



Rizzetta & Company

Waterset North Community Development District

Board of Supervisors' Meeting July 22 , 2025

District Office:
2700 S. Falkenburg Rd. Ste 2745
Riverview, Florida 33578
813.533.2950

www.watersetnorthcdd.org

**WATERSET NORTH
COMMUNITY DEVELOPMENT DISTRICT**

Landings, 7012 Sail View Lane, Apollo Beach, FL 33572

Board of Supervisors	TJ Pyche	Chairman
	Patricia Cianci-Deckard	Vice Chairman
	Cathleen DeLucia	Assistant Secretary
	Mike Tobin	Assistant Secretary
	Paul Anderson	Assistant Secretary
District Manager	Ruben Durand	Rizzetta & Company, Inc.
District Counsel	Brandon Pownall	Fishback Dominic Law, PA
District Engineer	Stephen Brletic	BDI Engineering

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

Riverview, Florida · (813) 533-2950

DISTRICT OFFICE • 2700 S. FALKENBURG RD, STE 2745. • RIVERVIEW, FL 33578

www.WatersetNorthCDD.org

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

July 14, 2025

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, July 22, 2025, at 6:00 p.m.** at the Landings, located at 7012 Sail View Ln, Apollo Beach, FL 33572.

- 1. CALL TO ORDER**
- 2. AUDIENCE COMMENTS**
- 3. STAFF REPORTS**
 - A.** District Counsel
 - B.** District Engineer..... Tab 1
 - C.** Landscape & Irrigation
 - i. Irrigation Report..... USC
 - ii. Presentation of Landscape Inspection Report..... USC
 - iii. Landscape Contractor Update USC
 - iv. Landscape Contractor Responses USC
 - D.** Aquatics Lake Management
 - i. Presentation of Waterway Inspection Report Tab 2
 - E.** Clubhouse Manager
 - i. Presentation of Property Management Report Tab 3
 - F.** District Manager
- 4. BUSINESS ITEMS**
 - A.** Consideration of Ballenger Contract Proposal..... Tab 4
- 5. BUSINESS ADMINISTRATION**
 - A.** Consideration of Minutes of Board of Supervisors' Regular Meeting held on June 24, 2025..... Tab 5
- 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,

Ruben Durand

Ruben Durand
District Manager

Tab 1

Consideration: \$10.00
Documentary Stamps: \$.70

Prepared by and when
recorded return to:
Jessica Paz Mahoney, Esq.
MAHONEY LAW GROUP, P.A.
2240 Belleair Road
Suite 210
Clearwater, Florida 33764

Folio: 053975-1762 and 053971-5000

SPECIAL WARRANTY DEED

*(Tract "B-41" Waterset-Paseo Al Mar Boulevard
West Segment Phase 2 and Central Segment Phase 2 and unplatted drainage tracts)*

THIS SPECIAL WARRANTY DEED ("**Deed**") is made this ____ day of _____, 2025, by **NNP-SOUTHBEND II, LLC**, a Delaware limited liability company ("**Grantor**"), whose address is 3162 South Falkenburg Road, Riverview, Florida 33578, in favor of **WATERSET NORTH COMMUNITY DEVELOPMENT DISTRICT**, a local unit of special purpose government organized and existing under Chapter 190, Florida Statutes ("**Grantee**"), whose address is 3434 Colwell Avenue, Suite 200, Tampa, Florida 33578.

WITNESSETH, that Grantor, for and in consideration of the sum of Ten and 00/100 Dollars (\$10.00), and other valuable consideration, lawful money of the United States of America, to it in hand paid by Grantee, the receipt whereof is hereby acknowledged, has granted, bargained, sold and conveyed to Grantee, its successors and assigns forever, all of the following described land in Hillsborough County, Florida ("**Property**"), shown on the below described plat (the "**Plat**"):

See **Exhibit A** attached to this Deed.

Together with all appurtenances thereunto appertaining.

THIS IS A CONVEYANCE OF PROPERTY TO THE COMMUNITY DEVELOPMENT DISTRICT AS CONTEMPLATED BY THE PLAT. NO CONSIDERATION HAS BEEN DELIVERED FOR THIS TRANSFER, AND ONLY MINIMUM DOCUMENTARY STAMP TAXES ARE DUE.

TO HAVE AND TO HOLD the Property, together with the appurtenances, unto Grantee, its successors and assigns, in fee simple forever. By acceptance hereof, Grantee acknowledges its responsibility for maintenance and operation of the Property.

This conveyance is made subject to: (a) taxes for the year 2025 and subsequent years; (b) governmental requirements and restrictions (including, without limitation, zoning and land use ordinances); and (c) all easements, covenants, conditions, restrictions, reservations and other matters of record.

Subject to the matters noted in this Deed, Grantor does hereby warrant title to the Property, and will defend the same against the lawful claims of all persons claiming by, through or under Grantor, but against none other.

[Signatures Begin on Following Page]

[Grantee's Signature Page to Special Warranty Deed]

IN WITNESS WHEREOF, Grantor has executed this Deed as of the date first above written.

Signed, sealed and delivered
in the presence of:

NNP-SOUTHBEND II, LLC,
a Delaware limited liability company

Print Name: _____
Address: 3162 South Falkenburg Road
Riverview, Florida 33578

By: _____
Len Jaffe, Vice President

Print Name: _____
Address: 3162 South Falkenburg Road
Riverview, Florida 33578

STATE OF FLORIDA

COUNTY OF HILLSBOROUGH

The foregoing instrument was acknowledged before me, by means [____] of physical presence or [____] online notarization, this _____ day of _____, 2025, by Len Jaffe, as Vice President of NNP-Southbend II, LLC, a Delaware limited liability company, on behalf of said company, who is personally known to me.

NOTARY PUBLIC
Print or Stamp Name: _____
My Commission Expires: _____

NOTARY SEAL:

[Signatures Continued on Following Page]

[Grantee's Signature Page to Special Warranty Deed]

Signed, sealed and delivered
in the presence of:

Print Name: _____
Address: 3162 South Falkenburg Road
Riverview, Florida 33578

Print Name: _____
Address: 3162 South Falkenburg Road
Riverview, Florida 33578

STATE OF FLORIDA

COUNTY OF HILLSBOROUGH

The foregoing instrument was acknowledged before me, by means [____] of physical presence or [____] online notarization, this _____ day of _____, 2025, by TJ Pyche, as Chairman of the Board of Supervisors of Waterset North Community Development District, a local unit of special purpose government, organized and existing under Chapter 190, Florida Statutes, on behalf of said entity, who [____] is personally known to me or [____] produced _____ as identification.

ACCEPTED BY GRANTEE:

**WATERSET NORTH COMMUNITY
DEVELOPMENT DISTRICT,**

a local unit of special purpose government,
organized and existing under Chapter 190,
Florida Statutes

By: _____
TJ Pyche, Chairman of the Board
of Supervisors

NOTARY PUBLIC
Print or Stamp Name: _____
My Commission Expires: _____

NOTARY SEAL:

EXHIBIT A
Property

Tract "B-41", WATERSET-PASEO AL MAR BOULEVARD WEST SEGMENT PHASE 2 AND CENTRAL SEGMENT PHASE 2, according to the map or plat thereof, as recorded in Plat Book 132, Pages 225 through 232, inclusive, of the Public Records of Hillsborough County, Florida.

and

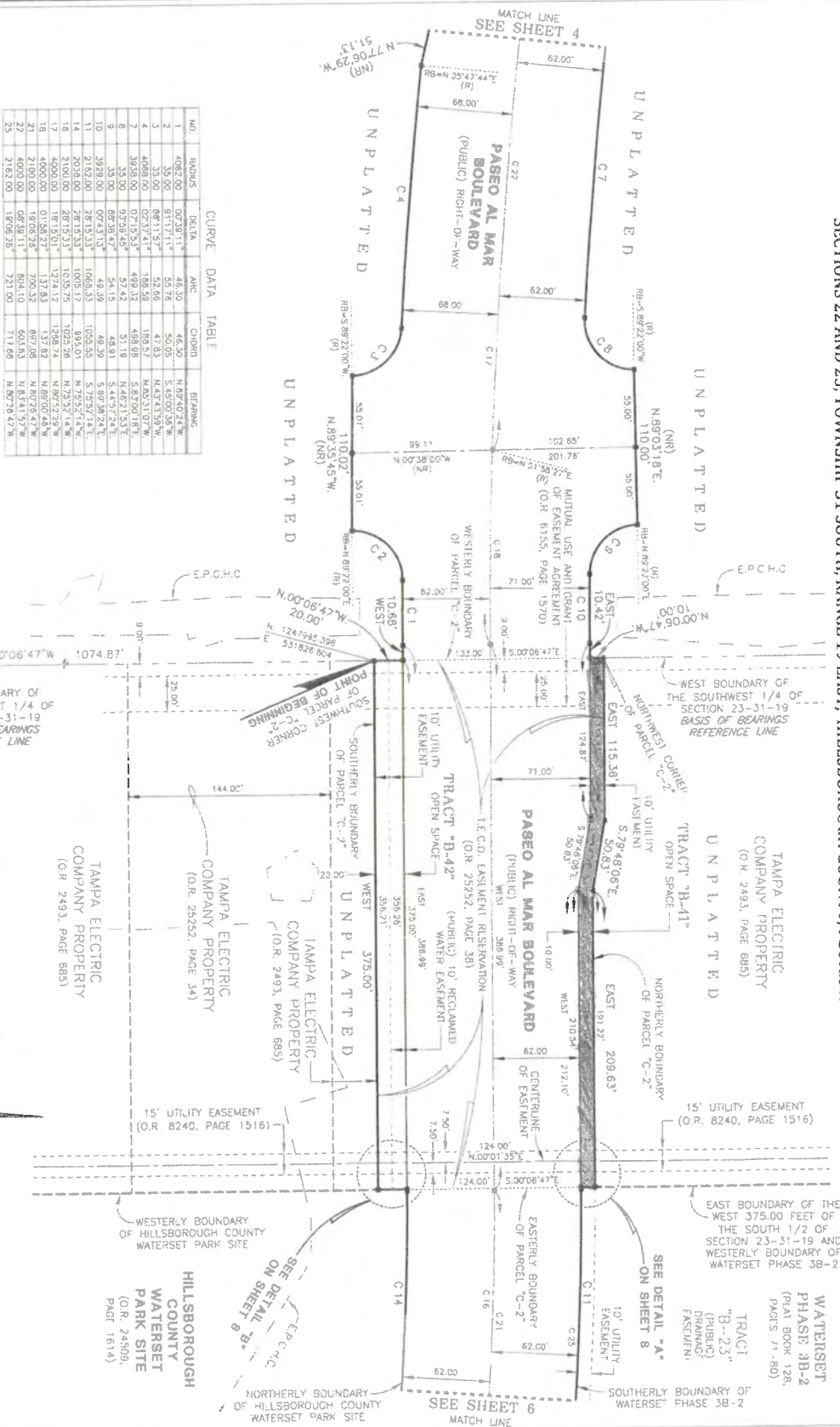
WATERSET PHASE 4
CDD CONVEYANCE PARCEL 1 (unplatted drainage tracts)

