



Rizzetta & Company

Waterset North Community Development District

Board of Supervisors' Meeting July 25, 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, 7821 Paradiso Drive, Apollo Beach, FL 33572

Board of Supervisors	Alex Wohlhueter	Chairman
	TJ Pyche	Vice Chairman
	Trish Cianci- Deckard	Assistant Secretary
	Mike Tobin	Assistant Secretary
	Paul Anderson	Assistant Secretary
District Manager	Matthew Huber	Rizzetta & Company, Inc.
District Counsel	Andrew Mai	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.

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

July 17, 2023

AGENDA

Dear Board Members:

The regular meeting of the Board of Supervisors of the WaterSet North Community Development District will be held on **Tuesday, July 25, 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.** District Counsel
 - B.** District Engineer
 - C.** Landscape & Irrigation
 - i. Presentation of Landscape Inspection Report
(under separate cover)
 - ii. Landscape Contractor Update
 - iii. Contractor Responses Tab 1
 - D.** Aquatics Lake Management
 - i. Presentation of Waterway Inspection Report..... Tab 2
 - E.** Clubhouse Manager
 - i. Presentation of Café Sales Report Tab 3
 - ii. Presentation of Property Management Report Tab 4
 - iii. Discussion Regarding Fountain Installation in Pond 34 Tab 5
 - F.** District Manager
- 4. BUSINESS ITEMS**
 - A.** Consideration of Resolution 2023-08; Re-Designating
Secretary Tab 6
 - B.** Ratification of Trademark Agreement Tab 7
- 5. BUSINESS ADMINISTRATION**
 - A.** Consideration of Minutes of Board of Supervisors'
Regular Meeting held on June 27, 2023 Tab 8
 - B.** Consideration of Operations & Maintenance Expenditures
for District for June 2023 (under separate cover)
 - C.** Consideration of Operations & Maintenance
Expenditures for Café for June 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



DATE: June 27, 2023

PROJECT: Waterset North

RE: Responses to June 2 & 8, 2023 Field Inspection Report

15. Coverage of the turf area in Flowerpot Park is adequate. Irrigation will be adjusted to apply more water.

16. In the past month, the turf on the north side of Milestone between Blue Sail and Parkstrand has operated 8 times with the following durations:

May 29th for 15 minutes

June 2nd for 10 minutes

June 7th for 22 minutes

June 9th for 10 minutes

June 12th for 16 minutes

June 14th for 18 minutes

June 16th for 15 minutes

June 27th for 29 minutes

In addition, the controller was shut down for 7 days due to significant rainfall during this same period.

17. The flow on the adjustable flood bubbler was increased to provide more water.

25. The missing valve box lid was replaced on the east side of WSBlvd, north of PAM.

28. Old drip tube was capped and removed under the northern-most Oak tree on the east side of WSBlvd, south of Parkshore.

31. A clogged nozzle was replaced in the small turf area in the NE corner of Lantern Park.

35&36. Any unnecessary drip lines were capped and removed. Drip lines necessary for proper irrigation were repaired.

39. Drip tube in Lantern View Park is operating as expected. Irrigation duration was increased.

45. Proposal to install new drip behind totlot at Lakeside Amenity will be provided to Sunrise.

56. Drip tube in plant beds on top of berm in Nestal Court will be provided to Sunrise.

In addition to the issues mentioned in the June 2 & 8, 2023, Field Inspection Report, Ballenger Irrigation also addressed the following:

- Installed communication modules in Hunter A2C controllers in Tideline Park and Milestone Pocket Park.

- Repaired broken pipe near 6805 Scenic Drive.
- Repaired mainline leak on 3B controller.
- Repaired mainline leak on C controller.
- Replaced non-warranty decoder for zone B1-46.
- Replaced non-warranty decoder and solenoid for zone 3C2-29.
- Responded to possible irrigation issue at 6121 Voyager and repaired damaged drip tube and broken tee.
- Responded to possible mainline leak on the evening of June 23rd in the first cul-d-sac on Park Strand and turned off the water so area could dry out over the weekend.

The ET sensor located on the Hunter ACC controller in the northwest corner of the round-about at PAM and Covington recorded 2.43” of ET and 4.01” of rain between May 25th and June 26th. There were six significant rainfall events of 0.25” or more during this same time period, the greatest occurring on June 21st, when 0.85” was recorded. The site was shut down for a total of 11 days to take advantage of what nature provided. According to the most recent drought monitor index from the National Weather Service, the Tampa Bay area is still abnormally dry, but this condition is far better than the extreme drought the area was in last month.

If you have any questions or concerns, please feel free to contact us at your earliest convenience.

