



Rizzetta & Company

# Waterset North Community Development District

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**Board of Supervisors' Meeting  
April 27, 2021**

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

[www.watersetnorthcdd.org](http://www.watersetnorthcdd.org)

**WATERSET NORTH  
COMMUNITY DEVELOPMENT DISTRICT**

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

<b>Board of Supervisors</b>	Paul Anderson Alex Wohlhueter Michael Ball Louise Willis TJ Pyche	Chairman Vice Chairman Assistant Secretary Assistant Secretary Assistant Secretary
<b>District Manager</b>	Jerry Whited	Rizzetta & Company, Inc.
<b>District Counsel</b>	Erin McCormick	Erin McCormick Law, PA
<b>District Engineer</b>	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**

April 19, 2021

**AGENDA**

Dear Board Members:

The regular meeting of the Board of Supervisors of the Wateraset North Community Development District will be held on **Tuesday, April 27, 2021 at 7:00 PM** at the Wateraset 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 Proposal ..... Tab 3
  - C. Clubhouse Manager**
    1. Presentation of Management Report..... Tab 4
    2. Presentation of Café Sales Report ..... Tab 5
    3. Discussion Regarding Café Profits
    4. Consideration of Climbing Wall Repair ..... Tab 6
  - D. District Counsel**
    1. Discussion of Wildlife Signage & Fishing/Archery
    2. Discussion of Parking Enforcement on ROW
  - E. District Engineer**
    1. Discussion Regarding Landings Dock/ Boardwalk
    2. Discussion of Entry Monument & Landings Pavers/Wall
  - F. District Manager**
    1. Presentation of Monthly Financials..... Tab 7
- 4. BUSINESS ITEMS**
  - A. Ratification of 2020 Financial Audit ..... Tab 8**
  - B. Consideration of Resolution 2021-02, Designating Assistant Secretary..... Tab 9**
  - C. Consideration of CDD Land Use Requests ..... Tab 10**
  - D. Consideration of Series 2014 Arbitrage Report ..... Tab 11**
- 5. BUSINESS ADMINISTRATION**
  - A. Consideration of Minutes of Board of Supervisors' Regular Meeting held on March 23, 2021 ..... Tab 12**
  - B. Ratification of Operations & Maintenance Expenditures for March 2021 ..... Tab 13**
  - C. Ratification of Operations & Maintenance Expenditures for March 2021– Café ..... Tab 14**
- 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

**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, March 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	<b>Board Supervisor, Chair</b>
Alex Wohlueter	<b>Board Supervisor, Vice Chair</b>
Michael Ball	<b>Board Supervisor, Assistant Secretary</b>
Louise Willis	<b>Board Supervisor, Assistant Secretary</b>
TJ Pyche	<b>Board Supervisor, Assistant Secretary</b>

Also present were:

Jerry Whited	<b>District Manager; Rizzetta &amp; Co., Inc.</b>
Erin McCormick	<b>District Counsel, Erin McCormick Legal</b>
John Toborg	<b>Field Service Manager; Rizzetta &amp; Co., Inc.</b>
Paul Means	<b>LMP</b>
Audience	

**FIRST ORDER OF BUSINESS**

**Call to Order**

Mr. Whited called the meeting to order at 7:02 p.m. and read the roll call.

**SECOND ORDER OF BUSINESS**

**Audience Comments**

The Board received an audience comment from a resident pertaining to community landscaping and maintenance.

The Board received an audience comment from a resident regarding her troop using the pool.

On a motion by Mr. Wohlueter, seconded by Mr. Ball, the Board unanimously approved for Ms. Cotton to hold her BSA swim test at the community pool with the direction of Ms. Davis for the Waterset North Community Development District.
--

44 The Board received an audience comment from a resident who commented on the noise  
45 from the construction that is going on down Covington and an inquiry about the  
46 landscaping that will be going in on busy roads.

