



Rizzetta & Company

Waterset North Community Development District

**Board of Supervisors' Meeting
February 28, 2023**

**District Office:
2700 S. Falkenburg Rd. Ste 2745
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	Alex Wohlhueter Paul Anderson Trish Cianci- Deckard Louise Willis TJ Pyche	Chairman Vice Chairman Assistant Secretary Assistant Secretary Assistant Secretary
District Manager	Matthew Huber	Rizzetta & Company, Inc.
District Counsel	Andrew Mai	Fishback Dominic Law, PA
District Engineer	Stephen Brletic	Brletic Dvorak, Inc.

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 FL – 813-533-2950
Mailing Address - 3434 Colwell Avenue, Suite 200, Tampa, FL 33614
www.watersetnorthcdd.org

February 21, 2023

Board of Supervisors
Waterset North Community
Development District

FINAL AGENDA

Dear Board Members:

The regular meeting of the Board of Supervisors of the Waterset North Community Development District will be held on **Tuesday, February 28, 2023, at 6:00 p.m.** at the Waterset Club located at 7281 Paradiso Drive, Apollo Beach, FL 33572.

1. CALL TO ORDER / ROLL CALL

2. AUDIENCE COMMENTS

3. STAFF REPORTS

A. Landscape & Irrigation

- 1. Landscape Inspection Report.....Tab 1
- 2. Landscape Contractor Update
- 3. Landscape Contractor Responses
- 4. Landscape Contractor Proposals

B. Solitude Lake Management

- 1. Presentation of Waterway Inspection Report
(Under Separate Cover)

C. Clubhouse Manager

- 1. Presentation of Café Sales ReportTab 2
- 2. Presentation of Property Management ReportTab 3

D. District Counsel

E. District Engineer

F. District Manager

4. BUSINESS ITEMS

A. Consideration of Contract for FEMA Application

Assistance.....Tab 4

B. Discussion of the sidewalk at Rock and Roll Bowl

C. Consideration of Agreement for Barre Fitness..... Tab 5

D. Consideration of ComSite Wireless Tower Request Tab 6

E. Discussion of Hillsborough County BOCC

Alarm Violations Tab 7

5. BUSINESS ADMINISTRATION

A. Consideration of Minutes of the Board of Supervisors'

Regular Meeting held on January 24, 2023.....Tab 8

B. Consideration of Operations & Maintenance

Expenditures for November 2022 – January 2023 Tab 9

C. Consideration of Operations & Maintenance

Expenditures for Café for November 2022 – January 2023. Tab 10

- 5. AUDIENCE COMMENTS**
- 6. SUPERVISOR REQUESTS**
- 7. ADJOURNMENT**

We look forward to seeing you at the meeting. If you have any questions, please do not hesitate to call us at (813) 533-2950.

Sincerely,

Matthew Huber

Regional District Manager

Tab 1

WATERSET NORTH

LANDSCAPE INSPECTION REPORT



February 8, 2023
Rizzetta & Company
John R. Toborg – Division Manager
Landscape Inspection Services



Rizzetta & Company
Professionals in Community Management

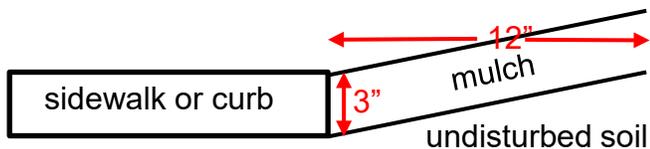
Upcoming Events, Waterset Blvd. Southbound, The Landing

General Updates, Recent & Upcoming Maintenance Events

- During the month of March, all St. Augustine, Bahia & Zoysia turf shall receive a **second application of a pre-emergent herbicide**. Additionally, all Bermuda turf shall receive an application of **550 lbs. (11 – 50 lb. bags)** of 21-0-0 fertilizer and a pre-emergent herbicide. All ornamentals shall receive an application of **6600 lbs. (132 – 50 lb. bags)** of 8-10-10 fertilizer and all Palms shall receive an application of **2900 lbs. (58 – 50 lb. bags)** of 8-0-12+4Mg fertilizer.
- Sunrise to notify STAFF and Landscape Specialist at least one week prior to the application being scheduled. Then on the day of application, Sunrise is to notify staff so that staff can verify quantity and fertilizer types and write how many bags have been delivered, what it is being used for and date it on the label. This will need to be sent to me for verification.

The following are action items for Sunrise to complete. Please refer to the item # in your response listing action already taken or anticipated time of completion. **Red text** indicates deficient from previous report. **Bold Red text** indicates deficient for more than a month. **Green text** indicates a proposal has been requested. **Blue** indicates irrigation. **Bold, underlined is info. or questions for the BOS.** **Orange** is for Staff.

1. Mulch is already coming over the curb on the WS Blvd. median at Big Bend Road (BBR). This needs to be beveled in as per the spec requires. (see below)



2. Hand pull Spanish Moss from the Oaks leading up to the Landing and surrounding the Montessori School.
3. Is the mulch we received the same size as what is required? Our spec calls for Medium Pine Bark. Much of this is quite large. Also, there is already a LOT of mulch on the sidewalks. This needs to be corrected property-wide. There is also chunks of wood in this mulch. It should be 100% pine bark, NOT wood product. (Pic 3>)
4. There is still a lot of Carolina Geranium in the lawn between the Landing parking lot and the pond.

5. What are pruned Mammy Croton limbs doing in the edge of the pond behind the Landing? Are crews throwing these in?
6. Has this area been thoroughly inspected by BCI? I have photographed it before as the silting on the trail may indicate a sliced tube or PVC pipe. (Pic 6>)
7. **We are still having washout issues in the area of the dock behind the Landing. I've had BCI look at it and they are not finding**



The Landing, Current South, Flowerpot Park

any leaking pipes or spray heads. What they did find was there is ADS Pipe nearly at the surface and runoff is simply hitting it and running off instead of permeating the pipe. This seems to be causing the washout. (Pic 7)



8. What is the status of the installation of Dwarf Asian Jasmine in the beds under the lines of Crape Myrtles behind the Landing as well as on the pool deck under the Bismarck Palm?



9. None of the Crape Myrtles have been pruned yet.

10. I still feel the Bermuda turf inside the Landing pool and in the rear yard is being maintained too high. Optimum height for this type of turf is $\frac{3}{4}$ " to $1 \frac{1}{4}$ ".

11. There is no new mulch surrounding the fence of the original Montessori School.

12. March 1st begins the weekly mowing schedule.

13. Inspect and treat yellowing turf on Current south before it worsens.

14. This is the third and second (respectively) Sycamore from the north on the west side of Flowerpot Park. The third is the tree that leans the most. Due to the caliper size of these tree trunks, I do not think it is worth trying to straighten them. There are minor air pockets contained within the rootball. We can try to remove the root balls to fill in the voids in an attempt to try to stabilize them. These would also require heavy equipment. (Pics 14a & b)



Milestone Westbound From Park Strand, Crest Point Park

15. Remove all dead material from the entire Milestone north and south buffers from Triton to WSBlvd.

16. In the same buffer as above, take all woody plants, Thryallis, etc. to the ground. (Pic 16)



17. Treat the Cogongrass invading the Muhly Grasses on the east side of Milestone across from Alabaster Stone.

18. Spot treat turf weeds in the east ROW of Maiden Sea across from the mail kiosk.

19. There is no new mulch on Maiden Sea.

20. Wherever mulch was placed in groundcover beds (Dw. Asian Jasmine, Shore Juniper, etc.), mulch crews need to return to uncover those plants that were buried.

21. All active fire ant mounds need to be treated. Once the mound is dead, crews need to return to rake out soil to re-expose turf or mulch.

22. By what date will all Variegated or Standard Confederate Jasmine beds be replenished with plants that were over-sprayed with Ornamec and died?

23. Alter mow patterns and machinery on the Crest Points as a definite "hill-valley-hill" pattern is forming.

24. Sunrise has stated the problem turf area on the north side of Crest Point Park was caused by drought, high heat and operational challenges with the irrigation system. They are stating a prolonged period of time will be required for this to fully recover. (Pic 24)



25. Sunrise has stated another contact has recommended the use of TopChoice to control Mole Crickets in the turf on either side of Brevada at WSBlvd. Has anything been definitively diagnosed here with this turf so that we can effectively treat it? (Pic 25)



26. There are a lot of active fire ant mounds along the curb line on the western leg of Shadowlake.

Paradiso/Paseo Al Mar, Lantern Park

27. There are still a hand full of Ixora that need to be removed on the WSBlvd. median between Paradiso and Paseo Al Mar (PAM). (Pic 27)



weed pressure and any other disease that might be present. When can the District expect a remediation? We didn't cause this, and it wasn't due to an act of God. (Pics 32a & b)



28. Inspect a lot of bare areas on the back side of the curb on the north side of PAM west of WSBlvd. Much of time, this is chinch bug activity, however, we have also had a prolonged problem with spurge on the back side of curbs throughout the property.



29. Spot treat weeds on the ROWs of PAM on the north side of Phase 4 South.

30. There are several more rough spots of turf on the south ROW of PAM between 30th Street and WSBlvd. Diagnose and treat accordingly.

31. There is another Sycamore in Lantern Park in the same situation as 2-3 in Flowerpot Park – large caliper, 10° or less lean, topheavy. This tree, though, has 2" x 4"s leaning up against it not attached to anything. Either attempt to straighten or remove them. (Pic 31>)



32. I am still anticipating a remediation between BCI & Sunrise regarding the dead turf in the western side of Lantern Park. This end was under water for an extended period of time last summer. It is not coming back. However, in areas where the turf does not need to be replaced, Sunrise still needs to be maintaining the turf, both mowing and turf

Lantern Park, Lantern View Park, Rock-n-Roll Bowl

33. There are trees along the trail in Lantern Park that are leaning in the opposite direction from which they're staked. These need to be re-staked. (Pic 33)



34. In another area of Lantern Park, we have removed a tree and mulch was simply piled up on top of the existing stump. This needs to be graded out and re-mulched. (Pic 34)



35. In the same area as above, mulch was also piled up around the bases of most of the Feijoa plants and **there are a lot of cut off irrigation drip lines.**

36. Make sure the Alternanthera "Little Rubies" in Lantern View Park are cut to the ground going into spring **and that they are well-watered, but not kept wet.**

37. Cut out all damaged material from a Coontie Palm on the SW corner of Lantern View Park. (Pic 37)



38. Unfortunately, a lot of weeds have been covered up with mulch. These were to have been eradicated prior.

39. This area of turf on the east side of Lantern View Park needs to be cut out and replaced at Sunrise's expense. Both sides of Lantern View turf were replaced by former maintenance vendor late in their contract. (Pic 39)



40. Reduce Jatropha in Lantern View Park by 1/3.

41. Remove grass clippings from the high side of the Rock-n-Roll Bowl. Remove dead Natal Plum. Are we getting weeds in the interior turf? **Exercise groups need to rotate.** (Pic 41>)

Lakeside Amenity, Parkshore Roundabout, Tideline Park

42. What became of this recent enhancement by Sunrise at the Lakeside Amenity? It needs to be re-planted. There are no plants remaining. **Is irrigation working?** (Pic 42)



- 43. Don't forget to cut the Copperleaf plants to several inches from the ground surrounding the Splash Pad.
- 44. Remove dead plants on the north side of the Splash Pad area where a Shady Lady fell. **Make sure all irrigation drip lines are crimped.**
- 45. Remove a lot of dead material in the Flax Lily on Meeting House. (Pic 45>)
- 46. Remove dead growth from the Queen Emma Crinum on the Parkshore roundabout.



47. **The Colmar Park mail kiosk did not receive mulch.**

48. Remove a Sabal Palm bracing in Tideline Park.

49. Sunrise needs to treat the newer planted beds of Mammy Crotons on the east side of Flowerpot Park as well as the west side of Tideline between Windport and Milestone with a nourishment program. Sunrise installed these plants and a few beds have never flourished.

50. Is Sunrise continuing to monitor the Brown Patch Fungus on Nestall Ct.?



51. **What is occurring with the turf at Hourglass Park & Hourglass Porkchop Park? It is extremely dry.** (Pic 51)



Hourglass Park, Bowspirit Park, Mayport Park

52. Cut the Thryallis to the ground in a bed on the north park of Hourglass Park.

53. Why is the Milestone ROW turf so much more off-color here at Hourglass and Milestone than the resident's side of the sidewalk? (both are maintained by the CDD) (Pic 53 & below)



grasses were not properly cu, leaving too much material above ground. (see below)



57. Make sure irrigation is running properly going into March-June. Temps will be blazing, rain will be shut off and many trees, including Red Maples) will be stressing and may even die as they've done in the past.

54. Crews need to be very cautious when trimming the Confederate Jasmine on the trellises in Bowspirit Park. They are cutting vines at the ground, and they are dying at the tops of the trellises. These vines were also all tangled in the Palms in the background.

