



Rizzetta & Company

# **Water's Edge Community Development District**

---

**Board of Supervisors' Meeting  
September 24, 2020**

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

[www.watersedgecdd-riversreach.org](http://www.watersedgecdd-riversreach.org)

**WATER'S EDGE  
COMMUNITY DEVELOPMENT DISTRICT**

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

<b>Board of Supervisors:</b>	Susan Wickens	Chair
	Michael Dowd	Vice Chair
	Mandy Sands	Assistant Secretary
	Michael Barbour	Assistant Secretary
	Walter Thos. Oliver	Assistant Secretary
<b>District Manager</b>	Justin Croom	Rizzetta & Company, Inc.
<b>District Counsel</b>	Michelle Reiss	Appleton Reiss
<b>District Engineer</b>	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.

September 22, 2020

**Board of Supervisors**  
**Water's Edge Community**  
**Development District**

**REVISED AGENDA**

Dear Board Members:

The meeting of the Board of Supervisors of the Water's Edge Community Development District will be held on **Thursday, September 24, 2020 at 6:30 PM** to be 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, and 20-193 issued by Governor DeSantis on March 9, 2020, March 20, 2020, April 29, 2020, May 18, 2020, June 23, 2020, July 29, 2020, and August 7, 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 & Irrigation**
    - i. Consideration of Landscape Enhancement Proposal .....Tab 1
  - B. Aquatic Services**
  - C. District Counsel**
  - D. District Engineer**
  - E. District Manager**
    - i. Financial Update
    - ii. Action Item List .....Tab 2
- 4. BUSINESS ADMINISTRATION**
  - A. Consideration of Minutes of Board of Supervisors' Meeting held on August 27, 2020 .....Tab 3**
  - B. Consideration of Operations & Maintenance Expenditures for August 2020 .....Tab 4**
- 5. BUSINESS ITEMS**
  - A. Consideration of EGIS Proposal .....Tab 5**
  - B. Consideration of Surveillance Camera Proposal.....Tab 6**
  - C. Discussion Regarding Mailbox Maintenance**
  - D. Discussion Regarding Holiday Lighting**
- 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*

**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, August 27, 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	<b>Board Supervisor, Chair</b>
Michael Dowd	<b>Board Supervisor, Vice Chair</b>
Mandy Sands	<b>Board Supervisor, Asst. Secretary</b>
Walter T. Oliver	<b>Board Supervisor, Asst. Secretary</b>
Michael Barbour	<b>Board Supervisor, Asst. Secretary</b>

Also present were:

Justin Croom	<b>District Manager, Rizzetta &amp; Company</b>
Michelle Reiss	<b>District Counsel, Appleton Reiss</b>
Liz Rocque	<b>Representative, Solitude</b>
Scott Carlson	<b>LMP</b>
Chris Witherington	<b>Buccaneer Landscape</b>

Audience

**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**

The Board received an audience comment regarding certain budget items.

A resident had a question about when the gym will be reopening.

An audience member commented on the increase and stated that it makes sense and wanted to give credit to the Board.

A resident had a comment about the fountains at the pool and possible signage needed that alerts people not to touch them.

48 **THIRD ORDER OF BUSINESS**

**Staff Reports**

49  
50  
51  
52  
53  
54

**A. Landscape & Irrigation**

The Board reviewed several proposals under separate cover from LMP for landscape enhancements.

On a motion by Ms. Sands, seconded by Ms. Wickens, with all in favor, the Board of Supervisors approved the proposals from LMP for Landscape enhancements at a total cost of \$775.51 for the Water's Edge Community Development District.

55

**B. Aquatic Services**

Ms. Rocque with Solitude provided an aquatic update and answered general questions. Solitude recently treated the floating weed in pond #15.

56  
57  
58  
59  
60

**C. District Counsel**

Ms. Reiss informed the Board that she has sent out two letters regarding encroachments onto District Land. The Board asked that these letters come from District Management moving forward so they are not as threatening.

61  
62  
63  
64  
65  
66

**D. District Engineer**

Not present.

