



Rizzetta & Company

# Waterset North Community Development District

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**Board of Supervisors' Meeting  
May 25, 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.

**WATERSET NORTH COMMUNITY DEVELOPMENT DISTRICT**

District Office · Riverview, Florida · (813) 533-2950

Mailing Address – 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614

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

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**Board of Supervisors  
WaterSet North Community  
Development District**

May 18, 2021

**AGENDA**

Dear Board Members:

The regular meeting of the Board of Supervisors of the WaterSet North Community Development District will be held on **Tuesday, May 25, 2021 at 7:00 PM** at the WaterSet Club, located at 7281 Paradiso Drive, Apollo Beach FL, 33572. The following is the agenda.

- 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
    3. Consideration of RFP Bid Responses..... Tab 4
  - C. Clubhouse Manager**
    1. Presentation of Management Report ..... Tab 5
    2. Presentation of Café Sales Report ..... Tab 6
    3. Discussion Regarding Splash Pad Area Rentals
  - D. District Counsel**
  - E. District Engineer**
  - F. District Manager**
    1. Presentation of Monthly Financials..... Tab 7
    2. Discussion Regarding Drainage Issues
    3. Presentation of Voter Count Registration Letter ..... Tab 8
- 4. BUSINESS ITEMS**
  - A. Consideration of Splash Pad/ Playground Drainage Proposals ..... USC**
  - B. Discussion Regarding Dog Waste Stations**
  - C. Discussion Regarding Insurance Response to Wildlife Signage ..... Tab 9**
  - D. Consideration of Dock Replacement Proposals ..... Tab 10**
  - E. Consideration of Landings Pavilion Construction Proposal ..... Tab 11**
  - E. Consideration of District Counsel Proposals ..... Tab 12**
  - G. Consideration of Proposed Staffing Budget..... Tab 13**
  - F. Presentation of Fiscal Year 2021-2022 Proposed Budget ..... Tab 14**
    1. Consideration of Resolution 2021-03, Approving Proposed Budget and Setting Public Hearing ..... Tab 15
  - H. Consideration of CDD Land Use Requests..... Tab 16**

- 5. **BUSINESS ADMINISTRATION**
  - A. Consideration of Minutes of Board of Supervisors'  
Regular Meeting held on April 27, 2021 ..... Tab 17
  - B. Ratification of Operations & Maintenance  
Expenditures for April 2021 ..... Tab 18
  - C. Ratification of Operations & Maintenance  
Expenditures for April 2021– Café ..... Tab 19
- 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 2021-03**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE WATERSET NORTH COMMUNITY DEVELOPMENT DISTRICT APPROVING PROPOSED BUDGETS FOR FISCAL YEAR 2021/2022 AND SETTING A PUBLIC HEARING THEREON PURSUANT TO FLORIDA LAW; ADDRESSING TRANSMITTAL, POSTING AND PUBLICATION REQUIREMENTS; ADDRESSING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the District Manager has heretofore prepared and submitted to the Board of Supervisors (“**Board**”) of the Waterset North Community Development District (“**District**”) prior to June 15, 2021, proposed budgets (“**Proposed Budget**”) for the fiscal year beginning October 1, 2021 and ending September 30, 2022 (“**Fiscal Year 2021/2022**”); and

**WHEREAS**, the Board has considered the Proposed Budget and desires to set the required public hearing thereon.

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

1. **PROPOSED BUDGET APPROVED.** The Proposed Budget prepared by the District Manager for Fiscal Year 2021/2022 attached hereto as **Exhibit A** is hereby approved as the basis for conducting a public hearing to adopt said Proposed Budget.

2. **SETTING A PUBLIC HEARING.** A public hearing on said approved Proposed Budget is hereby declared and set for the following date, hour and location:

DATE:	August 24, 2021
HOUR:	7:00 p.m.
LOCATION:	Waterset Club 7821 Paradiso Drive Apollo Beach FL, 33572

3. **TRANSMITTAL OF PROPOSED BUDGET TO LOCAL GENERAL-PURPOSE GOVERNMENT.** The District Manager is hereby directed to submit a copy of the Proposed Budget to Hillsborough County at least 60 days prior to the hearing set above.