DESCRIPTION: A parcel of land lying in Section 22, Township 31 South, Range 19 East, Hillsborough County, Florida and being more particularly described as follows:

COMMENCE at the Northeast corner of Tract "Z", according to the plat of WATERSET – MILESTONE DRIVE 1ST EXTENSION, as recorded in Plat Book 129, Pages 204 through 208 inclusive, of the Public Records of Hillsborough County, Florida, for a POINT OF BEGINNING, run thence along the Northerly boundary of said WATERSET – MILESTONE DRIVE 1ST EXTENSION, the following sixteen (16) courses: 1) N.88°52'25"W., 80.78 feet; 2) S.01°07'35"W., 93.50 feet; 3) N.88°52'25"W., 46.71 feet to a point of curvature; 4) Westerly, 118.88 feet along the arc of a curve to the left having a radius of 500.00 feet and a central angle of 13°37'22" (chord bearing S.84°18'54"W., 118.60 feet) to a point of reverse curvature; 5) Westerly, 73.74 feet along the arc of a curve to the right having a radius of 76.00 feet and a central angle of 55°35'42" (chord bearing N.74°41'56"W., 70.88 feet) to a point of tangency; 6) N.46°54'05"W., 24.69 feet to a point of curvature; 7) Northwesterly, 56.34 feet along the arc of a curve to the right having a radius of 120.00 feet and a central angle of 26°54'05" (chord bearing N.33°27'03"W., 55.83 feet) to a point of tangency; 8) N.20°00'00"W., 149.52 feet to a point of curvature; 9) Northwesterly, 22.66 feet along the arc of a curve to the left having a radius of 225.00 feet and a central angle of 05°46'17" (chord bearing N.22°53'09"W., 22.65 feet) to a point of reverse curvature; 10) Northerly, 12.55 feet along the arc of a curve to the right having a radius of 35.00 feet and a central angle of 20°32'56" (chord bearing N.15°29'49"W., 12.49 feet) to a point of reverse curvature; 11) Northerly, 16.95 feet along the arc of a curve to the left having a radius of 35.00 feet and a central angle of 27°45'01" (chord bearing N.19°05'52"W., 16.79 feet) to a point of compound curvature; 12) Northwesterly, 80.74 feet along the arc of a curve to the left having a radius of 231.00 feet and a central angle of 20°01'38" (chord bearing N.42°59'11"W., 80.33 feet) to a point of tangency; 13) N.53°00'00"W., 110.47 feet to a point of curvature; 14) Northwesterly, 14.60 feet along the arc of a curve to the left having a radius of 35.00 feet and a central angle of 23°53'44" (chord bearing N.64°56'52"W., 14.49 feet) to a point of reverse curvature; 15) Northwesterly, 14.60 feet along the arc of a curve to the right having a radius of 35.00 feet and a central angle of 23°53'44" (chord bearing N.64°56'52"W., 14.49 feet) to a point of reverse curvature; 16) Northwesterly, 99.43 feet along the arc of a curve to the left having a radius of 275.00 feet and a central angle of 20°42'55" (chord bearing N.63°21'27"W., 98.89 feet) to a point on the North boundary of the Southeast 1/4 of the Northeast 1/4 of the aforesaid Section 22; thence along said North boundary of the Southeast 1/4 of the Northeast 1/4 of Section 22, S.89°22'16"E., 694.14 feet to a point on the East boundary of said Northeast 1/4 of Section 22; thence along said East boundary of the Northeast 1/4 of Section 22, S.00°31'54"W., 342.95 feet to the POINT OF BEGINNING.

[Depictions attached for illustrative purposes only.]

WATERSET - PASEO AL MAR BOULEVARD **WEST SEGMENT PHASE 2 AND CENTRAL SEGMENT PHASE 2** SECTIONS 22 AND 23, TOWNSHIP 31 SOUTH, RANGE 19 EAST, HILLSBOROUGH COUNTY, FLORIDA



CURVE DATA TABLE

NO.	STATION	DELTA	ARC	CHORD	BEARING
1	4082.00	073.91°	48.50	48.50	N 82°02'14\"
2	35.00	91.17°	50.76	50.76	S 60°00'45\"
3	35.00	88°11'57\"	52.66	47.83	N 43°43'58\"
4	4088.00	073°41'47\"	188.59	188.57	N 80°51'07\"
5	3058.00	07°15'53\"	499.32	499.88	S 83°00'18\"
6	35.00	92°58'45\"	51.42	51.42	N 62°12'52\"
7	35.00	88°11'57\"	49.49	49.49	S 88°48'24\"
8	35.00	07°15'53\"	49.49	49.49	S 88°48'24\"
9	35.00	92°58'45\"	51.42	51.42	N 62°12'52\"
10	3058.00	07°15'53\"	1005.55	1005.55	S 75°52'14\"
11	2100.00	28°15'33\"	1005.17	995.01	N 75°52'14\"
12	2100.00	28°15'33\"	1005.17	1005.17	N 75°52'14\"
13	4000.00	07°15'53\"	1005.17	1005.17	N 75°52'14\"
14	4000.00	07°15'53\"	1005.17	1005.17	N 75°52'14\"
15	4000.00	07°15'53\"	1005.17	1005.17	N 75°52'14\"
16	4000.00	07°15'53\"	1005.17	1005.17	N 75°52'14\"
17	4000.00	07°15'53\"	1005.17	1005.17	N 75°52'14\"
18	4000.00	07°15'53\"	1005.17	1005.17	N 75°52'14\"
19	4000.00	07°15'53\"	1005.17	1005.17	N 75°52'14\"
20	4000.00	07°15'53\"	1005.17	1005.17	N 75°52'14\"
21	4000.00	07°15'53\"	1005.17	1005.17	N 75°52'14\"
22	4000.00	07°15'53\"	1005.17	1005.17	N 75°52'14\"
23	4000.00	07°15'53\"	1005.17	1005.17	N 75°52'14\"

LEGEND

- Symbol # indicates (P.R.M.) Permanent Reference Monument
- 4\" Concrete Monument (B7778), unless otherwise noted
- Symbol B indicates (P.R.M.) Offset Permanent Reference Monument
- 4\" Concrete Monument (B7778), unless otherwise noted
- Symbol # indicates (P.C.P.) Permanent Control Point (B7778)
- Symbol # indicates set 1/2\" Iron Rod with Cap (B7778)
- (R) indicates radial line
- (NR) indicates non-radial line
- Reference Bearing
- 7, RB - Original Records Book
- 8, OR - Original Records Book
- 9, NR - Non-Recorded
- 10, T.C. - Township Corner
- 11, E.P.C.H.C. - Environmental Protection Commission or Hillsborough County Wetland Line

POINT OF COMMENCEMENT
 TOWNSHIP 31 CORNER TO SECTION 23-31-19
 BEARING N 75°52'14\" W
 DISTANCE 1005.17 FEET
 (SEE DETAIL \"B\" ON SHEET 8)

NOTE
 Certain bearings were shown on this plat which are assumed to have been obtained from the original records of the parties to the survey.
 NORTH - N 00°00'00\" E
 SOUTH - S 00°00'00\" W
 EAST - E 90°00'00\" N
 WEST - W 90°00'00\" E

SEE SHEET 3 OF 8
 FOR BASIS OF BEARINGS

SEE SHEET 2 OF 8
 FOR PARALLEL OFFSET
 DIMENSIONS NOTE

SCALE: 1\" = 50'

SCALE IN FEET

AMERIPIT, INC.
 1 LAND SURVEYING AND MAPPING
 1215 E. 8th Avenue
 Tampa, FL 33601
 Phone (813) 211-1200

Certificate of Authorization Number LB 7778
 SHEET 5 OF 8 SHEETS

**WATERSET PHASE 4
CDD CONVEYANCE PARCEL 1**

DESCRIPTION: A parcel of land lying in Section 22, Township 31 South, Range 19 East, Hillsborough County, Florida and being more particularly described as follows:

