



Rizzetta & Company

Waterset North Community Development District

**Board of Supervisors' Meeting
September 8, 2020**

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

www.watersetnorthcdd.org

**WATERSET NORTH
COMMUNITY DEVELOPMENT DISTRICT**

Waterset Club, 7821 Paradiso Drive, Apollo Beach, FL 33572

| | | |
|-----------------------------|--|--|
| Board of Supervisors | TJ Pyche Paul Anderson Michael Ball Derek Bush Alex Wohlhueter | 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 | Stephen Brletic | JMT |

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, 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.

Board of Supervisors
WaterSet North Community
Development District

September 1, 2020

AGENDA

Dear Board Members:

The regular meeting of the Board of Supervisors of the WaterSet North Community Development District will be held on **Tuesday, September 8, 2020 at 7:00 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 this meeting:

- 1. CALL TO ORDER**
- 2. AUDIENCE COMMENTS**
- 3. STAFF REPORTS**
 - A. Solitude Lake Management**
 1. Presentation of Waterway Inspection Report Tab 1
 - B. Field Service Manager**
 1. Presentation of Field Inspection Report USC
 2. Consideration of Landscape Enhancement Proposals..... Tab 2
 - C. Clubhouse Manager**
 1. Presentation of Management Report Tab 3
 2. Presentation of Café Sales Report Tab 4
 - D. District Counsel**
 - E. District Engineer**
 - F. District Manager**
- 4. BUSINESS ITEMS**
 - A. Consideration of Holiday Lighting Proposals Tab 5**
 - B. Consideration of Street Blade Signage Proposals..... Tab 6**
 - C. Consideration of Sidewalk Easement Agreement Tab 7**
 - D. Consideration of District Land Use Requests Tab 8**
 - E. Discussion of Landscape RFP**
 - F. Consideration of Audit Committee Recommendation**
 - G. Discussion Regarding County Crosswalk Requests..... Tab 9**
- 5. BUSINESS ADMINISTRATION**
 - A. Consideration of Minutes of Board of Supervisors' Regular Meeting held on August 11, 2020..... Tab 10**
 - B. Consideration of Operations & Maintenance Expenditures for July 2020 Tab 11**
 - C. Consideration of Operations & Maintenance Expenditures for July 2020 – Café Tab 12**
- 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) 533-2950.

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.

**WATERSET NORTH
COMMUNITY DEVELOPMENT DISTRICT**

The regular meeting of the Board of Supervisors of the Waterset North Community Development District was held on **Tuesday, August 11, 2020 at 7:00** conducted by **means of communications media technology pursuant to Executive Orders 20-52, 20-69, 20-112, 20-123, 20-139, 20-150, and 20-179** issued by the Governor DeSantis on **March 9, 2020, March 20, 2020, April 29, 2020, May 18, 2020, June 23, 2020, and July 29, 2020** respectively, and pursuant to Florida Statutes.

Present and constituting a quorum:

| | |
|----------------|--|
| TJ Pyche | Board Supervisor, Chair |
| Paul Anderson | Board Supervisor, Vice Chair |
| Michael Ball | Board Supervisor, Assistant Secretary |
| Derek Bush | Board Supervisor, Assistant Secretary |
| Alex Wohlueter | Board Supervisor, Assistant Secretary |

Also present were:

| | |
|-----------------|--|
| Justin Croom | District Manager; Rizzetta & Co., Inc. |
| John Toborg | Field Service Manager; Rizzetta & Co., Inc. |
| Erin McCormick | District Counsel |
| Gabby Davis | Clubhouse Manager; Castle Group |
| Jayson Salter | Castle Group |
| Paul Means | LMP |
| Garth Rinnard | LMP |
| Stephen Brletic | District Engineer, JMT |
| Kieran Vogel | Café Manager, Castle Group |
| Peter Simoes | Solitude Lake Management |
| 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

A resident had a question regarding mulch that is needed.

