



Rizzetta & Company

Waterset North Community Development District

Board of Supervisors' Meeting August 26 , 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

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www.WatersetNorthCDD.org

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

September 16, 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, September 23, 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..... Tab 2
 - ii. Presentation of Landscape Inspection Report..... Tab 3
 - ii. Landscape Contractor Update
 - iii. Landscape Contractor Responses
 - D.** Aquatics Lake Management
 - i. Presentation of Waterway Inspection Report Tab 4
 - E.** Clubhouse Manager
 - i. Presentation of Property Management Report Tab 5
 - F.** District Manager
- 4. BUSINESS ITEMS**
 - A.** Review of Goals and Objectives for FY 24/25..... Tab 6
 - B.** Discussion of Objectives and Goals for FY 25/26..... Tab 7
- 5. BUSINESS ADMINISTRATION**
 - A.** Consideration of Minutes of Board of Supervisors' Regular Meeting held on August 26, 2025 Tab 8
- 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

WATERSET NORTH CDD

ENGINEER'S REPORT FOR SEPTEMBER 23rd, 2025 BOARD MEETING

Ongoing Projects Report and Updates:

Sump E2 Stormwater Maintenance:

The well points have been installed at E2 as of 9/11/2025, this will ensure the pond is drained and stays drained while the crew works to dredge the pond back to the design plan specifications. We are having GPH Services jet-vac the stormwater pipes during this timeframe.

Hourglass Park Pergola's Repair:

The materials have been delivered, and work is underway to replace the two pergolas at the South side of Hourglass Park. We will monitor the project and provide a post construction inspection report.

Park Strand Drive Erosion Repair:

Finn Outdoor is on site and the repair is being completed. All stormwater repairs are on track to be completed before the end of September, and a final inspection report of all areas will be provided for the October Board meeting.

Covington Stone Ditch Inlets:

We are working to provide a detail and scope for drainage improvements related to the skimming of debris near the 3 grate inlets that are consistently clogged up in the landscape berms off Waterset Blvd just South of Covington Stone Blvd. The scope will include some re-grading around the inlets, strategic placement of rip-rap rocks around the inlets and the trimming/removal of some trees directly adjacent to the inlets to cut back on vegetation accumulation on the grate. Once the improvements are scoped out, we will request proposals for Board consideration. Once the project is completed, we will need to add the regular inspection of these inlets to the onsite staff action items to make sure the grates stay free and clear of debris moving forward.

Environmental Resource Permits 18888 - Rev .031, .033. Stormwater Inspection:

The stormwater ponds that are associated with permits 18888.031 & .033 have been inspected. .033 has no current compliance deficiencies and will be re-certified without any maintenance needed. .031 has an urgent skimmer failure issue for which we have gathered a proposal from Finn Outdoor who is currently on site and sent to the District Manager and Chairman for urgent approval to get the work done while Finn Outdoor is on site. The amount of the proposal is \$2,800.

ESTIMATE

Finn Outdoor LLC
730 20th Ave N
Saint Petersburg, FL 33704

robb@finnoutdoor.com
+1 (813) 957-6075



Bill to
Waterset North C D D
7012 Sail View Ln
Apollo Beach, FL 33572
United States

Ship to
Waterset North C D D
7012 Sail View Ln
Apollo Beach, FL 33572
United States

Estimate details
Estimate no.: 2392
Estimate date: 09/15/2025

#	Date	Product or service	Description	Qty	Rate	Amount
1.		Control Structure Maintenance	Restore skimmers on control structure between Tideline and Hourglass Drive - - Rebuild skimmers with aluminum corners and hardware as needed, ensure proper clearance under skimmers.	1	\$2,800.00	\$2,800.00

Total **\$2,800.00**

Note to customer

All invoices are due and payable within 30 days of submittal unless otherwise agreed to in writing. Late fees of up to 3% of invoice amount may be added if payment not received within 30 days.

Accepted date **Accepted by**

ESTIMATE

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730 20th Ave N
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Accepted date **Accepted by**

Tab 2



Enhancing landscape with water-conscious techniques

9-15-25

Waterset North CDD

Response to August Landscape Report

Item 3: drip behind the landing at the pool.

Verified the zone is running and put more time on the zone.

Item 23a: current coverage and frequency good. Changed out spray head to maximize coverage and up run time to 40 minutes.

Item 31: confirmed no irrigation breaks or big issues. A little over watering which was toned down. Think its landscaping tire tracks.

Item 51: confirmed not an irrigation issue. Poor drainage. Cut irrigation run times from 30 to 20.

Issue 54: controller just came back online two weeks ago. Lightning strike caused a power issue.

Issue 55: controller was down for a month due to electrical issues.

Issue 57: controller was down due to electrical issues.

Issue 74: spray heads were replaced last week. Good coverage

Issue 75: controller is down

Issue 77: controller has been down

Issue 79a: took coring sample and checked coverage. Good coverage. Sample was hard sandy loam.

--

Reports

N controller wire tracking proposal is still waiting on approval.

Almost finished replacing all Weathermatic controllers with the previous controllers.

No alarms to report.



Proposal #493

Date: 9/11/2025

Customer:

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

Property:

Waterset North CDD
Apollo Beach, FL

N Controller wire path locate

Locate downed decoder and wire path on controller N. Troubleshooting to bring the clock back online.

