



Rizzetta & Company

Waterset North Community Development District

Board of Supervisors' Meeting March 23, 2021

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

www.watersetnorthcdd.org

**WATERSET NORTH
COMMUNITY DEVELOPMENT DISTRICT**

Waterset Club, 7281 Paradiso Drive, Apollo Beach, FL 33572

Board of Supervisors	Paul Anderson Alex Wohlhueter Michael Ball Louise Willis TJ Pyche	Chairman Vice Chairman Assistant Secretary Assistant Secretary Assistant Secretary
District Manager	Jerry Whited	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
Wataset North Community
Development District

March 15, 2021

AGENDA

Dear Board Members:

The regular meeting of the Board of Supervisors of the Wataset North Community Development District will be held on **Tuesday, March 23, 2021 at 7:00 PM** at the Wataset Club, located at 7281 Paradiso Drive, Apollo Beach FL, 33572.

- 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
 - D. District Counsel**
 1. Presentation of E-Verify Memo..... Tab 6
 - E. District Engineer**
 - F. District Manager**
 1. Presentation of Monthly Financials..... Tab 7
 2. Discussion Regarding Drainage Issues
- 4. BUSINESS ITEMS**
 - A. Consideration of Aquatic Maintenance Services
Renewal Agreement..... Tab 8**
 - B. Consideration of Location Agreement for Fitness Classes Tab 9**
 - C. Consideration of Landscape & Irrigation
Maintenance Addendum..... Tab 10**
 - D. Consideration of 2021 Series 2017 Arbitrage Report Tab 11**
 - E. Public Hearing on Proposed Rule for User Fees Regarding
Requests for Licenses Agreements**
 1. Consideration of Resolution 2021-02, Adopting User
Fee for Requests for License Agreements..... Tab 12
 - F. Ratification of Sensor Replacement Proposal Tab 13**
- 5. BUSINESS ADMINISTRATION**
 - A. Consideration of Minutes of Board of Supervisors'
Regular Meeting held on February 23, 2021..... Tab 14**
 - B. Ratification of Operations & Maintenance
Expenditures for February 2021 Tab 15**
 - C. Ratification of Operations & Maintenance
Expenditures for February 2021– Café Tab 16**
- 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,

Jerry Whited

Jerry Whited

District Manager

RESOLUTION 2021-02

A RESOLUTION OF THE WATERSET NORTH COMMUNITY DEVELOPMENT DISTRICT ADOPTING A NON-REFUNDABLE FEE FOR REVIEW OF A REQUEST FOR A LICENSE AGREEMENT TO USE DISTRICT PROPERTY FOR ACCESS TO A HOMEOWNER'S LOT FOR CONSTRUCTION OF A POOL, OR OTHER LOT IMPROVEMENT; AND REQUIRING A DEPOSIT PRIOR TO OBTAINING A LICENSE AGREEMENT

WHEREAS, the Waterset North Community Development District (hereinafter the "District") is a local unit of special-purpose government established and existing pursuant to Chapter 190, Florida Statutes, and situated entirely within Hillsborough County, Florida.

WHEREAS, the District desires to adopt a non-refundable fee for review of a request for a License Agreement to use District property for access to a homeowner's lot for construction of a pool, or other lot improvement, and a deposit prior to obtaining a License Agreement, in accordance with Section 190.035, *Florida Statutes*; and

WHEREAS, the District has published the Notice of Rule Development on December 13, 2020, and a Notice of Proposed Rule on December 16, 2020 (see attached Exhibit "A").

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF WATERSET NORTH COMMUNITY DEVELOPMENT DISTRICT;

1. RECITALS.

The provisions of the recitals above are true and correct and are incorporated herein as dispositive.

2. NON-REFUNDABLE FEE FOR REVIEW OF REQUEST FOR A LICENSE AGREEMENT TO USE DISTRICT PROPERTY.

The District hereby imposes a non-refundable fee of \$350.00, payable by the homeowner at the time that a homeowner requests review by the District of an application for a License Agreement to Use District Property for the Construction of a Pool, or other Lot Improvement.

3. DEPOSIT REQUIRED BY HOMEOWNER PRIOR TO OBTAINING LICENSE AGREEMENT TO USE DISTRICT PROPERTY FOR CONSTRUCTION OF A POOL, OR OTHER LOT IMPROVEMENT.

