



Rizzetta & Company

Waterset North Community Development District

**Board of Supervisors' Meeting
October 27, 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
Wateraset North Community
Development District

October 19, 2020

AGENDA

Dear Board Members:

The regular meeting of the Board of Supervisors of the Wateraset North Community Development District will be held on **Tuesday, October 27, 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..... Tab 2
 2. Consideration of Landscape Enhancement Proposals Tab 3
 - C. Clubhouse Manager**
 1. Presentation of Management Report Tab 4
 2. Presentation of Café Sales Report Tab 5
 3. Review of Staffing Costs
 - D. District Counsel**
 - E. District Engineer**
 - F. District Manager**
- 4. BUSINESS ITEMS**
 - A. Consideration of Pest Control Proposal..... Tab 6**
 - B. Consideration of Lighting Proposals Tab 7**
 - C. Consideration of District Land Use Requests Tab 8**
 - D. Ratification of Sidewalk Easement Agreement..... Tab 9**
 - E. Consideration of Aeration Proposals Tab 10**
 - F. Presentation of Restoration Assessment..... Tab 11**
 - G. Consideration of Pet Waste Station Proposal..... Tab 12**
 - H. Consideration of Landscape & Irrigation Renewal Addendum .. Tab 13**
- 5. BUSINESS ADMINISTRATION**
 - A. Consideration of Minutes of Board of Supervisors’
Regular Meeting held on September 8, 2020 Tab 14**
 - B. Consideration of Minutes of the Audit Committee
Meeting held on September 8, 2020 Tab 15**
 - C. Consideration of Operations & Maintenance
Expenditures for August 2020 & September 2020..... Tab 16**
 - D. Consideration of Operations & Maintenance
Expenditures for August 2020 & September 2020– Café Tab 17**

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, September 8, 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, 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.

Present and constituting a quorum:

TJ Pyche	Board Supervisor, Chair
Paul Anderson	Board Supervisor, Vice Chair
Michael Ball	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
Paul Means	LMP
Garth Rinnard	LMP
Stephen Brletic	District Engineer, JMT
Kieran Vogel	Café Manager, Castle Group
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 asked the Board to reconsider the trees on Hourglass Dr. that were previously denied.

48 A resident asked the Board to consider pressure washing of the sidewalks. They also
49 commented that the landscaping from LMP has been poor.

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51 A resident had a question regarding pool construction.

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53 **THIRD ORDER OF BUSINESS**

Staff Reports

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55 **A. Aquatic Services Report**

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57 **1. Presentation of Waterway Inspection Report**

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59 Mr. Croom reviewed the Aquatics Services report with the Board. There were
60 discussions regarding the midge fly issues at pond 33 & possible aeration that
61 is needed.

62

63 **B. Field Inspection Report**

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65 **1. Presentation of Field Inspection Report**

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67 Mr. Croom reviewed the field inspection report with the Board. There was a
68 discussion regarding the bad combinations of plants throughout the
69 community that are growing together as well as the turf issues with sod in
70 Coqui Park. LMP representatives informed the Board that that will be
71 replacing some plant material. The Board would like LMP to address certain
72 areas that are being missed with detailing. The Board would also like LMP to
73 cut out and replace the turf along the main Blvd.

74

75 **2. Consideration of Landscape Enhancement Proposals**

76

77 Mr. Croom reviewed several landscape enhancement proposals with the
78 Board. The first proposal will be to add minima jasmine to bare spots at the
79 entry median at the intersection of Covington Stone and Waterset Blvd. The
80 next proposal the flood bubbler installation on Covington Garden Drive from
81 Parkshore to Paradiso. The final proposal was for landscape enhancements
82 around the perimeter of Maker's Way cul-de-sac.

83

On a Motion by Mr. Anderson, seconded by Mr. Ball, with all in favor, the Board of Supervisors approved the proposals from LMP for landscape enhancement at a total cost of \$3,375.9 for the Waterset North Community Development District.

84

85 **C. Clubhouse Manager**

86

87 **1. Presentation of Management Report**

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89 Ms. Davis reviewed the monthly clubhouse report with the Board.

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91 **2. Presentation of Café Sales Report**

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93 Castle staff reviewed the café sales report with the Board.