67  
68  
69  
70

**E. District Manager**

Mr. Croom reminded the Board that the next meeting was scheduled for September 24, 2020 at 6:30 p.m. with it still to be determined if the meeting would be conducted by media technology.

71  
72  
73  
74  
75  
76

Mike Dowd stated that he was willing to take over the key fob process now that Susan would be leaving.

77  
78  
79

Mr. Croom reviewed the action items list and the current financial statements with the Board. Discussion ensued regarding several action item updates. Mr. Croom stated that he would follow up on proposals for termites at the Guard house and to paint the front gates. Mr. Croom also informed the Board that Sam handled the cleaning of the guard house.

80  
81  
82  
83  
84  
85

**FOURTH ORDER OF BUSINESS**

**Consideration of Minutes of Board of Supervisors Regular Meeting held on July 23, 2020**

86  
87  
88  
89

On a motion by Ms. Wickens, seconded by Mr. Oliver, with all in favor, the Board of Supervisors approved the minutes of the meeting held on July 23, 2020, for the Water's Edge Community Development District.

90  
91  
92  
93  
94  
95

**FIFTH ORDER OF BUSINESS**

**Consideration of Minutes of Audit Committee Meeting held on July 23, 2020**

On a motion by Mr. Dowd, seconded by Mr. Barbour, with all in favor, the Board of Supervisors approved the minutes of the audit committee meeting held on July 23, 2020, for the Water's Edge Community Development District.

96  
97  
98  
99

**SIXTH ORDER OF BUSINESS**

**Consideration of Operations & Maintenance Expenditures for July 2020**

Mr. Croom presented the Operation & Maintenance Expenditures for July 2020 in the amount of \$46,473.87 to the Board for ratification.

100  
101  
102  
103

On a motion by Mr. Sands, seconded by Ms. Wickens, with all in favor, the Board of Supervisors approved to ratify the payment of the invoices in the June 2020 Operations & Maintenance Expenditures report, for the Water's Edge Community Development District.

104  
105  
106

**SEVENTH ORDER OF BUSINESS**

On a Motion by Ms. Wickens, seconded by Ms. Sands, with Mr. Dowd opposed, the Board of Supervisors named Tom Oliver as Chairman, Michael Dowd as Vice Chairman, and Michael Barbour, Mandy Sands, and Susan Wickens as Assistant Secretaries. for the Water's Edge Community Development District.

107  
108  
109  
110

**EIGHTH ORDER OF BUSINESS**

**Public Hearing on Fiscal Year 2020-2021 Budget**

On a Motion by Mr. Oliver, seconded by Mr. Barbour, with all in favor, the Board opened the Public Hearing on Fiscal Year 2020-2021 Budget for Water's Edge Community Development District.

111  
112  
113  
114  
115  
116

Mr. Croom presented the Fiscal Year 2020-2021 budget to the Board. There was a discussion regarding the reserve study and why that increase was made. There was also a discussion regarding the district management fee increase from Rizzetta of 3% and the Board agreed to a 1.5% increase. Since the Board was unsure how the RFP process would turn out, they felt like it would be better to budget more for landscape

117 maintenance which would be offset by a slight reduction to the reserve proposed  
118 amount.  
119

On a Motion by Mr. Oliver, seconded by Mr. Barbour, with all in favor, the Board closed the Public Hearing on Fiscal Year 2020-2021 Budget for Water's Edge Community Development District.

120  
121  
122  
123  
124  
125  
126  
127  
128

**2. Consideration of Resolution 2020-07, Adopting Fiscal Year 2020-2021 Budget**

Mr. Croom presented Resolution 2020-07 to the Board, which will adopt the Budget for Fiscal Year 2020-2021

On a Motion by Ms. Wickens, seconded by Mr. Oliver, with Mr. Dowd opposed, the Board adopted Resolution 2020-07 for Water's Edge Community Development District.

