



Rizzetta & Company

Waterset Central Community Development District

**Board of Supervisors' Meeting
January 14, 2021**

**District Office:
9428 Camden Field Parkway
Riverview, Florida 33578
813.533.2950**

www.watersetcentralcdd.org

WATERSET CENTRAL COMMUNITY DEVELOPMENT DISTRICT

Offices of Rizzetta & Company, 9428 Camden Field Parkway, Riverview, FL 33578

District Board of Supervisors	Amanda King Aaron Baker Larry Woster Lynda McMorrow Pete Williams	Chairman Vice Chairman Assistant Secretary Assistant Secretary Assistant Secretary
District Manager	Justin Croom	Rizzetta & Company, Inc.
District Counsel	Erin McCormick	Erin McCormick Law, PA
District Engineer	Tim Plate	Height Design LLC

All cellular phones and pagers must be turned off while in the meeting room.

The Audience Comment portion of the agenda is where individuals may make comments on matters that concern the District. Individuals are limited to a total of three (3) minutes to make comments during this time.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this meeting/hearing/workshop is asked to advise the District Office at least forty-eight (48) hours before the meeting/hearing/workshop by contacting the District Manager at (813) 533-2950. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) 1-800-955-8770 (Voice), who can aid you in contacting the District Office.

A person who decides to appeal any decision made at the meeting/hearing/workshop with respect to any matter considered at the meeting/hearing/workshop is advised that person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made including the testimony and evidence upon which the appeal is to be based.

January 7, 2021

**Board of Supervisors
Wataset Central Community
Development District**

AGENDA

Dear Board Members:

The regular meeting of the Board of Supervisors of the Wataset Central Community Development District will be held on **Thursday, January 14, 2021 at 9:00 AM** at the offices of Rizzetta & Company, located at 9428 Camden Field Parkway, Riverview, Florida 33578. To access the meeting, please use a telephone to dial 253-215-8782, and enter the ID# 8284309897. If you need assistance participating in the meeting, please contact the District Manager's Office at 813-533-2950. The following is the tentative agenda for this meeting:

- 1. CALL TO ORDER**
- 2. AUDIENCE COMMENTS**
- 3. BUSINESS ITEMS**
 - A.** Consideration of Resolution 2021-02, Canvassing and Certifying Results of Landowner Election Meeting Tab 1
 - B.** Consideration of Resolution 2021-03, Designating Officers of the District Tab 2
 - C.** Administer Oath of Office to Newly Elected Supervisors..... Tab 3
 - i. Consideration of Compensation
 - ii. Review of Chapter 190 FL Statutes Tab 4
 - iii. Review of Sunshine Laws and Code of Ethics for Public employees
 - D.** Ratification of Addendum to Professional District Services Agreement Tab 5
 - E.** Public Hearing on Proposed Rule Change
 - i. Consideration of Resolution 2021-04, Adopting Proposed Rule Change Tab 6
 - F.** Discussion Regarding Proposed Covid-Related Financial Assistance
 - G.** Discussion Regarding YMCA Swimming Lessons
 - H.** Consideration of CDD Land Use Requests Tab 7
 - I.** Presentation of ART Vending Machine Tab 8
- 4. STAFF REPORTS**
 - A.** Landscape & Irrigation
 - i. Presentation of Waterway Inspection Report..... Tab 9
 - ii. Presentation of Irrigation Report..... Tab 10
 - iii. Presentation of Field Inspection Report Tab 11
 - iv. Consideration of Landscape Enhancement Proposals Tab 12
 - v. Consideration of Aeration Installation Proposal Tab 13
 - B.** District Counsel
 - C.** District Engineer

RESOLUTION 2021-02

A RESOLUTION OF THE BOARD OF SUPERVISORS OF WATERSET CENTRAL COMMUNITY DEVELOPMENT DISTRICT CANVASSING AND CERTIFYING THE RESULTS OF THE LANDOWNERS ELECTION OF SUPERVISORS HELD PURSUANT TO SECTION 190.006(2), FLORIDA STATUTES, AND PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, Waterset Central 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 Hillsborough County, Florida; and

WHEREAS, pursuant to Section 190.006(2), Florida Statutes, a landowners meeting is required to be held within 90 days of the District's creation and every two years following the creation of the Community Development District for the purpose of electing supervisors of the District; and

WHEREAS, such landowners meeting was held on November 3, 2020, and at which the below recited persons were duly elected by virtue of the votes cast in their respective favor; and

WHEREAS, the Board of Supervisors of the District, by means of this Resolution, desire to canvas the votes and declare and certify the results of said election.

NOW THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF WATERSET CENTRAL COMMUNITY DEVELOPMENT DISTRICT:

Section 1. The following persons are found, certified, and declared to have been duly elected as Supervisors of and for the District, having been elected by the votes cast in their favor as shown:

<u>Pete Williams</u>	390 votes
<u>Larry Woster</u>	390 votes
<u>Lynda McMorrow</u>	389 votes

Section 2. In accordance with Section 190.006(2), Florida Statutes, and by virtue of the number of votes cast for the respective Supervisors, the above-named persons are declared to have been elected for the following terms of office:

<u>Pete Williams</u>	4 Year Term	Seat 3
<u>Larry Woster</u>	4 Year Term	Seat 4
<u>Lynda McMorrow</u>	2 Year Term	Seat 5

Section 3. This resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED THIS 12th day of November, 2020.

**WATERSET CENTRAL COMMUNITY
DEVELOPMENT DISTRICT**

Chairman

-
ATTEST:

Secretary/Assistant Secretary

RESOLUTION 2021-03

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF WATERSET
CENTRAL COMMUNITY DEVELOPMENT DISTRICT APPOINTING [AND
REMOVING] OFFICERS OF THE DISTRICT, AND PROVIDING FOR AN
EFFECTIVE DATE**

WHEREAS, Waterset Central 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 Hillsborough County, Florida; and

WHEREAS, the Board of Supervisors of the District desires to appoint [and remove] Officers of the District.

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

Section 1. _____ is appointed Chairman.

Section 2. _____ is appointed Vice Chairman.

Section 3. _____ is appointed Assistant Secretary.
_____ is appointed Assistant Secretary.
_____ is appointed Assistant Secretary.
_____ is appointed Assistant Secretary.

Section 4. This Resolution supersedes any prior appointments made by the Board for Chairman and Vice-Chairman. _____, _____ and _____ are hereby removed as Assistant Secretaries.]

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

PASSED AND ADOPTED THIS 12th DAY OF NOVEMBER 2020.