Sincerely,

Gail Huff

Gail Huff – C.L.I.A., Florida Water Star Certified



Tab 2



MONTHLY REPORT

JULY 1, 2023



WATERSET NORTH CDD

Inspection Date:

June 30, 2023

Prepared For:

Matt Huber

Prepared By:

Devon Craig

Field operations Manager

P: 941.201.7287

E: dcraig@sitexaquatics.com

SUMMARY:

All ponds have been serviced this month. We are getting some inconsistent rain fall now. It is better than nothing. As water levels rise in the heat of the summer algae blooms will be popping up as result of nutrient runoff. Everything that has been accumulating in street drains, perimeter grass, and in the dirt will get its chance to enter the ponds. We will continue to aggressively treat each pond throughout the summer. We are still having pond weed pop up in ponds and are treating as well. Not uncommon to have reoccurring growth after disrupting large established colonies of plant life.

WATERSET NORTH CDD

MILESTONE DR
APOLLO BEACH, FL 33572
47 WATERWAYS



33.



34.



35.



36.



37.



38.



39.



40.



41.



42.



43.



44.



45.



46.



47.



48.



POND TREATMENTS

- 1: Shoreline vegetation has been treated.
- 2: Shoreline vegetation has been treated.
- 3: Shoreline vegetation and Algae has been treated.
- 4: Shoreline vegetation has been treated.
- 5: Shoreline vegetation has been treated.
- 6: Shoreline vegetation has been treated.
- 7: Shoreline vegetation has been treated.
- 8: Shoreline vegetation and Pond Weed has been treated.
- 9: Shoreline vegetation and Algae has been treated.
- 10: Shoreline vegetation and Algae has been treated.
- 11: Shoreline vegetation has been treated.
- 12: Shoreline vegetation has been treated.
- 13: Shoreline vegetation and Spike Rush has been treated.

POND TREATMENTS

14: Shoreline vegetation and Algae has been treated.

15: Shoreline vegetation and Algae has been treated.

16: Shoreline vegetation has been treated.

17: Shoreline vegetation and Algae has been treated.

18: Shoreline vegetation has been treated.

19: Shoreline vegetation has been treated.

20: Shoreline vegetation and Algae has been treated.

21: Shoreline vegetation and Pond Weed has been treated.

22: Shoreline vegetation has been treated.

23: Shoreline vegetation and Algae has been treated.

24: Shoreline vegetation and Spike rush has been treated.

25: Shoreline vegetation has been treated.

26: Shoreline vegetation and Algae has been treated.

POND TREATMENTS

27: Shoreline vegetation has been treated.

28: Shoreline vegetation and Duckweed has been treated.

29: Shoreline vegetation has been treated.

30: Shoreline vegetation and Algae has been treated.

31: Shoreline vegetation has been treated.

32: Shoreline vegetation and Spike rush has been treated.

33: Shoreline vegetation and Algae has been treated.

34: Shoreline vegetation and Pond Weed has been treated.

35: Shoreline vegetation and Pond Weed has been treated.

36: Shoreline vegetation and Algae has been treated.

37: Shoreline vegetation has been treated.

38: Shoreline vegetation and Algae has been treated.

39: Shoreline vegetation and Algae has been treated.

POND TREATMENTS

40: Shoreline vegetation and Algae has been treated.

41: Shoreline vegetation and Algae has been treated.

42: Shoreline vegetation has been treated.

43: Shoreline vegetation has been treated.

44: Shoreline vegetation has been treated.

45: Shoreline vegetation has been treated.

46: Shoreline vegetation and Algae has been treated.

47: Shoreline vegetation and Algae has been treated.

48: Shoreline vegetation and has been treated.

49: Shoreline vegetation and Algae has been treated.

50: Shoreline vegetation has been treated.

51: Shoreline vegetation and Algae has been treated.