55. We called this irrigation issue into BCI while on site, however, we are not convinced this issue is CDD related, but resident related. BCI to provide an update. This is in Mayport Park. (Pic 55>)

56. Sunrise's crews need to make sure to maintain the western end of the block between Mayport Dr. and Bowspirit Place along Milestone. This is NOT HOA. These



Proposals

1. Sunrise to provide a proposal to remove a dead Sabal Palm on the north side of PAM a couple hundred feet east of Paradiso. It is a pattern of three. Proposal shall include the option to flush cut along with a second option to completely remove it (including stump grinding) and replacing with another Sabal of the same height and trunk structure. (Pic 1)



2. Will the BOS approve a maximum NTE amount of \$600 dollars for Sunrise to acquire various butterfly attracting plants to fill in the voids in the butterfly garden of Lantern Park? Plants should be both host and nectar:

- milkweed (*Asclepias* spp.), (milkweed seeds)
- asters (*Aster* spp.), (aster seeds)
- butterfly bush (*Buddleia davidii*),
- sedum (*Sedum* spp.),
- verbena (*Verbena* spp. and hybrids),
- ironweed (*Vernonia* spp.)
- butterfly weed (*Asclepias tuberosa*)
- butterfly bush (*Buddleia davidii*),
- purple coneflower (*Echinacea purpurea*)
- blazing star (*Liatris* spp.),
- oregano (*Origanum vulgare*),
- zinnia (*Zinnia* spp.),

Tab 2

Waterset North CDD Cafe Sales by Range Report

2/1/2023

10:18 am From 01/01/23 04:00:00am to 02/01/23 03:59:59am, All Terminals

Description	Units	Gross	Disc/Cpn	VAT Tax	Net	% Total
Beer	148	\$796.00	\$1.20	\$0.00	\$794.80	10.74
Beverages	593	\$1,559.75	\$3.14	\$0.00	\$1,556.61	21.04
Specials (Beer)	36	\$303.89	\$8.50	\$0.00	\$295.39	3.99
Wine	21	\$126.00	\$0.00	\$0.00	\$126.00	1.70
Beverage Total	798	\$2,785.64	\$12.84	\$0.00	\$2,772.80	37.48
Breakfast	93	\$671.25	\$8.25	\$0.00	\$663.00	8.96
Flatbreads	70	\$579.50	\$3.38	\$0.00	\$576.12	7.79
Food Mod	7	\$10.00	\$0.00	\$0.00	\$10.00	0.14
Ice Cream	82	\$200.00	\$0.00	\$0.00	\$200.00	2.70
Kids Food	45	\$270.00	\$0.00	\$0.00	\$270.00	3.65
On The Run	190	\$662.50	\$9.01	\$0.00	\$653.49	8.83
Salads	14	\$125.50	\$2.16	\$0.00	\$123.34	1.67
Sandwiches	214	\$2,082.30	\$26.02	\$0.00	\$2,056.28	27.79
Sides	52	\$74.25	\$0.25	\$0.00	\$74.00	1.00
Food Total	767	\$4,675.30	\$49.07	\$0.00	\$4,626.23	62.52
Miscellaneous Total	0	\$0.00	\$0.00	\$0.00	\$0.00	0.00

HASH DEPARTMENTS

TakeOut7	0	\$0.00	\$0.00	\$0.00	\$0.00	N/A
Total Sales	1565	\$7,460.94	\$61.91	\$0.00	\$7,399.03	100.00
Tax Total					\$555.55	
Tax					\$555.55	
Customer Payments	0				\$0.00	
Due Rounding					\$0.00	
Gift Cert Total	0				\$0.00	
House Tips					\$0.00	
ROA Total					\$0.00	
To Go Surcharges					\$0.00	
Zone Charges					\$0.00	
-Paid Outs					\$0.00	
-Emp Tipouts					\$0.00	
-Bank GC Cashouts	0				\$0.00	
Total Accountable					\$7,954.58	

Media	Count	Sale Amt	Hs Tips	Emp Tips	Emp Grats	Total Sales
Cash	249	\$2,039.42	\$0.00	\$0.00	\$0.00	\$2,039.42
Gift Card	0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
EMV	498	\$5,714.02	\$0.00	\$591.66	\$0.00	\$6,305.68
Newland	5	\$60.24	\$0.00	\$0.00	\$0.00	\$60.24
Skytab	0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
PAID ONLINE CC	0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
PD Online CC	11	\$140.90	\$0.00	\$19.99	\$0.00	\$160.89
Media Totals		\$7,954.58	\$0.00	\$611.65	\$0.00	\$8,566.23
House Total		\$7,954.58				
Charges Total		\$6,305.68				
Adjusted Cash		\$1,427.77				

Cancelled Sales	6	\$46.72
Training Mode Sales	0	\$0.00
Refunded Sales	1	\$16.39
Re-Opened Sales	0	\$0.00
Voided Items	0	\$0.00
Total	7	\$63.11

Discount	Count	Amount
Employee Discount	2	\$12.23
Open Percent	15	\$49.68
Discount Total	17	\$61.91

Tax Description	Sales	Tax	Exempt
Tax	\$7,399.03	\$555.55	\$0.00

Order Type Summary	Count	Total	Avg Chk
Here	749	\$7,267.98	\$9.70
To Go	0	\$0.00	\$0.00
Delivery	0	\$0.00	\$0.00
To GO	0	\$0.00	\$0.00
Phone	0	\$0.00	\$0.00
Online Pickup	11	\$131.05	\$11.91
Online Delivery	0	\$0.00	\$0.00
Totals:	760	\$7,399.03	\$9.74

Serving Period	# Cust's	Total	Avg Check	Avg Cust
Breakfast	135	\$1,164.40	\$8.63	\$8.63
Lunch	422	\$4,359.85	\$10.33	\$10.33
Dinner	201	\$1,862.68	\$9.27	\$9.27
04:00:00 AM - 03:59:59 AM	2	\$12.10	\$6.05	\$6.05
Totals:	760	\$7,399.03	\$9.74	\$9.74

Customer Count	760
Non Taxable Total	\$0.00
Non Tippable Sales	\$0.00
Togo Count	0
Togo Total	\$0.00

Tab 3

WATERSET®



Waterset North Community Development District
7012 Sail View Lane, Apollo Beach, FL 33572

Community Director Report **February 2023 Meeting**



Unparalleled Property Services

Administrative

CDD Access Requests: No requests for North this month.

Management received a proof and proposal for the street signs for Waterset and Milestone as well as Salt Creek and Waterset. The proposal was approved, and the signs have been sent to production. We have also reached out because there are still 10 signs that need to be straightened.

Alvarez Air and Plumbing had previously been approved to provide AC maintenance to North amenities. Contract was to be drafted by counsel.

Munyan was previously approved for the painting of The Landing interior. Munyan is ready to schedule us for painting to begin.

Management ordered new bat houses due to the current bat houses being damaged. The new houses should arrive before the end of the month. Once received, the maintenance team will install.

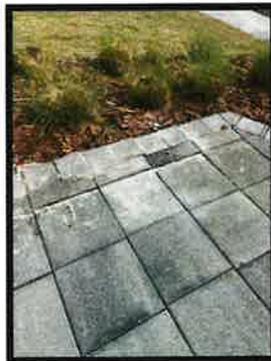
A new full-time server was hired for the Landing Café.

Discuss round about on PAM and Covington.

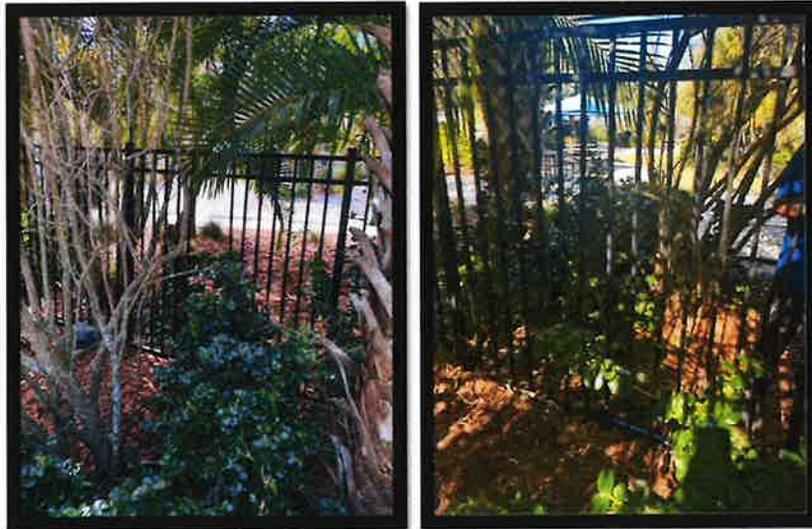


Maintenance

The maintenance team repaired loose pavers around the Landing Café.



The maintenance team repaired a section of fencing at the Splash pad.



Alvarez Plumbing repaired the urinal valve for the Landings pool men's bathroom.

The maintenance team pressure washed the Lakeside amenity building as well as the Splash pad furniture.

The maintenance team repaired broken pool umbrellas.

The maintenance team repaired a booth in the café that had detached.

The maintenance team conducted playground inspections as well as removed wasp nests and treated for red ants throughout the north amenities.

The maintenance team replaced a burnt trash can at Lantern Park.

The Maintenance team replaced a burnt fountain pump at Lantern Park.

Respectfully Submitted,
Katiria Parodi, LCAM



Dual Street Blades/Stop Combo

Qty: 1

Dual Blades w/ Frame

36" x 9" B2B Blades (4 S/S Blades per Post)
 Alum. .080 - HI Reflective Vinyl
 Upper/Lowercase, B Series Typeface
 Green Sign w/ White Lettering
 38" x 11" Frame: CSM EX Painted
 Mounted: CM2

Sign w/ Frame

30" x 30" R1-1 Stop Sign
 Alum. .080 - HI Reflective Vinyl
 32" x 32" Frame: CSM EX Painted

Post

15' x 3" Round Aluminum Fluted Post Painted
 Anti Spin Bar
 Post Set In Concrete For Stability
 Qty: 4 - 80# Bags

Finial

Round Ball Finial Painted

Base

Tall Europa Base Painted

ALL HARDWARE PAINTED

PAINT

**Black
(gloss)**



B2B Replacement Blades & Frame

Qty: 1

36" x 9" B2B Blades (2 S/S Blades Total)

Alum. .080 - HI Reflective Vinyl

Upper/Lowercase, B Series Typeface

Green Sign w/White Lettering

38" x 11" Frame: CSM EX Painted

Mounted: Pre-Drilled CM2 Painted

PAINT

**Black
(gloss)**

WO.334979 v.02.09.23

Waterset North CDD

B2B Replacement Blades & Frame



**R. SILVEIRA
C. GOSNELL**

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B2B Replacement Blades & Frame

Qty: 1
36" x 9" B2B Blades (2 S/S Blades Total)
Alum. .080 - HI Reflective Vinyl
Upper/Lowercase, B Series Typeface
Green Sign w/White Lettering
38" x 11" Frame: CSM EX Painted
Mounted: Pre-Drilled CM2 Painted

PAINT

**Black
(gloss)**

wo.334979 v.02.09.23

Waterset North CDD

B2B Replacement Blades & Frame



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WARNING

SIGN THEFT OR VANDALISM PUNISHABLE
BY \$500 FINE 60 DAYS OR BOTH
FLORIDA STATUTES CHAPTERS
316.0775 & 316.655

DATE OF FABRICATION

MONTH	1	2	3	4	5	6	7	8	9	10	11	12
YEAR	18	19	20	21	22	23	24	25	26	27	28	29

SHEETING MFG.