47

48 **THIRD ORDER OF BUSINESS**

**Staff Reports**

49

50 **A. Solitude Lake Management**

51

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

53

54 The Board was presented with the Waterway Inspection Report prepared by Mr. Peter  
55 Simoes with Solitude Lake Management who was not in attendance. The Board asked  
56 about site 44 and the significant erosion going on. The Board also asked for a response  
57 about the brown algae floating in the pond at site 39.

58

59 **B. Field Inspection Report**

60

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

62

63 The Board received the Field Inspection Report from the Field Service Manager Mr. John  
64 Toborg who was in attendance. Mr. Toborg highlighted a replacement sycamore that will  
65 be installed and highlighted some turf that may need to be replaced by LMP. Mr. Toborg  
66 also highlighted the turf at the large dog park and commented that he has requested that  
67 they reduce the watering and keep an eye on water management in that area, symptoms  
68 of contraction are also visible, and Mr. Toborg recommended consulting LMP and closing  
69 the dog parks for a couple weeks at a time a couple times a year to treat the turf. The  
70 Board was in favor of this idea for turf management. The Board inquired about the turf  
71 along Waterset Blvd. LMP provided a response that after probing tests, aeration is  
72 needed and they suggested they will do a complementary aeration in some areas, but  
73 ultimately a larger scope would be needed for them to do aeration on a routine timeframe.  
74 The Board directed Mr. Toborg to keep aeration in mind for the RFP coming up.

75

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

77

78 The Board was presented with a proposal from Urbanscape to replace 3 benches in the  
79 community. A discussion ensued about capital improvements and reserve funds and  
80 priorities of buying more benches to get a better unit price.

81

82

On a motion by Mr. Wohlueter, seconded by Mr. Anderson, the Board unanimously approved a not to exceed limit of \$16,000 to purchase 12 units of community benches from Urbanscape The Board directed this expense to be applied to the reserve fund for the Waterset North Community Development District.

83

84 The Board was presented with proposals for landscape enhancement by Paula Means  
85 from LMP. The Board discussed many of the proposals and the discussion centered

86 around the proposals that would need to be reconsidered which included invoice  
87 numbers 70609, 70607, 70606 & 70440 which were not approved. The Board asked  
88 LMP & Mr. Toborg to consider alternatives for those proposals. The Board asked that  
89 proposal number 70786 be revised based on Mr. Toborg's recommendations to that  
90 proposal and to not exceed \$2,500.00.  
91

On a motion by Mr. Pyche, seconded by Mr. Wohlueter, the Board unanimously approved discussed proposals from LMP in the amount of \$15,409.81 for the Waterset North Community Development District.

92  
93 **C. Clubhouse Manager**

94  
95 **1. Presentation of Management Report**

96  
97 The Board was presented the Management Report by Ms. Gabby Davis who was in  
98 attendance and presented updates about onsite and amenity maintenance with before  
99 and after pictures. The Board considered proposals for several maintenance items  
100 including pool filter element replacements, outdoor seating, splash pad seat  
101 replacement, pressure washing, floor cleaning, and painting.  
102

On a motion by Mr. Wohlueter, seconded by Mr. Ball, the Board unanimously approved the two Contract proposals totaling \$3,433.00 for the Waterset North Community Development District.

103  
104 The Board directed onsite management to investigate removing or replacing the wood  
105 table on the amenity deck.  
106

On a motion by Mr. Pyche, seconded by Mr. Wohlueter, the Board unanimously approved the proposal from Tropitone for \$1,122.00 for the Waterset North Community Development District.

107  
108 Ms. Davis suggested to the Board that a district contract for pressure washing all district  
109 property would be warranted. Board discussion ensued. It was determined that District  
110 Management should work on an RFP for bidding pressure washing contracts for the  
111 district.  
112

On a motion by Mr. Ball, seconded by Mr. Wohlueter, the Board unanimously approved the proposal from EGA Pressure Washing totaling \$1,657.50 for the Waterset North Community Development District.