Tab 3

	Monday 5/29/2023	Tuesday 5/30/2023	Wednesday 5/31/2023	Thursday 6/1/2023	Friday 6/2/2023	Saturday 6/3/2023	Sunday 6/4/2023	WEEKLY TOTAL
	MEMORIAL DAY	FIRST DAY OPEN				WINE DOWN		
LY SALES								\$ -
BUDGET	\$ -	\$ -	\$ 508.00	\$ 508.00	\$ 508.00	\$ 508.00	\$ 508.00	\$ 2,540.00
ACTUAL	\$ 500.00	\$ 500.00	\$ 112.00	\$ 84.67	\$ 1,505.94	\$ 54.03	\$ 1,232.00	\$ 2,330.00
SALES GOAL	0	300	\$300	\$300	\$600	\$500	\$600	\$2,300
WEEKLY DINNER ITEM					Happy Hour	Happy Hour	\$20 Bottomless Mimosas	
HOLIDAY EVENT								
H.E. cont								
H.E. cont								
H.E. cont								
	Monday 6/5/2023	Tuesday 6/6/2023	Wednesday 6/7/2023	Thursday 6/8/2023	Friday 6/9/2023	Saturday 6/10/2023	Sunday 6/11/2023	WEEKLY TOTAL
						CARS & COFFEE	CORN ON THE COB	
LY SALES								\$ -
BUDGET	\$ -	\$ -	\$ 508.00	\$ 508.00	\$ 508.00	\$ 508.00	\$ 508.00	\$ 2,540.00
ACTUAL	\$ 143.05	\$ 236.74	\$ 497.00	\$ 448.94	\$ 537.00	\$ 806.43	\$ 495.00	\$ 2,364.00
SALES GOAL	0	0	\$300	\$300	\$600	\$500	\$600	\$2,300
WEEKLY DINNER ITEM					Happy Hour	Happy Hour	\$20 Bottomless Mimosas	
HOLIDAY EVENT								
H.E. cont								
H.E. cont								
H.E. cont								
	Monday 6/12/2023	Tuesday 6/13/2023	Wednesday 6/14/2023	Thursday 6/15/2023	Friday 6/16/2023	Saturday 6/17/2023	Sunday 6/18/2023	WEEKLY TOTAL
LY SALES								\$ -
BUDGET	\$ -	\$ -	\$ 508.00	\$ 508.00	\$ 508.00	\$ 508.00	\$ 508.00	\$ 2,540.00
ACTUAL	\$ 143.00	\$ 207.00	\$ 217.00	\$ 232.00	\$ 501.00	\$ 210.00	\$ 253.00	\$ 2,300.00
SALES GOAL	0	0	\$300	\$300	\$600	\$500	\$600	\$2,300
WEEKLY DINNER ITEM					Happy Hour	Happy Hour	\$20 Bottomless Mimosas	
HOLIDAY EVENT								
H.E. cont								
H.E. cont								
H.E. cont								
	Monday 6/19/2023	Tuesday 6/20/2023	Wednesday 6/21/2023	Thursday 6/22/2023	Friday 6/23/2023	Saturday 6/24/2023	Sunday 6/25/2023	WEEKLY TOTAL
				Tacos & Trivia	Karaoke	Vendor Market		
LY SALES								\$ -
BUDGET	\$ -	\$ -	\$ 508.00	\$ 508.00	\$ 508.00	\$ 508.00	\$ 508.00	\$ 2,540.00
ACTUAL	\$ 143.00	\$ 130.00	\$ 244.00	\$ 1,000.00	\$ 232.00	\$ 1,000.00	\$ 157.00	\$ 2,300.00
SALES GOAL	0	0	\$300	\$300	\$600	\$500	\$600	\$2,300
WEEKLY DINNER ITEM					Happy Hour	Happy Hour	\$20 Bottomless Mimosas	
HOLIDAY EVENT								
H.E. cont								
H.E. cont								
H.E. cont								
	Monday 6/26/2023	Tuesday 6/27/2023	Wednesday 6/28/2023	Thursday 6/29/2023	Friday 6/30/2023			WEEKLY TOTAL
LY SALES								\$ -
BUDGET	\$ -	\$ -	\$ 508.00	\$ 508.00	\$ 508.00			\$ 1,524.00
ACTUAL	\$ 143.00	\$ 107.00	\$ 311.00	\$ 272.00	\$ 289.00			\$ 1,122.00
SALES GOAL	0	0	\$300	\$301	\$302			\$300
WEEKLY DINNER ITEM								MONTHLY TOTAL
HOLIDAY EVENT								
H.E. cont								\$ -
H.E. cont								\$ -
H.E. cont								\$ 1,122.00

