.00

Estimate Total

\$4,208.47

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

Terms and Conditions

Estimate valid for 30 days from date of Estimate.

Payment due upon receipt of Invoice.

Jeff Hewett

Manager

(813) 967-5863

jeff@ssofla.com

Customer:

Print Name

Date

Signature

Date

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

Tab 12



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

Estimate

#14458

10/31/2025

Biddeford Pump Station

Biddeford Backflow

Customer

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

Service Location

Waters Edge CDD
11428 Biddeford PL,
New Port Ritchey, FL 34654

Backflow Prevention Device Replacement

\$9,550.21 ☐

Description

(The existing backflow prevention assembly installed on the reclaimed water mainline feeding the irrigation system has failed. This device is critical for preventing reclaimed water from entering and contaminating the on-site well, which serves as a supplemental water source for irrigation.)

(Under normal operation, the reclaimed mainline supplies irrigation water and may hydraulically interact with the well-fed portion of the system. In the event of a pressure loss or pump shutdown on the well side, backpressure from the reclaimed system could cause reclaimed water to flow backward toward the well. To prevent this, a properly functioning Reduced Pressure Zone (RPZ) backflow prevention assembly is required to maintain one-directional flow and provide physical separation between the two sources.)

(Upon inspection, the internal check and relief components of the existing backflow device were found to be defective, allowing water to bypass in the reverse direction. This condition poses a serious risk of reclaimed water entering the well system, which would result in non-compliance with Florida Department of Environmental Protection (FDEP) and local water management district regulations governing cross-connections between reclaimed and potable or well water systems.)

(The corrective action includes:)

(*Isolating the irrigation mainline and depressurizing both the reclaimed and well systems.)

(*Removing the failed backflow prevention assembly and inspecting all adjoining piping, unions, and valves.)

(*Installing a new certified Reduced Pressure Zone (RPZ) backflow prevention assembly (sized and rated per system flow requirements) using galvanized Schedule 40 pipe for all inlet, outlet, and support piping connections.)

(*Pressure testing and certifying the new assembly by a licensed backflow technician to confirm compliance and proper operation.)

(his replacement ensures that reclaimed water cannot migrate into the well system, preserves the integrity of the well as a clean supplemental source, and maintains compliance with all applicable cross-connection control and water quality protection standards.)

(Trip Charge Pump Tech)

(4" Reduced Pressure Principle Assembly (High Hazzard))

(Pump Tech)

(Pump Tech Helper)

(4" Groove x Flange adapter)
(4" Grooved Clamp Coupling)
(4" Full Face Gasket with Bolt Kit (Flange))
(Miscellaneous Parts, Fittings, Shop Supplies, and Consumables Provision of incidental materials necessary to complete installation and field operations, including but not limited to small-diameter fittings, electrical terminations, hardware, sealants, adhesives, mounting components, wire connectors, lubricants, cleaning agents, and other expendable items consumed in the course of fabrication, assembly, or system commissioning.)
(Perform functional testing of the new RPZ backflow assembly by a certified backflow technician. Submit official test report to the appropriate authority to document compliance with FDEP and local cross-connection control requirements.)

Estimate Total

\$9,550.21

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

Terms and Conditions

Read and Accepted

Quote is Good for 30 days from issue date.
Payment to be made within 10 days of completion.

☐ Yes

☐ No

Initial

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

Tab 13

ESTIMATE

Kings Power Washing Services
1735 Rumar Ln
Holiday, FL 34691

info@kingspowerwasher.com
+1 (352) 428-7519
http://www.kingspowerwasher.com



KINGS
POWER WASHING

Waterleaf

Bill to
2654 Cypress Ridge Blvd
Wesley Chapel
FL
33544

Estimate details

Estimate no.: 10156
Estimate date: 04/10/2025

#	Product or service	SKU	Description	Rate	Amount
1.	Sidewalks		Sidewalks highlighted in red will be cleaned. Please see attached file. Sidewalks will be pre-treated with a 1% sodium hypochlorite and surfactant solution, surface cleaned, and post treated with a 1% sodium hypochlorite and surfactant solution. This pre & post-treatment of algicide kills the organic matter that is in the porous concrete which leaves it cleaner for a longer duration of time. Sidewalks highlighted in red will be cleaned. Please see attached file.	\$10,950.00	\$10,950.00
2.	Gutters/curbing		Gutters/curbing highlighted in red that are adjacent to the road will be cleaned. Please see attached file. Gutters/curbing will be pre-treated with a 1% sodium hypochlorite and surfactant solution, surface cleaned, and post treated with a 1% sodium hypochlorite and surfactant solution. This pre & post-treatment of algicide kills the organic matter that is in the porous concrete which leaves it cleaner for a longer duration of time.	\$3,500.00	\$3,500.00
3.	PVC Fencing		Both sides of the white PVC fence along Big Bend will be cleaned.	\$450.00	\$450.00
4.	Stucco fence		The exterior of the stucco fence on Balm Riverview Rd and Big Bend Rd will be	\$3,750.00	\$3,750.00

cleaned.
Please note only the visible portion of the
exterior fence will be cleaned. [000]

Total	\$18,650.00
-------	-------------

Note to customer

Water will be supplied through a water meter from the county that is paid for by Kings Power Washing.
All surfaces receive an algaecide treatment, to kill and remove organic matter.
If the stucco fence is unwanted in the quote, it can be removed.