COMMENCE at the Northeast corner of Tract "Z", according to the plat of WATERSET - MILESTONE DRIVE 1ST EXTENSION, as recorded in Plat Book 129, Pages 204 through 208 inclusive, of the Public Records of Hillsborough County, Florida, for a **POINT OF BEGINNING**, run thence along the Northerly boundary of said WATERSET - MILESTONE DRIVE 1ST EXTENSION, the following sixteen (16) courses: 1) N.88°52'25"W., 80.78 feet; 2) S.01°07'35"W., 93.50 feet; 3) N.88°52'25"W., 46.71 feet to a point of curvature; 4) Westerly, 118.88 feet along the arc of a curve to the left having a radius of 500.00 feet and a central angle of 13°37'22" (chord bearing S.84°18'54"W., 118.60 feet) to a point of reverse curvature; 5) Westerly, 73.74 feet along the arc of a curve to the right having a radius of 76.00 feet and a central angle of 55°35'42" (chord bearing N.74°41'56"W., 70.88 feet) to a point of tangency; 6) N.46°54'05"W., 24.69 feet to a point of curvature; 7) Northwesterly, 56.34 feet along the arc of a curve to the right having a radius of 120.00 feet and a central angle of 26°54'05" (chord bearing N.33°27'03"W., 55.83 feet) to a point of tangency; 8) N.20°00'00"W., 149.52 feet to a point of curvature; 9) Northwesterly, 22.66 feet along the arc of a curve to the left having a radius of 225.00 feet and a central angle of 05°46'17" (chord bearing N.22°53'09"W., 22.65 feet) to a point of reverse curvature; 10) Northerly, 12.55 feet along the arc of a curve to the right having a radius of 35.00 feet and a central angle of 20°32'56" (chord bearing N.15°29'49"W., 12.49 feet) to a point of reverse curvature; 11) Northerly, 16.95 feet along the arc of a curve to the left having a radius of 35.00 feet and a central angle of 27°45'01" (chord bearing N.19°05'52"W., 16.79 feet) to a point of compound curvature; 12) Northwesterly, 80.74 feet along the arc of a curve to the left having a radius of 231.00 feet and a central angle of 20°01'38" (chord bearing N.42°59'11"W., 80.33 feet) to a point of tangency; 13) N.53°00'00"W., 110.47 feet to a point of curvature; 14) Northwesterly, 14.60 feet along the arc of a curve to the left having a radius of 35.00 feet and a central angle of 23°53'44" (chord bearing N.64°56'52"W., 14.49 feet) to a point of reverse curvature; 15) Northwesterly, 14.60 feet along the arc of a curve to the right having a radius of 35.00 feet and a central angle of 23°53'44" (chord bearing N.64°56'52"W., 14.49 feet) to a point of reverse curvature; 16) Northwesterly, 99.43 feet along the arc of a curve to the left having a radius of 275.00 feet and a central angle of 20°42'55" (chord bearing N.63°21'27"W., 98.89 feet) to a point on the North boundary of the Southeast 1/4 of the Northeast 1/4 of the aforesaid Section 22; thence along said North boundary of the Southeast 1/4 of the Northeast 1/4 of Section 22, S.89°22'16"E., 694.14 feet to a point on the East boundary of said Northeast 1/4 of Section 22; thence along said East boundary of the Northeast 1/4 of Section 22, S.00°31'54"W., 342.95 feet to the **POINT OF BEGINNING**.

Containing 4.336 acres, more or less.

**WATERSET PHASE 4
CDD CONVEYANCE PARCEL 1**

				Prepared For: NNP-SOUTHBOUND II, LLC			
				DESCRIPTION SKETCH (Not a Survey)		AMERRITT, INC. LAND SURVEYING AND MAPPING <small>LICENSED BUSINESS NUMBER LB7778</small> 3010 W. Azeele Street, Suite 150 Tampa, FL 33609 PHONE (813) 221-5200	
No.	Date	Description	Dwn.	Arthur W. Merritt FLORIDA PROFESSIONAL SURVEYOR & MAPPER NO. 4498		Drawn: WFS Checked: AWM Order No.: AMI-WSN-WS-152	
REVISIONS				NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OR AN AUTHENTICATED DIGITAL SIGNATURE AND SEAL OF THE FLORIDA LICENSED SURVEYOR AND MAPPER		Date: 3-6-24 Dwg: WSET-CDD Conv Par-1-DS.dwg	
SHEET NO. 1 OF 3 SHEETS						File Path: P:\WaterSet\Master Plan\Description\CDD N Conv Parcel 1 SECTION 22, TOWNSHIP 31 SOUTH, RANGE 19 EAST	

CURVE DATA TABLE

NO.	RADIUS	DELTA	ARC	CHORD	BEARING
1	500.00	13°37'22"	118.88	118.60	S.84°18'54"W.
2	76.00	55°35'42"	73.74	70.88	N.74°41'56"W.
3	120.00	26°54'05"	56.34	55.83	N.33°27'03"W.
4	225.00	05°46'17"	22.66	22.65	N.22°53'09"W.
5	35.00	20°32'56"	12.55	12.49	N.15°29'49"W.
6	35.00	27°45'01"	16.95	16.79	N.19°05'52"W.
7	231.00	20°01'38"	80.74	80.33	N.42°59'11"W.
8	35.00	23°53'44"	14.60	14.49	N.64°56'52"W.
9	35.00	23°53'44"	14.60	14.49	N.64°56'52"W.
10	275.00	20°42'55"	99.43	98.89	N.63°21'27"W.

BASIS OF BEARINGS

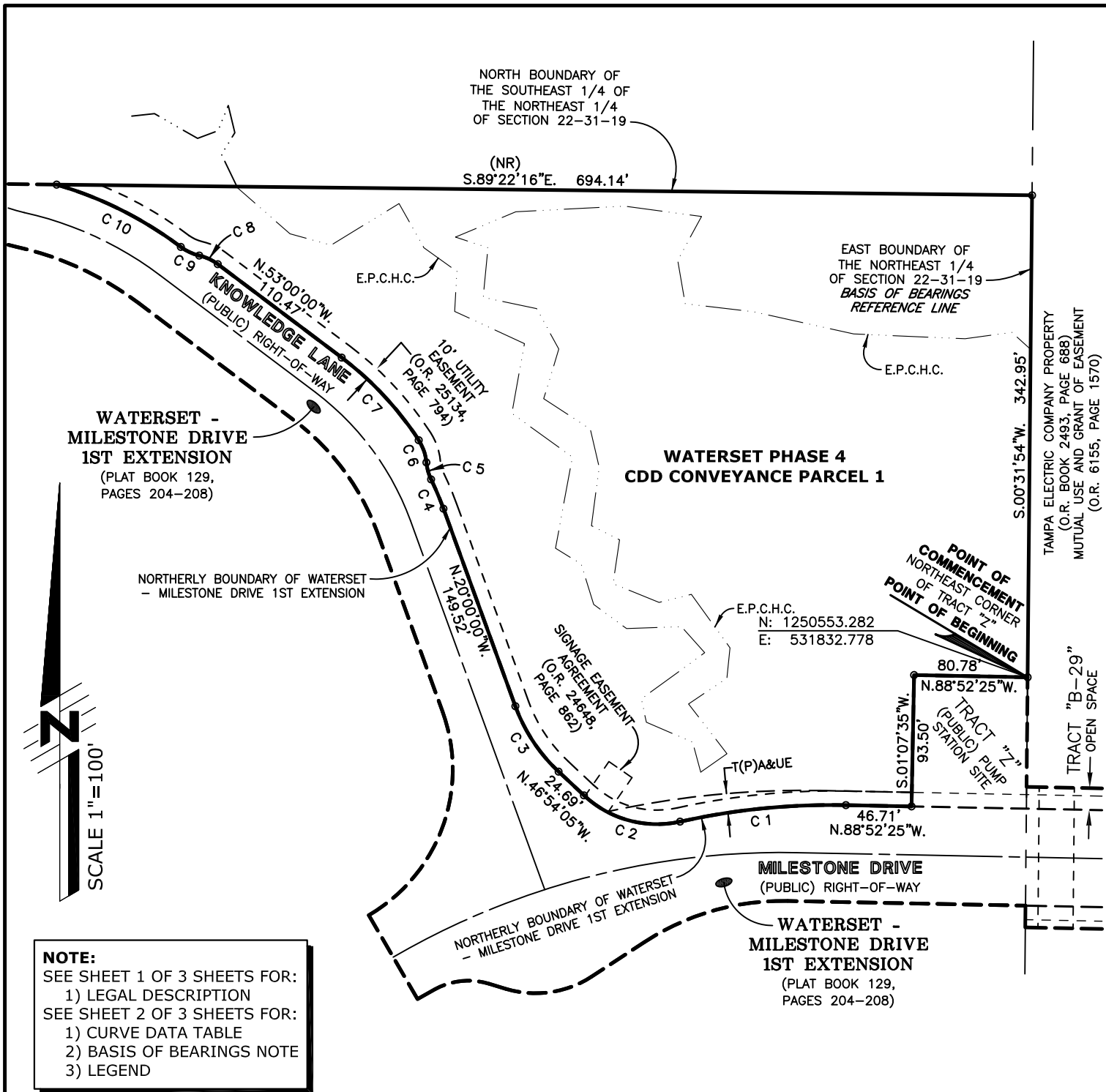
The East boundary of the Northeast 1/4 of Section 22, Township 31 South, Range 19 East, Hillsborough County, Florida, has a Grid bearing of S.00°31'54"W. The Grid Bearings as shown hereon refer to the State Plane Coordinate System, North American Horizontal Datum of 1983 (NAD 83-1990 ADJUSTMENT) for the West Zone of Florida.

LEGEND:

1. (R) indicates radial line
2. (NR) indicates non-radial line
3. RB - Reference Bearing
4. O.R. - Official Records Book
5. E.P.C.H.C. - Environmental Protection Commission of Hillsborough County Wetland Line
6. T(P)A&UE - Grant of Temporary Public Access and Utility Easement (O.R. 24052, Page 756)
7. CDD - Waterset North Community Development District

WATERSET PHASE 4 CDD CONVEYANCE PARCEL 1

<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 10%;">No.</td> <td style="width: 10%;">Date</td> <td style="width: 70%;">Description</td> <td style="width: 10%;">Dwn.</td> </tr> <tr> <td colspan="4" style="text-align: center;">REVISIONS</td> </tr> <tr> <td colspan="4" style="text-align: center;">SHEET NO. 2 OF 3 SHEETS</td> </tr> </table>				No.	Date	Description	Dwn.	REVISIONS				SHEET NO. 2 OF 3 SHEETS				Prepared For: NNP-SOUTHBOUND II, LLC	
No.	Date	Description	Dwn.														
REVISIONS																	
SHEET NO. 2 OF 3 SHEETS																	
DESCRIPTION SKETCH (Not a Survey) SEE SHEET 1 FOR ELECTRONIC SIGNATURE AND SEAL.				AMERRITT, INC. LAND SURVEYING AND MAPPING <small>LICENSED BUSINESS NUMBER LB7778</small> 3010 W. Azeele Street, Suite 150 Tampa, FL 33609 PHONE (813) 221-5200													
Arthur W. Merritt FLORIDA PROFESSIONAL SURVEYOR & MAPPER NO. 4498				Drawn: WFS Checked: AWM Order No.: AMI-WSN-WS-152													
NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OR AN AUTHENTICATED DIGITAL SIGNATURE AND SEAL OF THE FLORIDA LICENSED SURVEYOR AND MAPPER				Date: 3-6-24 Dwg: WSET-CDD Conv Par-1-DS.dwg													
				File Path: P:\Waterret\Master Plan\Description\CDD N Conv Parcel 1													
				SECTION 22, TOWNSHIP 31 SOUTH, RANGE 19 EAST													



WATERSET PHASE 4 CDD CONVEYANCE PARCEL 1

Prepared For: **NNP-SOUTHBOUND II, LLC**

DESCRIPTION SKETCH (Not a Survey)

**SEE SHEET 1 FOR ELECTRONIC
SIGNATURE AND SEAL.**

Arthur W. Merritt
FLORIDA PROFESSIONAL SURVEYOR & MAPPER NO. 4498

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OR AN AUTHENTICATED
DIGITAL SIGNATURE AND SEAL OF THE FLORIDA LICENSED SURVEYOR AND MAPPER

AMERRITT, INC.