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95 **D. District Counsel**

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97 Not Report.

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On a Motion by Mr. Wohlueter, seconded by Mr. Pyche, with all in favor, the Board of Supervisors approved holding a townhall meeting at the landing clubhouse subject to Board supervisor's availability on October 16th at 6:00 p.m. for the Waterset North Community Development District.

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100 **E. District Engineer**

101
102 Mr. Brletic discussed with the Board that the CDD is responsible for the
103 maintenance of the brick wall at Hourglass Dr and should start to budget for
104 those repairs. There was a discussion regarding the playground by the splash
105 pad and the drainage issues that are occurring. Mr. Brletic recommended
106 having those pipes cleaned and proper inspections.

107

108 **F. District Manager**

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110 Mr. Croom stated that the next public hearing and regular meeting will take
111 place on Tuesday, October 27, 2020 at 7:00 PM to be conducted by means
112 of communications media technology pursuant to Executive Orders 20-52, 20-
113 69, 20-112, 20-123, 20-139, 20-150, 20-179, and 20-193 issued by Governor
114 DeSantis on March 9, 2020, March 20, 2020, April 29, 2020, May 18, 2020,
115 June 23, 2020, July 29, 2020, and August 7, 2020 respectively, and pursuant
116 to Florida Statutes.

117

118 There was a discussion regarding the frontier account for splash pad. We
119 currently pay \$249.98 monthly. The proposed cost would be \$84.98 monthly
120 which would save the District money initially but would eventually increase
121 \$60.00 at the end of the promotion.

122

123 The Board discussed the TECO back billed invoice and explained that
124 because the lighting rates are regulated by the state, TECO is not able to
125 renegotiate special terms. They are willing to allow 12 months with no interest.

126

On a Motion by Mr. Wohlueter, seconded by Mr. Pyche, with all in favor, the Board of Supervisors approved the back bill invoice from TECO at a total cost of \$23,000.00 for the Waterset North Community Development District.

127

On a Motion by Mr. Ball, seconded by Mr. Pyche, with all in favor, the Board of Supervisors approved the Halloween Parade on October 31st from 4:30 p.m. to 8:30 p.m. the landing pond #1 as well as a pick-a-pumpkin for a cause event on October 15th at the landing breezeway for the Waterset North Community Development District.

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FOURTH ORDER OF BUSINESS

Holiday Lighting Proposals

On a Motion by Mr. Pyche seconded by Mr. Wohlueter with all in favor, the Board approved the proposal from Giella Designs for Holiday Lighting at a total cost of \$9,850.00 with a garland option of \$900.00 for Waterset North Community Development District.

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FIFTH ORDER OF BUSINESS

Consideration of Street Blade Signage Proposals

On a Motion by Mr. Wohlueter, seconded by Mr. Ball, with all in favor, the Board of Supervisors approved the proposal from Onsign Industries for street blade and street sign straightening installation proposal at a total cost of \$494.15 for the Waterset North Community Development District.

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SIXTH ORDER OF BUSINESS

Consideration of Sidewalk Easement Agreement

The Board discussed the concerns regarding the sidewalk easement agreement between NNP and the Waterset North CDD. The CDD would be responsible for art, sidewalks, landscape etc. If it is not accepted, then the District would not be able to use the area.

On a Motion by Mr. Anderson, seconded by Mr. Wohlueter, with all in favor, the Board of Supervisors approved the sidewalk Easement Agreement for the Waterset North Community Development District.

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SEVENTH ORDER OF BUSINESS

Consideration of District Land Use Requests

The Board reviewed the Architectural applications for district land use for two homeowners for pool, pavers, paver deck and a screened enclosure.

On a Motion by Mr. Ball, seconded by Mr. Wohlueter, with all in favor, the Board of Supervisors approved the district land use at 7004 old Benton Drive and 7205 Hourglass Drive for the Waterset North Community Development District.

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155 **EIGHTH ORDER OF BUSINESS** **Discussion of Landscape RFP**

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157 The Board discussed the possibility of an RFP for landscaping services. They would like to
158 budget for those costs next year and decided to keep LMP at the same monthly rate.
159

On a Motion by Mr. Wohlueter, seconded by Mr. Pyche, with all in favor, the Board of Supervisors approved a one-year contract renewal with LMP for the Waterset North Community Development District.