Accepted date	Accepted by
---------------	-------------

Tab 14

WATERS EDGE COMMUNITY DEVELOPMENT DISTRICT
October 23, 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, October 23, 2025, at 3:30 p.m.** at the Waters Edge Clubhouse, located at 9019 Creedmoor Lane, New Port Richey, FL 34654.

Present and constituting a quorum:

George Anastasopoulos	Board Supervisor, Vice Chairman
Craig Pettitt	Board Supervisor, Assistant Secretary
Gabriel Papadopoulos	Board Supervisor, Assistant Secretary
Ken Smith	Board Supervisor, Assistant Secretary

Also present were:

Lisa Castoria	District Manager, Rizzetta & Co., Inc.
Angela Savinon	District Manager, Rizzetta & Co., Inc.
Michael Broadus	District Counsel, Straley, Robin & Vericker
Frank Nolte	District Engineer, Stantec
Jeff Hewitt	Representative, Sprinkler Solutions

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

FIRST ORDER OF BUSINESS

Call to Order

Ms. Castoria called the meeting to order at 3:31 p.m. and confirmed there was a quorum.

SECOND ORDER OF BUSINESS

Audience Comments on Agenda Items

There were audience comments about the sprinkler/reclaimed water deficit.

THIRD ORDER OF BUSINESS

Staff Reports

A. Aquatics Managers Monthly Report

The Board reviewed the monthly aquatics report. There were no comments at this time.

B. Irrigation Report

Mr. Hewitt gave an update on the Sprinkler Solutions and ITS transition and discussed project timelines. He presented two proposals under separate cover.

- Pump Service Agreement – Approved
- Repair for Failed Bladder Tank - \$1,620.34 – Approved

On a motion by Mr. Anastasopoulos, seconded by Mr. Pettitt, with all in favor, the Board of Supervisors approved the Pump Service Agreement with Sprinkler Solutions, for Waters Edge Community Development District.

On a motion by Mr. Pettitt, seconded by Mr. Papadopoulos, with all in favor, the Board of Supervisors approved the Sprinkler Solutions Proposal for Repair of a Failed Bladder Tank in the amount of \$1,620.34. for Waters Edge Community Development District.

C. District Engineer

The Board reviewed the engineer's report. Mr. Nolte presented two proposals for Pond Maintenance. After a brief discussion they agreed to approve the proposal from ADS in the amount of \$7,175.

On a motion by Mr. Anastasopoulos, seconded by Mr. Papadopoulos, with all in favor, the Board of Supervisors approved the ADS Proposal for Pond Maintenance in the amount of \$7,175. for Waters Edge Community Development District.

On a motion by Mr. Anastasopoulos, seconded by Mr. Pettit, with all in favor, the Board of Supervisors the board unanimously agreed to engage the district engineer to file a report with SWFWMD and for the district manager to file a police report due to the preserve damage caused by a nonresident, for Waters Edge Community Development District.

D. PSA Inspection Reports

The Board reviewed the PSA report. There were no questions or comments at this time.

E. District Counsel

No report

F. District Manager

Ms. Castoria advised that the next meeting is scheduled for November 20, 2025, at 3:30 pm and reviewed his monthly report with the Board.

Ms. Castoria informed the Board of meeting conflicts she will have in November and December. After a brief discussion, the Board agreed to change the November

WATERS EDGE COMMUNITY DEVELOPMENT DISTRICT
October 23, 2025, - Minutes of Meeting

20th meeting from 3:30 p.m. to 3:00 p.m. and the December meeting from December 18th to December 16th at 3:30 p.m.

On a motion by Mr. Pettitt, seconded by Mr. Anastasopoulos, with all in favor, the Board of Supervisors approved changing the November 20th meeting from 3:30 p.m. to 3:00 p.m. and the December meeting from December 18th to December 16th at 3:30p.m. for Waters Edge Community Development District.

Ms. Castoria presented Resolution 2026-01; Designating Assistant Secretary, to remove Ms. Savinon as Assistant Secretary and appoint Lisa Castoria.

On a motion by Mr. Pettitt, seconded by Mr. Anastasopoulos, with all in favor, the Board of Supervisors adopted Resolution 2026-01, Designating Assistant Secretary, removing Ms. Savinon and appointing Ms. Castoria, for Waters Edge Community Development District.

During the District Manager report, Mr. Ken Smith expressed interest in filling an open seat on the Board. The Board of Supervisors made a motion to declare Seat 3 open. They then made a motion to appoint Mr. Smith to Seat 3 as an Assistant Secretary. Ms. Castoria presented the Oath of Office to Mr. Smith, and he accepted the monthly compensation of \$200 a month.

On a motion by Mr. Papadopoulos, seconded by Mr. Pettitt, with all in favor, the Board of Supervisors declared Seat 3 vacant, for Waters Edge Community Development District.

On a motion by Mr. Papadopoulos, seconded by Mr. Anastasopoulos, with all in favor, the Board of Supervisors appoint Mr. Ken Smith to Seat 3 as Assistant Secretary, for Waters Edge Community Development District.

FOURTH ORDER OF BUSINESS

Consideration of 2024-2025 Goals and Objectives Report

This item has been tabled to November 20, 2025.

FIFTH ORDER OF BUSINESS

Discussion on Dead/Leaning Trees on Biddeford

The Board held a discussion regarding tree removal and agreed to approve NTE \$6,000 for this project. They requested District management to get a proposal from High Trim and if their proposal exceeds \$6,000 then they would like additional proposals.

WATERS EDGE COMMUNITY DEVELOPMENT DISTRICT
October 23, 2025, - Minutes of Meeting

On a motion by Mr. Papadopoulos, seconded by Mr. Pettitt, with all in favor, the Board of Supervisors approve dead tree removal NTE \$6,000, for Waters Edge Community Development District.