Irrigation Repair

Irrigation Repair

Irrigation Repair Price: \$1,170.02

Subtotal	\$1,170.02
Estimated Tax	\$0.00
Total	\$1,170.02

Terms & Conditions

By _____

Trey Ballenger

Date _____

9/11/2025

Ballenger Landcare Inc

By _____

Date _____

Waterset North CDD

Tab 3

WATERSET NORTH

LANDSCAPE INSPECTION REPORT



September 12, 2025
Rizzetta & Company
John R. Toborg – Division Manager
Landscape Inspection Services



Rizzetta & Company
Professionals in Community Management

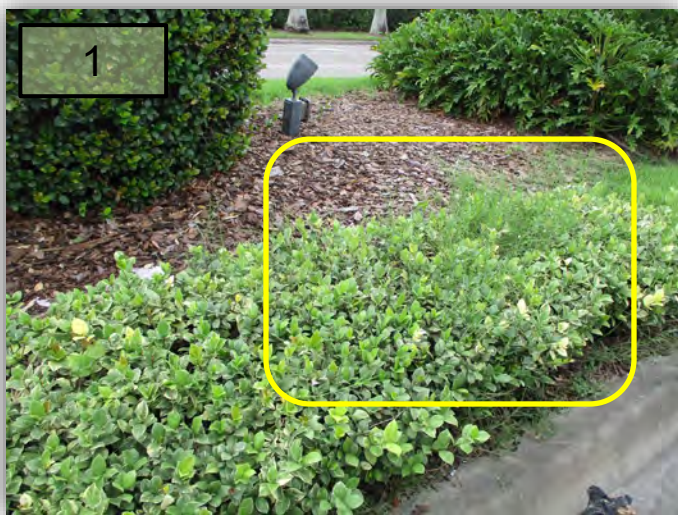
Upcoming Events, Waterset Blvd. North

General Updates, Recent & Upcoming Maintenance Events

- During the month of July, a pre-emergent herbicide was applied to help with the turf weeds as opposed to the Potassium that was scheduled.
- During the month of October, all Bahia turf shall receive an application of **5000# (100 – 50 lb. bags)** of 16-0-8 fertilizer with a pre-emergent herbicide. Additionally, all Ornamentals shall receive an application of **6600# (132 – 50 lb. bags)** of 8-10-10 fertilizer. Per contract, I request Sunrise notify me and Staff at least five days ahead of each fertilization being applied and to check in with Staff the day of application so Staff can verify type, quantity and what the fertilizer is being applied to and then record this information on the label and scan it to me. **Payment for fertilization will not be approved without prior verification.**
- In general, I feel much of the property this month had not been well-detailed. There are many beds where Torpedograss continues to thrive and even have taken over. Some areas, it appears had not been touched in weeks.

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. Torpedograss is present from Big Bend Road (BBR) to the ends of Paseo Al Mar (PAM) and all points between. This needs to be addressed as quickly as possible. (Pic 1)



2. I would like **both contractors** to report back their findings regarding the thinned-out spots in the Viburnum hedges on the east side of Waterset Blvd. (WSBlvd.) south of BBR. I've mentioned these thinning areas before but have never received a confirmation there was no disease, insects **or that the drip lines were 100% fully functional.** (Pic 2)



Waterset Blvd. BBR Southward, Covington Park Buffer, Sail View

3. Trim the Bougainvillea on the WSBlvd. median at the NE end of Pond 1 as well as those north of Pond 1.

4. In my opinion, it has been far too long for the turf on the WSBlvd. medians and ROWs to still be failing. I do not think Sunrise historically has done a good job at responding to these issues when presented in these reports. There are now extremely large "dead" areas of turf, as you will see later in the report. If water is an issue, whether too much or too little, why hasn't this been communicated to Ballenger and Co.? (Pics 4a & b)



6. Much of the turf surrounding the ornamental grasses north of the Montessori school east of the Landing is non-existent in some areas.

7. Jasmine continues to grow over the curb and gutter of the Sail View median. (Pic 7)



8. The blue pool hose is still extended to the turf area on the north side of the Landing pool. Erosion has worsened on the pond bank. (Pics 8a & b>)

9. The Confederate Jasmine on the pool fence is still overgrown. This needs to be kept to about 10" – 12" on the fence.

10. Sunrise to Install and Invoice three (3) 3 Gal., FULL Mammy Croton to replace those that have failed outside the Landing pool fence, north side. (Pic 10>)



5. I've also made several requests to have Sunrise maintain the buffer between Waterset North And Covington Park. I still do not see where this has commenced. (Pic 5>)



The Landing

11. Hand pull and eradicate vining weeds (Wild Bush Bean) in the Muhly Grasses along the trail north of the Landing.

12. Treat weeds in the Bermuda turf north of the Landing.



13. Do not blow grass clippings into ANY mulch beds, particularly those in the pool lawn.

14. The turf area between the Landing, pool and gym is once again soggy. What is the irrigation frequency and duration here? There are actually mower mud tracks.

15. Why are we still looking at dead limbs hanging off the Oaks at the Landing? Also turf in the area below these trees is failing. Why? Report back findings and treatment. (Pic 15)



16. This first tree in the bed of Pines and Oaks leaving the Landing, needs to have a blunt cut limb properly pruned back to the main trunk. (Pic 16)



Park Strand, Scenic, Waterset Blvd. CSA Southward

17. Firstly, they shouldn't be doing it, but when crews spray the edges of landscape beds and tree rings, they need to return to pull out the dead growth as soon as it is dead. Secondly, crews should be line-trimming these beds and tree rings and hand pulling that material which has been cut. This is occurring property wide.

