



Rizzetta & Company

Waterset North Community Development District

Board of Supervisors' Meeting March 28, 2023

**District Office:
2700 S. Falkenburg Rd. Ste 2745
Riverview, Florida 33578
813.533.2950**

www.watersetnorthcdd.org

**WATERSET NORTH
COMMUNITY DEVELOPMENT DISTRICT**

Waterset Club, 7281 Paradiso Drive, Apollo Beach, FL 33572

Board of Supervisors	Alex Wohlhueter	Chairman
	Paul Anderson	Vice Chairman
	Trish Cianci- Deckard	Assistant Secretary
	Louise Willis	Assistant Secretary
	TJ Pyche	Assistant Secretary
District Manager	Matthew Huber	Rizzetta & Company, Inc.
District Counsel	Andrew Mai	Fishback Dominic Law, PA
District Engineer	Stephen Brletic	Brletic Dvorak, 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) 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.

**Board of Supervisors
Waterset North Community
Development District**

March 21, 2023

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, March 28, 2023, at 6:00 PM** at the Waterset Club, located at 7281 Paradiso Drive, Apollo Beach FL, 33572.

- 1. CALL TO ORDER**
- 2. AUDIENCE COMMENTS**
- 3. STAFF REPORTS**
 - A. Landscape & Irrigation**
 1. Presentation of Landscape Inspection Report
(Under Separate Cover)
 2. Landscape Contractor Update
 3. Landscape Contractor Responses
 4. Landscape Contractor Proposals
 - B. Aquatics Lake Management**
 1. Presentation of Waterway Inspection report
 - C. Clubhouse Manager**
 1. Presentation of Café Sales Report Tab 1
 2. Presentation of Property Management Report Tab 2
 - D. District Counsel**
 1. Discussion regarding Interlocal Agreement
 - E. District Engineer**
 - F. District Manager**
- 4. BUSINESS ITEMS**
 - A.** Discussion regarding status of S2014 Construction Project
 - B.** Ratification of Waste Management proposal Tab 3
- 5. BUSINESS ADMINISTRATION**
 - A.** Consideration of Minutes of Board of Supervisors'
Regular Meeting held on February 28, 2023..... Tab 4
 - B.** Consideration of Operations & Maintenance Expenditures
for District for February 2023
(Under Separate Cover)
 - C.** Consideration of Operations & Maintenance Expenditures for
Café for February 2023
(Under Separate Cover)
- 6. SUPERVISOR REQUESTS**
- 7. ADJOURNMENT**

We look forward to seeing you at the meeting. If you have any questions, please do not hesitate to call us at (813) 533-2950.

Sincerely,

Matthew Huber

Matthew Huber
Regional District Manager

Tab 1

Waterset North CDD Cafe

Sales by Range Report

3/1/2023
 2:15 pm
 From 02/01/23 04:00:00am to 03/01/23 03:59:59am, All Terminals

Description	Units	Gross	Disc/Cpn	VAT Tax	Net	% Total
Beer	227	\$1,180.00	\$2.40	\$0.00	\$1,177.60	12.28
Beverages	706	\$1,849.50	\$17.18	\$0.00	\$1,832.32	19.10
Specials (Beer)	53	\$324.91	\$18.00	\$0.00	\$306.91	3.20
Wine	47	\$280.00	\$0.00	\$0.00	\$280.00	2.92
Beverage Total	1033	\$3,634.41	\$37.58	\$0.00	\$3,596.83	37.50
Breakfast	87	\$616.50	\$15.00	\$0.00	\$601.50	6.27
Flatbreads	80	\$709.00	\$0.00	\$0.00	\$709.00	7.39
Food Mod	5	\$8.00	\$0.00	\$0.00	\$8.00	0.08
Ice Cream	162	\$404.00	\$0.00	\$0.00	\$404.00	4.21
Kids Food	103	\$618.00	\$3.00	\$0.00	\$615.00	6.41
On The Run	206	\$690.10	\$14.12	\$0.00	\$675.98	7.05
Salads	26	\$244.50	\$20.63	\$0.00	\$223.87	2.33
Sandwiches	279	\$2,742.90	\$92.18	\$0.00	\$2,650.72	27.64
Sides	74	\$106.75	\$0.00	\$0.00	\$106.75	1.11
Food Total	1022	\$6,139.75	\$144.93	\$0.00	\$5,994.82	62.50
Miscellaneous Total	0	\$0.00	\$0.00	\$0.00	\$0.00	0.00

HASH DEPARTMENTS

TakeOut7	0	\$0.00	\$0.00	\$0.00	\$0.00	N/A
Total Sales	2055	\$9,774.16	\$182.51	\$0.00	\$9,591.65	100.00
Tax Total					\$719.87	
Tax					\$719.87	
Customer Payments	0				\$0.00	
Due Rounding					\$0.00	
Gift Cert Total	0				\$0.00	
House Tips					\$0.00	
ROA Total					\$0.00	
To Go Surcharges					\$0.00	
Zone Charges					\$0.00	
-Paid Outs					\$0.00	
-Emp Tipouts					\$0.00	
-Bank GC Cashouts	0				\$0.00	

Total Accountable \$10,311.52

Media	Count	Sale Amt	Hs Tips	Emp Tips	Emp Grats	Total Sales
Cash	201	\$1,809.41	\$0.00	\$0.00	\$6.49	\$1,815.90
Gift Card	0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
EMV	632	\$7,990.19	\$0.00	\$906.29	\$3.95	\$8,900.43
Newland	11	\$272.61	\$0.00	\$0.00	\$16.93	\$289.54
Skytab	0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
PAID ONLINE CC	0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
PD Online CC	11	\$239.31	\$0.00	\$37.71	\$0.00	\$277.02
Media Totals		\$10,311.52	\$0.00	\$944.00	\$27.37	\$11,282.89
House Total		\$10,311.52				
Charges Total		\$8,900.43				
Adjusted Cash		\$865.41				

Cancelled Sales	15	\$147.42
Training Mode Sales	0	\$0.00
Refunded Sales	5	\$75.57
Re-Opened Sales	0	\$0.00
Voided Items	0	\$0.00
Total	20	\$222.99

\$8,632.99

Discount	Count	Amount
Employee Discount	5	\$35.72
Open Percent	18	\$126.79
Open Amount	1	\$20.00
Discount Total	24	\$182.51

Tax Description	Sales	Tax	Exempt
Tax	\$9,591.65	\$719.87	\$0.00

Order Type Summary	Count	Total	Avg Chk
Here	845	\$9,369.05	\$11.09
To Go	0	\$0.00	\$0.00
Delivery	0	\$0.00	\$0.00
To GO	0	\$0.00	\$0.00
Phone	0	\$0.00	\$0.00
Online Pickup	11	\$222.60	\$20.24
Online Delivery	0	\$0.00	\$0.00
Totals:	856	\$9,591.65	\$11.21

Serving Period	# Cust's	Total	Avg Check	Avg Cust
Breakfast	132	\$1,201.33	\$9.10	\$9.10
Lunch	471	\$5,822.70	\$12.39	\$12.36
Dinner	254	\$2,567.62	\$10.11	\$10.11
Totals:	857	\$9,591.65	\$11.21	\$11.19

Customer Count	857
Non Taxable Total	\$0.00
Non Tippable Sales	\$0.00
Togo Count	0
Togo Total	\$0.00

Tab 2



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

Community Director Report
March 2023 Meeting



Unparalleled Property Services

Administrative

CDD Access Requests: No requests for North this month.

Munyan has completed the interior painting of the Landing Café hallway, bathrooms and offices.

Munyan provided management with a proposal for the interior painting of the Landing Gym. Due to the color scheme in the gym, the painting was estimated to take 3 days to complete.

Management contacted Citywide to provide a proposal for the cleaning of the café lights and all areas above the doors. These areas are full of dust.

Management received a proposal from onsite for the removal of the signs at the Covington roundabout. The proposal came in at \$585.00.



A new full-time server was hired for the Landing Café. Her name is Marlaina. She began training with Ray on March 15th.

Management met with Andrew Somerville, a representative from Cheney Brothers. We discussed the Landing Café furniture. Andrew provided a budgetary proposal for replacements of the booths, tables and chairs, as well as high tops. He has also provided us with their magazine collection for our review and discussion.

Proposals were approved to purchase 5 orange umbrellas for the Landing Pool as well as 6 blue umbrellas for the Splash pad area. Current lead time is 3 weeks once payment is received.