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THIRD ORDER OF BUSINESS

Staff Reports

A. Aquatic Services Report

1. Presentation of Waterway Inspection Report

Mr. Croom reviewed the Aquatics Services report with the Board.

2. Consideration of Restoration Assessments

On a Motion by Mr. Wohlueter, seconded by Mr. Ball, with all in favor, the Board of Supervisors approved the proposal from Solitude Lake Management for restoration assessments at pond 13 at a not to exceed amount of \$1,850.00 subject to chairman approval for the Waterset North Community Development District.

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B. Field Inspection Report

1. Presentation of Field Inspection Report

Mr. Croom reviewed the field inspection report with the Board and answered general questions. There was a discussion regarding the issues with the overall performance from LMP. The Board detailed what they believe LMP needs to address and improve. Mr. Croom stated he would create a tracking sheet of approved and tabled proposals.

3. Consideration of Landscape Enhancement Proposals

Mr. Croom reviewed several landscape enhancement proposals with the Board. Discussion ensued.

On a Motion by Mr. Bush, seconded by Mr. Anderson, with all in favor, the Board of Supervisors approved the proposals from LMP for landscape enhancement at a total cost of \$4,611.6 for the Waterset North Community Development District.

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C. Clubhouse Manager

1. Presentation of Management Report

Ms. Davis reviewed the monthly clubhouse report with the Board. There was a proposal presented under separate cover for mulch installation.

On a Motion by Mr. Pyche, seconded by Mr. Ball, with all in favor, the Board of Supervisors approved the proposal from American Mulch at a total cost of \$4,080.00 for the Waterset North Community Development District.

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On a Motion by Mr. Ball, seconded by Mr. Bush, with Mr. Anderson opposed, the Board of Supervisors approved a Halloween pig smoker at a total cost of \$500.00 for the Waterset North Community Development District.

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On a Motion by Mr. Bush, seconded by Mr. Ball , with all in favor, the Board of Supervisors agreed to have Meridian provide the District with portable credit card machines so staff could take orders in other areas of the community at an annual cost of \$120.00 for the Waterset North Community Development District.

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On a Motion by Mr. Bush, seconded by Mr. Wohlueter, with all in favor, the Board of Supervisors approved the closing of the café at 9:00 p.m. for the Waterset North Community Development District.

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2. Presentation of Café Sales Report

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Castle staff reviewed the café sales report with the Board.

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3. Consideration of Clubhouse Furniture Proposals

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On a Motion by Mr. Wohlueter, seconded by Mr. Pyche, with all in favor, the Board of Supervisors approved the proposal from Contract Furnishings International for new Umbrella and end tables at a total cost of \$2,537.43 to be paid from reserves for the Waterset North Community Development District.

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D. District Counsel

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Not Report.

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E. District Engineer

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Mr. Brletic stated that he would be filing the two SOI's with SWFWMD tomorrow. District Counsel and District Engineer will be following up on ownership of the brick wall along Hourglass drive.

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F. District Manager

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Mr. Croom stated that the next public hearing and regular meeting will take place on Tuesday, September 8, 2020 at 7:00 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.

114 The Board discussed the TECO back billed invoice. A representative from
115 Teco explained the overall streetlight district process and what caused the
116 problem with the invoicing. TECO had to refund the County back which led to
117 the back bill in 2018. The Board authorized the Mr. Croom and the chair to
118 work with TECO on a better solution since it was such a high cost.

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120 **FOURTH ORDER OF BUSINESS** **Public Hearing on Fiscal Year**
121 **2020-2021 Budget**
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On a Motion by Mr. Bush seconded by Mr. Pyche with all in favor, the Board opened the Public Hearing on Fiscal Year 2020-2021 Budget for Waterset North Community Development District.

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124 Mr. Croom presented the Fiscal Year 2020-2021 budget to the Board. There
125 were no comments from the Board or audience.
126

On a Motion by Mr. Anderson, seconded by Mr. Bush, with all in favor, the Board closed the Public Hearing on Fiscal Year 2020-2021 Budget for Waterset North Community Development District.