4. **POSTING OF PROPOSED BUDGET.** In accordance with Section 189.016, *Florida Statutes*, the District’s Secretary is further directed to post the approved Proposed

Budget on the District's website at least two days before the budget hearing date as set forth in Section 2, and shall remain on the website for at least 45 days.

5. **PUBLICATION OF NOTICE.** Notice of this public hearing shall be published in the manner prescribed in Florida law.

6. **SEVERABILITY.** The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

7. **EFFECTIVE DATE.** This Resolution shall take effect immediately upon adoption.

**PASSED AND ADOPTED THIS 25th DAY OF MAY, 2021.**

ATTEST:

**WATERSET NORTH COMMUNITY  
DEVELOPMENT DISTRICT**

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

By: \_\_\_\_\_  
Its: \_\_\_\_\_

**Exhibit A**

1 **MINUTES OF MEETING**

2  
3 *Each person who decides to appeal any decision made by the Board with respect to any*  
4 *matter considered at the meeting is advised that the person may need to ensure that a*  
5 *verbatim record of the proceedings is made, including the testimony and evidence upon*  
6 *which such appeal is to be based.*  
7

8 **WATERSET NORTH**  
9 **COMMUNITY DEVELOPMENT DISTRICT**

10  
11 The regular meeting of the Board of Supervisors of the Waterset North Community  
12 Development District was held on **Tuesday, April 27, 2021 at 7:00 pm** at the Waterset  
13 Club, located at 7281 Paradiso Drive, Apollo Beach FL, 33572.

14  
15 Present and constituting a quorum:

16  
17 Paul Anderson **Board Supervisor, Chair**  
18 Alex Wohlueter **Board Supervisor, Vice Chair**  
19 Michael Ball **Board Supervisor, Assistant Secretary**  
20 Louise Willis **Board Supervisor, Assistant Secretary**  
21 TJ Pyche **Board Supervisor, Assistant Secretary**  
22

23 Also present were:

24  
25 Jerry Whited **District Manager; Rizzetta & Co., Inc.**  
26 Erin McCormick **District Counsel, Erin McCormick Legal**  
27 John Toborg **Field Service Manager; Rizzetta & Co., Inc.**  
28 Paul Means **LMP**  
29 Audience  
30

31 **FIRST ORDER OF BUSINESS**

**Call to Order**

32  
33 Mr. Whited called the meeting to order at 7:02 p.m. and read the roll call.

34  
35 **SECOND ORDER OF BUSINESS**

**Audience Comments**

36  
37 The Board received an audience comment and resident request to allow AEA Aerobics  
38 to hold fitness classes in the district pool.

39  
40 On a motion by Mr. Wohlueter, seconded by Mr. Anderson, the Board unanimously  
41 approved AEA Aerobics to hold fitness classes in the districts pool after completing all  
42 required vendor relationship paperwork and required documentation as is typical.

43  
44 The Board received and audience comment and vendor request from Move & Groove  
45 Fitness to use the grassy knoll area behind the splash pad to hold regular fitness  
46 classes for Waterset North residents and non-residents.



47 On a motion by Mr. Ball, seconded by Ms. Willis, the Board unanimously approved  
 48 Move & Groove Fitness to us the grassy knoll area behind the splash pad to hold  
 49 regular fitness classes after completing all required vendor relationship paperwork and  
 50 required documentation as is typical.

51  
 52 The Board received an audience comment and resident request from Mr. Shepard,  
 53 resident at 6901 Ebb Tide Ave, for CDD easement access for construction.

54  
 55 On a motion by Mr. Wohlueter, seconded by Ms. Willis, the Board unanimously  
 56 approved Mr. Shepard for CDD easement access for construction after submitting  
 57 application and deposit as is typical.

58  
 59 The Board received an audience comment and resident request from Mr. and Ms.  
 60 Hampton, residents at 6803 Ebb Tide Ave, for CDD easement access for construction.

61  
 62 On a motion by Mr. Wohlueter, seconded by Ms. Willis, the Board unanimously  
 63 approved Mr. & Ms. Hampton for CDD easement access for construction after  
 64 submitting application and deposit as is typical.