18. These areas of poor turf are on the west ROW of Park Strand south of Scenic.
(Pics 18a & b)



19. There are also grassy weeds in the Moongate Park turf.

20. The next six (6) images are of the turf on WSBld. south of Covington Stone Avenue.
(Pics 20a – h>>)

21. The Covington Stone Avenue median looks just like the Sail View median with Dw. Asian Jasmine overrunning the curb.



Current North and South, Current Park

22. Treat the yellowing turf in Current north cul-de-sac. Some areas that were yellowing last month in the Current south cul-de-sac have already become bare this month. (Pic 22>)



23. What is occurring with the turf in Current Park adjacent to the sidewalk. Diagnose and treat accordingly. (Pic 23>)



Coqui Park, Phase 1 & 2 Buffers and Trail

24. Check this turf in the southern part of Coqui Park and make sure chinch bugs aren't active. Treat accordingly. (Pic 24)



25. This area of turf on the west side of Coqui Park is nothing but weeds and dirt. (Pic 25)



26. Crews need to make sure they are maintaining the entire tract including the space between the planted trees and the mandated black aluminum fence along the southern border of Phase 1. Crews are also required to line trim the outside of this fence. (Pic 26)



27. There are still brown Fakahatchee Grasses on the north side of the Phase 2 buffer.

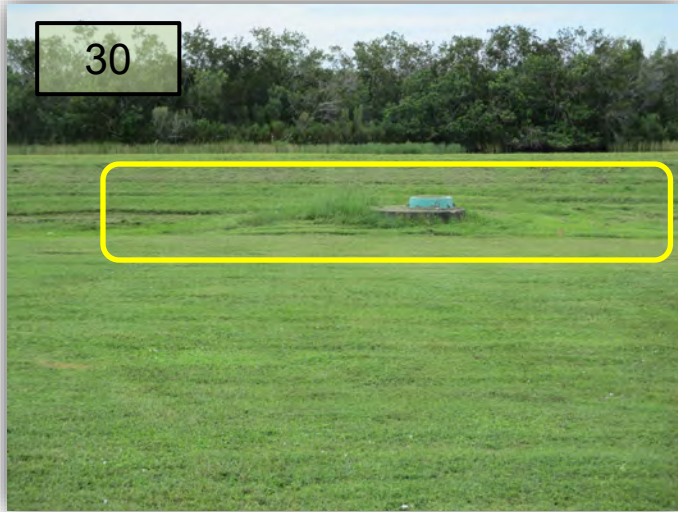
28. Crews need to make sure they are eradicating weeds from the trail's expansion joints. (Pic 28)



29. As the trail curves from eastward to northward at the eastern end, beds on both sides are completely overrun with weeds. (Pics 29a & b>)

Phase 1 & 2 Buffers, Park Strand

30. Crews need to line trim around structures in open lawn areas. (Pic 30)



32. Hand pull and eradicate Torpedograss from within the buffer behind the homes on Old Benton and line trim this mandated fence and tree rings. (Pic 32)



31. Residents at the south end of Phase 1 need to be instructed NOT to place their yard debris on CDD-maintained property. (Pic 31>)



33. Too much duff was left behind. (Pic 33)



Pond 15, Old Benton Buffer

34. Signage and other structures also need to be line trimmed around after every mow event. (Pic 34)

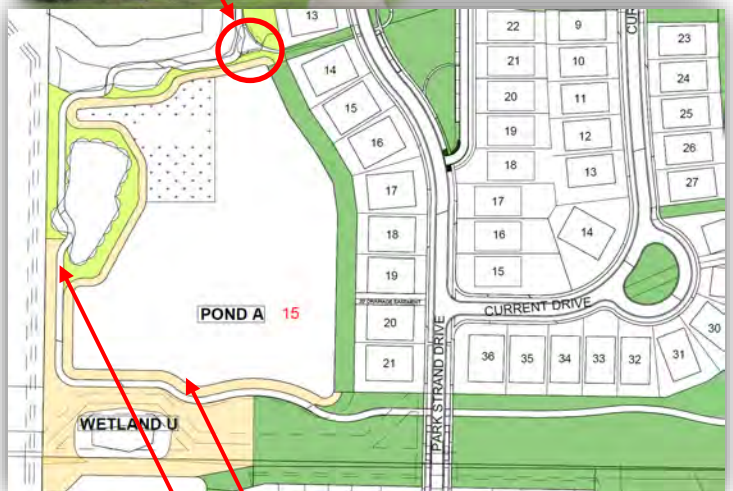
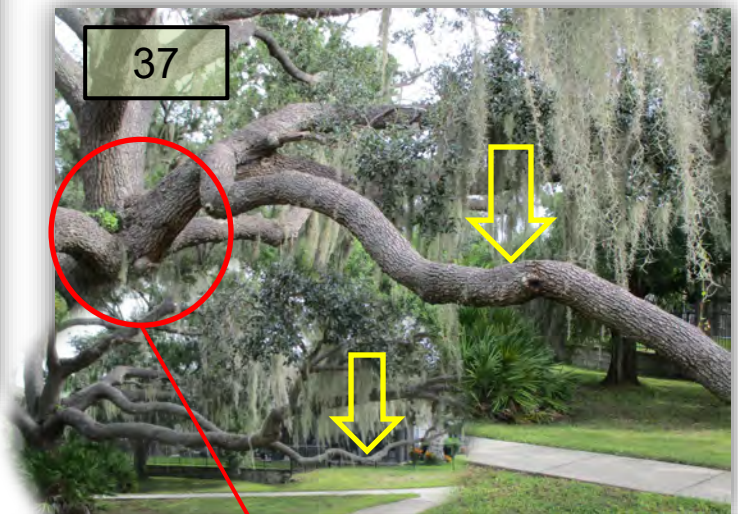


35. Make sure crews are mowing down as far as possible along the agricultural fence underneath the power lines west of Old Benton. (Pic 35)



36. All palms surrounding Pond 15 need to be trimmed. None of these trunks are being trimmed around either and there is a lot of palm debris remaining on the ground. (Pic 36>)

37. We are still awaiting proposals for the three dead Washington Palm removals surrounding Pond 15 as well as a proposal to remove a large, low-hanging limb from the Oak at the intersection of the trails on the NE corner of Pond 15. (Pic 37 and below)



Flowerpot Park, Maker's Way, Milestone, Knowledge

38. The Dwarf Firebush at the corner of Maker's Way and Park Terrace (SE corner of Flowerpot Park) cannot be allowed to grow this tall. These should be kept at knee to thigh high. In fact, it also needs to be reduced in height up the entire side of Flowerpot Park. (Pic 38)



42. There are still clusters of brown Fakahatchee Grasses along both sides of Milestone between Park Strand and WS Blvd. Tree Ligustrums also remain full of water shoots.