Waterset North CDD Cafe Sales by Range Report

6/1/2023

1:05 am

From 05/01/23 04:00:00am to 06/01/23 03:59:59am, All Terminals

Description	Units	Gross	Disc/Cpn	VAT Tax	Net	% Total
Beer	206	\$1,089.00	\$17.52	\$0.00	\$1,071.48	9.76
Beverages	863	\$2,552.00	\$40.77	\$0.00	\$2,511.23	22.88
Specials (Beer)	60	\$502.73	\$38.48	\$0.00	\$464.25	4.23
Wine	43	\$313.00	\$0.00	\$0.00	\$313.00	2.85
Beverage Total	1172	\$4,456.73	\$96.77	\$0.00	\$4,359.96	39.72
Breakfast	119	\$861.00	\$27.75	\$0.00	\$833.25	7.59
Flatbreads	61	\$554.25	\$5.08	\$0.00	\$549.17	5.00
Food Mod	14	\$22.00	\$0.00	\$0.00	\$22.00	0.20
Ice Cream	116	\$262.00	\$0.00	\$0.00	\$262.00	2.39
Kids Food	107	\$704.00	\$0.00	\$0.00	\$704.00	6.41
On The Run	249	\$877.65	\$25.24	\$0.00	\$852.41	7.77
Salads	34	\$365.50	\$22.73	\$0.00	\$342.77	3.12
Sandwiches	295	\$2,999.05	\$85.91	\$0.00	\$2,913.14	26.54
Sides	91	\$139.00	\$0.88	\$0.00	\$138.12	1.26
Food Total	1086	\$6,784.45	\$167.59	\$0.00	\$6,616.86	60.28
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	2258	\$11,241.18	\$264.36	\$0.00	\$10,976.82	100.00
Tax Total					\$823.49	
Tax					\$823.49	
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 \$11,800.31

Media	Count	Sale Amt	Hs Tips	Emp Tips	Emp Grats	Total Sales
Cash	235	\$1,933.79	\$0.00	\$0.00	\$0.00	\$1,933.79
Gift Card	0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
EMV	742	\$9,441.89	\$0.00	\$709.22	\$0.00	\$10,151.11
Newland	8	\$110.37	\$0.00	\$0.00	\$0.00	\$110.37
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	15	\$314.26	\$0.00	\$36.51	\$0.00	\$350.77
Media Totals		\$11,800.31	\$0.00	\$745.73	\$0.00	\$12,546.04
House Total		\$11,800.31				
Charges Total		\$10,151.11				
Adjusted Cash		\$1,188.06				

Cancelled Sales	2	\$8.31
Training Mode Sales	0	\$0.00
Refunded Sales	1	\$10.75
Re-Opened Sales	0	\$0.00
Voided Items	1	\$7.25
Total	4	\$26.31

Discount	Count	Amount
Employee Discount	25	\$149.15
Open Percent	12	\$58.96
Open Amount	4	\$56.25
Discount Total	41	\$264.36

Tax Description	Sales	Tax	Exempt
Tax	\$10,976.82	\$823.49	\$0.00

Order Type Summary	Count	Total	Avg Chk
Here	989	\$10,649.97	\$10.77
To Go	0	\$0.00	\$0.00
Delivery	0	\$0.00	\$0.00
To GO	1	\$34.50	\$34.50
Phone	0	\$0.00	\$0.00
Online Pickup	15	\$292.35	\$19.49
Online Delivery	0	\$0.00	\$0.00
Totals:	1005	\$10,976.82	\$10.92

Serving Period	# Cust's	Total	Avg Check	Avg Cust
Breakfast	192	\$1,698.72	\$8.85	\$8.85
Lunch	562	\$6,548.34	\$11.67	\$11.65
Dinner	244	\$2,636.77	\$10.81	\$10.81
04:00:00 AM - 03:59:59 AM	8	\$92.99	\$11.62	\$11.62
Totals:	1006	\$10,976.82	\$10.92	\$10.91

Customer Count	1006
Non Taxable Total	\$0.00
Non Tippable Sales	\$0.00
Togo Count	0
Togo Total	\$0.00

Waterset North CDD Cafe Sales by Range Report

7/1/2023

1:05 am From 06/01/23 04:00:00am to 07/01/23 03:59:59am, All Terminals

Description	Units	Gross	Disc/Cpn	VAT Tax	Net	% Total
Beer	338	\$1,556.00	\$0.00	\$0.00	\$1,556.00	13.69
Beverages	889	\$2,407.50	\$4.77	\$0.00	\$2,402.73	21.14
Specials (Beer)	63	\$471.90	\$25.00	\$0.00	\$446.90	3.93
Wine	49	\$276.00	\$0.00	\$0.00	\$276.00	2.43
Beverage Total	1339	\$4,711.40	\$29.77	\$0.00	\$4,681.63	41.19
Breakfast	114	\$825.50	\$3.00	\$0.00	\$822.50	7.24
Flatbreads	69	\$620.25	\$0.00	\$0.00	\$620.25	5.46
Food Mod	25	\$33.00	\$0.50	\$0.00	\$32.50	0.29
Ice Cream	152	\$312.00	\$0.00	\$0.00	\$312.00	2.74
Kids Food	102	\$714.00	\$0.00	\$0.00	\$714.00	6.28
On The Run	250	\$871.50	\$4.79	\$0.00	\$866.71	7.62
Salads	31	\$324.75	\$0.75	\$0.00	\$324.00	2.85
Sandwiches	286	\$2,869.80	\$31.03	\$0.00	\$2,838.77	24.97
Sides	107	\$154.75	\$0.00	\$0.00	\$154.75	1.36
Food Total	1136	\$6,725.55	\$40.07	\$0.00	\$6,685.48	58.81
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	2475	\$11,436.95	\$69.84	\$0.00	\$11,367.11	100.00
Tax Total					\$853.11	
Tax					\$853.11	
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 \$12,220.22