The sand top off proposal from Alexanders for Lakeside area has been approved. The sand has been ordered and once received, we will be scheduled for placement.

Management contacted DCIS Security and requested for a representative to come out and provide us a proposal for a Talk down system for the Splash Pad and the landing pool area. We will also be contacting Securiteam and Accurate Electronics.

A proposal was requested from Alexanders Landscaping for the replacement of the hammocks at the Splash Pad. Once received, the proposal will be presented to the board for approval.

Maintenance

The maintenance team repaired 2 toilet paper fixtures in the Splash Pad bathrooms that were loose.

Alvarez Plumbing was contacted due to 2 children breaking the pool shower at the Landing Pool. We had 3 witnesses at the area that knew the boys and they provided management with their information. We reached out to the homeowners and advised them that they will be billed back for the cost of repairs.

A sensor to the lap pool heater has been replaced.

A component to the computer that operates the valves to the splash pad has been ordered as it was sending mixed signals to shut the valves off causing low water pressure. Once the parts are delivered, we will be scheduled for install.

Respectfully Submitted,
Katiria Parodi, LCAM



March 11, 2023

Waterset North CDD
3434 ColwellA Avenue Suite 200
Tampa, Florida 33614
Attn: Katiria Parodi / Property Manager
Kparodi@castlegroup.com

Project: **The Landing at Waterset Gym**

The interior preparation and painting of the gym walls for the Landings at Waterset located at 7012 Sail View Lane in Apollo Beach, Florida as outlined in the Scope of Work below:

Scope of Work:

1. Patch all minor holes to match existing texture as close as possible.
2. Previously painted walls will receive two (2) coats Sherwin Williams Super Paint Interior Satin Paints.
3. Decorative stripes will be matched as close as possible
4. Ceilings are excluded

Paintmaster, Inc., DBA Munyan Painting Service proposes to furnish all labor, materials and equipment to complete in accordance with the above-mentioned Scope of Work for the sum of: \$ 1,350.00

The above price and Scope of Work is satisfactory and hereby accepted. Please sign one (1) copy and return.

Signed  District Manager Date 03/20/23

Sincerely yours,

Billy Jones, Estimator/Project Manager



March 11, 2023

Waterset North CDD
3434 Colwell Avenue Suite 200
Tampa, Florida 33614
Attn: Katiria Parodi / Property Manager
Kparodi@castlegroup.com

Project: **The Landing at Waterset**

The interior preparation and painting of café upper white walls for the Landings at Waterset located at 7012 Sail View Lane in Apollo Beach, Florida as outlined in the Scope of Work below:

Scope of Work:

1. Patch all minor holes to match existing texture as close as possible.
2. Previously painted walls will receive two (2) coats Sherwin Williams Super Paint Interior Satin Paints.
3. Colors to match existing as close as possible.

Paintmaster, Inc., DBA Munyan Painting Service proposes to furnish all labor, materials and equipment to complete in accordance with the above-mentioned Scope of Work for the sum of: \$ 1,250.00

The above price and Scope of Work is satisfactory and hereby accepted. Please sign one (1) copy and return.

Signed _____ Date _____

Sincerely yours,

Billy Jones, Estimator/Project Manager



Quote

03/10/2023

Project:
Waterset

From:
Cheney Brothers
Andrew Somerville
1 Cheney Way
Riveria Beach, FL 334047000
561-845-4700



Job Reference Number: 32469

****ALL QUOTES MUST BE SIGNED AND ATTACHED TO THE BACK OF A SPECIAL ORDER FORM WITH THE ITEMS BEING ORDERED WRITTEN ON THE SPECIAL ORDER FORM. NO ORDERS WILL BE PROCESSED WITHOUT A SIGNED QUOTE****




*****THIS QUOTATION IS BASED ON OUR UNDERSTANDING OF THE INFORMATION FURNISHED TO US. WE ARE NOT RESPONSIBLE FOR THIS QUOTATION MEETING YOUR REQUIREMENTS IF BASED ON INCORRECT OR INCOMPLETE INFORMATION. PLEASE CHECK THIS QUOTATION CAREFULLY. ANYTHING NOT LISTED WILL NOT BE FURNISHED.****

*****DUE TO CONSTANTLY INCREASING MATERIAL COSTS AND MANUFACTURER PRICE INCREASES, PRICING ON THIS QUOTE NEEDS TO BE VERIFIED BEFORE PLACING FINAL ORDER*****




****WE ARE UNABLE TO GUARANTEE ANY LEAD TIMES.****


Item	Qty	Description	Sell	Sell Total
OW SEATING				
1	18 ea	CHAIR Original Wood Seating Model No. M53 GR7 Transit Stacking Side Chair, natural oak wood back and seat, upholstered padded seat, solid steel wire, grade 7 uph.	\$48.80	\$878.40
				
	18 ea	Grade 7 upholstery to be specified for seat:	\$48.80	\$878.40
	18 ea	Grade 7 upholstery to be specified for inside back:	\$48.80	\$878.40
	18 ea	White frame finish, standard		
		- As of 03/07/23, this is a closeout item with (31) available		
ITEM TOTAL:				\$2,635.20
2	28 ea	BARSTOOL Original Wood Seating Model No. M53B GR7 Transit Stacking Barstool, natural oak wood back and seat, solid steel wire, grade 7 uph	\$48.80	\$1,366.40
				
	28 ea	Grade 7 upholstery to be specified for seat	\$48.80	\$1,366.40
	28 ea	White frame finish, standard		
		- As of 03/07/23, this is a closeout item with (46) available		
ITEM TOTAL:				\$2,732.80
3	3 ea	TABLE TOP, LAMINATE Original Wood Seating Model No. LF-B-30R Line + Flat from OW Seating, 30" dia, round, 1/2" thick with HPL phenolic core, seamless edge, reverse knife edge, anti-microbial and chemical resistant property surface, matching dining height table base, white HPL, white table base	\$715.46	\$2,146.38
ITEM TOTAL:				\$2,146.38
4	3 ea	TABLE TOP, LAMINATE Original Wood Seating Model No. LF-B-3636 Line + Flat from OW Seating, 36" x 36", square, 1/2" thick with HPL phenolic core, seamless edge, reverse knife edge, anti-microbial and chemical resistant property surface, matching dining height table base, white HPL, white table base	\$965.36	\$2,896.08
ITEM TOTAL:				\$2,896.08

Item	Qty	Description	Sell	Sell Total
5	3 ea	TABLE TOP, LAMINATE Original Wood Seating Model No. LF-B-2667 Line + Flat from OW Seating, 26" x 67", rectangle, 1/2" thick with HPL phenolic core, seamless edge, reverse knife edge, anti-microbial and chemical resistant property surface, matching dining height table base, white HPL, white table base	\$2,398.52	\$7,195.56
ITEM TOTAL:				\$7,195.56
6	2 ea	BOOTH Original Wood Seating Model No. PB-S-48 Booth, single, 48"L x 48"H, upholstered plain back, upholstered seat, 4" thick foam seat, finished outside back, plywood & solid wood frame, upholstered cap, with crumbstrip, black vinyl kick base 	\$1,015.87	\$2,031.74
	2 ea	Standard P7/COM		
	2 ea	Color to be specified		
ITEM TOTAL:				\$2,031.74
7	2 ea	BOOTH Original Wood Seating Model No. PB-D-48 Booth, double, 48"L x 48"H, upholstered plain back, upholstered seat, 4" thick foam seat, plywood & solid wood frame, upholstered cap, with crumbstrip, black vinyl kick base 	\$1,562.67	\$3,125.34
	2 ea	Standard P7/COM		
	2 ea	Color to be specified		
ITEM TOTAL:				\$3,125.34
8	2 ea	CHAIR, LOUNGE, INDOOR Original Wood Seating Model No. DUN-CH-P7/COM Dun Chair, dining height, upholstered chair with wood legs, 18" seat height, 22" seat width, 32" tall, 29" wide, 26" depth. Custom wood stain legs, P7/COM uph	\$1,287.73	\$2,575.46
	2 ea	Color to be specified		
ITEM TOTAL:				\$2,575.46
9	2 ea	CHAIR, LOUNGE, INDOOR Original Wood Seating Model No. DUN SOFA-P7/COM Dun Sofa, dining height, upholstered sofa with wood legs, 18" seat height, 44" seat width, 32" tall, 51" wide, 29" depth. Custom wood stain legs, P7/COM uph	\$2,255.73	\$4,511.46
	2 ea	Color to be specified		
ITEM TOTAL:				\$4,511.46
JUSTCHAIRS				