65

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.

66  
 67 The Board received an audience comment from a resident who commented on the noise  
 68 from the construction that is going on down Covington and an inquiry about the  
 69 landscaping that will be going in on busy roads.

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71 **THIRD ORDER OF BUSINESS**

**Staff Reports**

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73 **A. Solitude Lake Management**

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

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

81

82 The Board reviewed the Waterway Inspection Report. An update on site 44 and the  
 83 developer's efforts at resolution was received. The Board asked for further update on  
 84 sites 13 & 26 to come from Solitude. (Peter Simoes)

85

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

87

88 The Board received the Café Sales & Profits Reports from Mr. Tyler Knapp. Mr.  
 89 Anderson asked about yogurt machine sales and when they may start showing on the

90 regular report. Mr. Salter replied that they are working with Rizzetta & the POS provider  
91 to get it all reconciled. A discussion about Café sales, profits and advertising strategies  
92 ensued.

93

## 94 **B. Field Inspection Report**

95

### 96 **1. Presentation of Field Inspection Report**

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98 The Board received the Field Inspection Report from Mr. John Toborg. Mr. Toborg  
99 highlighted items 28a & b at the round about needing weeds pulled from the Jasmine  
100 and mulch raked from the feijoa. Items 42 for curbing issues, 50 to document fungus at  
101 bow spirit park and 52 for turf replacement at N Bow Spirit park. Mr. Ball asked about  
102 the Bismark palms on POA property, Mr. Toborg replied that Sunrise takes care of this  
103 area. Mr. Wohlueter inquired about the vines present and choking plants down Waterset  
104 S before Paseo Al Mar, Mr. Toborg suggested that LMP can provide a 1-time proposal  
105 to clean this area up. Mr. Toborg gave some feedback about the Pre-Bid meeting that  
106 included over 10 vendors for the RFP.

107

108

### 109 **2. Consideration of Landscape Enhancement Proposals**

110

110 The Board considered 4 proposals from LMP for Landscape Enhancement. The Board  
111 discussed the proposals.

112

113 On a motion by Mr. Wohlueter, seconded by Mr. Ball, the Board unanimously approved  
114 LMP proposal #71206 in the amount of \$1,352.

115

116 On a motion by Mr. Wohlueter, seconded by Mr. Ball, the Board unanimously approved  
117 LMP proposal #71207 not to exceed \$3,072.

118

119 The Board directed District Management to table proposal #71210 and directed District  
120 Management and Staff to discuss the Montessori school landscaping with Montessori  
121 representatives ahead of the next meeting.

122

123 On a motion by Mr. Anderson, seconded by Mr. Ball, the Board unanimously approved  
124 LMP proposal #70606 as revised, not to Exceed \$5,561.70.

125

126

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.

127

128 The Board was presented with proposals for landscape enhancement by Paula Means  
129 from LMP. The Board discussed many of the proposals and the discussion centered  
130 around the proposals that would need to be reconsidered which included invoice  
131 numbers 70609, 70607, 70606 & 70440 which were not approved. The Board asked

132 LMP & Mr. Toborg to consider alternatives for those proposals. The Board asked that  
133 proposal number 70786 be revised based on Mr. Toborg's recommendations to that  
134 proposal and to not exceed \$2,500.00.  
135

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.

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## **C. Clubhouse Manager**

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### **1. Presentation of Management Report**

141 The Board received the Presentation of the Management Report from Ms. Gabby Davis.

142

143 On a motion by Ms. Willis, seconded by Mr. Wohlueter, the Board unanimously  
144 approved the proposal for the Teacup Spinner replacement in the amount of \$2,097.

145

146 The Board directed staff to approve the Manatee Donation Initiative.

147

148 On a motion by Mr. Ball, seconded by Ms. Willis, the Board unanimously approved the  
149 proposal from Owens Electric for a similar sized fan in the amount of \$2,930.

150

151 The Board considered proposal #12776 from FitRev for the purchase of exercise  
152 equipment.

153

154 The Board elected to table consideration of the proposal and directed staff to do some  
155 research into renting exercise equipment.