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128 **2. Consideration of Resolution 2020-05, Adopting Fiscal Year 2020-2021**
129 **Budget**

130
131 Mr. Croom presented Resolution 2020-05 to the Board, which will adopt
132 the Budget for Fiscal Year 2020-2021
133

On a Motion by Anderson, seconded by Mr. Wohlueter, with all in favor, the Board adopted Resolution 2020-05 for Waterset North Community Development District.

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135 **3. Consideration of Resolution 2020-06, Imposing Special Assessments**
136 **and Certifying Assessment Roll**

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138 Mr. Croom presented Resolution 2020-06 to the Board, which will impose
139 special assessments and certify the tax roll for the 2020-2021 budget.
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On a Motion by Mr. Bush, seconded by Mr. Anderson, with all in favor, the Board adopted Resolution 2020-06 for Waterset North Community Development District.

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146 **FIFTH ORDER OF BUSINESS** **Consideration of Resolution 2020-07,**
147 **Setting Meeting Schedule for FY 2020-**
148 **2021**
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150 Mr. Croom presented Resolution 2020-07, which will set the meeting schedule for the fiscal
151 year 2020-2021. The Board would like to move the meetings from the 2nd Tuesday of each
152 month to the 4th Tuesday of each month, and to add language regarding the meetings possibly
153 being held via media technology.
154

On a Motion by Mr. Bush, seconded by Mr. Wohlueter, with all in favor, the Board of Supervisors adopted Resolution 2020-07, as amended for the Waterset North Community Development District.

155 **SIXTH ORDER OF BUSINESS** **Consideration of Sandhill Crossing**
156 **Signage Proposal**
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On a Motion by Mr. Bush, seconded by Mr. Wohlueter, with all in favor, the Board of Supervisors approved the proposal from OnSight for sandhill crossing signs and installation at a not to exceed amount of \$5,000.00 subject to chairman's approval for the Waterset North Community Development District.

159 **SEVENTH ORDER OF BUSINESS** **Consideration of Landing Security**
160 **Alarm Proposals**
161
162

On a Motion by Mr. Bush, seconded by Mr. Wohlueter, with all in favor, the Board of Supervisors approved the proposal from Safe Touch for amenity center security alarm installation and monitoring at a monthly cost of \$54.95 plus a \$285.00 installation fee for the Waterset North Community Development District.

163 **EIGHTH ORDER OF BUSINESS** **Consideration of Sidewalk Repair**
164 **Proposals**
165
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On a Motion by Mr. Wohlueter, seconded by Mr. Pyche, with all in favor, the Board of Supervisors approved the proposal from Parking lot services for sidewalk repairs at a total cost of \$1,954.00 for the Waterset North Community Development District.

167 **NINTH ORDER OF BUSINESS** **Discussion of Landscape RFP**
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169 The Board would like to add this discussion to the September agenda.
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176 **TENTH ORDER OF BUSINESS** **Consideration of Tree Trimming**
177 **Around the Ponds**
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179 The Board would like to table this proposal. Mr. Croom presented the homeowner's email
180 communication with the EPC. The Board discussed the possible consequences of removing
181 trees that are blocking a homeowner's view.

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183 **ELEVENTH ORDER OF BUSINESS** **Consideration of Minutes of the Board**
184 **of Supervisors' Regular Meeting held**
185 **July 14, 2020**
186

On a Motion by Mr. Bush, seconded by Mr. Pyche, with all in favor, the Board of Supervisors approved the minutes of the Board of Supervisors' meeting held July 14, 2020, for the Waterset North Community Development District.

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188 **TWELFTH ORDER OF BUSINESS** **Consideration of Operations &**
189 **Maintenance Expenditures for**
190 **June 2020**
191

On a Motion by Mr. Pyche, seconded by Mr. Ball, with all in favor, the Board of Supervisors ratified the Operations & Maintenance Expenditures for June 2020 (\$111,132.43) for the Waterset North Community Development District.

