



Rizzetta & Company

Waterset North Community Development District

Board of Supervisors' Meeting June 23, 2026

**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 Patricia Cianci-Deckard Cathleen DeLucia Mike Tobin Paul Anderson	Chairman Vice Chairman Assistant Secretary Assistant Secretary 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**

June 16, 2026

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, June 23, 2026, 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
 - C. Landscape & Irrigation
 - i. Presentation of Community Asset Management Report Tab 1
 - ii. Landscape Contractor Update..... Tab 2
 - iii. Landscape Contractor Responses Tab 3 USC
 - iv. Irrigation Report Tab 4
 - D. Aquatics Lake Management
 - i. Presentation of Waterway Inspection Report Tab 5
 - E. Clubhouse Manager Tab 6
 - i. Presentation of Property Management Report Tab 7
 - F. District Manager
- 4. BUSINESS ITEMS**
 - A. Ratification of Cooper Pools Proposal Tab 8
 - B. Ratification of Pergola Proposal..... Tab 9
 - C. Ratification of Redtree Proposals Tab 10
- 5. SUPERVISOR REQUESTS**
- 6. 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

COMMUNITY ASSET MANAGEMENT REPORT



May 20, 2026
Rizzetta & Company
John R. Toborg – Division Manager
Community Asset Management



Rizzetta & Company
Professionals in Community Management

Upcoming Events, Waterset Blvd. North, The Landing

General Updates, Recent & Upcoming Maintenance Events

- During the month of June, all Celebration Bermudagrass shall receive an application of 850 lbs. (17 – 50 lb. bags) of a “summer blend” fertilizer with iron, Mn & other micronutrients. Also, all Ornamentals shall receive an application of 1000 lbs. (20 – 50 lb. bags) of 0-0-24 AM 6% Fe 2% Mg 2% Mn.
- RedTree to 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.
- During the course of this inspection, the irrigation in three different areas was observed (Crestpoint Park, Havensport and Mayport Park). All three areas had a significant quantity of spray heads that were completely clogged, not popping up, broken (spraying water upwards) or zones that did not come on at all. One zone was running and appeared to have bene running for quite some time as the sidewalk was flooded (Mayport Park). This is very concerning since we are in the midst of a severe drought.

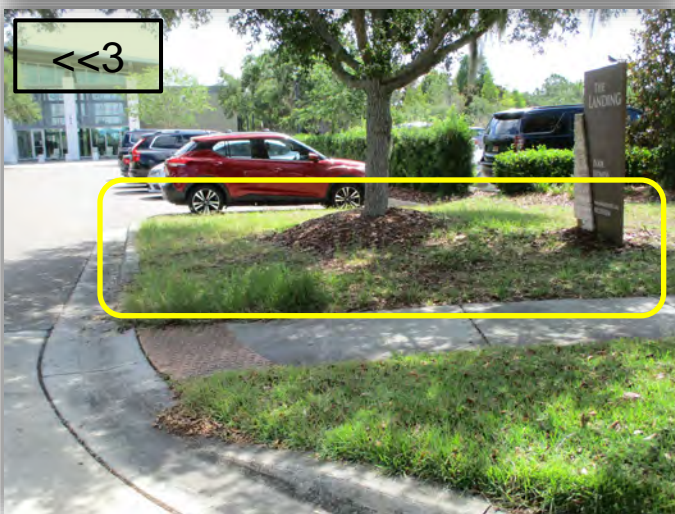
The following are action items for RedTree to complete. Please refer to the item # in your response listing action already taken or anticipated time of completion. **Red text** indicates deficient from previous report. **Bold Red text** indicates deficient for more than a month. **Green text** indicates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

1. Check the defoliated Bougainvillea at the Big Bend Road (BBR) monument as well as those on the north side of pond 1 north of the Landing for Bougainvillea Looper as it is becoming defoliated. Treat accordingly. **Treated.**
2. I've asked that spraying like this be stopped as it is causing regularly spaced half circles of dead turf at each expansion joint. This is on Waterset Blvd. (WSBlvd.) south of BBR. (Pic 2>) **Noted.**
3. This area near the Landing driveway entrance at the east Montessori school is the CDD's to maintain. (Pic 3>>) **Noted and completed 06.01.2026.**
4. Last month I reported one Podocarpus near the Landing pool equipment hedge that was failing. This month there are many. What has RedTree diagnosed as the cause and what has been done to treat? (Pic 4>) **Treated 06.01.2026**



The Landing

5. Is irrigation working in this Mammy Croton bed on the north side of the Landing pool lawn? It has continued to fail over the past few months while the one on the inside of the lawn is thriving. It started off with one failing plant in the middle of the bed a few years back. (Pic 5>) [Irrigation confirmed.](#)
6. I reported this dried turf last month and it doesn't seem to have improved over the weeks. This is north of the Landing. Is irrigation working here now? (Pics 6a & b>) [\(See comments below.\)](#)
7. And now the Dwarf Asian Jasmine beds are also dying on the back side of the Landing as well as along the pool fencing. Why is this occurring? This should be replaced by RedTree. (Pics 7a & b>>) [See comments below.\)](#)



8. There are a couple patches of turf along Scenic near the southern end that should be added to the turf assessment proposal. We did not travel this street during our inspection [Proposal is in progress.](#)

Items 6-7: Operated the zones for these areas to confirm proper operation. It should be noted that in the previous weeks, we found two cut wire junctions and 2 defect decoders. This has been resolved and the timer is running 5 days a week to bring these areas back. Plants will be replaced before next inspection.

The Landing, Park Strand, Current Park, Coqui Park



9. Several trees along Park Strand near Oval Park need to be lifted and de-mossed. We also have a broken PEDESTRIAN CROSSING sign on the west side of Park Strand that needs to be repaired. (Pic 9>) Completed.

10. RedTree needs to cut back the natural area growth overhanging the CDD-maintained turf at Covington Stone Avenue and Park Strand. Cut back completed.

11. Turf is also struggling in Current Park between Current Drive and the buffer along WSBld. Irrigation confirmed.

12. Turf on the Current south cul-de-sac has actually worsened since last month. Is irrigation working here? There are now complete dead spots. (Pic 12>)

13. Make sure the pebble beds inside Coqui Park are being treated for weeds. Weeds treated.

14. The Red Maple on the west Old Benton buffer still needs to be lifted. Completed.

15. I will re-look at a Red Maple on the north Old Benton buffer that has foliated but the leaves have turned brown. Often Red Maples bounce back with the rains. Noted.

16. Irrigation drip lines should be removed from several trees within the Old Benton buffer. In progress.

17. Are heads popping up and not clogged here on the north side of Flowerpot Park? (Pic 17>) Zone 10 had 3 clogged nozzles. Replaced nozzles and ran zone to get water on dry turf.

18. Tree Ligustrums still have watershoots in the Milestone north and south buffer.



12: Ran zones 28-29 from controller A to confirm operation. Zone 28 is drip and zone 29 are rotors, operating correctly.

18. Watershoots addressed.

Flowerpot Park, Milestone, Salt Creek, Triton



19. RedTree is not doing a good job of maintaining the tree rings of the trees installed by ULS. **Edged and sprayed weeds.**

20. This Tree Ligustrum on the north side of Milestone, west of Salt Creek needs to have what appears to be a damaged or broken limb removed. (Pic 20) **Completed.**



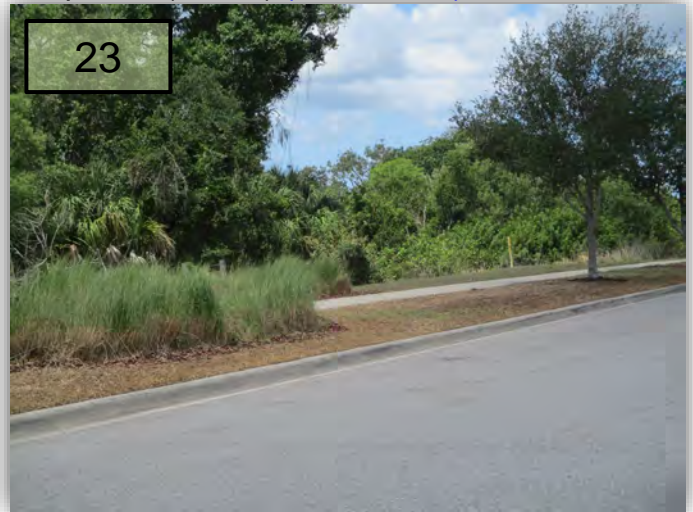
21. These beds on both sides of Milestone also need to be soft-edged better and the cut material needs to be removed. (see above) **Beds were soft-edged, debris removed, and treated weeds.**

22. What is the difference in irrigation between the turf on the south side of Milestone between Salt Creek and Triton and that on the north side?. There is a marked difference in the color. Clean up beds and tree rings.

