



Rizzetta & Company

# **Somerset Bay Community Development District**

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## **Board of Supervisors' Regular Meeting February 5, 2026**

**District Office:  
5844 Old Pasco Road, Suite 100  
Wesley Chapel, Florida 33544  
813.994.1001**

**[www.somersetbaycdd.org](http://www.somersetbaycdd.org)**

# **SOMERSET BAY COMMUNITY DEVELOPMENT DISTRICT**

Offices of Coastal-Engineering Associates, LLC.  
At: 966 Candlelight Blvd., Brooksville, FL 34601

[www.somersetbaycdd.org](http://www.somersetbaycdd.org)

<b>Board of Supervisors</b>	Ron Bastyr Shane O'Neil Cheri O'Neil Cole Bastyr Lynette Bastyr	Chairman Vice Chairman Assistant Secretary Assistant Secretary Assistant Secretary
<b>District Manager</b>	Sean Craft	Rizzetta & Company, Inc.
<b>District Counsel</b>	John Vericker	Straley, Robin, & Vericker
<b>District Engineer</b>	Cliff Manuel	Coastal Engineering Associates, Inc.

**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) 994-1001. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY), 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.

# SOMERSET BAY COMMUNITY DEVELOPMENT DISTRICT

District Office · Wesley Chapel, Florida (813) 994-1001  
Mailing Address – 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614  
somersetbaycdd.org

January 28, 2026

**Board of Supervisors  
Somerset Bay Community  
Development District**

## **AGENDA**

Dear Board Members:

The regular meeting of the Board of Supervisors of the Somerset Bay Community Development District will be held on **Thursday, February 5, 2026 at 11:00 a.m.**, or immediately following the adjournment of Waterford CDD at the offices of Coastal Engineering Associates, Inc., 966 Candlelight Blvd., Brooksville, Florida 34601. The following is the agenda for the meeting:

### **BOS MEETING**

- 1. CALL TO ORDER**
- 2. AUDIENCE COMMENTS**
- 3. STAFF REPORTS**
  - A. District Counsel
  - B. Interim Engineer
  - C. District Manager
    - i. Presentation of District Manager Report  
(Under Separate Cover)
- 4. BUSINESS ITEM**
  - A. Discussion of Changing BOS Meeting Dates and Time
- 5. BUSINESS ADMINISTRATION**
  - A. Consideration of the Minutes of the Board of Supervisors  
Regular Meeting held on January 8, 2026..... Tab 1
  - B. Ratification of Operation & Maintenance Expenditures  
for December 2025 ..... Tab 2
- 6. SUPERVISOR REQUESTS**
- 7. ADJOURNMENT**

We look forward to seeing you at the meeting. In the meantime, if you have any questions, please do not hesitate to call us at (813) 994-1001.

Sincerely,  
*Sean Craft*  
Sean Craft  
District Manager

## **Tab 1**

**SOMERSET BAY COMMUNITY DEVELOPMENT DISTRICT**

**January 8, 2026 – Minutes of the Regular Meeting**

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**MINUTES OF MEETING**

*Each person who decides to appeal any decision made by the Board of Supervisors with respect to any matter considered at the meeting is advised that the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.*

**SOMERSET BAY  
COMMUNITY DEVELOPMENT DISTRICT**

The regular Meeting of the Board of Supervisors of Somerset Bay Community Development District was held on **January 8, 2026, at 11:42 a.m.** at the office of Coastal Engineering Associates, Inc., 966 Candlelight Boulevard, Brooksville, Florida 34601.

**Present and constituting a quorum:**

Ron Bastyr	<b>Board Supervisor, Chairman</b>
Shane O'Neil	<b>Board Supervisor, Vice Chairman</b>
Lynette Bastyr	<b>Board Supervisor, Assistant Secretary</b>

**Also present were:**

Sean Craft	<b>District Manager, Rizzetta &amp; Company, Inc.</b>
John Vericker	<b>District Counsel, Straley Robin Vericker (via phone)</b>
Audience	<b>Not Present</b>

**FIRST ORDER OF BUSINESS**

**Call to Order**

Mr. Craft called the meeting to order at 11:42 a.m., confirming a quorum for the meeting.

**SECOND ORDER OF BUSINESS**

**Audience Comments**

There were no audience members present.

**THIRD ORDER OF BUSINESS**

**Staff Reports**

- A.** District Counsel  
No Report.
- B.** District Engineer  
No Report.
- C.** District Manager

**SOMERSET BAY COMMUNITY DEVELOPMENT DISTRICT**

**January 8, 2026 – Minutes of the Regular Meeting**

Mr. Craft presented his District Manager's report and reminded the Board that the next regular meeting is scheduled for February 5, 2026, at 11:00 a.m., or immediately following the adjournment of Waterford CDD meeting.