LAND SURVEYING AND MAPPING

LICENSED BUSINESS NUMBER LB7778

3010 W. Azeele Street, Suite 150

Tampa, FL 33609

PHONE (813) 221-5200

Drawn: WFS Checked: AWM Order No.: AMI-WSN-WS-152

Date: 3-6-24 Dwg: WSET-CDD Conv Par-1-DS.dwg

File Path: P:\Wateraset\Master Plan\Description\CDD N Conv Parcel 1

SECTION 22, TOWNSHIP 31 SOUTH, RANGE 19 EAST

No.	Date	Description	Dwn.
REVISIONS			

SHEET NO. 3 OF 3 SHEETS

BILL OF SALE

*(Tract "B-41" Waterset-Paseo Al Mar Boulevard
West Segment Phase 2 and Central Segment Phase 2 and unplatted drainage tracts)*

KNOW ALL MEN BY THESE PRESENTS, that **NNP-SOUTHBEND II, LLC**, a Delaware limited liability company, whose address for purposes hereof is 3162 South Falkenburg Road, Riverview, Florida 33578 ("**Developer**"), for and in consideration of the sum of Ten Dollars (\$10.00) and other valuable consideration, to it paid by the **WATERSET NORTH COMMUNITY DEVELOPMENT DISTRICT**, a local unit of special purpose government organized and existing under Chapter 190, Florida Statutes ("**District**"), whose address is 3434 Colwell Avenue, Suite 200, Tampa, Florida 33578, the receipt whereof is hereby acknowledged, has granted, bargained, sold, transferred and delivered, and by these presents does grant, bargain, sell, transfer, and deliver unto the District, its successors and assigns, the following described property, assets and rights (collectively, the "**Personal Property**"), to-wit:

See **Exhibit "A"** attached hereto and incorporated herein by this reference.

TO HAVE AND TO HOLD all of the Personal Property unto the District, its successors and assigns, for the District's own use forever, free and clear and discharged of and from any and all obligations, claims or liens.

AND the Developer does hereby represent and warrant to the District, its successors and assigns, that (a) Developer has not previously conveyed the Personal Property to any other party; (b) all contractors and subcontractors furnishing services or materials relative to the Personal Property have been paid in full, and (c) Developer has no knowledge of any defects in the Personal Property. Subject only to the express representations and warranties set forth above, the Personal Property is conveyed by Developer to the District, and the District hereby accepts the Personal Property, in its "as-is" condition.

AND Developer does hereby covenant with the District that Developer will warrant and defend the title of the Personal Property unto the District, its successors and assigns, against the lawful claims and demands of all persons claiming by, through and under Developer, but against none other.

[Signatures Begin on Following Page]

[Developer's Signature Page to Bill of Sale]

IN WITNESS WHEREOF, Developer has caused this instrument to be executed in its name this _____ day of _____, 2025.

Signed, sealed and delivered
in the presence of:

NNP-SOUTHBEND II, LLC,
a Delaware limited liability company

Print Name: _____

By: _____
Len Jaffe, Vice President

Print Name: _____

STATE OF FLORIDA

COUNTY OF HILLSBOROUGH

The foregoing instrument was acknowledged before me, by means [____] of physical presence or [____] online notarization, this _____ day of _____, 2025, by Len Jaffe, as Vice President of NNP-Southbend II, LLC, a Delaware limited liability company, on behalf of said company, who is personally known to me.

NOTARY PUBLIC
Print or Stamp Name: _____
My Commission Expires: _____

NOTARY SEAL:

[Signatures Continue on Following Page]

[District's Signature Page to Bill of Sale]

Signed, sealed and delivered
in the presence of:

**WATERSET NORTH COMMUNITY
DEVELOPMENT DISTRICT,**
a local unit of special purpose government,
organized and existing under Chapter 190,
Florida Statutes

Print Name: _____

By: _____
TJ Pyche, Chairman of the Board
of Supervisors

Print Name: _____

STATE OF FLORIDA

COUNTY OF HILLSBOROUGH

The foregoing instrument was acknowledged before me, by means [____] of physical presence or [____] online notarization, this _____ day of _____, 2025, by TJ Pyche, as Chairman of the Board of Supervisors of Waterset North Community Development District, a local unit of special purpose government, organized and existing under Chapter 190, Florida Statutes, on behalf of said entity, who [____] is personally known to me or [____] produced _____ as identification.

NOTARY PUBLIC
Print or Stamp Name: _____
My Commission Expires: _____

NOTARY SEAL:

Exhibit "A"

Personal Property

All of Developer's right, title and interest in and to all fixtures and improvements owned by Developer (herein, the "**Fixtures and Improvements**") on, under or within the following described land (the "**Real Property**") in Hillsborough County, Florida, together with all of Developer's right, title, interest and benefit in, to, and under, the following plans, reports and documents relating to the Fixtures and Improvements or the operation of the Fixtures and Improvements: (i) all plans, designs, construction and development drawings, engineering and soil reports and studies, surveys, testing, permits, approvals; and (ii) all third party guaranties, affidavits, warranties, bonds, claims, lien waivers, indemnifications, and agreements given with respect to the construction, installation or composition of the Fixtures and Improvements:

REAL PROPERTY

Tract "B-41", WATERSET-PASEO AL MAR BOULEVARD WEST SEGMENT PHASE 2 AND CENTRAL SEGMENT PHASE 2, according to the map or plat thereof, as recorded in Plat Book 132, Pages 225 through 232, inclusive, of the Public Records of Hillsborough County, Florida;

and

WATERSET PHASE 4
CDD CONVEYANCE PARCEL 1 (unplatted drainage tracts)

DESCRIPTION: A parcel of land lying in Section 22, Township 31 South, Range 19 East, Hillsborough County, Florida and being more particularly described as follows:

COMMENCE at the Northeast corner of Tract "Z", according to the plat of WATERSET – MILESTONE DRIVE 1ST EXTENSION, as recorded in Plat Book 129, Pages 204 through 208 inclusive, of the Public Records of Hillsborough County, Florida, for a POINT OF BEGINNING, run thence along the Northerly boundary of said WATERSET – MILESTONE DRIVE 1ST EXTENSION, the following sixteen (16) courses: 1) N.88°52'25"W., 80.78 feet; 2) S.01°07'35"W., 93.50 feet; 3) N.88°52'25"W., 46.71 feet to a point of curvature; 4) Westerly, 118.88 feet along the arc of a curve to the left having a radius of 500.00 feet and a central angle of 13°37'22" (chord bearing S.84°18'54"W., 118.60 feet) to a point of reverse curvature; 5) Westerly, 73.74 feet along the arc of a curve to the right having a radius of 76.00 feet and a central angle of 55°35'42" (chord bearing N.74°41'56"W., 70.88 feet) to a point of tangency; 6) N.46°54'05"W., 24.69 feet to a point of curvature; 7) Northwesterly, 56.34 feet along the arc of a curve to the right having a radius of 120.00 feet and a central angle of 26°54'05" (chord bearing N.33°27'03"W., 55.83 feet) to a point of tangency; 8) N.20°00'00"W., 149.52 feet to a point of curvature; 9) Northwesterly, 22.66 feet along the arc of a curve to the left having a radius of 225.00 feet and a central angle of 05°46'17" (chord bearing N.22°53'09"W., 22.65 feet) to a point of reverse curvature; 10) Northerly, 12.55 feet along the arc of a curve to the right having a radius of 35.00 feet and a central angle of 20°32'56" (chord bearing N.15°29'49"W., 12.49 feet) to a point of

reverse curvature; 11) Northerly, 16.95 feet along the arc of a curve to the left having a radius of 35.00 feet and a central angle of $27^{\circ}45'01''$ (chord bearing $N.19^{\circ}05'52''W.$, 16.79 feet) to a point of compound curvature; 12) Northwesterly, 80.74 feet along the arc of a curve to the left having a radius of 231.00 feet and a central angle of $20^{\circ}01'38''$ (chord bearing $N.42^{\circ}59'11''W.$, 80.33 feet) to a point of tangency; 13) $N.53^{\circ}00'00''W.$, 110.47 feet to a point of curvature; 14) Northwesterly, 14.60 feet along the arc of a curve to the left having a radius of 35.00 feet and a central angle of $23^{\circ}53'44''$ (chord bearing $N.64^{\circ}56'52''W.$, 14.49 feet) to a point of reverse curvature; 15) Northwesterly, 14.60 feet along the arc of a curve to the right having a radius of 35.00 feet and a central angle of $23^{\circ}53'44''$ (chord bearing $N.64^{\circ}56'52''W.$, 14.49 feet) to a point of reverse curvature; 16) Northwesterly, 99.43 feet along the arc of a curve to the left having a radius of 275.00 feet and a central angle of $20^{\circ}42'55''$ (chord bearing $N.63^{\circ}21'27''W.$, 98.89 feet) to a point on the North boundary of the Southeast 1/4 of the Northeast 1/4 of the aforesaid Section 22; thence along said North boundary of the Southeast 1/4 of the Northeast 1/4 of Section 22, $S.89^{\circ}22'16''E.$, 694.14 feet to a point on the East boundary of said Northeast 1/4 of Section 22; thence along said East boundary of the Northeast 1/4 of Section 22, $S.00^{\circ}31'54''W.$, 342.95 feet to the POINT OF BEGINNING.

[Depictions attached for illustrative purposes only.]