3M AVERY

FDOT

SHEETING TYPE

EG H I D G

MONTH	1	2	3	4	5	6	7	8	9	10	11	12
DAY	1	2	3	4	5	6	7	8	9	10	11	12
	13	14	15	16	17	18	19	20	21	22	23	24
	25	26	27	28	29	30	31					
YEAR	18	19	20	21	22	23	24	25	26	27	28	29

DATE OF INSTALLATION



DAMAGED/MISSING SIGNS
CALL 407-830-8861

DOT Warning Decal

Qty: 1
3"X3.25"

Digital Print (Oracal) w/Gloss Lam
Media Only

*INSTALLED ON THE BACKS
OF ALL FINISHED STREET SIGNS

ALL DATES TO BE PUNCHED
OUT OF DECAL

WO.334979 v.02.08.23

Waterset North CDD

DOT Warning Decal



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WN

Castle Management, LLC.
 12270 SW 3rd Street, Suite 200
 Plantation FL 33325

Unit	Resident	Note Code	Created	Completed	Notes
WN-HBSL WNH-Blue Sail Ln					
6416	04 Green Peterkin, Patricia 6416 Blue Sail Ln	WARR Warranty Deed	01/26/2023		changed title per deed T1660080 sent wl stmt--mr
WN-HCCT WNH - Cliveden ct					
6346	03 Noland, Nancy 6346 Cliveden Ct	WARR Warranty Deed	01/31/2023		changed title per deed sent wl coupons --mr
WN-HDCD WNH- Del Coronado Dr					
5304	02 Gaddy, Jarrett 5304 Del Coronado Dr	WARR Warranty Deed	01/10/2023		Updated title per deed, sent wl ltr PB
5315	02 Boyd, Melissa 5315 Del Coronado Dr	WARR Warranty Deed	01/11/2023		Updated title per deed, sent wl ltr PB
5407	02 Lopez, Geiner 5407 Del Coronado Dr	WARR Warranty Deed	01/03/2023		Updated title per deed, sent wl ltr and coupon T1628883 PB
5424	02 Rojas, Nora 5424 Del Coronado Dr	WARR Warranty Deed	01/11/2023		Updated title per deed, sent wl ltr PB
5434	02 McDonald, Randy 5434 Del Coronado Dr	WARR Warranty Deed	01/11/2023		Updated title per Closing Ck, title co did not provide deed, Sent wl ltr and coupon PB
5507	02 Johnson, Jason 5507 Del Coronado Dr	WARR Warranty Deed	01/11/2023		Updated title per deed, sent wl ltr and coupon T1641116 PB
5516	02 Horton, Wanda 5516 Del Coronado Dr	WARR Warranty Deed	01/11/2023		Updated title per deed, sent wl ltr and coupon PB
5517	02 Kanaval, Stephen 5517 Del Coronado Dr	WARR Warranty Deed	01/10/2023		Updated title per deed, sent wl ltr PB
5519	02 Victoria, Chery 5519 Del Coronado Dr	WARR Warranty Deed	01/10/2023		Updated title per deed, sent wl ltr and coupon T1631545 PB
5521	02 Rupnarain, Karissa 5521 Del Coronado Dr	WARR Warranty Deed	01/10/2023		Updated title per deed, sent wl ltr PB
5530	02 Mavronasios, Sofia 5530 Del Coronado Dr	WARR Warranty Deed	01/11/2023		Updated title per deed, sent wl ltr and coupon T1641176 PB
WN-HGSC WNH-Golden Sky Court					
7305	02 DaSilva, Ronald 7305 Golden Sky Ct	CHKR Check Request	01/17/2023		Overpayment refund requested for Ronald E DaSilva for \$89.23 Ticket #1651046
WN-HHGD WNH-Hourglass Dr					
7409	03 Nettles, David 7409 Hourglass Dr	WARR Warranty Deed	01/18/2023		changed title per deed T1652588 sent wl stmt--mr
WN-HLLD WNH - Limelight Dr					
5405	02 Smith, Eric 5405 Limelight Dr	WARR Warranty Deed	01/11/2023		Updated title per deed, sent wl ltr PB
5417	02 Musca III, Robert 5417 Limelight Dr	WARR Warranty Deed	01/10/2023		Updated title per deed, sent wl ltr PB
5421	02 Perez, Nicolas 5421 Limelight Dr	WARR Warranty Deed	01/11/2023		Updated title per deed, sent wl ltr and coupon PB
5423	02 Nguyen, Trung	WARR Warranty Deed	01/11/2023		Updated title per deed, sent wl ltr and coupon PB

WN

Castle Management, LLC.
 12270 SW 3rd Street, Suite 200
 Plantation FL 33325

Unit	Resident	Note Code	Created	Completed	Notes
	5423 Limelight Dr				
5425	02 Fazzina, Joseph 5425 Limelight Dr	WARR Warranty Deed	01/11/2023		Updated title per deed, sent w/ ltr and coupon PB
WN-HLPA WNH-Lantern Pk Ave					
7543	03 Jessberger, Jacob 7543 Lantern Pk Ave	WARR Warranty Deed	01/30/2023		changed title per deed T1663984 sent w/ coupons --mr
7551	02 Mazagwu, Joseph 7551 Lantern Pk Ave	WARR Warranty Deed	01/11/2023		changed title per deed T1642035 sent w/ --mr
WN-HMSD WNH-Milestone Dr					
6018	04 Collier, Erica 6018 Milestone Dr	WARR Warranty Deed	01/11/2023		Change title per deed, sent w/ & coupon CW
WN-HOBD WNH-Old Benton Dr					
6932	03 Jarvis, James 6932 Old Benton Dr	WARR Warranty Deed	01/23/2023		changed title per deed HUD 1657357 sent w/ --mr
WN-HPKD WNH-Parkshore Dr					
7340	02 The Hughett Fmly Trs, 7340 Parkshore Dr	WARR Warranty Deed	01/16/2023		changed title per deed sent w/ coupons --mr
WN-HPSD WNH-Park Strand Dr					
6812	03 Rodems, Ryan 6812 Park Strand Dr	WARR Warranty Deed	01/11/2023		change title per deed, sent w/ CW
6911	02 Hosking, Brian 6911 Park Strand Dr	WARR Warranty Deed	01/06/2023		changed title per deed T1636605 sent w/ stmt--mr
WN-HSLC WNH-Sea Lilly Ct					
7509	02 Western Apts LLC, 7509 Sea Lilly Ct	WARR Warranty Deed	01/12/2023		changed title per deed T1647325 sent w/ --mr
WN-HSLD WNH-Sungold Mdw Ct					
7408	04 Sexton, Cynthia 7408 Sungold Mdw Ct	WARR Warranty Deed	01/26/2023		changed title per deed T1660740 sent w/ stmt--mr
WN-HSMD WNH-Summer Sunset Dr					
5420	02 Chandler, Matthew 5420 Summer Sunset Dr	WARR Warranty Deed	01/11/2023		Updated title per deed, sent w/ ltr and coupon PB
5432	02 Thao Pham, Vy Hoang 5432 Summer Sunset Dr	WARR Warranty Deed	01/13/2023		Updated title per deed, sent w/ ltr and coupon T1648856 PB
5466	02 Miller, Jelani 5466 Summer Sunset Dr	WARR Warranty Deed	01/11/2023		Updated title per deed, sent w/ ltr and coupon T1643191 PB
WN-HSSP WNH-Sunsail PI					
6325	03 Brcinovic, Sinisa 6325 Sunsail PI	WARR Warranty Deed	01/04/2023		changed title per deed T1639407 sent w/ stmt--mr --mr
WN-HSVD WNH - Silver Sun Dr					

WN

Castle Management, LLC.
 12270 SW 3rd Street, Suite 200
 Plantation FL 33325

Unit	Resident	Note Code	Created	Completed	Notes
5306	04 Edmisten, Catherine 5306 Silver Sun Dr	WARR Warranty Deed	01/26/2023		changed title per deed T1661153 sent wl --mr
5347	03 Avalos Caverro, Barbara 5347 Silver Sun Dr	WARR Warranty Deed	01/11/2023		change title per deed, sent wl CW
5405	02 Kim, Matthew 5405 Silver Sun Dr	LGL Legal	01/03/2023		<p>Hi Teena,</p> <p>Mrs. Kim called again. So it looks like we had this file for collections in October 2021 and sent the attached intent to lien letter. The owners called and sent a dispute email after receiving our letter and the Association ended up waiving all but the 2020 and 2021 annual fees totaling \$172.11. The owners paid that amount to our office in November 2021 and that should have full paid their account through 2021. It looks like there was still a balance due on the ledger at that time, \$167.04. I think it should have been \$0.00.</p> <p>Then the owners paid \$89.21 on both January 24, 2022 and January 27, 2022. Then they just recently paid \$89.23 on December 29, 2022 and December 30, 2022. So it looks like they have paid two extra payments of \$89.23 and should have a credit of \$178.46 on the ledger.</p> <p>We haven't had the collection file open for this one since receiving the payment in November 2021. Can you review and see if you see it that way and if you have any questions? Thanks for your help.</p> <p>Steve Delach Office Manager and Collections & Foreclosure Supervisor DAVID J. LOPEZ, P.A. Community Association Lawyers 201 East Kennedy Boulevard, Suite 775 Tampa, FL 33602</p>
		CHKR Check Request	01/11/2023		Overpayment refund requested for Vickie Y Kim for \$89.23 Ticket #1645361
WN-HTLD WNH-Tideline Dr					
6440	02 Branda, Jared 6440 Tideline Dr	WARR Warranty Deed	01/24/2023		changed title per deed T1658336 sent wl stmt --mr
WN-HVGP WNH-Voyagers PI					
6207	03 Montinat, Francois 6207 Voyagers PI	WARR Warranty Deed	01/31/2023		changed tilte per deed T1664526 sent wl stmt--mr
6304	01 Edwards, Maxine 6304 Voyagers PI	LGL Legal	01/31/2023		<p>Hi Teena,</p> <p>Ms. Edwards just called and is trying to pay her 2023 annual fee to Castle. She paid us in full through December 2022 and it looks like Sarah should be sending the disbursement out to you today. Are you able to allow Ms. Edwards to pay her 2023 annual fee? She?s calling us freaking out saying today?s the last day for her to pay.</p> <p>Steve Delach Office Manager and Collections & Foreclosure Supervisor DAVID J. LOPEZ, P.</p>
WN-HWFA WNH - Wayfarer Ave					
5411	02 Rodriguez, Christian 5411 Wayfarer Avenue	AR Miscellaneous A/R	01/12/2023		This closed 10/28/22 and received closing pgk 01/04/2023. Title co included the estoppel fee in closing ck. I returned ck to title and ask they re-issue. I scanned copy of the check into the unit file. Also

WN

Castle Management, LLC.
12270 SW 3rd Street, Suite 200
Plantation FL 33325

Unit	Resident	Note Code	Created	Completed	Notes
					scanned copy of HUD PB
5412	02 Timothy, Curtis 5412 Wayfarer Ave	WARR Warranty Deed	01/11/2023		Updated title per deed, sent w/ ltr and coupon PB
5430	02 Chancey Jr, Craig 5430 Wayfarer Ave	WARR Warranty Deed	01/04/2023		Updated title per deed, sent w/ ltr and coupon T1630634 PB
5432	02 Chasky, Mead 5432 Wayfarer Ave	WARR Warranty Deed	01/06/2023		Updated title per deed, sent w/ ltr and coupon T1641294 PB
5448	02 Koziel, Kevin 5448 Wayfarer Ave	WARR Warranty Deed	01/03/2023		Updated title per deed, sent w/ ltr and coupon T1628039 PB
5450	02 Douglas Jr, Jeffrey 5450 Wayfarer Avenue	WARR Warranty Deed	01/11/2023		Updated title per deed, sent w/ ltr and coupon PB
5466	02 Valarezo, Carlos 5466 Wayfarer Ave	WARR Warranty Deed	01/11/2023		Updated title per deed, sent w/ ltr , coupon PB
5468	02 Ford, Mark 5468 Wayfarer Avenue	WARR Warranty Deed	01/11/2023		Updated title per deed, sent w/ ltr and coupon PB
5615	02 Wimberly, Ryan 5615 Wayfarer Ave	WARR Warranty Deed	01/03/2023		Updated title per deed, sent w/ ltr and coupon T1634882 PB

Tab 4

CONTRACT FOR FEMA RECOVERY APPLICATION ASSISTANCE

DATE: February 28, 2023

BETWEEN: **RIZZETTA & COMPANY INCORPORATED**
3434 Colwell Avenue
Suite 200
Tampa, Florida 33614

(Hereinafter referred to as "Consultant");

AND: **WATERSET NORTH COMMUNITY DEVELOPMENT DISTRICT**
3434 Colwell Avenue
Suite 200
Tampa, Florida 33614

(Hereinafter referred to as "Client").

PURPOSE AND SCOPE OF SERVICES:

The purpose of this engagement is for Rizzetta & Company, Incorporated ("Consultant") to provide services to assist with the application for Federal Emergency Management Agency ("FEMA") assistance for Waterset North Community Development District (the "District" or "Client") in Hillsborough County, as follows:

- 1) Recovery Scoping Initial Call – A FEMA program delivery manager makes initial contact with the Consultant to determine damages, debris removal progress and probable costs. (estimated duration 1 hour)
- 2) Recovery Scoping Meeting – Consultant meets in person with FEMA, along with any other representatives of the District as may be necessary (estimated duration 2 hours). The intent of the meeting is to accomplish the following:
 - Review the draft damage inventory
 - Understand FEMA's damage inventory worksheet and assigned categories
 - Understand the process flow
 - Discuss next steps



Rizzetta & Company

- 3) Ongoing FEMA Meeting Attendance – Consultant to attend required weekly meetings with FEMA until the damage inventory is completed.
- 4) Damage Inventory – Following the recovery scoping meeting, the District has approximately 60 days to submit its final damage inventory to FEMA. FEMA requires an executed funding agreement to be signed by the District.
- 5) Onsite Inspections – Once the damage inventory is completed, signed and submitted, FEMA requires onsite inspection/meeting to assess the damages in person.
- 6) Portal Document Upload – FEMA requires copies of insurance policies and the District's procurement policies uploaded to their portal. Consultant to provide.
- 7) Damage Inventory Proof of Payment – FEMA requires copies of invoices along with proof of payment for all expenses paid. In addition, copies of proposals for all ongoing work or work not started along with signed contracts are also to be provided. Consultant to provide.
- 8) Any additional services will be performed on an as requested basis when authorized by the Client.

(Remainder of this page is left blank intentionally)



Rizzetta & Company

All services will be completed on a timely basis in conjunction with the timeframes set forth by the Client and the District finance team.

FEE SCHEDULE:

FEMA RECOVERY APPLICATION ASSISTANCE: Items 1 - 7, as described above, will be billed at an hourly rate of \$125/hour. This amount will be invoiced by the Consultant to the Client on a monthly basis and payable in the manner described below.

In addition to the professional fees outlined above, project-related out-of-pocket expenses will be billed at cost. These expenses include, but are not limited to: airfare, mileage, public transportation/parking, lodging, meals, reproduction, long distance telephone, facsimile transmission, postage, clerical support, computer charges and express mail. These expenses will be invoiced along with fees and will be due and payable when invoiced.