156

157 On a motion by Ms. Willis, seconded by Mr. Ball, the Board unanimously approved the  
158 purchase of a slate grey Polywood table replacement in the amount of \$1,198.

159

160 The Board directed District Management to table to Pressure Washing discussion until  
161 the next regular meeting.

162

## **D. District Engineer**

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165 The Board received an update from the District Engineer Mr. Stephen Brletic. Mr. Brletic  
166 engaged and informed the Board about several potential projects and maintenance  
167 items including The Landings Dock/Boardwalk, The Landings Pavilion, the Entry  
168 Monument & Landings Pavers/Wall as well as drainage at the splash pad, dog park and  
169 playground area. Mr. Brletic presented a proposal for reconstruction of The Landings  
170 dock/boardwalk and the Board gave direction to Mr. Brletic to engage additional  
171 vendors to get some additional proposals for the work. Mr. Brletic directed District  
172 Management to do some discovery into who painted the Pavilion at The Landings and  
173 why remedy could be possible based on the fact the paint should not have deteriorated  
174 so quickly.

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**E. District Counsel**

The Board received an update from the District Counsel Ms. Eric McCormick. A discussion about wildlife signage ensued. The Board directed District Management to get some additional clarity on district liability as it pertains to signage from the district's insurance provider Egis. A discussion about parking enforcement followed.

**F. District Manager**

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

On a motion by Mr. Anderson, seconded by Ms. Willis, the Board unanimously approved for District Management to send letters to residents in areas where a right of way exists in a first attempt to try and deter parking on the right of ways.

On a motion by Mr. Anderson, seconded by Mr. Pyche, the Board unanimously approved for District Management to begin the bidding process and engage additional firms for the districts counsel.

The Board received the District Management report from Mr. Jerry Whited. The next meeting date is May 25<sup>th</sup>, 2021 at the Waterset Club. The May meeting will include the presentation of the proposed budget for the districts 2021-2022 fiscal year. The Board received presentation of the monthly financials for March 2021.

**FOURTH ORDER OF BUSINESS**

**Ratification of 2020 Financial Audit**

On a motion by Mr. Pyche, seconded by Mr. Ball, the Board unanimously approved the ratification of the 2020 financial audit for the Waterset North Community Development District.
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**FIFTH ORDER OF BUSINESS**

**Consideration of Ratification of Resolution 2021-02, Designating Assistant Secretary**

Mr. Whited presented resolution 2021-02 which would designate Mr. Whited as assistant secretary.

On a motion by Mr. Wohlueter, seconded by Mr. Anderson, the Board unanimously adopted Resolution 2021-02 for the Waterset North Community Development District.

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**SIXTH ORDER OF BUSINESS**

**Consideration of Series 2014 Arbitrage Report**

On a motion by Mr. Pyche, seconded by Mr. Anderson, the Board unanimously approved the arbitrage report for the series 2014 bonds. for the Waterset North Community Development District.

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**SEVENTH ORDER OF BUSINESS**

**Consideration of Minutes of the Board of Supervisors' Regular Meeting held March 23, 2020**

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

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**EIGHTH ORDER OF BUSINESS**

**Ratification of Operations & Maintenance Expenditures for March 2021**

On a Motion by Mr. Ball, seconded by Mr. Pyche, the Board unanimously approved to ratify the Operations & Maintenance Expenditures for March 2021 (\$175,204.50) for the Waterset North Community Development District.

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**NINTH ORDER OF BUSINESS**

**Ratification of Café Operations & Maintenance Expenditures for March 2021**

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 March 2021 (\$17,139.64), for the Waterset North Community Development District.

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**TENTH ORDER OF BUSINESS**

**Supervisor Requests**

There were no Supervisor Requests.

247 **ELEVENTH ORDER OF BUSINESS** **Adjournment**

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On a Motion by Mr. Willis, seconded by Mr. Pyche, with all in favor, the Board unanimously approved to adjourn the meeting at 9:29 p.m., for the Waterset North Community Development District.