Media	Count	Sale Amt	Hs Tips	Emp Tips	Emp Grats	Total Sales
Cash	320	\$2,160.35	\$0.00	\$0.00	\$0.00	\$2,160.35
Gift Card	0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
EMV	776	\$9,676.82	\$0.00	\$754.00	\$0.00	\$10,430.82
Newland	11	\$238.46	\$0.00	\$0.00	\$0.00	\$238.46
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	7	\$144.59	\$0.00	\$22.51	\$0.00	\$167.10
Media Totals		\$12,220.22	\$0.00	\$776.51	\$0.00	\$12,996.73
House Total		\$12,220.22				
Charges Total		\$10,430.82				
Adjusted Cash		\$1,383.84				

Cancelled Sales	4	\$89.98
Training Mode Sales	0	\$0.00
Refunded Sales	0	\$0.00
Re-Opened Sales	1	\$30.64
Voided Items	7	\$19.10
Total	12	\$139.72

Discount	Count	Amount
Employee Discount	5	\$44.09
Open Amount	2	\$25.75
Discount Total	7	\$69.84

Tax Description	Sales	Tax	Exempt
Tax	\$11,367.11	\$853.11	\$0.00

Order Type Summary	Count	Total	Avg Chk
Here	1112	\$11,197.91	\$10.07
To Go	0	\$0.00	\$0.00
Delivery	0	\$0.00	\$0.00
To GO	2	\$34.70	\$17.35
Phone	1	\$0.00	\$0.00
Online Pickup	7	\$134.50	\$19.21
Online Delivery	0	\$0.00	\$0.00
Totals:	1122	\$11,367.11	\$10.13

Serving Period	# Cust's	Total	Avg Check	Avg Cust
Breakfast	171	\$1,367.57	\$8.04	\$8.00
Lunch	552	\$5,843.92	\$10.61	\$10.59
Dinner	394	\$4,079.87	\$10.41	\$10.36
04:00:00 AM - 03:59:59 AM	9	\$75.75	\$8.42	\$8.42
Totals:	1126	\$11,367.11	\$10.13	\$10.10

Customer Count	1126
Non Taxable Total	\$0.00
Non Tippable Sales	\$0.00
Togo Count	0
Togo Total	\$0.00

Tab 4



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

Community Director Report
July 2023 Meeting



Unparalleled Property Services

Administrative

CDD Access Requests: No requests for North this month.

Management reached out to DCSI. DCSI's proposal came in at \$2,898.00 for the Landing Pool and \$3,298.00 for Lakeside. The monthly monitoring system would be \$199.99.

On Friday, July 14th at 11:40pm management found an estimated 25 non-residents at the Landing Pool with loud music and alcohol.

Management met with Luxury Stone Works and requested a proposal for the Waterset Monuments. The proposal has not yet been received.

Luxury Stone Works will be providing management with a proposal to repair the sunken pavers at the Landing Pool.

Management placed a ticket with Hillsborough County due to several pot holes on Waterset Blvd.

Management contacted Sir Speedy for the replacement of the pool rules at the Landing Pool. We are currently waiting for a proposal and the proof.

TECO has provided the agreement for the Installation of the 10 Solar Lights at Lakeside.

Management provided Playmore with the signed proposal for the Landing playground timbers. Once the deposit is received, they will schedule us for the installation.

Management purchased lock boxes for the AC thermostats for the Landing restrooms, Landing gym and all restrooms at lakeside due to individuals tampering with the thermostats.

The café bench cushions have been re-upholstered.