**WATERSET - PASEO AL MAR BOULEVARD
WEST SEGMENT PHASE 2 AND CENTRAL SEGMENT PHASE 2
SECTIONS 22 AND 23, TOWNSHIP 31 SOUTH, RANGE 19 EAST, HILLSBOROUGH COUNTY, FLORIDA**

PAGE 230

UN	ROUS	DELTA	AGE	CHILD	SEVERING
1	4948.00	007.99.1	46.50	46.50	N 59.92.5"
2	35.00	91.17.1	55.76	50.05	N 50.00.35"
3	46.00	08.11.9	52.66	74.5	N 43.94.35"
4	3088.00	007.15.1	49.92.2	49.88	N 52.00.18"
5	35.00	09.58.49	57.42	51.19	N 46.47.53"
6	33.00	08.58.49	54.15	48.81	N 44.47.24"
7	3079.00	007.43.1	54.59	53.95	N 59.92.4"
8	10.00	00.05.9	100.00	100.00	N 59.92.4"
9	14.20	28.18.3	100.57	89.01	N 52.52.4"
10	2100.00	28.15.3	102.55	74.5	N 43.94.35"
11	4000.00	01.58.01	127.4	126.94	N 59.92.5"
12	4000.00	01.58.01	127.4	126.94	N 59.92.5"
13	4000.00	01.58.01	127.4	126.94	N 59.92.5"
14	4000.00	01.58.01	127.4	126.94	N 59.92.5"
15	4000.00	01.58.01	127.4	126.94	N 59.92.5"
16	4000.00	01.58.01	127.4	126.94	N 59.92.5"
17	4000.00	01.58.01	127.4	126.94	N 59.92.5"
18	4000.00	01.58.01	127.4	126.94	N 59.92.5"
19	4000.00	01.58.01	127.4	126.94	N 59.92.5"
20	4000.00	01.58.01	127.4	126.94	N 59.92.5"
21	4000.00	01.58.01	127.4	126.94	N 59.92.5"
22	4000.00	01.58.01	127.4	126.94	N 59.92.5"
23	4000.00	01.58.01	127.4	126.94	N 59.92.5"
24	4000.00	01.58.01	127.4	126.94	N 59.92.5"
25	2182.00	18.06.26	721.00	711.60	N 57.18.5"

CURVE DATA TABLE

LEGEND

1. Symbol indicates (P.R.M.) Permanent Reference Monument
2. 4*4* Concrete Monument (B.778), unless otherwise noted
3. Symbol Bc indicates (P.R.M.) Oldsite Permanent Reference Monument
4. 4*4* Concrete Monument (B.778), unless otherwise noted
5. Symbol * indicates (P.C.P.) Permanent Control Point (B.778)
6. Symbol Bc indicates Pat 1/2" over Road with Cap (B.778)
7. (R) indicates radial line
8. (NR) indicates non-radial line
9. RB Reference Bearing
10. NB North Bearing
11. NMP North-south II, U.S.
12. T.C.D. Tempora Electric Company
13. E.C.D.C. Environmental Protection Commission or

POINT OF CO
SOUTHWEST
TOWNSHIP
WEST
THE SO
SECT
BASIS
REK

ACRE
Cardinal bearings where shown on this plat shall be assumed to have the same bearings as follows:

NORTH ..	N.00°00.00'E.
SOUTH ..	S.00°00.00'W
EAST ..	N.90°00.00'E.
WEST ..	N.90°00.00'W

SEE SHEET 3 OF 8
FOR BASIS OF BEARINGS

1000000

SLE SHEET 2 OF 8
FOR PARALLEL OFFSET
DIMENSIONS NOTE

AMERIT. INC.

1 AND SURVEYING AND MAPPING
Certificate of Authorization Number LB 7778

1215 E. 6th Avenue
Tampa, FL 33605

SHEET 5 OF 8 SHEETS

**WATERSET PHASE 4
CDD CONVEYANCE PARCEL 1**

DESCRIPTION: A parcel of land lying in Section 22, Township 31 South, Range 19 East, Hillsborough County, Florida and being more particularly described as follows:

COMMENCE at the Northeast corner of Tract "Z", according to the plat of WATERSET - MILESTONE DRIVE 1ST EXTENSION, as recorded in Plat Book 129, Pages 204 through 208 inclusive, of the Public Records of Hillsborough County, Florida, for a **POINT OF BEGINNING**, run thence along the Northerly boundary of said WATERSET - MILESTONE DRIVE 1ST EXTENSION, the following sixteen (16) courses: 1) N.88°52'25"W., 80.78 feet; 2) S.01°07'35"W., 93.50 feet; 3) N.88°52'25"W., 46.71 feet to a point of curvature; 4) Westerly, 118.88 feet along the arc of a curve to the left having a radius of 500.00 feet and a central angle of 13°37'22" (chord bearing S.84°18'54"W., 118.60 feet) to a point of reverse curvature; 5) Westerly, 73.74 feet along the arc of a curve to the right having a radius of 76.00 feet and a central angle of 55°35'42" (chord bearing N.74°41'56"W., 70.88 feet) to a point of tangency; 6) N.46°54'05"W., 24.69 feet to a point of curvature; 7) Northwesterly, 56.34 feet along the arc of a curve to the right having a radius of 120.00 feet and a central angle of 26°54'05" (chord bearing N.33°27'03"W., 55.83 feet) to a point of tangency; 8) N.20°00'00"W., 149.52 feet to a point of curvature; 9) Northwesterly, 22.66 feet along the arc of a curve to the left having a radius of 225.00 feet and a central angle of 05°46'17" (chord bearing N.22°53'09"W., 22.65 feet) to a point of reverse curvature; 10) Northerly, 12.55 feet along the arc of a curve to the right having a radius of 35.00 feet and a central angle of 20°32'56" (chord bearing N.15°29'49"W., 12.49 feet) to a point of reverse curvature; 11) Northerly, 16.95 feet along the arc of a curve to the left having a radius of 35.00 feet and a central angle of 27°45'01" (chord bearing N.19°05'52"W., 16.79 feet) to a point of compound curvature; 12) Northwesterly, 80.74 feet along the arc of a curve to the left having a radius of 231.00 feet and a central angle of 20°01'38" (chord bearing N.42°59'11"W., 80.33 feet) to a point of tangency; 13) N.53°00'00"W., 110.47 feet to a point of curvature; 14) Northwesterly, 14.60 feet along the arc of a curve to the left having a radius of 35.00 feet and a central angle of 23°53'44" (chord bearing N.64°56'52"W., 14.49 feet) to a point of reverse curvature; 15) Northwesterly, 14.60 feet along the arc of a curve to the right having a radius of 35.00 feet and a central angle of 23°53'44" (chord bearing N.64°56'52"W., 14.49 feet) to a point of reverse curvature; 16) Northwesterly, 99.43 feet along the arc of a curve to the left having a radius of 275.00 feet and a central angle of 20°42'55" (chord bearing N.63°21'27"W., 98.89 feet) to a point on the North boundary of the Southeast 1/4 of the Northeast 1/4 of the aforesaid Section 22; thence along said North boundary of the Southeast 1/4 of the Northeast 1/4 of Section 22, S.89°22'16"E., 694.14 feet to a point on the East boundary of said Northeast 1/4 of Section 22; thence along said East boundary of the Northeast 1/4 of Section 22, S.00°31'54"W., 342.95 feet to the **POINT OF BEGINNING**.

Containing 4.336 acres, more or less.

**WATERSET PHASE 4
CDD CONVEYANCE PARCEL 1**

				Prepared For: NNP-SOUTHBOUND II, LLC			
				DESCRIPTION SKETCH (Not a Survey)		AMERRITT, INC. LAND SURVEYING AND MAPPING <small>LICENSED BUSINESS NUMBER LB7778</small> 3010 W. Azeele Street, Suite 150 Tampa, FL 33609 PHONE (813) 221-5200	
Arthur W. Merritt FLORIDA PROFESSIONAL SURVEYOR & MAPPER NO. 4498		Drawn: WFS Checked: AWM Order No.: AMI-WSN-WS-152					
NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OR AN AUTHENTICATED DIGITAL SIGNATURE AND SEAL OF THE FLORIDA LICENSED SURVEYOR AND MAPPER		Date: 3-6-24 Dwg: WSET-CDD Conv Par-1-DS.dwg					
SHEET NO. 1 OF 3 SHEETS		File Path: P:\WaterSet\Master Plan\Description\CDD N Conv Parcel 1					
		SECTION 22, TOWNSHIP 31 SOUTH, RANGE 19 EAST					

CURVE DATA TABLE

NO.	RADIUS	DELTA	ARC	CHORD	BEARING
1	500.00	13°37'22"	118.88	118.60	S.84°18'54"W.
2	76.00	55°35'42"	73.74	70.88	N.74°41'56"W.
3	120.00	26°54'05"	56.34	55.83	N.33°27'03"W.
4	225.00	05°46'17"	22.66	22.65	N.22°53'09"W.
5	35.00	20°32'56"	12.55	12.49	N.15°29'49"W.
6	35.00	27°45'01"	16.95	16.79	N.19°05'52"W.
7	231.00	20°01'38"	80.74	80.33	N.42°59'11"W.
8	35.00	23°53'44"	14.60	14.49	N.64°56'52"W.
9	35.00	23°53'44"	14.60	14.49	N.64°56'52"W.
10	275.00	20°42'55"	99.43	98.89	N.63°21'27"W.