Item	Qty	Description	Sell	Sell Total
10	18 ea	CHAIR  JustChair Manufacturing Model No. CSU-90518-PS-GR1 CITYStyle™ Urban Side Chair, wood veneer laminated back and seat, fixed upholstered seat cushion, solid steel frame, hairpin legs, black screw-in nylon glides, grade 1 uph.	\$185.44	\$3,337.92
	18 ea	5 year limited warranty against manufacturer defects		
	18 ea	Standard finish (lead time 3-5 weeks)		
	18 ea	Driftwood veneer finish		
	18 ea	Grade 1 Vinyl upholstery to be specified		
	18 ea	Padded inside back (same upholstery as seat)	\$87.84	\$1,581.12
	18 ea	Standard finish (lead time 3-5 weeks)		
	18 ea	Signal white gloss finish #RAL9003		
ITEM TOTAL:				\$4,919.04
11	28 ea	BAR STOOL  JustChair Manufacturing Model No. CSU-90530-PS-GR1 CITYStyle™ Urban Barstool, wood veneer laminated back and seat, solid steel frame, hairpin legs, footrest, black screw-in nylon glides, grade 1 uph.	\$207.89	\$5,820.92
	28 ea	5 year limited warranty against manufacturer defects		
	28 ea	Standard finish (lead time 3-5 weeks)		
	28 ea	Driftwood veneer finish		
	28 ea	Grade 1 Vinyl upholstery to be specified		
	28 ea	Padded inside back (same upholstery as seat)	\$87.84	\$2,459.52
	28 ea	Metal finish to be specified		
ITEM TOTAL:				\$8,280.44
12	28 ea	BAR STOOL  JustChair Manufacturing Model No. CSU-90530X-PS-GR1 CITYStyle™ Urban Barstool, backless, wood veneer laminated seat, fixed upholstered seat cushion, solid steel frame, hairpin legs, footrest, black screw-in nylon glides, grade 1 uph.	\$180.07	<Alternate>
	28 ea	5 year limited warranty against manufacturer defects		<Alternate>
	28 ea	Standard finish (lead time 3-5 weeks)		<Alternate>
	28 ea	Driftwood veneer finish		<Alternate>
	28 ea	Grade 1 Vinyl upholstery to be specified		<Alternate>
	28 ea	Standard finish (lead time 3-5 weeks)		<Alternate>
	28 ea	Black textured finish #TB16		<Alternate>
ITEM TOTAL: <Alternate>				\$5,041.96

Item	Qty	Description	Sell	Sell Total
13	3 ea	LAMINATE TABLE TOP  JustChair Manufacturing Model No. TTDC18-30R GR1 DesignChoice™ Table Top, round, 30" dia., 1-1/8" thick, seamless, indoor use, black melamine backer, 3D textured, thermo-formed grade 1 laminate (6-8 week lead time) 3 ea 1 year limited warranty against manufacturer defects 3 ea Grade 1 Laminate to be specified 3 ea Eased edge, std.	\$206.42	\$619.26
ITEM TOTAL:				\$619.26
14	3 ea	LAMINATE TABLE TOP  JustChair Manufacturing Model No. TTDC18-2667 GR1 DesignChoice™ Table Top, rectangle, 26" x 67", 1-1/8" thick, seamless, indoor use, black melamine backer, 3D textured, thermo-formed grade 1 laminate (6-8 week lead time) 3 ea 1 year limited warranty against manufacturer defects 3 ea Grade 1 Laminate to be specified 3 ea Eased edge, std.	\$515.33	\$1,545.99
ITEM TOTAL:				\$1,545.99
15	3 ea	LAMINATE TABLE TOP JustChair Manufacturing Model No. TTDC18-3636 GR1 DesignChoice™ Table Top, square, 36" x 36", 1-1/8" thick, seamless, indoor use, black melamine backer, 3D textured, thermo-formed grade 1 laminate (6-8 week lead time) 3 ea 1 year limited warranty against manufacturer defects 3 ea Grade 1 Laminate to be specified 3 ea Eased edge, std.	\$273.28	\$819.84
ITEM TOTAL:				\$819.84
16	6 ea	METAL TABLE BASE  JustChair Manufacturing Model No. TBX0522-28 Table Base, 22" x 5" base spread, 28"H, dining height, 3" dia. column, 13" spider, steel & cast iron 6 ea 5 year limited warranty against manufacturer defects 6 ea Standard finish (Quick Ship, lead time 7-10 days) 6 ea Black textured finish #TB16 - Use (2) for each 26"x67" table top	\$40.99	\$245.94
ITEM TOTAL:				\$245.94

Item	Qty	Description	Sell	Sell Total
17	3 ea	METAL TABLE BASE  JustChair Manufacturing Model No. TBX2430-28 Table Base, 24" x 30" base spread, 28"H, dining height, 3" dia. column, 13" spider, X-style base, steel & cast iron 3 ea 5 year limited warranty against manufacturer defects 3 ea Standard finish (Quick Ship, lead time 7-10 days) 3 ea Black textured finish #TB16 - Use (1) for each 30" round table top	\$52.22	\$156.66
			ITEM TOTAL:	\$156.66
18	3 ea	METAL TABLE BASE  JustChair Manufacturing Model No. TBX3030-28 Table Base, 30" x 30" base spread, 28"H, dining height, 3" dia. column, 13" spider, X-style base, steel & cast iron 3 ea 5 year limited warranty against manufacturer defects 3 ea Standard finish (Quick Ship, lead time 7-10 days) 3 ea Black textured finish #TB16 - Use (1) for each 36"x36" table top	\$54.66	\$163.98
			ITEM TOTAL:	\$163.98
19	2 ea	BOOTH  JustChair Manufacturing Model No. JBS-UPL-48-GR1/COM Custom Booth, single, length to be specified x 48"H, upholstered foam plain back with lumbar support, upholstered seat, finished outside back, grade 1 uph/COM 2 ea 1 year limited warranty against manufacturer defects 2 ea Contact factory for packaging and shipping details 2 ea 72" long 2 ea DesignChoice Laminate top cap in lieu of standard upholstered 2 ea DesignChoice Laminate end cap (per set) in lieu of standard upholstered 2 ea DesignChoice Laminate Seat Base in lieu of standard upholstered 2 ea DesignChoice Laminate Kick-plate in lieu of standard ABS black textured kick-plate 2 ea Grade 1 Vinyl for inside back to be specified 2 ea Removable sinuous spring seat, standard 2 ea Grade 1 Vinyl upholstery for seat to be specified	\$643.18	\$1,286.36
			ITEM TOTAL:	\$3,773.10

Item	Qty	Description	Sell	Sell Total
20	2 ea	BOOTH JustChair Manufacturing Model No. JBD-UPL-48-GR1/COM Custom Booth, double, length to be specified x 48"H, upholstered foam plain back with lumbar support, upholstered seat, grade 1 uph/COM	\$1,033.58	\$2,067.16
				
	2 ea	1 year limited warranty against manufacturer defects		
	2 ea	Contact factory for packaging and shipping details		
	2 ea	72" long	\$568.47	\$1,136.94
	2 ea	DesignChoice Laminate top cap in lieu of standard upholstered	\$67.34	\$134.68
	2 ea	DesignChoice Laminate end cap (per set) in lieu of standard upholstered	\$223.02	\$446.04
	2 ea	DesignChoice Laminate Seat Base in lieu of standard upholstered	\$505.08	\$1,010.16
	2 ea	DesignChoice Laminate Kick-plate in lieu of standard ABS black textured kick-plate	\$505.08	\$1,010.16
	2 ea	Grade 1 Vinyl for inside back to be specified		
	2 ea	Removable sinuous spring seat, standard		
	2 ea	Grade 1 Vinyl upholstery for seat to be specified		
			ITEM TOTAL:	\$5,805.14
60" TALL BOOTHS				
19	2 ea	BOOTH JustChair Manufacturing Model No. JBS-UPL-48-GR1/COM Custom Booth, single, length to be specified x 60"H, upholstered foam plain back with lumbar support, upholstered seat, finished outside back, grade 1 uph/COM	\$836.14	\$1,672.28
	2 ea	1 year limited warranty against manufacturer defects		
	2 ea	Contact factory for packaging and shipping details		
	2 ea	72" long	\$353.75	\$707.50
	2 ea	DesignChoice Laminate top cap in lieu of standard upholstered	\$87.35	\$174.70
	2 ea	DesignChoice Laminate end cap (per set) in lieu of standard upholstered	\$193.49	\$386.98
	2 ea	DesignChoice Laminate Seat Base in lieu of standard upholstered	\$336.72	\$673.44
	2 ea	DesignChoice Laminate Kick-plate in lieu of standard ABS black textured kick-plate	\$336.72	\$673.44
	2 ea	Grade 1 Vinyl for inside back to be specified		
	2 ea	Removable sinuous spring seat, standard		
	2 ea	Grade 1 Vinyl upholstery for seat to be specified		
- 60" TALL			ITEM TOTAL:	\$4,288.34