**WATERSET CENTRAL COMMUNITY
DEVELOPMENT DISTRICT**

CHAIRMAN / VICE CHAIRMAN

ATTEST:

ASSISTANT SECRETARY

RESOLUTION 2021-04

A RESOLUTION OF THE WATERSSET CENTRAL COMMUNITY DEVELOPMENT DISTRICT ADOPTING A NON-REFUNDABLE FEE FOR REVIEW OF A REQUEST FOR A LICENSE AGREEMENT TO USE DISTRICT PROPERTY FOR ACCESS TO A HOMEOWNER'S LOT FOR CONSTRUCTION OF A POOL, OR OTHER LOT IMPROVEMENT; AND REQUIRING A DEPOSIT PRIOR TO OBTAINING A LICENSE AGREEMENT

WHEREAS, the Waterset Central Community Development District (hereinafter the "District") is a local unit of special-purpose government established and existing pursuant to Chapter 190, Florida Statutes, and situated entirely within Hillsborough County, Florida.

WHEREAS, the District desires to adopt a non-refundable fee for review of a request for a License Agreement to use District property for access to a homeowner's lot for construction of a pool, or other lot improvement, and a deposit prior to obtaining a License Agreement, in accordance with Section 190.035, *Florida Statutes*; and

WHEREAS, the District has published a Notice of Rule Development on December 13, 2020, and a Notice of Proposed Rule on December 16, 2020 (see attached Exhibit "A").

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF WATERSSET CENTRAL COMMUNITY DEVELOPMENT DISTRICT;

1. RECITALS.

The provisions of the recitals above are true and correct and are incorporated herein as dispositive.

2. NON-REFUNDABLE FEE FOR REVIEW OF REQUEST FOR A LICENSE AGREEMENT TO USE DISTRICT PROPERTY.

The District hereby imposes a non-refundable fee of \$350.00, payable by the homeowner at the time that a homeowner requests review by the District of an application for a License Agreement to Use District Property for the Construction of a Pool, or other Lot Improvement.

3. DEPOSIT REQUIRED BY HOMEOWNER PRIOR TO OBTAINING LICENSE AGREEMENT TO USE DISTRICT PROPERTY FOR CONSTRUCTION OF A POOL, OR OTHER LOT IMPROVEMENT.

The District hereby requires that if the Board approves a request for a License Agreement to Use District Property, as set forth above, the homeowner provide a deposit of \$2,500.00 to the District prior to obtaining such License Agreement and commencing construction. Upon the satisfactory completion of the construction and restoration of the District's property, as determined in the sole discretion of the District, the District will return any unused portion of the deposit to the homeowner in accord with the terms of the License Agreement.

4. **EFFECTIVE DATE.**

The effective date of this Resolution is this 14th day of January, 2021.

**WATERSET CENTRAL COMMUNITY
DEVELOPMENT DISTRICT**

Name: Amanda King
As: Chair, Board of Supervisors

Attest:

Name: Justin Croom
As: Secretary, Board of Supervisors

Exhibit "A"

Affidavit of Publication - Notice of Rule Development
Affidavit of Publication – Notice of Proposed Rule

AMENDED AGREEMENT FOR PROFESSIONAL ENGINEERING SERVICES

THIS AMENDED AGREEMENT FOR PROFESSIONAL ENGINEERING SERVICES (the "**Amended Agreement**") is made and entered into effective the _____ day of _____ 2020, by and between:

Waterset Central Community Development District, a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, and located in Hillsborough County, Florida, with a mailing address of 9428 Camden Field Parkway, Riverview FL 33578 (the "**District**"); and

Heidt Design, LLC, a Florida Limited Liability Company, with a mailing address of 5904-A Hampton Oaks Parkway, Tampa, FL 33610 (the "**Engineer**").

RECITALS

WHEREAS, the District is a local unit of special purpose government established pursuant to the Uniform Community Development District Act of 1980, as codified in Chapter 190, *Florida Statutes*, by ordinance of the Board of County Commissioners of Hillsborough County, Florida; and

WHEREAS, the District is authorized to plan, acquire and/or maintain improvements, facilities and services in conjunction with the development and maintenance of the lands within the District; and

WHEREAS, pursuant to Sections 190.033 and 287.055, *Florida Statutes*, the District solicited qualifications from qualified firms and individuals to provide professional engineering services to the District on a continuing basis; and

WHEREAS, Engineer submitted a proposal to serve in this capacity; and

WHEREAS, the District's Board of Supervisors ranked Engineer as the most qualified firm to provide professional engineering services for the District and authorized the negotiation of a contract pursuant to Section 287.055, *Florida Statutes*; and

WHEREAS, the District has employed Engineer to perform engineering, construction administration, environmental management and permitting, financial and economic studies, as described in this Amended Agreement, and/or as defined by a separate work authorization or work authorizations; and

WHEREAS, the District desires to amend the Agreement for Professional Engineering Services as set forth below; and

WHEREAS, the Engineer shall serve as District's professional representative in each service or project to which this Amended Agreement applies and will give consultation and advice to the District during performance of these services.

NOW, THEREFORE, for and in consideration of the mutual covenants herein contained, the acts and deeds to be performed by the parties hereto and the payments by the District to the Engineer of the sums of money herein specified, it is mutually covenanted and agreed as follows:

ARTICLE 1. INCORPORATION OF RECITALS. The recitals stated above are true and correct and are incorporated by reference herein as a material part of this Amended Agreement.

ARTICLE 2. SCOPE OF SERVICES.

- A. The Engineer will provide general engineering services, including:
 - 1. Preparation of any necessary reports and attendance at meetings of the District's Board of Supervisors.
 - 2. Assisting in meeting with necessary parties involving bond issues, special reports, feasibility studies or other tasks.
 - 3. Providing professional engineering services including but not limited to review and execution of documents under the District's Trust Indentures and monitoring of District projects.
 - 4. Any other items requested by the Board of Supervisors, as agreed to by the Engineer.

- B. Engineer shall, when authorized by the Board, provide general services related to construction of any District projects including, but not limited to:
 - 1. Periodic visits to the site, as directed by District.
 - 2. Processing of contractor's pay estimates.
 - 3. Preparation of, and/or assistance with, the preparation of work authorizations, requisitions, change orders and acquisitions for review by the District Manager, District Counsel and the Board.
 - 4. Final inspection and requested certificates for construction including the final certificate of construction.
 - 5. Consultation and advice during construction.
 - 6. Any other activity related to construction as authorized by the Board, and agreed to by the Engineer.

- C. With respect to maintenance of the facilities, Engineer shall render such services as authorized by the Board.

ARTICLE 3. METHOD OF AUTHORIZATION. Each service or project shall be as directed in writing by the District, and may be authorized by a separate Work Authorization. The written authorization may be incorporated in a work authorization which shall include the scope of services, compensation, project schedule, and special provisions or conditions specific to the service or project being authorized ("**Work Authorization**"). Authorization of services or projects under this Amended Agreement shall be at the sole option of the District. To the extent that any provisions or condition of a Work Authorization conflicts with any terms or provisions of this Amended Agreement, the terms of this Amended Agreement shall control and shall supercede any conflicting terms or provisions or the Work Authorization.