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Asst. Secretary

\_\_\_\_\_

Chair / Vice Chair

# WATERSET NORTH COMMUNITY DEVELOPMENT DISTRICT

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District Office · Riverview, Florida · 813-994-1001  
Mailing Address - 3434 Colwell Avenue, Suite 200, Tampa Florida 33614  
[www.watersetnorthcdd.org](http://www.watersetnorthcdd.org)

## Operation and Maintenance Expenditures April 2021 For Board Approval

Attached please find the check register listing the Operation and Maintenance expenditures paid from April 1, 2021 through April 30, 2021. This does not include expenditures previously approved by the Board.

The total items being presented: **\$142,985.88**

Approval of Expenditures:

\_\_\_\_\_

\_\_\_\_\_ Chairperson

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

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

# Waterset North Community Development District

## Paid Operation & Maintenance Expenditures

April 1, 2021 Through April 30, 2021

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Accurate Electronics, Inc	004021	101937	Repair Gate - Dog Park 04/21	\$ 382.00
Berger, Toombs, Elam, Gaines & Frank CPA	004022	352909	Audit Services FY19/20	\$ 3,550.00
Bright House Networks	20210402	087467902032821	7012 Sail View-Cafe, Pool, Fitness Room Service 04/21	\$ 289.11
Castle Management, LLC	004027	CELL-0321-157	Cellular & Beepers 03/21	\$ 49.99
Castle Management, LLC	004027	INS-0321-240	Insurance Reimbursement 03/21	\$ 396.00
Castle Management, LLC	004013	MGT-020121-338	Contract Management Fees 03/21	\$ 1,281.25
Castle Management, LLC	004013	MGT-040121-339	Contract Management Fees 04/21	\$ 1,281.25
Castle Management, LLC	004013	PREIM03-12-21-266	Payroll - Period 02/20/21-03/05/21	\$ 5,549.59
Castle Management, LLC	004027	PREIM03-26-21-267	Payroll - Period 03/06/21-03/19/21	\$ 6,328.88
Castle Management, LLC	004034	PREIM04-09-21-271	Payroll - Period 03/20/21-04/02/21	\$ 5,589.63
CIMA Energy Solutions, LLC	004028	85672064	Gas Sales 03/21	\$ 56.88
CIMA Energy Solutions, LLC	004028	86016665	Gas Sales 04/21	\$ 519.30
EGA Parking Lot Striping & Pressure Washing, LLC	004014	1043	Pressure Wash Pavers - The Landing 03/21	\$ 1,657.50
Erin McCormick Law, P.A.	004035	10500	General Legal Services 04/21	\$ 3,939.00



# Waterset North Community Development District

## Paid Operation & Maintenance Expenditures

April 1, 2021 Through April 30, 2021

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Frontier Communications of Florida	004015	813-672-4806-052115-5	7250 Park Shore Dr-Dog Park & Splash	\$ 123.54
		04/21	Pad Service 04/21	
Helinger Advertising Inc.	004029	418534	Staff Shirts 04/21	\$ 173.00
Helinger Advertising Inc.	004029	418730	Staff Shirts 04/21	\$ 121.15
Johnson, Mirmiran & Thompson, Inc.	004016	10-171734	Engineering Services 02/21	\$ 400.00
Johnson, Mirmiran & Thompson, Inc.	004037	11-171979	Engineering Services 03/21	\$ 3,075.00
Landscape Maintenance Professionals, Inc.	004030	156762	Irrigation Repairs 12/20	\$ 35.00
Landscape Maintenance Professionals, Inc.	004030	156764	Irrigation Repairs 11/20	\$ 215.00
Landscape Maintenance Professionals, Inc.	004030	156830	Flush Cut Plants - Waterset Dr. 12/20	\$ 195.00
Landscape Maintenance Professionals, Inc.	004030	157545	Plant Replacement - Waterset Blvd. 01/21	\$ 528.00
Landscape Maintenance Professionals, Inc.	004030	158994	Irrigation Repairs 03/21	\$ 458.78
Landscape Maintenance Professionals, Inc.	004038	159162	Monthly Landscape Maintenance 04/21	\$ 48,432.49
Landscape Maintenance Professionals, Inc.	004030	159225	Irrigation Repairs 03/21	\$ 165.00
Landscape Maintenance Professionals, Inc.	004030	159226	Irrigation Repairs 03/21	\$ 165.00
Landscape Maintenance Professionals, Inc.	004030	159236	Irrigation Repairs 03/21	\$ 567.36

