



Rizzetta & Company

Water's Edge Community Development District

**Board of Supervisors' Meeting
January 15, 2020**

**District Office:
9428 Camden Field Parkway
Riverview, Florida 33578
813-533-2950**

www.WatersEdgeCDD.com

**WATER'S EDGE
COMMUNITY DEVELOPMENT DISTRICT**

YMCA Parrish, 12214 US 301 N., Parrish, FL 34219

Board of Supervisors:	Susan Wickens	Chair
	Michael Dowd	Vice Chair
	Mandy Sands	Assistant Secretary
	Michael Barbour	Assistant Secretary
	Walter Thos. Oliver	Assistant Secretary
District Manager	Greg Cox	Rizzetta & Company, Inc.
District Counsel	Michelle Reiss	Appleton Reiss
District Engineer	Phil Chang	Johnson Engineering

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) 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), or 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 8, 2020

Board of Supervisors
Water's Edge Community
Development District

AGENDA

Dear Board Members:

The meeting of the Board of Supervisors of the Water's Edge Community Development District will be held on **Wednesday, January 15, 2020 at 6:00 PM** at the Mill Creek Baptist Church 12713 Upper Manatee River Road Bradenton, Florida 34212. The following is the agenda for the meeting:

- 1. CALL TO ORDER / ROLL CALL**
- 2. AUDIENCE COMMENTS**
- 3. VENDOR AND STAFF REPORTS**
 - A.** Landscape & Irrigation Tab 1
 - B.** Aquatic Services
 - C.** District Counsel
 1. Developer Punch List Update
 - D.** District Engineer
 - E.** District Manager
 1. Financial Update
 2. Action Item List Tab 2
- 4. BUSINESS ADMINISTRATION**
 - A.** Consideration of Minutes of Board of Supervisors' Meeting held on December 18, 2019 Tab 3
 - B.** Consideration of Operations & Maintenance Expenditures for December 2019..... Tab 4
- 5. BUSINESS ITEMS**
 - A.** Establish Audit Committee
 - B.** Discussion of District Policies
- 6. SUPERVISOR REQUESTS**
- 7. ADJOURNMENT**

We look forward to seeing you at the meeting. In the meantime, if you have any questions please do not hesitate to call us at (813) 933-5571.

Sincerely,

Greg Cox

Greg Cox
District Manager

Tab 3

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.

**WATER'S EDGE
COMMUNITY DEVELOPMENT DISTRICT**

The regular meeting of the Board of Supervisors of the Water's Edge Community Development District was held on **Wednesday, December 18, 2019 at 6:00 PM** at the YMCA Parrish, 12214 US 301 N., Parrish, Florida 34219.

Present and constituting a quorum were:

Susan Wickens	Board Supervisor, Chair (via conf. call)
Michael Dowd	Board Supervisor, Vice Chair
Walter T. Oliver	Board Supervisor, Asst. Secretary
Michael Barbour	Board Supervisor, Asst. Secretary

Also present were:

Greg Cox	District Manager, Rizzetta & Company
Phil Chang	District Engineer, Johnson Engineering (via conf. call)
Matt Gouth	Representative, LMP
Liz Rocque	Representative, Solitude / Aquatic Systems
Alex Johnson	Representative, Solitude / Aquatic Systems

Audience

FIRST ORDER OF BUSINESS

Call to Order

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

SECOND ORDER OF BUSINESS

Audience Comments

The Board received audience comments regarding questions about the mowing of private property at 1520 Hickory View Circle; condition of the landscaping and sidewalks adjacent to the cemetery; bow and gun hunting of hogs inside the CDD boundaries; treadmill maintenance and fitness center flooding; storage of holiday decorations inside the gate house; bond refunding; speeding control; golf cart policy; and the installation of a mirror at the intersection of Rivers Reach Blvd and Westover.