113  
On a motion by Mr. Wohlueter, seconded by Mr. Ball, the Board unanimously approved the proposal from Sal Bottiglieri totaling \$539.50 for the Waterset North Community Development District.  
114

115 The Board directed that Ms. Davis get a proposal on the pavilion wood restoration  
116 and/or repair.  
117

On a motion by Mr. Wohlueter, seconded by Mr. Anderson, the Board unanimously approved the proposal from Munyan Painting not to exceed their original proposal to Ms. Davis for the Waterset North Community Development District.

118

On a motion by Mr. Wohlueter, seconded by Mr. Ball, the Board unanimously approved the proposal from Suncoast Pools in the amount of \$1,232.00 for the Waterset North Community Development District.

119

## 120 **2. Presentation of Café Sales Report**

121

122 The Board was presented the Café Sales Report by Mr. Tyler Knapp the Café Manager  
123 who was in attendance. An audience comment was made about the menu. A discussion  
124 took place about Café sales, menu items and strategies to increase revenue for the Café  
125

126

### 127 **D. District Counsel**

128

129 The Board received the District Counsel Update from Ms. Erin McCormick who called in.  
130 Ms. McCormick presented the E-Verify memorandum and explained the districts need to  
131 enroll in E-Verify. There were no Board questions about the E-Verify program.

132

### 133 **E. District Engineer**

134

135 The District Engineer Mr. Stephen Brletic called in but because of audio difficulties  
136 stemming from the conference call, was unable to hear the Boards discussion. Mr. Whited  
137 notified the Board that he had walked the community around the dog parks, splash pad  
138 and adjacent boardwalk area with Mr. Brletic a few weeks prior to discuss drainage and  
139 suggestions for proactive steps against drainage issues. The Board asked for a follow up  
140 on the erosion issue at the pond at site 44. Mr. Brletic responded since the meeting with  
141 the feedback form the developer that the developer will be handling the erosion issue at  
142 site 44.

143

### 144 **F. District Manager**

145

146 The Board received the District Manager Report from Mr. Whited who first confirmed the  
147 next regular meeting will be held on April 27<sup>th</sup>, 2021 at the Waterset Club. The Board  
148 engaged in a discussion about the budget and financials. The Board directed District  
149 Management to discuss the Café Profit & Loss Statement with accounting for accuracy  
150 and insight to be presented at the next meeting. Mr. Whited informed the Board that the  
151 proposed budget meeting is scheduled for 05/25/2021, however there will be an effort to  
152 bring in a preliminary budget to the April regular meeting to get ahead of the proposed  
153 budget meeting to allow the Board to discuss further and present insight and feedback  
prior to the proposed budget meeting.



154 **FOURTH ORDER OF BUSINESS** **Consideration of Location Agreement**  
155 **for Fitness Classes**  
156

On a motion by Mr. Ball, seconded by Mr. Pyche, the Board unanimously approved the Location Agreement for Fitness Classes by Camp Gladiator to take place at the specified times in front of the Landing in the parking lot for the Waterset North Community Development District.

157 **FIFTH ORDER OF BUSINESS** **Consideration of Landscape &**  
158 **Irrigation Maintenance Addendum**  
159  
160

161 The Board would like to table this addendum.

162 **SIXTH ORDER OF BUSINESS** **Consideration of 2021 Series 2017**  
163 **Arbitrage Report**  
164  
165

166 The Board received an update on the 2021 Series 2017 Arbitrage report

167 **SEVENTH ORDER OF BUSINESS** **Public Hearing on Proposed Rule for**  
168 **User Fees Regarding Requests for**  
169 **Licenses Agreements**  
170  
171

On a motion by Mr. Pyche, seconded by Mr. Ball, the Board unanimously approved to open a Public Hearing to hear audience comments on Resolution 2021-02, a proposed rule for user fees regarding requests for licenses agreements for the Waterset North Community Development District.

172  
173 There were no audience comments or discussion regarding the proposed rule for  
174 user fees regarding requests for licenses agreements.

On a motion by Mr. Pyche, seconded by Mr. Ball, the Board unanimously approved to close the Public Hearing for the Waterset North Community Development District.