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193 **THIRTEENTH ORDER OF BUSINESS** **Consideration of Café Operations**
194 **& Maintenance Expenditures for**
195 **June 2020**
196

On a Motion by Mr. Bush, seconded by Mr. Pyche, with all in favor, the Board of Supervisors ratified the Café Operations & Maintenance Expenditures for June 2020 (\$13,971.59) for the Waterset North Community Development District.

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198 **FOURTEENTH ORDER OF BUSINESS** **Supervisor Requests**
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200 There were no supervisor requests.

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202 **FIFTHTEENTH ORDER OF BUSINESS** **Adjournment**
203

On a Motion by Mr. Pyche, seconded by Mr. Ball, with all in favor, the Board of Supervisors adjourned the meeting at 10:14 PM for the Waterset North Community Development District.

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207 _____
Asst. Secretary Chair / Vice Chair

WATERSET NORTH COMMUNITY DEVELOPMENT DISTRICT

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

Operation and Maintenance Expenditures July 2020 For Board Approval

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

The total items being presented: **\$127,717.70**

Approval of Expenditures:

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

Waterset North Community Development District

Paid Operation & Maintenance Expenditures

July 1, 2020 Through July 31, 2020

| <u>Vendor Name</u> | <u>Check Number</u> | <u>Invoice Number</u> | <u>Invoice Description</u> | <u>Invoice Amount</u> |
|--|---------------------|-----------------------|--|-----------------------|
| Alex Wohlhueter | 003695 | AW060920 | Board of Supervisors Meeting 06/09/20 | \$ 200.00 |
| Alex Wohlhueter | 003707 | AW071420 | Board of Supervisors Meeting 07/14/20 | \$ 200.00 |
| Bright House Networks | 003681 | 087467902062820 | 7012 Sail View-Cafe, Pool, Fitness Room Service 07/20 | \$ 278.57 |
| Castle Management, LLC | 003700 | CELL-0620-145 | Cellular & Beepers 06/20 | \$ 49.99 |
| Castle Management, LLC | 003700 | INS-0620-221 | Insurance Reimbursement 06/20 | \$ 883.50 |
| Castle Management, LLC | 003675 | MGT-070120-310 | Contract Management Fees 07/20 | \$ 1,281.25 |
| Castle Management, LLC | 003675 | PREIM06-19-20-240 | Payroll - Period 05/30/20-06/12/20 | \$ 6,414.00 |
| Castle Management, LLC | 003700 | PREIM07-03-20-243 | Payroll - Period 06/13/20-06/26/20 | \$ 6,238.90 |
| CIMA Energy Solutions, LLC | 003670 | 33564521 | Gas Sales 06/20 | \$ 166.38 |
| CIMA Energy Solutions, LLC | 003687 | 84393984 | Gas Sales 07/20 | \$ 16.72 |
| Crosspoint Landscape & Design, Inc. | 003688 | 5362 | Replace Drake Elm Tree 07/20 | \$ 600.00 |
| De Lage Landen Financial Services, Inc. | 003676 | 68478875 | Cannon Copier Lease 06/20 | \$ 259.00 |
| Derek Bush | 003685 | DB060920 | Board of Supervisors Meeting 06/09/20 | \$ 200.00 |
| Derek Bush | 003699 | DB071420 | Board of Supervisors Meeting 07/14/20 | \$ 200.00 |