ARTICLE 4. COMPENSATION. It is understood and agreed that the payment of compensation

for services under this Amended Agreement shall be stipulated in each Work Authorization, if a Work Authorization is approved. One of the following methods will be utilized:

- A. Lump Sum Amount** - The District and Engineer shall mutually agree to a lump sum amount for the services to be rendered payable monthly in direct proportion to the work accomplished. For any lump-sum or cost-plus-a-fixed-fee professional service contract over the threshold amount provided in Section 287.017 of the Florida Statutes for CATEGORY FOUR, the District shall require the Engineer to execute a truth-in-negotiation certificate stating that wage rates and other factual unit costs supporting the compensation are accurate, complete, and current at the time of contracting. The price for any lump sum Work Authorization, and any additions thereto, will be adjusted to exclude any significant sums by which the District determines the Work Authorization was increased due to inaccurate, incomplete, or noncurrent wage rates and other factual unit costs. All such adjustments must be made within one (1) year following the completion of the work contemplated by the lump sum Work Authorization.
- B. Hourly Personnel Rates** - For services or projects where the scope of services is not clearly defined or recurring services or other projects where the District desires the use of the hourly compensation rates outlined in **Exhibit A**, attached hereto and incorporated by this reference. The District and Engineer may agree to a "not to exceed" amount when utilizing hourly personnel rates for a specific Work Authorization.

ARTICLE 5. REIMBURSABLE EXPENSES. Reimbursable expenses consist of actual expenditures made by Engineer, its employees, or its consultants in the interest of the services for the incidental expenses as listed as follows:

- A.** Expenses of transportation and living when traveling in connection with a project and fees paid for securing approval of authorities having jurisdiction over the project. All expenditures shall be made in accordance with Chapter 112, *Florida Statutes*, and with the District's travel policy.
- B.** Expense of reproduction, postage and handling of drawings and specifications.

ARTICLE 6. TERM OF AMENDED AGREEMENT. It is understood and agreed that the term of this Amended Agreement will be from the time of execution of this Amended Agreement by the parties hereto until terminated in accordance with its terms.

ARTICLE 7. SPECIAL CONSULTANTS. When authorized in writing by the District, additional special consulting services may be utilized by Engineer and paid for on a cost basis.

ARTICLE 8. BOOKS AND RECORDS. Engineer shall maintain comprehensive books and records relating to any services performed under this Amended Agreement, which shall be retained by Engineer for a period of at least four (4) years from and after completion of any services hereunder, or such further time as required under Florida law. The District, or its authorized representative, shall have the right to audit such books and records at all reasonable times upon prior notice to Engineer.

ARTICLE 9. OWNERSHIP OF DOCUMENTS.

- A.** All rights in and title to all plans, drawings, specifications, ideas, concepts, designs, sketches, models, programs, software, creation, inventions, reports, or other tangible work product originally developed by Engineer pursuant to this Amended Agreement

(the "**Work Product**") shall be and remain the sole and exclusive property of the District when developed and shall be considered work for hire.

- B.** The Engineer shall deliver all Work Product to the District upon completion thereof, unless it is necessary for the Engineer in the District's sole discretion to retain possession for a longer period of time. Upon early termination of the Engineer's services hereunder, the Engineer shall deliver all such Work Product whether complete or not. The District shall have all rights to use any and all Work Product. Engineer shall retain copies of the Work Product for its permanent records, provided the Work Product is not used without the District's prior express written consent. The Engineer agrees not to recreate any Work Product contemplated by this Amended Agreement, or portions thereof, which if constructed or otherwise materialized, would be reasonably identifiable with the Project.
- C.** The District exclusively retains all manufacturing rights to all materials or designs developed under this Amended Agreement. To the extent the services performed under this Amended Agreement produce or include copyrightable or patentable materials or designs, such materials or designs are work made for hire for the District as the author, creator, or inventor thereof upon creation, and the District shall have all rights therein including, without limitation, the right of reproduction, with respect to such work. The Engineer hereby assigns to the District any and all rights the Engineer may have including, without limitation, the copyright, with respect to such work. The Engineer acknowledges that the District is the motivating factor for, and for the purpose of copyright or patent, has the right to direct and supervise, the preparation of such copyrightable or patentable materials or designs.

ARTICLE 10. ACCOUNTING RECORDS. Records of the Engineer pertaining to the services provided hereunder shall be kept on a basis of generally accepted accounting principles and shall be available to the District or its authorized representative for observation or audit at mutually agreeable times.

ARTICLE 11. REUSE OF DOCUMENTS. All documents including drawings and specifications furnished by Engineer pursuant to this Amended Agreement are instruments of service. Such documents are not intended or represented to be suitable for reuse by District or others on extensions of the work for which they were provided or on any other project. Any reuse without specific written consent by Engineer will be at the District's sole risk and without liability or legal exposure to Engineer. All documents including drawings, plans and specifications furnished by Engineer to District are subject to reuse in accordance with Section 287.055(10), *Florida Statutes*.

ARTICLE 12. ESTIMATE OF COST. Since Engineer has no control over the cost of labor, materials, or equipment or over a contractor's methods of determining prices, or over competitive bidding or market conditions, Engineer's opinions of probable cost provided as a service hereunder are to be made on the basis of his experience and qualifications and represent Engineer's best judgment as a design professional familiar with the construction industry, but Engineer cannot and does not guarantee that proposals, bids, or the construction costs will not vary from opinions of probable cost prepared by Engineer. If the District wishes greater assurance as to the construction costs, it shall employ an independent cost estimator at its own expense. Services to modify approved documents to bring the construction cost within any limitation established by the District will be considered additional services and justify additional fees.

ARTICLE 13. INSURANCE.

- A.** Subject to the provisions of this Article, the Engineer shall, at a minimum, maintain throughout the term of this Amended Agreement the following insurance:
 - 1.** Workers' Compensation Insurance in accordance with the laws of the State of Florida.
 - 2.** Commercial General Liability Insurance, including, but not limited to, bodily injury (including contractual), property damage (including contractual), products and completed operations, and personal injury with limits of not less than One Million Dollars and No Cents (\$1,000,000.00) per occurrence, and not less than Two Million Dollars and No Cents (\$2,000,000.00) in the aggregate covering all work performed under this Amended Agreement.
 - 3.** Automobile Liability Insurance, including without limitation bodily injury and property damage, including all vehicles owned, leased, hired, and non-owned vehicles with limits of not less than One Million Dollars and No Cents (\$1,000,000.00) combined single limit covering all work performed under this Amended Agreement.
 - 4.** Professional Liability Insurance for Errors and Omissions, with limits of not less than One Million Dollars and No Cents (\$1,000,000.00).