(Pic 22>) (See below)

22. Ran the zones from the timer. Zone 35 did not operate. Found the valve to be closed at the flow control. Opened the flow control and zone operates properly now.

23. Stressed turf on the south side of Milestone between Triton and Knowledge continues to spread. (Pic 23) (See below.)



24. The Dwarf Firebush on the Knowledge roundabout never got cut back after winter and they need to be. (Pic 24) **Completed.**



23. Investigated- The zone 12 on controller works properly; Zone 11 valve does not flow properly. Checked the bleeder valve and no water is going through the valve - investigation continuing.

Milestone, Alabaster Stone, Maiden Sea

25. Edge the sideyard buffers along the homes at Milestone/Alabaster and Maiden Sea. Remove cut material. **Completed** .

26. Let's keep all hedges planted around all mail kiosks maintained at 1' below the tops of the mailboxes. **Noted and completed**.

27. **The Pringles Podocarpus around the Maiden Sea mail kiosk still needs to be topped. Remove weeds in the beds. (Pic 27) Completed** .



28. **There are still dead Feijoas at the northern end of the hedge past the Maiden Sea mail kiosk. All dead plants removed.**

29. The Maiden Sea cul-de-sac Railroad Vine needs to be kept behind the curb. Better John Bottlebrush and the Gold Mounds are wilted. Is irrigation not running here. (Pic 29)



29. Plant material trimmed back. Irrigation confirmed.

30. No insect activity found; fertilized and will keep monitoring.

30. The Crestpoint ROW of porkchop park continues to look very stressed. Is this being diagnosed and treated? (Pic 30) **(See below)**



31. The empty bed where the Liberty Tree was planted in porkchop park needs to be weeded. (Pic 31) **Weeds were addressed.**



32. Inspect the browning Fakahatchee Grasses on the Crest Points. Hot and dry leads to Spider Mite infestation. Treat accordingly. **Spider mites treated.**

33. The newly planted Sabal Palm on Crest Point 2 doesn't look all that great right now. I found one flood bubbler, but no earthen saucer. I do not know how much water the flood bubbler is emitting. Was irrigation adjusted for this newly planted palm? (Pics 33a & b>) **Checked the node - programmed to start at 12am, 7 days a week. Zone operates properly.**

Crestpoint Park, Brevada, Waterset Blvd.

34. Although improved from last month, there are still large areas of turf in Crestpoint Park that are not thriving. As mentioned earlier, all zones were turned on during this inspection, and at least two zones did not come on. Of those that did, most had more than one completely clogged irrigation heads, and there were also two broken irrigation heads. We never could get any drip lines to come on, but in the Variegated Confederate Jasmine bed on the west end, there are slices in the drip lines. One zone on the north ROW had four clogged head and of course, the turf in that area is failing. (Pics 34a & b) Inspection and repairs made on 05.20.2026.

35. The irrigation controller on Havensport is not operating properly, however, after manually turning on the zones, there were at least 8 heads that were totally clogged.

<33a



<34b



36. At Brevada and WS Blvd., turf continues to fail on both sides of Brevada, and also on the WS Blvd. median and both ROWs. (Pic 36)

36



36: Corrected with new controller (3A) - finalizing wirepath.

35. Completed - operating correctly.

Paradiso, Brevada, Paseo Al Mar

37. There are also brown Fakahatchee Grasses at the east end of the pond between Havensport and Ebb Tide along Brevada. There are also some in the sideyard buffers on the north side of Paradiso at Shadowlake & Brevada. **Treated for spider mites.**

38. We need to have this patch of turf at Brevada and Paradiso added to the turf assessment proposal. (Pic 38) **Proposal will be submitted.**



39. Turf on the west side of WSBlvd. north of Paradiso at Tire Park is all but dead ... and was similar last month. ((Pic 39) **(See below)**)



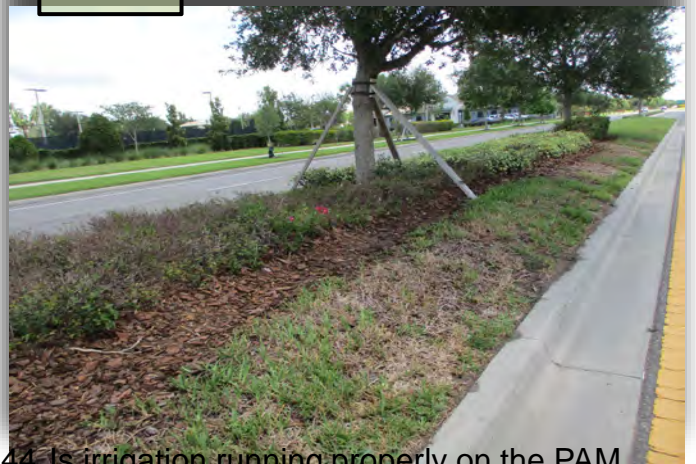
40. **There is still a broken tree brace on the second tree on the north side of Paseo Al Mar (PAM) west of WSBlvd. Broken branch removed.**

41. Hand pull Cupid's Shaving Brush weed in the Variegated Confederate Jasmine bed on the PAM median west of 30th Street. There is also Torpedograss and Spanish Needle. **Pulled weeds and sprayed for weeds.**

42. Hand pull the weeds from the beds of Variegated Confederate Jasmine in the PAM medians south of the Waterset Club. **Pulled weeds and sprayed weeds.**

43. Turf on the south side of the PAM median south of the Waterset Club is also failing.

(Pic 43) **(See below.)**



44. Is irrigation running properly on the PAM median closer to Covington Garden Drive CGD)? Turf begins to fail **Irrigation confirmed.**

45. Beds are weedy on the PAM/CGD roundabout. **All weeds have been treated.**

46. Replace broken tree straps on a new Oak on the north side of PAM west of CGD. **Will be completed before the next inspection.**

47. Eradicate Nutsedge in a bed of Variegated Confederate Jasmine on the PAM median a couple hundred feet east of the left turn lane in to Paradiso south. **All weeds have been pulled and sprayed.**

48. Trim the Jasmine shrubs in Voyagers Park. **Completed.**

39. **Corrected with new controller (3A) - finalizing wire path. Turf proposal in progress.**

43. **Zones confirmed working.**

49. Inspect turf on the west side of the Heirloom Park mail kiosk. Treat accordingly. (Pic 49>) **8 Inspected and no insect activity.**

Heirloom, Lantern View Park, Lakeside Amenity

50. Are all irrigation spray heads along the Heirloom ROW working. Several were stuck in the up position and in these areas, turf was failing. Heads popped up and retracted properly along Heirloom

51. What is occurring with these beds of Feijoa inside Lantern Park. All other beds are fine. (Pics 51a & b>) 4 drip breaks repaired

51a

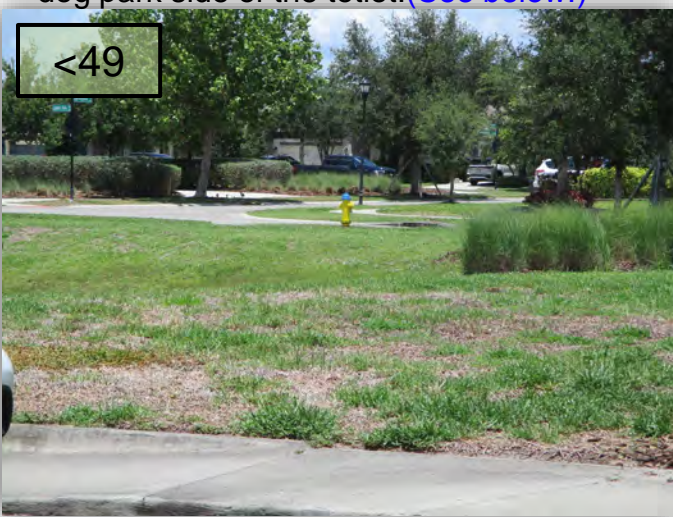


52. The piled dirt is still in place in the west side of Lantern View Park and the turf on the west side of the park is much drier looking than the east. (Pic 52>) Checked controller and programming, inspected system.

53. Was the irrigation adjusted to accommodate the new turf in the large dog park? **Yes.**

54. Cut back a very leggy Petra Croton on the dog park side of the totlot. (See below.)

<49



<51b



<52



55. What is the status of the irrigation on the north side of the Lakeside Amenity between the totlot and the trail? (Pic 55) See below.