Waterset North Community Development District

Paid Operation & Maintenance Expenditures

July 1, 2020 Through July 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, P.A. | 003701 | 10434 | General Legal Services 07/20 | \$ 4,484.00 |
| Finn Outdoor | 003708 | 2562 | Replace (4) Pond Skimmers & Structure Repair 07/20 | \$ 5,500.00 |
| FitRev, Inc. | 003671 | 21082 | Quarterly Fitness Equipment Maintenance 06/20 | \$ 145.00 |
| Frontier Communications of Florida | 003690 | 813-672-4806-052115-5 07/20 | 7250 Park Shore Dr-Dog Park & Splash Pad Service 07/20 | \$ 302.78 |
| Hillsborough County BOCC | 003698 | 9581654736 06/20 | Summary Bill 06/20 | \$ 2,068.65 |
| Johnson, Mirmiran & Thompson, Inc. | 003709 | 5-159561 | Engineering Services 06/20 | \$ 860.00 |
| Karl J. Koudelka | 003686 | 4006238 | (100) CA-Clam Prox Cards 06/20 | \$ 255.29 |
| Landscape Maintenance Professionals, Inc. | 003672 | 153115 | Irrigation Repairs 06/20 | \$ 45.00 |
| Landscape Maintenance Professionals, Inc. | 003710 | 153290 | Monthly Landscape Maintenance 07/20 | \$ 48,432.49 |
| Landscape Maintenance Professionals, Inc. | 003672 | 153379 | Irrigation Repairs 06/20 | \$ 53.04 |
| Landscape Maintenance Professionals, Inc. | 003672 | 153380 | Irrigation Repairs 06/20 | \$ 379.20 |
| Landscape Maintenance Professionals, Inc. | 003691 | 153398 | Irrigation Repairs 06/20 | \$ 154.00 |
| Landscape Maintenance Professionals, Inc. | 003691 | 153399 | Irrigation Repairs 06/20 | \$ 384.00 |
| Landscape Maintenance Professionals, Inc. | 003691 | 153417 | Irrigation Repairs 06/20 | \$ 379.20 |

Waterset North Community Development District

Paid Operation & Maintenance Expenditures

July 1, 2020 Through July 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. | 003691 | 153537 | Irrigation Repairs 06/20 | \$ 100.72 |
| Landscape Maintenance Professionals, Inc. | 003691 | 153538 | Irrigation Repairs 06/20 | \$ 35.00 |
| Landscape Maintenance Professionals, Inc. | 003691 | 153550 | Fertilize Sod, Ornamentals, Palms 06/20 | \$ 21,099.00 |
| Landscape Maintenance Professionals, Inc. | 003691 | 153551 | Pest Control 06/20 | \$ 1,605.00 |
| Landscape Maintenance Professionals, Inc. | 003691 | 153556 | Irrigation Repairs 06/20 | \$ 240.00 |
| Landscape Maintenance Professionals, Inc. | 003691 | 153557 | Irrigation Repairs 06/20 | \$ 175.00 |
| Landscape Maintenance Professionals, Inc. | 003710 | 153558 | Irrigation Repairs 07/20 | \$ 90.00 |
| Landscape Maintenance Professionals, Inc. | 003710 | 153600 | Irrigation Repairs 07/20 | \$ 425.00 |
| Landscape Maintenance Professionals, Inc. | 003710 | 153601 | Irrigation Repairs 07/20 | \$ 154.00 |
| Landscape Maintenance Professionals, Inc. | 003710 | 153654 | Irrigation Repairs 07/20 | \$ 154.00 |
| Landscape Maintenance Professionals, Inc. | 003710 | 153658 | Irrigation Repairs 07/20 | \$ 154.00 |
| Landscape Maintenance Professionals, Inc. | 003710 | 153659 | Irrigation Repairs 07/20 | \$ 189.00 |
| Landscape Maintenance Professionals, Inc. | 003710 | 153757 | Irrigation Repairs 07/20 | \$ 154.00 |
| Landscape Maintenance Professionals, Inc. | 003710 | 153761 | Irrigation Repairs 07/20 | \$ 45.00 |