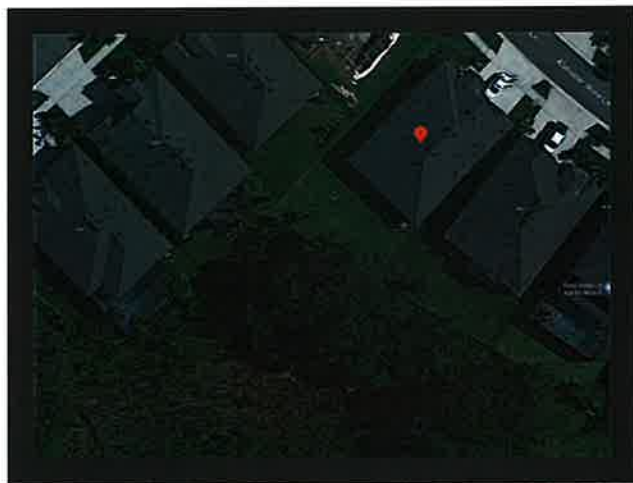


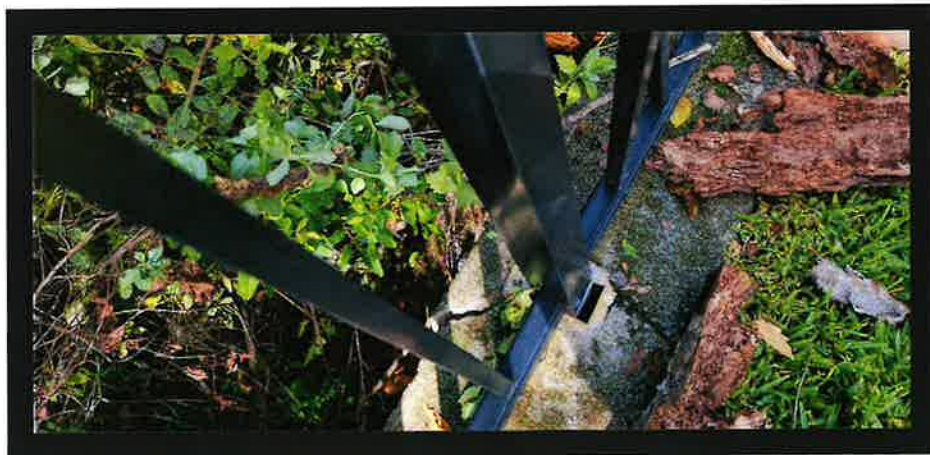
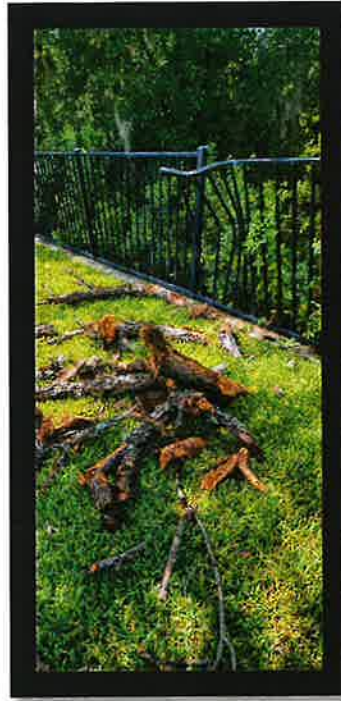
Management reached out to contract furnishing for a proposal for 12 lounge chairs for the Landing pool. The proposal came in at \$4,048.00.

Management provided an updated staffing budget breakdown for fiscal year 2023/2024. Due to the change of hours for the Café, the full-time attendant was removed.

Jayson Salter, F&B Director for Castle Group, conducted the Q3 inspection of the Café on July 5th. All action items from the inspection have been addressed. He would like to set up a date/time with members of the board to provide information on a Grab and Go system for the Café. He would also like to provide samples of the food.

The homeowner of 5805 Alabaster Stone has requested replacement of the fence between his home due to a tree causing damage.





Maintenance

Maintenance contacted Owens electric to remove the call box that is at the Landing Pool as it is not operational. We had previously contacted the Fire Marshall as well and they advised that the call box is not needed.



Alvarez Plumbing was contacted for the Landing Pool Men's bathroom Urinal. The lever mechanism was replaced due to calcium build up.

The maintenance team replaced the Landing Pool shower head as it was broken off.



The maintenance team replaced the gym dispenser wipes at the Landing Gym.

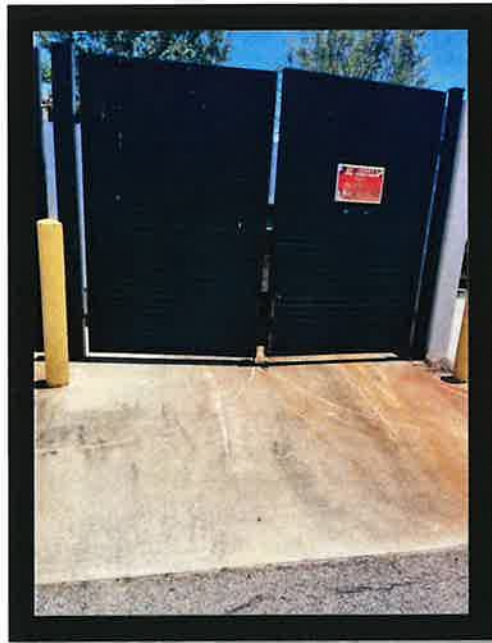


There are several track lights that need to be replaced at the Landing Café. Maintenance has attempted to purchase the lights however they have been unsuccessful in finding them. Owens Electric contacted and they advised they can no longer find the lights. They will be providing us with a proposal to change out the track lights.

