



Rizzetta & Company

Water's Edge Community Development District

**Board of Supervisors' Meeting
July 23, 2020**

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

www.watersedgecdd-riversreach.org

**WATER'S EDGE
COMMUNITY DEVELOPMENT DISTRICT**

Mill Creek Baptist Church, 12713 Upper Manatee Road Bradenton, FL 34212

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	Justin Croom	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.

July 16, 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 **Thursday, July 23, 2020 at 6:30 PM** to be conducted by means of communications media technology pursuant to Executive Orders 20-52, 20-69, and 20-112 issued by the Governor DeSantis on March 9, 2020, March 20, 2020, and April 29, 2020, respectively, and pursuant to Florida Statutes. 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 agenda for the meeting:

- 1. CALL TO ORDER / ROLL CALL**
- 2. AUDIENCE COMMENTS**
- 3. VENDOR AND STAFF REPORTS**
 - A. Landscape & IrrigationTab 1
 - B. Aquatic Services
 - C. District Counsel
 - D. District Engineer
 - E. District Manager
 - i. Financial Update
 - ii. Action Item ListTab 2
- 4. BUSINESS ADMINISTRATION**
 - A. Consideration of Minutes of Board of Supervisors' Meeting held on June 25, 2020Tab 3
 - B. Consideration of Operations & Maintenance Expenditures for June 2020Tab 4
- 5. BUSINESS ITEMS**
 - A. Consideration of Audit Committee Recommendation
 - B. Consideration of Security Cameras at the PoolTab 5
 - C. Presentation of Arbitrage ReportTab 6
 - D. Consideration of Lake Management ContractTab 7
 - E. Discussion Regarding District Counsel Services
 - F. Public Hearing on Amended and Restated Rules of Procedure
 1. Presentation of Rules of ProcedureTab 8
 2. Consideration of Resolution 2020-06, Adopting Facility Rules and PoliciesTab 9
- 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,

Justin Croom

Justin Croom
District Manager

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 **Thursday, June 25, 2020 at 6:30 PM** by means of communications media technology pursuant to Executive Orders 20-52, 20-69, 20-112, 20-123, 20-139, and 20-150 issued by the Governor DeSantis on March 9, 2020, March 20, 2020, April 29, 2020, May 18, 2020, and June 23, 2020 respectively, and pursuant to Florida Statutes.

Present and constituting a quorum were:

Susan Wickens	Board Supervisor, Chair
Michael Dowd	Board Supervisor, Vice Chair
Walter T. Oliver	Board Supervisor, Asst. Secretary
Mandy Sands	Board Supervisor, Asst. Secretary

Also present were:

Greg Cox	District Manager, Rizzetta & Company
Justin Croom	District Manager, Rizzetta & Company
Michelle Reiss	District Counsel, Appleton Reiss
Patrick Bell	Field Services Manager, Rizzetta & Company
Alex Johnson	Representative, Solitude

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 an audience comment regarding the Landscaping not being properly maintained.

THIRD ORDER OF BUSINESS

Staff Reports

A. Landscape & Irrigation

The Board received an update from Patrick Bell regarding his Field Inspection Report. Mr. Bell answered several questions regarding landscape issues.

On a motion by Mr. Oliver, seconded by Mr. Dowd, with all in favor, the Board of Supervisors authorized the Chairman to revise and approve the Request for Proposals Landscape & Irrigation Manual, for the Water's Edge Community Development District.

On a motion by Mr. Oliver, seconded by Mr. Dowd, with all in favor, the Board of Supervisors approved the scoring criteria to 20-20-20-35-5, for the Water's Edge Community Development District.

B. Aquatic Services

Mr. Johnson with Solitude provided an aquatic update to the Board.

C. District Counsel

No report.

D. District Engineer

Not present.

E. District Manager

Mr. Cox reminded the Board that the next meeting was scheduled for July 23, 2020 at 6:30 p.m. with it still to be determined if the meeting would be conducted by media technology or in person at the Mill Creek Church location.

Mr. Cox reviewed the action items list and the current financial statements with the Board.