43. Diagnose why this turf on the northern side of Milestone, either side of Salt Creek, is failing. Treat accordingly. (Pic 43)



39. Why is turf on Maker's Way also beginning to fail. I know we've had issues with tire ruts before, but this appears to be disease or fungal. (Pic 39)



44. Hand pull and eradicate Bitter Melon Vine from the ornamental grasses on the north side of Milestone just at the eastern edge of the power lines.

45. Trim the Bismarck Palm on Knowledge roundabout.

46. Eradicate Torpedograss on the triangular islands surrounding the Knowledge roundabout.



40. BY what date will all dead, sprayed weeds left behind be hand pulled?

41. Inspect the thinning turf on the north end of Flowerpot Park and provide findings and treatment program. (Pic 41>)



Knowledge, Maiden Sea

47. I've been noticing this throughout the inspection – crews are mowing around structures such as this sign on the Knowledge roundabout without line trimming around it. (Pic 47)



48. I will compare this month's quantity of dead Red Maples on Knowledge with this month's. This month there are seven dead Maples including two that are either a stump or a short trunk remaining. There are between 2-4 more that are failing.

49. Now the Summer Sunset Jasmine on the triangular island at the continuation of Milestone at the Knowledge roundabout is beginning to fail. I would like a diagnosis from both Sunrise (fungal? Root issues?, etc.) and Ballanger (clogged drip lines, irrigation not running enough, too much, etc.) (Pic 49)



50. Hand pull vines and other weeds from the sideyard buffers at Alabaster Stone.

51. Turf on both sides of Maiden Sea leading up to the mail kiosk and beyond is extremely weedy with many bare area on both sides of the sidewalk. (Pic 51)



52. The boat is once again parked at these Maiden Sea parallel parking spaces and is overhanging the turf. (Pic 52)



53. The drip lines still need to be buried beneath the mulch where the Pringle's Podocarpus were planted at the Maiden Sea mail kiosk.

54. What has occurred with the Railroad Vine on the Maiden Sea cul-de-sac? Last month this entire island was full and beautiful – now there are two very large dead areas. Is this herbicide overspray? (Pics 54a & b>)



Maiden Sea, Knowledge, Milestone West, Triton

55. In addition to the two dead patches of Railroad Vine on the Maiden Sea cul-de-sac, it is also being allowed to grow over the curb into the gutter. (Pic 55)



56. I will document the leaning bud of the Bismarck Palm on the Knowledge roundabout again. (Pic 56)



57. Turf is also dying under the powerlines on the south side of Milestone as well as at the Triton mail kiosk. (Pics 57a & b)



Salt Creek, Crest Point, Havensport

58. Were these limbs left behind by crews on the east ROW of Salt Creek approaching Crest Point from the south or donated by a resident? (Pic 58)



66. There is a lot of residential landscape debris piled up behind the house at the corner of Havensport and Brevada or across from the third house on Havensport off Brevada preventing crews from mowing. (Pic 66)



59. What is the irrigation frequency and duration for the turf area on the east ROW of Salt Creek from Triton to Crest Point? I feel the turf is losing the water battle to the Oaks?

60. Alter mowers and mow patterns at the Crest Point/Blue Sail porkchop park. The hill-valley-hill patterns are forming.

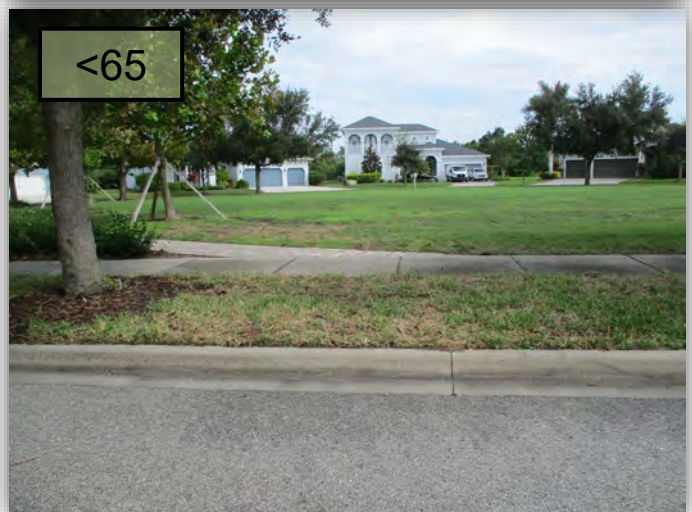
61. **Torpedograss continues to dominate the Variegated Confederate Jasmine beds in porkchop park.**

62. Treat Torpedograss, dead-head Birds-of-Paradise and diagnose and treat failing turf in Crest Point 1 cul-de-sac. (Pic 62>)

63. Make sure the Variegated Confederate Jasmine is being kept delineated from all other surrounding plant beds and palm/tree trunks – everywhere, but specifically at Crest Point 2.

64. Treat Torpedograss in the Bougainvillea and Variegated Confederate Jasmine and turf weeds at Crest Point Park.

65. Some turf is failing in Crest Point Park. (Pic 65>)



Brevada, Waterset Blvd., Paradiso

67. Turf is still in very poor condition on the north side of Brevada at WS Blvd. What is Sunrise doing to remedy this? (Pic 67)



70. Reduce the height of the Dw. Firebush surrounding the Shadowlake mail kiosk and hand pull and eradicate the invasive vine. (Pic 70>)



68. Residents are still placing their landscape debris causing turf to decline on CDD-owned and maintained property here on Brevada between Havensport and Ebb Tide. (Pic 68)



69. There remain serious turf issues along the ROWs of Paradiso between Ebb Tide and Shadowlake (west leg). (Pics 69a – c>)



Shadowlake, Paradiso, Tire Park, Waterset Blvd.