SIXTH ORDER OF BUSINESS

**Consideration of the Minutes of the
Board of Supervisors' Regular
Meeting held on September 25, 2025**

On a motion by Mr. Anastasopoulos, seconded by Mr. Papadopoulos, with all in favor, the Board of Supervisors approved the minutes for the regular meeting that was held on September 25, 2025, for Waters Edge Community Development District.

SEVENTH ORDER OF BUSINESS

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

On a motion by Mr. Pettit, seconded by Mr. Anastasopoulos, with all in favor, the Board of Supervisors ratified the operation and maintenance expenditures for September 2025 (\$28,623.55), for Waters Edge Community Development District.

EIGHTH ORDER OF BUSINESS

**Audience Comments & Supervisor
Requests**

Mr. Pettitt would like proposals for extending fence around the pond with fountain.

NINTH ORDER OF BUSINESS

Adjournment

On a motion by Mr. Papadopoulos, seconded by Mr. Smith, with all in favor, the Board of Supervisors adjourned the meeting at 6:25 p.m., for Waters Edge Community Development District.

Secretary/Assistant Secretary

Chairman/Vice Chairman

Tab 15

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 October 2025 For Board Approval

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

The total items being presented: **\$94,811.51**

Approval of Expenditures:

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

Waters Edge Community Development District

Paid Operation & Maintenance Expenditures

October 1, 2025 Through October 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	300154	CP092525	Board of Supervisors Meeting 09/25/25	\$ 200.00
Craig J. Pettitt	300175	CP102325-345	Board of Supervisors Meeting 10/23/25	\$ 200.00
Egis Insurance Advisors, LLC	300162	29622	Policy# 100125646 10/01/2025-10/01/2026	\$ 17,957.00
Enumerate	300163	INV48551	Engage SMA Subscription 10/25	\$ 217.25
Finn Outdoor, LLC	300171	2943	Pond Erosion/Restoration 09/25	\$ 2,100.00
Finn Outdoor, LLC	300164	2945	Pond Erosion/Restoration 09/25	\$ 7,400.00
Finn Outdoor, LLC	300164	2946	Wetland Control Structure - Drainage 09/25	\$ 550.00
Finn Outdoor, LLC	300164	2947	Pond Erosion/ Restoration 09/25	\$ 16,312.50
Finn Outdoor, LLC	300170	2948	Reserve 09/25	\$ 10,375.00
Finn Outdoor, LLC	300170	2949	Vegetation Removal 09/25	\$ 10,075.00
Gabriel D Papadopoulos	300155	GP092525	Board of Supervisors Meeting 09/25/25	\$ 200.00
Gabriel D Papadopoulos	300176	GP102325-345	Board of Supervisors Meeting 10/23/25	\$ 200.00

Waters Edge Community Development District

Paid Operation & Maintenance Expenditures

October 1, 2025 Through October 31, 2025

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
George Anastasopoulos	300156	GA092525	Board of Supervisors Meeting 09/25/25	\$ 200.00
George Anastasopoulos	300177	GA102325-345	Board of Supervisors Meeting 10/23/25	\$ 200.00
GHS Environmental LLC	300157	2025-591	Monthly Meter Readings 09/25	\$ 150.00
High Trim, LLC	300174	6409	Tree Removal 07/25	\$ 1,750.00
High Trim, LLC	300172	6599	Tree Removal 09/25	\$ 1,200.00
Irrigation Technical Services, Inc.	300165	36369	Pump Station Maintenance 09/25	\$ 600.00
Kenneth J Smith, II.	300178	KS102325-345	Board of Supervisors Meeting 10/23/25	\$ 200.00
Rizzetta & Company, Inc.	300161	INV0000103574	District Management Fees 10/25	\$ 4,671.42
Rizzetta & Company, Inc.	300160	INV0000103690	Assessment Roll FY25/26	\$ 5,900.00
Sitex Aquatics, LLC	300166	10299-b	Monthly Lake Maintenance 10/25	\$ 2,185.00
Sprinkler Solutions of Florida, Inc.	300167	56683	Preventative Pump Maintenance 10/25	\$ 1,000.00
Stantec Consulting Services, Inc.	300168	2465341	Engineering Services 09/25	\$ 2,577.20

Waters Edge Community Development District

Paid Operation & Maintenance Expenditures

October 1, 2025 Through October 31, 2025

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Straley Robin Vericker	300169	27298	Legal Services 09/25	\$ 427.00
Waters Edge Master HOA, Inc.	300173	100125-345	Shared Cost Landscape Services 09/25	<u>\$ 7,964.14</u>
Report Total				<u>\$ 94,811.51</u>

Waters Edge CDD

Meeting Date: September 25, 2025

SUPERVISOR PAY REQUEST

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

RECEIVED
09-29-2025

NOTE: Supervisors are only paid if checked.

EXTENDED MEETING TIMECARD

Meeting Start Time:	3:30 pm
Meeting End Time:	4:23 pm
Total Meeting Time:	53 minutes

Time Over 3 Hours:	<input type="checkbox"/>
--------------------	--------------------------

Total at \$175 per Hour:	<input type="checkbox"/>
--------------------------	--------------------------

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:



SUPERVISOR PAY REQUEST

Name of Board Supervisor	Check if paid
Craig Pettitt	✓ yes
George Anastasopoulos	✓ yes
Gabriel Papadopoulos	✓ yes
Kenneth Smith	✓ yes

NOTE: Supervisors are only paid if checked.