The District hereby requires that if the Board approves a request for a License Agreement to Use District Property, as set forth above, the homeowner provide a deposit of \$2,500.00 to the District prior to obtaining such License Agreement and commencing construction. Upon the satisfactory completion of the construction and restoration of the District's property, as determined in the sole discretion of the District, the District will return any unused portion of the deposit to the homeowner in accord with the terms of the License Agreement.

4. **EFFECTIVE DATE.**

The effective date of this Resolution is this 26th day of January, 2021.

**WATERSET NORTH COMMUNITY
DEVELOPMENT DISTRICT**

Name: _____
As: Chair, Board of Supervisors

Attest:

Name: Justin Croom
As: Secretary, Board of Supervisors

EXHIBIT "A"

**Notice of Rule Development
Notice of Proposed Rule**

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, February 23, 2021 at 7:00 pm** at the Waterset Club, located at 7281 Paradiso Drive, Apollo Beach FL, 33572.

Present and constituting a quorum:

Paul Anderson	Board Supervisor, Chair
Alex Wohlueter	Board Supervisor, Vice Chair
Michael Ball	Board Supervisor, Assistant Secretary
Louise Willis	Board Supervisor, Assistant Secretary
TJ Pyche	Board Supervisor, Assistant Secretary

Also present were:

Greg Cox	District Manager; Rizzetta & Co., Inc.
Jerry Whited	District Manager; Rizzetta & Co., Inc.
Stephen Brletic	District Engineer, JMT (via phone)
Erin McCormick	District Counsel, Erin McCormick Legal
John Toborg	Field Service Manager; Rizzetta & Co., Inc.
Gabby Davis	Clubhouse Manager; Castle Group
Paul Means	LMP
Jayson Salter	Castle Group, Food & Beverage Director
Peter Simos	Solitude Lake Management (via phone)
Audience	

FIRST ORDER OF BUSINESS

Call to Order

Mr. Cox called the meeting to order at 7:00 p.m. and read the roll call.

SECOND ORDER OF BUSINESS

Audience Comments

The Board received an audience comment from a resident who suggested a strategic plan is needed from the Board to address replacing plants and resolving issues with gravel in planted areas that keeps getting torn up. Ms. Taggart also commented on her displeasure with her experience getting approval for girl scout cookie operations in the

47 neighborhood asking that legal processes and approvals in the future be more
48 streamlined.

49
50 The Board received an audience comment from a resident who suggested that traffic
51 lights will be needed where the overpass is being built and that the Board should assist
52 with petitioning the county for a traffic light proactively before the bridge is built and to
53 solicit the help of the county for traffic enforcement on several streets mentioned
54 throughout the community.

55
56 The Board received an audience comment from a resident with an offering from Camp
57 Gladiator and petitioned the Board to approve his exercise class to have permission to
58 use a community parking lot to host his early morning workout routines for residents.
59 Justin provided the board a handout on his class.
60

On a Motion by Mr. Pyche, seconded by Ms. Ball, the Board of Supervisors unanimously approved Camp Gladiator to use the community parking lot on a 30-day renewing basis for the Waterset North Community Development District.

61
62 The Board received an audience comment from a resident showing appreciation to the
63 Board for the efforts at improving the community recently. He also brought up a few
64 issues with the large dog park citing that there have been holes dug up that are getting
65 bigger and becoming a liability as well as some drainage issues and standing water that
66 takes weeks to dissipate after a solid rain.

67
68 **THIRD ORDER OF BUSINESS** **Staff Reports**

69
70 **A. Solitude Lake Management**

71
72 **1. Presentation of Waterway Inspection Report**

73
74 The Board received a Waterway Inspection update from Peter Simoes from
75 Solitude Lake Management. It was stated that Pond 26 has constant alae
76 issues, and they would recommend a water quality test to manage the lake
77 and provide proper oxygen levels. Mr. Simoes also discussed pond 44
78 which has possible erosion issues. Board requested for DE to follow up on
79 this.
80

On a Motion by Mr. Pyche, seconded by Mr. Wohlueter, the Board of Supervisors unanimously approved the proposal from Solitude Lake Management for water quality testing at a total cost of \$950.00 for the Waterset North Community Development District.

81
82
83
84
85

86 **B. Field Inspection Report**

87
88 **1. Presentation of Field Inspection Report**

89
90 The Board received the Field Service Manager update from Field Service
91 Manager John Toborg. The Board reviewed the landscape enhancements
92 that have been completed and which enhancements will still need to take
93 place. The Board asked for a plan/proposal to spruce up the plants near
94 Crestpoint and Coqui parks and for something to be presented by the next
95 meeting.
96

On a motion from Mr. Wohlueter, seconded by Mr. Ball, the Board unanimously approved the proposal from LMP for replacement plants at a total cost of \$789.75 for the Waterset North Community Development District.