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161 **NINTH ORDER OF BUSINESS** **Consideration of Audit Committee**
162 **Recommendation**
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On a Motion by Mr. Pyche, seconded by Mr. Anderson, with all in favor, the Board of Supervisors approved the Audit committee recommendation with Berger, Toombs, Elam and Frank as the #1 ranked respondent to provide auditing services for Fiscal Years 2020-2021-2022 for the Waterset North Community Development District.

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165 **TENTH ORDER OF BUSINESS** **Discussion Regarding County**
166 **Crosswalk and Dead-End Requests**
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168 The Board reviewed the requests of crosswalk and dead-end requests. There was a
169 crosswalk request for Waterset Blvd at Paradiso Dive. There was a request for a sand hill
170 crane sign on Waterset Blvd at Sail View Lane. There was a request for Dead End signage
171 on Nestall Court at Milestone Drive. Mr. Croom stated the District has already ordered the
172 sandhill signs and would be installed soon.
173

On a Motion by Mr. Wohlueter, seconded by Mr. Pyche, with all in favor, the Board of Supervisors approved the crosswalk request on Waterset Blvd at Paradiso Dr. for the Waterset North Community Development District.

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175 **ELEVENTH ORDER OF BUSINESS** **Consideration of Minutes of the Board**
176 **of Supervisors' Regular Meeting held**
177 **August 11, 2020**
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On a Motion by Mr. Ball, seconded by Mr. Pyche, with all in favor, the Board of Supervisors approved the minutes of the Board of Supervisors' meeting held August 11, 2020, for the Waterset North Community Development District.

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180 **TWELFTH ORDER OF BUSINESS** **Consideration of Operations &**
181 **Maintenance Expenditures for**
182 **July 2020**
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On a Motion by Mr. Anderson, seconded by Mr. Pyche, with all in favor, the Board of Supervisors ratified the Operations & Maintenance Expenditures for July 2020 (\$127,717.70) for the Waterset North Community Development District.

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THIRTEENTH ORDER OF BUSINESS

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

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

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FOURTEENTH ORDER OF BUSINESS

Supervisor Requests

There were no supervisor requests.

FIFTHTEENTH ORDER OF BUSINESS

Adjournment

On a Motion by Mr. Wohlueter, seconded by Mr. Pyche, with all in favor, the Board of Supervisors adjourned the meeting at 9:21 PM for the Waterset North Community Development District.

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Asst. Secretary

Chair / Vice Chair

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 2nd Audit Committee meeting the Waterset North Community Development District was held on **Tuesday, September 8, 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, 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.

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.
Erin McCormick	District Counsel
Audience	

SECOND ORDER OF BUSINESS

Ranking Proposals

Mr. Croom presented the proposals received for the annual audit services to the Audit Committee and collected a master scoring sheet from the committee. Berger, Toombs, Elam, Gains, & Frank was the highest-ranked bidder with a total of 100 points. Grau & Associates received a total of 95 points, McDirmit & Davis received a total of 90 points and therefore was the lowest-ranked bidder.

On a Motion by Mr. Wohlueter, seconded by Mr. Ball, with all in favor, the Audit Committee ranked Berger, Toombs, Elam, Gains, & Frank as the #1 Proposer/Auditor for Fiscal Years ending in 2020, 2021, 2022 for the Waterset North Community Development District.

42 **THIRD ORDER OF BUSINESS**

Adjournment

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On a Motion by Mr. Wohlueter seconded by Mr. Pyche, with all in favor, the Audit Committee adjourned the meeting at 7:07 p.m. for the Waterset North Community Development District.