Item	Qty	Description	Sell	Sell Total
20	2 ea	BOOTH JustChair Manufacturing Model No. JBD-UPL-48-GR1/COM Custom Booth, double, length to be specified x 60"H, upholstered foam plain back with lumbar support, upholstered seat, grade 1 uph/COM	\$1,343.66	\$2,687.32
	2 ea	1 year limited warranty against manufacturer defects		
	2 ea	Contact factory for packaging and shipping details		
	2 ea	72" long	\$568.47	\$1,136.94
	2 ea	DesignChoice Laminate top cap in lieu of standard upholstered	\$67.34	\$134.68
	2 ea	DesignChoice Laminate end cap (per set) in lieu of standard upholstered	\$289.92	\$579.84
	2 ea	DesignChoice Laminate Seat Base in lieu of standard upholstered	\$505.08	\$1,010.16
	2 ea	DesignChoice Laminate Kick-plate in lieu of standard ABS black textured kick-plate	\$505.08	\$1,010.16
	2 ea	Grade 1 Vinyl for inside back to be specified		
	2 ea	Removable sinuous spring seat, standard		
	2 ea	Grade 1 Vinyl upholstery for seat to be specified - 60" Tall		
			ITEM TOTAL:	\$6,559.10
1	1 ea	SHIPPING/FREIGHT CHARGES Custom Model No. SHIPPING/FREIGHT CHARGES PRICES DO NOT INCLUDE SHIPPING OR FREIGHT CHARGES		
			Total	\$67,026.85

1. WE ARE UNABLE TO GUARANTEE ANY LEAD TIMES. .
2. FREIGHT CHARGES ADDITIONAL UNLESS NOTED.
3. "F.O.B. DELIVERY"/ FREIGHT DOES NOT INCLUDE LIFTGATE CHARGES.
4. ANY AND ALL FREIGHT QUOTES WILL ONLY BE AN ESTIMATE AND WILL BE DETERMINED AT FINAL BILLING.
5. PRICE DOES NOT INCLUDE INSTALLATION OF EQUIPMENT UNLESS NOTED.
6. PRICING DOES NOT INCLUDE TAX.
7. ALL ELECTRICAL, PLUMBING, PERMITS, ROOF PENETRATIONS ARE BY OTHERS.
8. PRICES ARE SUBJECT TO MANUFACTURER PRICE INCREASES.
9. EVEN WITH A SIGNED CONTRACT/QUOTE PRICING MAY BE SUBJECT TO CHANGE DUE TO CURRENT EXTENUATING CIRCUMSTANCES IN MANUFACTURERS PRODUCTION PROCESSES AND SUPPLY SOURCES.
10. WE ARE NOT RESPONSIBLE FOR TYPOGRAPHICAL ERRORS
11. AT TIME OF ORDERING, PLEASE CONFIRM UTILITIES AND DIMENSIONS
12. SHOP DRAWINGS ON CUSTOM ITEMS WILL BE SUPPLIED ONLY AFTER RECEIPT OF APPROVED PURCHASE ORDER AND DEPOSIT
13. PLEASE VERIFY SPECIFICATIONS; ITEMS ORDERED ARE BASED ON WRITTEN QUOTATIONS, NOT VERBAL
14. ALL RIGHTS AND INTEREST RESERVED UNTIL PAID IN FULL
15. PLEASE HAVE A COMMERCIAL ELECTRICIAN/ PLUMMER REVIEW ELECTRICAL SPECIFICATIONS THAT ARE INCLUDED ON QUOTE ON EQUIPMENT BEING PURCHASED.
16. CUSTOMER IS RESPONSIBLE FOR CHECKING ALL DROP-SHIPPED ITEMS AT TIME OF DELIVERY'S.
17. FOR ALL ITEMS ORDERED, THE CUSTOMER IS ULTIMATELY RESPONSIBLE FOR THE PROPER PLACEMENT AND OPERATION OF EQUIPMENT IN ACCORDANCE WITH ALL LOCAL MUNICIPALITIES AND GOVERNMENT AGENCIES FOR APPLICABLE LAWS AND CODES.
18. PLEASE BE ADVISED THAT DUE TO THE NATURE OF CUSTOM OR SPECIALIZED EQUIPMENT ORDERS, ANY CANCELLATIONS OF EQUIPMENT AND/OR CUSTOM FABRICATED ITEMS NEED TO BE SUBMITTED IN WRITING. FOR ALL CANCELLED ORDERS OR RETURNED ORDERS, THE CUSTOMER ASSUMES A RESTOCKING OR RETURN FEE.

****ORDER WILL NOT BE PLACED WITHOUT INITIALS VERIFYING UTILITIES****

CIRCLE AND INITIAL IF APPLICABLE:

NATURAL GAS _____ PROPANE-LP _____

CUSTOMER GUIDE TO FREIGHT ACCEPTANCE FOR 3RD PARTY DELIVERY'S**Receiving Merchandise:**

1. Federal Law prohibits delivery drivers from helping unload deliveries.
2. Federal Regulations allows drivers to only deliver safely and on Paved Roads and as close as possible.
1. Count ALL pieces.
2. Confirm against Bill of Lading(BOL) is the same number of pieces delivered.
3. Even when busy, don't just sign and take care of later. Take the time to inspect.
4. We strongly recommend that you open all packaging and crates with the driver present to confirm there is no damage.
5. Inspect each piece for any signs of visible damage. (Note: The most common damages are fork lifts being punched through boxes). If there is visible damage or if you suspect internal damage (unusual rattles, broken glass, etc.), inspect while the driver is there. Federal Law allows inspection regardless of drivers comment.
 - A. When a delivery is received, check the number of pieces on the Bill of Lading against the number of pieces on the truck. If there is a discrepancy, note it immediately by writing it on the Bill of Landing and then call the carrier's claim phone number which should be on the Bill of Landing. The truck driver should be present during this phone call.
 - B. After calling in the claim, call your Cheney Rep immediately or 1-800-CBI-CHEF and report immediately.
6. Refuse any damaged goods so that they are returned to carrier.
7. Note on the BOL: Number of pieces/items accepted and number of pieces/items refused or shorted, with a description.
8. Don't allow the driver to pressure you to hurry and make a bad decision: The driver cannot leave until the BOL is signed.
9. Don't sign the BOL until you are completely satisfied.
 - C. **RETURNS:** Merchandise that is approved and ordered and then later returned will be billed as we are invoiced by the supplier. Credit will be issued when the merchandise is received and accepted by the manufacturer in a fully re-sellable condition. Special finish or custom designed units are not returnable. Manufacturer's restocking charge and return shipping cost will be deducted from the credit issued. Please contact the **PROJECT MANANGER** to arrange a return.
10. Complete and mail the warranty card, if applicable.

ADDITIONAL 3RD PARTY: Freight Bills could be billed up to 90 days after shipment is received.

Customer Initials: _____

Acceptance: _____ Date: _____

Printed Name: _____

Project Grand Total: \$67,026.85

U905

CITYSTYLE - HAIRPIN

Urban hairpin frame design. Multiple laminate and frame color options available.