- B.** All insurance policies secured by Engineer pursuant to the terms of this Amended Agreement shall be written on an "occurrence" basis to the extent permitted by law.
- C.** The District and the District's officers, supervisors, and staff shall be named as additional insured parties, except with respect to the Worker's Compensation Insurance for which only proof of insurance shall be provided. The Engineer shall furnish the District with the Certificate of Insurance evidencing compliance with the requirements of this Section. No certificate shall be acceptable to the District, unless it provides that any change or termination within the policy periods of the insurance coverage, as certified, shall not be effective within thirty (30) days of prior written notice to the District. Insurance coverage shall be from a reputable insurance carrier, licensed to conduct business in the state of Florida
- D.** If the Engineer fails to have secured and maintained the required insurance, the District has the right (without any obligation to do so, however), to secure such required insurance in which event, the Engineer shall pay the cost for that required insurance and shall furnish, upon demand, all information that may be required in connection with the District's obtaining the required insurance.

ARTICLE 14. CONTINGENT FEE. The Engineer warrants that it has not employed or retained any company or person, other than a bona fide employee working solely for the Engineer, to solicit or secure this Amended Agreement and that it has not paid or agreed to pay any person, company, corporation, individual, or firm, other than a bona fide employee working solely for the Engineer, any fee, commission, percentage, gift, or other consideration contingent upon or resulting from the award or making of this Amended Agreement.

ARTICLE 15. AUDIT. Records of the Engineer pertaining to the services provided hereunder shall be kept on a basis of generally accepted accounting principles and shall be available to the District or its authorized representative for observation or audit at mutually agreeable times. The Engineer agrees that the District or any of its duly authorized representatives shall have access to and the right to examine any books, documents, papers, and records of the Engineer involving transactions related to the Amended Agreement for a period of four (4) years or longer as required by law. The Engineer agrees that payment made under the Amended Agreement shall be subject to reduction for amounts charged thereto that are found on the basis of audit examination not to constitute allowable costs. All required records shall be maintained until either (a) the completion of an audit and resolution of all questions arising therefrom, or (b) three years after the expenditure of all funds under this Amended Agreement, or (c) the public record retention period established by the District's records retention policy, whichever comes later.

ARTICLE 16. COMPLIANCE WITH GOVERNMENTAL REGULATIONS. In performing its obligations under this Amended Agreement, the Engineer and each of its agents, servants, employees, or anyone directly or indirectly employed by the Engineer, shall comply with applicable laws, ordinances, rules, regulations, and orders of any public or governmental authority having appropriate jurisdiction. If the Engineer fails to notify the District in writing within five (5) days of the receipt of any notice, order, required to comply notice, or a report of a violation or an alleged violation, made by any local, State, or Federal governmental body or agency or subdivision thereof with respect to the services being rendered under this Amended Agreement or any action of the Engineer or any of its agents, servants, or employees, or fails to comply

with any requirement of such agency within five (5) days after receipt of any such notice, order request to comply notice, or report of a violation or an alleged violation, the District may terminate this Amended Agreement, such termination to be effective upon the giving of notice of termination.

ARTICLE 17. COMPLIANCE WITH PROFESSIONAL STANDARDS. In performing its obligations under this Amended Agreement, the Engineer and each of its agents, servants, employees, or anyone directly or indirectly employed by Engineer, shall maintain the highest standard of care, skill, diligence, and professional competency for such work and/or services. Any designs, drawings, reports, or specifications prepared or furnished by Engineer that contain errors, conflicts, or omissions will be promptly corrected by Engineer at no cost to the District.

ARTICLE 18. INDEMNIFICATION. The Engineer agrees, to the fullest extent permitted by law, to indemnify and hold harmless the District and the District's officers, supervisors and staff (together, the "**Indemnitees**"), from liabilities, damages, losses, and costs, including, but not limited to, reasonable attorneys' fees, but only to the extent caused by the negligence, recklessness, or intentionally wrongful conduct of the Engineer and other persons employed or utilized by the Engineer in the performance of this Amended Agreement, including without limitation the Engineer's contractors, subcontractors, and sub-subcontractors. To the extent a limitation on liability is required by Section 725.06 of the Florida Statutes or other applicable law, liability under this section shall in no event exceed the sum of One Million Dollars and No Cents (\$1,000,000.00) and Engineer shall carry, at his own expense, insurance in a company satisfactory to District to cover the aforementioned liability. Engineer agrees such limitation bears a reasonable commercial relationship to the Amended Agreement. The Engineer agrees and covenants that nothing herein shall constitute or be construed as a waiver of the District's sovereign immunity pursuant to Section 768.28, *Florida Statutes*, or other law, and nothing in the Amended Agreement shall inure to the benefit of any third party for the purpose of allowing any claim which would otherwise be barred under the Doctrine of Sovereign Immunity or by operation of law. In the event that any indemnification, defense, or hold harmless provision of this Amended Agreement is determined to be unenforceable, the provision shall be reformed in accordance with the mutual intent of the Engineer and the District to provide indemnification, and hold harmless provisions to the maximum effect allowed by Florida law and for the benefit of the Indemnitees.

ARTICLE 19. EMPLOYMENT VERIFICATION. The Engineer agrees that it shall bear the responsibility for verifying the employment status, under the Immigration Reform and Control Act of 1986, of all persons it employs in the performance of this Amended Agreement.

ARTICLE 20. INDEPENDENT CONTRACTOR. In all matters relating to this Amended Agreement, the District and the Engineer agree and acknowledge that the Engineer shall serve as an independent contractor of the District. Neither the Engineer nor employees of the Engineer, if any, are employees of the District under the meaning or application of any Federal or State unemployment, insurance laws, or any other potentially applicable laws. The Engineer agrees to assume all liabilities or obligations by any one or more of such laws with respect to employees of the Engineer, if any, in the performance of this Amended Agreement. The Engineer shall not have any authority to assume or create any obligation, express or implied, on behalf of the District and the Engineer shall have no authority to represent as agent, employee, or in any other capacity the District, unless set forth differently herein or authorized by vote of the Board.

ARTICLE 21. CONTROLLING LAW. The Engineer and the District agree that this Amended Agreement shall be controlled and governed by the laws of the State of Florida. Venue for all proceedings with respect to this Amended Agreement shall be Hillsborough County, Florida.

ARTICLE 22. NOTICE. All notices, requests, consents and other communications under this Amended Agreement ("**Notices**") shall be in writing and shall be delivered, mailed by First Class Mail, postage prepaid, or overnight delivery service, to the parties, as follows:

A. If to Engineer:

Heidt Design, LLC
5904-A Hampton Oaks Parkway
Tampa, FL 33610
Attn: Timothy M. Plate, P.E.

