



Rizzetta & Company

Waterset North Community Development District

Board of Supervisors' Meeting November 18 , 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	Rachel Welborn	Rizzetta & Company, Inc.
District Counsel	Dan Langley	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**

November 11, 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, November 18, 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.** Aquatics Lake Management
 - i. Presentation of Waterway Inspection Report Tab 2
 - D.** Landscape & Irrigation..... Tab 3
 - i. Presentation of Landscape Inspection Report
 - ii. Landscape Contractor Update
 - iii. Landscape Contractor Responses
 - iv. Irrigation Report Tab 4
 - E.** Clubhouse Manager
 - i. Presentation of Property Management Report USC
 - F.** District Manager
- 4. BUSINESS ITEMS**
 - A.** Evaluation of the Landscape and Irrigation Maintenance Bids
 - B.** Consideration of Resolution 2026 – 02 ; Amending the FY 24 – 25 Budget..... Tab 5
- 5. BUSINESS ADMINISTRATION**
 - A.** Consideration of Minutes of Board of Supervisors' Regular Meeting held on October 28, 2025..... Tab 6
- 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,

Rachel Welborn

District Manager

Tab 1

WATERSET NORTH CDD

ENGINEER'S REPORT FOR NOVEMBER 18th, 2025 BOARD MEETING

Ongoing Projects Report and Updates:

Hourglass Park Pergola's Stone Repairs:

The stone Repairs were approved at the October meeting. We will send pictures of the completed stonework once the contractor follows through with the repair. District staff can advise on to where we should store the leftover stone if we have any.

Covington Stone Ditch Inlets:

We have received two proposals for the landscape berm inlet improvements. Please see attached proposals for consideration and cost summary below:

WSB & Covington Stone - Landscape Buffer Drainage		
Contractor	Total Price	Comments
Finn Outdoors	\$ 5,250.00	
Crosscreek	\$ 14,500.00	

The Landing Drainage Improvements:

An assessment at The Landing for drainage concerns was completed and a request for proposals for drainage improvements was prepared and sent out to contractors. Please see attached request and scope along with proposals received and a cost summary reconciliation below. These drainage improvements are proposed for benefit of the paver patio, the turf area between the amenity building and pavilion, the pavilion pad, the sidewalk walkway to the lake, the concrete stairs, the dock and the section of sidewalk the surrounds the amenity center lakeside.

The Landing Drainage Improvements - Estimate Cost Summary		
Contractor	Total Price	Comments
Finn Outdoors	\$ 41,250.00	Provided separate bid for sections 1 & 2.
SiteMasters	\$ 36,000.00	Provided separate bid for sections 1 & 2.
Crosscreek	\$ 55,950.00	

**Waterset Blvd & Covington Stone
Landscape Buffer Drainage
Improvements**



Technical Memorandum

Date: Oct 20, 2025

To: Prospective Contractors

Project Name: Rip Rap at Grated DBI

From: Kirk Wagner – kwagner@bdiengineers.com

Location: Waterset North – Covington Stone

Subject: Scope of Work

Scope of Work for project:

1. Install Rip Rap at grated ditch bottom inlets 12, 12A and 12B
 - a. Remove excess sediment and debris that has built up and around structures and swales
 - b. Following the detail on the next page install rip rap around the structures
 - c. Complete any necessary repairs to damaged turf and landscaped areas from the accessing the two structures.

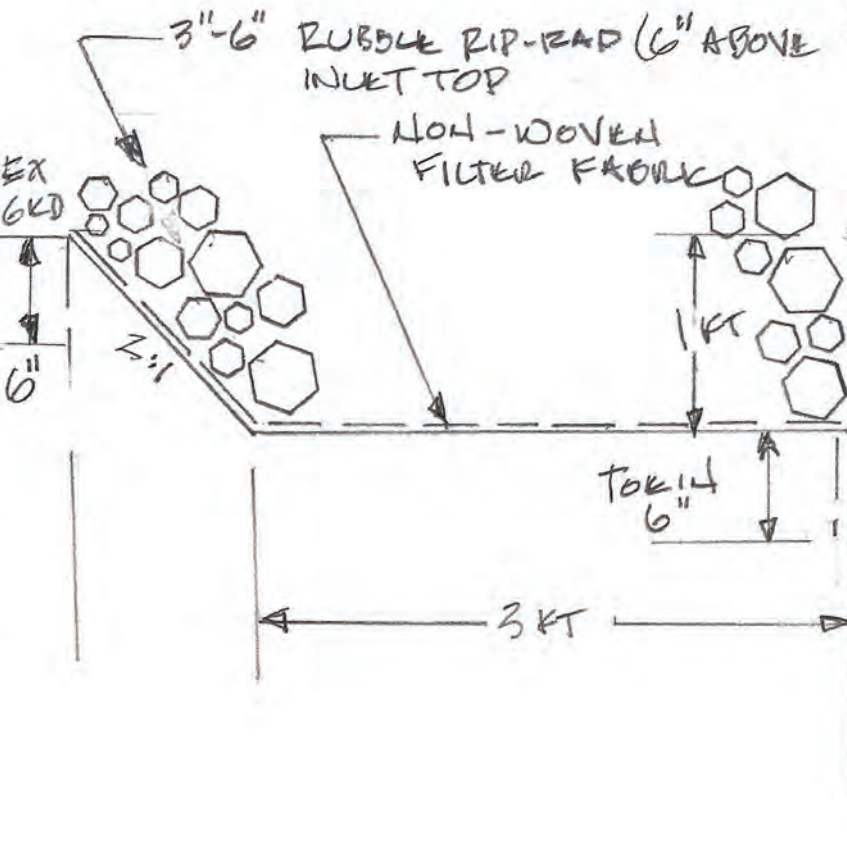
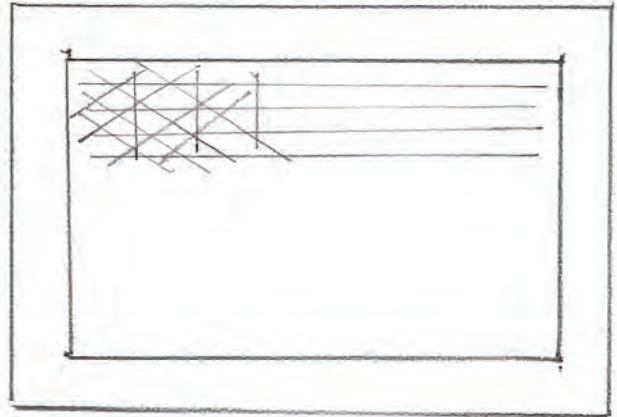
Please email your proposal to Kirk Wagner at kwagner@bdiengineers.com
by Nov 7, 2025, at 5pm

Waterset North CDD information for your proposal:

Waterset North CDD
c/o Rizzetta & Company, Inc – Attn: District Manager
3434 Colwell Avenue
Suite 200
Tampa, FL 33614

EXCAVATE AROUND
PERIMETER OF INLET

REMOVE EXIST
VEGETATION AS
NEEDED.