U90518
Driftwood



U90530
Natural



U90530X
Driftwood



U90518X
Driftwood

SEAT & BACK

Seat & back: Double-sided laminate plywood

FRAME

Powder coated, welded steel frame with black, screw-in nylon glides

QUICK SHIP CONFIGURATION

Seat & Back



Driftwood



Natural Ash

Frame



Black (TB16)



White

STANDARD OPTIONS

PIB, PS






CUSTOM OPTIONS

Factory BTO custom colors available, 100 pc. MOQ

Local customization available, no MOQ

Upholstery: See Planning & Options (page 97)

DIMENSIONS AND WEIGHTS

					
Chair (18)	32"	18"	16.5"	16"	14 lbs
Barstool (30)	43"	30"	16.5"	16"	17 lbs

Shown with
Fixed Seat
Cushion and
Fixed Back
Cushion



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U905

CITYSTYLE - HAIRPIN

Urban hairpin frame design. Multiple laminate and frame color options available.

U90518
Driftwood



U90530
Natural



U90530X
Driftwood



U90518X
Driftwood



SEAT & BACK

Seat & back: Double-sided laminate plywood

FRAME

Powder coated, welded steel frame with black, screw-in nylon glides

QUICK SHIP CONFIGURATION

Seat & Back



Driftwood



Natural Ash

Frame



Black (TB16)



White

STANDARD OPTIONS

PIB, PS

CUSTOM OPTIONS

Factory BTO custom colors available, 100 pc. MOQ

Local customization available, no MOQ

Upholstery: See Planning & Options (page 97)

DIMENSIONS AND WEIGHTS

Chair (18)	32"	18"	16.5"	16"	14 lbs
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Shown with
Fixed Seat
Cushion and
Fixed Back
Cushion



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U905

CITYSTYLE - HAIRPIN

Urban hairpin frame design. Multiple laminate and frame color options available.

U90518
Driftwood



U90530
Natural



U90530X
Driftwood



U90518X
Driftwood

SEAT & BACK

Seat & back: Double-sided laminate plywood

FRAME

Powder coated, welded steel frame with black, screw-in nylon glides

QUICK SHIP CONFIGURATION

Seat & Back



Driftwood



Natural Ash

Frame



Black (TB16)



White

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Shown with
Fixed Seat
Cushion and
Fixed Back
Cushion



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JB-UPL

UPHOLSTERED PLAIN BACK BOOTHS

Solid plain back style booths and banquettes.

JBS-UPL-36



JBD-UPL-42



JBSB-UPL-48



CONSTRUCTION FEATURES

- Heavy-Duty, all wood, computer cut frame
- Hardened steel reinforcements
- Certified CAL-117 upholstery components
- Legget & Platt No-Sagg® interlocked spring seats
- Extreme-duty ABS kick plate

STANDARD DIMENSIONS

- Height: 36", 42" and 48" tall backs
- Depth (single): 23" single, from front to back
- Depth (double): 44" from edge to edge of seat
- Length: 30", 48", 60", 72" - banquettes by the foot
- 1/2 Circle: 48"x 90"x 48"
- 3/4 Circle: 48"x 90"x 90"x 48"

INSIDE BACK OPTIONS

- Plain padded back
- Pullover back
- Matching or contrasting colors

SEAT OPTIONS

- Vinyl or wood crumb strip
- Tall Drop Seat
- Plywood base (no-spring) padded seat

WOOD & LAMINATE OPTIONS

- End caps, top cap, seat base or kick plate
- Standard wood finishes on oak, maple, ash or beech
- Wilsonart® or Formica® standard laminates available



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- Wilsonart® or Formica® standard laminates available



TBX

DOUBLE BOLTED BASES

Precision lathed steel columns with super strong cast iron bases and spiders featuring JustChair's double bolted design. Shipped with tools and instructions for easy assembly.

TBX
End & Cross






TBX
Round







POWDER COAT

Standard black powder coat
Locally customized colors available

STANDARD SIZES - QUICKSHIP

BASES	DINING (-28)	BAR (-40)
	5" x 22" 15 lbs	5" x 22" 16 lbs
	22" x 22" 18 lbs 24" x 30" 22 lbs 30" x 30" 23 lbs 33" x 33" 25 lbs	22" x 22" 23 lbs 24" x 30" 27 lbs 30" x 30" 30 lbs 33" x 33" 35 lbs
	18" round 29 lbs 24" round 30 lbs 30" round 98 lbs	18" round 30 lbs 24" round 44 lbs 30" round 69 lbs

RECOMMENDED BASES TO TOP SIZES

				
24" x 30"		2222	18R	
24" x 42"		2430	18R	
30" x 45"		2430		
30" x 48"	0522(2)	2430		
30" x 60"	0522(2)			
30" x 72"	0522(2)	2222(2)		
36" x 72"		2430(2)	24R(2)	
24" x 24"		2222	18R	
30" x 30"		2430	24R	
36" x 36"		3030	30R	
42" x 42"	0522(3)	3333	30R	
36/51"		3333	30R	
42/60"	0522(3)			4848



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	18" round 29 lbs 24" round 30 lbs 30" round 98 lbs	18" round 30 lbs 24" round 44 lbs 30" round 69 lbs

RECOMMENDED BASES TO TOP SIZES

				
24" x 30"		2222	18R	
24" x 42"		2430	18R	
30" x 45"		2430		
30" x 48"	0522(2)	2430		
30" x 60"	0522(2)			
30" x 72"	0522(2)	2222(2)		
36" x 72"		2430(2)	24R(2)	
24" x 24"		2222	18R	
30" x 30"		2430	24R	
36" x 36"		3030	30R	
42" x 42"	0522(3)	3333	30R	
36/51"		3333	30R	
42/60"	0522(3)			4848



Seamless, textured 3D laminate,
thermoformed over a thick substrate,
sealed with a melamine backer.
The beauty and feel of wood with the
strength of laminate.

DESIGNCHOICE™ THERMO FORMED TABLE TOPS



SPECIFICATIONS:

Textures: Available in: (R) Rustic, (M) Marble, (S) Stone

Standard Specifications:

Height: 1-1/8" thick.

Edges: 1/8" radius eased corners

Corners: Rustic, 2" radius corners

Stone or Marble, 1/8" radius eased corners

Moister Resistant Option (MR): A semi-outdoor specification.
Outdoor substrate, double wrapped for use on covered patios

Custom Options:

Umbrella holes, 1.5" thick table top with eased corners,
BTO finishes and sizes available,

Sizes: Most available in QuickShip colors, 1-1/8" thick.

24" x 30"	23 lb	24" R	16 lb
24" x 42"	36 lb	30" R	36 lb
30" x 45"	45 lb	36" R	48 lb
30" x 48"	46 lb	48" R	65 lb
30" x 60"	59 lb		
30" x 72"	68 lb		
36" x 72"	68 lb		
48" x 95"	150 lb		
		Booth Cut	
		42" x 42"	59 lb
		Drop Leaf	
		36" to 51"	81 lb
		42" to 60"	113 lb
30" x 30"	32 lb		
36" x 36"	41 lb		
42" x 42"	59 lb		

Custom sizes available (non QuickShip), priced as the next largest size.



PO Box 370016, Brooklyn, NY 11237
5390 E. Ponce de Leon Ave, Suite D,
Stone Mountain, GA 30083



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The beauty and feel of wood with the
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Custom Options:

Umbrella holes, 1.5" thick table top with eased corners,
BTO finishes and sizes available,

Sizes: Most available in QuickShip colors, 1-1/8" thick.

24" x 30"	23 lb	24" R	16 lb
24" x 42"	36 lb	30" R	36 lb
30" x 45"	45 lb	36" R	48 lb
30" x 48"	46 lb	48" R	65 lb
30" x 60"	59 lb		
30" x 72"	68 lb		
36" x 72"	68 lb		
48" x 95"	150 lb		
		Booth Cut	
		42" x 42"	59 lb
		Drop Leaf	
		36" to 51"	81 lb
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The beauty and feel of wood with the
strength of laminate.

DESIGNCHOICE™ THERMO FORMED TABLE TOPS

GR1 Shiplap
round

GR2 Milano Tan Marble
with standard eased
corners

GR1 Silver Birch
with standard rustic
2" radius corners

ADDITION COLOR OPTIONS
ON REVERSE SIDE

SPECIFICATIONS:

Textures: Available in: (R) Rustic, (M) Marble, (S) Stone

Standard Specifications:

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Edges: 1/8" radius eased corners






Corners: Rustic, 2" radius corners
Stone or Marble, 1/8" radius eased corners

Moister Resistant Option (MR): A semi-outdoor specification.
Outdoor substrate, double wrapped for use on covered patios

Custom Options:

Umbrella holes, 1.5" thick table top with eased corners,
BTO finishes and sizes available,

Sizes: Most available in QuickShip colors, 1-1/8" thick.