BASIS OF BEARINGS

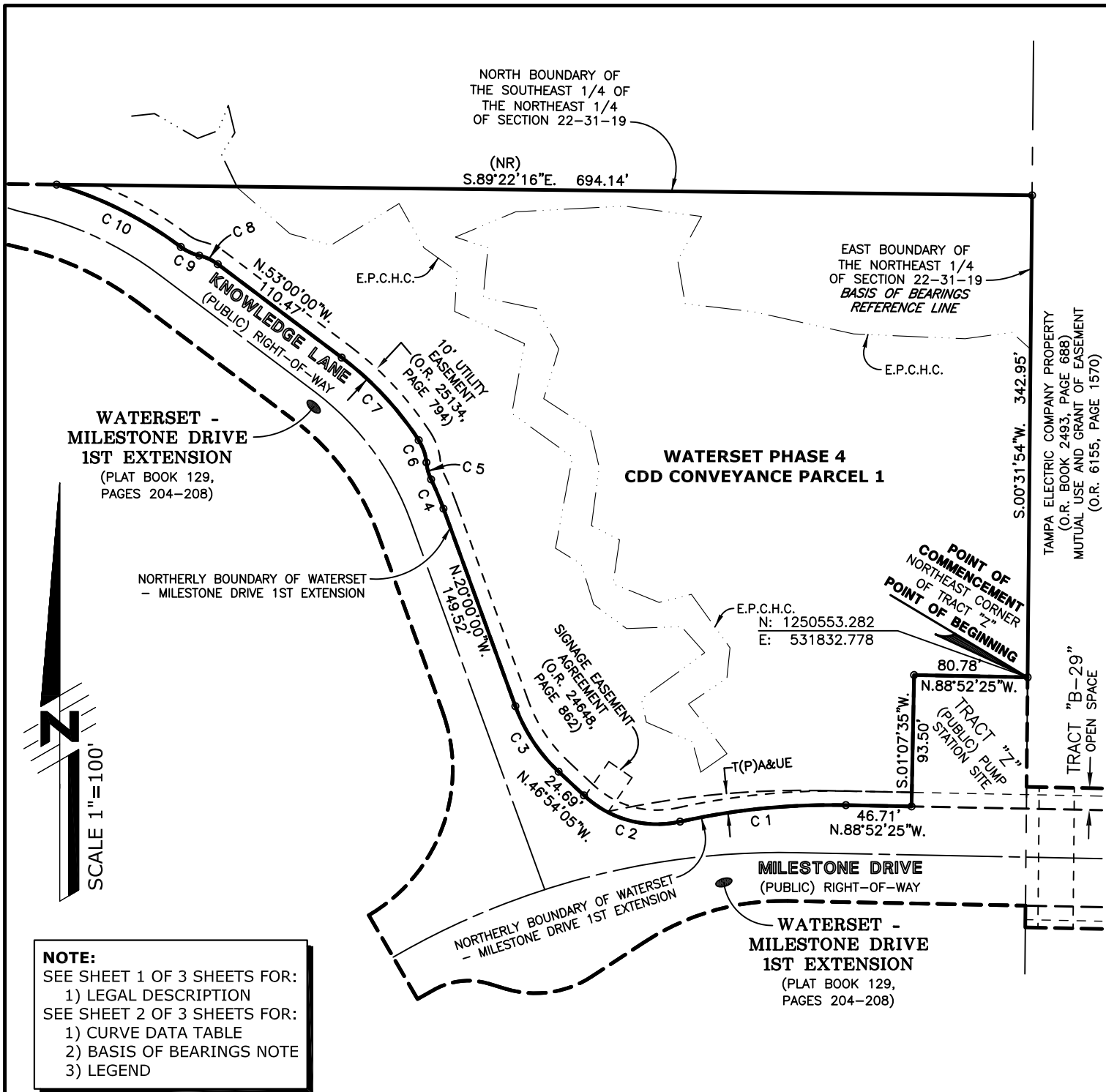
The East boundary of the Northeast 1/4 of Section 22, Township 31 South, Range 19 East, Hillsborough County, Florida, has a Grid bearing of S.00°31'54"W. The Grid Bearings as shown hereon refer to the State Plane Coordinate System, North American Horizontal Datum of 1983 (NAD 83-1990 ADJUSTMENT) for the West Zone of Florida.

LEGEND:

1. (R) indicates radial line
2. (NR) indicates non-radial line
3. RB - Reference Bearing
4. O.R. - Official Records Book
5. E.P.C.H.C. - Environmental Protection Commission of Hillsborough County Wetland Line
6. T(P)A&UE - Grant of Temporary Public Access and Utility Easement (O.R. 24052, Page 756)
7. CDD - Waterset North Community Development District

WATERSET PHASE 4 CDD CONVEYANCE PARCEL 1

<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 10%;">No.</td> <td style="width: 10%;">Date</td> <td style="width: 60%;">Description</td> <td style="width: 20%;">Dwn.</td> </tr> <tr> <td colspan="4" style="text-align: center;">REVISIONS</td> </tr> <tr> <td colspan="4" style="text-align: center;">SHEET NO. 2 OF 3 SHEETS</td> </tr> </table>				No.	Date	Description	Dwn.	REVISIONS				SHEET NO. 2 OF 3 SHEETS				Prepared For: NNP-SOUTHBOUND II, LLC	
No.	Date	Description	Dwn.														
REVISIONS																	
SHEET NO. 2 OF 3 SHEETS																	
DESCRIPTION SKETCH (Not a Survey) SEE SHEET 1 FOR ELECTRONIC SIGNATURE AND SEAL.				AMERRITT, INC. LAND SURVEYING AND MAPPING <small>LICENSED BUSINESS NUMBER LB7778</small> 3010 W. Azelee Street, Suite 150 Tampa, FL 33609 PHONE (813) 221-5200													
Arthur W. Merritt FLORIDA PROFESSIONAL SURVEYOR & MAPPER NO. 4498				Drawn: WFS Checked: AWM Order No.: AMI-WSN-WS-152													
NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OR AN AUTHENTICATED DIGITAL SIGNATURE AND SEAL OF THE FLORIDA LICENSED SURVEYOR AND MAPPER				Date: 3-6-24 Dwg: WSET-CDD Conv Par-1-DS.dwg													
				File Path: P:\Waterret\Master Plan\Description\CDD N Conv Parcel 1													
				SECTION 22, TOWNSHIP 31 SOUTH, RANGE 19 EAST													



WATERSET PHASE 4 CDD CONVEYANCE PARCEL 1

No.	Date	Description	Dwn.
REVISIONS			
SHEET NO. 3 OF 3 SHEETS			

Prepared For: NNP-SOUTHBOUND II, LLC	
DESCRIPTION SKETCH (Not a Survey)	AMERRITT, INC. LAND SURVEYING AND MAPPING <small>LICENSED BUSINESS NUMBER LB7778</small> 3010 W. Azelee Street, Suite 150 Tampa, FL 33609 PHONE (813) 221-5200
SEE SHEET 1 FOR ELECTRONIC SIGNATURE AND SEAL.	
Arthur W. Merritt FLORIDA PROFESSIONAL SURVEYOR & MAPPER NO. 4498	
<small>NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OR AN AUTHENTICATED DIGITAL SIGNATURE AND SEAL OF THE FLORIDA LICENSED SURVEYOR AND MAPPER</small>	
Drawn: WFS Date: 3-6-24 File Path: P:\Wateraset\Master Plan\Description\CDD N Conv Parcel 1	Checked: AWM Dwg: WSET-CDD Conv Par-1-DS.dwg SECTION 22, TOWNSHIP 31 SOUTH, RANGE 19 EAST
Order No.: AMI-WSN-WS-152	

Tab 2



MONTHLY REPORT

JULY, 2025



WATERSET NORTH CDD

MILESTONE DR
APOLLO BEACH, FL 33572
47 WATERWAYS



Prepared for: Ruben Durand

Prepared By: Devon Craig

SUMMARY:

Dog days of summer are here. Water temps will be as high as there going to get through the next 3 months. Algae blooms will be aggressively prevented or treated. Remember dissolved oxygen levels are really low and treatments sometimes are strategically done to prevent oxygen loss. As rainy season comes water levels will rise and carry nutrient loads with is. Inspections will be much more frequent.



Pond #1 Treated for Shoreline Vegetation.



Pond #2 Treated for Algae and Shoreline Vegetation.



Pond #3 Treated for Algae and Shoreline Vegetation.



Pond #4 Treated for Algae and Shoreline Vegetation.



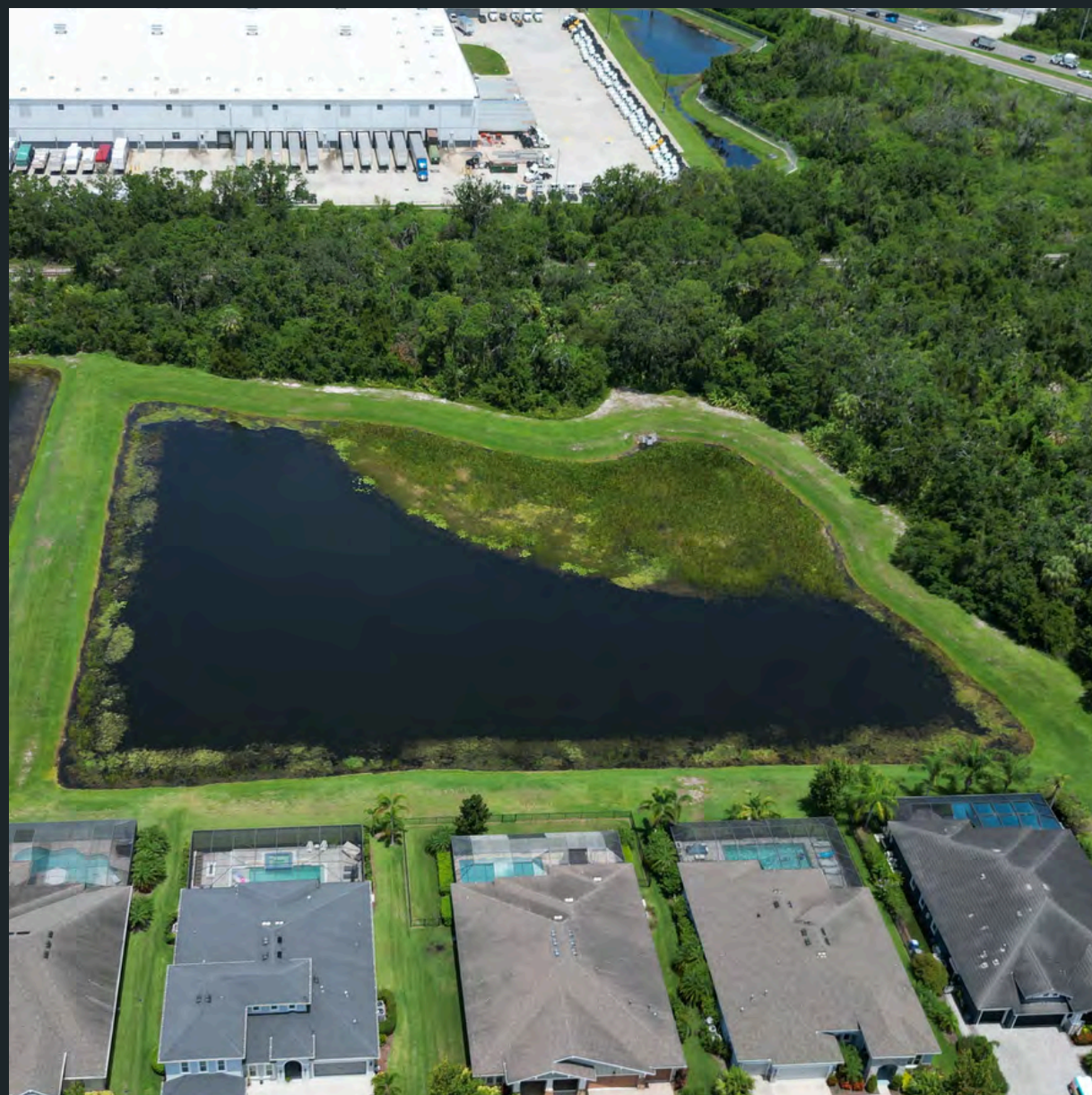
Pond #5 Treated for Algae and Shoreline Vegetation.