55



54. Crotons were cut back.
55. Irrigation confirmed.

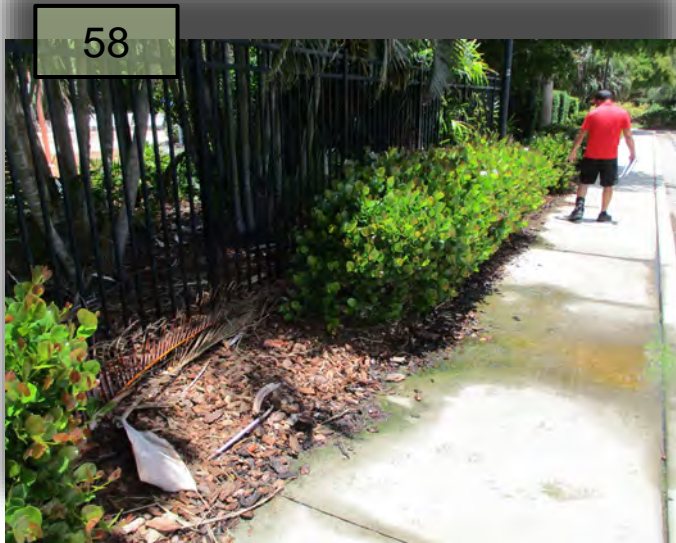
Lakeside Amenity, Parkshore, Meeting House

56. Remove about a half dozen Flax Lilies on the east side of the Amity between the fence and trail. **Flax Lilies removed.**

57. Inspect the Golden Dewdrop on the Lakeside Amenity east berm for insects and maintain at a consistent height. It thins near the north end but is fuller closer to the street. Is there See below irrigation inconsistencies here? (Pic 57)



58. We need to look into why there is so much water coming through the landscape bed between the Lakeside Amenity parking lot and the interior near the splash pad. **Is this from the splash pad features or is there broken irrigation here?** It has been doing this a while as slick algae formed. (Pic 58)



59. Remove these remaining failed Natal Plums at the Lakeside Amenity front gate. (Pic 59)



60. What is occurring here on Parkshore? The south ROW turf is straw-like while the north ROW is nice and green. (Pic 60)



61. Many of the newly planted Oaks in this south ROW are also failing.

62. The entire run of WS Blvd. from Parkshore southward, worse than last month, is failing.

63. Why is there one large rectangle of green turf on the west ROW of Meeting House and the rest is straw-like? (Pic 63>)

64. Trim the Bougainvillea at the 90° turn in Meeting House. **Bougainvillea trimmed.**

57. Plant material is trimmed; plants treated on 06.01.2026; irrigation being investigated.

58. Likely from the Splash Pad but it is still being investigated.

59. All dead plant material has been removed.

60-63. Corrected with new controller (3A) - finalizing wire path.

Paradiso, Colmar Park

65. Keep the Dw. Firebush on the west ROW of Meeting house about 2' below where they currently are. **Completed.**

66. Is the irrigation on the south ROW of Paradiso between WS Blvd. and Lantern Park working? It wasn't during the previous vendor's tenure and the turf failed. Now the north side is also failing. (Pics 66a & b>)



67. The plants on the back side of the mail kiosk at Colmar Park still need to be cut to the ground after winter. There are also defoliated plants in the open lawn area. The Feijo should be cut back by at least half, if not more, to see if they rejuvenate. There are also completely dead plants that should be removed. (Pics 67a & b>) **Dead plants removed and plants were cut back.**



68. The SE corner turf at Parkshore and CGD is now also bone dry. Is irrigation not working here now? (Pic 68>) **Irrigation confirmed.**

Nestall, Hourglass Park, Bowspirit

69. Ninety-nine percent of the time the Nestall cul-de-sac turf is over-watered, not is looks like straw. What is the status of irrigation here? (Pic 69) [See below.](#)



70. Eradicate the Bougainvillea at the CGD/Milestone wave wall and I will request a proposal to replace it with Railroad Vine in the near future. [Proposal is in progress.](#)

71. Hand pull and eradicate Spanish Needle and Wild Bushbean in the Hourglass Park porkchop island. [All weeds have been pulled.](#)

72. Turf is failing in the south portion of Hourglass Park. And now the turf is failing even further north in the north portion. [Is irrigation working properly here? Irrigation being investigated.](#) (Pics 72a & b>)



73. [There are still weeds in the Jasmine beds in Bow Spirit Park.](#) [All weeds have been sprayed and pulled.](#)

74. Why is turf now dying along Bowspirit east of Mayport? (Pic 74) [Irrigation time increased](#)



69. 3 nodes at this location: 2 needed batteries & 1 was disconnected from wires. Working correctly now. .



Mayport Park, Shell Park

75. We feel an irrigation zone was stuck on in Mayport Park as there is water gathering on the sidewalk, and there were no irrigation crews in this area and it was within the restricted hours. (Pic 75) (see below)



76. The shell path in Shell Park is still weedy
Weeds have been treated.

77. Why is the east ROW of WS Blvd. south of Covington Stone failing. Is irrigation not working here? Irrigation being investigated this week.

Items 36,39,60,61,62,63,66 A & B are being corrected with the installation of the new controller (3A) on Meeting House Lane. In progress-finalizing wire path for the controller.

75. At the time of the report, the zone was turned on to allow additional watering for inspection purposes.

Proposals

1. RedTree to provide a proposal to flush cut up to five dead trees near the totlot. (Pics 1a – d>) Proposal in progress.



2. RedTree to provide a proposal to flush cut yet another dead Red Maple on the back side of the hedge as you are leaving the Landing on the west driveway. (Pic 2>) Proposal in progress.



3. There are potentially two dead/dying trees behind approximately the 5th – 6th house on the east side of Park Strand north of Covington Stone. One is a Hong Kong Orchid, which after blooming in the spring often sheds its blooms and leaves, but then re-foliates later. This may be what this tree is doing now. (Pic 3>>) Proposal in progress

Proposals

4. RedTree to provide a proposal to refit the Current north and south cul-de-sacs with solar controlled irrigation controllers. They are currently on nodes that need batteries replaced regularly. **Proposal in progress.**
5. RedTree to provide a proposal to flush cut another dead Washington Palm on the west side of Pond 15. (Pic 5) **Proposal in progress.**



6. **There are now a total of 16 dead Red Maples or absent Red Maples along Knowledge that need to be replaced. I will replace these with Sweet Gum "Rotundiloba" and include these with 10 Shumard Oaks along Covington Garden Drive and 1-2 Magnolias that also need to be replaced. These will be bid out as a tree planting project. I have taken pictures of these trees. Noted.**



7. Install and invoice five (5) 3 Gal., FULL Dw. Firebush, Hamelia patens "glabra" to replace a hand full that do not appear to have made it through winter on the sideyard buffer at the west end. of Paradiso. (Pic 7) **Proposal in progress.**



8. I'm not sure why, but during the recent work at the large dog park, not all the turf was replaced. It needs to be as these areas become quite muddy. RedTree to provide a proposal to install new turf to match the existing turf and cut in at the edges so there are no ridges. (Pic 8) **Proposal in progress.**



9. RedTree to provide a proposal to flush cut a Silver Buttonwood and Hong Kong Orchid on the NE side of the Lakeside Amenity inside the fence. (Pics 9a & b) **Proposal in progress.**

Proposals



Tab 2



The New Standard in Landscape Maintenance

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www.redtreelandscape.com

5532 Auld Lane, Holiday FL 34690

June 15, 2026

Sod Installation Proposal Center Median North of Sail View Ln

For

Waterset North CDD

Attn: John Toborg

jtoborg@rizzetta.com



- Remove Bougainvillea and haul away
- Prep area for sod installation to include 5 yards of top soil
- Install 800 sq ft Zosia Sod
- Includes all materials, labor, hauling and dump fees

Total: \$2,800.00

Authorized By:

Date:

Proposal submitted by Kevin Smith – Senior Landscape Designer / Advisor
ksmith@redtreelandscape.systems / Cell phone: (727) 426.3679



The New Standard in Landscape Maintenance

1.888.RED.TREE

www.redtreelandscape.com

5532 Auld Lane, Holiday FL 34690

June 15, 2026

Dog Park Sod Installation Proposal

For

Waterset North CDD

Attn: John Toborg

jtoborg@rizzetta.com



- Cut out target area with sod cutter and haul away debris
- Install 2,750 sq ft Zosia Sod
- Includes all materials, labor, hauling and dump fees

Total: \$6,187.50

Authorized By:

Date:

Proposal submitted by Kevin Smith – Senior Landscape Designer / Advisor
ksmith@redtreelandscape.systems / Cell phone: (727) 426.3679



The New Standard in Landscape Maintenance

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5532 Auld Lane, Holiday FL 34690

June 15, 2026

Sod Renovation Proposal

For

Waterset North CDD

Attn: John Toborg

jtoborg@rizzetta.com

Center Median North of Sail View Ln

Install 1,800 sq ft Zosia Sod = **\$4,050.00**



Inbound ROW North of Sail View Ln

Install 6,150 sq ft Zosia Sod = **\$13,837.50**





Sail View Ln and Waterset Blvd.