**FOURTH ORDER OF BUSINESS**

**Ratification of Audit Engagement  
Letter for FY 2024/2025**

On a motion from Mr. R. Bastyr, seconded by Mr. O'Neil, with all in favor, the Board of Supervisors ratified the Audit Engagement Letter for FY 2024-2025 as presented, for the Somerset Bay Community Development District.

**FIFTH ORDER OF BUSINESS**

**Consideration of Minutes the Board of  
Supervisors Meeting held on  
December 4, 2025**

On a motion by Mr. R. Bastyr and seconded by Mr. O'Neil, with all in favor, the Board of Supervisors approved the regular minutes of the Board of Supervisors' meeting held on December 4, 2025, as presented, for the Somerset Bay Community Development District.

**SIXTH ORDER OF BUSINESS**

**Ratification of Operation and  
Maintenance Expenditures for  
November 2025**

On a motion by Mr. R. Bastyr and seconded by Mr. O'Neil, with all in favor, the Board of Supervisors ratified the Operation and Maintenance expenditures for November 2025 (\$52,392.45) for the Somerset Bay Community Development District.

**SEVENTH ORDER OF BUSINESS**

**Supervisor Requests**

There were no Supervisor Comments at this time.

**EIGHTH ORDER OF BUSINESS**

**Adjournment**

On a motion by Mr. R. Bastyr and seconded by Mr. O'Neil, with all in favor, the Board of Supervisors adjourned the meeting at 11:45 a.m., for the Somerset Bay Community Development District.

**SOMERSET BAY COMMUNITY DEVELOPMENT DISTRICT**  
**January 8, 2026 – Minutes of the Regular Meeting**

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\_\_\_\_\_  
Secretary/Assistant Secretary

\_\_\_\_\_  
Chairperson/Vice Chairperson

DRAFT

## **Tab 2**



DISTRICT OFFICE · WESLEY CHAPEL, FLORIDA  
MAILING ADDRESS · 3434 COLWELL AVENUE, SUITE 200 · TAMPA, FLORIDA 33614

Assistant Secretary

# Somerset Bay Community Development District

## Paid Operation & Maintenance Expenditures

December 1, 2025 Through December 31, 2025

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Withlacoochee River Electric Cooperative, Inc.	20251217-1	2348239-112025 ACH	Electric Services 11/25	<u>\$ 65.00</u>
<b>Report Total</b>				<b><u>\$ 65.00</u></b>



Your Touchstone Energy® Cooperative  
P.O. Box 278 • Dade City, Florida 33526-0278

Account Number **2348239** Cycle **14**  
Meter Number  
Customer Number 20197118  
Customer Name **SOMERSET BAY CDD**

Bill Date **11/20/2025**  
Amount Due **65.00**  
Current Charges Due **12/15/2025**

District Office Serving You  
West Hernando

Service Address PUBLIC LIGHTING  
Service Description PUBLIC LIGHTING  
Service Classification Public Lighting

See Reverse Side For More Information

**ELECTRIC SERVICE**

From	To						
Date	Reading	Date	Reading	Multiplier	Dem. Reading	KW Demand	kWh Used

**Comparative Usage Information**

Average kWh  
Period Days Per Day

BILLS ARE DUE  
WHEN RENDERED  
A 1.5 percent, but not  
less than \$5, late charge  
will apply to unpaid  
balances as of 5:00 p.m.  
on the due date shown  
on this bill.

Previous Balance 0.00  
Payment 0.00  
Balance Forward 0.00

Install/Remove Light Pole 65.00

Total Current Charges 65.00  
Total Due Please Pay 65.00



2 0 1 9 7 1 1 8

You have 24-hour access to manage your account on-line through Smarthub at [www.wrec.net](http://www.wrec.net). If you would like to make a payment using your credit card, please call 855-938-3431. This number is WREC's Secure Pay-By-Phone system.

Lights/Poles	Type/Qty	Type/Qty
	210 73	975 73



Your Touchstone Energy® Cooperative  
P.O. Box 278 • Dade City, Florida 33526-0278

Please **Detach and Return** This Portion With  
Your Payment To Ensure Accurate Posting.

See Reverse Side For Mailing Instructions

**Bill Date: 11/20/2025**

District: WH14

Use above space for address change ONLY.

**2348239** **WH14**  
SOMERSET BAY CDD  
3434 COLWELL AVE STE 200  
TAMPA FL 33614-8390

Make check payable to W.R.E.C. MUST BE IN BLACK OR BLUE INK.

Current Charges Due Date	<b>12/15/2025</b>
<b>TOTAL CHARGES DUE</b>	<b>65.00</b>
Total Charges Due After Due Date	<b>70.00</b>

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