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THIRD ORDER OF BUSINESS

Staff Reports

A. District Engineer

The Board received a District Engineer update from Phil Chang. He explained that that the drainage ditch (Goddard Creek and branch) that was originally discussed as needing to be cleared of vegetation was not required to be cleared of invasive vegetation by SWFWMD and in fact would require a permit alteration. He also described the process for inspecting and correcting permitted areas within the District and noted that he was not currently getting the inspection requirement forms from SWFWMD. He also noted that he would be in the area to inspect the erosion area behind 16715 Rivers Reach Blvd. after the holidays.

B. Landscape & Irrigation

The Board received a landscape update from Matt Gough and Miguel Mares, with LMP. The Board discussed the issue of the turf damaged by the wild hogs and what should be done to repair. The Board also discussed the possible treatment of the areas for grubs and how to level the damaged areas. The Board requested cost information for grub treatment and a proposal for having LMP level the damaged common areas. It was determined that new annuals would not be planted until after the hog trapping was under control.

The Board discussed the current hog trapping status and agreed to enter into a new three-month agreement with Jerry's Trapping Service. There was a suggestion to ask the trapping service to consider a trap near the pool or near the river. The Board received audience comments on the proposal.

On a motion by Mr. Oliver, seconded by Mr. Barbour, with all in favor, the Board of Supervisors approved to authorize the Chairman to execute a three-month hog trapping agreement with Jerry's Trapping Service with a not-to-exceed amount of \$5,000, for the Water's Edge Community Development District.

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C. Aquatic Services

The Board received an aquatic service update from Liz Rocque, with Solitude. Ms. Rocque explained the process underway to get a SWFWMD approval for the construction of eight Carp barriers installed in ponds that would be stocked in the Spring. She estimated the construction of the barriers to be in the January 2020 timeframe.

D. District Counsel

Not present. There was no District Counsel update but Mr. Cox explained that Ms. Michelle Reis was actively working with the District Engineer to have the punch list evaluated to determine if the items truly warranted expectation that they were the developer's responsibility or that of the

97 District. Ms. Wickens questioned whether or not the work of the District
98 Counsel and District Engineer would cost the District more than the
99 expected payment that might be offered by the developer. Mr. Cox
100 indicated he would reach out to both the District Counsel and Engineer to
101 try to make that assessment.

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103 **E. District Manager**

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105 Mr. Cox reminded the Board that the next CDD meeting will be held on
106 January 15, 2020 at 6:00 p.m. at the YMCA Parrish located at 12214 US
107 301 N., Parrish, Florida 32419. Mr. Cox explained that the HOA Board
108 had discussed their interest in continuing to hold their meetings just prior
109 to the CDD meetings.

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111 The Board received a financial update from Mr. Cox and he reviewed the
112 financial status of the District as of the end of October 2019.

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114 The Board members noted that there were lights out around the pool area
115 that needed repair.

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117 Mr. Cox explained that the fitness center tread mill was being fixed and
118 that Commercial Fitness Products had submitted a proposal for quarterly
119 maintenance inspections for \$145 per inspection or \$580 per year. The
120 Board received audience comments on the proposal.

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On a motion by Mr. Oliver, seconded by Mr. Barbour, with all in favor, the Board of Supervisors approved the maintenance agreement with Commercial Fitness Products, for the Water's Edge Community Development District.

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123 **FOURTH ORDER OF BUSINESS**

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**Consideration of Minutes of Board of
Supervisors' Meeting held November
20, 2019**

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On a motion by Mr. Oliver, seconded by Mr. Barbour, with all in favor, the Board of Supervisors approved the Minutes of the Board of Supervisors' meeting held on November 20, 2019, for the Water's Edge Community Development District.

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128 **FIFTH ORDER OF BUSINESS**

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**Consideration of Operations &
Maintenance Expenditures for
November 2019**

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132 Mr. Cox presented the Operation & Maintenance Expenditures for November 2019
133 in the amount of \$17,591.32 to the Board for ratification.

