



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	Chairman Vice Chairman Assistant Secretary Assistant Secretary
District Manager	Rachel Welborn	Rizzetta & Company, Inc.
District Counsel	Dan Langley	Fishback Dominic Law, PA
District Engineer	Stephen Brletic	BDI

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

REVISED 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
 - 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
 - D. Discussion of Capital Improvements Tab 11**
 - E. Consideration of the District’s Cost Share Agreement..... Tab 12**
 - F. Discussion of Appointing a Supervisor**
- 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.

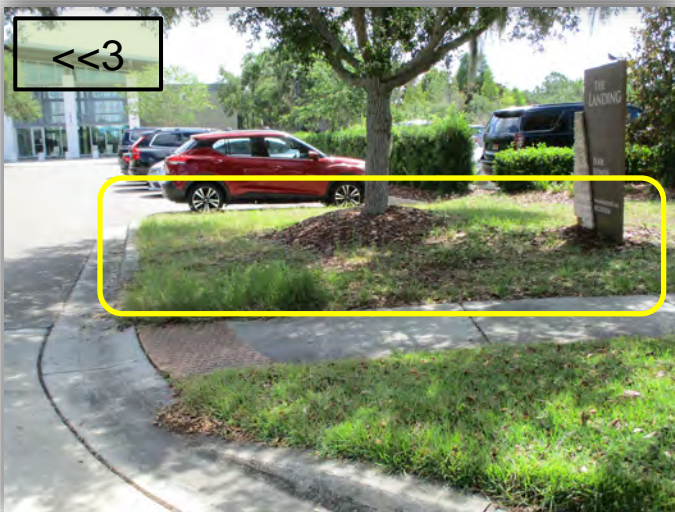
The following are action items for RedTree to complete. Please refer to the item # in your response listing action already taken or anticipated time of completion. **Red text** indicates deficient from previous report. **Bold Red text** indicates deficient for more than a month. **Green text** indicates 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



<17

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.



20

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.)



23

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



24



<22

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)**)



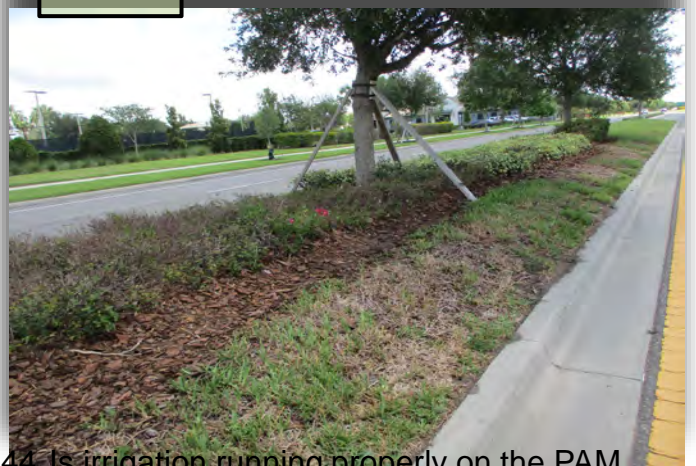
40. **There is still a broken tree brace on the second tree on the north side of Paseo Al Mar (PAM) west of WSBlvd. Broken branch removed.**

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>) **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

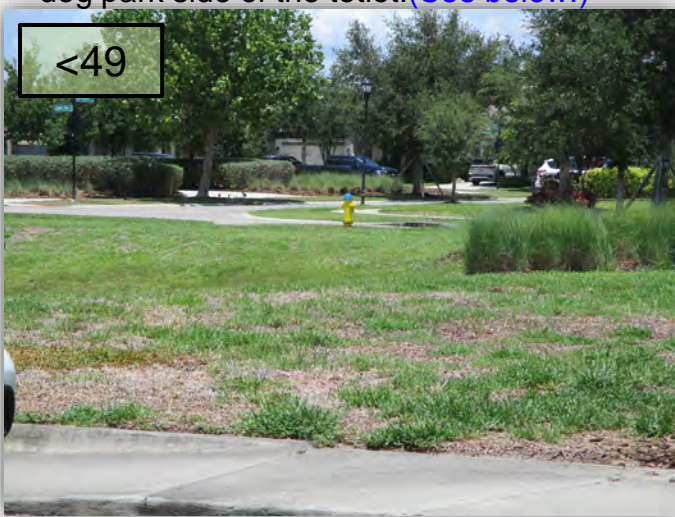


52. The piled dirt is still in place in the west side of Lantern View Park and the turf on the west side of the park is much drier looking than the east. (Pic 52>) Checked controller and programming, inspected system.

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.

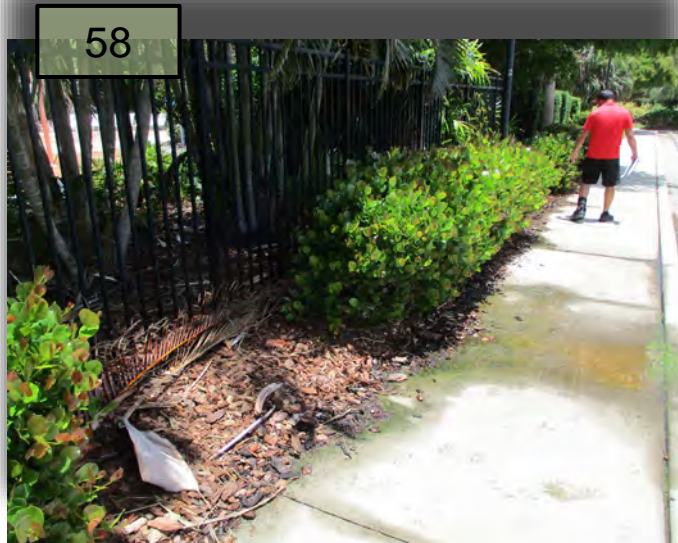
Lakeside Amenity, Parkshore, Meeting House

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.](#)



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](#)



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>)



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

- 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.](#)
- RedTree to provide a proposal to flush cut another dead Washington Palm on the west side of Pond 15. (Pic 5) [Proposal in progress.](#)



- 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.](#)**



- 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.](#)



- 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.](#)



- 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

1.888.RED.TREE

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

1.888.RED.TREE

www.redtreelandscape.com

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



The New Standard in Landscape Maintenance

1.888.RED.TREE

www.redtreelandscape.com

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.com / Cell phone: (727) 200-1714



The New Standard in Landscape Maintenance

1.888.RED.TREE

www.redtreelandscapesystems.com

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@redtreelandscapesystems.com / Cell phone: (727) 200-1714



The New Standard in Landscape Maintenance

1.888.RED.TREE

www.redtreelandscape.com

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



The New Standard in Landscape Maintenance

1.888.RED.TREE

www.redtreelandscapesystems.com

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.systems / Cell phone: (727) 200-1714