7013 Covington Stone Ave Apollo Beach FL 33572

☼ 321°NW (T) ☉ 27°46'55"N, 82°22'47"W ±36ft ▲ 23ft



6647 Current Dr Apollo Beach FL 33572

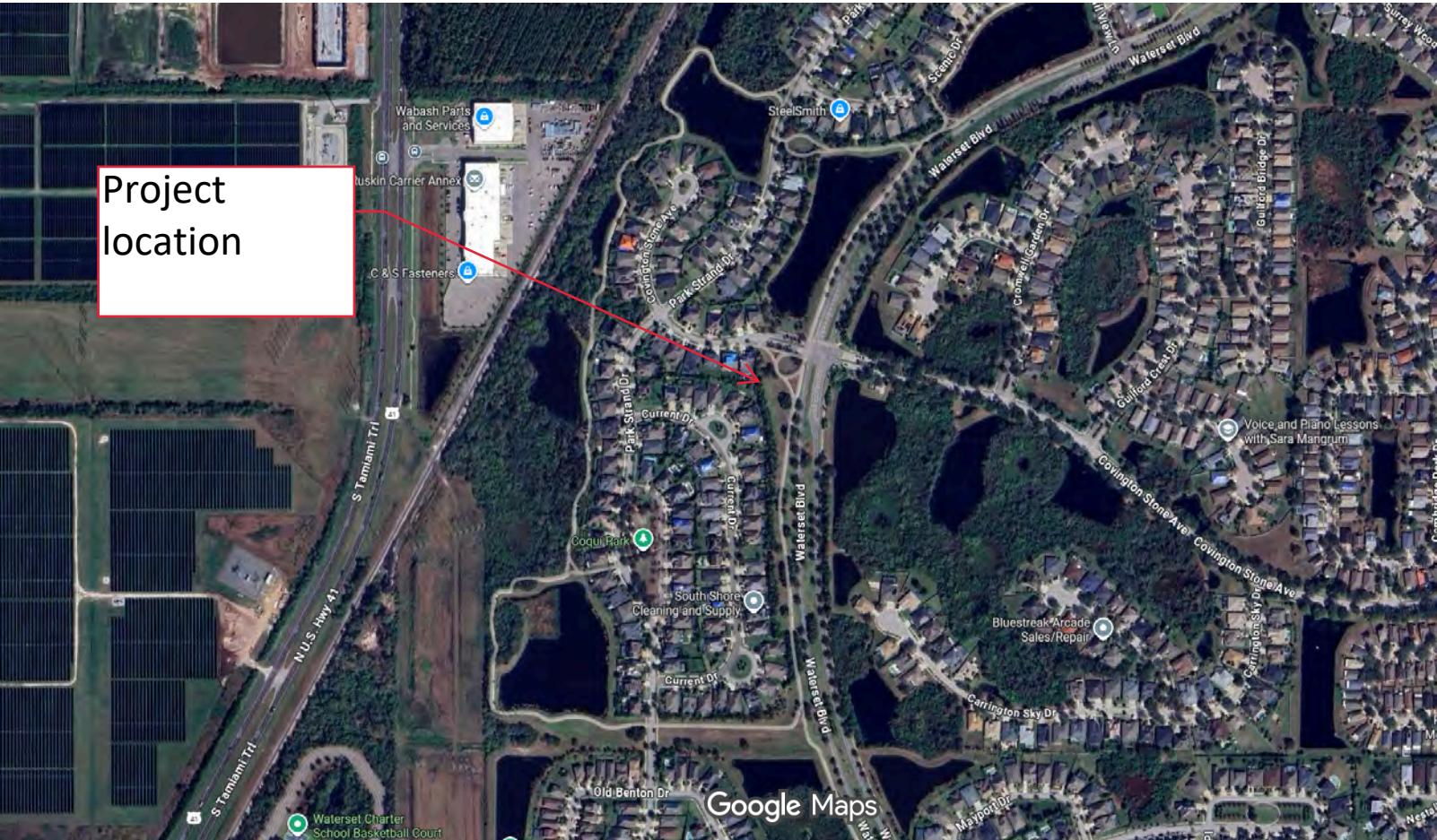
☼ 296°NW (T) ☉ 27°46'53"N, 82°22'46"W ±9ft ▲ 17ft



6643 Current Dr Apollo Beach FL 33572

☼ 246°SW (T) ☉ 27°46'51"N, 82°22'46"W ±13ft ▲ 25ft





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.: 2420
Estimate date: 11/06/2025

#	Date	Product or service	Description	Qty	Rate	Amount
1.		Drainage Maintenance	Covington Stone Ditch Bottom Inlets -- Remove vegetation as needed to access inlets; Excavate 3' surrounding inlet to 1' depth; Install geotextile fabric throughout excavated area; Install 3-6" limestone rip rap throughout project area to height of inlet box;	3	\$1,750.00	\$5,250.00
					Total	\$5,250.00

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



Crosscreek Environmental Inc.

111 61st Street East
Palmetto, FL 34221
admin@crosscreekenv.com

Estimate

Date	Estimate #
11/7/2025	14219

Name / Address

Waterset North CDD
Rizzetta & Co.
9428 Camden Field Parkway
Riverview, FL 33578
Attn: Jerry Whited

* Estimate Good For 30 Days

Description	Qty	Rate	Total
Waterset North CDD - Covington Stone Rip Rap at Grated DBI Provide all labor, equipment, and materials to complete the restoration of three (3) grated DBIs per the BDI RFP and plan sheets. The areas will be dug 3' around each structure to 1' depth. The areas will be lined with non-woven filter fabric, toed in, and fill with FDOT Limestone Bedding Stone 6" above the grate All access areas to be repaired to original condition. *The work described above will take 1 week to complete. Mobilization will occur 2-4 weeks after a signed estimate is received.* 30% deposit due prior to commencement of work. Amount to be deducted from final invoice. **It will be the Owners responsibility to keep sod watered once Contract Work has been completed.	1	14,500.00	14,500.00
Please sign and return if accepted		Total	\$14,500.00

** All warranties exclude acts of God.
** There is a 3.5% fee for all payments made via credit card.
** All contracts over \$10,000.00 will receive a notice to owner (NTO).

Phone # (941) 479-7811 Fax # (941) 479-7812

www.crosscreekenvironmental.com

The Landing Amenity Center

Drainage Improvements



Technical Memorandum

Date: Oct 6, 2025

To: Prospective Contractors

Project Name: Drainage Projects

From: Kirk Wagner – kwagner@bdiengineers.com

Location: Waterset North - The Landings

Subject: Scope of Work

Scope of Work for Drainage Projects:

1. Turf area between Amenity Building #2 and the Pavilion:

- a. Cap grated inlet D11.
- b. Install grated inlet D11 at the "center" of the south end of the turf area and connect to existing 12" PVC drain line. Contractor is responsible for setting the elevation of the 12" PVC line from the new turf grated inlet to the existing grated inlet and line.
- c. Elevations of both grated inlets should be at 24.45, adjust each lower, if needed, to achieve positive drain flow from the perimeter of the turf to the grated inlets.
- d. Remove existing turf and grade the area to establish positive flow into the grated inlets in the turf area.
- e. Once new elevations are established for turf grade and inlets, install 8" wide x 6" deep concrete ribbon curb around inlets.
- f. Install new sod. Sod type to match existing turf type.
- g. Determine locations of irrigation heads and valves. Once new grade is established adjust irrigation heads where needed. Verify operations prior to and after sod installation.

2. Trench Drain Installation:

- a. Install new 10" trench drain where pavers meet concrete sidewalk/steps to lower concrete walking path. Set trench drain level with pavers and concrete. Documents and link to product provided.
- b. Center trench drain on concrete walk/steps. Trench drain may extend into turf or paver patio area, this is acceptable.
- c. Install new drainpipe from trench drain to pond. Use pipe diameter recommended for the 10" trench drain.
- d. Cut and replace concrete sidewalk panel where drain line will cross sidewalk.
- e. Adjust soldier course along the paver patio around pavilion by raising the outside perimeter 1-2" to create a modified curb to direct water along the "curb" to the trench drain.
- f. Add topsoil and sod along raised soldier course to stabilize the adjusted course. Ensure added topsoil can be mowed easily. If needed extend topsoil out to accommodate this need.
- g. Restore eroded areas along steps and pier with appropriate soil and sod in turf areas and rip rap at and under pier.
- h.