B. If to District:

**Waterset Central
Community Development
District**
9428 Camden Field Parkway
Riverview, Florida 33578
Attn: District Manager

Except as otherwise provided in this Amended Agreement, any Notice shall be deemed received only upon actual delivery at the address set forth above. Notices delivered after 5:00 p.m. (at the place of delivery) or on a non-business day, shall be deemed received on the next business day. If any time for giving Notice contained in this Amended Agreement would otherwise expire on a non-business day, the Notice period shall be extended to the next succeeding business day. Saturdays, Sundays, and legal holidays recognized by the United States government shall not be regarded as business days. Counsel for the District and counsel for the Engineer may deliver Notice on behalf of the District and the Engineer. Any party or other person to whom Notices are to be sent or copied may notify the other parties and addressees of any change in name or address to which Notices shall be sent by providing the same on five (5) day's written notice to the parties and addressees set forth herein.

ARTICLE 23. PUBLIC RECORDS. Engineer understands and agrees that all documents of any kind provided to the District in connection with this Amended Agreement may be public records, and, accordingly, Engineer agrees to comply with all applicable provisions of Florida law in handling such records, including but not limited to Section 119.0701, *Florida Statutes*. Engineer acknowledges that the designated public records custodian for the District is Bryan Radcliff ("**Public Records Custodian**"). Among other requirements and to the extent applicable by law, the Engineer shall 1) keep and maintain public records required by the District to perform the Services; 2) upon request by the Public Records Custodian, provide the District with the requested public records or allow the records to be inspected or copied within a reasonable time period at a cost that does not exceed the cost provided in Chapter 119, *Florida Statutes*; 3) ensure that public records which are exempt or confidential, and exempt from public records disclosure

requirements, are not disclosed except as authorized by law for the duration of the Amended Agreement term and following the Amended Agreement term if the Engineer does not transfer the records to the Public Records Custodian of the District; and 4) upon completion of the Amended Agreement, transfer to the District, at no cost, all public records in Engineer's possession or, alternatively, keep, maintain and meet all applicable requirements for retaining public records pursuant to Florida laws. When such public records are transferred by the Engineer, the Engineer shall destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. All records stored electronically must be provided to the District in a format that is compatible with Microsoft Word or Adobe PDF formats.

IF THE ENGINEER HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, *FLORIDA STATUTES*, TO THE ENGINEER'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS CONTRACT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS AT (813) 533-2950, INFO@RIZZETTA.COM, 9428 CAMDEN FIELD PARKWAY, RIVERVIEW, FLORIDA 33578.

ARTICLE 24. No TIDRD-PARTY BENEFITS. Nothing in the Amended Agreement shall inure to the benefit of any third party for the purpose of allowing any claim which would otherwise be barred by operation of law.

ARTICLE 25. SEVERABILITY. The invalidity or unenforceability of any one or more provisions of this Amended Agreement shall not affect the validity or enforceability of the remaining portions of this Amended Agreement, or any part of this Amended Agreement not held to be invalid or unenforceable.

ARTICLE 26. ASSIGNMENT. Except as provided otherwise in this Amended Agreement, neither the District nor the Engineer shall assign, sublet, or transfer any rights under or interest in this Amended Agreement without the express written consent of the other. Any purported assignment without such written consent is void. Nothing in this paragraph shall prevent the Engineer from employing such independent professional associates and consultants as Engineer deems appropriate and consistent with this Amended Agreement.

ARTICLE 27. CONSTRUCTION DEFECTS. ANY CLAIMS FOR CONSTRUCTION DEFECTS ARE SUBJECT TO THE NOTICE AND CURE PROVISIONS OF CHAPTER 558, FLORIDA STATUTES.

ARTICLE 28. AMENDMENT. Amendments to and waivers of the provisions contained in this Amended Agreement may be made only by an instrument in writing that is executed by both the District and the Engineer.

ARTICLE 29. ARM'S LENGTH TRANSACTION. This Amended Agreement reflects the negotiated agreement of the District and the Engineer, each represented by competent legal counsel. Accordingly, this Amended Agreement shall be construed as if both parties jointly prepared it, and no presumption against one party or the other shall govern the interpretation or construction of any of the provisions of this Amended Agreement.

ARTICLE 30. INDIVIDUAL LIABILITY. UNDER THIS AMENDED AGREEMENT, AND PURSUANT TO THE REQUIREMENTS OF SECTION 558.0035, FLORIDA STATUTES, THE REQUIREMENTS OF WHICH ARE EXPRESSLY INCORPORATED HEREIN, AN INDIVIDUAL EMPLOYEE OR AGENT OF THE ENGINEER MAY NOT BE HELD INDIVIDUALLY LIABLE FOR NEGLIGENCE.

ARTICLE 31. TERMINATION. The District may terminate this Amended Agreement for cause immediately upon notice to Engineer. The District or the Engineer may terminate this Amended Agreement without cause upon thirty (30) days written notice. At such time as the Engineer receives notification of the intent of the District to terminate the contract, the Engineer shall not perform any further services unless directed to do so in writing by the District. In the event of any termination or breach of any kind, the Engineer shall not be entitled to consequential damages of any kind (including but not limited to lost profits), but instead the Engineer's sole remedy will be to recover payment for services rendered to the date of the notice of termination, subject to any offsets.

ARTICLE 32. HEADINGS FOR CONVENIENCE ONLY. The descriptive headings in this Amended Agreement are for convenience only and shall neither control nor affect the meaning or construction of any of the provisions of this Amended Agreement.

ARTICLE 33. ENFORCEMENT OF AMENDED AGREEMENT. In the event that either the District or the Engineer is required to enforce this Amended Agreement by court proceedings or otherwise, then the prevailing party shall be entitled to recover from the other party all costs incurred, including reasonable attorney's fees and costs at all judicial levels.

ARTICLE 34. ACCEPTANCE. Acceptance of this Amended Agreement is indicated by the signatures of the authorized representatives of the District and the Engineer in the spaces provided below.

ARTICLE 35. COUNTERPARTS. This instrument may be executed in any number of counterparts, each of which, when executed and delivered, shall constitute an original, and such counterparts together

shall constitute one and the same instrument. Signature and acknowledgment pages, if any, may be detached from the counterparts and attached to a single copy of this document to physically form one document.

(Remainder of Page Intentionally Left Blank)

IN WITNESS WHEREOF, the parties hereto have caused this Amended Agreement to be executed on the day and year first above written.