Install 2,125 sq ft Zosia Sod = **\$4,781.25**



Center Median South of Sail View Ln

Install 3,765 sq ft Zosia Sod = **\$8,471.25**



Covington Stone Ave and Waterset Blvd.

Install 225 sq ft Zosia Sod = **506.25**



Center Median South of Covington Stone Ave

Install 7,530 sq ft Zosia Sod = **\$16,942.50**





Inbound ROW South of Covington Stone Ave

Install 3,140 sq ft Zosia Sod = **\$7,065.00**



Makers Way Island

Install 1,080 sq ft St Augustine Sod = **\$2,430.00**



Crest Point Dr Park

Install 2,305 sq ft St Augustine Sod = **\$5,186.25**



Milestone and Salt Creek

Install 590 sq ft St Augustine Sod = **\$1,327.50**



Milestone and Triton

Install 675 sq ft St Augustine Sod = **\$1,518.75**



Milestone and Alabaster Stone Ln

Install 5,750 sq ft St Augustine Sod = **\$12,937.50**



Milestone and Maiden Sea

Install 6,375 sq ft St Augustine Sod = **\$14,343.75**



Center Medians and ROW on Paseo Al Mar between Milestone and Waterset Blvd

Install 3,147 sq ft St Augustine Sod = **\$6,855.75**





Paradiso and Paseo Al Mar ROR

Install 2,244 sq ft St Augustine Sod = **\$5,049.00**



Covington Garden Dr

Install 6,292 sq ft St Augustine Sod = **\$14,157.00**





Lantern Park

Install 12,650 sq ft Celebration Bermuda = **\$28,462.50**



Tideline and Milestone

Install 1,320 sq ft Celebration Bermuda Sod = **\$2,970.00**



Milestone and Waterset Blvd

Install 6,831 sq ft Zosia Sod = **\$15,369.75**





Waterset Blvd North of Milestone

Install 4,950 sq ft Zosia Sod = **\$11,137.50**



Bravada Ln and Waterset Blvd

Install 17,820 sq ft Zosia Sod = **\$40,095.00**



Waterset Blvd and Paradiso

Install 10,450 sq ft Zosia Sod = **\$23,512.50**



- Kill off declining turf and weeds in target areas
- Cut out with sod cutter and haul away debris
- Install sod type according to target area
- Includes all materials, labor, hauling and dump fees

Zosia Sod

64,786 sq ft = **\$145,768.50**

St Augustine Sod

28,451 sq ft = **\$64,014.75**

Red Tree to cover 11,000 sq ft at Milestone = \$24,750.00 credit

Celebration Bermuda

13,970 sq ft = **\$31,432.50**

Total: \$241,215.75 - \$24,750.00 credit = \$216,465.75

Authorized By:

Date:

Proposal submitted by Kevin Smith – Senior Landscape Designer / Advisor
ksmith@redtreelandscape.systems / Cell phone: (727) 426.3679

Tab 3

Tab 4A



The New Standard in Landscape Maintenance

1.888.RED.TREE

www.redtreelandscape.com

5532 Auld Lane, Holiday FL 34690

CONTROLLER UPGRADE SUMMARY

**IRRIGATION PROPOSAL SUMMARY
FOR
WATERSET NORTH CDD**

Attention: Rachel Welborn, District Manager

May 12, 2026

CONTROLLER / LOCATION	CONTROLLER TYPE	PRICE
7230 BOWSPIRIT	HUNTER ICC2 (Conventional)	\$ 1, 791.38
6940 WATERSET BLVD	HUNTER ACC (Two-Wire)	\$10,261.58
6702 WATERSET BLVD	HUNTER ACC (Two-Wire)	\$10,261.58
6632 PARK STRAND DR	HUNTER ACC (Conventional)	\$10,229.12
7087 WATERSET BLVD	HUNTER ACC (Two-Wire)	\$10,261.58
6311 SALT CREEK AVE	HUNTER ICC2 (Conventional)	\$1,641.38
6328 WAVES END PL	HUNTER ICC2 (Two-Wire)	\$10,261.58
6212 COVINGTON GARDEN DR	HUNTER ACC2 (Two-Wire)	\$10,261.58
7250 MEETING HOUSE LN	HUNTER ACC (Two-Wire)	\$10,261.58
6802 EBB TIDE AVE	HUNTER ACC (Two-Wire)	\$10,261.58
6158 SHADOW LAKE DR	HUNTER ACC (Two-Wire)	\$10,261.58
6953 CRESTPOINT DR	HUNTER ICC2 (Conventional)	\$ 1, 927.58
7218 HOURGLASS DR	HUNTER ACC2 (Conventional)	\$2,354.14
6531 MAYPORT DR	HUNTER ICC2 (Conventional)	\$1,641.38
TOTAL		\$101,677.62

Authorized Signature to Proceed


Date of Authorization

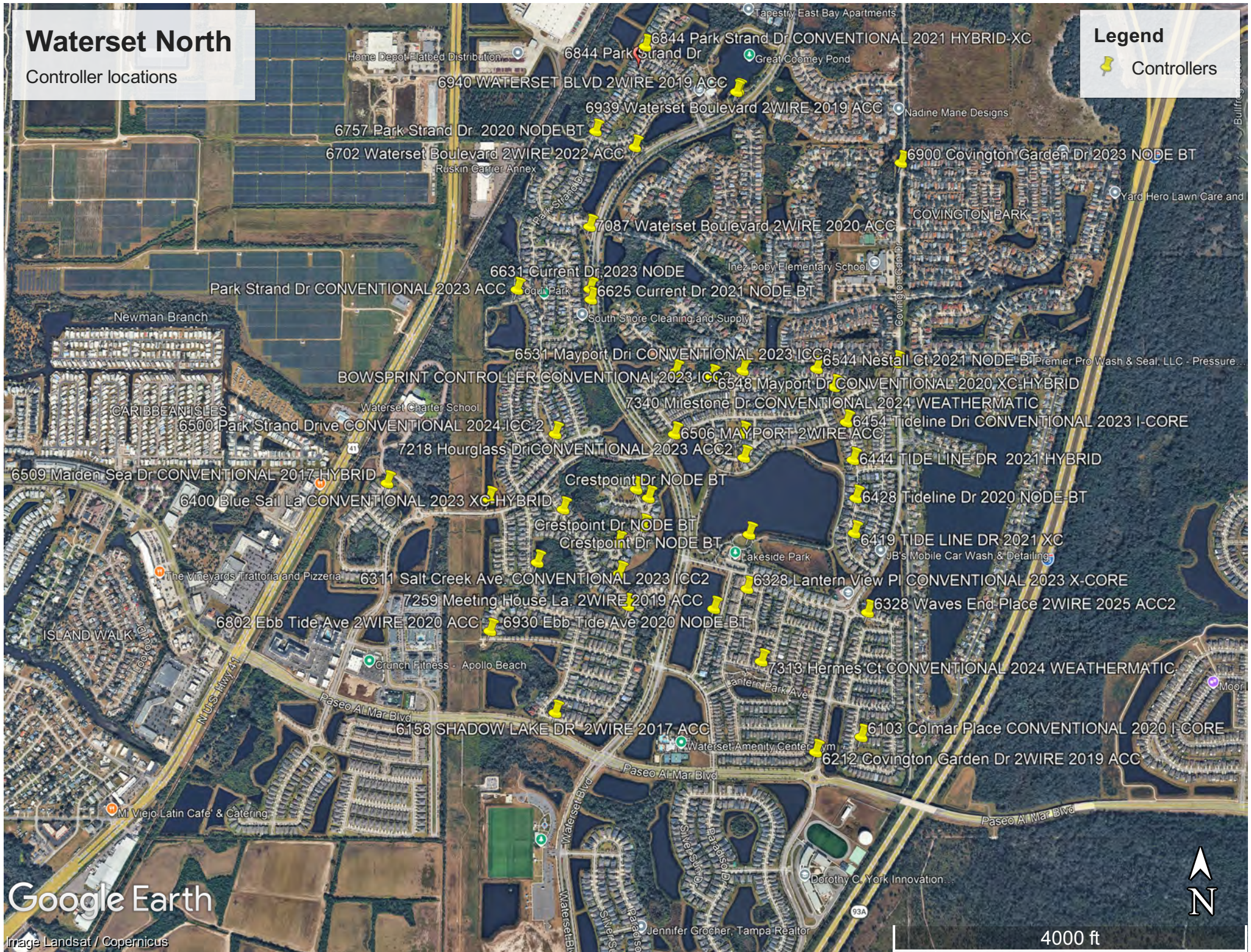
Proposal submitted by Matt Olson, Irrigation Manager
molson@redtreelandscape.com / Cell phone: (727) 200-1714

Waterset North

Controller locations

Legend

 Controllers



Google Earth

Image Landsat / Copernicus

4000 ft





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5532 Auld Lane, Holiday FL 34690

CONTROLLER REPLACEMENT/ 6158 SHADOW LAKE DR

**IRRIGATION PROPOSAL
FOR
WATERSET NORTH CDD**

Attention: Rachel Welborn, District Manager

May 12, 2026

Scope of Work

The existing controller is a Hunter ACC 2-wire pedestal controller and must be replaced to provide the necessary capability for online communication, and advanced system monitoring. RedTree recommends replacing the existing controller with a Hunter ACC2 Plastic Pedestal controller equipped with a Hunter wireless rain sensor and communications module. This upgraded system will provide improved reliability, enhanced operational efficiency, remote programming capabilities, and greater overall control of the irrigation system through an online platform.