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47 Secretary/Assistant Secretary

Chairman/ Vice Chairman

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DRAFT

WATERSET NORTH COMMUNITY DEVELOPMENT DISTRICT

DISTRICT OFFICE · 9428 CAMDEN FIELD PARWAY · 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: **\$118,402.74**

Approval of Expenditures:

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

Waterset North 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>
Alex Wohlhueter	003743	AW081120	Board of Supervisors Meeting 08/11/20	\$ 200.00
Bright House Networks	003724	087467902072820	7012 Sail View-Cafe, Pool, Fitness Room Service 08/20	\$ 144.61
Castle Management, LLC	003734	INS-0720-223	Insurance Reimbursement 07/20	\$ 883.50
Castle Management, LLC	003715	MGT-080120-311	Contract Management Fees 08/20	\$ 1,281.25
Castle Management, LLC	003725	PREIM07-17-20-261	Payroll - Period 06/27/20-07/10/20	\$ 6,162.47
Castle Management, LLC	003734	PREIM07-31-20-246	Payroll - Period 07/11/20-07/24/20	\$ 6,444.70
CIMA Energy Solutions, LLC	003735	30246120	Gas Sales 08/20	\$ 8.11
Contract Furnishings International Inc	003744	365502	Umbrellas	\$ 2,355.40
De Lage Landen Financial Services, Inc.	003716	68848503	Cannon Copier Lease 07/20	\$ 259.00
Derek Bush	003733	DB081120	Board of Supervisors Meeting 08/11/20	\$ 200.00
Erin McCormick Law, P.A.	003737	10441	General Legal Services 07/20	\$ 3,382.00
Florida Natives Nursery, Inc.	003717	17458	Bi-Monthly Mitigation Maintenance 07/20	\$ 675.00
Frontier Communications of Florida	003718	813-672-4806-052115-5 08/20	7250 Park Shore Dr-Dog Park & Splash Pad Service 08/20	\$ 304.06
Hillsborough County BOCC	003732	9581654736 07/20	Summary Bill 07/20	\$ 6,131.94

Waterset North 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>
Innersync Studio, LTD	003738	18737	50% Down Payment-ADA	\$ 1,162.50
Innersync Studio, LTD	003745	18740	Compliance Website Remediation Quarterly Website Maintenance	\$ 384.38
Landscape Maintenance Professionals, Inc.	003747	154035	Monthly Landscape Maintenance 08/20	\$ 48,432.49
Landscape Maintenance Professionals, Inc.	003719	154160	Irrigation Repairs 07/20	\$ 204.53
Landscape Maintenance Professionals, Inc.	003727	154171	Irrigation Repairs 07/20	\$ 154.00
Landscape Maintenance Professionals, Inc.	003727	154242	Fertilize St Augustine, Bahia, Bermuda, Ornamental 07/20	\$ 12,664.00
Landscape Maintenance Professionals, Inc.	003727	154243	Pest Control 07/20	\$ 1,615.00
Landscape Maintenance Professionals, Inc.	003747	154271	Irrigation Repairs 08/20	\$ 35.00
Landscape Maintenance Professionals, Inc.	003747	154317	Plant Installation Jatropha & Flax Lily 08/20	\$ 536.85
Landscape Maintenance Professionals, Inc.	003747	154318	Plant Replacement Bougainvillea 08/20	\$ 57.80
Landscape Maintenance Professionals, Inc.	003747	154326	Irrigation Repairs 08/20	\$ 308.00
Landscape Maintenance Professionals, Inc.	003747	154356	Irrigation Repairs 08/20	\$ 308.00
Landscape Maintenance Professionals, Inc.	003747	154357	Irrigation Repairs 08/20	\$ 235.00
Landscape Maintenance Professionals, Inc.	003747	154379	Remove Dead Palm at Splash Pad 08/20	\$ 285.00

Waterset North 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.	003747	154380	Remove Dead Palm at Covington Garden 08/20	\$ 285.00
Landscape Maintenance Professionals, Inc.	003747	154381	Remove Dead Palm at Milestone 08/20	\$ 285.00
Landscape Maintenance Professionals, Inc.	003747	154382	Remove Dead Palm at South Waterset 08/20	\$ 285.00
Landscape Maintenance Professionals, Inc.	003747	154383	Remove Dead Palm at Lakeside Amenity 08/20	\$ 285.00
Landscape Maintenance Professionals, Inc.	003747	154395	Dead Palm Removal 08/20	\$ 1,125.00
Landscape Maintenance Professionals, Inc.	003747	154396	Dead Palm Removal 08/20	\$ 375.00
Landscape Maintenance Professionals, Inc.	003747	154397	Irrigation Repairs 08/20	\$ 235.00
Landscape Maintenance Professionals, Inc.	003747	154419	Irrigation Repairs 08/20	\$ 180.00
Landscape Maintenance Professionals, Inc.	003747	154421	Plant Replacement - (50) Jasmine at Mail Kiosk 08/20	\$ 404.50
Landscape Maintenance Professionals, Inc.	003747	154426	Irrigation Repairs 08/20	\$ 83.00
Landscape Maintenance Professionals, Inc.	003747	154468	Irrigation Repairs 08/20	\$ 154.00
Landscape Maintenance Professionals, Inc.	003747	154480	Irrigation Repairs 08/20	\$ 45.00
Michael Ball	003731	MB081120	Board of Supervisors Meeting 08/11/20	\$ 200.00
NVirotec Pest Control, Inc.	003720	211911	Commercial Rodent Equipment 07/20	\$ 875.00