Attest:

**WATERSET CENTRAL COMMUNITY
DEVELOPMENT DISTRICT**

Assistant Secretary/Secretary

Chairperson/ Vice Chairperson,
Board of Supervisors

HEIDT DESIGN, LLC

Witness Name: _____

Name: _____
As: _____

EXHIBIT A: Schedule of Rates

Exhibit A

Schedule of Rates

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.

**WATERSET CENTRAL
COMMUNITY DEVELOPMENT DISTRICT**

The regular meeting of the Board of Supervisors of the Waterset Central Community Development District was held on **Thursday, October 8, 2020 at 9:00 AM** conducted by means of communications media technology pursuant to Executive Orders 20-52, 20-69, 20-112, 20-123, 20-139, 20-150, 20-179, 20-193, and 20-246 issued by Governor DeSantis on March 9, 2020, March 20, 2020, April 29, 2020, May 18, 2020, June 23, 2020, July 29, 2020, August 7, 2020, and September 30, 2020 respectively, and pursuant to Florida Statutes.

Present and constituting a quorum:

Amanda King	Board Supervisor, Chairman
Pete Williams	Board Supervisor, Assistant Secretary
Lynda McMorrow	Board Supervisor, Assistant Secretary

Also present were:

Justin Croom	District Manager; Rizzetta & Company, Inc.
Erin McCormick	District Counsel
Gabby Davis	Castle Management
Paula Means	LMP

FIRST ORDER OF BUSINESS

Call to Order

Mr. Croom called the meeting to order and read the roll call.

SECOND ORDER OF BUSINESS

Audience Comments

There were no audience comments.

THIRD ORDER OF BUSINESS

Consideration of Resolution 2021-01, Confirming Landowner Election Meeting Date

Ms. McCormick reviewed Resolution 2021-01 with the Board which confirmed the landowner election meeting date.

On a Motion by Mr. Williams, seconded by Mr. McMorrow, with all in favor, the Board adopted Resolution 2021-01 for the Waterset Central Community Development District.

48 **FOURTH ORDER OF BUSINESS** **Consideration of Gathering Room**
49 **Request**
50

51 The Board discussed the request for a realtor event to use the Gathering room at the
52 clubhouse. The Board also reviewed the request from a church who would like the fees waived
53 and the space to be donated. The Board stated the fees are typically never waived. All events
54 must follow CDC guidelines and must sign rental agreements.
55

On a Motion by Mr. Williams, seconded by Ms. King, with all in favor, the Board approved the request to use the gathering room for a realtor event for the Waterset Central Community Development District.

56 On a Motion by Mr. Williams, seconded by Ms. King, with all in favor, the Board approved the request to use the gathering room for the church's Sunday service subject to rental agreement for the Waterset Central Community Development District.

57
58 **FIFTH ORDER OF BUSINESS** **Discussion Regarding Volleyball**
59 **Set Schedule & Tournament**
60

61 The Board discussed the volleyball set schedule and tournament. The Board decided to
62 table this and would like to see a more structured plan and schedule.
63

64 **SIXTH ORDER OF BUSINESS** **Staff Reports**
65

66 **A. Landscape & Irrigation**
67

68 **i. Presentation of Waterway Inspection Report**
69

70 The Board reviewed the waterway inspection report. The Board discussed
71 general issues they would like to see addressed from Solitude Lake
72 Management. The Board had questions regarding pond aeration.
73

74 **ii. Consideration of Midge Fly Survey Agreement**
75

76 The Board reviewed the midge fly survey agreement. Ms. King discussed the
77 possible preventative measures that the developer could take. There was a
78 discussion regarding what ponds will need certain treatments.
79

On a Motion by Ms. King, seconded by Mr. Williams, with all in favor, the Board approved the midge fly survey agreement for Waterset Central Community Development District.

80
81 **iii. Presentation of Irrigation Report**
82

83 The Board reviewed the irrigation report. General discussion ensued
84
85
86
87

88 **iv. Presentation of Field Inspection Report**

89
90 Mr. Croom reviewed the field inspection report with the Board and answered
91 general questions. The Board would like LMP to make sure areas are not being
92 skipped and commented that their service was inconsistent. The Board also
93 commented that LMP should not be doing work on Saturdays.
94

95 **B. District Counsel**

96
97 No report.
98

99 **C. District Engineer**

100
101 Not present. No report was provided.
102

103 **D. Clubhouse Manager**

104
105 **i. Presentation of Management Report**

106
107 Ms. Davis reviewed her clubhouse management report with the Board. The
108 Board discussed the drainage issues near the clubhouse. There was a
109 discussion regarding pickleball lessons and tournament.
110

111 **E. District Manager**

112 Mr. Croom informed the Board that the next regular meeting will take place on
113 Thursday, November 12, 2020 at 9:00 AM to be conducted by means of
114 communications media technology pursuant to Executive Orders 20-52, 20-69,
115 20-112, 20-123, 20-139, 20-150, 20-179, and 20-193 issued by Governor
116 DeSantis on March 9, 2020, March 20, 2020, April 29, 2020, May 18, 2020, June
117 23, 2020, July 29, 2020, and August 7, 2020 respectively, and pursuant to
118 Florida Statutes.
119

120 **SEVENTH ORDER OF BUSINESS**

**Consideration of Minutes of the
Board of Supervisors' Regular
Meeting held on September 10, 2020**

121
122
123

On a Motion by Mr. Williams, seconded by Ms. King, with all in favor, the Board approved the minutes of Board of Supervisors' regular meeting held on September 10, 2020, for the Waterset Central Community Development District.

124 **EIGHTH ORDER OF BUSINESS**

Supervisor Requests

125
126
127 There were no supervisor requests.
128
129
130
131
132
133

134 **NINTH ORDER OF BUSINESS**
135

Adjournment

On a Motion by Ms. King, seconded by Mr. Williams, with all in favor, the Board of Supervisors adjourned the meeting at 10:12 a.m. for the Waterset Central Community Development District.

136
137
138
139
140

Assistant Secretary

Chair / Vice Chair

Waterset Central Community Development District

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

Operations and Maintenance Expenditures September 2020 For Board Approval

Attached please find the check register listing the Operation and Maintenance expenditures paid from September 1, 2020 through September 30, 2020. This does not include expenditures previously approved by the Board.