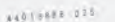


Please email your proposal to Kirk Wagner at kwagner@bdiengineers.com
by Nov 7, 2025, at 5pm

Waterset North CDD information for your proposal:

Waterset North CDD
c/o Rizzetta & Company, Inc – Attn: District Manager
3434 Colwell Avenue
Suite 200
Tampa, FL 33614

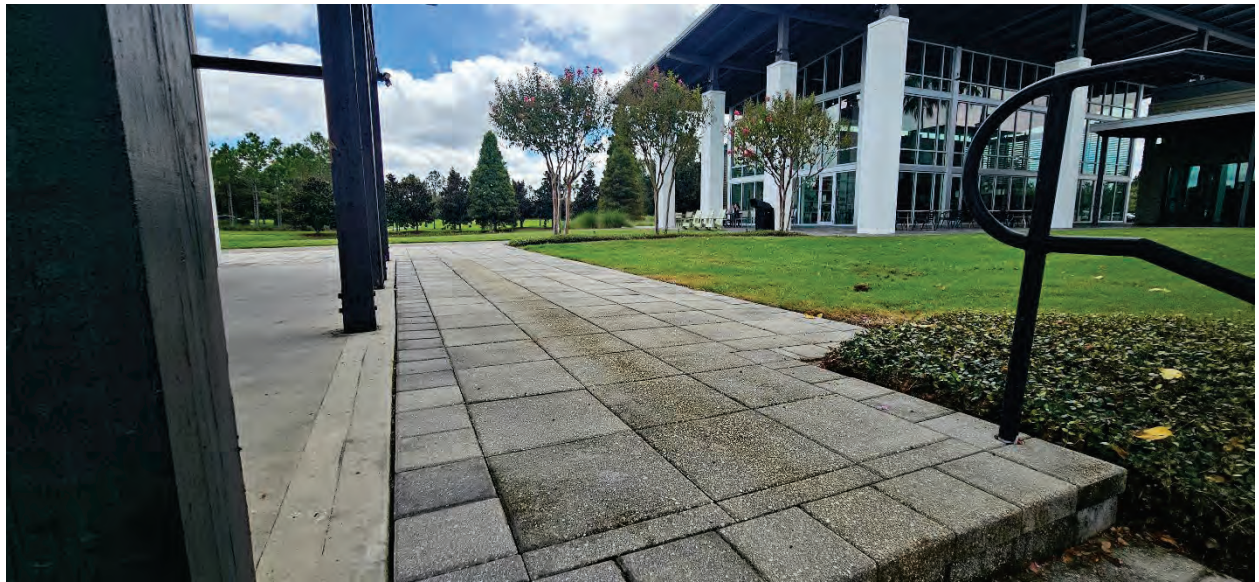
The Landing address is 7012 Sail View Ln, Apollo Beach FL



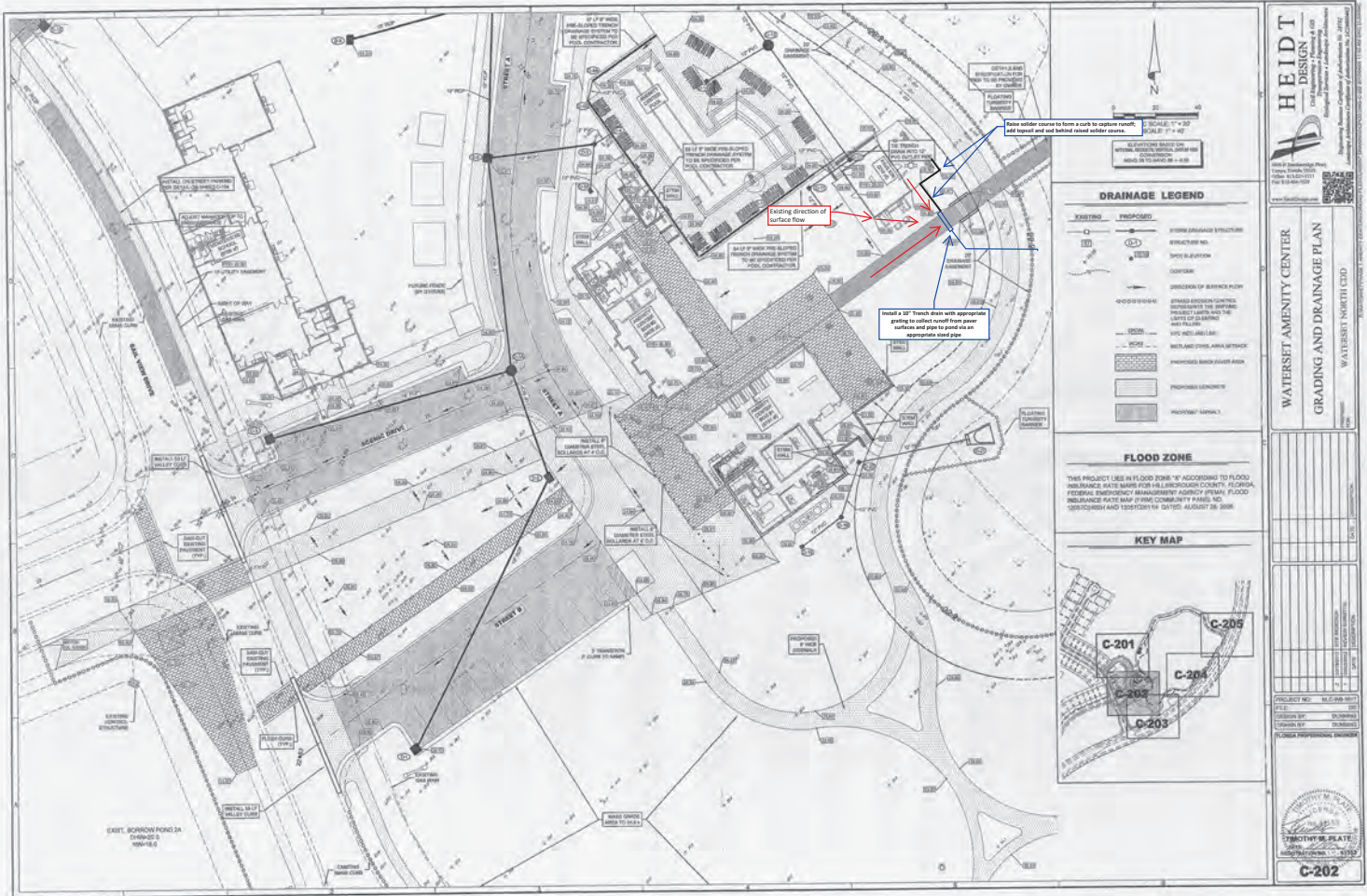


8" Concrete ribbon
around drain.









HEIDT DESIGN
 Civil Engineering & Surveying
 10000 E. 1st Avenue, Suite 100
 Denver, CO 80231
 Phone: (303) 751-1111
 Fax: (303) 751-1112
 Email: info@heidtdesign.com
 Website: www.heidtdesign.com

WATERSSET AMENITY CENTER
GRADING AND DRAINAGE PLAN
 WATERSSET NORTH CDD

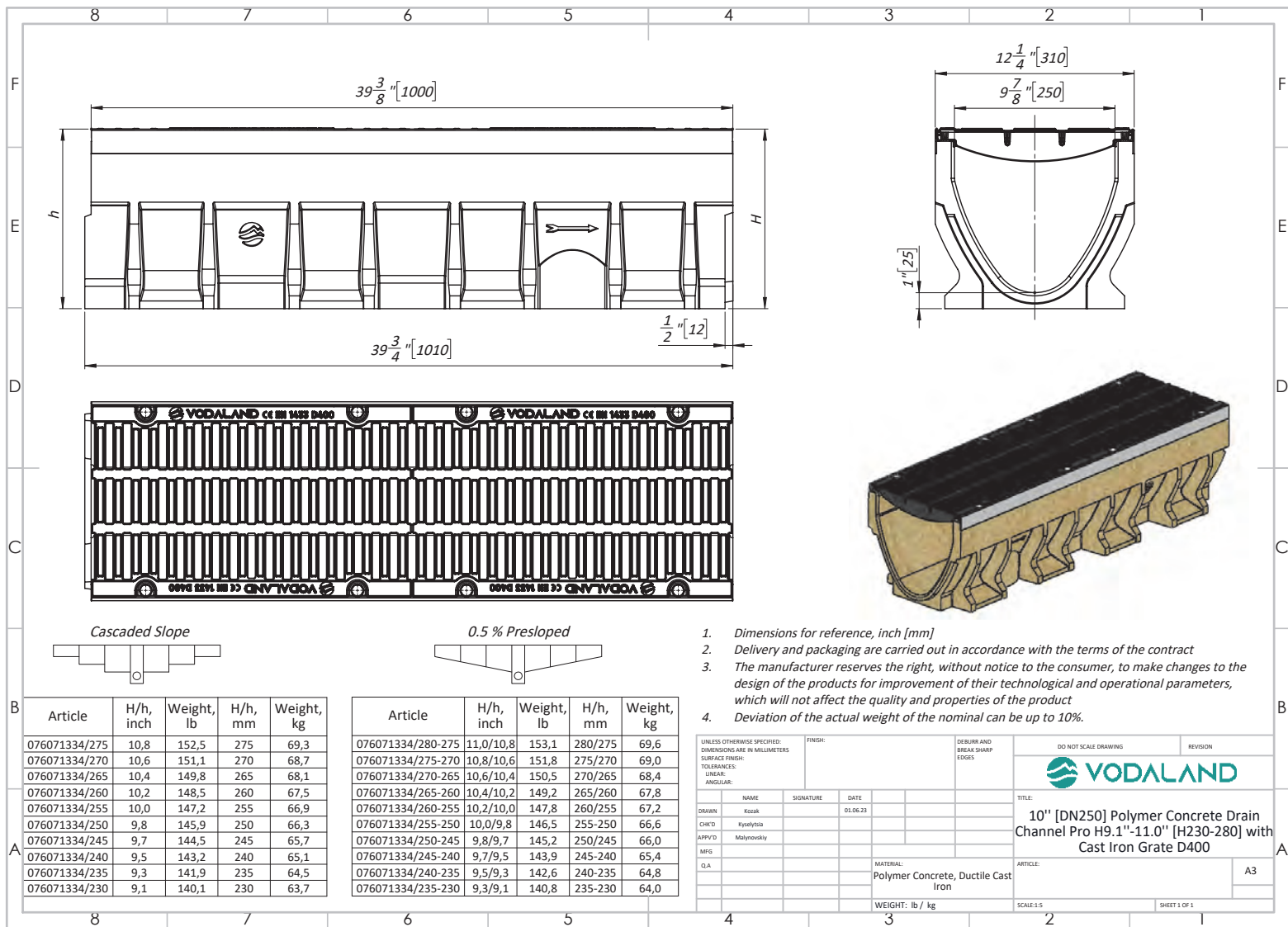
PROJECT NO. 10-00000001
 SHEET NO. C-202
 DATE: 10/10/2010
 DRAWN BY: [Name]
 CHECKED BY: [Name]
 APPROVED BY: [Name]