97
98 The Board was presented the RFP and discussed the changes they would
99 like to make. Gabby Davis mentioned a homeowner complaint about fire
100 ants in the community to the Board. LMP and the Board discussed the
101 possibility of adding Top Choice to the current treatment plan. The Board
102 elected to table the discussion about Top Choice and opt to continue to
103 monitor the homeowner feedback.
104

105 **C. Clubhouse Manager**

106 The Board discussed the ice cream machine contract.
107
108

On a motion from Mr. Anderson, seconded by Mr. Wohlueter, the Board unanimously approved the agreement for the ice cream machine contract for the Waterset North Community Development District.

109
110 **1. Presentation of Management Report**

111
112 The Board received the Clubhouse Manager update from clubhouse
113 manager Gabby Davis. The back gate by the splashpad has been repaired.
114 Gates are being repainted to fix flaking paint. Ms. Davis informed the Board
115 that the dog park and splash pad canopies, were pressure washed and 20
116 lounge chairs and 80 cushions may need to be replaced. The Board
117 discussed the incident that caused damage to the treadmill and also
118 impacted a resident and their child although no injuries were reported.
119

On a motion from Mr. Wohlueter, seconded by Mr. Anderson, the Board unanimously approved the proposal from Suncoast for pool cleaning services at a total cost of \$1,200.00 and authorized the pool to be closed for 1 week to be completed before spring break for the Waterset North Community Development District.

121 Ms. Davis informed the Board the inside of the exterior fireplace has been
122 repaired and the same vendor is preparing a proposal for the outside. The
123 Board discussed the mailboxes on Shadowlake and were not in favor of
124 exploring covering those mailboxes. The Board was in favor of replacing 4
125 trash cans in the community that need to be replaced.

126
127 **2. Presentation of Café Sales Report**
128

129 The Board was presented with the Café Sales Report by the Food &
130 Beverage Director Jayson Salter. Jason and the Board agreed that the
131 café has done a better job recently with improving food and labor costs.
132 Tyler will be replacing Karen who is leaving which will lead to an estimated
133 \$14,000 in savings for labor at the café.
134

135 **D. District Counsel**
136

137 The Board received the District Counsel update from DC Erin McCormick.
138 Ms. McCormick provided information about the Interlocal agreement for
139 Recreational Facilities and a discussion by the Board followed. Ms.
140 McCormick presented and updated statutory requirement for the district to
141 ensure its employees (none) and all vendors and employees were in
142 compliance with the e-verify requirements. The Board inquired if the
143 current vendor contracts would need to be amended. Ms. McCormick
144 confirmed the current agreements do not need to be amended but all
145 agreements moving forward will have to include the language pertaining to
146 e-verify.
147

148 **E. District Engineer**
149

150 The Board received the District Engineer report from DE Stephen Brletic.
151 Mr. Brletic had 2 proposals for the Board's consideration to remedy an
152 erosion issue in the dock area.
153

<p>On a motion from Mr. Wohlueter, seconded by Mr. Ball, the Board unanimously approved the proposal from Crosscreek for erosion repair to the dock area at a total cost of \$2,675.00 for the Waterset North Community Development District.</p>

154
155 **F. District Manager**
156

157 The Board received a District Manager update from Mr. Greg Cox, with
158 Rizzetta. He provided a summary of the end of January financials. Mr. Cox
159 reminded the Board that the next meeting was scheduled for Tuesday, March
160 23rd, 2021 at 7:00 pm at the Waterset Clubhouse located at 7281 Paradiso
161 Drive, Apollo Beach, FL 33572. He also informed the Board that the proposed
162 budget will be presented at the meeting on May 25th, 2021.
163

164 **FOURTH ORDER OF BUSINESS** **Consideration of Minutes of the Board**
165 **of Supervisors' Regular Meeting held**
166 **January 26, 2020**
167

On a motion from Mr. Pyche, seconded by Mr. Ball, the Board unanimously approved the minutes of the CDD Board meeting held January 26, 2020, for the Waterset North Community Development District.