175 **1. Consideration of Resolution 2021-02, Adopting User Fee for**  
176 **Requests for License Agreements**  
177  
178

On a motion by Mr. Pyche, seconded by Mr. Anderson, the Board unanimously approved Resolution 2021-02, adopting a user fee for requests for license agreements for the Waterset North Community Development District.

179  
180  
181

182 **EIGHTH ORDER OF BUSINESS** **Ratification of Sensor Replacement**  
183 **Proposal**  
184

On a motion by Mr. Pyche, seconded by Mr. Ball, the Board unanimously approved to ratify the proposal for sensor replacement from Ballenger & Company in the amount totaling \$485.00 for the Waterset North Community Development District.

185  
186 **NINTH ORDER OF BUSINESS** **Consideration of Minutes of the Board**  
187 **of Supervisors' Regular Meeting held**  
188 **February 23, 2020**  
189

On a motion from Mr. Pyche, seconded by Mr. Ball, the Board unanimously approved the minutes of the CDD Board meeting held February 23, 2020, for the Waterset North Community Development District.

190  
191 **TENTH ORDER OF BUSINESS** **Ratification of Operations &**  
192 **Maintenance Expenditures for**  
193 **February 2021**  
194

On a Motion by Mr. Anderson, seconded by Mr. Pyche, the Board unanimously approved to ratify the Operations & Maintenance Expenditures for February 2021 (\$172,593.03) for the Waterset North Community Development District.

195  
196 **ELEVENTH ORDER OF BUSINESS** **Ratification of Café Operations &**  
197 **Maintenance Expenditures for February**  
198 **2021**  
199

On a Motion by Mr. Pyche, seconded by Mr. Anderson, with all in favor, the Board unanimously approved to ratify the Café Operations & Maintenance Expenditures for February 2021 (\$14,030.10), for the Waterset North Community Development District.

200  
201 **TWELFTH ORDER OF BUSINESS** **Supervisor Requests**  
202  
203 There were no Supervisor Requests.

204  
205 **THIRTEENTH ORDER OF BUSINESS** **Adjournment**  
206

On a Motion by Ms. Anderson, seconded by Mr. Ball, with all in favor, the Board unanimously approved to adjourn the meeting at 9:36 p.m., for the Waterset North Community Development District.

207  
208  
209  
210 \_\_\_\_\_  
Asst. Secretary Chair / Vice Chair

# WATERSET NORTH COMMUNITY DEVELOPMENT DISTRICT

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

## Operation and Maintenance Expenditures March 2021 For Board Approval

Attached please find the check register listing the Operation and Maintenance expenditures paid from March 1, 2021 through March 31, 2021. This does not include expenditures previously approved by the Board.

The total items being presented: **\$175,204.50**

Approval of Expenditures:

\_\_\_\_\_

\_\_\_\_\_ Chairperson

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

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

# Waterset North Community Development District

## Paid Operation & Maintenance Expenditures

March 1, 2021 Through March 31, 2021

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Alex Wohlhueter	003977	AW022321	Board of Supervisors Meeting 02/23/21	\$ 200.00
Alex Wohlhueter	004012	AW032321	Board of Supervisors Meeting 03/23/21	\$ 200.00
Bright House Networks	20210301-1	087467902012821	7012 Sail View-Cafe, Pool, Fitness Room Service 03/21	\$ 284.84
Castle Management, LLC	003983	INS-0221-241	Insurance Reimbursement 02/21	\$ 372.00
Castle Management, LLC	003980	MGT-030121-336	Contract Management Fees 02/21	\$ 1,281.25
Castle Management, LLC	003988	MISC-0221-040	Janitorial Services 11/20-02/21	\$ 8,320.00
Castle Management, LLC	003980	PREIM02-12-21-269	Payroll - Period 01/23/21-02/05/21	\$ 5,191.97
Castle Management, LLC	003983	PREIM02-26-21-268	Payroll - Period 02/06/21-02/19/21	\$ 5,161.57
CIMA Energy Solutions, LLC	003984	93938939	Gas Sales 02/21	\$ 695.15
Contract Furnishings International Inc	004002	032521	Patio Furniture 03/21	\$ 3,433.00
De Lage Landen Financial Services, Inc.	004003	71514865	Cannon Copier Lease 02/21	\$ 259.00
De Lage Landen Financial Services, Inc.	004003	71853135	Cannon Copier Lease 03/21	\$ 259.00
Erin McCormick Law, P.A.	003967	10488	General Legal Services 02/21	\$ 4,290.00