CLIENT RESPONSIBILITIES:

The Client shall furnish all appropriate maps, data and information relative to the project necessary for the Consultant to perform the duties of this Contract. In addition, Client shall provide timely services of its staff deemed necessary as the project progresses. Expenses incurred in providing this support shall be the sole responsibility of the Client.

NON-CONTINGENCY:

The payment of fees and expenses, as outlined in this Contract, are not contingent upon any circumstance not specifically outlined in this Contract.

GENERAL TERMS AND CONDITIONS:

- 1) All invoices are due and payable within forty-five (45) days of invoice date and pursuant to the Florida Prompt Payment Act, Chapter 218.70. F. S. Invoices not paid within forty-five (45) days of presentation shall be charged interest on the balance due at the maximum legally permissible rate.
- 2) In the event either party is required to take any action to enforce this agreement, the prevailing party shall be entitled to attorney's fees and costs. Including fees and costs incurred in determining entitlement to and reasonableness of such fees and costs.
- 3) Abandonment or suspension of the project shall not relieve the Client of monies due for services rendered to the date of such abandonment or suspension. Such services shall be billed at the applicable stated hourly rates or full lump sum amounts and will be immediately due and payable upon determination that the project has been abandoned or suspended and that the Consultant has performed the services as outlined herein.



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- 4) Ownership of all file copies of data, calculations, computer files and texts of reports, as instruments of service, under all circumstances is that of the Consultant.
- 5) The Client assumes full responsibility for damages awarded to third parties due to misuse by Client of the reports, in addition to any damages arising to the Consultant from said misuse by Client. Consultant shall have no responsibility for misuse of reports by third parties.
- 6) This Contract shall be interpreted in accordance with and shall be governed by the laws of the State of Florida.
- 7) In the event that any provision of this contract shall be determined to be unenforceable or invalid by a Court of Law, such unenforceability or invalidity shall not affect the remaining provisions of the Contract which shall remain in full force and effect.
- 8) The rights and obligations of the Client as defined by this contract shall inure to the benefit of and shall be binding upon the successors and assigns of the Client. There shall be no assignment of this contract by the Consultant.
- 9) Any amendment or change to this contract shall be in writing and executed by all parties to the contract.

MUNICIPAL ADVISOR DISCLAIMER:

Rizzetta & Company, Inc., does not represent the Community Development District as a Municipal Advisor or Securities Broker nor is Rizzetta & Company, Inc., registered to provide such services as described in Section 15B of the Securities and Exchange Act of 1934, as amended. Similarly, Rizzetta & Company, Inc., does not provide the Community Development District with financial advisory services or offer investment advice in any form.



Rizzetta & Company

This Contract shall represent the entire agreement between the Consultant and the Client. Both Consultant and Client understand and agree with the terms and conditions as set forth herein.

ACCEPTED BY:

RIZZETTA & COMPANY INCORPORATED

BY: _____

PRINTED NAME: William J. Rizzetta

TITLE: President

DATE: _____

WATERSET NORTH COMMUNITY DEVELOPMENT DISTRICT

BY: _____

PRINTED NAME: _____

TITLE: _____

DATE: _____



Rizzetta & Company

Tab 5

Use Agreement

WITNESSETH:

WHEREAS, Waterset North CDD (hereinafter “**the District**”) has entered into this agreement (the “**Agreement**”) with Colleen Vorees and Southern Belle Tans LLC, Independent Contractor (hereinafter “**Contractor**”), for limited and temporary use of District Facilities, the parties agree to the terms as follows:

1. USE

The Contractor is permitted to use the grassy areas by the splash pad, on Saturday’s at 9 a.m. for Barre Fitness Classes and Instruction. Contractor shall alternate grassy areas periodically to avoid damage to the grass.

2. USER FEE FOR CONTRACTOR TO USE DISTRICT FACILITIES

To offset the District’s costs for operating and maintaining the grass (the “**District Facilities**”) used by the Contractor, the Contractor shall pay to the District a User Fee equal to Ten Percent (10%) of the gross fees collected from Contractor’s clients or customers who are using the District’s Facilities (the “**User Fee**”). The Contractor shall remit the User Fee to the District no later than the 10th day following the month in which the District Facilities are used by the Contractor.

3. INDEPENDENT CONTRACTOR RESPONSIBILITIES

Contractor warrants and agrees to ensure that all individuals who are utilized by Independent Contractor in the scope of performance of the Services referenced herein are duly qualified, experienced, and appropriate for such activities. Contractor warrants that it/they have conducted appropriate and reasonable inquiry into the background of any individuals who Contractor will utilize in performance of the Services referenced herein. Contractor will comply will all applicable laws and statutes with reference to its employment of contracted or volunteer workers, and assumes the responsibility of ensuring any such workers are fit for such activities.

Contractor is responsible for the conduct of any participants, customers, employees, or patrons of their services, and is expected to ensure compliance with District rules regarding use of District property, including prohibitions against the use of profanity or disruptive behavior. The services to be performed under this contract will be performed entirely at Contractor’s risk and Contractor assumes all responsibility for their activities in the performance of the services referenced herein, including returning all CDD property and premises to its original condition.

In addition, Contractor agrees to comply with all conditions set forth in Exhibit "A", attached hereto and incorporated herein.

4. TERM OF AGREEMENT

This agreement shall begin on February 5, 2022 and shall continue until either party terminates the agreement.

5. DAMAGE TO DISTRICT PROPERTY

If any damage to District property occurs as a result of this Agreement, the use of the District's facilities by the Contractor, or the use of the District's facilities by Contractor's participants, customers, or patrons, the Contractor shall reimburse the District for the cost of repairing such damages within ten (10) days of such damage occurring.

6. TERMINATION

Either party to this agreement may terminate this agreement without liability, fee or penalty, at any time and without cause, by giving seven (7) days prior written notice. Additionally, if Contractor defaults in the performance of or breaches any of its covenants, agreements or obligations under this Agreement, the District may terminate this agreement without any prior written notice, without penalty.

7. INDEPENDENT CONTRACTOR

Nothing contained in this Agreement or in the relationship of the Contractor and the District shall be deemed to constitute a partnership, joint venture, or any other relationship except for the independent contractor relationship described in this Agreement. Contractor's authority and right to be on District property is limited solely to performing the Services set forth herein in accordance with the terms of this agreement.

8. INSURANCE REQUIREMENTS

Contractor shall maintain throughout the term of this Agreement the following insurance:

- (a) Worker's Compensation Insurance if required in accordance with the laws of the State of Florida.
- (b) Commercial General Liability Insurance covering the Contractor's legal liability for bodily injuries, with limits not less than \$1,000,000 combined single limit bodily injury and property damage liability. No subcontractors may be utilized by Contractor without the consent of the District, and subject to the modification of this Agreement.

District, its officers, Supervisors, staff and employees shall be named as additional insureds. The Contractor shall furnish District with the Certificate of Insurance evidencing compliance with this requirement. No certificate shall be acceptable to the District unless it provides that any change or termination within the policy periods of the insurance coverage, as certified, shall not be effective within thirty (30) days of prior written notice to the District. Insurance coverage shall be from a reputable insurance carrier, licensed to conduct business in the State of Florida, and such carrier shall have a Best's Insurance Reports rating of at least A-VII.

9. INDEMNIFICATION

Notwithstanding any other provision of this Agreement, Contractor shall indemnify, defend, save and hold the District and its officers, Supervisors, employees, agents, servants, successors, and authorized agents (hereinafter "Indemnified Parties") harmless from any and all suits, actions, legal or administrative proceedings, claims and demands made/asserted/threatened by any third party and all related losses, expenses, damages, costs, actions, property loss, personal injury or death, fines, penalties and liabilities, including reasonable attorneys' fees and expenses incurred by or asserted against the Indemnified Parties in investigation or defense, which arise out of or that are related to or connected with the services being provided by the Contractor which are the subject of this Agreement, including but not limited to: negligence, intentional acts, misrepresentations, nondisclosure, or because of any promise or untrue statement made by Contractor. The obligations of Contractor set forth in this Indemnification Section shall continue in effect notwithstanding the expiration or termination of this Agreement.

Nothing in this Agreement shall constitute or be construed as a waiver of the District's sovereign immunity or limitation of liability pursuant to Section 768.28, Florida Statutes.

Further, Contractor shall be solely liable and responsible to its participants, customers, patrons or employees for the resolution of any complaint or claim made against Contractor for failure to perform Services in accordance with the terms of any service agreement between Contractor and any third party.

Further, Contractor shall ensure that each participant review and executes the Waiver, the form of which is attached to this Agreement as Exhibit "B", and that the Waiver forms are provided to the Community Director's office prior to any use of the District's facilities.

10. Waiver of Breach. The waiver by the District of any breach of a provision of this Agreement shall not operate or be construed as a waiver of any subsequent breach by the parties.

11. Notices. All notices required or anticipated by this Agreement shall be in writing, addressed to the parties as set forth below, and will be deemed to have been duly given when (a) delivered by hand with a written confirmation of receipt, or (b) when received by the addressee, if sent by a nationally recognized overnight delivery service (receipt requested):

To the District at: Rizzetta & Company, Inc.
9428 Camden Field Parkway
Riverview, FL 33578
Attn. Joseph Roethke, District Manager

With a copy to: Andrew W. Mai
District Counsel
Fishback Dominick
1947 Lee Road
Winter Park, FL 32789

To the Contractor at: Colleen Vorees
Southern Belle Tans LLC
6323 Sunsaill PL
Appollo Beach, FL 33572

12. Entire Agreement. This Agreement contains the entire agreement between the parties and supersedes all prior agreements and understandings, oral or written, between the parties, with respect to the subject matter of this Agreement. This Agreement may not be amended orally, but only by an agreement in writing signed by the parties.

13. Severability. If any provision of this Agreement is held invalid or unenforceable by any court of competent jurisdiction, the other provisions of this Agreement will remain in full force and effect. Any provision of this Agreement held invalid or unenforceable only in part or degree will remain in full force and effect to the extent not held invalid or unenforceable.

14. Governing Law. This Agreement will be governed by the laws of the State of Florida without regard to conflict of laws principles.

15. No Assignment. The rights and obligations of YMCA under this Agreement are not assignable in whole or in part without the prior written agreement of the District.

IN WITNESS WHEREOF, the parties have executed this Agreement as of the day and year first above written on behalf of:

District: **Waterset North Community Development District**

By: _____

Name/Title: Alex Wohlhueter, as Chairman, Board of Supervisors

Independent Contractor: **Colleen Vorees and Southern Bell Tans LLC**

By: _____

Name: _____

Title: _____



Aquatic Fitness Professional

The Aquatic Exercise Association certifies that:

Savannah OGwynn

Has demonstrated written knowledge and skill as an Aquatic Fitness Professional and has successfully completed the requirements established by AEA for creating, implementing and conducting aquatic exercise programs.

700560

Certification Number

5/31/2023

Expiration Date

5/26/2021

AEA Certified Since



A handwritten signature in cursive script that reads 'Julie L. See'.

Julie See, Director of Education
Aquatic Exercise Association



National Health & Safety Association

Standard CPR/AED (adult, child, infant)

STUDENT **Savannah O'Gwynn**

This card certifies that the individual has successfully completed the requirements in accordance with the National Health & Safety Association curriculum.

CERTIFIED ON **Apr 22, 2021** VALID 2 YEARS

Course administered by the National Health & Safety Association following the 2015 ECC/ILCOR and American Heart Association guidelines.

ID **196563-81960F534** For course details and recertification, visit cpr.io



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

03/17/2022

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER Venbrook Insurance Services, CA Lic 0D80832 6320 Canoga Ave., 12th Floor Woodland Hills CA 91367	CONTACT NAME: Sports PHONE (A/C, No, Ext): (818) 598-8900 E-MAIL ADDRESS: FAX (A/C, No):																				
	<table border="1"> <thead> <tr> <th colspan="2">INSURER(S) AFFORDING COVERAGE</th> <th>NAIC #</th> </tr> </thead> <tbody> <tr> <td>INSURER A: Philadelphia Indemnity Insurance Company</td> <td></td> <td></td> </tr> <tr> <td>INSURER B:</td> <td></td> <td></td> </tr> <tr> <td>INSURER C:</td> <td></td> <td></td> </tr> <tr> <td>INSURER D:</td> <td></td> <td></td> </tr> <tr> <td>INSURER E:</td> <td></td> <td></td> </tr> <tr> <td>INSURER F:</td> <td></td> <td></td> </tr> </tbody> </table>	INSURER(S) AFFORDING COVERAGE		NAIC #	INSURER A: Philadelphia Indemnity Insurance Company			INSURER B:			INSURER C:			INSURER D:			INSURER E:			INSURER F:	
INSURER(S) AFFORDING COVERAGE		NAIC #																			
INSURER A: Philadelphia Indemnity Insurance Company																					
INSURER B:																					
INSURER C:																					
INSURER D:																					
INSURER E:																					
INSURER F:																					
INSURED Savannah O'Gwynn 7506 Parkshore Dr. Apollo Beach FL 33572																					

COVERAGES **CERTIFICATE NUMBER:** CL2231767413 **REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR <input checked="" type="checkbox"/> Professional Liability			VB1M3M775572	04/22/2022	04/22/2023	EACH OCCURRENCE \$ 1,000,000
	GEN'L AGGREGATE LIMIT APPLIES PER: <input checked="" type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC OTHER:						DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 100,000
	<input checked="" type="checkbox"/> AUTOMOBILE LIABILITY <input type="checkbox"/> ANY AUTO <input type="checkbox"/> OWNED AUTOS ONLY <input type="checkbox"/> HIRED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS <input type="checkbox"/> NON-OWNED AUTOS ONLY						MED EXP (Any one person) \$ 2,500 PERSONAL & ADV INJURY \$ 1,000,000 GENERAL AGGREGATE \$ 3,000,000 PRODUCTS - COMP/OP AGG \$ 3,000,000 Employee Benefits \$
	<input type="checkbox"/> UMBRELLA LIAB <input type="checkbox"/> EXCESS LIAB OCCUR CLAIMS-MADE DED \$ RETENTION \$						COMBINED SINGLE LIMIT (Ea accident) \$ BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ \$ EACH OCCURRENCE \$ AGGREGATE \$ \$ PER STATUTE OTH-ER
	<input type="checkbox"/> WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below		N/A				E.L. EACH ACCIDENT \$ E.L. DISEASE - EA EMPLOYEE \$ E.L. DISEASE - POLICY LIMIT \$

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

*10 Day Notice of Cancellation for Non-Payment of Premium

Certificate Holder is named as Additional Insured as respects General Liability as per policy forms and conditions.