74. The buffer between the homes on the east leg of Shadowlake and WSBlvd. needs to be weeded. Keep the planted landscape natural, but the ground plane weeded.

75. The turf on the NW corner of PAM and WSBlvd. remains thin and weedy. Was this turf ever properly replaced after the traffic signal construction was completed?

76. There are several areas along the entire PAM median from WSBlvd. to Milestone that are thin, weedy or completely dead. (Pics 76a – c>)

71. We have received a combined proposal for the removal of a dead Slash Pine and a dead Red Maple along the west side of Shadowlake near Sea Stone. The Red Maple is gone, but we still have to get the Slash Pine out. Not sure who removed the Red Maple as the proposal has not been approved.

72. Most landscape at the south end of Tire Park, as well as in the circular bed, needs to be lowered and maintained more consistently. Remove volunteer Brazilian Peppers. (Pic 72)



73. Turf on the WSBlvd. median between Paradiso and Paseo Al Mar (PAM) is also failing in areas as is the turf on the west ROW of WSBlvd. in the same location. Grassy weeds are expanding in the turf. (Pic 73>)



Paseo Al Mar



77. The next pictures are the PAM median from WSBlvd. to west of the Covington Garden Dr. (CGD) roundabout. These medians are ALL overgrown (some into the curb and gutter), full of weeds and Torpedograss and have many areas of failed turf. (Pics 77a – n>>)



Paseo Al Mar



Paseo Al Mar



78. Crews are still not maintaining the triangular island and PAM median east of the CGD roundabout.

79. What happened to these Copperleaf Plants to the west of the trellis monuments on the NW corner of the intersection of PAM and CGD? Did a vehicle or mower damage them? [Has irrigation been inspected here for damage?](#) (Pic 79)



80. Sunrise needs to lower the height of the Sweet Viburnum hedge along the north side of PAM from CGD to Paradise. We also need to make sure it is not growing through the aluminum fencing. There is also failed turf in the ROW here. (Pic 80>)

81. There is also turf beginning to fail at the NE corner of Paradise and PAM. Diagnose and treat accordingly. (Pic 81>)



Heirloom Park, Paseo Al Mar, Lantern Park

82. Although the turf on the SE corner of Heirloom Park is greener now that it has filled in, I feel it is mostly weeds and Sunrise still needs to remediate it. (Pic 82)



83. Lower the height of the Dw. Firebush at the Heirloom Park mail kiosk.

84. Hand pull and eradicate vines climbing up the palm trunks and into the crowns of the palms in Lantern Park.

85. I'm noticing more and more commercial vehicles as well as trailers and boats in our parallel parking spaces throughout the community. Is this allowed? (Pics 85a & b)



86. The next several pictures are throughout Lantern Park. Much of the turf is non-existent. Beds are overgrown as well as full of weeds and are not defined at all. Vines are covering much of the hedges. (Pics 86a – I>>)



Lantern Park

<86a



<86d



<86b



<86e



<86c



<86f



Lantern Park



Lantern View Park

87. The Golden Dewdrop inside Lantern View Park are getting overgrown again. Treat turf weeds. (Pic 87>)

88. The Confederate Jasmine on the trellis inside Lantern View Park needs to be tamed.

89. The Dw. Firebush inside Lantern View Park needs to be pruned. (Pic 89)



91. Remove these remaining Golden Dewdrops in the eastern side of Lantern View Park. (Pic 91)



90. The same vine that is taking over the Feijoa inside Lantern Park is taking over the Dw. Firebush in Lantern View Park. There is also Bitter Melon Vine on this Dw. Firebush, it too is overgrown and the Bitter Melon Vine is climbing into the Weeping Yaupon Holly. (Pics 90a & b>)

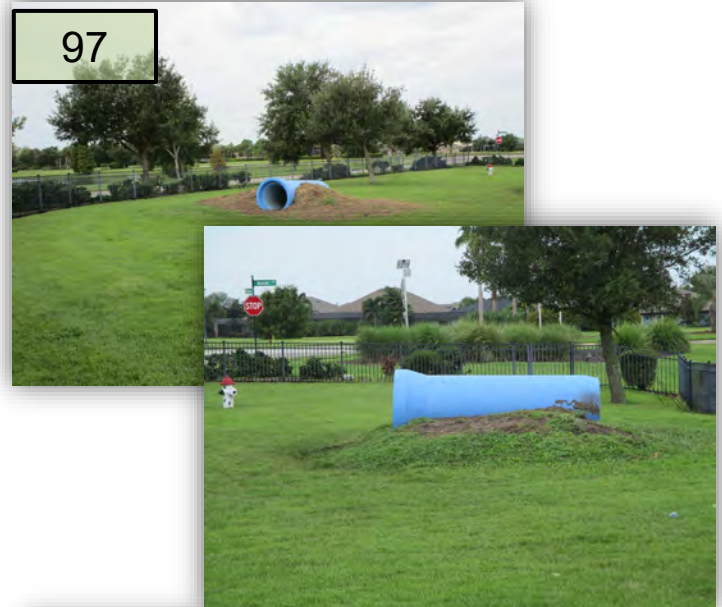


Lakeside Amenity

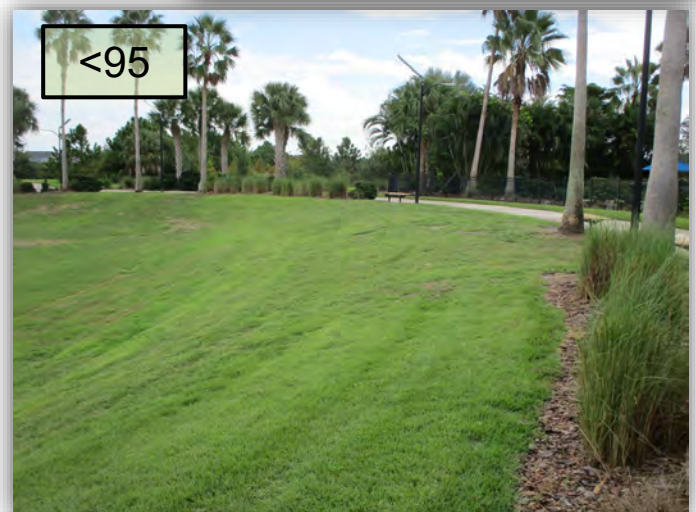
92. I thought we were supposed to have a replacement 3 Gal., FULL Confederate Jasmine in this pot at the Lakeside Amenity by now. (Pic 92)