# Waterset North Community Development District

## Paid Operation & Maintenance Expenditures

March 1, 2021 Through March 31, 2021

<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.	004004	10494	General Legal Services 03/21	\$ 2,417.00
FitRev, Inc.	004005	22865	Quarterly Fitness Equipment Maintenance 03/21	\$ 145.00
Florida Natives Nursery, Inc.	003989	17896	Bi-Monthly Mitigation Maintenance 03/21	\$ 675.00
Frontier Communications of Florida	003981	813-672-4806-052115-5 03/21	7250 Park Shore Dr-Dog Park & Splash Pad Service 03/21	\$ 123.54
Hillsborough County BOCC	004000	9581654736 01/21 & 02/21	Summary Bill 01/21 & 02/21	\$ 2,958.84
Johnson, Mirmiran & Thompson, Inc.	003968	9-170171	Engineering Services 01/21	\$ 990.00
Karl J. Koudelka	003979	4012377	Access Cards 12/20	\$ 319.02
Karl J. Koudelka	003982	4011212	Access Cards 11/20	\$ 323.94
Karl J. Koudelka	004001	4103154	Access Cards 03/21	\$ 324.07
Landscape Maintenance Professionals, Inc.	003991	158163	Irrigation Repairs 02/21	\$ 215.00
Landscape Maintenance Professionals, Inc.	003991	158194	Irrigation Repairs 02/21	\$ 70.00
Landscape Maintenance Professionals, Inc.	003991	158424	Monthly Landscape Maintenance 03/21	\$ 48,432.49
Landscape Maintenance Professionals, Inc.	003991	158502	Annual Mulch for Community & Addendums 1-7 02/21	\$ 21,454.05

# Waterset North Community Development District

## Paid Operation & Maintenance Expenditures

March 1, 2021 Through March 31, 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.	003991	158567	Fertilize St Augustine, Bahia, Bermuda, Zoysia 02/21	\$ 17,895.50
Landscape Maintenance Professionals, Inc.	003991	158568	Pest Control 02/21	\$ 1,595.00
Landscape Maintenance Professionals, Inc.	003991	158594	Irrigation Repairs 03/21	\$ 235.00
Landscape Maintenance Professionals, Inc.	003991	158595	Irrigation Repairs 03/21	\$ 57.96
Landscape Maintenance Professionals, Inc.	003991	158655	Irrigation Repairs 03/21	\$ 155.00
Landscape Maintenance Professionals, Inc.	003991	158688	Irrigation Repairs 03/21	\$ 70.00
Landscape Maintenance Professionals, Inc.	003991	158723	Irrigation Repairs 03/21	\$ 86.93
Landscape Maintenance Professionals, Inc.	003991	158737	Irrigation Repairs 03/21	\$ 45.00
Landscape Maintenance Professionals, Inc.	003991	158745	Irrigation Repairs 03/21	\$ 142.52
Landscape Maintenance Professionals, Inc.	003991	158766	Irrigation Repairs 03/21	\$ 154.00
Landscape Maintenance Professionals, Inc.	003991	158767	Irrigation Repairs 03/21	\$ 165.00
Landscape Maintenance Professionals, Inc.	004006	158844	Irrigation Repairs 03/21	\$ 22.50
Landscape Maintenance Professionals, Inc.	004006	158862	Irrigation Repairs 03/21	\$ 90.00