CERTIFICATE HOLDER Waterset by Newland- managed by Castlegroup The Landing 7012 Sail View Lane Apollo Beach FL 33572	CANCELLATION SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS. AUTHORIZED REPRESENTATIVE 
--	---

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EXHIBIT "A"
Waterset Central CDD Development District
CONDITIONS FOR INDEPENDENT CONTRACTOR

1. The Independent Contractor Agreement is for a stipulated amount of time, and is not automatically renewable.

Initial _____
2. Independent Contractor agrees that his/her personal appearance and conduct should be above reproach at all times.

Initial _____
3. Class or classes are to be held as scheduled. ANY SCHEDULE CHANGES MUST BE COMMUNICATED AND/OR APPROVED BY THE COMMUNITY DIRECTOR'S OFFICE in advance. If illness prevents you from teaching your class, please notify the Community Director's Office so that a sign may be posted accordingly, if deemed appropriate by the Community Director. The Independent is responsible for notifying their students individually.

Initial _____
4. Special equipment, tables, chairs, mats, etc. are to be set-up, taken down, and returned to their original places by the Independent. The site of the class and any waiting area is to be left in a clean, orderly condition. Independent Contractors are responsible for any damage or change in the condition of the facility caused by their clientele.

Initial _____
5. No equipment that could potentially cause damage to the grounds, grass, or any landscaping may be used when conducting outdoor classes.

Initial _____
6. Independent Contractors who have children in their classes should ensure that children are never left unattended for any reason. Independent Contractors are to ensure that every child has left the facility prior to leaving.

Initial _____
7. Independent Contractors are responsible for the conduct of their class participants and are expected to ensure compliance with District rules regarding use of District property including prohibitions against the use of profanity or disruptive behavior.

Initial _____
8. Independent Contractors have sole responsibility to pay all federal, state and local taxes, including wage withholding, payroll, unemployment insurance, Social Security, sales and income taxes associated with any compensation the Independent Contractor received as a result of the Independent Contractor Agreement.

Initial _____
9. Advertising, special offers and all promotional materials for all classes must be coordinated and approved through the Community Director's Office.

Initial _____
10. All paperwork, fee collections, registrations, and refunds are to be coordinated by the Independent Contractor..

Initial _____
11. The Conditions above are part of the Independent Contractor Agreement.

Initial _____

Tab 6

ComSite

January 4, 2023

Attn: WATERSET NORTH CDD
3434 Colwell Ave Ste 200
Tampa, FL 33614

Parcel Number: 1931149BU000000A00010U

Re: Site Name: TI-OPP-25088 – Wireless Communication Tower

Waterset North CDD,

My name is Graham Owens, and I am a Site Acquisition Agent for ComSite, LLC out of Atlanta, Georgia. We currently representing Tillman Infrastructure in their search for a new Wireless Communication Tower location in Hillsborough County, FL. After reviewing the search area, I came across your property located off Sail View Ln. I would like to speak to you about the possibility of leasing space for a 170' Monopole Tower.

Tillman is offering a lease term of ten (10) years with Fourteen (14) automatic five (5) year renewal terms that will total 80 years at the end of the lease agreement. Tillman is offering to pay a monthly fee of (\$800.00) per month with an increase each term (every 5 years) of 8%.

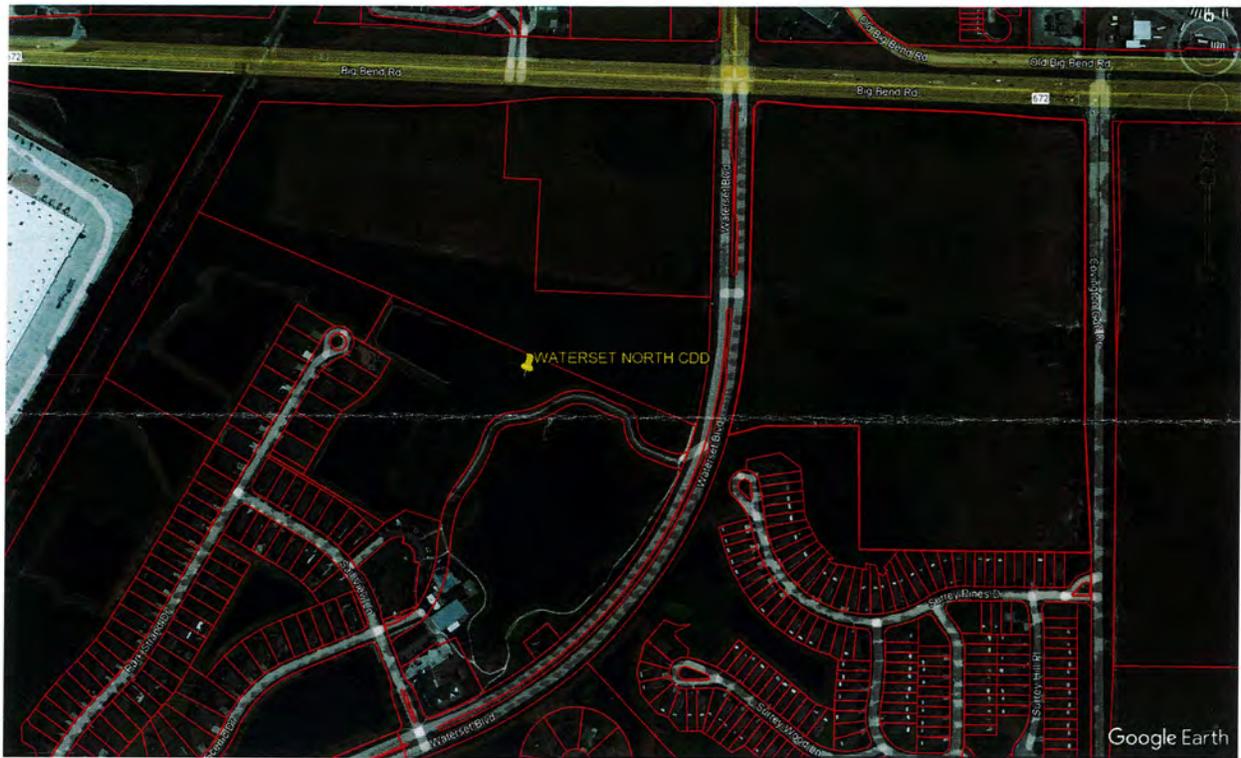
Please contact me at your earliest convenience to discuss the possibility of leasing Tillman the 80' x 80' space for the Wireless Communication Tower. I will be in the area on 01/16/23 thru 01/20/23 and would like to setup a meeting to discuss the tower. I have included an aerial picture below of a potential location(s). Please keep in mind we may be able to adjust the location slightly to suit your needs.

My contact information is included below and I look forward to speaking with you!

Graham Owens
ComSite
316 B Spring St. SE
Gainesville, GA 30501
graham@cfacq.com
Mobile: (470) 350 0302

ComSite

Proposed Tower Location



316B SE Spring St, Gainesville, Georgia 30501

Tab 7



Hillsborough County Florida

Hillsborough County Board of County Commissioners
Consumer Veterans Services
601 E Kennedy Blvd., 18th Floor
Tampa, FL 33602

SUMMARY INVOICE

Responsible Party

WATERSET NORTH CDD
9428 CAMDEN FIELD WAY
RIVERVIEW FL, 33578

Registration Address

7012 SAIL VIEW LN
APOLLO BEACH FL 33572

Incident Number	Incident Date	Incident Time	SO Case Number	Charge	Payments	Count #
2201515	07/24/2022	12:26:00 AM	202207241	\$500.00		8
2199151	06/13/2022	7:06:00 PM	2022061350	\$500.00		8
				TOTAL BALANCE DUE:	\$1,000.00	

Save Time - Pay Online: WWW.HCFLGOV.NET/CODE

PLEASE BE ADVISED: This invoice shows charges for single incident and does not include any previous fines which may have occurred. For questions about your account, please contact the Alarm Administrator. Unpaid invoices are billed on a periodic basis

IF MAILING YOUR PAYMENT PLEASE INCLUDE THE BOTTOM PORTION OF THIS INVOICE

Please Remit Payments Within Ten (10) Business Days

Remit To: Hillsborough County Board of County Commissioners
Consumer Veterans Services
601 E Kennedy Blvd., 18th Floor, Tampa, FL 33602

Registration Number 120554
7012 SAIL VIEW LN
APOLLO BEACH FL 33572

Registration Number

120554

Incident Date 07/24/2022

Incident Time 12:26:00 AM



**Hillsborough
County** Florida

WATERSET NORTH CDD*
7012 SAIL VIEW LN
APOLLO BEACH FL 33572

Registration # 120554
Registration Address
7012 SAIL VIEW LN
APOLLO BEACH FL 33572

**NOTICE OF DEFAULT, NON PAYMENT, VIOLATION OF ORDINANCE #04-16
ALARM REGISTRATION NUMBER: 120554**

PAST DUE AMOUNT (STATEMENT TOTAL): see enclosed Invoice

Notice Dated: 08/25/2022

The above listed location has been assessed fines for false alarm violation(s) as required by Burglar Alarm Ordinance #04-16. This is to notify you that Consumer and Veterans Services has not received payment for a past due balance for the false alarm violation(s). Enclosed, for your review and resolution, is an Invoice Summary Statement and corresponding past due invoice, detailing the Statement Total, which is the past due amount for the listed alarm date(s). The statement also includes the Total Outstanding amount, which is the total amount outstanding for all unpaid alarm violations on registration 120554. If payment for the Statement Total amount is not received within ten (10) business days from receipt of this notification, this case will be referred to the Code Enforcement Special Magistrate for a hearing for the violation of non-payment.

In accordance with FLORIDA STATUTE §162 and Hillsborough County Ordinance #05-5, the Special Magistrate has the authority to require the immediate payment of fines, as well as the payment of County costs incurred. If payment is not made by the date specified at the hearing, fines up to \$5,000.00 per day may be imposed. In addition, a lien will be placed on all properties owned by the property owner in question and will accrue until all fines and County costs have been paid.

It is the owner's /occupant's responsibility to ensure the alarm system is kept in good repair. In order to prevent future false alarm occurrences and to avoid future penalties, please contact your alarm company to provide them with notification information for at least two valid Key-Holder Representatives, in addition to the Alarm User, for each Alarm Site. Also, please ensure the above location is maintained in working order and that future alarm activations are verified prior to requesting Law Enforcement.

Payments, made payable to the Board of County Commissioners, may be sent to: Citizen Boards Support, 601 E Kennedy Blvd., 18th Floor Tampa FL 33602. If payment has already been sent, please disregard this notice or contact our office to ensure your payment has been applied to this registration correctly. NO CASH WILL BE ACCEPTED.

Save Time - Pay Online: WWW.HCFLGOV.NET/CODE

If you have any questions, please contact the Alarm Administrator at (813) 274-6662. You may also contact our office by email at FalseAlarmAdmin@HCFLGOV.NET.

Tab 8

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, January 24, 2023, at 6:00 pm** at the Waterset Club, located at 7281 Paradiso Drive, Apollo Beach FL, 33572.

Present and constituting a quorum:

Alex Wohlhueter	Chairman
TJ Pyche	Vice Chairman
Trish Cianci- Deckard	Assistant Secretary
Louise Willis	Assistant Secretary
Paul Anderson	Assistant Secretary

Also present were:

Matt Huber	Regional District Manager; Rizzetta & Co., Inc.
Andrew Mai	District Counsel, Fishback Dominic
Alex Gonzalez	Representative, Sunrise Landscape
Kathy Parodi	Castle Group; Clubhouse Manager (conf call)
Karina Jorin	Castle Group; Assistant Property Manager
Stephen Brletic	District Engineer, BDI Engineering (conf call)
Ray Sadowski	Castle Group; Café Manager (conf call)

Audience **Present**

FIRST ORDER OF BUSINESS

Call to Order

Mr. Huber called the meeting to order at 6:00 p.m.