168
169 **FIFTH ORDER OF BUSINESS** **Ratification of Operations &**
170 **Maintenance Expenditures for January**
171 **2021**
172

On a Motion by Mr. Pyche, seconded by Ms. Willis, the Board unanimously approved to ratify the Operations & Maintenance Expenditures for January 2021 (\$113,140.44) for the Waterset North Community Development District.

173
174 **SIXTH ORDER OF BUSINESS** **Ratification of Café Operations &**
175 **Maintenance Expenditures for January**
176 **2021**
177

On a Motion by Mr. Pyche, seconded by Mr. Ball, with all in favor, the Board unanimously approved to ratify the Café Operations & Maintenance Expenditures for January 2021 (\$14,077.15), for the Waterset North Community Development District.

178
179 **SEVENTH ORDER OF BUSINESS** **Supervisor Requests**
180
181 There were no Supervisor Requests.

182
183 **EIGHTH ORDER OF BUSINESS** **Adjournment**
184

On a Motion by Ms. Willis, seconded by Mr. Wohlueter, with all in favor, the Board unanimously approved to adjourn the meeting at 8:58 p.m., for the Waterset North Community Development District.

185
186
187
188 _____
Asst. Secretary Chair / Vice Chair

WATERSET NORTH COMMUNITY DEVELOPMENT DISTRICT

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

Operation and Maintenance Expenditures February 2021 For Board Approval

Attached please find the check register listing the Operation and Maintenance expenditures paid from February 1, 2021 through February 28, 2021. This does not include expenditures previously approved by the Board.

The total items being presented: **\$172,593.03**

Approval of Expenditures:

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

Waterset North Community Development District

Paid Operation & Maintenance Expenditures

February 1, 2021 Through February 28, 2021

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Accurate Electronics, Inc	003946	100545	Gate Repairs - Splash Park 01/21	\$ 545.50
Alex Wohlhueter	003945	AW012621	Board of Supervisors Meeting 01/26/21	\$ 200.00
Bright House Networks	003963	087467902012821 02/21	7012 Sail View-Cafe, Pool, Fitness Room Service 02/21	\$ 284.84
Castle Management, LLC	003955	INS-0121-261	Insurance Reimbursement 01/21	\$ 372.00
Castle Management, LLC	003955	PREIM01-15-21-264	Payroll - Period 12/26/20-01/08/21	\$ 5,158.72
Castle Management, LLC	003955	PREIM01-29-21-266	Payroll - Period 01/09/21-01/22/21	\$ 5,182.15
Chimney Cricket	003951	79177	Service Call - Inspect Fireplace 02/21	\$ 139.95
CIMA Energy Solutions, LLC	003952	19409529	Gas Sales 01/21	\$ 1,085.47
Concrete Painting & Restoration LLC	003933	10875	Paint Exterior Clubhouse Metal Ceiling & (8) Benches 01/21	\$ 14,898.00
De Lage Landen Financial Services, Inc.	003934	71089354	Cannon Copier Lease 01/21	\$ 259.00
Erin McCormick Law, P.A.	003947	10485	General Legal Services 01/21	\$ 5,614.52
Frontier Communications of Florida	003953	813-672-4806-052115-5 02/21	7250 Park Shore Dr-Dog Park & Splash Pad Service 02/21	\$ 123.83

Waterset North Community Development District

Paid Operation & Maintenance Expenditures

February 1, 2021 Through February 28, 2021

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Gasmasters, Inc.	003956	21-0459	Service Call - Fireplace 02/21	\$ 100.00
Innersync Studio, LTD	003957	19224	Quarterly Website Maintenance 02/21	\$ 384.38
J & S Plumbing Inc.	003948	5377	Service Call - Men's Restroom 01/21	\$ 250.00
Johnson, Mirmiran & Thompson, Inc.	003949	8-168885	Engineering Services 12/20	\$ 400.00
Landscape Maintenance Professionals, Inc.	003936	157337	Irrigation Repairs 01/21	\$ 92.68
Landscape Maintenance Professionals, Inc.	003936	157372	Replace Sabal - Parkshore & Lantern 01/21	\$ 483.25
Landscape Maintenance Professionals, Inc.	003936	157373	Replace Palm - Sabal B&B 01/21	\$ 636.75
Landscape Maintenance Professionals, Inc.	003936	157374	Replace Palm - Washingtonia B&B 01/21	\$ 981.75
Landscape Maintenance Professionals, Inc.	003936	157394	Irrigation Repairs 01/21	\$ 513.93
Landscape Maintenance Professionals, Inc.	003936	157395	Irrigation Repairs 01/21	\$ 45.00
Landscape Maintenance Professionals, Inc.	003936	157460	Irrigation Repairs 01/21	\$ 240.00
Landscape Maintenance Professionals, Inc.	003959	157486	Annual Mulch for Community & Addendums 1-7 02/21	\$ 22,026.75