RECEIVED
10-24-2025

EXTENDED MEETING TIMECARD

Meeting Start Time:	3:31
Meeting End Time:	6:25
Total Meeting Time:	2 hrs 54 mins

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 Community Development District
c/o Rizzetta & Company
3434 Colwell Ave., Ste 200
Tampa, FL 33614

INVOICE

Customer	Waters Edge Community Development District
Acct #	614
Date	09/18/2025
Customer Service	Yvette Nunez
Page	1 of 1

Payment Information	
Invoice Summary	\$ 17,957.00
Payment Amount	\$17,957.00
Payment for:	Invoice#29622
100125646	

Thank You

Please detach and return with payment



Customer: Waters Edge Community Development District

Invoice	Effective	Transaction	Description	Amount
29622	10/01/2025	Renew policy	Policy #100125646 10/01/2025-10/01/2026 Florida Insurance Alliance Package - Renew policy Due Date: 9/18/2025 General Liability \$3,566.00 Property \$10,825.00 Public Officials Liability \$3,566.00	17,957.00

Please Remit Payment To:
Egis Insurance and Risk Advisors
P.O. Box 748555

RECEIVED
10-15-2025

Total

\$ 17,957.00

Thank You

Remit Payment To: Egis Insurance Advisors

(321)233-9939

Date

P.O. Box 748555
Atlanta, GA 30374-8555

accounting@egisadvisors.com

09/18/2025

ENUMERATE...

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

Invoice

Invoice #: INV48551
Status: Open

Bill To

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

Date	Terms	Due Date
10/4/2025		10/4/2025

Item	Qty	Rate	Amount
Engage SMA Subscription Fee Service Period 10/4/2025 - 11/3/2025	1	\$217.25	\$217.25
Engage SMA Per Door Service Period 10/4/2025 - 11/3/2025	1	\$0.00	\$0.00

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

RECEIVED
10-06-25



To pay by check, use remit address below:

Enumerate
PO Box 952684
ATLANTA GA 31192-2684

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

INVOICE

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

Invoice details
Invoice no.: 2943
Terms: Due on receipt
Invoice date: 09/22/2025
Due date: 09/22/2025

#	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. Added Rip Rap	1	\$2,100.00	\$2,100.00

Total \$2,100.00

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.

RECEIVED
09-30-2025

INVOICE

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

Invoice details
Invoice no.: 2945
Terms: Due on receipt
Invoice date: 09/22/2025
Due date: 09/22/2025

#	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.

RECEIVED
09-30-2025

INVOICE

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

Invoice details
Invoice no.: 2946
Terms: Due on receipt
Invoice date: 09/22/2025
Due date: 09/22/2025

#	Date	Product or service	Description	Qty	Rate	Amount
1.		Control Structure Maintenance	Wetland AA1 Control Structure -- Remove fallen limbs to restore flow of water	1	\$300.00	\$300.00
2.		Drainage Maintenance	Bellhaven Dr Outfall Pipes -- Remove large rock from all pipes, reuse for erosion/scour protection downstream	1	\$250.00	\$250.00

Total \$550.00

Note to customer

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INVOICE

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

Invoice details

Invoice no.: 2947
Terms: Due on receipt
Invoice date: 09/22/2025
Due date: 09/22/2025

#	Date	Product or service	Description	Qty	Rate	Amount
1.		Erosion/Pond Bank Restoration	Bank Restoration, Approximately 200 linear feet behind 8522 and 8526 Creedmore Ln -- Bank restoration to account for approximately 6-8' wide (total) by approximately 200' linear using geotextile and limestone rip rap to create new toe and slope and imported fill soils for backfill. All disturbed areas to be stabilized with Bahia sod. Pricing includes creating a stone base, resetting and sealing 18" RCP pipe which is separated / offset between addresses.	1	\$21,750.00	\$21,750.00
2.		MES Maintenance	25% Retained for future FES repair (as outlined above) when water levels allow.	1	-\$5,437.50	-\$5,437.50

Total **\$16,312.50**

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.



INVOICE

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

Invoice details

Invoice no.: 2948
Terms: Due on receipt
Invoice date: 09/22/2025
Due date: 09/22/2025

#	Date	Product or service	Description	Qty	Rate	Amount
1.		Reserve	26810.007 Location 4 -- Remove PVC screens from control structure	1	\$450.00	\$450.00
2.		Reserve	26810.007 Location 5 -- Replace existing wooden posts with 4" fiberglass square hollow tubes (7 total). Reattach posts to skimmer.	1	\$4,400.00	\$4,400.00
3.		Reserve	26810.007 Location 7 -- Replace existing wooden posts with 4" fiberglass square hollow tubes (5 total). Reattach posts to skimmer.	1	\$3,800.00	\$3,800.00
4.		Reserve	26810.001 Location 3 -- Remove wooden and PVC screens from OCS J4	1	\$325.00	\$325.00
5.		Reserve	26820.001 Location 5 -- Remove wooden and PVC screens from OCS J1 and surrounding area	1	\$200.00	\$200.00
6.		Reserve	26810.001 Location 7 -- Re-grout and attach loose orifice to control structure OCS-J.	1	\$600.00	\$600.00
7.		Reserve	26810.001 Location 11 -- Remove wooden screen from OCS-L14.	1	\$600.00	\$600.00

Note to customer

RECEIVED
09-30-2025

Total

\$10,375.00

INVOICE

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

Invoice details
Invoice no.: 2949
Terms: Due on receipt
Invoice date: 09/22/2025
Due date: 09/22/2025