The New Standard in Landscape Maintenance

1.888.RED.TREE

www.redtreelandscape.com

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



The New Standard in Landscape Maintenance

1.888.RED.TREE

www.redtreelandscape.com

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



The New Standard in Landscape Maintenance

1.888.RED.TREE

www.redtreelandscape.com

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



The New Standard in Landscape Maintenance

1.888.RED.TREE

www.redtreelandscape.com

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



The New Standard in Landscape Maintenance

1.888.RED.TREE

www.redtreelandscape.com

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



The New Standard in Landscape Maintenance

1.888.RED.TREE

www.redtreelandscape.com

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



The New Standard in Landscape Maintenance

1.888.RED.TREE

www.redtreelandscape.com

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
molson@redtreelandscape.com / Cell phone: (727) 200-1714



The New Standard in Landscape Maintenance

1.888.RED.TREE

www.redtreelandscape.com

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



The New Standard in Landscape Maintenance

1.888.RED.TREE

www.redtreelandscape.com

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



The New Standard in Landscape Maintenance

1.888.RED.TREE

www.redtreelandscape.com

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



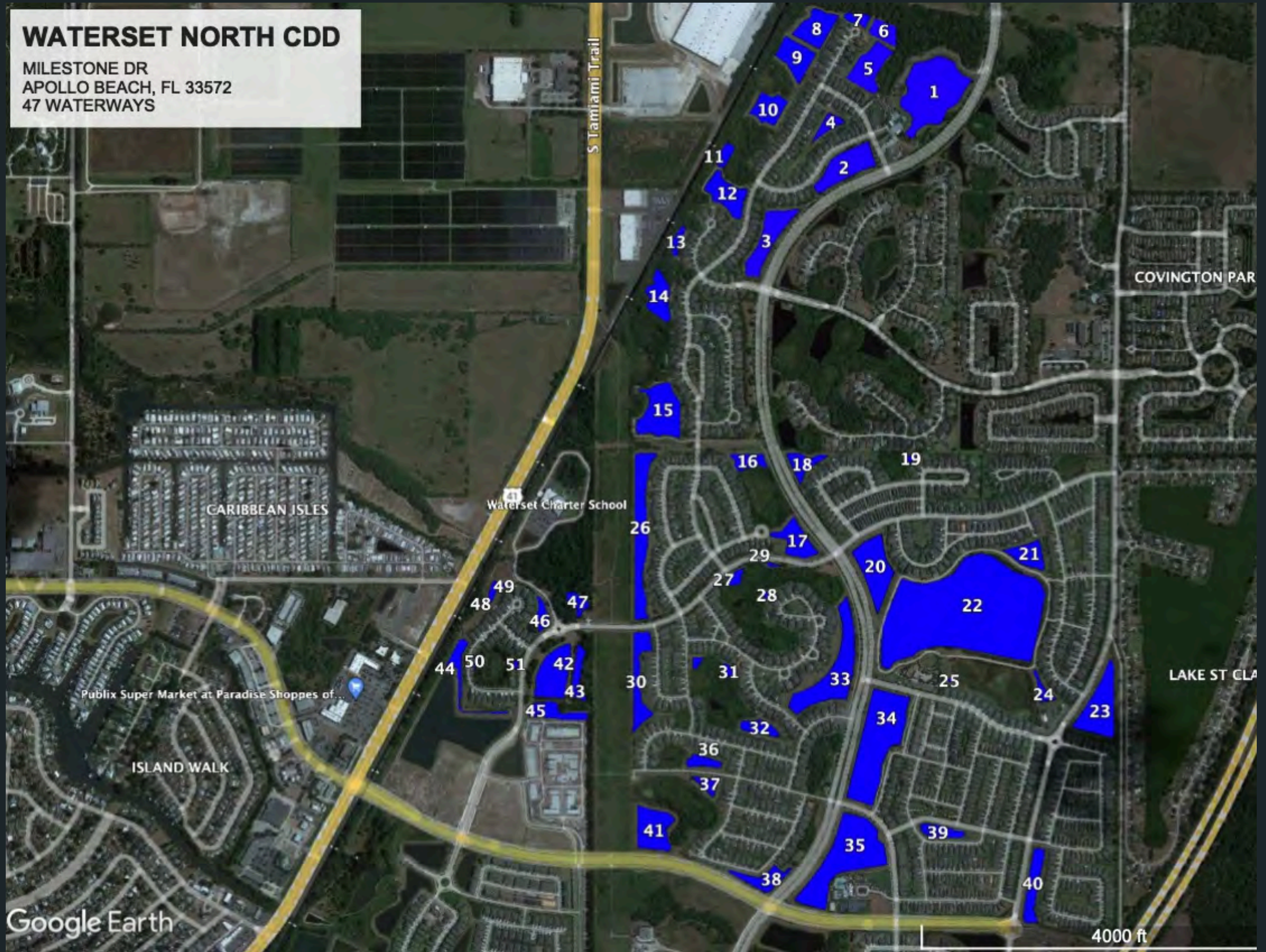
MONTHLY REPORT

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.

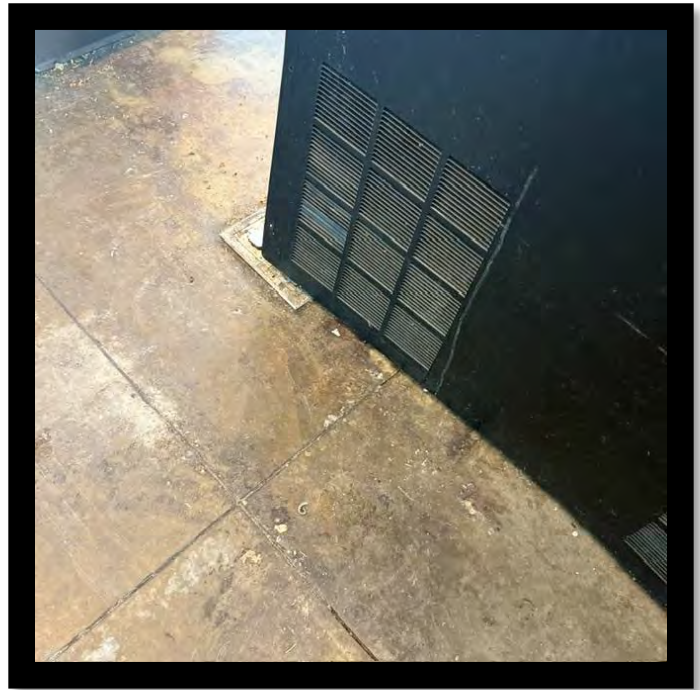
Management is currently awaiting for a proposal for the benches and trash cans that the board reverted back to from the May meeting.

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

1.888.RED.TREE

www.redtreelandscape.com

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

1.888.RED.TREE

www.redtreelandscapesystems.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
Date: 2026.06.05 10:57:27
-04'00'

Authorized Signature to Proceed

_____/_____/_____
Date of Authorization

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

Tab 11

Capital Improvements - First Draft

Pavers at various locations										Flowerpot Park, front & rear of The Landing
Add Electrical to various areas										Milestone monument
Update Lakeside, Landing & Pergola furniture										
Update Lakeside bathrooms										
Landing Pool Lighting	\$10,000	\$9,218								
Replace Landing AC (Multiple)										3 have issues, all were installed at least 13 years ago
Covington/PAM monument Trellis Replacement										
Ivy plant replacement for the trellis										
Redesign snake pit/gutters for lakeside building.	\$75,000									

\$634,000

Capital Improvements - First Draft

Capital Improvement Fund	\$250,000	Not available until after Taxes in December
<hr/>		
Reserve Fund - No funds being added to this account in the 2026/2027 Budget year. In addition the ULS tree project has not be taken off this account so it will be decreased by roughly \$300,000	\$828,387	
<hr/>		

Did the 435 General Fund start the year at \$332,695? If so are these the funds that are referred to as "slush" funds?