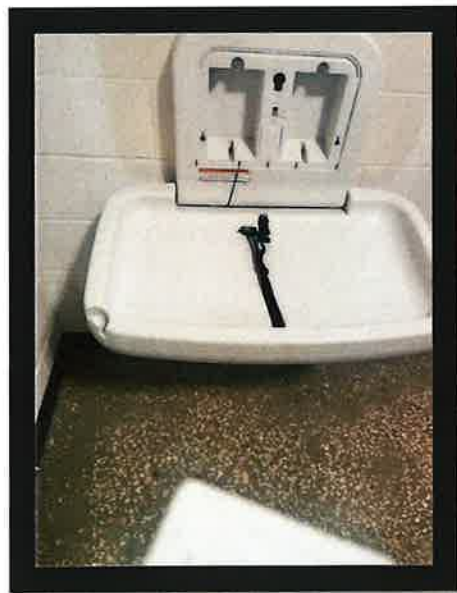
The maintenance team replaced the springs for the dog park gate.



The maintenance team replaced the hinges for the Lakeside dumpster room doors.



The maintenance team replaced the baby changing table in the women's restroom at Lakeside.



The maintenance team cleared all debris from the equipment area for the Splash Pad.



Respectfully Submitted,
Katiria Parodi, LCAM



DCSI, Inc. "Security & Sound"
P.O. Box 265
Lutz, FL 33548
(813)949-6500
info@dcsisecurity.com
http://DCSIsecurity.com

Estimate

ADDRESS

Waterset North CDD
3434 Colwell Ave. Suite #200
Tampa, FL 33614

SHIP TO

Waterset North CDD
7012 Sail View Lane
Apollo Beach, FL 33572

ESTIMATE #	DATE	EXPIRATION DATE
12141	04/04/2023	06/30/2023

SALES REP
Nelson Butera

ACCT#/LOT/BLK
7012 Sail View Lane

DATE	ACTIVITY	QTY	RATE	AMOUNT
	<p>This estimate is to install a three camera monitored system that will communicate with our Monitoring center when people are on the pool deck after hours. The monitoring station will attempt to get them to leave the area through two-way voice then after that per instructions will either call a person on the contact list or the authorities next to remove them from trespassing.</p> <p>Included:</p> <p>Camera installation</p> <p>(1) 8 channel 6TB 4K NVR (3) IP5TRVA- 5MP IP turret camera with people detecting advanced Analytics and spotlight deterrents. (1) Exterior speaker and mic (1) 70v PA amplifier (3) Back boxes</p> <p>Includes labor, programming, activation and setup.</p> <p>* 3-year manufacture parts warranty on the NVR and cameras.</p> <p>Interactive Talk Down Monitoring The monitoring station will notify you and/or the police if there are people on the pool deck/area when the pool is closed. Interactive talk down monitoring \$199 Month (no contract)</p>			
		1	2,699.00	2,699.00
		1	199.00	199.00

Thank you for your time and this opportunity to do business with you!
*ALL SYSTEMS COME WITH 90 DAYS WARRANTY ON LABOR AND
ONE YEAR WARRANTY ON PARTS, UNLESS OTHERWISE NOTED.

TOTAL

\$2,898.00

Accepted By

Accepted Date



DCSI, Inc. "Security & Sound"
P.O. Box 265
Lutz, FL 33548
(813)949-6500
info@dcsisecurity.com
http://DCSIsecurity.com