#	Date	Product or service	Description	Qty	Rate	Amount
1.		O and M Items	26810.007 Location 2 -- Remove minor vegetation from around OCS-A	1	\$400.00	\$400.00
2.		O and M Items	26810.007 Location 3 -- Remove vegetation from Outfall A. Approximate 8'x15' section	1	\$800.00	\$800.00
3.		O and M Items	26810.007 Location 4 -- Remove vegetation from outfall. Approximate 8'x15' section.	1	\$450.00	\$450.00
4.		O and M Items	26810.007 Location 6 -- Remove vegetation from inside and top of grate inlet 8A	1	\$200.00	\$200.00
5.		O and M Items	26810.001 Location 1 -- Remove fallen brush and vegetation along path to L13 Outfall. Approximately 8'x20' section.	1	\$800.00	\$800.00
6.		O and M Items	26810.001 Location 2 -- Remove encroaching vegetation from top of berm (2 Locations - 20'x10' each). Remove vegetation from Outfall BB. Approximately 8'x20' section	1	\$1,600.00	\$1,600.00
7.		O and M Items	26810.001 Location 3 -- Remove fallen tree and roots from outfall J4. Remove overhanging limbs from OCS J4.	1	\$325.00	\$325.00
8.		O and M Items	26810.001 Location 4 -- Remove vegetation from outfall J1. Approximate	1	\$700.00	\$700.00

8'x15' section.

9.	O and M Items	26810.001 Location 6 -- Remove 8'x10' section of vegetation from end of concrete spillway	1	\$600.00	\$600.00
10.	O and M Items	26810.001 Location 7 -- Remove 6-12" of muck below skimmer. Remove small trees and vegetation within 6' radius of structure	1	\$600.00	\$600.00
11.	O and M Items	26810.001 Location 8 -- Remove vegetation from around Outfall J. Approximately 8'x15' section	1	\$900.00	\$900.00
12.	O and M Items	26810.001 Location 9 -- Remove vegetation from around Outfall L12. Approximately 8'x15' section	1	\$800.00	\$800.00
13.	O and M Items	26810.001 Location 10 -- Remove minor vegetation from around outfall L16. Approximately 8'x10' section	1	\$400.00	\$400.00
14.	O and M Items	26810.001 Location 11 -- Remove vegetation from Outfall L14. Remove approximate 10'x20' section of vegetation from pond berm	1	\$600.00	\$600.00
15.	O and M Items	26810.001 Location 12 -- Remove vegetation from pond berm. Leave existing evergreen tree.	1	\$900.00	\$900.00

Total

\$10,075.00

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.

RECEIVED
09-30-2025



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

Invoice


Date: 9/29/2025
Invoice #: 2025-591

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:
10/29/2025	September 2025

Task #	Description	Project Compl...	Amount
Task 1	Monthly Meter Readings	75.00%	150.00
			

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



Past Due

High Trim, LLC

Waters Edge CDD

**For Services Rendered****Billing address**

3434 Colwell Ave Unit 200 Tampa, FL 33614

Property Address11430 Bathgate Court New Port Richey, Florida
34654**Contact details**813-994-1001 Ext 7860
asavinon@rizzetta.com

Please make payment by
next week to avoid late
fees being added.

OCT 1 / 2025 **Invoice #6409****Invoice details**1 Job
#4166Issued
07/09/2025Due
07/09/2025Ask for a review
YesSalesperson
MS Matthew SmithEquipment Needed
Skid and dump truck climbing gearSales Rep
MattCrew Size
4.0 MHours
3.0 M**Product / Service****Qty.****Unit Price****Total**

Jul 08, 2025

1

\$300.00

\$300.00

Arborist Letter/Permit Fee

Removal of codominant laurel oak tree has 70%
grown thinning and is engulfed in vines half of the
tree is dead and needs to be removed

Jul 08, 2025

1

\$1,450.00

\$1,450.00


Tree Removal

Removal of laurel oak right sided of home flush
cut no stump grind

Non-taxable

Subtotal \$1,750.00

Total \$1,750.00

~~Account balance~~  ~~\$2,950.00~~

Contract / Disclaimer

Thank you for your business. Please contact us with any questions regarding this invoice.
Late payment Warning: If we do not receive your payment within 15 days, You will have to pay a late fee of 5%. A 5% late fee will be added every 30 days you are late.

Internal notes

Internal notes will only be seen by your team

Note details

Drag your files here or

MH

Mackenzie Hiersche

Created: 04/17/2025 1:31PM

Gate Code #8900





Past Due

High Trim, LLC**Waters Edge CDD****For Services Rendered****Billing address**

3434 Colwell Ave Unit 200 Tampa, FL 33614

Property Address11100 Biddeford Place New Port Richey, Florida
34654**Contact details**813-994-1001 Ext 7860
asavinon@rizzetta.com**Invoice #6599****Invoice details**1 Job
#4350Issued
09/30/2025Due
09/30/2025Ask for a review
YesSalesperson
MS Matthew SmithEquipment Needed
Wedges Saw rope throw ballSales Rep
MattCrew Size
3.0 MHours
1.0 M**Product / Service****Qty.****Unit Price****Total**

Sep 30, 2025

Tree Removal

1

\$900.00

\$900.00

Fell dead sand pine into preserve no haul off

Non-taxable

Sep 30, 2025

Arborist Letter/Permit Fee

1

\$300.00

\$300.00

Subtotal

\$1,200.00

Total**\$1,200.00**~~Account balance~~~~\$2,950.00~~**Contract / Disclaimer**

Thank you for your business. Please contact us with any questions regarding this invoice.
Late payment Warning: If we do not receive your payment within 15 days, You will have to pay a late fee of 5%. A 5% late fee will be added every 30 days you are late.