Waterset North Community Development District

Paid Operation & Maintenance Expenditures

July 1, 2020 Through July 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. | 003710 | 153796 | Irrigation Repairs 07/20 | \$ 154.00 |
| Landscape Maintenance Professionals, Inc. | 003710 | 153825 | Irrigation Repairs 07/20 | \$ 45.00 |
| Michael Ball | 003684 | MB060920 | Board of Supervisors Meeting 06/09/20 | \$ 200.00 |
| Michael Ball | 003697 | MB071420 | Board of Supervisors Meeting 07/14/20 | \$ 200.00 |
| NVirotect Pest Control, Inc. | 003679 | 209492 | Commercial Rodent Equipment 06/20 | \$ 630.00 |
| NVirotect Pest Control, Inc. | 003679 | 209493 | Commercial Rodent Equipment 06/20 | \$ 120.00 |
| NVirotect Pest Control, Inc. | 003702 | 209998 | Pest Control - 8382 07/20 | \$ 315.00 |
| NVirotect Pest Control, Inc. | 003702 | 209999 | Pest Control - Amenity 8382 07/20 | \$ 30.00 |
| Paul R Anderson Jr | 003683 | PA060920 | Board of Supervisors Meeting 06/09/20 | \$ 200.00 |
| Paul R Anderson Jr | 003696 | PA071420 | Board of Supervisors Meeting 07/14/20 | \$ 200.00 |
| Payne Air Conditioning and Heating, Inc. | 003711 | 656019 | A/C Repairs & Maintenance 07/20 | \$ 80.00 |
| Republic Services LP | 003680 | 0696-000881013 | 7004 Sailview Lane 07/20 | \$ 421.64 |
| Republic Services LP | 003680 | 0696-000881653 | Amenity 7250 Parkshore Drive 07/20 | \$ 402.65 |
| Rizzetta & Company, Inc. | 003673 | INV0000050760 | District Management Fees 07/20 | \$ 5,214.59 |

Waterset North Community Development District

Paid Operation & Maintenance Expenditures

July 1, 2020 Through July 31, 2020

| <u>Vendor Name</u> | <u>Check Number</u> | <u>Invoice Number</u> | <u>Invoice Description</u> | <u>Invoice Amount</u> |
|---------------------------------|---------------------|-----------------------|--|-----------------------|
| Rizzetta Technology Services | 003674 | INV0000006003 | Email & Website Hosting Services 07/20 | \$ 175.00 |
| Ross Security Systems | 003713 | 336154 | Security System Repairs 07/20 | \$ 95.00 |
| Signa Digital Solutions Inc. | 003704 | AR-S243307 | Color Copier Maintenance Contract XTD08126-01 07/20 | \$ 205.00 |
| Solitude Lake Management LLC | 003705 | PI-A00436483 | Monthly Lake & Pond Management Services 07/20 | \$ 4,010.00 |
| Solitude Lake Management LLC | 003705 | PI-A00436484 | Aerator Maintenance Services 07/01/20-09/30/20 | \$ 105.00 |
| Squeegee Squad | 003706 | 5588 | Clean All Cafe Glass Inside and Out Levels 2 & 3 07/20 | \$ 1,347.00 |
| Suncoast Pool Service, Inc. | 003712 | 6420 | Monthly Swimming Pool & Splash Pad Fountain Service 07/20 | \$ 1,500.00 |
| Synergy FL | 003677 | 149461 | Security Monitoring - Amenity Building 07/20 | \$ 54.95 |
| Synergy FL | 003689 | 149902 | Security Monitoring - Fitness Center 06/20 | \$ 54.95 |
| Tampa Electric Company | 003693 | Summary Bill 06/20 | Summary Bill 06/20 | \$ 2,573.38 |
| Times Publishing Company | 003694 | 0000093355 07/01/20 | Legal Advertising Account #107056 07/20 | \$ 616.00 |
| Times Publishing Company | 003714 | 0000094696 07/15/20 | Legal Advertising Account #107056 07/20 | \$ 1,194.00 |
| TJ Pyche | 003692 | TP060920 | Board of Supervisors Meeting 06/09/20 | \$ 200.00 |
| TJ Pyche | 003703 | TP071420 | Board of Supervisors Meeting 07/14/20 | \$ 200.00 |

Waterset North Community Development District

Paid Operation & Maintenance Expenditures

July 1, 2020 Through July 31, 2020

| <u>Vendor Name</u> | <u>Check Number</u> | <u>Invoice Number</u> | <u>Invoice Description</u> | <u>Invoice Amount</u> |
|---------------------|---------------------|-----------------------|--|-----------------------------|
| VGlobalTech | 003682 | 1763 | Web Design: ADA Website Maintenance 07/20 | \$ 300.00 |
| Waterset North CDD | CD276 | CD276 | Replenish Clubhouse Debit Card | \$ <u>1,823.86</u> |
| Report Total | | | | \$ <u>127,717.70</u> |