FOURTH ORDER OF BUSINESS

**Consideration of Minutes of
Emergency Meeting held on May 8,
2020**

On a motion by Mr. Barbour, seconded by Mr. Oliver, with all in favor, the Board of Supervisors approved the minutes of the emergency meeting held on May 8, 2020, for the Water's Edge Community Development District.

87 **FIFTH ORDER OF BUSINESS** **Consideration of Minutes of Board of**
88 **Supervisors Regular Meeting held**
89 **May 28, 2020**
90

On a motion by Mr. Oliver, seconded by Mr. Dowd, with all in favor, the Board of Supervisors approved the minutes of the Board of Supervisors' meeting held on May 28, 2020, for the Water's Edge Community Development District.

91
92 **SIXTH ORDER OF BUSINESS** **Consideration of Operations &**
93 **Maintenance Expenditures for May**
94 **2020**
95

96 Mr. Cox presented the Operation & Maintenance Expenditures for May 2020 in the
97 amount of \$36,243.13 to the Board for ratification.
98

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 May 2020 Operations & Maintenance Expenditures report, for the Water's Edge Community Development District.

99
100 **SEVENTH ORDER OF BUSINESS** **Consideration of Proposals for**
101 **Aquatic Services**
102

103 Mr. Cox reviewed the proposals for aquatic services with the Board.
104

On a motion by Mr. Dowd, seconded by Mr. Barbour, with all in favor, the Board of Supervisors approved the proposal from Steadfast Environment for Aquatic Services for the Water's Edge Community Development District.

105
On a motion by Ms. Wickens, seconded by Mr. Oliver, with all in favor, the Board of Supervisors authorized staff to issue a 30-day termination notice to Solitude, for the Water's Edge Community Development District.

106
107 **EIGHTH ORDER OF BUSINESS** **Discussion of Amenity Re-Opening**
108

On a motion by Mr. Oliver, seconded by Ms. Wickens, with all in favor, the Board of Supervisors approved to leave the fitness center closed, for the Water's Edge Community Development District.

109
110 **NINTH ORDER OF BUSINESS** **Consideration of Dog Waste Stations**
111

On a motion by Mr. Dowd, seconded by Mr. Oliver, with all in favor, the Board of Supervisors approved the proposal from Poop 911 for pet waste removal services at a monthly cost of \$271.05, for the Water's Edge Community Development District.

114 **TENTH ORDER OF BUSINESS** **Consideration of Split A/C Proposals**
115

On a motion by Mr. Dowd, seconded by Mr. Barbour, with all in favor, the Board of Supervisors approved the proposal from AirNow for air conditioning maintenance at an annual cost of \$2,870.00 for the Water's Edge Community Development District.

116
117 **ELEVENTH ORDER OF BUSINESS** **Discussion Regarding Closing the**
118 **Gate 24/7**
119

120 Ms. Wickens led the Board discussion regarding keeping the gates closed 24/7
121 until the repairs are completed.
122

On a motion by Ms. Wickens, seconded by Mr. Dowd, with all in favor, the Board of Supervisors approved closing the gates 24/7 until repairs are completed for the Water's Edge Community Development District.

123
124 **TWELFTH ORDER OF BUSINESS** **Discussion Regarding Board Member**
125 **Roles and Responsibilities**
126

127 Ms. Reiss described the issue of Board Members actions in difference to what
128 the Board has approved.
129

On a motion by Ms. Wickens, seconded by Mr. Oliver, the Board of Supervisors made a motion to censure Mr. Dowd, with two in favor, and three opposed, Ms. Sands, Mr. Dowd and Mr. Barbour for the Water's Edge Community Development District. This motion failed.

130
On a motion by Ms. Wickens, seconded by Mr. Oliver, the Board of Supervisors made a motion to remove Mr. Dowd as Vice-Chairman, with two in favor, and three opposed, Ms. Sands, Mr. Dowd and Mr. Barbour for the Water's Edge Community Development District. This motion failed.

131
132 **THIRTEENTH ORDER OF BUSINESS** **Supervisor Requests**
133

134 Mr. Dowd stated he understands what the community needs and will take the
135 necessary actions to perform his duties.
136

137 **FOURTEENTH ORDER OF BUSINESS** **Adjournment**
138

On a Motion by Mr. Oliver, seconded by Mr. Dowd, with all in favor, the Board adjourned the meeting at 10:15 p.m. for the Water's Edge Community Development District.