Waterset North Community Development District

Paid Operation & Maintenance Expenditures

February 1, 2021 Through February 28, 2021

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Landscape Maintenance Professionals, Inc.	003936	157493	Irrigation Repairs 01/21	\$ 45.00
Landscape Maintenance Professionals, Inc.	003959	157510	Irrigation Repairs 01/21	\$ 321.84
Landscape Maintenance Professionals, Inc.	003936	157513	Irrigation Repairs 01/21	\$ 154.00
Landscape Maintenance Professionals, Inc.	003936	157541	Install Firebrush - Splash Pad 01/21	\$ 702.00
Landscape Maintenance Professionals, Inc.	003936	157542	Install Firebrush - Pool Equipment Area 01/21	\$ 744.70
Landscape Maintenance Professionals, Inc.	003936	157551	Irrigation Repairs 01/21	\$ 154.00
Landscape Maintenance Professionals, Inc.	003936	157552	Irrigation Repairs 01/21	\$ 154.00
Landscape Maintenance Professionals, Inc.	003936	157568	Install Plants - Maiden Sea 01/21	\$ 49.05
Landscape Maintenance Professionals, Inc.	003959	157569	Plant Replacement - Lakeside Amenity 01/21	\$ 247.80
Landscape Maintenance Professionals, Inc.	003936	157570	Plant Replacement - Paradiso & Shadow Lake 01/21	\$ 408.75
Landscape Maintenance Professionals, Inc.	003936	157617	Irrigation Repairs 01/21	\$ 118.00
Landscape Maintenance Professionals, Inc.	003959	157632	Irrigation Repairs 01/21	\$ 22.50

Waterset North Community Development District

Paid Operation & Maintenance Expenditures

February 1, 2021 Through February 28, 2021

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Landscape Maintenance Professionals, Inc.	003959	157805	Monthly Landscape Maintenance 02/21	\$ 48,432.49
Landscape Maintenance Professionals, Inc.	003959	157885	Irrigation Repairs 01/21	\$ 67.00
Landscape Maintenance Professionals, Inc.	003959	157932	Plant Replacement - Waterset Blvd. & Big Bend Rd. 02/21	\$ 1,227.60
Landscape Maintenance Professionals, Inc.	003959	157933	Remove (3) Palms - Fitness Trail 02/21	\$ 870.00
Landscape Maintenance Professionals, Inc.	003959	157934	Remove (25) Brazilian Pepper - Colmar Dr. 02/21	\$ 814.00
Landscape Maintenance Professionals, Inc.	003959	157935	Plant Replacement & Relocation 02/21	\$ 548.50
Landscape Maintenance Professionals, Inc.	003959	157936	Plant Replacement - Milestone & Waterset Blvd. 02/21	\$ 472.00
Landscape Maintenance Professionals, Inc.	003959	157937	Replace Palm - Covington Garden 02/21	\$ 472.00
Landscape Maintenance Professionals, Inc.	003959	157949	Pest Control 01/21	\$ 1,600.00
Landscape Maintenance Professionals, Inc.	003959	158032	Plant Replacement - Milestone Park 02/21	\$ 457.80
Landscape Maintenance Professionals, Inc.	003959	158041	Irrigation Repairs 02/21	\$ 859.32
Landscape Maintenance Professionals, Inc.	003959	158063	Irrigation Repairs 02/21	\$ 5.00
Landscape Maintenance Professionals, Inc.	003959	158064	Irrigation Repairs 02/21	\$ 22.50