The total items being presented: **\$91,398.10**

Approval of Expenditures:

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

Waterset Central Community Development District

Paid Operation & Maintenance Expenditures

September 1, 2020 Through September 30, 2020

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Accurate Electronics Inc	001746	97353	Service Call - Pool Gate 08/20	\$ 309.50
Accurate Electronics Inc	001755	98162	Service Call - Pool Gate 09/20	\$ 327.50
Adam Parente	001763	091920-Parente	Rental Deposit Refund	\$ 200.00
Ballenger & Company, Inc.	001738	20276	Irrigation Maintenance 08/20	\$ 3,325.00
BOCC	001743	7687161865 08/20	Summary 08/20	\$ 1,014.41
Castle Management, LLC	001747	INS-0820-222	Insurance Reimbursement 08/20	\$ 558.00
Castle Management, LLC	001758	MISC-0720-169	Janitorial Service 07/20	\$ 1,032.44
Castle Management, LLC	001739	PREIM08-14-20-246	Payroll Pay Period 07/25/20-08/07/20	\$ 7,819.37
Castle Management, LLC	001744	PREIM08-28-20-244	Payroll Pay Period 08/08/20-08/21/20	\$ 5,748.14
Castle Management, LLC	001747	PREIM09-11-20-243	Payroll Pay Period 08/22/20-09/04/20	\$ 5,632.54
Cynthia Passik	001742	082820-Passik	Rental Deposit Refund	\$ 200.00
Egis Insurance Advisors LLC	001748	11454	Florida Insurance Alliance 10/01/2020-10/01/2021	\$ 22,277.00

Waterset Central Community Development District

Paid Operation & Maintenance Expenditures

September 1, 2020 Through September 30, 2020

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Erin McCormick Law, PA	001733	10446	General Legal Services 08/20	\$ 3,914.00
F Peter Williams	001754	PW091020	Board of Supervisors Meeting 09/10/20	\$ 200.00
FitRev	001759	21366	Quarterly Maintenance 08/20	\$ 340.00
Florida Natural Gas	001760	358079ES	7281 Paradiso Drive Pool Heaters 07/20	\$ 19.02
HIVE LLC	001741	1861144	Service Call - Set Up Camera 08/20	\$ 160.00
Karl J. Koudelka	001732	4008162	Access Cards 06/20	\$ 254.94
Kristopher Meredith	001761	091020-Meredith	Rental Cancellation	\$ 520.00
Landscape Maintenance Professionals, Inc.	001749	154704	Monthly Ground Maintenance 09/20	\$ 16,791.28
Landscape Maintenance Professionals, Inc.	001749	154947	Pest Control 08/20	\$ 690.00
Municipal Asset Management, Inc.	001734	0617850	Lease Payment on Fitness Equipment 08/20	\$ 1,323.91
Municipal Asset Management, Inc.	001762	0617880	Lease Payment on Fitness Equipment 09/20	\$ 1,323.91
Nvirotect Pest Control Services	001750	215751	Monthly Pest Control #12545 09/20	\$ 185.00

Waterset Central Community Development District

Paid Operation & Maintenance Expenditures

September 1, 2020 Through September 30, 2020

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Raymond Ashenfelder	001757	091220-Ashenfelder	Rental Deposit Refund	\$ 200.00
Republic Services	001735	0696-000894959	(1) Waste & (1) Recycle Container Service 09/20	\$ 240.07
Rizzetta & Company, Inc.	001736	INV0000052502	District Management Fees 09/20	\$ 4,569.41
Rizzetta Technology Services	001737	INV0000006152	Email & Website Hosting Services 09/20	\$ 175.00
Solitude Lake Management, LLC	001751	PI-A00468358	Monthly Lake & Wetland Service 09/20	\$ 2,577.00
Suncoast Pool Service	001752	6604	Monthly Pool Service 09/20	\$ 1,850.00
Suzette Addison	001756	092020-Addison	Rental Deposit Refund	\$ 200.00
TECO	001745	211019514606 08/20	6350 Camino Dr. - Irrigation 08/20	\$ 20.87
TECO	001745	221007928999 08/20	5701 Waterset Blvd. 08/20	\$ 26.67
TECO	001745	Summary Bill 08/20	Summary Bill 08/20	\$ 5,245.05
Times Publishing Company	001753	103878 09/02/20	Legal Advertising Account #173492 09/20	\$ 487.74
Times Publishing Company	001764	106528 09/16/20	Legal Advertising Account #173492 09/20	\$ 429.98

Waterset Central Community Development District

Paid Operation & Maintenance Expenditures

September 1, 2020 Through September 30, 2020

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Urika Delvecchio	001740	082820-Delvecchio	Rental Cancellation	\$ 350.00
Waterset Central CDD	CD028		Debit Card Replenishment	<u>\$ 860.35</u>
Report Total				<u>\$ 91,398.10</u>

Wataset Central Community Development District

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

Operations and Maintenance Expenditures October 2020 For Board Approval

Attached please find the check register listing the Operation and Maintenance expenditures paid from October 1, 2020 through October 31, 2020. This does not include expenditures previously approved by the Board.

The total items being presented: **\$71,744.66**

Approval of Expenditures:

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

Waterset Central Community Development District

Paid Operation & Maintenance Expenditures

October 1, 2020 Through October 31, 2020

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Accurate Electronics Inc	001765	98250	Service Call - Pool Gate 09/20	\$ 422.78
Accurate Electronics Inc	001765	98264	Service Call - Basketball Gate 09/20	\$ 366.75
Alisha Babies	001788	101020-Babies	Rental Deposit Refund	\$ 200.00
Angela Watters	001779	100320-Watters	Rental Deposit Refund	\$ 200.00
Ballenger & Company, Inc.	001766	20301	Install Module - Reservoir Park 09/20	\$ 790.00
Ballenger & Company, Inc.	001766	20316	Irrigation Maintenance 09/20	\$ 3,325.00
BOCC	001782	7687161865 09/20	Summary 09/20	\$ 495.99
Carlo Damiani	001790	102020-Damiani	Rental Cancellation	\$ 650.00
Castle Management, LLC	001783	INS-0920-223	Insurance Reimbursement 09/20	\$ 558.00
Castle Management, LLC	001783	PREIM09-25-20-249	Payroll Pay Period 09/05/20-09/18/20	\$ 4,710.91
Castle Management, LLC	001789	PREIM10-09-20-254	Payroll Pay Period 09/19/20-10/02/20	\$ 5,241.04
Colleen Schiro	001772	092920-Schiro	Rental Cancellation	\$ 400.00