If adopted, who will maintain this list?

Financial report includes the following accounts: 435 General Fund, 435 Reserve Fund, 435 Debt Service Fund S2017, 435 Debt Service Fund S2025 & 435 Enterprise Fund

Additional Account to be created for Capital Improvement Fund

Tab 12

COST SHARE AGREEMENT FOR WATERSET COMMUNITY PRINTER/COPIER

THIS COST SHARE AGREEMENT FOR WATERSET COMMUNITY PRINTER/COPIER ("**Agreement**") is made and entered into this [EFFECTIVE DATE], 2026, by and among:

WATERSET NORTH COMMUNITY DEVELOPMENT DISTRICT, a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, whose address is [3434 Colwell Avenue, Suite 200, Tampa, Florida 33614 ("**North**")];

WATERSET CENTRAL COMMUNITY DEVELOPMENT DISTRICT, a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, whose address is 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614 ("**Central**");

WATERSET SOUTH COMMUNITY DEVELOPMENT DISTRICT, a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, whose address is 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614 ("**South**"); and

WATERSET HOME OWNERS ASSOCIATION, INC., a Florida not-for-profit corporation, whose address is 7021 Sail View Lane, Apollo Beach, Florida 33572 ("**HOA**") (collectively, North, Central, South, and HOA are referred to herein as the "**Parties**" and are referred to individually as a "**Party**").

RECITALS:

WHEREAS, in accordance with Chapter 190, *Florida Statutes*, North, Central, and South are each authorized to provide for the operation of certain community facilities and services benefitting their respective residents and landowners, and HOA is authorized to provide services benefitting members of the HOA; and

WHEREAS, Central has entered into, or intends to enter into, a Lease Agreement with Konica Minolta Business Solutions U.S.A., Inc. ("**Lease Agreement**") for a Konica Minolta Bizhub C301i Multifunction Color Copier ("**Copier**"), the terms of which are more fully described in **Exhibit A** attached hereto, [and a Service Agreement with Konica Minolta Business Solutions U.S.A., Inc. for the Copier ("**Service Agreement**," and together with the Lease Agreement, "**Copier Agreement**"), a copy of which is attached hereto as **Exhibit B**]; and

WHEREAS, North, South, and HOA are not parties to the Copier Agreement; however, each can also benefit from use of the Copier; and

WHEREAS, the Parties have determined that it is in the best interests of the property owners and residents served by the Parties to allocate the costs for the Copier Agreement among the Parties, in a manner which is consistent with the benefits received by each of the respective Parties.

NOW, THEREFORE, in consideration of the foregoing and of the mutual covenants set forth herein, the Parties agree as follows:

1. Recitals. The above recitals are true and correct, and incorporated herein, as restated in their entirety.

2. Intent. It is the intent of the Parties hereto that, except as provided herein, in the absence of this Agreement each Party would separately contract for a copier/printer such as the Copier, and, therefore, this Agreement serves to provide a convenient and cost-efficient way of allocating responsibility for the Copier. The Parties intend that no Party shall incur any responsibility, obligation, cost, or liability that it would not have incurred but for this Agreement except as provided herein. Further, the Parties intend that, except as provided herein, each Party shall retain all rights and interests that it would have if this Agreement was never entered.

3. Copier Lease and Administration. Central shall be the sole lessee and contracting party under the Copier Agreement for the Copier. The Copier shall be a Konica Minolta Bizhub C301i multifunction color copier with copy/print speed of 30 pages per minute and scan speed of 100 pages per minute, equipped with 3 x 500 paper cassettes and stand. The lease term and equipment pricing shall be as set forth in the Lease Agreement attached as **Exhibit A**. Central shall be responsible for the maintenance and administration of the Copier, including coordination of all service calls, supply orders, and meter readings under the Service Agreement. The Copier shall be located at Central's amenity facility, and all Parties shall have reasonable access to the Copier at such location during normal business hours.

4. Responsibilities of Parties; Cost Sharing. Each Party shall be responsible for its share of the total costs for the Copier, including all amounts due under the Copier Agreement, as set forth in **Exhibit C** to this Agreement. Each Party's share of all costs associated with the Copier Agreement shall be twenty-five percent (25%).

5. Payment Procedures. Within fifteen (15) days of receipt of an invoice from Central or its designee, each of the remaining Parties (North, South, and HOA) shall remit to Central its twenty-five percent (25%) share of all costs for the Copier. Central shall invoice each Party on a monthly basis, coinciding with the billing cycle under the Copier Agreement, and each invoice shall include reasonable documentation of the costs incurred. Central shall be responsible for timely payment of all amounts due under the Copier Agreement, regardless of whether the other Parties have remitted their respective shares.

6. Default and Remedies for Non-Payment. Failure by any Party to remit payment for its share of the cost of the Copier within the time period set herein shall constitute a default. Upon a Party's default, the non-defaulting Parties, through Central, may demand payment of the defaulting Party's share of the cost for the Copier for the entire remaining term of this Agreement. In addition to the foregoing remedy, if any Party shall default in the performance of any of its obligations hereunder and such default shall continue for fifteen (15) days without cure after written notice from any non-defaulting Party, the non-defaulting Parties shall have such remedies as are allowed by law or equity under Florida law. In the event of a default by any Party other than Central, the remaining non-defaulting Parties shall have no obligation to cover the defaulting Party's share, and Central shall have the right to pursue all available legal and equitable remedies against the defaulting Party.

7. Indemnification. Each Party to this Agreement hereby agrees to defend, indemnify and hold the other Parties harmless for any demands, claims, costs or expenses (including attorney's fees) incurred by the other Parties as a result of the indemnifying Party's knowing, willful, or negligent breach of this Agreement.

8. Limitations on Governmental Liability. Nothing in this Agreement shall be deemed as a waiver of immunity or limits of liability of North, Central, or South beyond any statutory limited waiver of immunity or limits of liability which may have been adopted by the Florida Legislature in Section 768.28, *Florida Statutes*, or other statute, and nothing in this Agreement shall inure to the benefit of any third party for the purpose of allowing any claim which would otherwise be barred under the Doctrine of Sovereign Immunity or by operation of law.

9. Term. This Agreement is effective as of the Effective Date, and shall continue for the term coinciding with the term of the Lease Agreement.

10. Insurance. Central shall procure and maintain, at all times during the term of this Agreement, such insurance coverage on the Copier as may be required under the Lease Agreement. The cost of such insurance shall be a shared expense and shall be allocated among the Parties equally (25% each), in accordance with the cost-sharing provisions of this Agreement. At the discretion of Central, Central shall include the cost of insurance in its invoices to the other Parties pursuant to Section 5 on a monthly and/or annual basis.