Waterset North 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>
NVirotect Pest Control, Inc.	003739	212540	Commercial Rodent Equipment 08/10	\$ 515.00
NVirotect Pest Control, Inc.	003739	212541	Pest Control - Amenity 8382 08/20	\$ 30.00
Paul R Anderson Jr	003730	PA081120	Board of Supervisors Meeting 08/11/20	\$ 200.00
Republic Services LP	003721	0696-000887700	7004 Sailview Lane 08/20	\$ 499.34
Republic Services LP	003721	0696-000888338	Amenity 7250 Parkshore Drive 08/20	\$ 371.63
Rizzetta & Company, Inc.	003722	INV0000051771	District Management Fees 08/20	\$ 5,214.59
Rizzetta Technology Services	003723	INV0000006104	Email & Website Hosting Services 08/20	\$ 175.00
Ross Security Systems	003751	337441	Security System Repairs 08/20	\$ 215.00
Signa Digital Solutions Inc.	003748	AR-S244668	Color Copier Maintenance Contract XTD08126-01 08/20	\$ 205.00
Solitude Lake Management LLC	003749	PI-A00455118	Monthly Lake & Pond Management Services 08/20	\$ 4,010.00
Sterling West LLC	003741	5393	Replacement Parts Norwell for Leg Unit 08/20	\$ 320.00
Suncoast Pool Service, Inc.	003750	6508	Monthly Swimming Pool & Splash Pad Fountain Service 08/20	\$ 1,500.00
Synergy FL	003726	152295	Security Monitoring - Amenity Building 08/20	\$ 54.95
Synergy FL	003736	152736	Security Monitoring - Fitness Center 07/20	\$ 54.95

Waterset North 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>
Tampa Electric Company	003728	Summary Bill 07/20	Summary Bill 07/20	\$ 3,001.32
Times Publishing Company	003742	0000089093 06/14/20	Legal Advertising Account #107056 06/20	\$ 466.00
TJ Pyche	003740	TP081120	Board of Supervisors Meeting 08/11/20	\$ 200.00
VGlobalTech	003729	1819	Web Design: ADA Website Maintenance 08/20	\$ 300.00
Waterset North CDD	CD278	CD278	Replenish Clubhouse Debit Card	\$ <u>1,438.87</u>
Report Total				\$ <u>118,402.74</u>

WATERSET NORTH COMMUNITY DEVELOPMENT DISTRICT

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

Operation 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: **\$177,846.26**

Approval of Expenditures:

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

Waterset North 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>
Affordable Backflow Testing & Irrigation LLC	003784	16639	Backflow Testing (2) 09/20	\$ 100.00
Alex Wohlhueter	003775	AW090820	Board of Supervisors Meeting 09/08/20	\$ 200.00
Bright House Networks	003763	087467902082820	7012 Sail View-Cafe, Pool, Fitness Room Service 09/20	\$ 267.41
Castle Management, LLC	003777	INS-0820-223	Insurance Reimbursement 08/20	\$ 372.00
Castle Management, LLC	003758	MGT-090120-412	Contract Management Fees 09/20	\$ 1,281.25
Castle Management, LLC	003785	MISC-0720-170	Cleaning Service 03/20-07/20	\$ 6,123.57
Castle Management, LLC	003758	PREIM08-14-20-247	Payroll - Period 07/25/20-08/07/20	\$ 6,819.61
Castle Management, LLC	003768	PREIM08-28-20-245	Payroll - Period 08/08/20-08/21/20	\$ 6,244.20
Castle Management, LLC	003785	PREIM09-11-20-244	Payroll - Period 08/22/20-09/04/20	\$ 6,601.72
CIMA Energy Solutions, LLC	003769	30631695	Gas Sales 08/20	\$ 9.90
De Lage Landen Financial Services, Inc.	003759	69222452	Cannon Copier Lease 08/20	\$ 259.00
Egis Insurance Advisors LLC	003786	11455	General Liability/Property/POL Insurance 10/01/20-10/01/21	\$ 26,459.00