Internal notes

Internal notes will only be seen by your team

Note details

Drag your files here or

MH **Mackenzie Hiersche**

Created: 04/17/2025 1:31PM



Gate Code #8900



Client note linked to related requests, quotes, jobs, and invoices



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

Service Invoice

Invoice#: 36369

Date: 10/03/2025

Record#: 35236

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: 11/02/2025

Employee:

Order#: Contract

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

Notes:

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!

RECEIVED
10-03-2025

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

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

Invoice

Date	Invoice #
10/2/2025	INV0000103574

Bill To:

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

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

Description	Qty	Rate	Amount
Accounting Services	1.00	\$1,397.00	\$1,397.00
Administrative Services	1.00	\$443.00	\$443.00
Email Accounts, Admin & Maintenance	5.00	\$20.00	\$100.00
Financial & Revenue Collections	1.00	\$491.67	\$491.67
Management Services	1.00	\$2,139.75	\$2,139.75
Website Compliance & Management	1.00	\$100.00	\$100.00
		Subtotal	\$4,671.42
		Total	\$4,671.42

RECEIVED
09-29-2025

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

Invoice

Date	Invoice #
10/3/2025	INV0000103690

Bill To:

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

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

Description	Qty	Rate	Amount
Assessment Roll (Annual)	1.00	\$5,900.00	\$5,900.00
Subtotal			\$5,900.00
Total			\$5,900.00

RECEIVED
09-29-2025

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

Invoice details

Invoice no.: 10299-b
Terms: Net 30
Invoice date: 10/01/2025
Due date: 10/31/2025

#	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
10-01-2025



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

Invoice
#56683
10/09/2025

PO #: --
Request #: 73583

Bill To

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

Service Location

Waters Edge CDD
9019 Creedmoor Ln.,
New Port Ritchey, FL

Items

Description	Rate	Total
(Service Report – Waters Edge Pump Station Location: Waters Edge Pump: Biddeford Submersible Pump – 25 HP, 230 V, 68 A max Set Point: 65 PSI Summary of Work: Performed scheduled pump maintenance and inspection. Verified electrical and mechanical integrity of the system. Checked all wire terminations for tightness and corrosion. Confirmed operational readings for both no-load and full-load conditions. Electrical Readings: Power (No Load): 247 / 245 / 243 V ∅ 123 / 123 / 211 V secondary Power (Full Load): 245 / 245 / 241 V ∅ 122 / 122 / 210 V secondary Amperage (Running): 45 / 45 / 42 A Flow & Pressure Data: Total Flow (per meter): 102,442,000 gal Pressure Tank: 40 PSI – Good condition VFD Set Point: 65 PSI Operation: VFD entered sleep mode automatically once the mainline reached full pressure Notes & Observations: Found 4" gate valve in closed position and VFD in "OFF" mode upon arrival. Verified VFD and pump operation after maintenance; system ran correctly with proper pressure response and no faults. After testing, closed the gate valve and turned the VFD off. Left power on for VFD cooling fan to maintain temperature control. Status: ∅ System inspected, tested, and verified operational. ∅ All parameters within expected range. ∅ Pump and VFD ready for normal operation.)	(1) x \$0.00	\$0.00
(Service Report – Creedmoor Ln Pump Station Location: Creedmoor Ln Pump: Submersible Pump – 7.5 HP, 230 V, Max Amps 13.2 Summary of Work: Performed inspection and maintenance on the submersible pump and pressure tank assembly. Verified system voltages and amperage under no-load and full-load conditions. Assessed pressure tank and control components for condition and performance. Electrical Readings: Power (No Load): 488 / 491 / 493 V ∅ 283 / 282 / 284 V secondary Power (Full Load): 489 / 492 / 494 V ∅ 284 / 283 / 285 V secondary Amperage (Running): 12 / 12 / 13 A Flow & Meter Data: Water Meter S/N: 72914630 Total Flow: 41,129,000 gal Findings: Pressure tank is failed and will not hold air. When attempting to run water, the bottom of the tank ruptured. Pressure tank must be replaced. Pressure gauge and pressure switch are both damaged and require replacement. Status: ∅ System not operational due to failed pressure tank. ∅ Recommend immediate replacement of pressure tank, gauge, and switch to restore safe and reliable operation.)	(1) x \$0.00	\$0.00
(Service Report – Waters Edge Pump Station (Belle Haven) Location: Waters Edge – Belle Haven Pump: Submersible Pump – 25 HP, 460 V, 3-Phase, Full Load 47 A Summary of Work: Performed scheduled pump maintenance and inspection on the Belle Haven submersible pump system. Verified all wire terminations for tightness and signs of wear. Recorded voltage and amperage readings at no-load and full-load conditions. Inspected pressure tank and confirmed system operation via VFD test cycle. Electrical Readings: Power (No Load): 488 / 493 / 493 V ∅ 283 / 282 / 284 V secondary Power (Full Load): 487 / 491 / 491 V ∅ 282 / 281 / 282 V secondary Amperage (Running): 38 / 37 / 38 A Flow & Pressure Data: Flow Meter: 4-inch, Total Flow 121,305,000 gal Pressure Tank: 40 PSI – Good condition VFD Set Point: 65 PSI Operation: VFD entered sleep mode automatically once the mainline reached full pressure Notes & Observations: Found 4-inch gate valve closed and VFD OFF upon arrival. Verified pump and VFD operation; both ran smoothly with stable pressure response. After completing maintenance, closed gate valve and turned VFD OFF manually. Power left ON to maintain VFD cooling fan operation. All wire connections double-checked and secured. Status: ∅ System inspected and verified operational ∅ All parameters within acceptable range ∅ Pump and VFD ready for normal service)	(1) x \$0.00	\$0.00
(Invoice covers the 3 pumps listed Waters Edge Pump Station, Creedmoor Ln Pump Station, Waters Edge Pump Station)	(1) x \$0.00	\$0.00