Pond #6 Treated for Shoreline Vegetation.



Pond #7 Treated for Shoreline Vegetation.



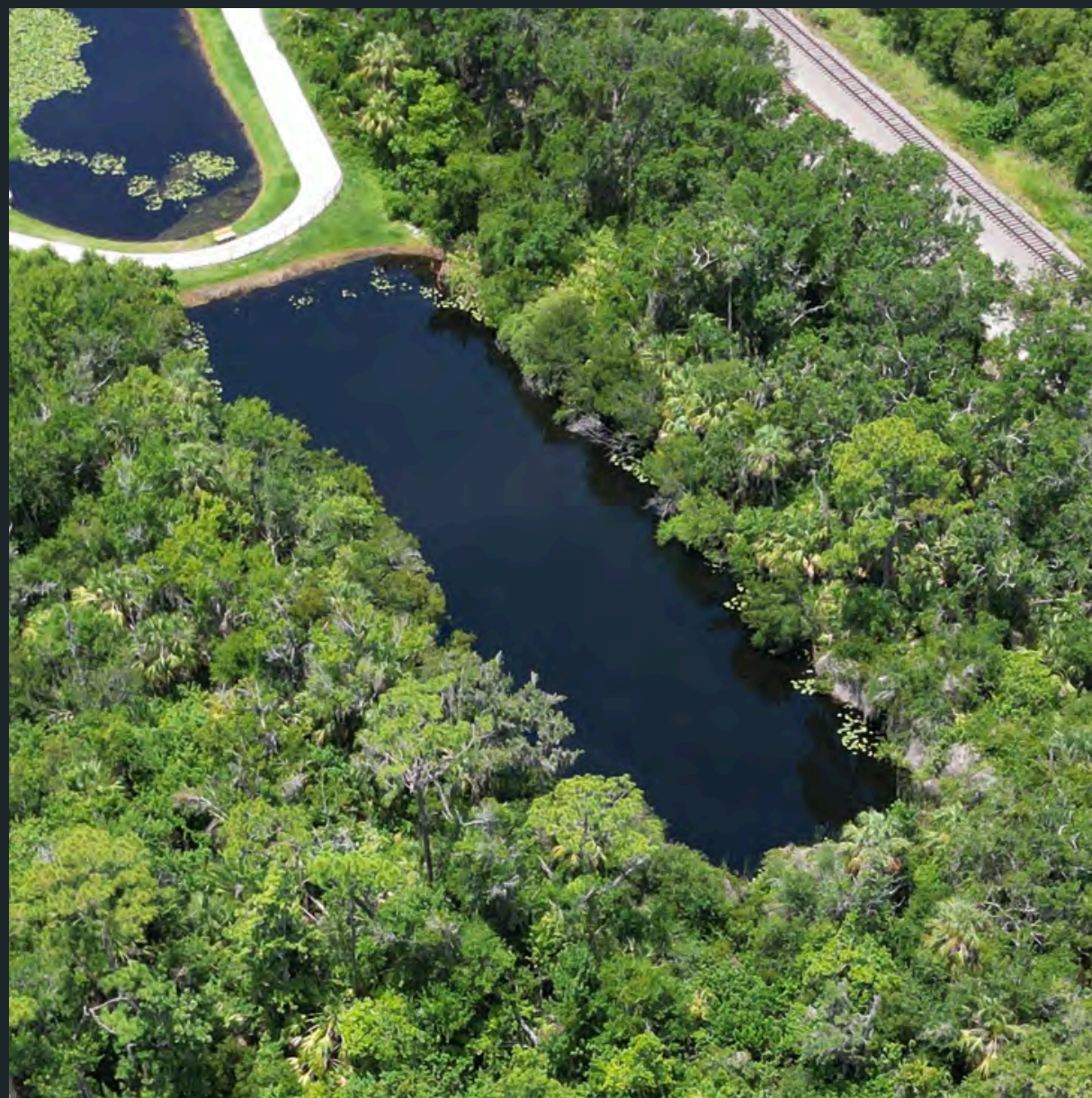
Pond #8 Treated for Algae and Shoreline Vegetation.



Pond #9 Treated for Algae and Shoreline Vegetation.



Pond #10 Treated for Algae and Shoreline Vegetation.



Pond #11 Treated for Shoreline Vegetation.



Pond #12 Treated for Algae and Shoreline Vegetation.



Pond #13 Treated for Spike rush and Shoreline Vegetation.



Pond #14 Treated for Spike rush and Shoreline Vegetation.



Pond #15 Treated for Algae and Shoreline Vegetation.

- 1: Shoreline vegetation has been treated.
- 2: Shoreline vegetation and Algae has been treated.
- 3: Shoreline vegetation and Algae has been treated.
- 4: Shoreline vegetation and Algae has been treated.
- 5: Shoreline vegetation and Algae has been treated.
- 6: Shoreline vegetation has been treated.
- 7: Shoreline vegetation has been treated.
- 8: Shoreline vegetation has been treated.
- 9: Shoreline vegetation and Algae has been treated.
- 10: Shoreline vegetation and Algae has been treated.
- 11: Shoreline vegetation and Algae has been treated.
- 12: Shoreline vegetation and Algae has been treated.
- 13: Shoreline vegetation and Spike rush has been treated.

- 14: Shoreline vegetation and Algae has been treated.
- 15: Shoreline vegetation and Algae has been treated.
- 16: Shoreline vegetation has been treated.
- 17: Shoreline vegetation has been treated.
- 18: Shoreline vegetation has been treated.
- 19: Shoreline vegetation has been treated.
- 20: Shoreline vegetation and Algae has been treated.
- 21: Shoreline vegetation and Algae has been treated.
- 22: Shoreline vegetation has been treated.
- 23: Shoreline vegetation and Algae has been treated.
- 24: Shoreline vegetation and Algae has been treated.
- 25: Shoreline vegetation has been treated.
- 26: Shoreline vegetation and Algae has been treated.

- 27: Shoreline vegetation has been treated.
- 28: Shoreline vegetation and Algae has been treated.
- 29: Shoreline vegetation has been treated.
- 30: Shoreline vegetation and Algae has been treated.
- 31: Shoreline vegetation has been treated.
- 32: Shoreline vegetation and Algae has been treated.
- 33: Shoreline vegetation and Algae has been treated.
- 34: Shoreline vegetation and Pond weed has been treated.
- 35: Shoreline vegetation and Pond weed has been treated.
- 36: Shoreline vegetation has been treated.
- 37: Shoreline vegetation has been treated.
- 38: Shoreline vegetation has been treated.
- 39: Shoreline vegetation and spike rush has been treated.

- 40: Shoreline vegetation and Spike rush has been treated.
- 41: Shoreline vegetation and Algae has been treated.
- 42: Shoreline vegetation has been treated.
- 43: Shoreline vegetation has been treated.
- 44: Shoreline vegetation has been treated.
- 45: Shoreline vegetation has been treated.
- 46: Shoreline vegetation and Algae has been treated.
- 47: Shoreline vegetation has been treated.
- 48: Shoreline vegetation has been treated.
- 49: Shoreline vegetation has been treated.
- 50: Shoreline vegetation and Algae has been treated.
- 51: Shoreline vegetation and Algae has been treated.

Tab 3



Waterset
Community

North



Development

District

7012 Sail View Lane, Apollo Beach, FL 33572

Community Director Report
July 2025 Meeting



Unparalleled Property Services

Administrative

CDD Access Requests: None

Management received a second quote for the replacement of benches and trash receptables from Brandon Industries, totaling \$52,020.00. Unfortunately, they do not supply the grills needed for the Lakeside amenity. Management is still working with both Brandon Industries and Playmore on the pricing for the removal of the current benches and grills from the concrete.

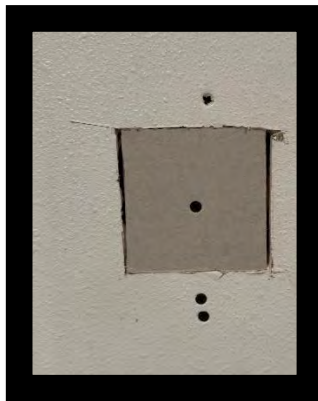
Management has been working with Owens to update the proposal for the track lighting in the landing building.

Management would like to follow up on the status of the new rower request for the Landing gym from District Management.

Management has followed up with Tropitone regarding the status of the new lounge chair order for the Landing pool. At this time, Tropitone has advised that they have not yet received the deposit from the CDD, which is required to proceed with the order. We will continue to monitor the status and provide updates as more information becomes available.

Management is pleased to report that since the installation of the talk-down system and the access control system at the splash pad restrooms, there has been no after-hours activity in the area.

Maintenance recently discovered damage to the wall in the Lakeside men's restroom, caused by what appears to be a deliberate impact. The damaged area has been repaired, and the team will return to complete the work with a final coat of paint.



Respectfully Submitted,
Katiria Parodi, LCAM

Tab 4A



Landscape Management Agreement

Waterset North CDD

Prepared by
Brian Brown



BALLENGER
LANDCARE

ENHANCING PROPERTY VALUES

Ballenger Landcare is Florida's commercial landcare specialist providing responsible landcare and water management consulting, design, and maintenance services. We're committed to complementing Florida communities while collaborating with developers who champion the importance of water conservation.