INCHES TO FEET
 1" = 10'

Grated Trench drain with raised solidier course



Existing surface flow



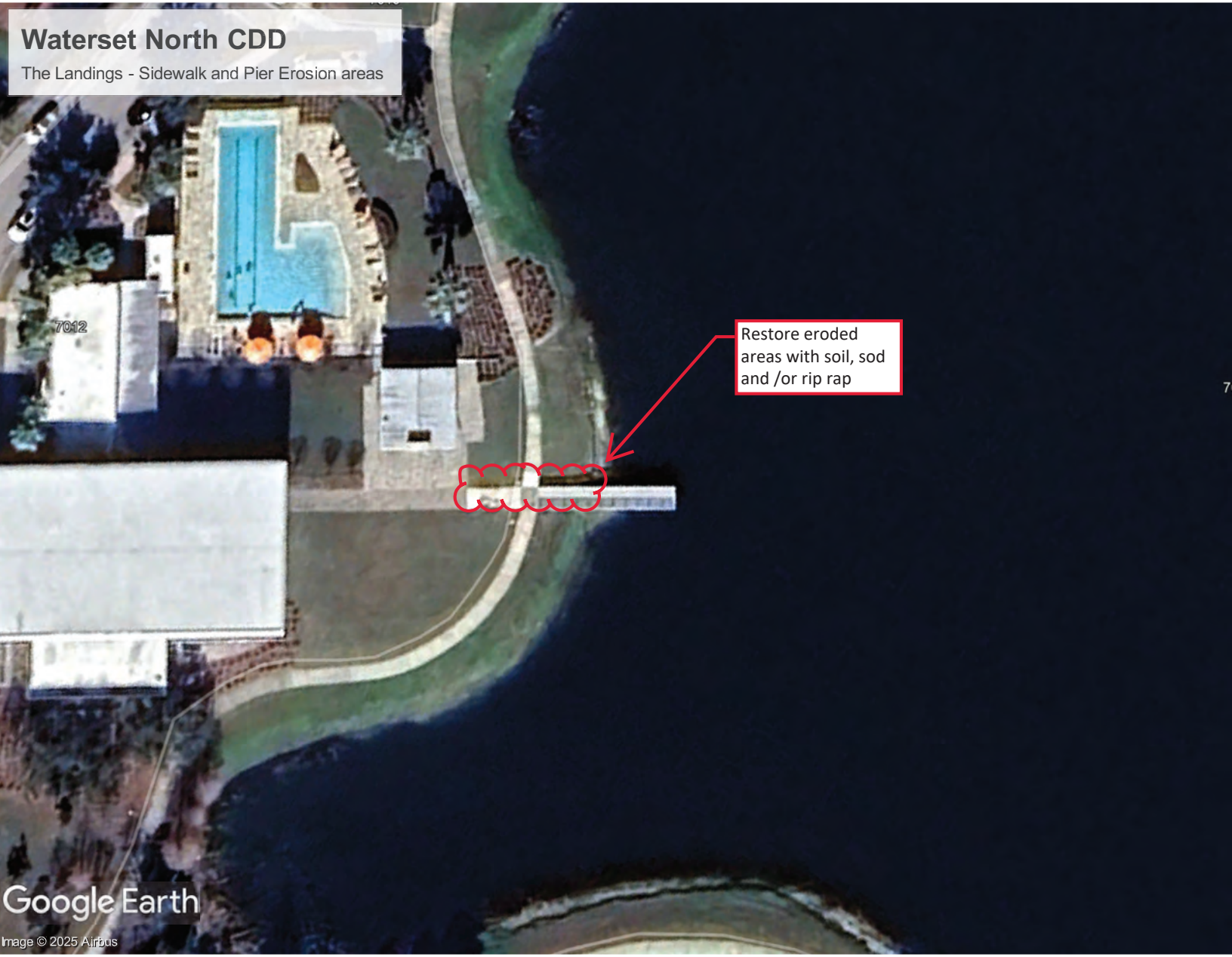
<https://vodaland-usa.com/products/10-polymer-concrete-pre-slope-channel-1-slope?variant=8231060668505>

This link should take you directly to the page for a 10" trench drain.



Waterset North CDD

The Landings - Sidewalk and Pier Erosion areas



Restore eroded areas with soil, sod and /or rip rap

Google Earth

Image © 2025 Airbus

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.: 2422
Estimate date: 11/06/2025

#	Date	Product or service	Description	Qty	Rate	Amount
1.		Drainage Installation	The Landings, Amenities Area - a. Cap grated inlet D11. b. Install grated inlet D11 at the "center" of the south end of the turf area and connect to existing 12" PVC drain line. Contractor is responsible for setting the elevation of the 12" PVC line from the new turf grated inlet to the existing grated inlet and line. c. Elevations of both grated inlets should be at 24.45, adjust each lower, if needed, to achieve positive drain flow from the perimeter of the turf to the grated inlets. d. Remove existing turf and grade the area to establish positive flow into the grated inlets in the turf area. e. Once new elevations are established for turf grade and inlets, install 8" wide x 6" deep concrete ribbon curb around inlets. f. Install new sod. Sod type to match existing turf type. g. Determine locations of irrigation heads and valves. Once new grade is established adjust irrigation heads where needed. Verify operations prior to and after sod installation.	1	\$22,750.00	\$22,750.00

2.	Drainage Installation	The Landings, Trench Drain at Sidewalk -- a. Install new 10” trench drain where pavers meet concrete sidewalk/steps to lower concrete walking path. Set trench drain level with pavers and concrete. b. Center trench drain on concrete walk/steps. Trench drain may extend into turf or paver patio area. c. Install new drainpipe from trench drain to pond. Use pipe diameter recommended for the 10” trench drain. d. Cut and replace concrete sidewalk panel where drain line will cross sidewalk. e. Adjust soldier course along the paver patio around pavilion by raising the outside perimeter 1-2” to create a modified curb to direct water along the “curb” to the trench drain. f. Add topsoil and sod along raised soldier course to stabilize the adjusted course. Ensure added topsoil can be mowed easily. If needed extend topsoil out to accommodate this need. g. Restore eroded areas along steps and pier with appropriate soil and sod in turf areas and rip rap at and under pier.	1	\$18,500.00	\$18,500.00
----	-----------------------	--	---	-------------	-------------