139
140
141
142

Asst. Secretary

Chair / Vice Chair

WATER'S EDGE MANATEE COUNTY COMMUNITY DEVELOPMENT DISTRICT

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

Operation and Maintenance Expenditures June 2020 For Board Approval

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

The total items being presented: **\$37,414.41**

Approval of Expenditures:

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

Water's Edge Manatee County Community Development District

Paid Operation & Maintenance Expenditures

June 1, 2020 Through June 30, 2020

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Appleton, Reiss & Skorewicz, PPLC	001412	6714	General Legal Services 05/20	\$ 2,450.00
Bradenton Herald, Inc.	001397	0004642892 05/20/20	Account 663662 Legal Advertising 05/20	\$ 69.03
Bradenton Herald, Inc.	001413	0004659485 05/31/20	Account 663662 Legal Advertising 05/20	\$ 93.60
Bright House Networks	001418	047566201061620	16906 Rivers Reach Blvd Bldg RR 06/20	\$ 119.98
Bright House Networks	001403	077765001053020	1500 Hickory View Cir OFFC 06/20	\$ 188.84
Florida Department of Health in Manatee County	001398	41-BID-4691024	Pool Permit Fee #41-60-00893 20/21	\$ 250.00
Florida Department of Health in Manatee County	001399	41-BID-4691240	Pool Permit Fee for Permit #41-60-00894 20/21	\$ 125.00
FPL	001404	68602-98402 05/20	16990 Rosedown Gln # Gates 05/20	\$ 13.35
Jerry Richardson	001425	1379	Monthly Hog Trapping Service 06/20	\$ 1,300.00
Kearney Building 1, Inc.	001419	102209	Monthly Cleaning - 06/20	\$ 405.94
Landscape Maintenance Professionals, Inc.	001420	152649	LMP - Monthly Ground Maintenance 06/20	\$ 9,276.58
Landscape Maintenance Professionals, Inc.	001405	152903	Fertilizer 05/20	\$ 1,139.00
Landscape Maintenance Professionals, Inc.	001405	152904	Pest Control 05/20	\$ 160.00
Landscape Maintenance Professionals, Inc.	001420	153019	LMP - Irrigation Repairs 06/20	\$ 606.04

Water's Edge Manatee County Community Development District

Paid Operation & Maintenance Expenditures

June 1, 2020 Through June 30, 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.	001420	153050	LMP - Irrigation Repairs 06/20	\$ 360.96
Manatee County Utilities Department	001400	162626-133595 05/20	Garbage/Utility Services 05/20	\$ 52.91
Manatee County Utilities Department	001400	246619-131088 05/20	Garbage/Utility Services 05/20	\$ 5,019.23
Manatee County Utilities Department	001400	246619-133487 05/20	Garbage/Utility Services 05/20	\$ 236.04
Mandy Sands	001406	MS052820	Board of Supervisors Meeting 05/28/20	\$ 200.00
Michael Barbour	001408	MB052820	Board of Supervisors Meeting 05/28/20	\$ 200.00
Michael Dowd	001409	MD052820	Board of Supervisors Meeting 05/28/20	\$ 200.00
Mobile Help Desk, Inc.	001401	20864	Service Call - Pool Camera - 05/20	\$ 135.00
Mobile Help Desk, Inc.	001407	20976	Service Call 06/20	\$ 337.50
Mobile Help Desk, Inc.	001407	20977	Service Call 06/20	\$ 67.50
Mobile Help Desk, Inc.	001421	20996	Key Fobs 06/20	\$ 33.75
Peace River Electric Cooperative Inc.	001422	Monthly Summary 05/20	Monthly Electric Summary 05/20	\$ 922.82
Pools by Lowell, Inc.	001423	213488	Monthly Pool Service 06/20	\$ 450.00
Pools by Lowell, Inc.	001414	214153	Service Call 06/20	\$ 116.14