11. Early Termination. No Party may withdraw from this Agreement prior to the expiration of the term without the prior written consent of all other Parties. In the event a Party withdraws with the consent of the remaining Parties, the withdrawing Party shall remain liable for its twenty-five percent (25%) share of all costs accruing through the end of the then-current term of the Lease Agreement, unless the remaining Parties unanimously agree in writing to reallocate the withdrawing Party's share among themselves. Any such reallocation shall be documented by a written amendment to this Agreement executed by all remaining Parties.

12. Notices. For the purpose of this Agreement, notice shall be deemed given upon hand delivery (which shall include delivery by overnight courier service such as Federal Express) to the other Parties, or three (3) days after the date of mailing of the notice by certified mail, return receipt requested. All notices required or given hereunder shall be addressed to the Parties at their respective addresses as set forth in this Agreement or as may be subsequently changed with proper notification to the other Parties.

13. Severability. If any provision of this Agreement or application to any Party or circumstances shall be determined by any court of competent jurisdiction to be invalid and unenforceable to any extent, the remainder of this Agreement or the application of such provision to such person or circumstance, other than those as to which it is so determined invalid or unenforceable, shall not be affected thereby and each provision hereof shall be valid and shall be enforceable to the fullest extent permitted by law.

14. Entire Agreement; Amendments. This Agreement is the entire Agreement among the Parties with respect to the subject matter hereof and no alteration, amendment or interpretation hereof shall be binding unless in writing and signed by all Parties.

15. Governing Law; Attorney's Fees; Venue. This Agreement shall be construed in accordance with the laws of the State of Florida. In the event any Party hereto institutes any litigation against another with respect to this Agreement, the prevailing Party in such litigation shall be entitled to recover, in addition to costs of the suit, a reasonable sum as attorney's fees. Venue for any dispute arising under this Agreement shall be in a court of appropriate jurisdiction in Hillsborough County, Florida.

16. Successors; Assignment. This Agreement shall be binding on the successors, assigns, heirs, and personal representatives of the Parties hereto. No Party may assign this Agreement or any monies to become due hereunder without the prior written approval of the other Parties.

17. Authority to Contract. The execution of this Agreement has been duly authorized by the appropriate body or official of the Parties hereto, each Party has complied with all the requirements of law, and each Party has full power and authority to comply with the terms and provisions of this Agreement.

18. Third Party Beneficiaries. This Agreement is solely for the benefit of the formal Parties hereto. No right or cause of action shall accrue upon or by reason hereof, to or for the benefit of any third party not a formal party hereto. Nothing in this Agreement expressed or implied is intended or shall be construed to confer upon or give any person or corporation other than the Parties hereto any right, remedy or claim under or by reason of this Agreement or any provisions or conditions hereof; and all the provisions, representations, covenants and conditions herein contained shall inure to the sole benefit of and shall be binding upon the Parties hereto and their respective representatives, successors and assigns.

19. Public Records. Each understands and agrees that all documents of any kind provided to any Party in connection with this Agreement may be public records, and, accordingly, shall be treated as such in accordance with the respective Party's records retention policy and Florida law. Pursuant to Section 119.07(1)(a), *Florida Statutes*, each Party shall permit such records to be inspected and copied by any person desiring to do so. Failure of any Party to comply with public records laws to the extent required by statute will result in immediate termination of the Agreement.

20. Headings for Convenience Only. The descriptive headings in this Agreement are for convenience only and shall not control nor affect the meaning or construction of any of the provisions of this Agreement.

21. Counterparts. This Agreement may be executed in counterparts, each of which when executed and delivered shall be an original; however, all such counterparts together shall constitute but one and the same instrument.

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK]

IN WITNESS WHEREOF, the parties execute this agreement the day and year first written above.

Attest:

**WATERSET NORTH COMMUNITY
DEVELOPMENT DISTRICT**

By: _____

By: _____
Its: _____

Attest:

**WATERSET CENTRAL COMMUNITY
DEVELOPMENT DISTRICT**

By: _____

By: _____
Its: _____

Attest:

**WATERSET SOUTH COMMUNITY
DEVELOPMENT DISTRICT**

By: _____

By: _____
Its: _____

Attest:

WATERSET HOME OWNERS ASSOCIATION, INC.

By: _____
Its: _____

EXHIBIT A

**Lease Agreement Between Waterset Central Community Development District and Konica
Minolta Business Solutions U.S.A., Inc.**

[Attach Lease Agreement]

EXHIBIT B

**Service Agreement Between Waterset Central Community Development District and Konica
Minolta Business Solutions U.S.A., Inc.**

[Attach Service Agreement]

EXHIBIT C

Allocation of Costs for Copier

Party	Share of Costs for Copier Agreement
Waterset North Community Development District	25%
Waterset Central Community Development District	25%
Waterset South Community Development District	25%
Waterset Home Owners Association, Inc.	25%



Application Number
3306644

Agreement Number

Schedule Number

Advantage Lease Agreement

This Advantage Lease Agreement ("Agreement") is written in "Plain English". In this Agreement, the words **you** and **your** refer to the customer (and its guarantors), the words **we**, **us** and **our** refer to **Konica Minolta Business Solutions U.S.A., Inc., d/b/a Konica Minolta Premier Finance**. If we assign this Agreement to a third party lessor, **Lessor** shall refer to such third party lessor assignee, and the words **we**, **us** and **our** shall also mean and include such Lessor and its assignees as to our rights, remedies and entitlements under this Agreement and any Schedule so assigned, but not our obligations.

Customer Information

Full Customer legal Name/Address:
WATERSET CENTRAL COMMUNITY DEVELOPMENT D
3434 Colwell Ave
Ste 200
Tampa, FL 33614-8390

Billing Name/Address:
Waterset Central Community Development District
3434 Colwell Ave
Ste 200
Tampa, FL, 33614-8390

Billing Contact Name: Kathy Parodi
Phone: (813) 677-2114
Email: kparodi@castlegroup.com

Federal Tax ID²:

Do not enter Social Security Number
Select to bypass for SS#

Term and Payment Information

Term in Months	Number of Payments	Payment Frequency	Payment(Plus Applicable Taxes)	End of Lease Purchase Option
36	36	Monthly	\$428.00	Fair Market Value

Product Description

Installation Location - 1: Waterset Club, 7281 Paradiso Dr, Apollo Beach, FL 33572-1637

Qty	Product Description	Product Configuration
1	Bizhub C301i	Pc-116 Cabinet, Bizhub Secure Notifier, Lk-116 - License, Stc Bus Bundle 1 Yr Term 1 Device

Maintenance & Group Pool Billing Information

Pool Group 1

Maintenance Plan: One Rate™

Pool Group ID	Pool Name	Pages Included	Overage Charge	Overage Frequency
1	One Rate™ -1	Unlimited	N/A	N/A

Pool Group 1 - Asset Schedule

Installation Location -1: Waterset Club, 7281 Paradiso Dr, Apollo Beach, FL 33572-1637

Qty	Product Description	Customer Invoice Information	Text
1	Bizhub C301i		One Rate™

¹ By providing a telephone number for a cellular phone or other wireless device, you are expressly consenting to receiving communications (for NON-marketing or solicitation purposes) at that number, including, but not limited to, prerecorded or artificial voice message calls, text messages, and calls made by an automatic telephone dialing system from Lessor and its affiliates and agents. This Express Consent applies to each such telephone number that you provide to us now or in the future and permits such calls. These calls and messages may incur access fees from your cellular provider.