	24" x 30" 23 lb		24" R 16 lb
	24" x 42" 36 lb		30" R 36 lb
	30" x 45" 45 lb		36" R 48 lb
	30" x 48" 46 lb		48" R 65 lb
	30" x 60" 59 lb		Booth Cut
	30" x 72" 68 lb		42" x 42" 59 lb
	36" x 72" 68 lb		Drop Leaf
	48" x 95" 150 lb		36" to 51" 81 lb
	36" x 36" 41 lb		42" to 60" 113 lb
	42" x 42" 59 lb		

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TBX
End & Cross






TBX
Round







POWDER COAT

Standard black powder coat
Locally customized colors available

STANDARD SIZES - QUICKSHIP

BASES	DINING (-28)	BAR (-40)
	5" x 22" 15 lbs	.5" x 22" 16 lbs
	22" x 22" 18 lbs 24" x 30" 22 lbs 30" x 30" 23 lbs 33" x 33" 25 lbs	22" x 22" 23 lbs 24" x 30" 27 lbs 30" x 30" 30 lbs 33" x 33" 35 lbs
	18" round 29 lbs 24" round 30 lbs 30" round 98 lbs	18" round 30 lbs 24" round 44 lbs 30" round 69 lbs

RECOMMENDED BASES TO TOP SIZES

				
24" x 30"		2222	18R	
24" x 42"		2430	18R	
30" x 45"		2430		
30" x 48"	0522(2)	2430		
30" x 60"	0522(2)			
30" x 72"	0522(2)	2222(2)		
36" x 72"		2430(2)	24R(2)	
24" x 24"		2222	18R	
30" x 30"		2430	24R	
36" x 36"		3030	30R	
42" x 42"	0522(3)	3333	30R	
36/51"		3333	30R	
42/60"	0522(3)			4848



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WN

Castle Management, LLC.
 12270 SW 3rd Street, Suite 200
 Plantation FL 33325

Unit	Resident	Note Code	Created	Completed	Notes
WN-HCDR WNH-Camino Drive					
6325	02 M&J Orlando Inv LLC, 6325 Camino Dr	LGL Legal	03/10/2023		Pstd pymt thru Feb-tp
WN-HDCD WNH- Del Coronado Dr					
5627	03 Joseph, Idongesit 5627 Del Coronado Dr	WARR Warranty Deed	03/02/2023		changed title per deed T1690045 sent wl coupons--mr
5639	03 Hamilton Jr, Walter 5639 Del Coronado Dr	WARR Warranty Deed	03/06/2023		changed title per deed T1693775 sent wl stmt--mr
5648	02 Alvarez, Manuel 5648 Del Coronado Dr	WARR Warranty Deed	03/15/2023		Updated title per deed. I sent the Dev Invoice to Homes by Westbay and they advised this unit sold last year, 01/21/2022. I never received a closing pkg. I pulled deed from appraisers website and updated title. Sent wl ltr and coupon/stmt PB
WN-HESC WNH - Estero Ct					
7122	02 Cardona, Juan 7122 Estero Ct	LGL Legal	03/14/2023		Pd thru Dec 2022-tp
WN-HGND WNH-Golden Nettle Dr					
5999	02 Leon, Washington 5999 Golden Nettle Dr	WARR Warranty Deed	03/08/2023		Updated title per deed, sent wl ltr T1690040 PB
WN-HHGD WNH-Hourglass Dr					
7227	03 Beck Living Trust, Ingrid 7227 Hourglass Dr	WARR Warranty Deed	03/20/2023		change title per deed, sent wl CW
WN-HHLP WNH-Heirloom PI					
6316	03 Sauvageau, Luc 6316 Heirloom PI	CHKR Check Request	03/20/2023		OVERPAYMENT REFUND REQUESTED FOR Luc Sauvageau FOR \$89.23 TICKET #1691790
WN-HLLD WNH - Limelight Dr					
5403	02 Meade, Carla 5403 Limelight Dr	WARR Warranty Deed	03/09/2023		Updated title per deed, sent wl ltr PB
5414	02 Bradley, Michael 5414 Limelight Dr	WARR Warranty Deed	03/10/2023		Updated title per deed, sent wl ltr PB
5424	02 Carter, Karen 5424 Limelight Dr	WARR Warranty Deed	03/10/2023		Updated title per deed, sent wl ltr PB
WN-HMAI WNH-Maiden Sea Dr					
6442	04 Maiolo, Joscelino 6442 Maiden Sea Dr	WARR Warranty Deed	03/02/2023		changed title per deed T1689426 sent wl --mr
6510	04 Forrester, Kenneth 6510 Maiden Sea Dr	CHKR Check Request	03/06/2023		OVERPAYMENT REFUND REQUESTED FOR Michele K Forrester for \$89.23 ticket #1691856
WN-HMLC WNH-Mooring Line Cir					
6240	03 Cameron Trustee, Jena 6240 Mooring Line Cir	WARR Warranty Deed	03/13/2023		change title per deed, sent wl & coupon CW

WN

Castle Management, LLC.
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Unit	Resident	Note Code	Created	Completed	Notes
6372	02 Fernandez, Anthony 6372 Mooring Line Circle	chkr Check Request	03/06/2023		OVERPAYMENT REFUND REQUESTED FOR Anthony J Fernandez for \$332.60 ticket #1691843
WN-HNPC WNH-Neopolitan Ct					
6903	03 Naranjo, Islen 6903 Neopolitan Ct	WARR Warranty Deed	03/15/2023		changed title per deed T1702299 sent w/ coupons--mr
WN-HPSD WNH-Park Strand Dr					
6528	03 HPA JV Bwr 2019 1 ML, 6528 Park Strand Dr	WARR Warranty Deed	03/16/2023		changed title per deed sent via email from TP Legal coordiantor--mr
WN-HRSC WNH-Rodstead Court					
6351	02 Cash, Melvin 6351 Roadstead Ct	WARR Warranty Deed	03/10/2023		Updated title per deed, sent w/ ltr PB
WN-HSAD WNH-Sea Air Drive					
6232	03 Taylor, Matthew 6232 Sea Air Dr	WARR Warranty Deed	03/07/2023		changed title per deed T1694530 sent w/ stmt--mr
WN-HSAL WNH-Sea Amber Ln					
6222	04 HomeLight RL Est II, 6222 Sea Amber Ln	WARR Warranty Deed	03/06/2023		changed title per deed T1693292 sent w/ coupons--mr
WN-HSCA WNH-Salt Creek Ave					
6522	03 Kharkar, Salil 6522 Salt Creek Ave	WARR Warranty Deed	03/01/2023		change title per deed, sent w/ CW
6537	03 Progress Res Bwr 6, 6537 Salt Creek Ave	LGL Legal	03/17/2023		Pstd pymt thru Feb-tp
WN-HSLC WNH-Sea Lilly Ct					
7515	01 Siem, Dimas 7515 Sea Lilly Ct	LGL Legal	03/17/2023		Pstd pymt thru Dec 2022-tp
WN-HSMA WNH-Sea Mark Ct					
7515	03 Cramer, Devin 7515 Sea Mark Ct	WARR Warranty Deed	03/20/2023		change title per deed, sent w/ & coupon CW
WN-HSMD WNH-Summer Sunset Dr					
5410	02 Khojayeva, Mukhlissa 5410 Summer Sunset Dr	WARR Warranty Deed	03/09/2023		Updated title per deed, sent w/ ltr PB
5428	02 Sheppard, Desirae 5428 Summer Sunset Dr	WARR Warranty Deed	03/10/2023		Updated title per deed, sent w/ ltr PB
5458	02 Nelson Jr, Anthony 5458 Summer Sunset Dr	WARR Warranty Deed	03/10/2023		Updated title per deed, sent w/ ltr PB
5475	02 Gazelli Filho, Marcio 5475 Summer Sunset Dr	WARR Warranty Deed	03/17/2023		Updated title per deed, sent w/ ltr T1702682 PB
5476	02 Selman Babbs, Shelma 5476 Summer Sunset Dr	WARR Warranty Deed	03/08/2023		Updated title per deed, sent w/ ltr T1692800 PB