					Total	\$41,250.00
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
---------------	-------------

Site Masters of Florida, LLC
5551 Bloomfield Blvd.
Lakeland, FL 33810
Phone: (813) 917-9567
Email: tim.sitemastersofflorida@yahoo.com

PROPOSAL

Waterset North CDD

The Landings - Drainage Projects

11/7/2025

**Construct drainage improvements at The Landings amenity center
in accordance with Technical Memorandum dated 10/6/25, provided
by District Engineer**

1) Turf area between Building 2 and the Pavillion

- cap riser pipe and relocate one yard drain grate inlet
- remove grass and soil and regrade per plan
- restore sod to match existing
- adjust heads as needed and verify irrigation is functioning
- construct concrete border around yard drain inlets

Sub-total \$14,000

2) Trench Drain at top of steps

- install of 10" trench drain at top of steps
- install ADS pipe to convey discharge to edge of pond
- remove and replace sidewalk panel
- adjust paver border bricks to "pitch" towards paver area
- add soil and sod as needed to restore "mowable" slope along pavers
- restore erosion along pier

Sub-total \$22,000

TOTAL \$36,000



Crosscreek Environmental Inc.

111 61st Street East
Palmetto, FL 34221
admin@crosscreekenv.com

Estimate

Date	Estimate #
11/7/2025	14221

Name / Address
Waterset North CDD Rizzetta & Co. 9428 Camden Field Parkway Riverview, FL 33578 Attn: Jerry Whited

* Estimate Good For 30 Days

Description	Qty	Rate	Total
Waterset North CDD - The Landings Drainage Projects Provide all equipment, labor, and materials needed to complete the BDI RFP for Waterset North CDD - The Landings Drainage Projects. The above cost includes the following tasks in the areas identified on the BDi RFP: Area 1 - Turf area between Amenity Building #2 and the Pavilion: - Cap grated inlet D11 - Installation of grated inlet D11 at the "center" of the south end of the turf area and connect to existing 12" PVC drain line. - Elevations of both grated inlets will be at 24.45, and adjusted lower, if needed, to achieve positive drain flow from the perimeter of the turf to the grated inlets. - Remove existing turf and grade the area to establish positive flow into the grated inlets in the turf area. - Install 8" wide x 6" deep concrete ribbon curb around inlets. - Install new sod. Sod type to match existing turf type. - Determine locations of irrigation heads and valves. Once new grade is established adjust irrigation heads where needed. Verify operations prior to and after sod installation. This will need to be coordinated with onsite management. Area 2 - Trench Drain Installation: - Install new Vodaland 10" trench drain where pavers meet concrete sidewalk/steps to lower concrete walking path. Set trench drain level with pavers and concrete. - Install new drainpipe from trench drain to pond. - Cut and replace concrete sidewalk panel where drain line will cross sidewalk. - Adjust soldier course along the paver patio around pavilion by raising the outside perimeter 1-2" to create a modified curb to direct water along the "curb" to the trench drain. - Add topsoil and sod along raised soldier course to stabilize the adjusted course.. - Restore eroded areas along steps and pier with soil and sod. *The work described above will take 1-2 weeks to complete. Mobilization will occur 3-4 weeks after a signed estimate is received.* 30% deposit due prior to commencement of work. Amount to be deducted from final invoice. **It will be the Owners responsibility to keep sod watered once Contract Work has been completed.	1	55,950.00	55,950.00
Please sign and return if accepted		Total	\$55,950.00

** All warranties exclude acts of God.
** There is a 3.5% fee for all payments made via credit card.
** All contracts over \$10,000.00 will receive a notice to owner (NTO).

Phone # (941) 479-7811 Fax # (941) 479-7812

www.crosscreekenvironmental.com

Tab 2



MONTHLY REPORT

NOVEMBER, 2025



WATERSET NORTH CDD

MILESTONE DR
APOLLO BEACH, FL 33572
47 WATERWAYS



Prepared for: Ruben Durand

Prepared By: Devon Craig

SUMMARY:

Water temps are slowly starting to cool down from the air temperatures lowering. Reoccurring algae blooms will start slowing down and prevent maintenance will be doing its job. Things to remember is that algae blooms can still pop up during cooler months with nutrient introductions such as yard clippings, fertilizers, etc. The ability to aggressively combat and prevent them is much greater as dissolved oxygen levels are much higher and water temps much cooler. Hope everyone has a Happy Thanksgiving.



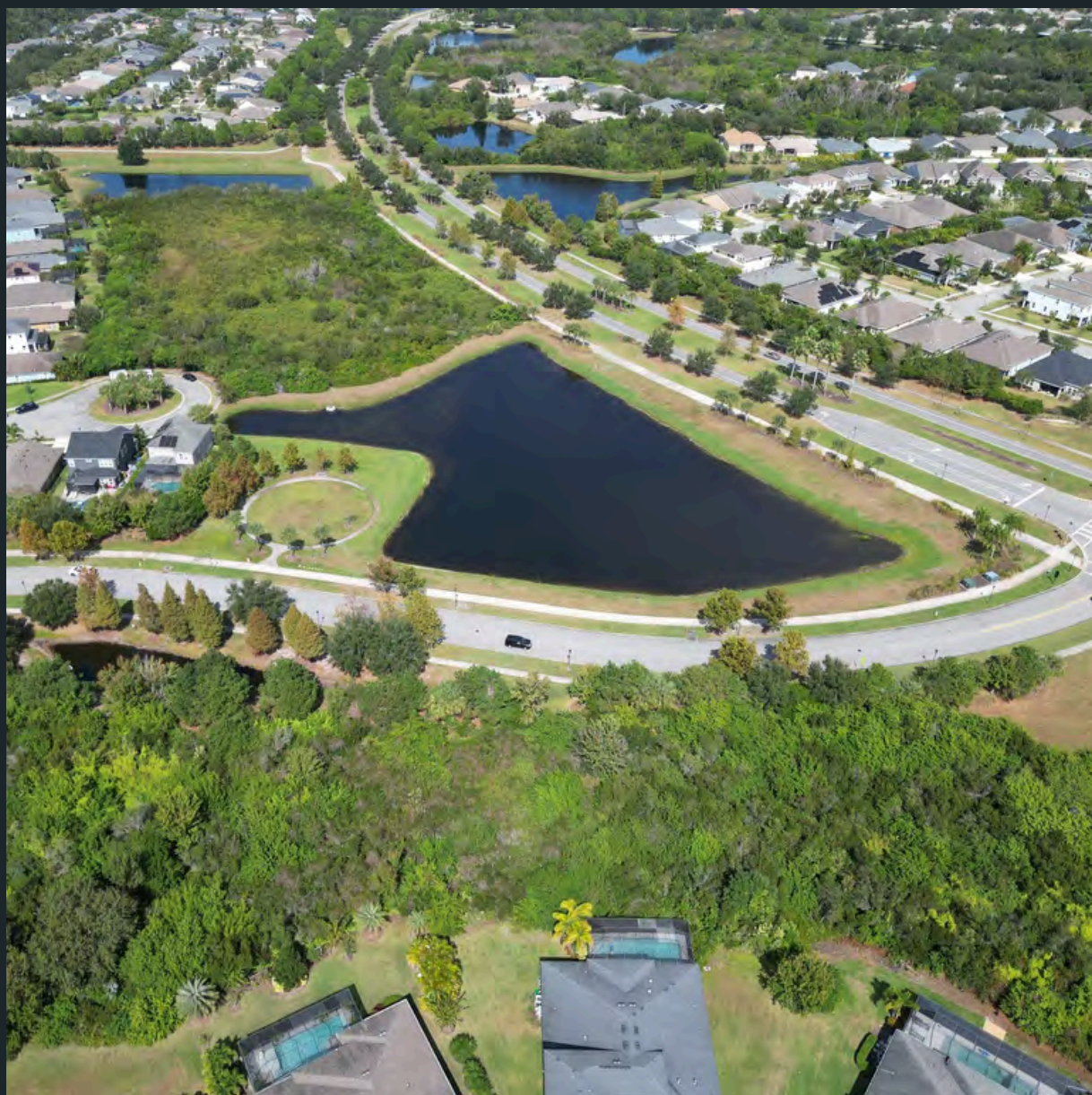
Pond #30 Treated for Algae and Shoreline Vegetation.