129  
130  
131  
132  
133  
134  
135

**3. Consideration of Resolution 2020-08, Imposing Special Assessments and Certifying Assessment Roll**

Mr. Croom presented Resolution 2020-08 to the Board, which will impose special assessments and certify the tax roll for the 2020-2021 budget.

On a Motion by Ms. Wickens, seconded by Mr. Sands, with Mr. Dowd opposed, the Board adopted Resolution 2020-08 for Water's Edge Community Development District.

136  
137  
138  
139  
140  
141  
142  
143  
144  
145  
146  
147

**NINTH ORDER OF BUSINESS**

**Consideration of Resolution 2020-09,  
Setting Meeting Schedule for FY  
2020-2021**

Mr. Croom presented Resolution 2020-09, which will set the meeting dates for the 2020-2021 Fiscal Year on the 4<sup>th</sup> Thursday of each month. All meetings will convene at 6:00 p.m. and will be held at the Mill Creek Baptist Church, 12713 Upper Manatee Road Bradenton, FL 34212. Mr. Croom also informed the Board that because of the COVID-19 public health emergency these meetings may be held telephonically, virtually, or at another location in the event the above location is not available.

On a Motion by Mr. Oliver, seconded by Ms. Sands, with all in favor, the Board adopted Resolution 2020-09, for the Water's Edge Community Development District.

148  
149  
150  
151  
152

**TENTH ORDER OF BUSINESS**

**Consideration of Surveillance  
Camera Proposals**

The Board reviewed and discussed the details of several proposals for surveillance

153 cameras at the clubhouse. The Board decided to table these proposals.

154

155 **ELEVENTH ORDER OF BUSINESS**

**Consideration of Landscape RFP Bid Responses**

156

157

158 The Board reviewed several Bid responses from the landscape services RFP. Mr.  
159 Croom stated that LMP reached out and was willing to keep the same pricing if the  
160 Board was interested.

161

On a motion by Mr. Oliver, seconded by Mr. Dowd, with Mr. Sands Opposed, the Board of Supervisors rejected all proposals presented for the landscape services RFP for the Water's Edge Community Development District.

162

163 **TWELFTH ORDER OF BUSINESS**

**Discussion Regarding Gym Opening**

164

165 The Board discussed the requirements they would like to put in place to re-open the gym.  
166 They would like to see a limited occupancy and increase cleaning schedule.

167

On a motion by Mr. Wickens, seconded by Mr. Oliver, with all in favor, the Board of Supervisors approved the re-opening of the gym with a 50% capacity limit, increased cleaning by guests, and social distancing signs for the Water's Edge Community Development District.

168

169 **THIRTEENTH ORDER OF BUSINESS**

**Consideration of Locksmith Proposal**

170

On a motion by Mr. Dowd, seconded by Mr. Sands, with all in favor, the Board of Supervisors approved the proposal from A&D lock and Key at a total cost of \$2,400.00 for the Water's Edge Community Development District.

171

172 **FOURTEENTH ORDER OF BUSINESS**

**Supervisor Requests**

173

174 Mr. Dowd would not like counsel to be present at the next meeting in order to save  
175 money.

176 Mr. Barbour commented on the need for additional dog stations.

177

178 **FIFTEENTH ORDER OF BUSINESS**

**Adjournment**

179

On a Motion by Mr. Dowd, seconded by Mr. Oliver, with all in favor, the Board adjourned the meeting at 8:39 p.m. for the Water's Edge Community Development District.

180

181

182

183 \_\_\_\_\_  
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 August 2020 For Board Approval

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

The total items being presented: **\$39,228.52**

Approval of Expenditures:

---

\_\_\_\_\_ Chairperson

\_\_\_\_\_ Vice Chairperson

\_\_\_\_\_ Assistant Secretary

# Water's Edge Manatee County Community Development District

## Paid Operation & Maintenance Expenditures

August 1, 2020 Through August 31, 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	001469	7703	General Legal Services 07/20	\$ 1,190.00
Bradenton Herald, Inc.	001460	0004677281 07/22/20	Account 663662 Legal Advertising 07/20	\$ 1,350.94
Bright House Networks	001479	047566201081620	16906 Rivers Reach Blvd Bldg RR 08/20	\$ 119.98
Bright House Networks	001470	077765001073020	1500 Hickory View Cir OFFC 08/20	\$ 188.84
Florida Department of Revenue	001471	081020 FDOR	Sales Tax 07/20	\$ 7.53
FPL	001472	68602-98402 07/20	16990 Rosedown Gln # Gates 07/20	\$ 14.21
JBW Designs LLC dba Poop 911	001483	3599437	9 Cans Emptied 07/20	\$ 240.93
JBW Designs LLC dba Poop 911	001483	3672896	Install Station 07/20	\$ 349.00
Jerry Richardson	001485	1404	Monthly Hog Trapping Service 08/20	\$ 1,300.00
Landscape Maintenance Professionals, Inc.	001480	154033	LMP - Monthly Ground Maintenance 08/20	\$ 9,276.58
Landscape Maintenance Professionals, Inc.	001461	154151	LMP - Irrigation Repairs 07/20	\$ 636.00
Landscape Maintenance Professionals, Inc.	001473	154172	LMP - Irrigation Repairs 07/20	\$ 70.18
Landscape Maintenance Professionals, Inc.	001473	154173	LMP - Irrigation Repairs 07/20	\$ 101.28
Landscape Maintenance Professionals, Inc.	001476	154247	Fertilizer 07/20	\$ 760.00

# Water's Edge Manatee County Community Development District

## Paid Operation & Maintenance Expenditures

August 1, 2020 Through August 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.	001476	154248	Pest Control 07/20	\$ 160.00
Main Gate Enterprises, Inc.	001474	30717	Gate Install - Balance	\$ 8,319.50
Main Gate Enterprises, Inc.	001477	30742	Service Call 08/20	\$ 170.00
Manatee County Utilities Department	001475	162626-133595 07/20	Garbage/Utility Services 07/20	\$ 52.18
Manatee County Utilities Department	001475	246619-131088 07/20	Garbage/Utility Services 07/20	\$ 5,469.59
Manatee County Utilities Department	001475	246619-133487 07/20	Garbage/Utility Services 07/20	\$ 234.57
Michael Barbour	001463	MB072320	Board of Supervisors Meeting 07/23/20	\$ 200.00
Michael Dowd	001464	MD072320	Board of Supervisors Meeting 07/23/20	\$ 200.00
Mobile Help Desk, Inc.	001462	21180	Key Fobs 07/20	\$ 33.75
Mobile Help Desk, Inc.	001478	21272	Key Fobs 08/20	\$ 67.50
Mobile Help Desk, Inc.	001478	21289	Key Fobs 08/20	\$ 101.25
Peace River Electric Cooperative Inc.	001481	Monthly Summary 07/20	Monthly Electric Summary 07/20	\$ 943.70
Pools by Lowell, Inc.	001465	215423	Service Call 07/20	\$ 1,428.01
Pools by Lowell, Inc.	001482	216204	Monthly Pool Service 08/20	\$ 450.00

# Water's Edge Manatee County Community Development District

## Paid Operation & Maintenance Expenditures

August 1, 2020 Through August 31, 2020

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Rizzetta & Company, Inc.	001466	INV0000051781	District Management Services 08/20	\$ 3,650.00
Solitude Lake Management, Inc.	001484	PI-A00454267	Lake & Pond Management Services 08/01/20-01/31/21	\$ 234.00
Solitude Lake Management, Inc.	001484	PI-A00459488	Monthly Lake & Pond Services 08/20	\$ 1,109.00
Susan Wickens	001467	SW072320	Board of Supervisors Meeting 07/23/20	\$ 200.00
Total Community Maintenance LLC	001486	2990	Monthly Cleaning - 08/20	\$ 400.00
Walter Thomas Oliver	001468	WO072320	Board of Supervisors Meeting 07/23/20	\$ 200.00
<b>Report Total</b>				<b><u>\$ 39,228.52</u></b>