SECOND ORDER OF BUSINESS

Audience Comments

There was an audience comment with a request to use CDD property for aqua fitness classes, on Saturday mornings, at 9:00 am. The District Manager and District Counsel will work on an updated Aqua Fitness Agreement. Another audience member inquired about the process of appointing new Board of Supervisors.

On a motion by Mr. Wohlhueter, seconded by Ms. Willis, the Board unanimously approved to allow the use of CDD property by the Lakeside Bowl, for aqua fitness classes after District Counsel has prepared the agreement in final form, for the Waterset North Community Development District.

46

47 **THIRD ORDER OF BUSINESS**

Staff Reports

48

49 **A. Landscape & Irrigation**

50

51 **1. Landscape Inspection Report**

52

53 The Board was presented with the Landscape Inspection Report. There was a
54 discussion about the tree replacement along Waterset Blvd., and how to treat the holes in
55 the roads.

56

57 On a motion by Mr. Wohlhueter, seconded by Mr. Pyche, the Board approved having the
58 holes filled in with sod along Waterset Blvd, for the Waterset North Community
59 Development District.

60

61 **2. Landscape Contractor Update**

62

63 The Board received the Landscape Contractor Update and Irrigation Report. Mr.
64 Gonzalez indicated that the crews are currently pruning all grasses and will start on the
65 Crape Myrtles in February 2023. He also indicated that the landscaper is waiting until March
66 2023 to re-evaluate any plant material that was damaged by frost.

67

68 **3. Landscape Contractor Responses**

69

70 Mr. Gonzalez indicated he will bring a proposal for Zoysia turf to the March meeting.

71

72 **4. Landscape Contractor Proposals**

73

74 The Board received several proposals from Mr. Gonzalez for consideration.

75

On a motion by Mr. Pyche, seconded by Mr. Anderson, the Board unanimously approved four (4) Sunrise Landscape proposals for enhancements and tree replacements in the total amount of \$1,802.50, for the Waterset North Community Development District.

76

77 **B. Solitude Lake Management**

78

79 **1. Presentation of Waterway Inspection Report**
80 **(Under Separate Cover)**

81

82 There was discussion about the Board being dissatisfied with Solitudes performance.

83

84 **C. Clubhouse Manager**

85
86 **1. Presentation of Café Sales Report**

87
88 Mr. Sadowski presented his report and asked the Board if they had any questions.
89 There were none.

90
91 **2. Presentation of Property Management Report**

92
93 The Board received the Property Management update. There was a discussion about
94 repairs and progress on action items in the community. Ms. Jorin presented an access
95 request to the Board for the resident located at 6475 Seasound Drive. The District Manager
96 will work with the District Engineer to determine if this request has any impact on CDD
97 property. If it does, the District Manager and District Counsel will prepare and send a license
98 agreement to the resident and request a deposit.

99
100 On a motion by Mr. Anderson, seconded by Mr. Wohlhueter, the Board unanimously
101 approved Alvarez as the HVAC vendor for the Waterset North Community Development
102 District.

103
104 **D. District Counsel**

105 Present and no report.

106 **E. District Engineer**

107 **1. Review of District Engineer Resignation**

108
109 Mr. Brletic informed the Board that he is moving from JMT to his own company and
110 stated there would be no changes in his rates.

111 **2. Review of District Engineer Proposal**

112
113 On a motion by Ms. Willis, seconded by Mr. Wohlhueter, the Board approved to assign
114 Brletic Dvorak Inc. the contract after District Counsel has prepared the final form
115 agreement and authorized the Chair and or Vice Chair to execute the agreement, for the
116 Waterset North Community Development District.

117
118 **F. District Manager**

119 **1. Discussion of Action Items List**

120
121 Mr. Huber provided the Board with updates regarding the FEMA application and the
122 additional work involved with the application. He also informed the Board that he would
123 bring back a proposal at the next Board meeting.

124
125
126
127

166 On a motion by Mr. Pyche, seconded by Mr. Anderson, the Board adopted Resolution
167 2023-03, Designating Officers and the Board of Supervisors appointed Alex Wohlueter as
168 Chairman, JJ Pyche as Vice Chairman, Louis Willis, Paul Anderson, Trish Cianci-
169 Deckard, Matthew Huber, and Taylor Nielsen as Assistant Secretaries, for the Waterset
170 North Community Development District.

171
172 **NINTH ORDER OF BUSINESS** **Consideration of Resolution 2023-04,**
173 **Reappointing Assistant Secretary**
174

175 On a motion by Mr. Wohlueter, seconded by Mr. Pyche, the Board of Supervisors adopted
176 Resolution 2023-04, for the Waterset North Community Development District

177
178 **TENTH ORDER OF BUSINESS** **Discussion of Debt Service Revenue**
179 **Balance Distribution Options**
180

181 A discussion ensued with the Board of Supervisors directing the move of funds to the
182 Community Development District's Reserve Fund.

183
184 **ELEVENTH ORDER OF BUSINESS** **Consideration of Minutes of Board of**
185 **Supervisors' Regular Meeting Held on**
186 **November 15, 2022**
187

188 Mr. Huber presented the Minutes of the Board of Supervisors Regular Meeting
189 held November 15, 2022.

On a motion by Ms. Willis, seconded by Mr. Wohlueter, the Board of Supervisors
approved the Regular Meeting Minutes for November 15, 2022, as presented, for the
Waterset North Community Development District.

190
191 **TWELFTH ORDER OF BUSINESS** **Consideration of Operation &**
192 **Maintenance Expenditures for October**
193 **2022**
194

195 Mr. Huber presented the Operation & Maintenance Expenditures for October 2022
196 to the Board.
197

198 On a motion by Mr. Pyche, seconded by Mr. Wohlueter, the Board ratified the Operation
199 and Maintenance Expenditures for October 2022 (\$112,343.77), for the Waterset North
200 Community Development District.

201
202
203
204

On a motion by Mr. Pyche, seconded by Mr. Wohlueter, the Board ratified the Operation and Maintenance Café Expenditures for October 2022 (18,691.28), for the Waterset North Community Development District.

205
206
207
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211

THIRTEENTH ORDER OF BUSINESS **Supervisor Requests**

There were no supervisor requests.

FOURTEENTH ORDER OF BUSINESS **Adjournment**

On a motion by Ms. Cianci-Deckard, seconded by Mr. Pyche, the Board unanimously approved to adjourn the meeting at 7:46 p.m. at the Waterset Clubhouse, for the Waterset North Community Development District.

212
213
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216

Assistant. Secretary

Chair / Vice Chair

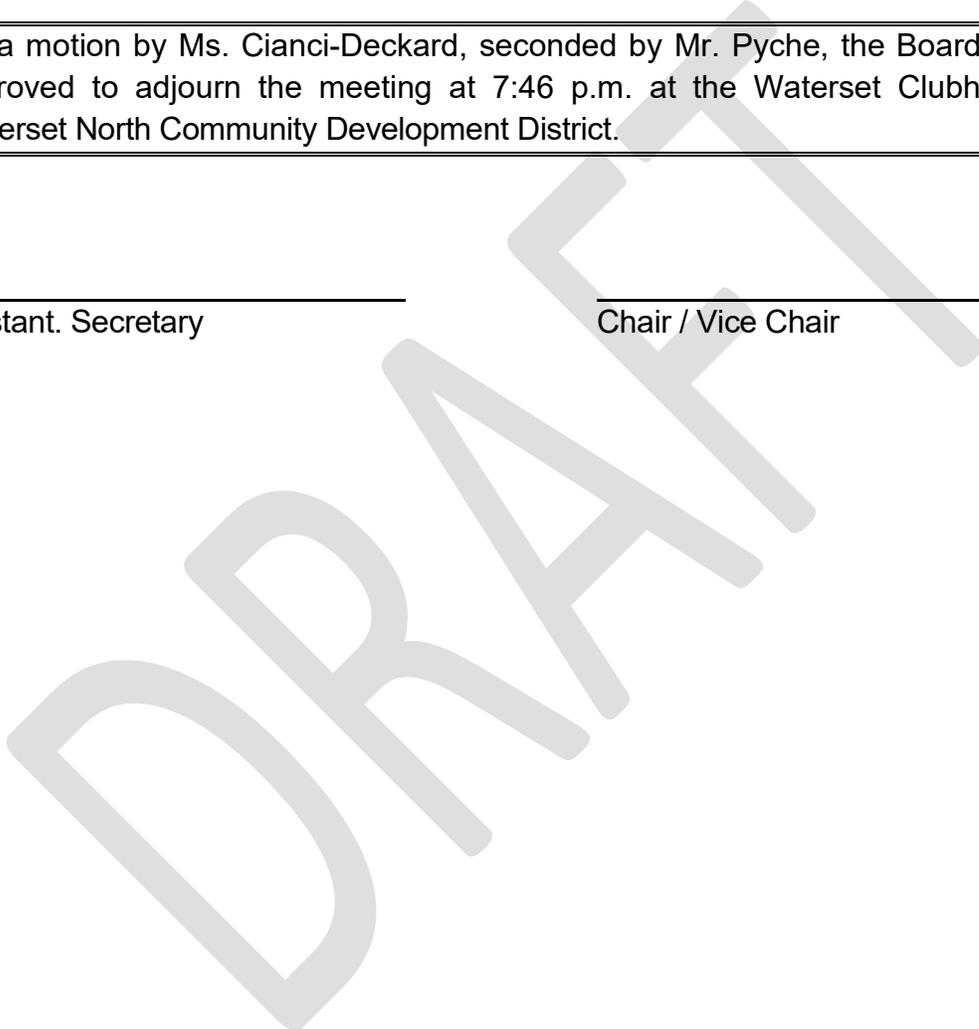


Exhibit A



Waterset HOA
7281 Paradiso Drive
Apollo Beach, FL 33572

(813) 677-2114

Date: September 23, 2022

Elicia & Laron White
6475 Seasound Dr
Apollo Beach FL 33572

RE: Architectural Conditional Approval:

Dear **Elicia & Laron White**,

Your request for architectural change has been **conditional approved** for the following specific modification to your home:

Pool

The **conditional approval** of your request for architectural change is subject to the following stipulations:

This approval is only for a pool and decking as indicated on attached word document. Another request will need to be submitted if HO desires a pool cage as indicated on drawing provided. This approval requires the homeowner to retain the shade and ornamental trees as required by county code and HOA guidelines.

Your changes must comply with state, county, and local guidelines along with your Waterset Architectural Design Guidelines.

The Association reserves the right to make a final inspection of the modification to ensure that it corresponds with the submitted request for architectural change and conforms to any stipulations of the approval. Please adhere to the plan you submitted, or submit an additional Request for Architectural Change if you need to deviate from the submitted plan.

Please be aware that you may also be required to meet certain local building codes and setback requirements when making this modification. Additional permits may be required and can be applied for at the city offices. Please also be aware that you are responsible for contacting the appropriate utility companies should your modification involve any digging activity.

This approval is based only on the aesthetics of your proposed modification and should not be construed as certification of construction worthiness and/or structural integrity of the proposed modification.

We appreciate your cooperation in submitting this request for architectural change. The Association encourages owners to take an interest in the appearance of their homes since an attractive community helps protect and enhance the value of all homes.

To view your approved application, please click the following link: View/Update Online:

<https://hoa.smartwebs.com/1SOLB>.

Respectfully,

Castle Management, LLC.