Pond #22 Treated for Shoreline Vegetation.



Pond #34 Treated for Algae and Shoreline Vegetation.



Pond #17 Treated for Shoreline Vegetation.



Pond #20 Treated for Algae and Shoreline Vegetation.



Pond #47 Treated for Shoreline Vegetation.



Pond #31 Treated for Shoreline Vegetation.



Pond #32 Treated for Algae and Shoreline Vegetation.



Pond #33 Treated for Algae and Shoreline Vegetation.



Pond #46 Treated for Shoreline Vegetation.



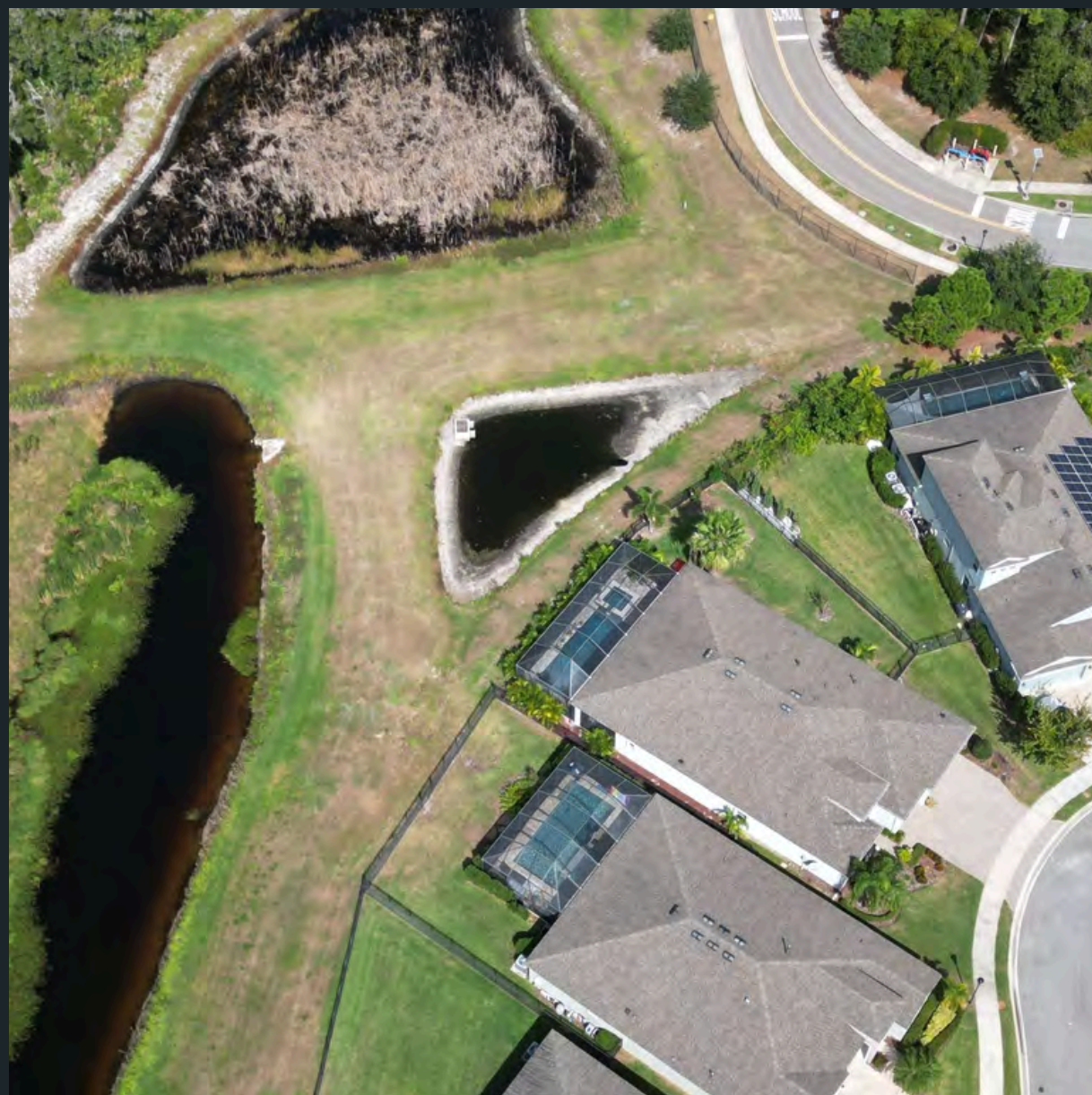
Pond #26 Treated for Algae and Shoreline Vegetation.



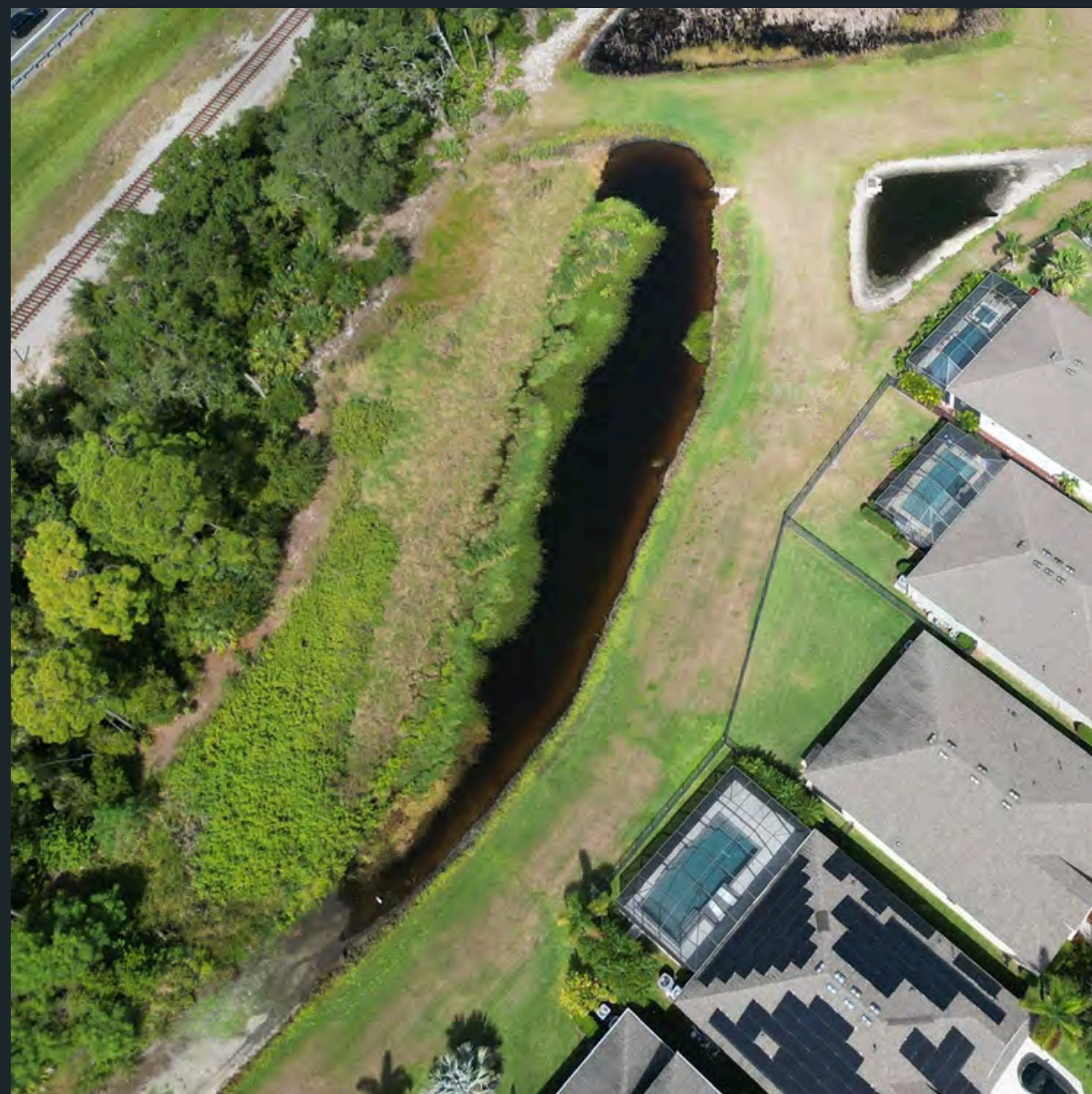
Pond #42 Treated for Shoreline Vegetation.