(Watersedge Small Pump Maintenance Invoice covers the 3 pumps listed Waters Edge Pump Station, Creedmoor Ln Pump Station, Waters Edge Pump Station)	(1) x \$1,000.00	\$1,000.00
--	------------------	------------

RECEIVED
10-08-2025

Subtotal	\$1,000.00
Invoice Total	\$1,000.00
Payments	\$0.00
Total Due	\$1,000.00

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.



Sprinkler Solutions of Fla. #SCC131152616
401 N Parsons Ave Ste 106A
Brandon, FL 33510 USA
+18135031228
jeff@ssofla.com

ADDRESS

Mathew Huber
Waters Edge
9019 Creedmoor Ln.
New Port Richey, FL 34654

Estimate 1296

DATE 09/03/2024

EXPIRATION DATE 10/03/2024

JOB SITE

Belle Haven, Biddeford, Creedmo

DATE	ACTIVITY	QTY	RATE	AMOUNT
	Pump Location:			
	Waters Edge Belle Haven pump, 11406 Belle Haven Dr, New Port Richey, FL 34654			1
	Biddeford pump, 11428 Biddeford Pl, New Port Richey, FL 34654			
	Creedmore Pump, 9142 Creedmoor Ln, New Port Richey, FL 34654			

DATE	ACTIVITY	QTY	RATE	AMOUNT
	Scope of Work:	1	1,000.00	1,000.00

1. General pump station cleaning – Exterior/Interior = Vacuum
2. Inspect hydraulic connections and check for proper torque
3. Inspect fans, pressure transducer/gauges and clean air filters
4. Inspect / torque electrical connections on pump controls.
5. Test-run pump system to ensure proper operations from min. to max. flows
6. Confirm Variable Frequency Drive (VFD) parameters and tune as required
9. Inspect pump discharge system

Notes:

1. Scope of work is limited to inspection of the pump system and warranty repairs
2. Additional repairs identified during each inspection must be authorized by customer
3. Sprinkler Solutions of Florida will document each inspection with a completed check list
4. Sprinkler Solutions of Florida is not responsible for electrical surge or existing damage caused by neglect
5. Preventive Maintenance intervals shall be adjusted based on changes in site conditions
6. Sprinkler Solutions of Florida is not responsible for water source quality (i.e. debris, pH, staining and etc.)
7. Sprinkler Solutions of Florida will respond within 36 hrs.(week days) to service requests outside of this agreement.

Service Agreement Price (per visit): \$1,000.00 Every 6 months.
(Services provided outside above Scope of Work will be billed at a \$150.00 / hour rate plus \$95. Per hour travel. Parts are not included.)

Commencement/Cancellation:

An initial inspection shall occur on and subsequent inspections will continue every 6 months thereafter. Termination of this agreement by either party must be in writing and a minimum of 30 days prior to the next inspection.

Accepted for Customer:

Jim Haslett

Date:

9-3-24

Accepted for Sprinkler Solutions of Florida:

Date:

4-21-2025

***** As per conversation with Wesley @ Rizzetta we will give a \$50.00 credit (1 time credit) on the 1st billing of this contract. *****



TOTAL

\$1,000.00

Accepted By

Accepted Date



INVOICE

Invoice Number	2465341
Invoice Date	October 6, 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

Project Description: 0002380100 - WTR Waters Edge CDD

Stantec Project Manager: Nolte, Frank

Current Invoice Due: \$2,577.20

For Period Ending: September 30, 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 Number2465341

Project Number238200185

Top Task 2025

2025 FY General Consulting

Professional Services

Category/Employee	Hours	Rate	Current Amount
Nolte, Robert (Frank)	16.00	156.00	2,496.00
	16.00		2,496.00
Professional Services Subtotal	16.00		2,496.00

Disbursements

	Current Amount
Direct - Vehicle (mileage)	81.20
Disbursements Subtotal	81.20

Top Task 2025 Total

2,577.20

Total Fees & Disbursements

\$2,577.20

INVOICE TOTAL (USD)