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On a motion by Mr. Barbour, seconded by Mr. Oliver, with all in favor, the Board of Supervisors approved to ratify the payment of the invoices in the November 2019 Operations & Maintenance Expenditures report for the Water's Edge Community Development District.

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SIXTH ORDER OF BUSINESS **Consideration of District Policies**

The Board received a draft set of combined draft policies for the CDD from Mr. Cox who indicated that he was presenting the draft format primarily to see if the Board was comfortable with the general template and concept of a combined set of policies, which the Board indicated they were. Mr. Cox requested that the Board members review the draft document and to provide him with comments.

SEVENTH ORDER OF BUSINESS **Audience Comments**

The Board received additional audience comments regarding a question regarding the access to the kayak launch area on the other side of the swale; and when the gates to the community could be closed all the time now that the homes were all built.

EIGHTH ORDER OF BUSINESS **Supervisor Requests**

No supervisor requests

NINTH ORDER OF BUSINESS **Adjournment**

On a Motion by Mr. Dowd, seconded by Mr. Barbour, with all in favor, the Board adjourned the meeting at 7:50 p.m. for the Water's Edge Community Development District.

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Asst. Secretary

Chair / Vice Chair

Tab 4

WATER'S EDGE MANATEE COUNTY COMMUNITY DEVELOPMENT DISTRICT

DISTRICT OFFICE · 9428 CAMDEN FIELD PARKWAY · RIVERVIEW, FLORIDA 33578

Operation and Maintenance Expenditures December 2019 For Board Approval

Attached please find the check register listing the Operation and Maintenance expenditures paid from December 1, 2019 through December 31, 2019. This does not include expenditures previously approved by the Board.

The total items being presented: **\$51,960.66**

Approval of Expenditures:

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

Water's Edge Manatee County Community Development District

Paid Operation & Maintenance Expenditures

December 1, 2019 Through December 31, 2019

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Appleton, Reiss & Skorewicz, PLLC	001203	4359	General Legal Services 10/19	\$ 3,110.50
Appleton, Reiss & Skorewicz, PLLC	001221	4604	General Legal Services 11/19	\$ 140.00
Bright House Networks	001204	047566201111619	16906 Rivers Reach Blvd Bldg RR 11/19	\$ 109.98
Bright House Networks	001222	077765001113019	1500 Hickory View Cir OFFC 12/19	\$ 171.34
Florida Municipal Insurance Trust	001229	1317 12/01/19	FMIT - 2nd Installment Billing - 19/20 Fund Year	\$ 2,244.50
FPL	001224	68602-98402 11/19	16990 Rosedown Gln # Gates 11/19	\$ 14.33
Gate Pros Inc	001206	3197	Service Call 11/19	\$ 460.00
GNP Services, CPA, PA/dba Dufresne CPA Services, PA.	001230	6524	Ann Rebate Arbitrage Liability Calc Series2012A-1 PE 05/19	\$ 500.00
Grau & Associates	001207	18836	Auditing Services Through 11/04/19	\$ 500.00
Grau & Associates	001207	X34770176V44	Audit FYE 09/30/19 - Confirmation.com 10/19	\$ 46.00
Innersync Studio, Ltd	001225	17753	CDD Implementation - ADA Compliant Website	\$ 1,162.50
Innersync Studio, Ltd	001225	17821	CDD Website Services 10/19	\$ 384.38
Innersync Studio, Ltd	001208	18027	CDD Implementation - ADA Compliant Website	\$ 1,162.50
JBW Designs LLC dba Poop 911	001234	3025505	9 Cans Emptied 10/19	\$ 240.93