WN

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 12270 SW 3rd Street, Suite 200
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Unit	Resident	Note Code	Created	Completed	Notes
5490	02 Moore, Alan 5490 Summer Sunset Dr	WARR Warranty Deed	03/07/2023		Updated title per deed, sent w/ ltr T1687408 PB
5492	02 Ways, Robert 5492 Summer Sunset Dr	WARR Warranty Deed	03/02/2023		Updated title per deed, sent w/ ltr T1689674 PB
5513	01 CF GTIS II Waterset, 5513 Summer Sunset Dr	AR Miscellaneous A/R	03/11/2023		Create unit per T1699735 PB
WN-HSVD WNH - Silver Sun Dr					
5348	03 Williams, Beryl 5348 Silver Sun Drive	WARR Warranty Deed	03/13/2023		changed title per deed T1699545 sent w/ coupons -mr
WN-HSVP WNH-Shore Vista Pl					
6341	02 SN Tampa LLC, 6341 Shore Vista Pl	WARR Warranty Deed	03/15/2023		changed title per deed T1702241 sent w/ coupons --mr
WN-HTPL WNH- Tagalong Place					
5406	02 Mankin, Raymond 5406 Tagalong Pl	WARR Warranty Deed	03/08/2023		Updated title per deed, sent w/ ltr T1689802 PB
WN-HWFA WNH - Wayfarer Ave					
5426	02 Dougan, William 5426 Wayfarer Ave	WARR Warranty Deed	03/10/2023		Updated title per deed, sent w/ ltr PB
5434	02 Began, Ryan 5434 Wayfarer Ave	WARR Warranty Deed	03/10/2023		Updated title per deed, sent w/ ltr PB
5443	02 Crim II, Calvin 5443 Wayfarer Ave	WARR Warranty Deed	03/11/2023		Updated title per deed, sent w/ ltr T1693106 PB
5466	03 Maddox, Brenda 5466 Wayfarer Ave	WARR Warranty Deed	03/07/2023		change title per deed, sent w/ CW

Waterset
2023 ACTION LIST

Activity Type	Location (HOA, NCDD, CCDD)	Original Date	Description	Status	Complete by Date	Open/Closed	Owner
Maintenance	NCDD	01/10/2023	Repair Pavers behind The Landing	Completed	1-Feb-23	CLOSED	Scot/Al
Maintenance	NCDD	1/10/2023	Powerwash grounds by The Landing and Pool area	Completed	1-Feb-23	CLOSED	Scott/AL
Maintenance	NCDD	1/10/2023	Follow up on fans for pavilion	Owens is currently looking for a fan to match the previous fan	1-Mar-23	OPEN	Kathy
Admin	NCDD	1/15/2023	Café Attendant Open Position	position filled	1-Mar-23	CLOSED	Kathy
Maintenance	NCDD	2/6/2023	Interior painting of the café	Awaiting for signed proposal from CDD	1-Mar-23	CLOSED	Kathy
Maintenance	NCDD	2/6/2023	Powerwashing of Splash Pad building amenity	Completed	1-Mar-23	CLOSED	Scott/ AL
Maintenance	NCDD	2/9/2023	Fix Splash Pad Fence	Completed	16-Feb-23	CLOSED	Scott/ AL
Maintenance	NCDD	2/13/2023	Follow up on signed proposal for AC contract for North - Alvarez Plumbing		1-Mar-23	OPEN	Kathy
Admin	NCDD	2/27/2023	Order new umbrellas for landing pool	Proposal approved -	30-Mar-23	OPEN	Kathy
Admin	Ncdd	2/27/2023	Order new umbrellas for splash pad area	Proposal approved -	30-Mar-23	OPEN	Kathy
Admin	NCdd	2/27/2023	Order sand for splash pad area	Proposal approved and ordered through Alexanders landscaping	30-Mar-23	OPEN	Kathy
Admin	NCDD	2/27/2023	Schedule painting of the landing Interior	Scheduled to begin 03/11	30-Mar-23	CLOSED	Kathy
Admin	NCDD	2/27/2023	Powerwashing of Landing pool deck	Completed by MDS	1-Mar-23	CLOSED	Kathy
Admin	NCDD	3/6/2023	Schedule painting of Landing fitness center	Proposal approved by North chairman - Awaiting scheduling	30-Mar-23	OPEN	Kathy
Admin	NCDD	3/6/2023	Order Pool monitor uniform shirts	Completed - awaiting order to arrive	30-Mar-23	CLOSED	Kathy
Admin	NCDD	3/6/2023	Contact vendors for security talk down system for North amenities		1-Apr-23	OPEN	Kathy
Admin	NCDD	3/13/2023	Contact vendor for proposal for painting of Lakeside building amenity		30-Mar-23	OPEN	Kathy
Admin	NCDD	3/13/2023	Review proposal sent from Cheney Bros for Café furniture		24-Mar-23	OPEN	Kathy
Admin	NCDD	3/13/2023	Create Spreadsheet for tracking of North Credit Card expenses		30-Mar-23	OPEN	Kathy
Admin	NCDD	3/14/2023	Ordering of Dog stations for North not to exceed \$2,500 as approved by board		15-Apr-23	OPEN	Kathy

Tab 3

Environmental Services Proposal

Customer Name: WATERSET NORTH CDD LAKESIDE AMENITY CENTER **Date:** 03-13-2023

Based on a comprehensive evaluation of your business, waste streams, service needs and budget parameters, the following recommended services are designed to improve your company's productivity and enhance your overall business operations.

These services also deliver the benefits identified as most important to your business needs. With Waste Management, you'll receive:

- The best value for your investment
- Excellent reliability, cleanliness and responsiveness
- Hassle-free, guaranteed service delivered by a safe, environmentally conscious company

99.9%
RELIABILITY

Out of every 1,000 pickups, we miss one or fewer.
 We're driving for zero.

93%

of Waste Management customers rate us high for reliability.

4 OUT OF 5 COMMERCIAL CUSTOMERS SAID THEY WERE LIKELY TO RECOMMEND WASTE MANAGEMENT TO OTHER PROSPECTIVE CUSTOMERS.



Proposed Services:



Account Representative Information

Scarlett Delgado
Waste Management
sdelgad2@wm.com

Non-Hazardous Waste Service Summary

Service Information

Name: **Waterset North CDD Lakeside Amentiy Center** Contact: **District Manager**
Address: **7250 PARKSHORE DR** Telephone #: **813-533-2923**
City State Zip: **APOLLO BEACH, FL 33572** Fax #
County/Parish: **HILLSBOROUGH** Email: **info@rizzetta.com**
Customer Comments

Billing Information

Name: **Waterset North CDD Lakeside Amentiy Center** Contact: **CDD Accounting**
Address: **3434 Colwell Ave. Suite 200** Telephone #: **813-933-5571**
City State Zip: **Tampa, FL 33614** Fax #
County: **Hillsborough** Email: **CDDinvoice@rizzetta.com**

Service Description & Recurring and Per Service Rates

Quantity	Equipment	Material Stream	Frequency	\$88.13 Per Service (Non-Recurring)	
1	4 Yard Disposal Disposal	MSW Commercial	1x On Call	-Estimated 1x svc/month	\$ 88.13
				Fuel & Environmental/RCR	\$ 0.00 *
Franchise Fee Percentage: 0.00% *			Current FSC 0.00%, EVC 0.00%, RCR 0.00%		
TOTAL :				\$ 88.13*	

Quantity	Equipment	Material Stream	Frequency	Base Rate	
1	4 Yard FEL	MSW Commercial	1x Per Week	Lock Service Recurring	\$ 87.63
				Fuel & Environmental/RCR	\$ 40.00
					\$ 0.00 *

Current rate for Extra Pickup: \$ 199.00
Franchise Fee Percentage: 0.00% *

Current FSC 0.00%, EVC 0.00%, RCR 0.00%

TOTAL : \$ 127.63*

Customer's Waste Materials not to exceed an average weight of lbs/yard.

Initial One Time Service Charges*

Initial Delivery \$ 260.00

As Needed Services*

The above listed Charges are for recurring services only. Charges for all additional services will be at current rates at the time of service. These include but are not limited to: extra pickups, container removal, overages and contamination. Contact Waste Management for a full list of such additional services and current prices.