Materials

- (1) Hunter ACC2 Plastic Pedestal Controller (Two-Wire)
- (1) Hunter ACC2 Cellular Communications Module
- (1) Hunter Wireless Rain/Freeze Sensor
- (1) Hunter Communication Yearly Fee
- Miscellaneous Parts
- Labor

Total Cost: \$10,261.58

* \$240.00 Yearly Communications Fee Required

Authorized Signature to Proceed

_____/_____/_____
Date of Authorization

Proposal submitted by Matt Olson, Irrigation Manager
molson@redtreelandscape.systems / Cell phone: (727) 200-1714



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5532 Auld Lane, Holiday FL 34690

CONTROLLER REPLACEMENT/ 6212 COVINGTON GARDEN DRIVE

**IRRIGATION PROPOSAL
FOR
WATERSET NORTH CDD**

Attention: Rachel Welborn, District Manager

May 12, 2026

Scope of Work

The existing controller is a Hunter ACC 2-wire pedestal controller and must be replaced to provide the necessary capability for online communication, and advanced system monitoring. RedTree recommends replacing the existing controller with a Hunter ACC2 Plastic Pedestal controller equipped with a Hunter wireless rain sensor and communications module. This upgraded system will provide improved reliability, enhanced operational efficiency, remote programming capabilities, and greater overall control of the irrigation system through an online platform.

Materials

- (1) Hunter ACC2 Plastic Pedestal Controller (Two-Wire)
- (1) Hunter ACC2 Cellular Communications Module
- (1) Hunter Wireless Rain/Freeze Sensor
- (1) Hunter Communication Yearly Fee
- Miscellaneous Parts
- Labor

Total Cost: \$10,261.58

* \$240.00 Yearly Communications Fee Required

Authorized Signature to Proceed

_____/_____/_____
Date of Authorization

Proposal submitted by Matt Olson, Irrigation Manager
molson@redtreelandscape.com / Cell phone: (727) 200-1714



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5532 Auld Lane, Holiday FL 34690

ADD COMMUNICATIONS / 6311 SALT CREEK AVENUE

**IRRIGATION PROPOSAL
FOR
WATERSET NORTH CDD**

Attention: Rachel Welborn, District Manager

May 12, 2026

Scope of Work

The current controller is a Hunter ICC2 Conventional Wall Mount controller. RedTree recommends adding a communications module to enable enhanced remote management, and improved operational control through an online platform. This upgrade provides greater system visibility, streamlined diagnostics, and more efficient performance management.

Materials

- (1) Hunter ICC2 Cellular Communications Module
- (1) Hunter Communication Yearly Fee
- Miscellaneous Parts
- Labor

Total Cost: \$1,641.38

* \$240.00 Yearly Communications Fee Required

Authorized Signature to Proceed

____/____/_____
Date of Authorization

Proposal submitted by Matt Olson, Irrigation Manager
olson@redtreelandscape.com / Cell phone: (727) 200-1714



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5532 Auld Lane, Holiday FL 34690

CONTROLLER REPLACEMENT/ 6328 WAVES END PLACE

**IRRIGATION PROPOSAL
FOR
WATERSET NORTH CDD**

Attention: Rachel Welborn, District Manager

May 12, 2026

Scope of Work

The existing controller is a Hunter ACC 2-wire pedestal controller and must be replaced to provide the necessary capability for online communication, and advanced system monitoring. RedTree recommends replacing the existing controller with a Hunter ACC2 Plastic Pedestal controller equipped with a Hunter wireless rain sensor and communications module. This upgraded system will provide improved reliability, enhanced operational efficiency, remote programming capabilities, and greater overall control of the irrigation system through an online platform.

Materials

- (1) Hunter ACC2 Plastic Pedestal Controller (Two-Wire)
- (1) Hunter ACC2 Cellular Communications Module
- (1) Hunter Wireless Rain/Freeze Sensor
- (1) Hunter Communication Yearly Fee
- Miscellaneous Parts
- Labor

Total Cost: \$10,261.58

* \$240.00 Yearly Communications Fee Required

Authorized Signature to Proceed

____/____/_____
Date of Authorization

Proposal submitted by Matt Olson, Irrigation Manager
molson@redtreelandscape.com / Cell phone: (727) 200-1714



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5532 Auld Lane, Holiday FL 34690

CONTROLLER REPLACEMENT/ 6802 EBB TIDE AVENUE

**IRRIGATION PROPOSAL
FOR
WATERSET NORTH CDD**

Attention: Rachel Welborn, District Manager

May 12, 2026

Scope of Work

The existing controller is a Hunter ACC 2-wire pedestal controller and must be replaced to provide the necessary capability for online communication, and advanced system monitoring. RedTree recommends replacing the existing controller with a Hunter ACC2 Plastic Pedestal controller equipped with a Hunter wireless rain sensor and communications module. This upgraded system will provide improved reliability, enhanced operational efficiency, remote programming capabilities, and greater overall control of the irrigation system through an online platform.

Materials

- (1) Hunter ACC2 Plastic Pedestal Controller (Two-Wire)
- (1) Hunter ACC2 Cellular Communications Module
- (1) Hunter Wireless Rain/Freeze Sensor
- (1) Hunter Communication Yearly Fee
- Miscellaneous Parts
- Labor

Total Cost: \$10,261.58

* \$240.00 Yearly Communications Fee Required

Authorized Signature to Proceed

_____/_____/_____
Date of Authorization

Proposal submitted by Matt Olson, Irrigation Manager
molson@redtreelandscape.com / Cell phone: (727) 200-1714



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5532 Auld Lane, Holiday FL 34690

CONTROLLER REPLACEMENT/ 7087 WATERSET BOULEVARD

**IRRIGATION PROPOSAL
FOR
WATERSET NORTH CDD**

Attention: Rachel Welborn, District Manager

May 12, 2026

Scope of Work

The existing controller is a Hunter ACC 2-wire pedestal controller and must be replaced to provide the necessary capability for online communication, and advanced system monitoring. RedTree recommends replacing the existing controller with a Hunter ACC2 Plastic Pedestal controller equipped with a Hunter wireless rain sensor and communications module. This upgraded system will provide improved reliability, enhanced operational efficiency, remote programming capabilities, and greater overall control of the irrigation system through an online platform.

Materials

- (1) Hunter ACC2 Plastic Pedestal Controller (Two-Wire)
- (1) Hunter ACC2 Cellular Communications Module
- (1) Hunter Wireless Rain/Freeze Sensor
- (1) Hunter Communication Yearly Fee
- Miscellaneous Parts
- Labor

Total Cost: \$10,261.58

* \$240.00 Yearly Communications Fee Required

Authorized Signature to Proceed

_____/_____/_____
Date of Authorization

Proposal submitted by Matt Olson, Irrigation Manager
molson@redtreelandscape.com / Cell phone: (727) 200-1714



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5532 Auld Lane, Holiday FL 34690

CONTROLLER REPLACEMENT/ 7250 MEETING HOUSE LANE

**IRRIGATION PROPOSAL
FOR
WATERSET NORTH CDD**

Attention: Rachel Welborn, District Manager

May 12, 2026

Scope of Work

The existing Hunter ACC 2-Wire Pedestal Controller is malfunctioning due to a failed motherboard. The controller's wire path, which should only put out 36 volts, is currently producing 115 volts, resulting in repeated decoder failures throughout the irrigation system. Due to the severity of the electrical fault and the resulting damage to system components, the controller must be replaced to restore proper system functionality and ensure reliable operation. RedTree recommends replacing the existing controller with a Hunter ACC2 Plastic Pedestal Controller equipped with a Hunter Wireless Rain Sensor and communications module. This upgraded system will provide improved reliability, enhanced operational efficiency, remote programming capability, advanced system monitoring, and greater overall control of the irrigation system through an online management platform.