Waterset North 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, P.A.	003778	10451	General Legal Services 08/20	\$ 4,750.00
FitRev, Inc.	003787	21318	Precor Elliptical Repair 08/20	\$ 662.01
FitRev, Inc.	003787	21608	Quarterly Fitness Equipment Maintenance 09/20	\$ 145.00
Frontier Communications of Florida	003765	813-672-4806-052115-5 09/20	7250 Park Shore Dr-Dog Park & Splash Pad Service 09/20	\$ 304.06
Hillsborough County BOCC	003776	9581654736 08/20	Summary Bill 08/20	\$ 2,336.18
Innersync Studio, LTD	003770	18781	Balance Due - ADA Compliance Website Remediation 09/20	\$ 1,162.50
Johnson, Mirmiran & Thompson, Inc.	003771	3-156862	Engineering Services 04/20	\$ 3,290.00
Johnson, Mirmiran & Thompson, Inc.	003771	4-158019	Engineering Services 05/20	\$ 1,520.00
Karl J. Koudelka	003752	4008164	(100) CA-Clam Prox Cards & Supplies 08/20	\$ 254.93
Landscape Maintenance Professionals, Inc.	003779	154488	Irrigation Repairs 08/20	\$ 1,020.00
Landscape Maintenance Professionals, Inc.	003754	154530	Pond Bank - Sod Replacement @ Brevada 08/20	\$ 2,115.00
Landscape Maintenance Professionals, Inc.	003779	154705	Monthly Landscape Maintenance 09/20	\$ 48,432.49

Waterset North 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>
Landscape Maintenance Professionals, Inc.	003754	154798	Plant Replacement - Little Ruby in Lantern View Park 08/20	\$ 1,071.45
Landscape Maintenance Professionals, Inc.	003754	154813	Irrigation Repairs 08/20	\$ 298.80
Landscape Maintenance Professionals, Inc.	003754	154814	Irrigation Repairs 08/20	\$ 45.00
Landscape Maintenance Professionals, Inc.	003754	154815	Irrigation Repairs 08/20	\$ 45.00
Landscape Maintenance Professionals, Inc.	003754	154824	Irrigation Repairs 08/20	\$ 306.00
Landscape Maintenance Professionals, Inc.	003754	154833	Plant Replacement - Wax Myrtle at Maiden Sea 08/20	\$ 742.50
Landscape Maintenance Professionals, Inc.	003754	154834	Plant Replacement - Podocarpus at Coqui Park 08/20	\$ 88.00
Landscape Maintenance Professionals, Inc.	003779	154858	Irrigation Repairs 08/20	\$ 396.00
Landscape Maintenance Professionals, Inc.	003779	154865	Irrigation Repairs 08/20	\$ 45.00
Landscape Maintenance Professionals, Inc.	003779	154948	Pest Control 08/20	\$ 1,615.00
Landscape Maintenance Professionals, Inc.	003779	154973	Irrigation Repairs 09/20	\$ 45.00
Landscape Maintenance Professionals, Inc.	003779	155010	Irrigation Repairs 09/20	\$ 180.00

