



Rizzetta & Company

Somerset Bay Community Development District

**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

SOMERSET BAY COMMUNITY DEVELOPMENT DISTRICT

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

www.somersetbaycdd.org

Board of Supervisors	Ron Bastyr Shane O'Neil Cheri O'Neil Cole Bastyr Lynette Bastyr	Chairman Vice Chairman Assistant Secretary Assistant Secretary Assistant Secretary
District Manager	Sean Craft	Rizzetta & Company, Inc.
District Counsel	John Vericker	Straley, Robin, & Vericker
District Engineer	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

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 **Board Supervisor, Chairman**
Shane O'Neil **Board Supervisor, Vice Chairman**
Lynette Bastyr **Board Supervisor, Assistant Secretary**

Also present were:

Sean Craft
John Vericker

District Manager, Rizzetta & Company, Inc.
District Counsel, Straley Robin Vericker (via phone)

Audience

Not Present

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

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

46 Mr. Craft presented his District Manager's report and reminded the Board
47 that the next regular meeting is scheduled for February 5, 2026, at 11:00
48 a.m., or immediately following the adjournment of Waterford CDD meeting.
49

50 **FOURTH ORDER OF BUSINESS**

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

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

56 **FIFTH ORDER OF BUSINESS**

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

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

64 **SIXTH ORDER OF BUSINESS**

65 **Ratification of Operation and**
66 **Maintenance Expenditures for**
67 **November 2025**

68 On a motion by Mr. R. Bastyr and seconded by Mr. O'Neil, with all in favor, the Board of
69 Supervisors ratified the Operation and Maintenance expenditures for November
70 2025 (\$52,392.45) for the Somerset Bay Community Development District.

71 **SEVENTH ORDER OF BUSINESS**

72 **Supervisor Requests**

73 There were no Supervisor Comments at this time.

74 **EIGHTH ORDER OF BUSINESS**

75 **Adjournment**

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

SOMERSET BAY COMMUNITY DEVELOPMENT DISTRICT

January 8, 2026 – Minutes of the Regular Meeting

74

75

76 **Secretary/Assistant Secretary**

77

Chairperson/Vice Chairperson

DRAFT

Tab 2

SOMERSET BAY COMMUNITY DEVELOPMENT DISTRICT

DISTRICT OFFICE · WESLEY CHAPEL, FLORIDA

MAILING ADDRESS · 3434 COLWELL AVENUE, SUITE 200 · TAMPA, FLORIDA 33614

Operation and Maintenance Expenditures

December 2025

For Board Approval

Attached please find the check register listing the Operation and Maintenance expenditures paid from December 1, 2025 through December 31, 2025. This does not include expenditures previously approved by the Board.

The total items being presented: \$ **65.00**

Approval of Expenditures:

Chairperson

____ Vice Chairperson
____ 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>
Report Total				\$ <u>65.00</u>

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

<u>Date</u>	<u>From</u> <u>Reading</u>	<u>Date</u>	<u>To</u> <u>Reading</u>	<u>Multiplier</u>	<u>Dem. Reading</u>	<u>KW Demand</u>	<u>kWh Used</u>
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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.



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. 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.

Previous Balance	0.00	0.00
Payment		
Balance Forward	0.00	0.00

Install/Remove Light Pole **65.00**

Total Current Charges	65.00
Total Due	Please Pay
	65.00

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

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