Materials

- (1) Hunter ACC2 Plastic Pedestal Controller (Two-Wire)
- (1) Hunter ACC2 Cellular Communications Module
- (1) Hunter Wireless Rain/Freeze Sensor
- (1) Hunter Communication Yearly Fee
- Miscellaneous Parts
- Labor

Total Cost: \$10,261.58

* \$240.00 Yearly Communications Fee Required

Authorized Signature to Proceed

____/____/_____
Date of Authorization

Proposal submitted by Matt Olson, Irrigation Manager
molson@redtreelandscape.com / Cell phone: (727) 200-1714



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5532 Auld Lane, Holiday FL 34690

ADD COMMUNICATIONS / 6531 MAYPORT DRIVE

**IRRIGATION PROPOSAL
FOR
WATERSET NORTH CDD**

Attention: Rachel Welborn, District Manager

May 12, 2026

Scope of Work

The current controller is a Conventional Hunter ICC2 Wall Mount Controller. RedTree recommends adding a communications module to enable enhanced remote management, and improved operational control through an online platform. This upgrade provides greater system visibility, streamlined diagnostics, and more efficient performance management.

Materials

- (1) Hunter ICC2 Cellular Communications Module
- (1) Hunter Communication Yearly Fee
- Miscellaneous Parts
- Labor

Total Cost: \$1,641.38

** \$240.00 Yearly Communications Fee Required*

Authorized Signature to Proceed

____/____/_____
Date of Authorization

Proposal submitted by Matt Olson, Irrigation Manager
olson@redtreelandscape.com / Cell phone: (727) 200-1714



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5532 Auld Lane, Holiday FL 34690

ADD COMMUNICATIONS / 6953 CRESTPOINT DRIVE

**IRRIGATION PROPOSAL
FOR
WATERSET NORTH CDD**

Attention: Rachel Welborn, District Manager

May 12, 2026

Scope of Work

The current controller is a Conventional Hunter ICC2 Wall Mount Controller. RedTree recommends adding a communications module and expansion module to enable enhanced remote management, and improved operational control through an online platform. This upgrade provides greater system visibility, streamlined diagnostics, and more efficient performance management.

Materials

- (1) Hunter ICC2 Cellular Communications Module
- (1) Hunter ICC2 Expansion Module 8 Station
- (1) Hunter Communication Yearly Fee
- Miscellaneous Parts
- Labor

Total Cost: \$1,927.58

* \$240.00 Yearly Communications Fee Required

Authorized Signature to Proceed

____/____/_____
Date of Authorization

Proposal submitted by Matt Olson, Irrigation Manager
molson@redtreelandscape.com / Cell phone: (727) 200-1714



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5532 Auld Lane, Holiday FL 34690

ADD COMMUNICATIONS / 7218 HOURLASS DRIVE

**IRRIGATION PROPOSAL
FOR
WATERSET NORTH CDD**

Attention: Rachel Welborn, District Manager

May 12, 2026

Scope of Work

The current controller is a Conventional HunterACC2 Wall Mount Controller. RedTree recommends adding a communications module and expansion module to enable enhanced remote management, and improved operational control through an online platform. This upgrade provides greater system visibility, streamlined diagnostics, and more efficient performance management.

Materials

- (1) Hunter ACC2 Cellular Communications Module
- (1) Hunter Communication Yearly Fee
- Miscellaneous Parts
- Labor

Total Cost: \$2,354.14

** \$240.00 Yearly Communications Fee Required*

Authorized Signature to Proceed

____/____/_____
Date of Authorization

Proposal submitted by Matt Olson, Irrigation Manager
molson@redtreelandscape.com / Cell phone: (727) 200-1714



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5532 Auld Lane, Holiday FL 34690

ADD COMMUNICATIONS / 7230 BOWSPIRIT PLACE

**IRRIGATION PROPOSAL
FOR
WATERSET NORTH CDD**

Attention: Rachel Welborn, District Manager

May 12, 2026

Scope of Work

The current controller is a Conventional Hunter ICC2 Wall Mount Controller. RedTree recommends adding a communications module to enable enhanced remote management, and improved operational control through an online platform. This upgrade provides greater system visibility, streamlined diagnostics, and more efficient performance management.

Materials

- (1) Hunter ICC2 Cellular Communications Module
- (1) Hunter ICC2 Expansion Module 8 Station
- (1) Hunter Communication Yearly Fee
- Miscellaneous Parts
- Labor

Total Cost: \$1,791.38

* \$240.00 Yearly Communications Fee Required

Authorized Signature to Proceed

____/____/_____
Date of Authorization

Proposal submitted by Matt Olson, Irrigation Manager
olson@redtreelandscape.com / Cell phone: (727) 200-1714



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5532 Auld Lane, Holiday FL 34690

CONTROLLER REPLACEMENT / 6632 PARK STRAND DRIVE

**IRRIGATION PROPOSAL
FOR
WATERSET NORTH CDD**

Attention: Rachel Welborn, District Manager

May 12, 2026

Scope of Work

The existing controller is a conventional Hunter ACC pedestal controller and must be replaced to provide the necessary capability for online communication, and advanced system monitoring. RedTree recommends replacing the existing controller with a Hunter ACC2 12 station Plastic Pedestal controller equipped with a Hunter wireless rain sensor and communications module. This upgraded system will provide improved reliability, enhanced operational efficiency, remote programming capabilities, and greater overall control of the irrigation system through an online platform.

Materials

- (1) Hunter ACC2 12 Station Plastic Pedestal Controller (Conventional)
- (1) Hunter ACC2 Expansion Module 6 Station
- (1) Hunter ACC2 Cellular Communications Module
- (1) Hunter Wireless Rain/Freeze Sensor
- (1) Hunter Communication Yearly Fee
- Miscellaneous Parts
- Labor

Total Cost: \$10,229.12

* \$240.00 Yearly Communications Fee Required

Authorized Signature to Proceed

_____/_____/_____
Date of Authorization

Proposal submitted by Matt Olson, Irrigation Manager
molson@redtreelandscape.com / Cell phone: (727) 200-1714



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5532 Auld Lane, Holiday FL 34690

CONTROLLER REPLACEMENT/ 6702 WATERSET BOULEVARD

**IRRIGATION PROPOSAL
FOR
WATERSET NORTH CDD**

Attention: Rachel Welborn, District Manager

May 12, 2026

Scope of Work

The existing controller is a Hunter ACC 2-wire pedestal controller and must be replaced to provide the necessary capability for online communication, and advanced system monitoring. RedTree recommends replacing the existing controller with a Hunter ACC2 Plastic Pedestal controller equipped with a Hunter wireless rain sensor and communications module. This upgraded system will provide improved reliability, enhanced operational efficiency, remote programming capabilities, and greater overall control of the irrigation system through an online platform.

Materials

- (1) Hunter ACC2 Plastic Pedestal Controller (Two-Wire)
- (1) Hunter ACC2 Cellular Communications Module
- (1) Hunter Wireless Rain/Freeze Sensor
- (1) Hunter Communication Yearly Fee
- Miscellaneous Parts
- Labor

Total Cost: \$10,261.58

* \$240.00 Yearly Communications Fee Required

Authorized Signature to Proceed

_____/_____/_____
Date of Authorization

Proposal submitted by Matt Olson, Irrigation Manager
molson@redtreelandscape.com / Cell phone: (727) 200-1714



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5532 Auld Lane, Holiday FL 34690

CONTROLLER REPLACEMENT/ 6940 WATERSET BOULEVARD

**IRRIGATION PROPOSAL
FOR
WATERSET NORTH CDD**

Attention: Rachel Welborn, District Manager

May 12, 2026

Scope of Work

The existing controller is a Hunter ACC 2-wire pedestal controller and must be replaced to provide the necessary capability for online communication, and advanced system monitoring. RedTree recommends replacing the existing controller with a Hunter ACC2 Plastic Pedestal controller equipped with a Hunter wireless rain sensor and communications module. This upgraded system will provide improved reliability, enhanced operational efficiency, remote programming capabilities, and greater overall control of the irrigation system through an online platform.