² To help the Government fight the funding of terrorism and money laundering activities, Federal Law requires all financial institutions to obtain, verify and record information that identifies each person who opens an account. What this means is, when you open an account, we will ask for your name, address and other information that will allow us to identify you; we may also ask to see identifying documents.



The Konica Minolta equipment leased in this Agreement is covered under Konica Minolta's Customer ONE Guarantee. A copy of the Guarantee can be obtained at your local branch or by visiting <https://kmbs.konicaminolta.us/CustomerOne>



Terms And Conditions

(THIS AGREEMENT CONTAINS THE TERMS AND CONDITIONS SET FORTH BELOW, ALL OF WHICH ARE MADE A PART OF THIS AGREEMENT AND INCORPORATED INTO EACH SCHEDULE.)

1. LEASE AGREEMENT: You agree to lease from us the personal property identified herein, and additional personal property as identified in Schedules to this Advantage Lease Agreement, incorporating these TERMS AND CONDITIONS by reference - from time to time - signed by you and us (such property and any upgrades, substitutions, replacements, repairs and additions referred to as "Equipment") for business purposes only. In the event that the Equipment you selected is unavailable or cannot be supplied by the Supplier, you agree that we can substitute or upgrade your selection to equipment of equal or greater quality, function, and value, as determined by Supplier in its sole discretion, at no additional cost to you, and you agree to accept such substitution or upgrade upon delivery. Each Schedule is a separate assignable lease. To the extent the Equipment includes intangible property or associated services such as periodic software licenses and prepaid database subscription rights, such property shall be referred to as the "Software". You agree to all of the terms and conditions contained in this Agreement and any Schedule, which together are a complete statement of our agreement regarding the listed equipment ("Agreement") and supersede all other writings, communications, understandings, agreements, purchase orders, solicitation documents and related documents. This Agreement may be modified only by written Agreement and not by course of performance. This Agreement becomes valid upon execution by or for us. The Equipment is deemed accepted by you hereunder and under the applicable Schedule unless you notify us within three (3) days of delivery that you do not accept the Equipment and specify the defect or malfunction. In that event, at our sole option, we or our designee will replace the defective item of Equipment or this Agreement will be canceled and we or our designee will repossess the Equipment. You agree that, upon our request, you will sign and deliver to us, a delivery and acceptance certificate confirming your acceptance of the Equipment leased to you. The "Billing Date" of this Agreement will be the twentieth (20th) day or an alternative agreed upon date following installation. You agree to pay a prorated amount of 1/30th of the monthly payment times the number of days between the installation date and the Billing Date. This Agreement will continue from the Billing Date for the Term shown and will be extended automatically for successive one (1) month terms unless you (a) send us written notice, between ninety (90) days and one hundred fifty (150) days before the end of the initial term or at least 30 days before the end of any renewal term that you want to purchase or return the Equipment, and you timely purchase or return the Equipment. Leases with \$1.00 purchase options will not be renewed. The periodic renewal payment has been set by mutual agreement and is not based on the cost of any component of this lease. **THE BASE RENTAL PAYMENT SHALL BE ADJUSTED PROPORTIONATELY UPWARD OR DOWNWARD, IF THE ACTUAL COST OF THE EQUIPMENT EXCEEDS OR IS LESS THAN THE ESTIMATE PROVIDED TO YOU.** If any provision of this Agreement is declared unenforceable in any jurisdiction, the other provisions herein shall remain in full force and effect in that jurisdiction and all others. You authorize us to insert or correct missing information on this lease including your proper legal name, serial numbers, other numbers describing the Equipment and other omitted factual matters. You agree to provide updated annual and/or quarterly financial statements to us upon request. You authorize us or our agent to obtain credit reports and make credit inquiries regarding you and your financial condition and to provide your information, including payment history, to our assignee or third parties having an economic interest in this Agreement, any Schedule or the Equipment.

2. RENT: Rent will be payable in installments, each in the amount of the Monthly Payment (or other periodic payment) shown plus any applicable sales, use and property tax. If we pay any tax on your behalf, you agree to reimburse us promptly along with a processing fee. Subsequent installments will be payable on the first day of each rental payment period shown beginning after the first rental payment period or as otherwise agreed. We will have the right to apply all sums received from you to any amounts due and owed to us under the terms of this Agreement. **Your obligation to make all Monthly Payments (or other periodic payment) hereunder is absolute and unconditional and you cannot withhold or offset against any Monthly Payments (or other periodic payment) for any reason.** You agree that you will remit payments to us in the form of company checks (or personal checks in the case of sole proprietorships), direct debit or wires only. You also agree cash and cash equivalents are not acceptable forms of payment for this Agreement and that you will not remit such forms of payment to us. **WE BOTH INTEND TO COMPLY WITH ALL APPLICABLE LAWS. IF IT IS DETERMINED THAT YOUR PAYMENTS UNDER THIS AGREEMENT OR UNDER A SCHEDULE RESULT IN AN INTEREST PAYMENT HIGHER THAN ALLOWED BY APPLICABLE LAW, THEN ANY EXCESS INTEREST COLLECTED WILL BE APPLIED TO AMOUNTS THAT ARE LAWFULLY DUE AND OWING UNDER THIS AGREEMENT OR WILL BE REFUNDED TO YOU. IN NO EVENT WILL YOU BE REQUIRED TO PAY ANY AMOUNTS IN EXCESS OF THE LEGAL AMOUNT.**

3. OWNERSHIP OF EQUIPMENT: We are the owner of the Equipment and have sole title (unless you have a \$1.00 purchase option) to the Equipment (excluding software). You agree to keep the Equipment free and clear of all liens and claims. You are solely responsible for removing any data that may reside in the Equipment you return, including but not limited to hard drives, disk drives or any other form of memory.

4. WARRANTY DISCLAIMER: WE MAKE NO WARRANTY EXPRESS OR IMPLIED, INCLUDING THAT THE EQUIPMENT IS FIT FOR A PARTICULAR PURPOSE OR THAT THE EQUIPMENT IS MERCHANTABILITY. YOU AGREE THAT YOU HAVE SELECTED EACH ITEM OF EQUIPMENT BASED UPON YOUR OWN JUDGMENT AND DISCLAIM ANY RELIANCE UPON ANY STATEMENTS OR REPRESENTATIONS MADE BY US. WE ARE LEASING THE EQUIPMENT TO YOU "AS-IS". You acknowledge that neither we nor our representatives are the Lessor's agents and none of us are authorized to modify the terms of this Agreement or any Schedule without the Lessor's consent. No representation or warranty of ours with respect to the Equipment will bind Lessor, nor will any breach thereof relieve you of any of your obligations hereunder. You are aware of the name of the manufacturer or supplier of each item of Equipment and you will contact the manufacturer or supplier for a description of your warranty rights. You hereby acknowledge and confirm that you have not received any tax, financial, accounting or legal advice from us, the Lessor, the manufacturer or supplier of the Equipment. **THIS AGREEMENT AND EACH SCHEDULE CONSTITUTES A "FINANCE LEASE" AS DEFINED IN ARTICLE 2A OF THE UNIFORM COMMERCIAL CODE.** You agree that the Customer One Guarantee is a separate and independent obligation of ours, that no Lessor or assignee of the Lessor shall have any obligation to you with respect to the Guarantee and that your obligations under this Agreement are not subject to setoff, withholding, reduction, counterclaim or defense for any reason whatsoever including, without limitation, any claim you may have against us with respect to the Customer One Guarantee



5. LOCATION OF EQUIPMENT: You will keep and use the Equipment only at your address shown above and you agree not to move it unless we agree to it. At the end of the Agreement's term, if you do not purchase the Equipment, you will return the Equipment to a location we specify at your expense, in retail resalable condition (normal wear and tear acceptable), full working order, and in complete repair.