Water's Edge Manatee County Community Development District

Paid Operation & Maintenance Expenditures

June 1, 2020 Through June 30, 2020

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Rizzetta & Company, Inc.	001402	INV0000050163	District Management Services 06/20	\$ 3,650.00
Solitude Lake Management, Inc.	001424	PI-A00422323	Monthly Lake & Wetland Services 06/20	\$ 1,885.00
Southern Greens Pest Control	001415	236967	Interior Pest Control 03/20	\$ 63.00
Susan Wickens	001416	061520Wickens	Reimbursement for Locks and Cables	\$ 72.01
Susan Wickens	001410	SW052820	Board of Supervisors Meeting 05/28/20	\$ 200.00
US Bank	001417	5748919	Trustee Fees 05/01/20-04/30/21	\$ 6,815.19
Walter Thomas Oliver	001411	WO052820	Board of Supervisors Meeting 05/28/20	<u>\$ 200.00</u>
Report Total				<u>\$ 37,414.41</u>

RESOLUTION NO. 2020-06

A RESOLUTION OF THE WATER'S EDGE COMMUNITY DEVELOPMENT DISTRICT ADOPTING CERTAIN RULES AND POLICIES OF THE DISTRICT, AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Water's Edge Community Development District ("**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 District owns, manages, and maintains certain property in the Water's Edge Community including an irrigation system, roadways, gates, fences, landscaping, lighting, surface water management system, and recreation facilities including a pool and fitness center (collectively, "**District Facilities**"); and

WHEREAS, The District is authorized pursuant to Fla. Stat. 190.011(5) to adopt rules to and policies to govern the administration of the District and to adopt resolutions as may be necessary for the conduct of District business, and to revise the same from time to time; and

WHEREAS, the District is authorized to impose and to enforce policies, procedures, rules and regulations for the use of District Facilities pursuant to sections 190.041, 190.007, 190.011, and 190.012, Florida Statutes; and

WHEREAS, to provide for efficient and effective District operations and to maintain compliance with recent changes to Florida law, the Board of Supervisors finds that it is in the best interests of the District to adopt by resolution the District Facility Rules and Policies ("**Rules and Policies**") attached hereto as **Exhibit A** for immediate use and application; and

WHEREAS, the Board of Supervisors has complied with applicable Florida law concerning rule development and adoption;

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE WATER'S EDGE COMMUNITY DEVELOPMENT DISTRICT as follows:

Section 1. The foregoing recitals are ratified and incorporated herein by reference.

Section 2. The District hereby adopts the Rules and Policies attached as Exhibit A hereto and incorporated herein by reference, including the following:

- A. Pool and Amenity Facilities Rules
- B. General Rules
- C. Fitness Center Policies
- D. Playground Policies

- E. Parking Policies
- F. Golf Cart Policies
- G. General Policies Related to District Property
- H. Enforcement of Rule and Policy Violations
- I. General Release and Acknowledgement

Section 3. Where appropriate and in accordance with the foregoing Rules and Policies, and any related rules or policies hereafter adopted by the District, the District may impose suspensions of the right to use and access certain District Facilities for violations of the foregoing policies and/or rules.

Section 4. These Rules and Policies supersede and replace any prior versions of any of the included rules and policies, and shall remain in full force and effect until such time as the Board of Supervisors may amend these Rules and Policies in accordance with Chapter 190, *Florida Statutes*.

Section 5. The Rules and Policies attached hereto were adopted in accordance with the requirements of Chapter 120, *Florida Statutes*, following public hearing.

Section 6. These Rules and Policies supersede and replace any prior versions of the Rules and Policies, and shall remain in full force and effect until such time as the Board of Supervisors may amend these Rules and Policies in accordance with Chapter 190, *Florida Statutes*. All resolutions or parts of resolutions in conflict with this Resolution are hereby repealed to the extent of such conflict.

Section 7. If any provision of this resolution is held to be illegal or invalid, the other provisions shall remain in full force and effect.

Section 8. This Resolution shall be effective immediately upon adoption.

ADOPTED this ___ day of July, 2020.

**WATER'S EDGE COMMUNITY
DEVELOPMENT DISTRICT**

By: _____
Chairman

[SEAL]
Attest:

By: _____
Secretary

EXHIBIT A
WATER'S EDGE COMMUNITY DEVELOPMENT DISTRICT
DISTRICT FACILITY RULES AND POLICIES