Materials

- (1) Hunter ACC2 Plastic Pedestal Controller (Two-Wire)
- (1) Hunter ACC2 Cellular Communications Module
- (1) Hunter Wireless Rain/Freeze Sensor
- (1) Hunter Communication Yearly Fee
- Miscellaneous Parts
- Labor

Total Cost: \$10,261.58

* \$240.00 Yearly Communications Fee Required

Authorized Signature to Proceed

_____/_____/_____
Date of Authorization

Proposal submitted by Matt Olson, Irrigation Manager
molson@redtreelandscape.com / Cell phone: (727) 200-1714

Tab 5



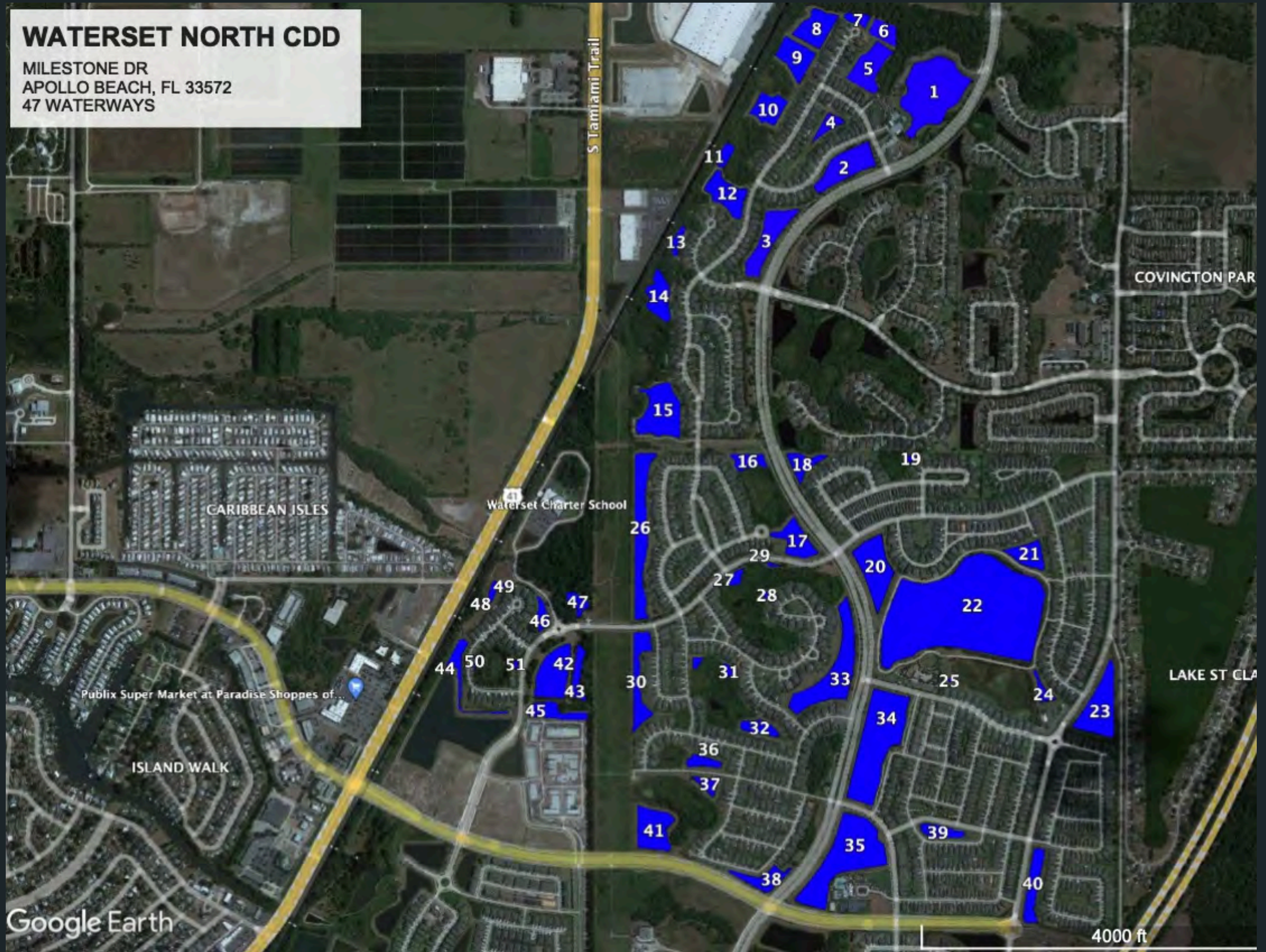
MONTHLY REPORT

JUNE, 2026



WATERSET NORTH CDD

MILESTONE DR
APOLLO BEACH, FL 33572
47 WATERWAYS



SUMMARY:

We are still in an extreme drought but hopeful we get some heavy rain coming. As the rain starts couple things to expect are a jump in Algae blooms as runoff water is typically nutrient rich and will spark a bloom. Trash that has been stuck in storm water drains will be washed out into open water and there will be a risk of fish loss on heavy rainfall as ponds may turnover. This is natural but unpleasant.

These are a few things to be aware of but the rain is needed and welcome.



Pond #1 Treated for Shoreline Vegetation.



Pond #2 Treated for Hydrilla and Shoreline Vegetation.



Pond #3 Treated for Hydrilla and Shoreline Vegetation.



Pond #4 Treated for Algae and Shoreline Vegetation.



Pond #5 Treated for Hydrilla and Shoreline Vegetation.



Pond #6 Treated for Shoreline Vegetation.



Pond #7 Treated for Algae and Shoreline Vegetation.



Pond #8 Treated for Algae and Shoreline Vegetation.



Pond #9 Treated for Algae and Shoreline Vegetation.



Pond #10 Treated for Shoreline Vegetation.



Pond #11 Treated for Shoreline Vegetation.



Pond #12 Treated for Shoreline Vegetation.



Pond #13 Treated for Algae and Shoreline Vegetation.



Pond #14 Treated for Algae and Shoreline Vegetation.



Pond #15 Treated for Algae and Shoreline Vegetation.

Tab 6

Tab 7

WATERSET®



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

Community Director Report **June 2026 Meeting**



Unparalleled Property Services

Administrative

CDD Access Requests: None

Management would like to follow up on the status of the notice that was to be sent to the homeowner regarding the incident that occurred at the Landing Pool on May 11th, during which approximately 40–50 teenagers were gathered at the facility. Please provide an update on the status of the notice and advise whether any additional information is needed from Management to assist with this matter.

Management would like to follow up on the letter to the copier lease company that is needed to give notice that we will not be renewing the lease.

Cooper Pools informed management that 2 pumps for the Landing pool had stopped working. A proposal in the amount of \$6,760.58. Management worked with the chairman to approve the proposal outside of a meeting. The two pumps were installed on Tuesday, June 2, 2026. The pool was reopened on Wednesday, June 3rd.

Cooper Pools advised management that the lighting inside the pool had stopped working. Management provided a proposal to the chairman outside of the meeting in the amount of \$9,217.92. At this time, since the pool closes at 8:30pm and there is no night swimming, the proposal was tabled.

Creative Recreation provided a deposit invoice for the timbers. They require a 50% deposit. The invoice was submitted through the Rizzetta avid email for processing.

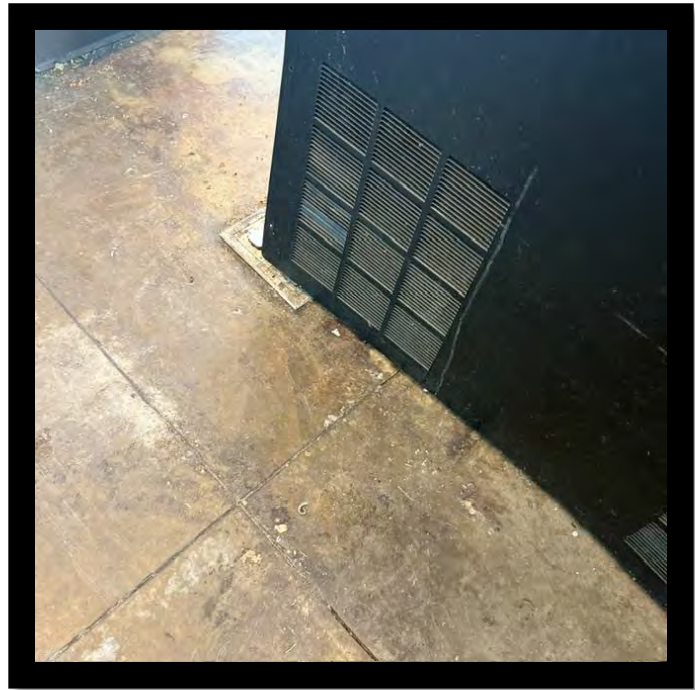
Management is currently awaiting for a proposal for the benches and trash cans that the board reverted back to from the May meeting.

As an update, Playmore never reached back out to management.