97. Our turf improvement and grading project in the large dog park didn't last long! (Pic 97)



93. There is another broken irrigation drip line underneath one of the Foxtail Palms on the restroom side of the Lakeside Amenity. (Pic 93)



94. Remove all fallen palm fronds from the ground inside the Lakeside Amenity.

95. Is Juniper working towards an improvement plan for the turf inside the Rock-n-Roll Bowl in time for fall events. It is very thin in many areas. (Pic 95>)

96. Turf is still in rough shape on the back side of the Lakeside Amenity totlot. (Pic 96>)



Meeting House, Covington Garden Dr., Wave's End

98. Trim the Bougainvillea at Meeting House, remove remaining ornamental grasses behind the bench and reduce the height of the Dw. Firebush. Diagnose failing turf and treat accordingly. (Pic 98)

98



101. Feijoa is still thinning and being covered with Bitter Melon Vine in Wave's End Park. Ornamental grass beds at the east end of the park are also very weedy. Although the Dw. Firebush was cut away from the bench, it was not lowered. (Pic 101)

101



99. Turf on both sides of CGD from Parkshore to PAM is looking very bad, particularly the east ROW north of PAM. Has either Sunrise or Ballenger been able to diagnose the cause? What is the frequency and duration of the irrigation here? Are there insects or fungal issues? Beds are also being overrun with weeds and there are also very tall volunteer Brazilian Peppers. (Pics 99a – c>)

99a



<99b



<99c



100. The CGD/Parkshore roundabout is also being overrun with Torpedograss.



Milestone, Covington Garden Drive, Hourglass

102. In all the parks along Tideline, Torpedograss, palm fronds and bed weeds are all an issue!

103. Turf is also failing on the Milestone north ROW east of Nestall. (Pic 103)



104. Reduce the Bougainvillea in front of the wavewall at CGD and Milestone.

105. There are also severe turf issues along the west side of CGD. (Pics 105a & b>)



106. The Hourglass porkchop island is overrun with weeds.

107. This turf on the south side of Milestone, west of Hourglass is still not healthy. The residential side looks MUCH better. (Pic 107)



108. Why are these Dw. Firebush in Bowspirit Park being pruned in this manner? (Pic 108)



Mayport, Milestone, Waterset Blvd.

109. The east ROW of Mayport is failing north of Milestone. (Pic 109)



110. Clean up the ornamental grass beds on the NE corner of Milestone and WS Blvd. (Pic 110)



Proposals

Item 10 in the report contains an Install & Invoice.

1. Sunrise to provide a proposal to completely remove a dead Royal Palm at the Bexley main entrance at Big Bend Road (BBR) including stump grinding. The proposal shall include two options: One for the complete removal and replacement with a Royal Palm of the same overall height and height of grey wood. This option must include the construction of an 8" – 10" earthen saucer surrounding the rootball and a working flood bubbler attached through the top of a 30 Gal. Gator Bag. The second option would be for the complete removal including stump grinding and fill dirt to fill in the hole and mulch (or turf) to cover the existing hole and capping off of any existing flood bubbler. (Pic 1)



2. There are still two dead (or almost dead) trees in the Covington Park buffer across from and north of the Montessori school. Sunrise to provide a proposal to flush cut these trees. (Pics 2a & b>)

3. Sunrise to provide a proposal to flush cut a dead Pine Tree along the east end of the buffer along the south side of Phase 1. There are exit holes for the pine bark borer. (Pics 3a & b)



Proposals

4. Sunrise to provide a proposal to flush cut up to two dead Bald Cypress on the NW corner of the Old Benton buffer. (Pic 4)



5. Sunrise to provide a proposal to flush cut a dead Bald Cypress on the south side of Milestone, east of Park Strand. (Pic 5)



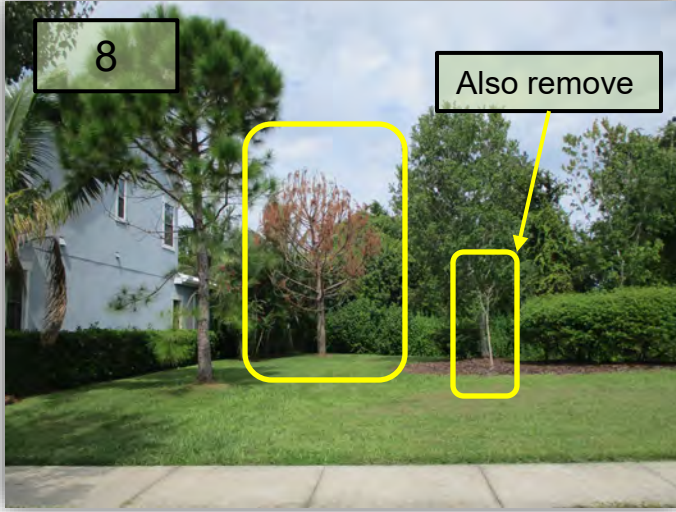
6. Sunrise to provide a proposal to replace three (3) 15 Gal., Simpson's Stoppers behind the third house on Maiden Sea off Milestone. These plants shall be placed naturally and not in a line to present a more informal buffer. Ballanger to verify the presence of enough irrigation drip lines to supply adequate irrigation or propose to add more. (Pic 6>)