2,577.20

RECEIVED

10-09-2025

Billing Backup - Roster

Date	Project	Task	Expnd Type	Employee/Supplier	Quantity	Bill Rate	Bill Amount	Comment
2025-09-03	238200185	2025	Direct - Regular	NOLTE, ROBERT (FRANK)	1.00	156.00	156.00	COORDINATION WITH DISTRICT STAFF AND CONTRACTOR FOR O&M PROJECTS STATUS AND REPAIRS.
2025-09-17	238200185	2025	Direct - Regular	NOLTE, ROBERT (FRANK)	1.00	156.00	156.00	PREPARING DISTRICT ENGINEERING ITEMS FOR UPCOMING CDD MEETING. COORDINATION WITH CONTRACTOR FOR FIELD WORK UPDATES
2025-09-23	238200185	2025	Direct - Regular	NOLTE, ROBERT (FRANK)	1.00	156.00	156.00	PREPARING FOR SITE VISIT OF COMPLETED PROJECTS
2025-09-24	238200185	2025	Direct - Regular	NOLTE, ROBERT (FRANK)	5.00	156.00	780.00	SITE VISIT TO REVIEW COMPLETED PROJECTS. COMPLETED O&M REVIEW FOR UPCOMING SWFWMD PERMIT RENEWAL
2025-09-25	238200185	2025	Direct - Regular	NOLTE, ROBERT (FRANK)	2.00	156.00	312.00	PREPARING FOR AND ATTENDING MONTHLY CDD MEETING.
2025-09-26	238200185	2025	Direct - Regular	NOLTE, ROBERT (FRANK)	2.00	156.00	312.00	REVIEWING TAYPORT LOOP SOD SCOPE, PREPARING PHOTOS OF COMPLETED O&M WORK.
2025-09-29	238200185	2025	Direct - Regular	NOLTE, ROBERT (FRANK)	4.00	156.00	624.00	PREPARING REPORTS AND PHOTOS OF COMPLETED PROJECTS FOR DM REVIEW. COORDINATION OF INVOICES FOR PAYMENT.
Total Labor:					16.00		\$2,496.00	
2025-08-27	238200185	2025	Direct - Vehicle (mileage)	NOLTE, ROBERT (FRANK)	33.60	1.00	33.60	PERSONAL VEHICLE MILEAGE WATERS EDGE - PROJECTS KICKOFF MEETING WITH CONTRACTOR
2025-09-24	238200185	2025	Direct - Vehicle (mileage)	NOLTE, ROBERT (FRANK)	47.60	1.00	47.60	RFN - SITE VISIT - WATERS EDGE CDD - PERSONAL VEHICLE USED -
Total Direct - Vehicle (mileage)					81.20		\$81.20	
Total Project 238200185					97.20		\$2,577.20	

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

October 07, 2025

Client: 001219

Matter: 000001

Invoice #: 27298

Page: 1

RE: GENERAL

For Professional Services Rendered Through September 30, 2025

SERVICES

Date	Person	Description of Services	Hours	Amount
9/23/2025	MB	REVIEW DISTRICT BOARD MEETING AGENDA PACKAGE.	0.4	\$122.00
9/25/2025	MB	ATTENDANCE AT DISTRICT BOARD MEETING.	1.0	\$305.00
Total Professional Services			1.4	\$427.00
Total Services			\$427.00	
Total Disbursements			\$0.00	
Total Current Charges				\$427.00
Previous Balance				\$2,017.50
Less Payments				(\$2,017.50)
PAY THIS AMOUNT				\$427.00

RECEIVED
10-13-2025

Please Include Invoice Number on all Correspondence

INVOICE

10/1/2025

Waters Edge Master HOA, Inc.
c/o Management and Associates
720 Brooker Creek Blvd. #206 Oldsmar, FL 34677
Phone: (813) 433-2000

To:

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

Due Upon Receipt

Page 1 of 1

<u>Quantity</u>	<u>Vendor</u>	<u>Inv #</u>	<u>Inv Date</u>	<u>Description</u>	<u>Amount</u>
1	Ameriscape	165595	9/1/2025	SEPTEMBER LAWN SERVICE-GENER	\$ 5,725.60
		165595	9/1/2025	IRRIGATION INSPECTIONS	\$ 1,281.60
		165595	9/1/2025	HARDWOOD PRUNING	\$ 214.80
1	Ameriscape	NA	NA	QUARTERLY FLOWERS-	\$ -
1	Ameriscape	165596	9/1/2025	PEST CONTROL (AGRONOMY)	\$ 490.14
1	PSA	1613	9/4/2025	SEPTEMBER 4 INSPECTION	\$ 252.00
0	KEVIN L	NA	NA	Chlorine tab service- \$30.00/week- Kevin Labrum	\$ -
Filter system is temporarily down.					

Total:

7,964.14

RECEIVED

10-16-2025



9702 Harney Road, Thonotosassa, FL 33592

Invoice 165595

Date	PO#
09/01/25	
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 September 2025				\$18,055.00
Description	Amount			
General Maintenance	14,314.00			
Irrigation Inspections	3,204.00			
Hardwood Pruning	537.00			

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
\$42,555.67	\$0.00	\$1.00	\$0.00	\$2,143.79



9702 Harney Road, Thonotosassa, FL 33592

Invoice 165596

Date	PO#
09/01/25	
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] September 2025					\$1,225.34

Subtotal	\$1,225.34
Sales Tax	\$0.00
Total	\$1,225.34
Credits/Payments	(\$0.00)
Balance Due	\$1,225.34

Current	1-30 Days Past Due	31-60 Days Past Due	61-90 Days Past Due	90+ Days Past Due
\$42,555.67	\$0.00	\$1.00	\$0.00	\$2,143.79

INVOICE

PSA Horticultural
8431 Prestwick Pl
Trinity, FL 34655

tom@psagrounds.com
+1 (727) 505-1532

PSA HORTICULTURAL

COPY

ROCCO

SEP 04 2025

Bill to

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

Invoice details

Invoice no.: 1613
Terms: Net 30
Invoice date: 09/04/2025
Due date: 10/04/2025

#	Date	Product or service	Description	Qty	Rate	Amount
1.	09/04/2025	Water's Edge Landscape Inspection	September 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
BK ACCT	
OPER	RESV
AMT	630.00