# Waterset North Community Development District

## Paid Operation & Maintenance Expenditures

March 1, 2021 Through March 31, 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.	004006	158872	Irrigation Repairs 03/21	\$ 165.00
Landscape Maintenance Professionals, Inc.	004006	158873	Irrigation Repairs 03/21	\$ 330.00
Landscape Maintenance Professionals, Inc.	004006	158874	Irrigation Repairs 03/21	\$ 165.00
Landscape Maintenance Professionals, Inc.	004006	158876	Irrigation Repairs 03/21	\$ 235.00
Landscape Maintenance Professionals, Inc.	004006	158884	Replace Sod - Waterset Blvd. TECO Damage 03/21	\$ 810.00
Landscape Maintenance Professionals, Inc.	004006	158968	Irrigation Repairs 03/21	\$ 235.00
Lanier Plans, Inc.	003978	K19229	(4) Climbing Holds - Rock Wall 02/21	\$ 37.90
LLS Tax Solutions Inc.	003969	002219	S2017A-1 & 2 Arbitrage Calculation PE 02/21	\$ 500.00
Louise Willis	003976	LW022321	Board of Supervisors Meeting 02/23/21	\$ 200.00
Louise Willis	004011	LW032321	Board of Supervisors Meeting 03/23/21	\$ 200.00
Michael Ball	003966	MB022321	Board of Supervisors Meeting 02/23/21	\$ 200.00
Michael Ball	003999	MB032321	Board of Supervisors Meeting 03/23/21	\$ 200.00
NVirotect Pest Control, Inc.	003992	229070	Pest Control - 8382 03/21	\$ 515.00

# Waterset North Community Development District

## Paid Operation & Maintenance Expenditures

March 1, 2021 Through March 31, 2021

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
NVirotec Pest Control, Inc.	003992	229071	Pest Control - Amenity 8382 03/21	\$ 30.00
Oldcastle Coastal	004007	1017821767	Replacement Stones - Monuments 03/21	\$ 345.00
Owens Electric Inc.	004008	20202394	Various Electrical Repairs 07/20	\$ 1,677.50
Paul R Anderson Jr	003965	PA022321	Board of Supervisors Meeting 02/23/21	\$ 200.00
Paul R Anderson Jr	003998	PA032321	Board of Supervisors Meeting 03/23/21	\$ 200.00
Payne Air Conditioning and Heating, Inc.	003985	664628	HVAC Supply - Filter 03/21	\$ 13.00
Payne Air Conditioning and Heating, Inc.	003985	C27749	Preventative AC Maintenance 02/21	\$ 265.00
Republic Services LP	003971	0696-000930678	7004 Sailview Lane 03/21	\$ 583.21
Republic Services LP	003971	0696-000931264	Amenity 7250 Parkshore Drive 03/21	\$ 443.29
Rizzetta & Company, Inc.	003972	INV0000056984	District Management Fees 03/21	\$ 5,214.59
Rizzetta Technology Services	003973	INV0000006913	Email & Website Hosting Services 03/21	\$ 175.00
Robert Barry	003987	062221	Reimburse Site Damage Deposit 03/21	\$ 2,500.00
Signa Digital Solutions Inc.	004010	AR-S251379	Color Copier Maintenance Contract XTD08126-02 02/21	\$ 205.00



# Waterset North Community Development District

## Paid Operation & Maintenance Expenditures

March 1, 2021 Through March 31, 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.	003993	AR-S253907	Color Copier Maintenance Contract XTD08126-02 03/21	\$ 205.00
Skyway Supply, Inc.	003974	48549	Dog Waste Bags 02/21	\$ 119.90
Solitude Lake Management LLC	003994	PI-A00568638	Monthly Lake & Pond Management Services 03/21	\$ 4,010.00
Suncoast Pool Service, Inc.	003995	7072	Monthly Swimming Pool & Splash Pad Fountain Service 03/21	\$ 1,500.00
Suncoast Pool Service, Inc.	003995	7082	Acid Wash Pool 03/21	\$ 1,200.00
Suncoast Pool Service, Inc.	003995	7083	Repair Ladder Steps - Landing Pool 03/21	\$ 534.00
Suncoast Pool Service, Inc.	003995	7084	Replace Pump Motor - Landing Pool 03/21	\$ 565.00
Tampa Electric Company	003997	Summary Bill 02/21	Summary Bill 02/21	\$ 11,843.68
Tampa Electric Company	003997	Summary Bill 02/21-2	Summary Bill 02/21	\$ 658.89
Times Publishing Company	003986	0000140515 02/17/21	Account #107056 Legal Advertising 02/21	\$ 367.50
Times Publishing Company	003975	0000140535 02/10/21	Account #107056 Legal Advertising 02/21	\$ 444.00
TJ Pyche	003970	TP022321	Board of Supervisors Meeting 02/23/21	\$ 200.00
TJ Pyche	004009	TP032321	Board of Supervisors Meeting 03/23/21	\$ 200.00