On Behalf of the Board of Directors



Waterset North Community Development District

Paid Operation & Maintenance Expenditures

November 1, 2022 Through November 30, 2022

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Affordable Backflow Testing	100092	18974	Backflow Testing (2) 10/22	\$ 100.00
Alex Wohlhueter	100093	AW102522	Board of Supervisors Meeting 10/25/22	\$ 200.00
Alvarez Plumbing Company	100094	28787	Service Call - Splash Pad 10/22	\$ 293.42
Alvarez Plumbing Company	100109	26769	Service Call - Men's Restroom 08/22	\$ 49.00
BOCC Hillsborough County Public Utilities	ACH	9581654736 08/22	Summary Bill 08/22	\$ 4,085.91
Castle Management, LLC	100095	MGT-110122-383	Contract Management Fees 11/22	\$ 1,281.25
Castle Management, LLC	100108	PREIM10-21-22-310	Payroll - Period 10/01/22-10/14/22	\$ 5,716.14
Castle Management, LLC	100110	MISC-1022-051	Miscellaneous - Cleaning 10/22	\$ 1,868.55
Charter Communications	ACH	087467902102822 11/22	7012 Sail View-Cafe, Pool, Fitness Room Service 11/22	\$ 413.88
De Lage Landen Financial Services, Inc.	100096	77962249	Cannon Copier Lease 11/22	\$ 270.96
Department of Economic Opportunity	100097	86992	Special District Fee FY 2022/2023	\$ 175.00
Frontier Florida, LLC	ACH	813-672-4806-052115-5 11/22	7250 Park Shore Dr-Dog Park & Splash Pad Service 11/22	\$ 170.45
Hawkins Service Company	100098	218060	Service Call - Volleyball Court Lighting 09/22	\$ 542.00
Hawkins Service Company	100098	219119	Service Call - Outdoor Lighting 10/22	\$ 529.00

Waterset North Community Development District

Paid Operation & Maintenance Expenditures

November 1, 2022 Through November 30, 2022

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Innersync Studio, Ltd	100112	20913	Quarterly Website Maintenance 11/22	\$ 384.38
Johnson Mirmiran & Thompson, Inc.	100113	27-201033	Engineering Services 10/22	\$ 330.00
Louise Willis	100099	LW102522	Board of Supervisors Meeting 10/25/22	\$ 200.00
Michael Ball	100100	MB102522	Board of Supervisors Meeting 10/25/22	\$ 200.00
Navitas Credit Corporation	100114	40871615 11/22	Fitness Equipment Lease 11/22	\$ 1,127.49
Paul R Anderson Jr	100101	PA102522	Board of Supervisors Meeting 10/25/22	\$ 200.00
Payne Air Conditioning & Heating, Inc.	100115	696053	Service Call - Condenser Fan 11/22	\$ 164.58
Republic Services	100089	0696-001062223	7004 Sailview Lane - Recycling 11/22	\$ 314.79
Republic Services	100089	0696-001062676	Amenity 7250 Parkshore Drive - Recycling 11/22	\$ 229.57
Rizzetta & Company, Inc.	100090	INV0000072601	District Management Fees 11/22	\$ 5,711.09
Signa Digital Solutions, Inc.	100102	AR-S282355	Color Copier Maintenance Contract XTD08126-03 10/22	\$ 205.00
Solitude Lake Management, LLC	100116	PSI-28388	Monthly Lake & Pond Management Services 11/22	\$ 4,290.00
Suncoast Pool Service, Inc.	100117	8808	Monthly Swimming Pool & Splash Pad Fountain Service 11/22	\$ 1,500.00
Sunrise Landscape	100103	7880	Fertilize St Augustine, Bahia & Ornamentals 10/22	\$ 7,582.00

Waterset North Community Development District

Paid Operation & Maintenance Expenditures

November 1, 2022 Through November 30, 2022

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Sunrise Landscape	100103	7881	Added Pest Control 10/22	\$ 650.00
Sunrise Landscape	100103	7894	Straighten Sycamore - East of Power Lines 10/22	\$ 67.50
Sunrise Landscape	100103	7895	Straighten Elm - Lantern Park 10/22	\$ 97.50
Sunrise Landscape	100103	7911	Irrigation Repair - Pork Chop Park 10/22	\$ 1,948.70
Sunrise Landscape	100103	7913	Irrigation Repair 10/22	\$ 1,560.00
Sunrise Landscape	100103	7914	Irrigation Repair 10/22	\$ 1,088.10
Sunrise Landscape	100103	7915	Irrigation Repair 10/22	\$ 1,948.70
Sunrise Landscape	100103	7916	Irrigation Repairs 10/22	\$ 642.20
Sunrise Landscape	100103	7917	Irrigation Repairs 10/22	\$ 897.00
Sunrise Landscape	100103	7918	Irrigation Repairs 10/22	\$ 564.20
Sunrise Landscape	100103	7919	Irrigation Repairs 10/22	\$ 370.50
Sunrise Landscape	100103	7923	Irrigation Repairs 10/22	\$ 1,734.20
Sunrise Landscape	100103	7924	Irrigation Repairs 10/22	\$ 869.70
Sunrise Landscape	100103	7925	Irrigation Repairs 10/22	\$ 325.00

Waterset North Community Development District

Paid Operation & Maintenance Expenditures

November 1, 2022 Through November 30, 2022

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Sunrise Landscape	100103	7926	Irrigation Repairs 10/22	\$ 370.50
Sunrise Landscape	100103	7927	Irrigation Repairs 10/22	\$ 257.40
Sunrise Landscape	100103	7928	Irrigation Repairs 10/22	\$ 379.60
Sunrise Landscape	100103	7929	Irrigation Repairs 10/22	\$ 656.50
Sunrise Landscape	100118	8002	Monthly Landscape Maintenance 11/22	\$ 51,983.33
Sunrise Landscape	100118	8231	Irrigation Repairs 11/22	\$ 2,899.00
Sunrise Landscape	100118	8232	Irrigation Repairs 11/22	\$ 1,111.50
Sunrise Landscape	100118	8233	Irrigation Repairs 11/22	\$ 1,409.20
Sunrise Landscape	100118	8234	Irrigation Repairs 11/22	\$ 643.50
Sunrise Landscape	100118	8235	Irrigation Repairs 11/22	\$ 656.50
Sunrise Landscape	100118	8236	Irrigation Repairs 11/22	\$ 1,688.70
TECO	ACH	321000019844 09/22	Summary Bill 09/22	\$ 4,069.94
TECO	ACH	321000019844 DP	Summary Bill DP	\$ 3,993.65
Times Publishing Company	100104	0000244343 10/19/22	Account #107056 Legal Advertising 10/22	\$ 435.50

Waterset North Community Development District

Paid Operation & Maintenance Expenditures

November 1, 2022 Through November 30, 2022

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
TJ Pyche	100105	TP102522	Board of Supervisors Meeting 10/25/22	\$ 200.00
U.S. Bank	100106	6703987	Trustee Fees Series 2014 10/01/22 - 09/30/223	\$ 3,850.00
VSC Fire & Security, Inc.	100107	33ST27236284	Service Call - Alarm System (FACP) 11/22	\$ 250.00
Waste Management Inc. of Florida	100091	9878132-2206-2	7006 Sailview Lane 11/22	\$ 265.68
Waste Management Inc. of Florida	100091	9878393-2206-0	7250 Parkshore Dr. - Amenity 11/22	\$ <u>158.84</u>
Report Total				\$ <u>126,177.10</u>

Waterset North Community Development District

Paid Operation & Maintenance Expenditures

December 1, 2022 Through December 31, 2022

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Accurate Electronics, Inc.	100130	113654	Quarterly Maintenance - Monthly Billing 11/22	\$ 102.00
Accurate Electronics, Inc.	100130	114284	Quarterly Maintenance - Monthly Billing 12/22	\$ 102.00
Alex Wohlhueter	100119	AW111522	Board of Supervisors Meeting 11/15/22	\$ 200.00
Castle Management, LLC	100120	INS-1022-260	Insurance Reimbursement 10/22	\$ 791.00
Castle Management, LLC	100120	PREIM11-04-22-310	Payroll - Period 10/15/22-10/28/22	\$ 5,852.14
Castle Management, LLC	100131	INS-1122-263	Insurance Reimbursement 11/22	\$ 791.00
Castle Management, LLC	100131	MGT-120122-392	Contract Management Fees 12/22	\$ 1,281.25
Castle Management, LLC	100131	MISC-1122-049	Miscellaneous - Cleaning 11/22	\$ 1,921.78
Castle Management, LLC	100131	PREIM11-18-22-307	Payroll - Period 10/29/22-11/11/22	\$ 6,034.81
Castle Management, LLC	100131	PREIM12-02-22-310	Payroll - Period 11/12/22-11/25/22	\$ 6,017.48
Charter Communications	ACH	087467902112822 12/22	7012 Sail View-Cafe, Pool, Fitness Room Service 12/22	\$ 413.88
De Lage Landen Financial Services, Inc.	100121	78287939	Cannon Copier Lease 12/22	\$ 259.00
FitRev, Inc.	100132	26917	Quarterly Fitness Equipment Maintenance 11/22	\$ 145.00
Frontier Florida, LLC	100122	813-672-4806-052115-5 12/22	7250 Park Shore Dr-Dog Park & Splash Pad Service 12/22	\$ 177.69

Waterset North Community Development District

Paid Operation & Maintenance Expenditures

December 1, 2022 Through December 31, 2022

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Hawkins Service Company	100133	220115	Service Call - 11/22	\$ 250.00
Louise Willis	100123	LW111522	Board of Supervisors Meeting 11/15/22	\$ 200.00
Michael Ball	100124	MB111522	Board of Supervisors Meeting 11/15/22	\$ 200.00
Nvirotect Pest Control Service, Inc.	100134	279020	Pest Control - 8382 11/22	\$ 515.00
Nvirotect Pest Control Service, Inc.	100134	279021	Pest Control - Amenity 8382 11/22	\$ 30.00
Nvirotect Pest Control Service, Inc.	100134	281522	Pest Control - 8382 12/22	\$ 515.00
Nvirotect Pest Control Service, Inc.	100134	281523	Pest Control - Amenity 8382 12/22	\$ 30.00
Nvirotect Pest Control Service, Inc.	100134	283159	Pest Control - 8382 (Rodent Control) 12/22	\$ 114.00
Paul R Anderson Jr	100125	PA111522	Board of Supervisors Meeting 11/15/22	\$ 200.00
Payne Air Conditioning & Heating, Inc.	100135	C40042	Preventative AC Maintenance 11/22	\$ 400.00
Republic Services	ACH	0696-001069209	7004 Sailview Lane - Recycling 12/22	\$ 325.12
Republic Services	ACH	0696-001069602	Amenity 7250 Parkshore Drive - Recycling 12/22	\$ 227.12
Rizzetta & Company, Inc.	100126	INV0000073247	District Management Fees 12/22	\$ 5,711.09
Signa Digital Solutions, Inc.	100127	AR-S284046	Color Copier Maintenance Contract XTD08126-03 11/22	\$ 205.00

Waterset North Community Development District

Paid Operation & Maintenance Expenditures

December 1, 2022 Through December 31, 2022

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Solitude Lake Management, LLC	100138	PSI-34187	Monthly Lake & Pond Management Services 12/22	\$ 4,290.00
Spark Energy Gas, LLC	100128	449823	Gas Sales 09/22	\$ 253.42
Spark Energy Gas, LLC	100136	453260	Gas Sales 10/22	\$ 922.28
Suncoast Pool Service, Inc.	100139	8893	Monthly Swimming Pool & Splash Pad Fountain Service 12/22	\$ 1,500.00
Sunrise Landscape	100137	8013	Hurricane Ian Cleanup 10/22	\$ 95,320.00
Sunrise Landscape	100137	8267	Irrigation Repairs 11/22	\$ 2,626.00
Sunrise Landscape	100137	8295	Fertilize & Pest Control 11/22	\$ 5,978.00
Sunrise Landscape	100137	8296	Added Pest Control 11/22	\$ 700.00
Sunrise Landscape	100140	8466	Monthly Landscape Maintenance 12/22	\$ 51,983.33
TECO	ACH	321000019844 10/22	Summary Bill 10/22	\$ 2,445.37
Waste Management Inc. of Florida	100129	9885349-2206-3	7006 Sailview Lane 12/22	\$ 440.68
Waste Management Inc. of Florida	100129	9885611-2206-6	7250 Parkshore Dr. - Amenity 12/22	<u>\$ 158.84</u>
Report Total				<u>\$ 199,629.28</u>

Tab 9

Waterset North Community Development District

Paid Operation & Maintenance Expenditures

January 1, 2023 Through January 31, 2023

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Accurate Electronics, Inc.	100152	114859 01/23	Quarterly Maintenance - Monthly Billing 01/23	\$ 102.00
Alex Wohlhueter	100167	AW012423	Board of Supervisors Meeting 01/24/23	\$ 200.00
Alexander's Property Maintenance, Inc.	100163	31383	Beach Sand & Weed Mat 07/22	\$ 3,000.00
Castle Management, LLC	100142	PREIM12-16-22-307	Payroll - Period 11/26/22-12/09/22	\$ 6,026.15
Castle Management, LLC	100153	MGT-010123-390 01/23	Contract Management Fees 01/23	\$ 1,281.25
Castle Management, LLC	100153	PREIM12-30-22-304	Payroll - Period 12/09/22-12/22/22	\$ 5,884.59
Castle Management, LLC	100158	MISC-1222-048	Miscellaneous - Cleaning 12/22	\$ 1,729.82
Castle Management, LLC	100161	INS-1222-259	Insurance Reimbursement 12/22	\$ 791.00
Charter Communications	ACH	087467902122822 01/23	7012 Sail View-Cafe, Pool, Fitness Room Service 01/23	\$ 420.08
De Lage Landen Financial Services, Inc.	100143	78547722	Cannon Copier Lease 01/23	\$ 259.00
De Lage Landen Financial Services, Inc.	100179	78822797 02/23	Cannon Copier Lease 02/23	\$ 271.95
Fishback Dominick LLP	100168	115128	General Legal Services 12/22	\$ 742.50
Frontier Florida, LLC	100144	813-672-4806-052115-5 01/23	7250 Park Shore Dr-Dog Park & Splash Pad Service 01/23	\$ 183.35
Frontier Florida, LLC	100169	813-672-4806-052115-5 02/23	7250 Park Shore Dr-Dog Park & Splash Pad Service 02/23	\$ 184.61