Waterset North 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>
Landscape Maintenance Professionals, Inc.	003779	155011	Irrigation Repairs 09/20	\$ 45.00
Landscape Maintenance Professionals, Inc.	003779	155012	Irrigation Repairs 09/20	\$ 45.00
Landscape Maintenance Professionals, Inc.	003779	155020	Irrigation Repairs 09/20	\$ 839.40
Landscape Maintenance Professionals, Inc.	003788	155128	Plant Replacement - Dead Jasmine to Turf at Makers Way 09/20	\$ 1,482.50
Landscape Maintenance Professionals, Inc.	003788	155129	Plant Replacement - Add Jasmine at Covington Stone 09/20	\$ 1,054.00
Llona Plumbing, Inc.	003753	20202423	Repair Backflow Leak 07/20	\$ 138.50
Michael Ball	003767	MB090820	Board of Supervisors Meeting 09/08/20	\$ 200.00
NVirotect Pest Control, Inc.	003780	214986	Pest Control - 8382 09/20	\$ 515.00
NVirotect Pest Control, Inc.	003780	214987	Pest Control - Amenity 8382 09/20	\$ 30.00
Onsight Signage & Visual Solutions	003761	006-20-279778-1	(4) Crane Crossing Signs 09/20	\$ 3,616.00
Parking Lot Services	003762	8288	Remove and Replace Sidewalk 09/20	\$ 1,954.00
Paul R Anderson Jr	003766	PA090820	Board of Supervisors Meeting 09/08/20	\$ 200.00

Waterset North 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>
Republic Services LP	003755	0696-000893647	7004 Sailview Lane 09/20	\$ 497.27
Republic Services LP	003755	0696-000894349	Amenity 7250 Parkshore Drive 09/20	\$ 451.19
Rizzetta & Company, Inc.	003756	INV0000052561	District Management Fees 09/20	\$ 5,214.59
Rizzetta Technology Services	003757	INV0000006204	Email & Website Hosting Services 09/20	\$ 175.00
Signa Digital Solutions Inc.	003781	AR-S245990	Color Copier Maintenance Contract XTD08126-01 09/20	\$ 205.00
Solitude Lake Management LLC	003782	PI-A00468359	Monthly Lake & Pond Management Services 09/20	\$ 4,010.00
Solitude Lake Management LLC	003789	PI-A00479801	Pond #15 - Fish Kill Clean Up 09/20	\$ 600.00
Suncoast Pool Service, Inc.	003783	6605	Monthly Swimming Pool & Splash Pad Fountain Service 09/20	\$ 1,500.00
Synergy FL	003760	155203	Security Monitoring - Amenity Building 09/20	\$ 54.95
Synergy FL	003760	155635	Security Monitoring - Fitness Center 08/20	\$ 54.95
Tampa Electric Company	003773	Summary Bill 08/20	Summary Bill 08/20	\$ 26,587.57
Times Publishing Company	003764	0000103891 08/23/20	Account #107056 Legal Advertising 08/20	\$ 741.00

Waterset North 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>
TJ Pyche	003772	TP090820	Board of Supervisors Meeting 09/08/20	\$ 200.00
VSC Fire & Security, Inc.	003774	33ST19462144	Annual Fire Extinguisher Inspection 08/20	\$ 220.00
VSC Fire & Security, Inc.	003774	33ST19462155	Annual Fire Alarm Inspection 08/20	\$ 340.00
Waterset North CDD	CD281	CD281	Replenish Clubhouse Debit Card	<u>\$ 1,267.76</u>
Report Total				<u>\$ 177,846.26</u>

WATERSET NORTH COMMUNITY DEVELOPMENT DISTRICT

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

**Operation and Maintenance Expenditures
August 2020
For Board Approval
Café Club**

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: **\$13,495.63**

Approval of Expenditures:

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

Waterset North Café 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>
Alvarez Plumbing Company	001528	8054-12513	Landing Cafe Toilet Repair 08/20	\$ 129.00
Castle Management, LLC	001529	INS-0720-223	Insurance Reimbursement 07/20	\$ 465.00
Castle Management, LLC	001524	PREIM07-17-20-261	Payroll - Period 06/27/20-07/10/20	\$ 3,860.58
Castle Management, LLC	001529	PREIM07-31-20-246	Payroll - Period 07/11/20-07/24/20	\$ 3,703.50
Cheney Brothers, Inc.	001525	06-919687160	Food/ Beverage/Supplies 07/20	\$ 560.48
Cheney Brothers, Inc.	001525	06-919715191	Food/ Beverage/Supplies 08/20	\$ 582.12
Cheney Brothers, Inc.	001530	06-919747973	Food/ Beverage/Supplies 08/20	\$ 983.67
Cheney Brothers, Inc.	001533	06-919767735	Supplies 08/20	\$ 229.85
Cheney Brothers, Inc.	001533	06-919779198	Food/ Beverage/Supplies 08/20	\$ 73.72
Cheney Brothers, Inc.	001533	06-919779227	Food/ Beverage/Supplies 08/20	\$ 948.58
Culligan Water Conditioning	001526	WC 2292957	Drinking Water 07/20	\$ 48.25
Florida Department of Revenue	001531	39-8015954075-8 07/20	Sales Tax Payable 07/20	\$ 851.26
J & S Plumbing Inc.	001532	4673	Landing Cafe Toilet Repair 08/20	\$ 118.00