Waterset Central Community Development District

Paid Operation & Maintenance Expenditures

October 1, 2020 Through October 31, 2020

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Erin McCormick Law, PA	001775	10454	General Legal Services 09/20	\$ 4,826.00
F Peter Williams	001780	PW100820	Board of Supervisors Meeting 10/08/20	\$ 200.00
Florida Department of Revenue	001776	39-8017823354-9 09/20	Sales & Use Tax Payable Quarterly	\$ 187.62
Frontier	001791	813-741-0603-061118-5 09/20	Fios Internet 09/20	\$ 345.74
Gideon Zavatskiy	001781	100320-Zavatskiy	Rental Deposit Refund	\$ 200.00
Giella Designs, LLC	001784	3040	50% Deposit - Holiday Lighting 10/20	\$ 2,475.00
Innersync Studio, LTD	001768	18941	ADA Website Quarterly 10/20	\$ 384.38
Karen Stowe	001797	101820-Stowe	Rental Deposit Refund	\$ 200.00
Karl J. Koudelka	001767	4009238	Access Cards 09/20	\$ 323.90
Landscape Maintenance Professionals, Inc.	001793	155292	Monthly Grounds Maintenance 10/20	\$ 16,791.28
Landscape Maintenance Professionals, Inc.	001793	155519	Fertilize St. Augustine & Bermuda 09/20	\$ 880.00
Landscape Maintenance Professionals, Inc.	001793	155520	Pest Control 09/20	\$ 640.00

Waterset Central Community Development District

Paid Operation & Maintenance Expenditures

October 1, 2020 Through October 31, 2020

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Landscape Maintenance Professionals, Inc.	001793	155541	Addendum 10 5A2B 09/20	\$ 500.00
Landscape Maintenance Professionals, Inc.	001793	155542	Addendum 10 5A2B 10/20	\$ 2,500.00
LLS Tax Solutions, Inc.	001792	002099	Arbitrage Series 2018 PE 05/13/20	\$ 500.00
Maribel Muniz	001794	101420-Muniz	Rental Cancellation	\$ 500.00
MDS Handyman & Pressure Cleaning Co., LLC	001785	1682	Replace Mirror 08/20	\$ 425.00
Michael Zaccari	001773	092920-Zaccari	Rental Deposit Refund	\$ 200.00
Nvirotect Pest Control Services	001795	218138	Monthly Pest Control #12545 10/20	\$ 185.00
Republic Services	001769	0696-000901431	(1) Waste & (1) Recycle Container Service 10/20	\$ 240.19
Rizzetta & Company, Inc.	001770	INV0000053300	District Management Fees 10/20	\$ 4,688.50
Rizzetta & Company, Inc.	001786	INV0000053545	Assessment Roll FY20/21	\$ 5,150.00
Rizzetta Technology Services	001787	INV0000006355	Email & Website Hosting Services 10/20	\$ 175.00
Solitude Lake Management, LLC	001796	PI-A00487913	Monthly Lake & Wetland Service 10/20	\$ 2,577.00

Waterset Central Community Development District

Paid Operation & Maintenance Expenditures

October 1, 2020 Through October 31, 2020

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Suncoast Pool Service	001798	6679	Monthly Pool Service 10/20	\$ 1,850.00
TECO	001778	211019514606 09/20	6350 Camino Dr. - Irrigation 09/20	\$ 20.87
TECO	001778	221007928999 09/20	5701 Waterset Blvd. 09/20	\$ 30.74
TECO	001778	Summary Bill 09/20	Summary Bill 09/20	\$ 5,521.14
Times Publishing Company	001799	114030 10/14/20	Legal Advertising Account #173492 10/20	\$ 913.72
Waterset Central CDD	CD029	CD029	Debit Card Replenishment	<u>\$ 953.11</u>
Report Total				<u>\$ 71,744.66</u>

Wataset Central Community Development District

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

Operations and Maintenance Expenditures November 2020 For Board Approval

Attached please find the check register listing the Operation and Maintenance expenditures paid from November 1, 2020 through November 30, 2020. This does not include expenditures previously approved by the Board.

The total items being presented: **\$29,426.61**

Approval of Expenditures:

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

Waterset Central Community Development District

Paid Operation & Maintenance Expenditures

November 1, 2020 Through November 30, 2020

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Accurate Electronics Inc	001804	98198	Service Call - Card Reader 09/20	\$ 543.75
Accurate Electronics Inc	001804	99033	Service Call - Gym Door Access 10/20	\$ 505.75
Ballenger & Company, Inc.	001806	20353	Irrigation Maintenance 10/20	\$ 4,025.00
Ballenger & Company, Inc.	001806	20367	Irrigation Repairs - Extras 10/20	\$ 55.00
BOCC	001813	7687161865 10/20	Summary 10/20	\$ 1,384.35
C&C Painting Contractors Inc.	001807	8697	Pressure Wash & Waterproof Slide Stairs 10/20	\$ 3,385.00
Castle Management, LLC	001816	INS-1020-228	Insurance Reimbursement 10/20	\$ 558.00
Castle Management, LLC	001808	PREIM10-23-20-256	Payroll Pay Period 10/03/20-10/16/20	\$ 4,585.38
Department of Economic Opportunity	001814	83582	Special District Fee FY 20/21	\$ 175.00
Erin McCormick Law, PA	001809	10461	General Legal Services 10/20	\$ 3,154.00
FitRev	001817	21880	Service Call - Fitness Equipment 10/20	\$ 40.00
FitRev	001817	21921	Quarterly Maintenance 11/20	\$ 340.00

Waterset Central Community Development District

Paid Operation & Maintenance Expenditures

November 1, 2020 Through November 30, 2020

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
FitRev	001817	21922	Service Call - Fitness Equipment 11/20	\$ 150.00
Grau & Associates	001818	B42502739R35	Audit Services FY20/21	\$ 26.00
Heidt Design, LLC	001810	38423	Engineering Services 09/20	\$ 135.00
Katie Alexander	001805	100920-Alexander	Rental Deposit Refund	\$ 200.00
Municipal Asset Management, Inc.	001800	0617916	Lease Payment on Fitness Equipment 10/20	\$ 1,323.91
Nvirotect Pest Control Services	001819	220580	Monthly Pest Control #12545 11/20	\$ 185.00
Republic Services	001801	0696-000907661	(1) Waste & (1) Recycle Container Service 11/20	\$ 239.64
Rizzetta & Company, Inc.	001802	INV0000054169	District Management Fees 11/20	\$ 4,688.50
Rizzetta Technology Services	001803	INV0000006460	Email & Website Hosting Services 11/20	\$ 175.00
Solitude Lake Management, LLC	001812	PI-A00498725	Midge Fly Survey - Pond #10 10/20	\$ 795.00
TECO	001815	211019514606 10/20	6350 Camino Dr. - Irrigation 10/20	\$ 21.64
TECO	001815	221007928999 10/20	5701 Waterset Blvd. 10/20	\$ 30.45

Waterset Central Community Development District

Paid Operation & Maintenance Expenditures

November 1, 2020 Through November 30, 2020

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
TECO	001815	Summary Bill 10/20	Summary Bill 10/20	\$ 1,976.18
Tomika Jones	001811	102720-Jones	Rental Deposit Refund	\$ 155.00
Waterset Central CDD	CD030	CD030	Debit Card Replenishment	<u>\$ 574.06</u>
Report Total				<u>\$ 29,426.61</u>