CONSULTING | DESIGN | MAINTENANCE

Who We Serve



Master Planned Community Developers



HOA/Condo Associations



Commercial Landscape Architects



Government and Municipalities



Property Management Firms

Over the past four decades, our elevated industry IQ and team of experts offers clients a trusted partner to lean on. We believe that a holistic approach is essential to a successful commercial landcare journey. You can use our installation and maintenance services ad hoc, but end-to-end solutions are where we shine.

Our team of designers and landcare tech specialists are incredibly knowledgeable in the field and understand the importance of every aspect of the natural environment. With a deep commitment to earn the trust of our clients, we are dedicated to serve your property through constant communication, professionalism and integrity.

PARTNERSHIPS

Brookfield
Properties



Rizzetta & Company



NEWLAND



FirstService
RESIDENTIAL

LENNAR

PROPERTIES

BEXLEY
BY
NEWLAND

Connerton



CROSSWIND
RANCH



FishHawk
RANCH



Starkey
RANCH

WATERSET

For more than 40 years, our family of landcare companies has kept the world a little greener.

3840 68th Avenue N., Pinellas Park, FL 33781 | 727-520-1082 | Maintenance@BallengerLandcare.com

Ballenger Landcare inspects and tests the irrigation system components at the above property one (1) time per month for each controller. Control monitoring shall be performed, and irrigation schedule shall be set utilizing site data and current climate conditions.



Proposal #363

Date: 6/17/2025

Customer:

Waterset North CDD
C/O Rizzetta & Co
3434 Calwell Ave, Ste 200
Tampa, FL 33612

Property:

Waterset North CDD

Apollo Beach, FL

Irrigation Maintenance Agreement

Fixed Payment Services

Description of Services	Frequency	Cost per Occ.	Annual Cost
Irrigation Monthly Maintenance			
Irrigation Monthly Maintenance with Minor Repairs	12	\$13,125.00	\$157,500.00
Annual Maintenance Price			\$157,500.00

Payment Schedule

Schedule	Price	Sales Tax	Total Price
September	\$13,125.00	\$0.00	\$13,125.00
October	\$13,125.00	\$0.00	\$13,125.00
November	\$13,125.00	\$0.00	\$13,125.00
December	\$13,125.00	\$0.00	\$13,125.00
January	\$13,125.00	\$0.00	\$13,125.00
February	\$13,125.00	\$0.00	\$13,125.00
March	\$13,125.00	\$0.00	\$13,125.00
April	\$13,125.00	\$0.00	\$13,125.00
May	\$13,125.00	\$0.00	\$13,125.00
June	\$13,125.00	\$0.00	\$13,125.00
July	\$13,125.00	\$0.00	\$13,125.00
August	\$13,125.00	\$0.00	\$13,125.00
	\$157,500.00	\$0.00	\$157,500.00

Irrigation Monthly Maintenance with Minor Repairs

Objective: Provide proactive monthly maintenance and minor repair services for commercial irrigation systems to ensure efficient, reliable operation and water conservation.

Responsibilities

Monthly System Inspection:

- Perform a full walk-through and zone-by-zone inspection of the irrigation system.
- Identify and report damaged, misaligned, clogged, or non-functioning components.
- Inspect sprinkler heads, drip lines, valves, controllers, and sensors.

Operational Testing:

- Run each irrigation zone to verify proper pressure, coverage, and timing.
- Check for signs of leaks, dry spots, overspray, or runoff.
- Adjust heads and nozzles for optimal coverage and uniformity.

Controller and Timer Checks:

- Inspect and test irrigation controllers for correct programming.
- Adjust seasonal watering schedules based on plant needs and local weather.
- Verify proper operation of rain sensors, flow sensors, and master valves.

Minor Repairs (Included in Service):

- Replace or repair standard spray or rotor heads based on normal wear and tear. Damaged heads will be replaced at an additional charge.
- Clean or replace clogged nozzles.
- Replace driplines, emitters or micro-sprays based on normal wear and tear. Damaged emitters and driplines will be replaced at an additional charge.
- Reset or reprogram irrigation timers as needed.
- Tighten loose fittings, adjust risers, or repair small PVC/Poly pipe leaks (under 2 inch in diameter and within reach).

Parts and Materials:

- Include standard parts (spray heads, nozzles, drip emitters, PVC fittings, etc.) replaced due to normal wear and tear.
- Provide a quote for approval for repairs exceeding minor scope or cost threshold.

Documentation and Reporting:

- Submit a monthly maintenance report detailing:
 - Services performed
 - Repairs made
 - Parts used

- Recommendations for major repairs or upgrades
- Notify client of urgent issues immediately.

Exclusions (Billed Separately or Quoted):

- Major valve replacements
- Mainline breaks or pipe repairs over 1 1/2 inch
- Electrical troubleshooting beyond controllers
- Installation of new zones or expansion work
- Replacement of smart/weather-based controllers

Compliance and Standards:

- Adhere to local codes and SWFWMD best practices for efficient irrigation.
- Follow manufacturer specifications and site-specific requirements.

Terms & Conditions

Contract time. The contract work described herein will be performed for a twelve (12) month period. The owner shall have the option to renew for successive twelve (12) month time periods at the sole discretion and exercising of option shall be determined thirty (30) days prior to the contract end.

Either party may without cause and prejudice, cancel this agreement with a Thirty (30) day written notice of cancellation. In such case, Contractor shall be paid (without duplication) for completed and acceptable executed work performed.

No assignment by this contractor of this contract or any part thereof, or any monies due, or to become due there under, shall be made without prior written approval of the Owner.

New and additional areas to scope shall be priced as an addition to the base contract.

NOTE: Prices good for 30 days.

By _____

Brian Brown

Date 6/17/2025

Ballenger Landcare Inc

By _____

Date _____

Waterset North CDD

Tab 5

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, June 24, 2025, at 6:00 p.m.** at The Landings, located at 7012 Sail View Ln, Apollo Beach FL, 33572.

Present and constituting a quorum:

TJ Pyche	Chairman
Trish Cianci-Deckard	Vice Chairman
Cathy DeLucia	Assistant Secretary
Mike Tobin	Assistant Secretary
Paul Anderson	Assistant Secretary

Also present were:

Ruben Durand	District Manager; Rizzetta & Co., Inc.
John Toborg	Landscape Inspection Manager; Rizzetta & Co., Inc.
Jerry Whited	District Engineer, BDI Engineering
Tony Smith	Representative, Sitex
Devon Craig	Representative, Sitex
Brandon Pownell	District Counsel; Fishback Dominic (Via conf. call)
Kathy Parodi	Castle Manager, Castle Group
Brian Brown	Representative, Ballenger
Dylan Schwartz	Representative, FMS Bonds (Via conf. call)
Neil Santiago	Representative, Sunrise Landscape
Tom Bryan	Representative, Sunrise Landscape
Cynthia Wilhelm	Nabors, Giblin & Nickerson, P.A.

Audience	Present
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FIRST ORDER OF BUSINESS

Call to Order

Mr. Durand called the meeting to order at 6:00 p.m. and confirmed a quorum,

SECOND ORDER OF BUSINESS

Audience Comments

A Board member from Waterset Central presented himself to the Board.

THIRD ORDER OF BUSINESS**Business items****A. FMS Refunding Summary Presentation**

Mr. Schwartz presented the final numbers.

B. Presentation of Final Supplemental Special Assessment Allocation Report

No report presented to the Board.

C. Resolution 2025 – 04, Award Resolution for Series 2025 Refunding Bond

On a motion by Mr. Pyche, seconded by Ms. Cianci-Deckard, with all in favor, the Board motioned to approve Resolution 2025 – 04 for the Waterset North Community Development District.

D. Resolution 2025 – 05, Supplemental Assessment Resolution

On a motion by Mr. Pyche, seconded by Ms. Cianci-Deckard, with all in favor, the Board motioned to approve Resolution 2025 – 05 for the Waterset North Community Development District.

FOURTH ORDER OF BUSINESS**Business Administration****A. Consideration of Minutes of Board of Supervisors' Regular Meeting Minutes held on May 27, 2025**

On a motion by Ms. DeLucia seconded by Mr. Anderson, with all in favor, the Board approved the Regular Meeting Minutes held on May 27, 2025, for the Waterset North Community Development District.

A. Ratification of Operations & Maintenance Expenditures for May 2025

On a motion by Ms. DeLucia, seconded by Mr. Pyche, with all in favor, the Board ratified the Operations & Maintenance Expenditures for May 2025 **(\$277,760.69)**, for the Waterset North Community Development District.

FIFTH ORDER OF BUSINESS**Staff Reports****A. District Counsel**

Present, No Report.

B. District Engineer

Mr. Whited presented the engineers report.

On a motion by Mr. Pyche seconded by Ms. DeLucia, with all in favor, the Board approved a not – to – exceed in the amount of \$14,000 for repairs by GPA services for the Waterset North Community Development District.

C. Landscape & Irrigation**i. Presentation of Landscape Inspection Report**

Mr. Toborg presented the landscaping inspection report.

ii. Presentation of Irrigation Report

Mr. Brown presented the report to the board.

iii. Landscape Contractor Update

Mr. Bryant with Sunrise provided updates to the board.

On a motion by Ms. DeLucia seconded by Mr. Tobin, with all in favor, the Board approved proposal #24996 in the amount of \$7,922.25 to remove pine trees for the Waterset North Community Development District.

D. Aquatics Lake Management**i. Presentation of Waterway Inspection Report**

Mr. Smith presented the report to The Board.

E. Clubhouse Manager**i. Presentation of Property Management Report**

Ms. Parodi discussed the trashcans, benches, and grills throughout the community.

F. District Manager

Mr. Durand presented his report to the Board and stated the next regular meeting will be on July 22nd, 2025, at the same location.

SIXTH ORDER OF BUSINESS

Supervisor Requests

Mr. Tobin mentioned getting information on the rowing machine from the leasing company.

Mr. Pyche brought up concerns with staff being verbally abused and what the protocol is for Board members in this situation.

SEVENTH ORDER OF BUSINESS

Adjournment

On a motion by Ms. DeLucia, seconded by Mr. Tobin, with all in favor, the Board adjourned the meeting at 7:39 p.m., for the Waterset North Community Development District.
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Assistant Secretary

Chair / Vice Chair

DRAFT