# Waterset North Community Development District

## Paid Operation & Maintenance Expenditures

March 1, 2021 Through March 31, 2021

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Waterset North CDD	CD297	CD297	Debit Card Preload - GEM Cart	\$ 4,794.09
Waterset North CDD	CD293	CD293	Debit Card Preload - Trash Receptacles	\$ 1,876.00
Waterset North CDD	CD294	CD294	Clubhouse Debit Card Replenishment	\$ 781.81
Yellowstone Landscape	003996	TM 186383	Palmetto Weevil Injections 01/21	<u>\$ 1,150.00</u>
<b>Report Total</b>				<b><u>\$ 175,204.50</u></b>

# WATERSET NORTH COMMUNITY DEVELOPMENT DISTRICT

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

**Operation and Maintenance Expenditures  
March 2021  
For Board Approval  
Café Club**

Attached please find the check register listing the Operation and Maintenance expenditures paid from March 1, 2021 through March 31, 2021. This does not include expenditures previously approved by the Board.

The total items being presented: **\$17,139.64**

Approval of Expenditures:

\_\_\_\_\_

\_\_\_\_\_ Chairperson

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

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

# Waterset North Café Community Development District

## Paid Operation & Maintenance Expenditures

March 1, 2021 Through March 31, 2021

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Bay Harbor Services, Inc.	001624	190011684	Monthly Cafe Equipment Maintenance Agreement 03/21	\$ 105.00
Castle Management, LLC	001618	INS-0221-241	Insurance Reimbursement 02/21	\$ 465.00
Castle Management, LLC	001615	PREIM02-12-21-269	Payroll - Period 01/23/21-02/05/21	\$ 4,000.73
Castle Management, LLC	001618	PREIM02-26-21-268	Payroll - Period 02/06/21-02/19/21	\$ 4,304.52
Cheney Brothers, Inc.	001611	06-920650623	Food/ Beverages /Supplies 02/21	\$ 824.85
Cheney Brothers, Inc.	001616	06-920687574	Food/ Beverages /Supplies 02/21	\$ 1,519.14
Cheney Brothers, Inc.	001619	06-920726890	Food/ Beverages /Supplies 03/21	\$ 642.63
Cheney Brothers, Inc.	001623	06-920765028	Food/ Beverages /Supplies 03/21	\$ 1,439.46
Cheney Brothers, Inc.	001625	06-920807514	Food/ Beverages /Supplies 03/21	\$ 781.73
Culligan Water Conditioning	001617	WC 2554175	Drinking Water 02/21	\$ 21.25
Florida Department of Revenue	001620	39-8015954075-8 02/21	Sales Tax Payable 02/21	\$ 949.22
JJ Taylor Distributing Co of Florida Inc.	001612	15022246	Cafe Beverages 02/21	\$ 421.45
Johnson Brothers Liquor Co. 1	001613	WC 1744534	Beverages 02/21	\$ 402.00
Johnson Brothers Liquor Co. 1	001621	WC 1753915	Beverages 03/21	\$ 375.60
Pepin	001614	WC 3149959	Cafe Beverages 02/21	\$ 212.78

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## Paid Operation & Maintenance Expenditures

March 1, 2021 Through March 31, 2021

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Pepin	001622	WC 3160965	Cafe Beverages 03/21	\$ 335.00
Waterset North CDD	CD295	CD295	Cafe Debit Card Replenishment	\$ 339.28
<b>Report Total</b>				<b><u>\$ 17,139.64</u></b>