# Waterset North Community Development District

## Paid Operation & Maintenance Expenditures

April 1, 2021 Through April 30, 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.	004030	159237	Irrigation Repairs 03/21	\$ 85.00
Landscape Maintenance Professionals, Inc.	004030	159328	Irrigation Repairs 03/21	\$ 47.68
Landscape Maintenance Professionals, Inc.	004030	159352	Irrigation Repairs 03/21	\$ 370.52
Landscape Maintenance Professionals, Inc.	004030	159377	Fertilize Bermuda, Ornamental & Palm 03/21	\$ 18,672.50
Landscape Maintenance Professionals, Inc.	004030	159378	Pest Control 03/21	\$ 1,602.25
Landscape Maintenance Professionals, Inc.	004038	159412	Irrigation Repairs 04/21	\$ 165.00
Landscape Maintenance Professionals, Inc.	004038	159458	Irrigation Repairs 04/21	\$ 165.00
Landscape Maintenance Professionals, Inc.	004038	159462	Irrigation Repairs 04/21	\$ 62.50
Landscape Maintenance Professionals, Inc.	004038	159463	Irrigation Repairs 04/21	\$ 107.50
Landscape Maintenance Professionals, Inc.	004038	159473	Irrigation Repairs 04/21	\$ 135.00
Landscape Maintenance Professionals, Inc.	004038	159577	Remove Tree Stakes 04/21	\$ 515.00
Landscape Maintenance Professionals, Inc.	004038	159586	Irrigation Repairs 04/21	\$ 425.00
Landscape Maintenance Professionals, Inc.	004038	159587	Irrigation Repairs 04/21	\$ 235.00
Landscape Maintenance Professionals, Inc.	004038	159599	Irrigation Repairs 04/21	\$ 1,200.00

# Waterset North Community Development District

## Paid Operation & Maintenance Expenditures

April 1, 2021 Through April 30, 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.	004038	159644	Irrigation Repairs 04/21	\$ 45.00
Landscape Maintenance Professionals, Inc.	004038	159667	Irrigation Repairs 04/21	\$ 149.28
Nathan Harder	004036	042121	Reimburse Site Damage Deposit 04/21	\$ 2,500.00
NVirotect Pest Control, Inc.	004031	231519	Pest Control - 8382 04/21	\$ 515.00
NVirotect Pest Control, Inc.	004031	231520	Pest Control - Amenity 8382 04/21	\$ 30.00
Owens Electric Inc.	004023	20211633	Service Call - Splash Pad 04/21	\$ 264.00
Payne Air Conditioning and Heating, Inc.	004017	667857	HVAC Repair 03/21	\$ 140.00
Republic Services LP	004018	0696-000936685	7004 Sailview Lane 04/21	\$ 581.39
Republic Services LP	004018	0696-000937264	Amenity 7250 Parkshore Drive 04/21	\$ 442.99
Rizzetta & Company, Inc.	004019	INV0000057602	District Management Fees 04/21	\$ 5,214.59
Rizzetta Technology Services	004020	INV0000007397	Email & Website Hosting Services 04/21	\$ 175.00
Sal Bottiglieri Office Cleaning	004032	1632	Upholstery & Carpet Cleaning 04/21	\$ 220.00
Signa Digital Solutions Inc.	004039	AR-S255343	Color Copier Maintenance Contract XTD08126-02 04/21	\$ 205.00
Skyway Supply, Inc.	004024	49118	Dog Waste Bags 04/21	\$ 119.90