7. Sunrise to provide a proposal to completely remove this dead Pine tree on Paradiso west of Ebb Tide (including stump grinding). Proposal to include the installation of a 45 Gal., Multi-Trunk Crape Myrtle 'Natchez', *Lagerstroemia indica* 'Natchez'. Include the construction of an 8" -10" earthen water saucer surrounding the root ball as well as a 30 Gal., Gator Bag with a working flood bubbler attached through the top opening. (Pic 7)



Proposals

8. Sunrise to provide a proposal to completely remove this Slash Pine adjacent to the northern-most home at the SW corner of Shadowlake. This is the fourth Slash Pine we've lost in this general area, and I will choose another type tree for its replacement.
(Pic 8)



Tab 4A



MONTHLY REPORT

SEPTEMBER, 2025



WATERSET NORTH CDD

MILESTONE DR
APOLLO BEACH, FL 33572
47 WATERWAYS



Prepared for: Ruben Durand

Prepared By: Devon Craig

SUMMARY:

Hopefully cooler air temps are just around the corner. But right now we are still experiencing high temps and this is keeping water temps high as well. With the large amount of rainfall pond turn over is possible which could result in fish loss. Our applications are being conducted in a way to prevent dissolved oxygen loss. However with this hot water dissolved oxygen is low and algae growth is high. So applications are being done strategically in places to prevent fish loss as well. Fingers crossed September brings us a little cooler air temps.



Pond #38 Treated for Shoreline Vegetation.



Pond #41 Treated for Algae and Shoreline Vegetation.



Pond #26 Treated for Algae and Shoreline Vegetation.



Pond #32 Treated for Algae and Shoreline Vegetation.



Pond #31 Treated for Spike rush and Shoreline Vegetation.



Pond #30 Treated for Algae and Shoreline Vegetation.



Pond #17 Treated for Hydrilla and Shoreline Vegetation.



Pond #28 Treated for Algae and Shoreline Vegetation.



Pond #27 Treated for Shoreline Vegetation.



Pond #20 Treated for Algae and Shoreline Vegetation.



Pond #34 Treated for Algae and Shoreline Vegetation.



Pond #29 Treated for Shoreline Vegetation.



Pond #35 Treated for Algae and Shoreline Vegetation.



Pond #33 Treated for Algae and Shoreline Vegetation.



Pond #22 Treated for 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 Hydrilla has been treated.
- 6: Shoreline vegetation has been treated.
- 7: Shoreline vegetation has been treated.
- 8: Shoreline vegetation and Pond weed has been treated.
- 9: Shoreline vegetation and Pond weed 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 Algae 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 Pond Weed 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.
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- 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 5



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

Community Director Report
September 2025 Meeting



Unparalleled Property Services

Administrative

CDD Access Requests: None

The new pool lounge chairs were received on Friday, September 12th. The maintenance team placed them on the pool deck the following day, Saturday, September 13th.

Management has been in contact with Cooper Pools regarding the splash pad, which is currently not functioning fully. Certain parts of the system are without electricity. After troubleshooting various wiring connections in the splash pad motors, Owens was contacted for further inspection. Owens determined that a special order breaker needs to be replaced. The breaker has been ordered and will be installed upon delivery.

Management followed up with Owens regarding the light fixtures for the Landing. They advised that the factory has scheduled them for shipping on September 17th. Once the fixtures are received, Owens will schedule the installation.

Management has reached out to Jerry Whited regarding the storage room drywall at the Lakeside Amenity, which still needs to be repaired. In addition, it has been discovered that the building continues to have a leak, as water is entering in front of the restrooms during rainfall.

The new fire panel for the Landing is scheduled to arrive on September 24th. VSC Fire will be scheduling the installation of the panel upon arrival.

The new rower for the Landing is expected to be delivered on September 16th.

Maintenance

The maintenance team has pressure washed the pillars around the Landing.



The maintenance team repaired the dog station on Milestone, as the wood had deteriorated.



The maintenance team discovered that the fence at Lakeside had been bent, likely to gain access. The team was able to straighten the fence bars and restore the area.



The maintenance team attempted to clear the drains at Covington stone and Waterset Blvd. However, they were unsuccessful, as the drains were completely full. A ticket is still open with the county for the drains to be addressed.



The two dog stations that were approved at last month's meeting for Shadowlake have been received. The maintenance team will be installing them in the following locations:





Respectfully Submitted,
Katiria Parodi, LCAM

Tab 6



Rizzetta & Company
Professionals in Community Management

3434 Colwell Avenue
Suite 200
Tampa, FL 33614
p: 813.514.0400
f: 813.514.0401
rizzetta.com

MEMORANDUM

TO: Board Supervisors

FROM: District Management

SUBJECT: Potential Goals and Objectives for FY 2024/2025

This memo outlines potential district goals and objectives for the 2024-2025 fiscal year in accordance with the recent legislation of HB 7013. The goals and objectives listed focus on maintaining statutory compliance while simultaneously pursuing efficiency and sound operational practices. Management advises against adopting all the proposed goals and objectives listed below. Instead, we recommend selecting a few key priorities that the board deems most advantageous to pursue.

Financial Goals and Objectives:

- Financial Transparency – commit to regularly reporting the financial status of the district.
- Budget Conscious – strive to stay within budget and provide justification for exceeding total budgeted expenditures.
- Investment Strategy - periodically review the district's investment objectives and performance.

Board Meeting Goals and Objectives:

- Productive Meetings – commit to conducting an orderly and efficient meeting.
- Audience Comments – adhere to this requirement to foster informed decision-making.
- Teamwork - work as a team and not as individuals.
- Provide a healthy and safe working environment for the board, staff and audience.
- Respect others and allow everyone that wishes to speak to be heard.

Administrative Goals and Objectives:

- Website Maintenance - ensure that the website is always up-to-date and in compliance.
- Adhere to the board's established Rules of Procedure.
- Review the district's Rules of Procedure on an annual basis (or as frequent as the board desires) and update, as necessary.
- Records Retention - periodically review the district's policy on records retention.