Waterset North Café 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>
JJ Taylor Distributing Co of Florida Inc.	001527	14739170	Cafe Beverages 08/20	\$ 256.15
JJ Taylor Distributing Co of Florida Inc.	001534	14771728	Cafe Beverages 08/20	\$ 246.70
Pepin	001523	WC 3030784	Cafe Beverages 07/20	\$ 219.90
Waterset North CDD	CD279	CD279	Replenish Cafe Debit Card	\$ 218.87
Report Total				<u>\$ 13,495.63</u>

WATERSET NORTH COMMUNITY DEVELOPMENT DISTRICT

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

Operation and Maintenance Expenditures September 2020 For Board Approval Café Club

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: **\$20,523.20**

Approval of Expenditures:

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

Waterset North Café 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>
Bay Harbor Services, Inc.	001538	19004133	Monthly Cafe Equipment Maintenance Agreement 09/20	\$ 105.00
Castle Management, LLC	001549	INS-0820-223	Insurance Reimbursement 08/20	\$ 465.00
Castle Management, LLC	001539	PREIM08-14-20-247	Payroll - Period 07/25/20-08/07/20	\$ 3,734.44
Castle Management, LLC	001544	PREIM08-28-20-245	Payroll - Period 08/08/20-08/21/20	\$ 3,861.43
Castle Management, LLC	001551	PREIM09-11-20-244	Payroll - Period 08/22/20-09/04/20	\$ 3,868.83
Cheney Brothers, Inc.	001535	06-919810093	Food/ Beverage/Supplies 08/20	\$ 780.23
Cheney Brothers, Inc.	001540	06-919839494	Food/ Beverage/Supplies 09/20	\$ 61.30
Cheney Brothers, Inc.	001540	06-919840514	Food/ Beverage/Supplies 09/20	\$ 796.40
Cheney Brothers, Inc.	001545	06-919871133	Food/ Beverage/Supplies 09/20	\$ 744.87
Cheney Brothers, Inc.	001550	06-919886091	Supplies 09/20	\$ 459.70
Cheney Brothers, Inc.	001550	06-919902376	Food/ Beverage/Supplies 09/20	\$ 701.01
Cheney Brothers, Inc.	001552	06-919931420	Cafe Beverage 09/20	\$ 107.58
Cheney Brothers, Inc.	001552	06-919931510	Food/ Beverage/Supplies 09/20	\$ 722.07
Culligan Water Conditioning	001541	WC 2321186	Drinking Water 08/20	\$ 75.25

Waterset North Café 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>
Culligan Water Conditioning	001541	WC 2328616	Drinking Water 08/20	\$ 55.00
DBPR	001536	BEV3911363 FY 20/21	Liquor License Renewal FY20/21	\$ 392.00
Florida Department of Revenue	001546	39-8015954075-8 08/20	Sales Tax Payable 08/20	\$ 1,148.79
JJ Taylor Distributing Co of Florida Inc.	001547	14725382	Cafe Beverages 09/20	\$ 305.15
JJ Taylor Distributing Co of Florida Inc.	001553	14752168	Cafe Beverages 09/20	\$ 305.15
JJ Taylor Distributing Co of Florida Inc.	001537	14796001	Cafe Beverages 08/20	\$ 279.65
JJ Taylor Distributing Co of Florida Inc.	001542	14796090	Cafe Beverages 09/20	\$ 320.20
Johnson Brothers Liquor Co. 1	001543	WC 1645818	Beverages 08/20	\$ 756.00
Pepin	001548	WC 3054311	Cafe Beverages 09/20	\$ 327.60
Waterset North CDD	CD280	CD280	Replenish Cafe Debit Card	<u>\$ 150.55</u>
Report Total				\$ 20,523.20