6. LOSS OR DAMAGE: You are responsible for the risk of loss or for any destruction of or damage to the Equipment. No such loss or damage relieves you from the payment obligations under this Agreement. You agree to promptly notify us in writing of any loss or damage and you will then pay to us the present value of the total of all unpaid Monthly Payments (or other periodic payments shown) for the full Agreement term plus the estimated fair market value of the Equipment at the end of the originally scheduled term, all discounted at four percent (4%) per year. Any proceeds of insurance will be paid to us and credited, at our option, against any loss or damage. You authorize us to sign on your behalf and appoint us as your attorney in fact to execute in your name any insurance drafts or checks issued due to loss or damage to the Equipment

7. COLLATERAL PROTECTION AND INSURANCE: You are responsible for installing and keeping the Equipment in good working order. Except for ordinary wear and tear, you are responsible for protecting the Equipment from damage and loss of any kind. If the Equipment is damaged or lost, you agree to continue to pay the amounts due and to become due hereunder without setoff or defense. During the term of this Agreement, you agree that you will (1) insure the equipment against all loss or damage naming us as loss payee; (2) obtain liability and third party property damage insurance naming us as an additional insured; and (3) deliver satisfactory evidence of such coverage with carriers, policy forms and amounts acceptable to us. All policies must provide that we be given thirty (30) days written notice of any material change or cancellation. If you do not provide evidence of acceptable insurance, we have the right, but not the obligation, (a) to obtain insurance covering our interest (and only our interest) in the Equipment for the lease term, and renewals and (i) any insurance we obtain will not insure you against third party or liability claims and may be cancelled by us at any time, (ii) you will be required to pay us an additional amount each month for the insurance premium and an administrative fee, (iii) the cost may be more than the cost of obtaining your own insurance, (iv) you agree that we, or one of our affiliates, may make a profit in connection with the insurance we obtain, (v) you agree to cooperate with us, our insurer and our agent in the placement of coverage and with claims; or (b) we may waive the insurance requirement and charge you a monthly property damage surcharge in the amount of .0035 of the original equipment cost to cover our credit risk, administrative costs and other costs, as would be further described on a letter from us to you and on which we may make a profit. If you later provide evidence that you have obtained acceptable insurance, we will cancel the insurance we obtained or cease charging the surcharge.

8. INDEMNITY: We are not responsible for any loss or injuries caused by the installation or use of the Equipment. You agree to hold us and any Lessor harmless and reimburse us and them for loss and to defend us and them against any claim for losses or injury or death caused by the Equipment. We reserve the right to control the defense and to select or approve defense counsel. This indemnity survives the expiration or termination of this Agreement.

9. TAXES AND FEES: You agree to pay when invoiced all taxes (including personal property tax, fines and penalties) and fees relating to this Agreement or the Equipment. You agree to (a) reimburse us for all personal property taxes which we are required to pay as owner of the Equipment or to remit to us each month our estimate of the monthly equivalent of the annual property taxes to be assessed. If you do not have a \$1.00 purchase option, we will file all personal property, use or other tax returns and you agree to pay us a processing fee for making such filings. You agree to pay us up to \$125.00 on the date the first payment is due as an origination fee. We reserve the right to charge a fee upon termination of this Agreement either by trade-up, buy-out or default. Any fee charged under this Agreement may include a profit and is subject to applicable taxes.

10. ASSIGNMENT: YOU HAVE NO RIGHT TO SELL, TRANSFER, ASSIGN, OR SUBLEASE THE EQUIPMENT OR THIS AGREEMENT. We may sell, assign, or transfer this Agreement and/or the Equipment without notice. You agree that if we sell, assign, or transfer this Agreement and/or the Equipment to a Lessor, such Lessor will have the same rights and benefits that we have now and will not have to perform any of our obligations. You agree that the rights of such Lessor will not be subject to any claims, defenses, or set offs that you may have against us whether or not you are notified of such assignment. The cost of any Equipment, Software, services and other elements of this Agreement has been negotiated between you and us. None of Lessor or Lessor's assignees will independently verify any such costs. Lessor and Lessor's assignees will be providing funding based on the payment you have negotiated with us. You are responsible for determining your accounting treatment of the appropriate tax, legal, financial and accounting components of this Agreement.

11. DEFAULT AND REMEDIES: If (a) you do not pay any lease payment or other sum due to us or other party when due or (b) if you break any of your promises in the Agreement, any Schedule or any other agreement with us or (c) if you, or any guarantor of your obligations become insolvent or commence bankruptcy or receivership proceedings or have such proceedings commenced against you, you will be in default. If any part of a payment is more than three (3) days late, you agree to pay a late charge of ten percent (10%) of the payment which is late or if less, the maximum charge allowed by law. If you are ever in default, we may do any one or all of the following: (a) withhold service, parts and supplies and / or void the Customer One Guarantee; (b) terminate or cancel this Agreement and/or any and all Schedules and require that you pay, **AS LIQUIDATED DAMAGES FOR LOSS OF BARGAIN AND NOT AS A PENALTY**, the sum of: (i) all past due and current Monthly Payments (or other periodic payments) and charges due under this Agreement and any Schedule; (ii) the present value of all remaining Monthly Payments (or other periodic payments) and charges for the remainder of the term of this Agreement and any Schedules, discounted at the rate of four percent (4%) per annum (or the lowest rate permitted by law, whichever is higher); and (iii) the present value (at the same discount rate as specified in clause (ii) above) of the amount of any purchase option with respect to the Equipment or, if none is specified, our anticipated value of the Equipment at the end of the initial term of this Agreement and any Schedules (or any renewal thereof); and (c) require you to return the Equipment to us to a location designated by us (and with respect to any Software, (i) immediately terminate your right to use the Software including the disabling (on-site or by remote communication) of any Software; (ii) demand the immediate return and obtain possession of the Software and re-license the Software at a public or private sale; and/or (iii) cause the Software supplier to terminate the Software license, support and other services under the Software license). We may recover interest on any unpaid balance at the rate of four percent (4%) per annum but in no event more than the lawful maximum rate. We may also use any of the remedies available to us under Article 2A of the Uniform Commercial Code as enacted in the state where we or the Lessor have our principal place of business. You agree to pay our reasonable costs of collection and enforcement, including but not limited to attorney's fees and actual court costs relating to any claim arising under this Agreement including, but not limited to, any legal action or referral for collection. If we have to take possession of the Equipment, you agree to pay the cost of repossession. The net proceeds of the sale of any repossessed Equipment will be credited against what you owe us **YOU AGREE THAT NEITHER WE NOR SUPPLIER WILL BE RESPONSIBLE FOR ANY CONSEQUENTIAL, INDIRECT OR INCIDENTAL DAMAGES FOR ANY REASON WHATSOEVER.** In no event shall Supplier's aggregate liability under this Agreement exceed the amount you paid for the products or services in question during the twelve-month period immediately preceding the event giving rise to the liability. You agree that any delay or failure to enforce our rights under this Agreement does not prevent us from enforcing any rights at a later time. All of our rights are cumulative. It is further agreed that your rights and remedies are governed exclusively by this Agreement and you waive lessee's rights under Article 2A (508-522) of the UCC.