Waterset North Community Development District

Paid Operation & Maintenance Expenditures

January 1, 2023 Through January 31, 2023

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Hillsborough County BOCC- Consumer Veteran	100164	2207748	Alarm Code Violation 11/26/22	\$ 500.00
Louise Willis	100170	LW012423	Board of Supervisors Meeting 01/24/23	\$ 200.00
Navitas Credit Corporation	100166	40871615 12/22	Fitness Equipment Lease 12/22	\$ 1,127.49
Nvirotect Pest Control Service, Inc.	100145	376768	Special Service - Account #9804 12/22	\$ 275.00
Nvirotect Pest Control Service, Inc.	100154	283653	Pest Control - 8382 (Additional Rodent Control) 12/22	\$ 190.00
Nvirotect Pest Control Service, Inc.	100159	284107	Pest Control - Amenity 8382 01/23	\$ 30.00
Nvirotect Pest Control Service, Inc.	100160	284106	Pest Control - 8382 01/23	\$ 515.00
OnSight Industries LLC	100146	006-22-326997-1 12/22	Storm Damage - Straighten Street Signs 12/22	\$ 3,750.00
Paul R Anderson Jr	100171	PA012423	Board of Supervisors Meeting 01/24/23	\$ 200.00
Payne Air Conditioning & Heating, Inc.	100147	696384	Replace Fan Motor & Blade 12/22	\$ 811.32
Republic Services	100148	0696-001075878	Amenity 7250 Parkshore Drive - Recycling 01/23	\$ 227.77
Republic Services	100155	0696-001075488	7004 Sailview Lane - Recycling 01/23	\$ 329.02
Republic Services	100172	0696-001081727 7004	7004 Sailview Lane - Recycling 02/23	\$ 334.02
Republic Services	100172	0696-001082115 7250	Amenity 7250 Parkshore Drive - Recycling 02/23	\$ 227.77

Waterset North Community Development District

Paid Operation & Maintenance Expenditures

January 1, 2023 Through January 31, 2023

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Rizzetta & Company, Inc.	100141	INV0000074685	District Management Fees 01/23	\$ 5,711.09
Rizzetta & Company, Inc.	100151	INV0000074886	Annual Dissemination Services 01/23	\$ 6,000.00
Signa Digital Solutions, Inc.	100149	AR-S285387	Color Copier Maintenance Contract XTD08126-03 12/22	\$ 205.00
Signa Digital Solutions, Inc.	100173	AR-S286825	Color Copier Maintenance Contract XTD08126-03 01/23	\$ 205.00
Solitude Lake Management, LLC	100174	PSI-43652	Monthly Lake & Pond Management Services 01/23	\$ 4,290.00
Spark Energy Gas, LLC	100175	456534 11/22	Gas Sales 11/22	\$ 1,463.84
Suncoast Pool Service, Inc.	100165	8974	Monthly Swimming Pool & Splash Pad Fountain Service 01/23	\$ 1,765.00
Sunrise Landscape	100156	8749	Irrigation Renovation (Parkshore) 12/22	\$ 2,498.75
Sunrise Landscape	100156	8750	Remove Palm - Covington Garden 12/22	\$ 3,750.00
Sunrise Landscape	100156	8751	Remove Grass - Splash Pad 12/22	\$ 3,262.50
Sunrise Landscape	100156	8752	Remove Oak Tree - Waves End 12/22	\$ 1,235.00
Sunrise Landscape	100156	8753	Remove Maple - Pond 2 12/22	\$ 325.00
Sunrise Landscape	100156	8754	Install Grasses - Splash Pad 12/22	\$ 847.50
Sunrise Landscape	100156	8756	Dead Tree Removal - Waves End 12/22	\$ 360.00

Waterset North Community Development District

Paid Operation & Maintenance Expenditures

January 1, 2023 Through January 31, 2023

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Sunrise Landscape	100156	8763	Irrigation Repairs 12/22	\$ 760.50
Sunrise Landscape	100156	9014	Fertilize & Pest Control 12/22	\$ 1,070.00
Sunrise Landscape	100156	9055	Remove Stump - Paseo Al Mar 12/22	\$ 875.00
Sunrise Landscape	100176	8917	Monthly Landscape Maintenance 01/23	\$ 51,983.33
TECO	ACH	321000019844 11/22	Summary Bill 11/22	\$ 4,501.56
TJ Pyche	100177	TP012423	Board of Supervisors Meeting 01/24/23	\$ 200.00
VSC Fire & Security, Inc.	100157	33ST27942451	Annual Alarm Monitoring 01/23	\$ 360.00
Waste Management Inc. of Florida	100162	9893006-2206-9 01/23	7006 Sailview Lane 01/23	\$ 440.68
Waste Management Inc. of Florida	100162	9893264-2206-4 01/23	7250 Parkshore Dr. - Amenity 01/23	\$ 333.84
Waste Management Inc. of Florida	100178	9900391-2206-6 02/23	7006 Sailview Lane 02/23	\$ 286.37
Waste Management Inc. of Florida	100178	9900650-DOR206-5 02/23	7250 Parkshore Dr. - Amenity 02/23	\$ 375.76
Waterset North CDD	DC 011223	DC 011223	Debit Card Replenishment	\$ 1,425.91
Yellowstone Landscape	100150	TM 471424	Palmetto Weevil Injections 12/22	<u>\$ 1,050.00</u>
Report Total				<u>\$ 125,375.32</u>

WATERSET NORTH COMMUNITY DEVELOPMENT DISTRICT

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

Operation and Maintenance Expenditures November 2022 For Board Approval Café Club

Attached please find the check register listing the Operation and Maintenance expenditures paid from November 1, 2022 through November 30, 2022. This does not include expenditures previously approved by the Board.

The total items being presented: **\$14,999.39**

Approval of Expenditures:

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

Waterset North Café Community Development District

Paid Operation & Maintenance Expenditures

November 1, 2022 Through November 30, 2022

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Castle Management, LLC	100057	PREIM10-21-22-310 ENT	Payroll - Period 10/01/22-10/14/22	\$ 5,426.40
Cheney Brothers, Inc.	100049	06-923602786 ENT	Food/ Beverages/Supplies 10/22	\$ 1,199.92
Cheney Brothers, Inc.	100052	06-923636136 ENT	Food/ Beverages/Supplies 10/22	\$ 1,329.36
Cheney Brothers, Inc.	100052	06-923669372 ENT	Food/ Beverages/Supplies 11/22	\$ 1,206.05
Cheney Brothers, Inc.	100059	06-923701033 ENT	Food/ Beverages/Supplies 11/22	\$ 1,213.25
Cheney Brothers, Inc.	100111	06-923737541 ENT	Food/ Beverages/Supplies 11/22	\$ 1,698.50
Chris's Septic Service, Inc.	100053	02666 ENT	Service Call - Clean Grease Trap 10/22	\$ 300.00
Florida Department of Revenue	100058	39-8015954075-8 10/22 ENT	Sales Tax Payable 10/22	\$ 973.70
Paul Steckel	100050	22-1692 ENT	Food 10/22	\$ 39.90
Paul Steckel	100054	22-1737 ENT	Food 10/22	\$ 32.60
Paul Steckel	100060	22-1828 ENT	Food 11/22	\$ 41.40
Pepin	100051	3519183 ENT	Cafe Beverages 10/22	\$ 69.00
Pepin	100055	3526835 ENT	Cafe Beverages 11/22	\$ 214.20
Spirit Entertainment	100056	W102722 ENT	Karaoke Show 11/22	\$ 250.00

Waterset North Café Community Development District

Paid Operation & Maintenance Expenditures

November 1, 2022 Through November 30, 2022

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Waterset North CDD	DC 110122	DC 110122	Debit Card Replenishment	\$ 410.27
Waterset North CDD	DC 111422	DC 111422	Debit Card Replenishment	<u>\$ 594.84</u>
Report Total				<u>\$ 14,999.39</u>

WATERSET NORTH COMMUNITY DEVELOPMENT DISTRICT

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Operation and Maintenance Expenditures December 2022 For Board Approval Café Club

Attached please find the check register listing the Operation and Maintenance expenditures paid from December 1, 2022 through December 31, 2022. This does not include expenditures previously approved by the Board.

The total items being presented: **\$22,733.48**

Approval of Expenditures:

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

Waterset North Café Community Development District

Paid Operation & Maintenance Expenditures

December 1, 2022 Through December 31, 2022

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Castle Management, LLC	100061	INS-1022-260 ENT	Insurance Reimbursement 10/22	\$ 565.00
Castle Management, LLC	100061	PREIM11-04-22-310 ENT	Payroll - Period 10/15/22-10/28/22	\$ 5,451.73
Castle Management, LLC	100064	INS-1122-263 ENT	Insurance Reimbursement 11/22	\$ 565.00
Castle Management, LLC	100064	PREIM11-18-22-307 ENT	Payroll - Period 10/29/22-11/11/22	\$ 5,228.60
Castle Management, LLC	100064	PREIM12-02-22-310 ENT	Payroll - Period 11/12/22-11/25/22	\$ 5,284.85
Cheney Brothers, Inc.	100062	06-923800568 ENT	Food/ Beverages/Supplies 12/22	\$ 1,318.77
Cheney Brothers, Inc.	100065	06-923835390 ENT	Food/ Beverages/Supplies 12/22	\$ 1,174.68
Dang Yo Trivia, Inc	100063	1611 ENT	Trivia Event 12/22	\$ 250.00
Florida Department of Revenue	100066	39-8015954075-8 11/22 ENT	Sales Tax Payable 11/22	\$ 743.01
Johnson Brothers Liquor	100067	2199493 ENT	Cafe Beverages 12/22	\$ 342.00
Paul Steckel	100068	22-1989 ENT	Food 12/22	\$ 34.00
Pepin	100069	3549093 ENT	Cafe Beverages 12/22	\$ 156.90
Pepin	100069	3549094 ENT	Cafe Beverages 12/22	\$ 45.00
Waterset North CDD	DC 120822	DC 120822	Debit Card Replenishment	\$ 1,163.99

Waterset North Café Community Development District

Paid Operation & Maintenance Expenditures

December 1, 2022 Through December 31, 2022

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Waterset North CDD	DC 121922	DC 121922	Debit Card Replenishment	\$ <u>409.95</u>
Report Total				\$ <u>22,733.48</u>

Tab 10

Waterset North Café Community Development District

Paid Operation & Maintenance Expenditures

January 1, 2023 Through January 31, 2023

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Castle Management, LLC	100071	PREIM12-16-22-307 ENT	Payroll - Period 11/26/22-12/09/22	\$ 5,583.10
Castle Management, LLC	100077	PREIM12-30-22-304 ENT	Payroll - Period 12/09/22-12/22/22	\$ 5,570.68
Castle Management, LLC	100161	INS-1222-259 ENT	Insurance Reimbursement 12/22	\$ 565.00
Cheney Brothers, Inc.	100070	06-923905269 ENT	Food/ Beverages/Supplies 12/22	\$ 532.12
Cheney Brothers, Inc.	100070	06-923934829 ENT	Food/ Beverages/Supplies 12/22	\$ 1,034.22
Cheney Brothers, Inc.	100076	06-923871594 ENT	Food/ Beverages/Supplies 12/22	\$ 1,184.27
Cheney Brothers, Inc.	100078	06-924001466 ENT	Food/ Beverages/Supplies 01/23	\$ 1,028.59
Cheney Brothers, Inc.	100079	06-923966659 ENT	Food/ Beverages/Supplies 01/23	\$ 1,202.64
Cheney Brothers, Inc.	100085	06-924035392 ENT	Food/ Beverages/Supplies 01/23	\$ 1,033.22
Cheney Brothers, Inc.	100086	06-924070908 ENT	Food/ Beverages/Supplies 01/23	\$ 1,126.60
Chris's Plumbing Service, Inc.	100072	6669 ENT	Service Call - Cafe Restrooms 12/22	\$ 2,215.15
Florida Department of Revenue	100083	39-8015954075-8 12/22 ENT	Sales Tax Payable 12/22	\$ 706.55
JJ Taylor Distributing Co of Florida, Inc.	100073	16200077 ENT	Cafe Beverages 12/22	\$ 194.85
Johnson Brothers Liquor	100080	2213870 ENT	Cafe Beverages 12/22	\$ 312.00

Waterset North Café Community Development District

Paid Operation & Maintenance Expenditures

January 1, 2023 Through January 31, 2023

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Paul Steckel	100074	22-2069 ENT	Food 12/22	\$ 34.00
Paul Steckel	100081	22-2032 ENT	Food 12/22	\$ 38.50
Paul Steckel	100081	23-2135 ENT	Food 01/23	\$ 36.00
Paul Steckel	100084	23-1784 ENT	Food 11/22	\$ 38.50
Paul Steckel	100084	23-1951 ENT	Food 12/22	\$ 44.40
Paul Steckel	100084	23-2186 ENT	Food 12/22	\$ 36.00
Paul Steckel	100087	23-2238 ENT	Food 01/23	\$ 34.60
Pepin	100075	3558411 ENT	Cafe Beverages 12/22	\$ 166.20
Pepin	100075	3558412 ENT	Cafe Beverages 12/22	\$ 15.00
Pepin	100088	3580705 ENT	Cafe Beverages 01/23	\$ 221.70
TWC Services, Inc.	100082	157360-5 ENT	Preventative Maintenance 12/01/22-02/28/22	\$ 622.27
Waterset North CDD	DC 013123	DC 013123	Debit Card Replenishment	<u>\$ 497.13</u>
Report Total				<u>\$ 24,073.29</u>