Pond #50 Treated for Algae and
Shoreline Vegetation.



Pond #49 Treated for Algae and
Shoreline Vegetation.



Pond #48 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 Algae has been treated.
- 6: Shoreline vegetation and Algae has been treated.
- 7: Shoreline vegetation has been treated.
- 8: Shoreline vegetation and Algae has been treated.
- 9: Shoreline vegetation has been treated.
- 10: Shoreline vegetation has been treated.
- 11: Shoreline vegetation has been treated.
- 12: Shoreline vegetation has been treated.
- 13: Shoreline vegetation and Algae has been treated.

- 14: Shoreline vegetation and Algae has been treated.
- 15: Shoreline vegetation has been treated.
- 16: Shoreline vegetation has been treated.
- 17: Shoreline vegetation and Algae 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 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.
- 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 Algae has been treated.
- 35: Shoreline vegetation Algae 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 Algae 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

Tab 4A



Enhancing landscape with water-conscious techniques

11/7/25

Waterset North CDD October Irrigation Maintenance Report

Routine maintenance was completed throughout the month.

No alarms to report.

In addition to routine maintenance, the following issues were addressed:

- **Worked with ULS to help the tree install**
- **Valve break in Culmar Park addressed**
- **Several broken heads were repaired or replaced**
- **Several controller issues are currently being investigated and repaired**

Repairs attached to inspection report have been completed.

If you have any questions, comments or concerns, please feel free to contact us at your earliest convenience.

Tab 5

RESOLUTION 2026-02

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE WATERSET NORTH COMMUNITY DEVELOPMENT DISTRICT AMENDING THE BUDGET FOR THE FISCAL YEAR BEGINNING ON OCTOBER 1, 2024, AND ENDING SEPTEMBER 30, 2025; PROVIDING FOR IMPLEMENTATION; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Board of Supervisors (“Board”) of the Waterset North Community Development District (“District”) on July 23, 2024, adopted Resolution 2024-02 approving and adopting the budget for the fiscal year beginning October 1, 2024, and ending September 30, 2025 (“Fiscal Year 2024-2025 Budget”), pursuant to Section 190.008(2)(a), Florida Statutes; and

WHEREAS, the District has reviewed the final financial statements for Fiscal Year 2024-2025, and determined that an amendment to the budget is necessary, as expenditures within the Reserve Fund have exceeded the amounts previously appropriated;

WHEREAS, Section 189.016(6), Florida Statutes, authorizes the Board to amend its budget by resolution at any time within the fiscal year or within 60 days following the end of the fiscal year as follows:

- a. The Board may authorize an increase or decrease in line-item appropriations within a fund by motion recorded in the minutes if the total appropriations of the fund do not increase.
- b. The District Manager or Treasurer may authorize an increase or decrease in line-item appropriations within a fund if the total appropriations of the fund do not increase and if the aggregate change in the original appropriation item does not exceed \$10,000 or 10% of the original appropriation.
- c. Any other budget amendments shall be adopted by resolution and be consistent with Florida law. This includes increasing any appropriation item and/or fund to reflect receipt of any additional unbudgeted monies and making the corresponding change to appropriations or the unappropriated balance.

WHEREAS, the Board of Supervisors of the Waterset North Community Development District finds that it is in the best interest of the District and its residents to amend the Fiscal Year 2024-2025 Budget to reflect actual expenditures and to ensure proper accounting of the Reserve Fund.

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

1. Recitals

The foregoing recitals are hereby incorporated as the findings of fact of the Board.

2. Amendment of the Budget

The Fiscal Year 2024-2025 Budget previously adopted by the Board is hereby amended in accordance with the amended budget attached hereto as Exhibit “A”, incorporated herein by this reference. This amendment is adopted pursuant to Section 189.016(6), Florida Statutes.

3. Implementation and Posting

The District Manager is authorized and directed to take all steps necessary to effectuate this Resolution and shall post the amended budget on the District’s official website within five (5) days after adoption and maintain it on the website for at least two (2) years, in accordance with Section 189.016(7), Florida Statutes.

The adopted budget, as amended, shall be maintained in the office of the District Manager and at the District’s records office and identified as “The Budget for the Waterset North Community Development District for the Fiscal Year Beginning October 1, 2024, and Ending on September 30, 2025.”

4. Severability

If any section, part, or provision of this Resolution is declared invalid or unconstitutional, the validity, force, and effect of any other section or part of a section of this Resolution shall not thereby be affected or impaired.

5. Conflicts

This Resolution is intended to supplement the original resolution adopting the budget for Fiscal Year 2024-2025, which remains in full force and effect. This Resolution and the original resolution shall be construed to the maximum extent possible to give full force and effect to the provisions of each resolution. All District resolutions or parts thereof in actual conflict with this Resolution are, to the extent of such conflict, superseded and repealed.

6. Effective Date

This Resolution shall take effect immediately upon its adoption.

PASSED AND ADOPTED THIS __ DAY OF _____, 2026.

ATTEST:

Assistant Secretary

WATERSET NORTH COMMUNITY
DEVELOPMENT DISTRICT

By _____

Its _____

Amended Budget**Waterset North Community Development District****General Fund****Fiscal Year 2024/2025**

	Chart of Accounts Classification	Budget for 2024/2025
1		
2	REVENUES	
3	Interest Earnings	
4	Interest Earnings	\$ -
5	Special Assessments	
6	Tax Roll*	\$ 2,055,598
7	Off Roll*	\$ -
8	Contributions & Donations from Private Sources	
9	Developer Contributions	\$ -
10	Other Miscellaneous Revenues	
11	Insurance Proceeds	\$ -
12	Miscellaneous	\$ -
13	TOTAL REVENUES	\$ 2,055,598
14		
16		
17	TOTAL REVENUES AND BALANCE FORWARD	\$ 2,055,598
18		
19		
20	EXPENDITURES - ADMINISTRATIVE	
21		
22	Legislative	
23	Supervisor Fees	\$ 13,000
24	Financial & Administrative	
25	Administrative Services	\$ 5,569
26	District Management	\$ 28,264
27	District Engineer	\$ 20,000
28	Disclosure Report	\$ 6,000
29	Trustees Fees	\$ 7,700
30	Assessment Roll	\$ 5,569
31	Financial & Revenue Collections	\$ 5,569
32	Accounting Services	\$ 20,272
33	Auditing Services	\$ 5,000
34	Arbitrage Rebate Calculation	\$ 1,000
35	Public Officials Liability Insurance	\$ 5,025
36	Legal Advertising	\$ 1,500
37	Dues, Licenses & Fees	\$ 550
38	Miscellaneous Fees	\$ 500
39	Website Hosting, Maintenance, Backup &	\$ 4,000
40	Legal Counsel	

Amended Budget**Waterset North Community Development District****General Fund****Fiscal Year 2024/2025**

	Chart of Accounts Classification	Budget for 2024/2025
41	District Counsel	\$ 30,000
42		
43	Administrative Subtotal	\$ 159,518
44		
45	EXPENDITURES - FIELD OPERATIONS	
46		
47	Electric Utility Services	
48	Utility Services	\$ 40,000
49	Utility - Recreation Facilities	\$ 22,500
50	Street Lights	\$ 15,000
51	Gas Utility Services	
52	Utility - Recreation Facilities	\$ 23,000
53	Garbage/Solid Waste Control Services	
54	Garbage - Recreation Facility	\$ 27,000
55	Water-Sewer Combination Services	
56	Utility Services	\$ 10,500
57	Utility - Reclaimed	\$ 40,000
58	Stormwater Control	
59	Aquatic Maintenance	\$ 50,500
60	Lake/Pond Bank Maintenance	\$ 3,000
61	Wetland Maintenance	\$ 5,000
63	Other Physical Environment	
64	Property Insurance	\$ 50,250
65	General Liability Insurance	\$ 8,250
66	Entry & Walls Maintenance	\$ 2,500
67	Landscape Maintenance	\$ 776,000
68	Irrigation Repairs	\$ 60,000
69	Landscape Replacement Plants, Shrubs, Trees	\$ 100,000
70	Landscape Inspections	\$ 12,000
71	Fire Ant Treatment	\$ 1,500
72	Holiday Decorations	\$ 25,000
73	Landscape - Mulch	\$ 150,000
74	Road & Street Facilities	
75	Sidewalk Repair & Maintenance	\$ 1,000
76	Street Sign Repair & Replacement	\$ 4,500
77	Parks & Recreation	
78	Management Contract	\$ 250,000
79	Telephone Fax, Internet	\$ 7,500
80	Pool Permits	\$ 500