GRAND TOTAL *M. Hulse* **03/14/23** **\$ 215.76***

*Fuel Surcharge ("FSC"), Environmental Charge ("EVC"), and Regulatory Cost Recovery Charge ("RCR") apply to all other Charges whether or not listed on this summary. Any FSC, EVC and RCR amounts shown in this Service Summary are estimated based on current percentages (as set forth herein), and actual amounts will be calculated at the time of invoicing based on current applicable percentages. Information about these charges can be found at www.wm.com/billhelp. State & Local taxes, and/or fees and a Recycle Material Offset, if applicable, and any applicable franchise fees will also be added to the Charges. An Administrative Charge per invoice will be assessed and can be removed by enrolling in paperless statements and automated payments.



*This proposal is valid for 30 calendar days from date listed above. This is not a binding contract, which requires the parties execution of a Service Agreement that contains all applicable terms and conditions.

THINK GREEN.

Tab 4

MINUTES OF MEETING

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

**WATERSET NORTH
COMMUNITY DEVELOPMENT DISTRICT**

The regular meeting of the Board of Supervisors of the Waterset North Community Development District was held on **Tuesday, February 28, 2023, at 6:00 pm** at the Waterset Club, located at 7281 Paradiso Drive, Apollo Beach FL, 33572.

Present and constituting a quorum:

Alex Wohlhueter	Chairman
TJ Pyche	Vice Chairman
Trish Cianci	Assistant Secretary
Paul Anderson	Assistant Secretary

Also present were:

Matthew Huber	Regional District Manager; Rizzetta & Co., Inc.
Andrew Mai	District Counsel, Fishback Dominic <i>(via conference call)</i>
Alex Gonzalez	Sunrise Landscape
Kathy Parodi	Castle Group; Clubhouse Manager
Ray Sadowski	Castle Group; Café Manager
John Toborg	Landscape Inspection Services, Rizzetta & Co., Inc.
Gail Huff	Ballenger Irrigation

Audience	No Audience Present
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FIRST ORDER OF BUSINESS

Call to Order

Mr. Huber called the meeting to order at 6:01 p.m.

SECOND ORDER OF BUSINESS

Audience Comments

No audience present, therefore no comments.

THIRD ORDER OF BUSINESS

Staff Reports

A. Landscape & Irrigation

1. Landscape Inspection Report

The Board was presented with the Landscape Inspection Report. Mr. Toborg updated Board of Supervisors on resident's complaints of the Pine Trees. Ms. Cianci, agreed with complaints and stated she knows the resident. Mr. Toborg will follow up with resident and let her know the Board will not take any action. Resident will be informed by Mr. Toborg that she can trim anything on her own property line.

Mr. Toborg provided updates on fertilizer. Informed there are issues at Lantern Park with the irrigation, and sod will be replaced by Sunrise. At the same location crotons are gone, potentially stolen.

Mr. Gonzalez stated torpedo grass will be replaced by Sunrise.

Mr. Toborg made a comment regarding the Rock and Bowl area; he noticed that the turf is stressed. It was also noted that this area is used by Barre Fitness and for HOA events. Ms. Parodi was asked to bring this to the attention of both Barre Fitness and the HOA.

2. Landscape Contractor Update

Mr. Gonzalez stated that there are 3 – 4 days' worth of pruning remaining. Additionally, the mulch is under review. From Mr. Toborg's report, there is a possibility that the mulch looks that way due to possible raccoon nesting.

Ms. Cianci asked about mowing of all the pond banks. The cost is to be reviewed with RFP, or Sunrise to provide proposal.

3. Landscape Contractor Responses

Mr. Gonzalez suggested a drain cleaning is needed at Lantern Park before the sod goes down. Additionally, a controller replacement is needed, due to the damage to locking box.

4. Landscape Contractor Proposals (Under Separate Cover)

On a motion from Mr. Pyche, seconded by Mr. Wohlhueter, the Board of Supervisors unanimously approved the Butterfly Plants, in Lantern Park in the amount of \$750.00, for the Waterset North Community Development District.

On a motion from Mr. Anderson, seconded by Mr. Wohlhueter, the Board of Supervisors unanimously approved the Zoysia Turf Aeration, in the amount of \$6,937.50, for the Waterset North Community Development District.

On a motion from Mr. Wohlhueter, seconded by Mr. Pyche, the Board of Supervisors unanimously approved the removal of 7 trees, in the amount of \$3,503.50, for the Waterset North Community Development District.

On a motion from Mr. Pyche, seconded by Mr. Anderson, the Board of Supervisors unanimously approved the addition of Zoysia sod for tree rings, in the amount of \$7,437.50, for the Waterset North Community Development District.

On a motion from Mr. Pyche, seconded by Mr. Anderson, the Board of Supervisors unanimously approved the addition of irrigation to cover the Zoysia sod around the tree rings, in the amount of \$2,500.00, for the Waterset North Community Development District.

On a motion from Mr. Anderson, seconded by Mr. Pyche, the Board of Supervisors unanimously approved the removal of Sabal Palm at Paseo del Mar and Waterset Boulevard, in the amount of \$1,000.00, for the Waterset North Community Development District.

B. Sitex Management

1. Presentation of Waterway Inspection Report (Under Separate Cover)

Not present and no report.

C. Clubhouse Manager

1. Presentation of Café Sales Report

Mr. Sadowski presented his report and asked the Board if they had any questions. There were none.

2. Presentation of Property Management Report

The Board received the Property Management update.

On a motion from Mr. Wohlhueter, seconded by Ms. Cianci, the Board of Supervisors unanimously approved the addition of dog stations at Crest point, for the Waterset North Community Development District.

D. District Counsel

Mr. Mai was present via conference call and no report.

E. District Engineer

Not present and no report.

F. District Manager

Mr. Huber presented his report and announced that the next meeting will be held on March 28, 2023, at 6:00 p.m.

FOURTH ORDER OF BUSINESS

**Consideration of Contract for FEMA
Application Assistance**

On a motion from Mr. Pyche, seconded by Ms. Cianci, the Board of Supervisors approved the contract for assistance with FEMA application, for the Waterset North Community Development District.

FIFTH ORDER OF BUSINESS

**Discussion of the Sidewalk at Rock and
Roll Bowl**

On a motion from Mr. Wohlhueter, seconded by Ms. Cianci, the Board of Supervisors unanimously approved for the District Manager to contact the developer for repair, for the Waterset North Community Development District.

SIXTH ORDER OF BUSINESS

**Consideration of Agreement for Barre
Fitness**

More information to be collected from Savannah.

SEVENTH ORDER OF BUSINESS

**Consideration of ComSite Wireless
Tower Request**

On a motion from Mr. Pyche, seconded by Ms. Wohlhueter, the Board of Supervisors unanimously denied the request from ComSite Wireless, for the Waterset North Community Development District.

EIGHTH ORDER OF BUSINESS

**Discussion of Hillsborough County
BOCC Alarm Violations**

The Board discussed the Hillsborough Country BOCC Alarm Violations. The Board would like Staff to ask what the Alarm Company's responsibilities are.

NINTH ORDER OF BUSINESS

**Consideration of Regular Meeting
Minutes held on January 24, 2023**

On a motion by Mr. Pyche, seconded by Ms. Cianci, the Board of Supervisors unanimously approved the Minutes from January 24, 2023, for the Waterset North Community Development District.

TENTH ORDER OF BUSINESS

**Ratification of Operation &
Maintenance Expenditures for
November 2022 through January 2023**

Mr. Huber presented the Operation & Maintenance Expenditures for November 2022 through January 2023.

On a motion by Mr. Anderson, seconded by Mr. Wohlhueter, the Board ratified the Operation and Maintenance Expenditures for November 2022 (\$126,177.10), December 2022 (\$199,629.28), and January 2023 (\$125,375.32), for the Waterset North Community Development District.

ELEVENTH ORDER OF BUSINESS

**Ratification of Operations &
Maintenance Expenditures for Café for
November 2022 through January 2023**

Mr. Huber presented the Operation & Maintenance Expenditures for the Café for November 2022 through January 2023.

On a motion by Mr. Anderson, seconded by Mr. Pyche, the Board approved the Operation and Maintenance Expenditures for Cafe for November 2022 (\$14,999.39), December 2022 (\$22,733.48), and January 2023 (\$20,073.29) , for the Waterset North Community Development District.

TWELFTH ORDER OF BUSINESS

Supervisor Requests

There were no Supervisor Requests.

THIRTEENTH ORDER OF BUSINESS

Adjournment

On a motion by Ms. Ciani, seconded by Mr. Pyche, the Board approved to adjourn the meeting at 7:44 p.m. for the Waterset North Community Development District.

Assistant. Secretary

Chair / Vice Chair

DRAFT