12. UCC FILINGS: You grant us a security interest in the Equipment if this Agreement or any Schedule is deemed a secured transaction and you authorize us to record a UCC-1 financing statement or similar instrument in order to show our interest in the Equipment.

13. CONSENT TO LAW, JURISDICTION AND VENUE: This Agreement shall be deemed fully executed and performed in the state of our or the Lessor's principal place of business and shall be governed by and construed in accordance with its laws. If we or the Lessor bring any judicial proceeding in relation to any matter arising under this Agreement, you irrevocably agree that any such matter may be adjudged or determined in any court or courts in the state of our or the Lessor's principal place of business, or in any court or courts in your state of residence, or in any other court having jurisdiction over you or your assets, all at the sole election of us or the Lessor. You hereby irrevocably submit generally and unconditionally to the jurisdiction of any such court so elected by us or the Lessor in relation to such matters. If the Customer shall bring any judicial proceeding in relation to any matter arising under the Agreement, the Customer irrevocably agrees to bring any such proceeding in, and that any such matter shall be adjudged or determined exclusively by, the courts in the state of the Supplier's, Lessor's or Assignee's principal place of business. In the event of litigation or other proceedings by Supplier, Lessor or Assignee to enforce or defend any term or provision of this Agreement, Customer agrees to pay all costs and expenses sustained by Supplier, Lessor or Assignee, including but not limited to, reasonable attorney's fees. **BOTH PARTIES WAIVE TRIAL BY JURY IN ANY ACTION BETWEEN US.**

14. LESSEE GUARANTEE: You agree, upon our request, to submit the original of this Agreement and any Schedules to us or the Lessor via overnight courier the same day you submit the facsimile or other electronic transmission of the signed Agreement and such Schedules. Both parties agree that this Agreement and any Schedules signed by you, whether manually or electronically, and submitted to us by facsimile or other electronic transmission shall, upon execution by us (manually or electronically, as applicable), be binding upon the parties. This lease may be executed in counterparts and any facsimile, photographic and/or other electronic transmission of this lease which has been manually or electronically signed by you when manually or electronically countersigned by us or attached to our original signature counterpart and/or in our possession shall constitute the sole original chattel paper as defined in the UCC for all purposes (including any enforcement action under paragraph 11) and will be admissible as legal evidence thereof. Both parties waive the right to challenge in court the authenticity of a faxed, photographic, or other electronically transmitted or electronically signed copy of this Agreement and any Schedules.

15. COMPUTER SOFTWARE: Notwithstanding any other terms and conditions of this Agreement, you agree that as to Software only: a) We have not had, do not have, nor will have any title to such Software, b) You have executed or will execute a separate software license Agreement and we are not a party to and have no responsibilities whatsoever in regards to such license Agreement, c) You have selected such Software and in accordance with paragraph 4 of this Agreement, **WE MAKE NO WARRANTIES OF MERCHANTABILITY, DATA ACCURACY, SYSTEM INTEGRATION OR FITNESS FOR USE AND TAKE ABSOLUTELY NO RESPONSIBILITY FOR THE FUNCTION OR DEFECTIVE NATURE OF SUCH SOFTWARE, SYSTEMS INTEGRATION, OR OTHERWISE IN REGARDS TO SUCH SOFTWARE.** YOUR LEASE PAYMENTS AND OTHER OBLIGATIONS UNDER THIS LEASE AGREEMENT SHALL IN NO WAY BE DIMINISHED OR DELAYED ON ACCOUNT OF OR IN ANY WAY RELATED TO THE ABOVE SAID SOFTWARE LICENSE AGREEMENT OF FAILURE IN ANY WAY OF THE SOFTWARE.

16. MAINTENANCE AND SUPPLIES: Equipment services provided under this Agreement include labor and parts required to maintain covered Equipment in a normal operating condition. We will provide toner for covered Equipment on an as needed basis. Consumable supplies do not include staples unless selected. The consumable supplies provided are our property until they are consumed and are intended to be used exclusively in the covered Equipment. You bear the risk of loss for unused supplies in the event of theft, employee misconduct, fire or other mishap. We reserve the right to replace a device, at no additional cost to you, with a comparable unit when repair of the original device is not practical or economically feasible. Pricing under this Agreement is based on published and commercially reasonable expectations of supply and consumables consumption. At our discretion, we may perform an audit of supply/consumables consumption and equipment usage data to determine consumption levels. In the event the actual consumption levels exceed the levels used to determine contract pricing by more than 20%, we have the right to invoice for the excess consumption. Paper must be separately purchased by you. A page is defined as one meter click and varies by page size as follows: 8.5"x11" = 1 click, 11"x17" = 2 clicks, 18"x27" = 3 clicks, 27"x36" = 4 clicks and 36"x47" = 5 clicks. You agree to provide us access to the equipment and we will provide labor or routine, remedial and preventive maintenance service as well as remedial parts during normal business hours (defined as 8:30 am to 5:00 pm, Monday through Friday, exclusive of holidays observed by us). All part replacements shall be on an exchange basis with new or refurbished items. We are not obligated to provide services or repairs in the event of Equipment abuse/misuse or casualty. Out of scope services, including after hours, moves, modifications and abuse/misuse will be charged at our current rates. If necessary, the service and supply portion of this Agreement may be assigned. We may charge you a Supply Freight Fee to cover our costs of shipping supplies to you. You acknowledge that (a) we (and not the Lessor or its assignees) are the sole party responsible for any service, repair or maintenance of the Equipment, and (b) we (not the Lessor or its assignees) are the party to any service maintenance agreement.

17. FLEET DEVICE MONITORING: We may ask your permission to install and maintain server-based software to monitor the printing devices on your network ("Fleet Device Monitoring"). Where the use of Fleet Device Monitoring software as part of a managed print program has been agreed to, it will be used to detect new devices and add such devices to this Agreement at pre-established price levels. The added device(s) will be covered under the terms of this Agreement. You will be notified via email and may reject the addition of the device(s) by contacting us. If you agree to allow us to install and maintain Fleet Device Monitoring software on your network, and the software cannot reliably operate in your environment for any reason, we reserve the right to suspend or terminate services under this Agreement.