# Waterset North Community Development District

## Paid Operation & Maintenance Expenditures

April 1, 2021 Through April 30, 2021

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Solitude Lake Management LLC	004040	PI-A00577963	Monthly Lake & Pond Management Services 04/21	\$ 4,010.00
Suncoast Pool Service, Inc.	004041	7185	Monthly Swimming Pool & Splash Pad Fountain Service 04/21	\$ 1,500.00
Tampa Electric Company	004025	Summary Bill 03/21	Summary Bill 03/21	\$ 7,569.12
Times Publishing Company	004033	0000140856 02/21/21	Account #107056 Legal Advertising 02/21	\$ 530.00
Times Publishing Company	004042	0000153428 04/11/21	Account #107056 Legal Advertising 04/21	\$ 1,135.00
Tropitone Furniture Co., Inc.	004043	042321	Lounge Chairs 04/21	\$ 1,187.00
US Bank	004026	6075213	Trustee Fees Series 2017 03/01/21 - 02/28/22	\$ 3,771.25
Waterset North CDD	CD298	CD298	Debit Card Replenishment	\$ 2,170.71
Waterset North CDD	CD300	CD300	Debit Card Replenishment	<u>\$ 1,198.00</u>
<b>Report Total</b>				<b><u>\$ 142,985.88</u></b>

# WATERSET NORTH COMMUNITY DEVELOPMENT DISTRICT

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District Office · Riverview, Florida · 813-994-1001  
Mailing Address - 3434 Colwell Avenue, Suite 200, Tampa Florida 33614  
[www.watersetnorthcdd.org](http://www.watersetnorthcdd.org)

## **Operation and Maintenance Expenditures April 2021 For Board Approval Café Club**

Attached please find the check register listing the Operation and Maintenance expenditures paid from April 1, 2021 through April 30, 2021. This does not include expenditures previously approved by the Board.

The total items being presented: **\$15,826.28**

Approval of Expenditures:

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\_\_\_\_\_ Chairperson

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

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

# Waterset North Café Community Development District

## Paid Operation & Maintenance Expenditures

April 1, 2021 Through April 30, 2021

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Castle Management, LLC	001626	PREIM03-12-21-266	Payroll - Period 02/20/21-03/05/21	\$ 2,459.15
Castle Management, LLC	001635	PREIM03-26-21-267	Payroll - Period 03/06/21-03/19/21	\$ 2,852.12
Castle Management, LLC	001638	PREIM04-09-21-271	Payroll - Period 03/20/21-04/02/21	\$ 3,432.16
Cheney Brothers, Inc.	001627	06-920790624	Food/ Beverages /Supplies 03/21	\$ 471.26
Cheney Brothers, Inc.	001627	06-920849311	Food/ Beverages /Supplies 03/21	\$ 1,002.61
Cheney Brothers, Inc.	001631	06-920890555	Food/ Beverages /Supplies 04/21	\$ 1,176.92
Cheney Brothers, Inc.	001636	06-920929073	Food/ Beverages /Supplies 04/21	\$ 74.68
Cheney Brothers, Inc.	001636	06-920929273	Food/ Beverages /Supplies 04/21	\$ 591.45
Cheney Brothers, Inc.	001639	06-920970312	Food/ Beverages /Supplies 04/21	\$ 707.53
Culligan Water Conditioning	001628	WC 2578386	Drinking Water 03/21	\$ 33.75
Culligan Water Conditioning	001628	WC 2588224	Drinking Water 03/21	\$ 28.00
Del Webb at Lakewood Ranch HOA	001629	112420	Cafe Food/Supplies 11/20	\$ 446.88
Florida Department of Revenue	001632	39-8015954075-8 03/21	Sales Tax Payable 03/21	\$ 1,147.83
JJ Taylor Distributing Co of Florida Inc.	001633	15081308	Cafe Beverages 04/21	\$ 285.65
Johnson Brothers Liquor Co. 1	001640	WC 1769967	Beverages 04/21	\$ 198.00

# Waterset North Café Community Development District

## Paid Operation & Maintenance Expenditures

April 1, 2021 Through April 30, 2021

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Owens Electric Inc.	001630	20211518	Replace GFI - Cafe 03/21	\$ 154.75
Sal Bottiglieri Office Cleaning	001637	1632	Upholstery & Carpet Cleaning 04/21	\$ 319.50
Tyler Knapp	001634	040621	Reimburse - Cafe Food 04/21	\$ 23.94
Waterset North CDD	CD299	CD299	Cafe Debit Card Replenishment	\$ <u>420.10</u>
<b>Report Total</b>				<b>\$ <u>15,826.28</u></b>