Operational Goals and Objectives:

- Promote efficient communication ensuring timely resolution of maintenance concerns – board and residents to contact manager outside of a meeting to report maintenance issues, not taking up time during a meeting.
- District Assets - safeguard the district's assets and ensure they are maintained in good condition.
- Ongoing Tasks - staff to provide continual updates on assigned tasks until conclusion.
- Reserve Study – if applicable, ensure periodic and consistent reviews and update as needed.

Tab 7



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Professionals in Community Management

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Suite 200
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p: 813.514.0400
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MEMORANDUM

TO: Board Supervisors

FROM: District Management

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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, August 26, 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
Brandon Pownell	District Counsel; Fishback Dominic (Via conf. call)
Kathy Parodi	Castle Manager, Castle Group
Mark Ballenger	Representative, Ballenger (Via conf. call)
Trey Ballenger	Representative, Ballenger
Paul VIne	Representative, Sunrise Landscape
Neil Santiago	Representative, Sunrise Landscape

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

No comments.

THIRD 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 Mr. Tobin, with all in favor, the Board approved a proposal in the amount of \$7,130 for pergola repairs for the Waterset North Community Development District.

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

Mr. Toborg presented the landscaping inspection report.

On a motion by Mr. Pyche seconded by Ms. Cianci- Deckard, in a decision of 3-2, the Board agreed to move forward with the RFP and use just one company for both Landscape and irrigation, for the Waterset North Community Development District.

ii. Landscape Contractor Update

Mr. Valma with Sunrise provided updates to the board.

On a motion by Mr. Pyche seconded by Ms. DeLucia, with all in favor, the Board approved District Management to run an advertisement for an RFP process for landscaping for the Waterset North Community Development District.

On a motion by Mr. Pyche seconded by Ms. Cianci- Deckard, with all in favor, the Board approved an updated ranking for upcoming RFP as instructed to staff for the Waterset North Community Development District.

iii. Presentation of Irrigation Report

Mr. Brown presented the report to the board.

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 presented the report.

F. District Manager

Mr. Durand presented his report to the Board and stated the next regular meeting will be on September 23, 2025, at the same location.

FORTH ORDER OF BUSINESS**Business items****A. Opening of Public Hearing on Fiscal Year 2025 – 2026 Final Budget**

On a motion by Ms. Cianci – Deckard seconded by Mr. Pyche, with all in favor, the Board agreed to open the Public Hearing on Fiscal Year 2025 – 2026 Final Budget for the Waterset North Community Development District.

B. Closing of Public Hearing on Fiscal Year 2025 – 2026 Final Budget

On a motion by Mr. Anderson seconded by Mr. Pyche, with all in favor, the Board agreed to close the Public Hearing on Fiscal Year 2025 – 2026 Final Budget for the Waterset North Community Development District.

i. Resolution 2025 – 06; Adopting Fiscal Year 2025-2026 Final Budget

On a motion by Ms. DeLucia, seconded by Mr. Anderson, with all in favor, the Board motioned to approve Resolution 2025 – 06 for the Waterset North Community Development District.

C. Opening of Public Hearing on Fiscal Year 2025 – 2026 Assessments

On a motion by Mr. Pyche seconded by Ms. Cianci – Deckard, with all in favor, the Board agreed to open the Public Hearing on Fiscal Year 2025 – 2026 Assessments for the Waterset North Community Development District.

D. Closing of Public Hearing on Fiscal Year 2025 – 2026 Assessments

On a motion by Mr. Pyche seconded by Ms. DeLucia, with all in favor, the Board agreed to close the Public Hearing on Fiscal Year 2025 – 2026 Assessments for the Waterset North Community Development District.

i. Resolution 2025 – 07; Levying O&M Assessments for Fiscal Year 2025 - 2026

On a motion by Mr. Pyche, seconded by Ms. DeLucia, with all in favor, the Board motioned to approve Resolution 2025 – 07 for the Waterset North Community Development District.

E. Resolution 2025 – 08; Setting the Meeting Schedule for Fiscal Year 2025 - 2026

On a motion by Ms. DeLucia, seconded by Mr. Anderson, with all in favor, the Board motioned to approve Resolution 2025 – 08 as amended, for the Waterset North Community Development District.

F. Consideration of 2025-2026 Goals & Objectives Report

Tabled

G. Consideration of District Management Contract

On a motion by Mr. Pyche, seconded by Ms. DeLucia, with all in favor, the Board motioned to approve The Rizzetta District Management Contract Addendum, for the Waterset North Community Development District.

H. Consideration of Landscape Proposals

The Board discussed the performance of Sunrise.

FIFTH ORDER OF BUSINESS**Business Administration****A. Consideration of Minutes of Board of Supervisors' Meeting Minutes held on July 22, 2025**

On a motion by Mr. Pyche seconded by Ms. Cianci – Deckard, with all in favor, the Board approved the Meeting Minutes held on July 22, 2025, for the Waterset North Community Development District.

B. Ratification of Operations & Maintenance Expenditures for June, July 2025

On a motion by Mr. Pyche, seconded by Ms. Cianci – Deckard, with all in favor, the Board ratified the Operations & Maintenance Expenditures for June 2025 **(\$134,399.42)** and July 2025 **(\$155,671.22)**, for the Waterset North Community Development District.

SIXTH ORDER OF BUSINESS

Supervisor Requests

Ms. DeLucia mentioned Supervisor Training.

Mr. Pyche mentioned pressure washing along the parks.

SEVENTH ORDER OF BUSINESS

Adjournment

On a motion by Ms. DeLucia, seconded by Mr. Pyche, with all in favor, the Board adjourned the meeting at 8:12 p.m., for the Waterset North Community Development District.
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Assistant Secretary

Chair / Vice Chair

DRAFT