WATERSET NORTH COMMUNITY DEVELOPMENT DISTRICT

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

Operation and Maintenance Expenditures July 2020 For Board Approval Café Club

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

The total items being presented: **\$15,859.79**

Approval of Expenditures:

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

Waterset North Café Community Development District

Paid Operation & Maintenance Expenditures

July 1, 2020 Through July 31, 2020

| <u>Vendor Name</u> | <u>Check Number</u> | <u>Invoice Number</u> | <u>Invoice Description</u> | <u>Invoice Amount</u> |
|-----------------------------|---------------------|-----------------------|------------------------------------|-----------------------|
| Castle Management, LLC | 001519 | INS-0620-221 | Insurance Reimbursement 06/20 | \$ 930.00 |
| Castle Management, LLC | 001515 | PREIM06-19-20-240 | Payroll - Period 05/30/20-06/12/20 | \$ 3,949.66 |
| Castle Management, LLC | 001519 | PREIM07-03-20-243 | Payroll - Period 06/13/20-06/26/20 | \$ 3,660.66 |
| Cheney Brothers, Inc. | 001513 | 06-919506673 | Food/ Beverage/Supplies 06/20 | \$ 602.47 |
| Cheney Brothers, Inc. | 001513 | 06-919531410 | Food/ Beverage/Supplies 06/20 | \$ 880.82 |
| Cheney Brothers, Inc. | 001517 | 06-919571104 | Food/ Beverage/Supplies 07/20 | \$ 685.27 |
| Cheney Brothers, Inc. | 001517 | 06-919573293 | Supplies 07/20 | \$ 425.00 |
| Cheney Brothers, Inc. | 001520 | 06-919600130 | Food/ Beverage/Supplies 07/20 | \$ 553.57 |
| Cheney Brothers, Inc. | 001520 | 06-919623448 | Supplies 07/20 | \$ 459.70 |
| Cheney Brothers, Inc. | 001520 | 06-919627084 | Beverages 07/20 | \$ 67.72 |
| Cheney Brothers, Inc. | 001520 | 06-919627770 | Food/ Beverage/Supplies 07/20 | \$ 666.70 |
| Cheney Brothers, Inc. | 001522 | 06-919657910 | Food/ Beverage/Supplies 07/20 | \$ 558.71 |
| Culligan Water Conditioning | 001516 | WC 2264496 | Drinking Water 06/20 | \$ 28.00 |

Waterset North Café Community Development District

Paid Operation & Maintenance Expenditures

July 1, 2020 Through July 31, 2020

| <u>Vendor Name</u> | <u>Check Number</u> | <u>Invoice Number</u> | <u>Invoice Description</u> | <u>Invoice Amount</u> |
|---|---------------------|-----------------------|-----------------------------|----------------------------|
| Culligan Water Conditioning | 001516 | WC 2272293 | Drinking Water 06/20 | \$ 55.00 |
| Florida Department of Revenue | 001518 | 39-8015954075-8 06/20 | Sales Tax Payable 06/20 | \$ 750.86 |
| JJ Taylor Distributing Co of Florida Inc. | 001514 | 062420 | Liquor Escrow Deposit 06/20 | \$ 1,000.00 |
| JJ Taylor Distributing Co of Florida Inc. | 001514 | 14689328 | Cafe Beverages 06/20 | \$ 289.10 |
| JJ Taylor Distributing Co of Florida Inc. | 001521 | 14711934 | Cafe Beverages 07/20 | \$ 232.65 |
| Waterset North CDD | CD277 | CD277 | Replenish Cafe Debit Card | <u>\$ 63.90</u> |
| Report Total | | | | <u>\$ 15,859.79</u> |