Amended Budget**Waterset North Community Development District****General Fund****Fiscal Year 2024/2025**

	Chart of Accounts Classification	Budget for 2024/2025
81	Pest Control	\$ 9,100
82	Furniture Repair/Replacement	\$ 7,500
83	Facility A/C & Heating Maintenance & Repair	\$ 5,000
84	Pool Service Contract	\$ 24,480
85	Playground Equipment and Maintenance	\$ 13,000
86	Maintenance & Repairs	\$ 45,000
87	Vehicle Maintenance	\$ 3,000
88	Clubhouse - Facility (Janitorial Supplies)	\$ 15,000
89	Clubhouse Facility Maint. (Window Cleaning)	\$ 5,400
90	Clubhouse Janitorial Services	
91	Computer Support, Maintenance & Repair	\$ 500
92	Security System Monitoring & Maintenance	\$ 6,000
93	Access Control Maintenance & Repair	\$ 7,000
94	Clubhouse Miscellaneous Expense	\$ 10,000
95	Pool Repairs	\$ 15,000
96	Trail/Bike Path Maintenance	\$ 3,000
97	Fitness Equipment Maintenance & Repairs	\$ 3,000
98	Office Supplies	\$ 1,000
99	Equipment Lease	\$ 13,600
100	Facility Funding	\$ 2,500
101	Contingency	
102	Miscellaneous Contingency	\$ 21,500
103		
104	Field Operations Subtotal	\$ 1,896,080
105		
107		
108	TOTAL EXPENDITURES	\$ 2,055,598
109		
110	EXCESS OF REVENUES OVER	\$ -
111		

Waterset North Community Development District
Reserve Fund
Fiscal Year 2024/2025

	Chart of Accounts Classification	Actual YTD through 06/30/24	Projected Annual Totals 2023/2024	Annual Budget for 2023/2024	Projected Budget variance for 2023/2024	Budget for 2024/2025	Budget Increase (Decrease) vs 2023/2024	Comments
1								
2	REVENUES							
3								
4	Interest Earnings							
5	Interest Earnings	\$ 16,395	\$ 16,395	\$ -	\$ 16,395	\$ 35,763	\$ 35,763	
6	Special Assessments							
7	Tax Roll	\$ 235,000	\$ 235,000	\$ 250,000	\$ (15,000)	\$ 200,000	\$ (50,000)	
8	Misc. Revenue					\$ 175,000		
9								
10	TOTAL REVENUES	\$ 251,395	\$ 251,395	\$ 250,000	\$ 1,395	\$ 410,763	\$ (14,237)	
12								
13	TOTAL REVENUES & BALANCE	\$ 251,395	\$ 251,395	\$ 250,000	\$ 1,395	\$ 410,763	\$ (14,237)	
14								
15	EXPENDITURES							
16								
17	Contingency							
18	Capital Reserves	\$ 241,481	\$ 241,481	\$ 250,000	\$ 8,519	\$ 387,338	\$ 137,338	
19	Misc. Contingency					\$ 23,425		
20	TOTAL EXPENDITURES	\$ 241,481	\$ 241,481	\$ 250,000	\$ 8,519	\$ 410,763	\$ 137,338	
21								
22	EXCESS OF REVENUES OVER	\$ 9,914	\$ 9,914	\$ -	\$ 9,914	\$ -	\$ (151,575)	
23								

Tab 6

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, October 28th, 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:

Rachel Welborn	District Manager; Rizzetta & Co., Inc.
Stephanie DeLuna	District Manager; Rizzetta & Co., Inc. (Via Conf. call)
John Toborg	Landscape Inspection Manager; Rizzetta & Co., Inc.
Jerry Whited	District Engineer, BDI Engineering
Tony Smith	Representative, Sitex (Via Conf. call)
Dan Langley	District Counsel; Fishback Dominic (Via Conf. call)
Kathy Parodi	Castle Manager, Castle Group
Trey Ballenger	Representative, Ballenger
Scott Richardson	Representative, Sunrise Landscape
Neil Santiago	Representative, Sunrise Landscape
Paul Lukert	Representative, Sunrise Landscape

Audience	Not Present
----------	--------------------

FIRST ORDER OF BUSINESS

Call to Order

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

SECOND ORDER OF BUSINESS

Audience Comments

No Audience were present.

THIRD ORDER OF BUSINESS

Staff Reports

A. District Counsel

Present, no report.

B. District Engineer

Mr. Whited provided updates to the Board.

On a motion by Mr. Pyche seconded by Ms. DeLucia, with all in favor, the Board approved the proposal #1127 for Pergola Columns at \$2,300 for the Waterset North Community Development District.

C. Landscape & Irrigation

i. Presentation of Landscape Inspection Report

Mr. Toborg presented the landscaping inspection report.

ii. Landscape Contractor Update

Mr. Santiago provided the report.

iii. Presentation of Irrigation Report

Mr. Ballenger 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.

On a motion by Ms. DeLucia seconded by Mr. Pyche, with all in favor, the Board agreed to eliminate the recycling container and arrange to add an extra 4 – yard dumpster at the cost of \$225/ month, for the Waterset North Community Development District.

F. District Manager

Ms. Welborn stated the next regular meeting will be on November 18th, 2025, at the same time and location.

i. Presentation of Quarterly Website Audit

Ms. Cianci – Deckard noted the website needed to display 04 / 07 as the workshop date not 04 / 17.

On a motion by Mr. Pyche seconded by Ms. DeLucia, with all in favor, the Board approved the Third Quarter Website Audit, for the Waterset North Community Development District.

FORTH ORDER OF BUSINESS

Business items

A. Consideration of Resolution 2026-01; Redesignating an Assistant Secretary

On a motion by Mr. Pyche seconded by Mr. Tobin, with all in favor, the Board approved Resolution 2026-01; Redesignating an Assistant Secretary for the Waterset North Community Development District.

B. Consideration of Sunrise Proposals

On a motion by Mr. Anderson seconded by Mr. Pyche, with all in favor, the Board agreed to accept proposal #28648 from Sunrise, for the Waterset North Community Development District.

C. Ratification of Ballenger Proposals

On a motion by Ms. Cianci – Deckard seconded by Mr. Anderson, with all in favor, the Board ratified the Proposals from Ballenger, for the Waterset North Community Development District.

FIFTH ORDER OF BUSINESS

Business Administration

A. Consideration of Minutes of Board of Supervisors' Meeting Minutes held on September 23, 2025

On a motion by Mr. Pyche seconded by Ms. Cianci – Deckard, with all in favor, the Board approved the Meeting Minutes held on September 23, 2025, for the Waterset North Community Development District.

B. Ratification of Operation and Maintenance Expenditures from August 2025

On a motion by Mr. Pyche seconded by Ms. Cianci – Deckard, with all in favor, the Board approved the Operation and Maintenance Expenditures from August 2025 (\$ 215,446.60, for the Waterset North Community Development District.

SIXTH ORDER OF BUSINESS

Supervisor Requests

Mr. Tobin made a comment on speaker issues when calling in.

Ms. Cianci – Deckard made a comment on a Central and South Q&A session in December.

SEVENTH ORDER OF BUSINESS

Adjournment

On a motion by Mr. Tobin, seconded by Ms. DeLucia, with all in favor, the Board adjourned the meeting at 7:40 p.m., for the Waterset North Community Development District.

162
163
164
165
166
167
168
169
170

Assistant Secretary

Chair / Vice Chair

DRAFT