Water's Edge Manatee County Community Development District

Paid Operation & Maintenance Expenditures

December 1, 2019 Through December 31, 2019

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
JBW Designs LLC dba Poop 911	001234	3077342	9 Cans Emptied 11/19	\$ 240.93
Johnson Engineering, Inc.	001209	5 Project 20192116-000	Professional Services Through 11/03/19	\$ 340.00
Kearney Building 1, Inc.	001223	100297	Monthly Cleaning - 12/19	\$ 405.94
Kearney Building 1, Inc.	001205	S12162	Monthly Cleaning Supplies - 11/19	\$ 202.10
Landscape Maintenance Professionals, Inc.	001210	147848	LMP - Monthly Ground Maintenance 11/19	\$ 9,276.58
Landscape Maintenance Professionals, Inc.	001210	148095	Fertilizer 10/19	\$ 1,296.00
Landscape Maintenance Professionals, Inc.	001210	148096	Pest Control 10/19	\$ 155.00
Landscape Maintenance Professionals, Inc.	001210	148325	Remove Stumps/Install Sod 11/19	\$ 343.00
Landscape Maintenance Professionals, Inc.	001231	148493	LMP - Monthly Ground Maintenance 12/19	\$ 9,276.58
Landscape Maintenance Professionals, Inc.	001226	148731	Fertilizer 11/19	\$ 760.00
Landscape Maintenance Professionals, Inc.	001226	148732	Pest Control 11/19	\$ 150.00
Manatee County Family YMCA	001211	121819YMCA	Monthly Meeting Space - 12/18/19	\$ 75.00
Manatee County Utilities Department	001227	162626-133595 11/19	Garbage/Utility Services 11/19	\$ 52.18
Manatee County Utilities Department	001227	246619-131088 11/19	Garbage/Utility Services 11/19	\$ 1,867.61

Water's Edge Manatee County Community Development District

Paid Operation & Maintenance Expenditures

December 1, 2019 Through December 31, 2019

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Manatee County Utilities Department	001227	246619-133487 11/19	Garbage/Utility Services 11/19	\$ 261.62
Mandy Sands	001212	MS112019	Board of Supervisors Meeting 11/20/19	\$ 200.00
Michael Barbour	001214	MB112019	Board of Supervisors Meeting 11/20/19	\$ 200.00
Michael Dowd	001215	MD112019	Board of Supervisors Meeting 11/20/19	\$ 200.00
Mobile Help Desk, Inc.	001213	18394	Key Fobs 11/19	\$ 101.25
Mobile Help Desk, Inc.	001232	18576	Key Fobs 12/19	\$ 33.75
Nostalgic Lamposts & Mailboxes Plus Inc	001216	7160	Street Light Service 11/19	\$ 4,012.25
Nostalgic Lamposts & Mailboxes Plus Inc	001216	7161	Street Light Service 11/19	\$ 1,423.45
Peace River Electric Cooperative Inc.	001238	Monthly Summary 11/19	Monthly Electric Summary 11/19	\$ 1,022.12
Pools by Lowell, Inc.	001217	206324	Service Call 11/19	\$ 1,001.20
Pools by Lowell, Inc.	001233	206703	Monthly Pool Service 12/19	\$ 450.00
Rizzetta & Company, Inc.	001218	INV0000045203	District Management Services 12/19	\$ 3,650.00
Solitude Lake Management, Inc.	001235	PI-A00330388	Monthly Lake & Wetland Services 12/19	\$ 1,885.00
Suburban Propane	001228	1564-420050	Propane 10/19	\$ 341.52

Water's Edge Manatee County Community Development District

Paid Operation & Maintenance Expenditures

December 1, 2019 Through December 31, 2019

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Suburban Propane	001228	1564-420487	Propane 12/19	\$ 921.80
Suburban Propane	001236	1564-420585	Propane 12/19	\$ 1,079.38
Susan Wickens	001219	SW112019	Board of Supervisors Meeting 11/20/19	\$ 200.00
Susan Wickens	001219	Wickens112219	Reimbursement 11/19	\$ 89.44
Walter Thomas Oliver	001220	WO112019	Board of Supervisors Meeting 11/20/19	\$ <u>200.00</u>
Report Total				\$ <u>51,960.66</u>