18. OVERAGES AND COST ADJUSTMENTS: You agree to comply with any billing procedures designated by us, including notifying us of the meter reading on the Billing Date. If meter readings are not received, we reserve the right to estimate your usage and bill you for that amount. At the end of the first year of this Agreement and once each successive twelve month period, we may increase your payment, and the per page charge over the pages included (Overage) (if applicable) by a maximum of fifteen percent (15%) of the existing charge, or if less, the maximum amount permitted by applicable law. We may bill you a per page charge for all pages produced between the date of your final invoice and the date when you satisfy your obligations under this Agreement and either purchase or return the equipment to us. Notwithstanding anything herein to the contrary, for pools designated as "One Rate" pools, escalations within the original Agreement term and Supply Freight Fees do not apply nor are meter readings required. All Agreements are subject to escalation in any renewal period.

End of Lease Options

You will have the following options at the end of the original term, provided the Agreement or applicable Schedule has not terminated early and no event of default under the Agreement and/or any Schedule has occurred and is continuing. 1. Purchase all of the Equipment as indicated in the "Term and Payment Information" section of the Agreement or any applicable Schedule ("fair market value" purchase amounts will be determined by us). 2. Renew the Agreement and/or applicable Schedule per paragraph 1 (on Agreement). 3. Return Equipment as provided in Paragraph 5 (on Agreement).



Order Agreement

This Order Agreement is written in "Plain English". The words **you** and **your** refer to the Customer, the words **we**, **us** and **our** refer to **Konica Minolta Business Solutions U.S.A., Inc.**, including its subsidiaries and agents.

Customer Information

WATERSET CENTRAL COMMUNITY DEVELOPMENT D

3434 Colwell Ave
Ste 200
Tampa, FL 33614-8390

Product: Device & Software

Installation Location - 1: Waterset Club, 7281 Paradiso Dr, Apollo Beach, FL 33572-1637

Delivery Contact: Kathy Parodi , (813) 677-2114

Product Description	Quantity	Product Configuration	Item Number
Bizhub C301i			C301I
	1	Bizhub C301i W/ Df-714 30 Ppm Mfp	ADXK013
	1	Tn-328y Yellow Toner	AAV8230
	1	Tn-328m Magenta Toner	AAV8330
	1	Tn-328c Cyan Toner	AAV8430
	1	Tn-328k Black Toner	AAV8130
	1	Mfp Delivery Charge - Level One	7670525506
	1	Basic Network Service - Bns04	7640018094
	1	Pc-116 Cabinet	AAV5WY7
	1	Recycled Power Filter 120v/15a	120V15A
	1	Bizhub Secure Platinum For Operate	7640021474
	1	Bizhub Secure Notifier	A006R80
	1	Lk-116 - License	AOPDAA1
	1	Bizhub Package Ps By Kmbs Per Hour	7640021935
	1	Stc Bus Bundle 1 Yr Term 1 Device	AEMPA0N
	1	Scantrip Cloud Notification	DIRPROJDPSTCN

Maintenance Services

Maintenance Plan: One Rate™

Term: 36 Months

Entitlements: Toner, Digital Connected Support , Staples, No In Term Annual Escalation, Parts/Labor

Installation Location -1: Waterset Club, 7281 Paradiso Dr, Apollo Beach, FL 33572-1637



Values shown per device

Device	Qty	Bill Plan Type	Pages Included
Bizhub C301i	1	One Rate™	Unlimited

Customer Options & Verification

To ensure an excellent customer experience, please take a moment to update your available invoicing options and to verify the invoice mailing and accounts payable address/contact information we have on file. If changes are required to your Invoice Mailing or Accounts Payable addresses (including contact information), please contact your Sales Representative for assistance.

Tax Exemption Status:

Non-Exempt

Exempt – Tax Exemption Certificate available to submit with this order package

Exempt – Tax Exemption Certificate not available, will provide later

Until we receive a tax exemption certificate or other valid proof of tax exempt status, we will charge you all applicable federal, state, and local taxes.

Purchase Order:

Not Required

Required – Purchase Order available to submit with this order package

Required – Purchase Order not available, will provide later

Invoice Format:

Summary/Consolidated Invoices (This is our default option if no other selection is preferred)

Individual Invoices

Spreadsheet (Excel file with generic column layout which may be self-aligned to meet individual invoicing requirements)

Recipient Email Address:

Electronic Portal (EDI) – Please provide Portal Information to facilitate setup:

Portal Name:

Portal ID:

Portal Contact:

Phone/Email



Invoices by Email (Future Service) – Provide the email address where invoices are to be sent and as soon as the service is available, we will switch your account from US Mail to Email delivery.

Recipient Email Address:

Customer Invoice Codes: (e.g., GL Code/Cost Code)

Not Required

Requested, Detail List available to attach to this order agreement
(We can accommodate 4 codes per device.)

Requested, Detail List not available to attach, will provide later

Invoice Mailing Address:
Waterset Central Community District
3434 Colwell Ave
Ste 200
Tampa, FL, 33614-8390

Accounts Payable Address:
Waterset Central Community District
3434 Colwell Ave
Ste 200
Tampa, FL, 33614-8390

Accounts Payable Contact:
Kathy Parodi
Phone: (813) 677-2114
EMail: kparodi@castlegroup.com

MyKMBS.com Customer Portal

MyKMBS is a complete and comprehensive service management tool allowing our clients to manage their Konica Minolta accounts - right from their desktop or smartphone. MyKMBS offers 24/7 access to Konica Minolta support and product resources - all in one place.

Please provide a primary contact for MyKMBS.com registration:

Account ID: 41261671

Name:

Email:

Bypass Required Entry - This can be set up at a later time.



Order Summary & Acceptance

Transaction Type: **Lease**

Your signature below constitutes your acceptance of this Order Agreement (ID: 80211272 with date/time stamp:05/22/2026 10:31:46 AM) including our standard terms and conditions available online at the URL link(s) provided below or in hard copy upon request, which your mark below indicates you have reviewed and accepted and which are incorporated into this Order Agreement:

Service & Solution Terms: <https://kmbs.konicaminolta.us/ServiceSolutionTerms-2507H>

Please see and sign the separate Lease/Financing Agreement for terms and conditions governing the financing associated with this Order Agreement.

This Order Agreement is not binding upon us until signed by a Konica Minolta manager, director, vice president or executive officer.

Konica Minolta Business Solutions U.S.A., Inc.

Customer

WATERSET CENTRAL COMMUNITY DEVELOPMENT D

Signature:

[Redacted Signature]

Name: Jason Allen

Title: _____

Date Signed: _____

Signature:

Thomas F. McNutt

Name: THOMAS MCNUTT

Title: CHAIR

Date Signed: 06/10/2026



Lease Acceptance

THIS IS A NONCANCELABLE / IRREVOCABLE AGREEMENT: THIS AGREEMENT CANNOT BE CANCELED OR TERMINATED.

Konica Minolta Business Solutions U.S.A., Inc.,
d/b/a Konica Minolta Premier Finance

Customer

WATERSET CENTRAL COMMUNITY DEVELOPMENT D

Signature: 

Name: _____

Title: _____

Date Signed: _____

Signature: 

Name: THOMAS MCNUTT

Title: _____

Date Signed: _____