Waterset North Community Development District

Paid Operation & Maintenance Expenditures

February 1, 2021 Through February 28, 2021

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Landscape Maintenance Professionals, Inc.	003959	158065	Annual Mulch for Community & Addendums 1-7 02/21	\$ 33,040.13
Landscape Maintenance Professionals, Inc.	003959	158098	Irrigation Repairs 02/21	\$ 45.00
Landscape Maintenance Professionals, Inc.	003959	158127	Irrigation Repairs 02/21	\$ 425.00
Louise Willis	003944	LW012621	Board of Supervisors Meeting 01/26/21	\$ 200.00
Michael Ball	003932	MB012621	Board of Supervisors Meeting 01/26/21	\$ 200.00
NVirotect Pest Control, Inc.	003960	226795	Pest Control - 8382 02/21	\$ 515.00
NVirotect Pest Control, Inc.	003960	226796	Pest Control - Amenity 8382 02/21	\$ 30.00
Paul R Anderson Jr	003931	PA012621	Board of Supervisors Meeting 01/26/21	\$ 200.00
Republic Services LP	003938	0696-000924515	7004 Sailview Lane 02/21	\$ 592.02
Republic Services LP	003938	0696-000925107	Amenity 7250 Parkshore Drive 02/21	\$ 449.95
Rizzetta & Company, Inc.	003939	INV0000056017	District Management Fees 02/21	\$ 5,214.59
Rizzetta Technology Services	003940	INV0000006814	Email & Website Hosting Services 02/21	\$ 175.00

Waterset North Community Development District

Paid Operation & Maintenance Expenditures

February 1, 2021 Through February 28, 2021

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Signa Digital Solutions Inc.	003961	AR-S252633	Color Copier Maintenance Contract XTD08126-02 01/21	\$ 205.00
Skyway Supply, Inc.	003941	48003	Dog Waste Bags 01/21	\$ 54.95
Solitude Lake Management LLC	003962	PI-A00547761	Monthly Lake & Pond Management Services 02/21	\$ 4,010.00
Suncoast Pool Service, Inc.	003964	6990	Monthly Swimming Pool & Splash Pad Fountain Service 02/21	\$ 1,500.00
Tampa Electric Company	003954	Summary Bill 01/21	Summary Bill 01/21	\$ 5,581.12
TJ Pyche	003937	TP012621	Board of Supervisors Meeting 01/26/21	\$ 200.00
VSC Fire & Security, Inc.	003942	33ST20525275-2	Fire Alarm Monitoring 01/21 - 12/21	\$ 360.00
Waterset North CDD	CD289	CD289	Clubhouse Debit Card Replenishment	\$ 606.95
Report Total				<u>\$ 172,593.03</u>

WATERSET NORTH COMMUNITY DEVELOPMENT DISTRICT

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

Operation and Maintenance Expenditures February 2021 For Board Approval Café Club

Attached please find the check register listing the Operation and Maintenance expenditures paid from February 1, 2021 through February 28, 2021. This does not include expenditures previously approved by the Board.

The total items being presented: **\$14,030.10**

Approval of Expenditures:

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

Waterset North Café Community Development District

Paid Operation & Maintenance Expenditures

February 1, 2021 Through February 28, 2021

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Castle Management, LLC	001609	INS-0121-261	Insurance Reimbursement 01/21	\$ 465.00
Castle Management, LLC	001609	PREIM01-15-21-264	Payroll - Period 12/26/20-01/08/21	\$ 4,478.09
Castle Management, LLC	001609	PREIM01-29-21-266	Payroll - Period 01/09/21-01/22/21	\$ 3,988.49
Cheney Brothers, Inc.	001602	06-920504683	Food/ Beverages /Supplies 01/21	\$ 642.84
Cheney Brothers, Inc.	001604	06-920540666	Food/ Beverages /Supplies 01/21	\$ 605.72
Cheney Brothers, Inc.	001606	06-920576849	Food/ Beverages /Supplies 02/21	\$ 836.61
Cheney Brothers, Inc.	001606	06-920598190	Food/ Beverages /Supplies 02/21	\$ 689.55
Cheney Brothers, Inc.	001606	06-920613476	Food/ Beverages /Supplies 02/21	\$ 680.41
Culligan Water Conditioning	001605	WC 2509591	Drinking Water 01/21	\$ 41.50
Culligan Water Conditioning	001610	WC 2541790	Drinking Water 02/21	\$ 48.25
Florida Department of Revenue	001607	39-8015954075-8 01/21	Sales Tax Payable 01/21	\$ 925.26
JJ Taylor Distributing Co of Florida Inc.	001608	14996052	Cafe Beverages 02/21	\$ 235.65
Johnson Brothers Liquor Co. 1	001603	WC 1727063	Beverages 01/21	\$ 264.00
Waterset North CDD	CD291	CD291	Cafe Debit Card Replenishment	\$ 56.52
Waterset North CDD	CD292	CD292	Cafe Debit Card Replenishment	<u>\$ 72.21</u>
Report Total				<u>\$ 14,030.10</u>