Luxury Stone Works will be onsite the week of June 15th to begin the sidewalk repairs for the CDD owned sidewalks.

Management reached out to the District Engineer regarding the condition of the Splash Pad pergola roof and support pillars. As the Board may recall, Management previously provided documentation to the District regarding damage caused by the 2024 hurricane, and repairs were subsequently completed. Since that time, Management has observed that the adjacent support pillars are showing signs of rot and that there is additional damage to the pergola roof. The District Engineer has been notified of these concerns and advised that they will review the matter further and provide additional information and recommendations once their evaluation is complete.

The equipment in the landing café was picked up on Friday, June 5th. A check made out to WSN in the amount of \$1,400.00 was submitted to management and will be mailed to the Rizzetta Tampa office for processing. Management will be contacting a vendor for a proposal to redo the floors inside the landing.



The brakes on the maintenance cart are in need of replacement. As the maintenance team has been utilizing the cart to service all three CDDs over the past six to seven months, Management will be requesting that the repair invoice be split among the three districts accordingly. Management is currently coordinating the repair and will provide additional information once the work has been completed.

Management has observed that the paint on the rear portion of the Landing building has begun to peel. To address the issue, Management has reached out to Munyan Painting, a vendor that has previously performed painting services at Waterset facilities, and has requested a proposal for the necessary repairs and repainting. Management will provide the Board with the proposal once it is received and reviewed.

Management has reached out to Accurate Electronics regarding reports that the dog park badge reader is intermittently malfunctioning and not consistently granting access to residents. Accurate Electronics has been notified of the issue and has been requested to inspect the equipment and determine the cause of the intermittent failures. Management will provide an update once additional information is received and any necessary repairs have been completed.

The Landing Pool heaters have been turned off for the season. They will be turned back on once the weather gets cooler, historically around the November timeframe.

Maintenance

Management contacted Cooper Pools regarding water overflowing at the Splash Pad. Upon inspection, maintenance discovered a cracked overflow pipe at the bottom of the pump that required replacement. Cooper Pools was onsite on June 5, 2026, to complete the necessary repairs and address the issue.

Management would like to report that the maintenance team replaced the gate closer at the Splash Pad after the existing closer cracked in half. The repair has been completed and the gate is now functioning properly.

Maintenance team realized that the address on the lakeside was glued on the building incorrectly. The maintenance team removed the numbers to install correctly.

Management would like to report that the maintenance team replaced the water supply lines for the men's restroom sink at the Splash Pad. The repair has been completed and the sink is functioning properly.

Respectfully Submitted,

Katiria Parodi, LCAM

Tab 8

Review quote and press Approve or Reject below

Cooper Pools Inc

4850 Allen Rd PMB 13
Zephyrhills, FL 33541
(844) 766-5256
info@cooperpoolsinc.com
<https://cooperpoolsinc.com/>

QUOTE

Quote Number
797

Quote Total
\$727.31

Bill To:
Waterset North CDD
3434 Colwell Ave Suite 200
Tampa, FL 33614

Quote Date
June 3, 2026
Expiration Date
July 3, 2026

LOCATION: 7012 Sail View Lane (The Landing), Apollo Beach

Item	Description	Qty	Rate	Amount
Stenner Pump 45M5	Stenner Pump 45M5	1	727.31	727.31

Tech reports stenner pump needed.

Subtotal	\$727.31
Tax	\$0.00
Quote Total	\$727.31

Cooper Pools Inc
info@cooperpoolsinc.com

Rachel Welborn Digitally signed by Rachel Welborn
Date: 2026.06.12 13:15:51 -04'00'

Name & Signature

Date



Cooper Pools

844-766-5256

Creative Recreation Products **Quote 8619**

3000 W State Road 426
Oviedo, FL 32765 USA
4076958855
FLplaygrounds@gmail.com



ADDRESS	SHIP TO	DATE	TOTAL
Waterset North CDD 7012 Sail View Ln Apollo Beach, FL 33572	Waterset North CDD 7012 Sail View Ln Apollo Beach, FL 33572	05/22/2026	\$4,120.00

QTY	DESCRIPTION	RATE	AMOUNT
	Just borders		
1	Removal and disposal of existing borders (29 borders @ 6', or 174 LF)	600.00	600.00
44	12" Molded Playground Borders - 4' long, black. Includes freight and installation.	80.00	3,520.00T

NOTES:

- 50% Deposit due with order: \$2,060.00
- Balance due upon completion: Net 15.
- Excessive underground obstacles may result in additional labor.
- There is a 2.9% transaction fee if paying by credit card: \$59.00

SUBTOTAL	4,120.00
TAX	0.00
TOTAL	\$4,120.00

THANK YOU.

Accepted By

Accepted Date

Rachel Welborn

Digitally signed by Rachel
Welborn
Date: 2026.05.27 11:07:44 -04'00'

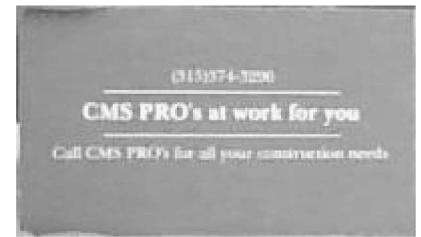
Quote valid for 30 days. We look forward to working with you!

Tab 9

ESTIMATE

Construction Management
Services inc.
5233 MOON SHELL DR
Apollo Beach, FL 33572

mikeambriati@live.com
+1 (315) 374-3296



Bill to
Waterset North CDD

Ship to
Waterset North CDD

Estimate details

Estimate no.: 1151
Estimate date: 05/28/2026

#	Date	Description	Rate	Amount
1.		Pergolas x2 Located at GPS coordinates 27 46'11.2"N 82.22'30.7W over the benches on the side of the road. 2 Pergolas will be disassembled and removed.	\$1,100.00	\$1,100.00
			Total	\$1,100.00

Accepted date

Accepted by

Rachel Welborn

Digitally signed by Rachel
Welborn
Date: 2026.05.28 08:54:48 -04'00'

Tab 10



The New Standard in Landscape Maintenance

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5532 Auld Lane, Holiday FL 34690

REFIT "CURRENT DRIVE" CONTROLLER-NORTH CUL-DE-SAC

**IRRIGATION PROPOSAL
FOR
WATERSET NORTH CDD**

Attention: Rachel Welborn, District Manager

June 04, 2026

Scope of Work

The existing controller is a battery-operated unit that requires routine battery replacements and is more susceptible to power interruptions caused by depleted batteries. RedTree highly recommends replacing the existing controller with a Hunter Hybrid Battery Controller equipped with a Hunter Solar Panel Kit. This system utilizes solar energy to continuously recharge the controller's batteries, significantly reducing maintenance requirements and minimizing the risk of system downtime due to battery failure. In addition, the solar-powered configuration provides a more sustainable and cost-effective long-term solution by extending battery life and reducing replacement frequency.

Materials

- (1) Hunter XC Hybrid Battery Operated Controller
- (1) Hunter Solar Panel Kit
- (1) Hunter Stainless Steel Mounting Bracket
- Labor
- Miscellaneous Parts

Total Cost: \$1,303.90

Rachel Welborn
Digitally signed by Rachel
Welborn
Date: 2026.06.05 10:56:07
-04'00'

Authorized Signature to Proceed

_____/_____/_____
Date of Authorization

Proposal submitted by Matt Olson, Irrigation Manager
molson@redtreelandscape.com / Cell phone: (727) 200-1714



The New Standard in Landscape Maintenance

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www.redtreelandscape.com

5532 Auld Lane, Holiday FL 34690

REFIT "HAVEN SPORT" CONTROLLER

**IRRIGATION PROPOSAL
FOR
WATERSET NORTH CDD**

Attention: Rachel Welborn, District Manager

June 04, 2026

Scope of Work

The existing controller is a battery-operated unit that requires routine battery replacements and is more susceptible to power interruptions caused by depleted batteries. RedTree highly recommends replacing the existing controller with a Hunter Hybrid Battery Controller equipped with a Hunter Solar Panel Kit. This system utilizes solar energy to continuously recharge the controller's batteries, significantly reducing maintenance requirements and minimizing the risk of system downtime due to battery failure. In addition, the solar-powered configuration provides a more sustainable and cost-effective long-term solution by extending battery life and reducing replacement frequency.

Materials

- (1) Hunter XC Hybrid Battery Operated Controller
- (1) Hunter Solar Panel Kit
- (1) Hunter Stainless Steel Mounting Bracket
- Labor
- Miscellaneous Parts

Total Cost: \$1,303.90

Rachel Welborn
Digitally signed by Rachel
Welborn
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Authorized Signature to Proceed

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Date of Authorization

Proposal submitted by Matt Olson, Irrigation Manager
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