Estimate

ADDRESS

Waterset North CDD
3434 Colwell Ave. Suite #200
Tampa, FL 33614

SHIP TO

Waterset North Splash Pad
7205 Parkshore Drive
Apollo Beach, FL 33572

ESTIMATE #	DATE	EXPIRATION DATE
12140	06/20/2023	08/31/2023

SALES REP
Nelson Butera

ACCT#/LOT/BLK
7205 Parkshore Dr

DATE	ACTIVITY	QTY	RATE	AMOUNT
	<p>This estimate is to install a four camera monitored system with two-way voice to communicate with our monitoring center when people are at the splashpad/playground area after hours. The monitoring station will attempt to get them to leave the area through two-way voice then after that per instructions will either call a person on the contact list or the authorities next to remove them from trespassing.</p> <p>Included:</p> <p>Camera installation</p> <p>(1) 8 channel 6TB 4K NVR (4) IP5TRVA- 5MP IP turret camera with people detecting advanced Analytics and spotlight deterrents (2) Exterior speakers and mics (1) 70v PA amplifier (4) Back boxes</p> <p>Includes labor, programming, activation and setup.</p> <p>* 3-year manufacturer parts warranty on the NVR and cameras.</p> <p>Interactive Talk Down Monitoring The monitoring station will notify you and/or the police if there are people at the splashpad/playground area when the area is closed. Interactive talk down monitoring \$199 Month (no contract)</p>			
		1	3,099.00	3,099.00
		1	199.00	199.00
	Thank you for your time and this opportunity to do business with you! *ALL SYSTEMS COME WITH 90 DAYS WARRANTY ON LABOR AND ONE YEAR WARRANTY ON PARTS, UNLESS OTHERWISE NOTED.			
	TOTAL			\$3,298.00

Accepted By

Accepted Date

Contract Furnishings International, Inc.

P.O. BOX 11469
Bradenton, FL 34282-1469

Phone (941) 359-6900
Fax (941) 359-6935
www.contract-furnishings.com

SALES QUOTE

Date

S.O. No.

7/14/23

33379

Name / Address

Ship To

Waterset North CDD
3434 Colwell Ave, Ste. 200
Tampa, FL 33614
813-533-2950

Waterset North CDD
c/o Castle Group Attn: Katiria Parodi
7012 Sail View Lane
Apollo Beach FL 33572
954-792-6000 Ext. 5002

Terms	Customer P.O. No.	Ship Via	Est. Ship Date	OE	Sales Rep
Prepaid		Factory Truck	8-10 Weeks+/-	Susan	SMH
Item	Description		Qty	Price	Amount
A6-SC-140-S	PREMIUM COMMERCIAL FURNITURE 100% MADE IN THE U.S.A. Chaise Frame Color: 201 White Fabric: Adobe, B Grade TO BE CONFIRMED Chaise Lounge - SLING - 14" High - Stackable - With 1" Round Tube Body - Flat tube sling rail - With Welded aluminum skids		12	329.00	3,948.00T
0000	Note: Current Tax Exemption Certificate on File SHIPPING CHARGE - A6 Drop Ship Direct in Factory Truck			100.00	100.00

Upon delivery, please inspect ALL shipping cartons and packaging for any visible damage. If the packaging is visibly damaged outside, it must be opened and the product further inspected for damage inside. If damage is found, it MUST be written on the Delivery Receipt and signed by the driver BEFORE he leaves. If damage is not documented at the time of delivery, the freight company will not honor the damage claim. Please call our CFI office immediately if damage is found and we will initiate the freight claim on your behalf. Phone: 941 359 6900 All Sales Final

ALL SALES ARE FINAL NO CANCELLATIONS OR RETURNS	Subtotal	\$4,048.00
	Sales Tax (0.0%)	\$0.00
	Total	\$4,048.00

If you wish to proceed, please sign, date and fax to:
941-359-6935. Please send your check to the above Address
or call us to pay by Credit Card.

Authorized Signature

Date

WN

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

Unit	Resident	Note Code	Created	Completed	Notes
WN-HBSP WNH-Bowspirit PI					
7114	02 Johnson, Eric 7114 Bowspirit PI	M/I Move In	06/19/2023		updated acc as per T1785556 - KR
7139	05 Fair Seas LLC, 7139 Bowspirit PI	WARR Warranty Deed	06/21/2023		changed title per deed T1785927 sent w/ coupons --mr
7141	02 Schiefelbein, Mark 7141 Bowspirit PI	LFW LF/LL Fees Waived	06/05/2023		updated acc as per T1775369 - KR
WN-HCCT WNH - Cliveden ct					
6345	03 Marvel II, Robert 6345 Cliveden Ct	WARR Warranty Deed	06/14/2023		Updated account per ticket #1784395. Sent WL&C - sp
		PAYM Payment Received	06/22/2023		Post payments of \$166.30 ck#74280 and \$166.30 ck#74279 - SP
WN-HCDR WNH-Camino Drive					
6266	03 Ortiz, Victor 6266 Camino Dr	WARR Warranty Deed	07/14/2023		changed title per HUD T1806434 sent w/ coupons--mr
6272	02 Gorrin, Maria 6272 Camino Dr	LFW LF/LL Fees Waived	06/05/2023		updated acc as per T1775382 - KR
6305	03 Delaney, Matthew 6305 Camino Dr	WARR Warranty Deed	07/13/2023		changed title per deed T1799712 sent w/ coupons--mr
		PAYM Payment Received	07/14/2023		Posted a payment of \$497.61 ck#4713 - SP
6322	03 Vizcarra, Jocelyn Espino 6322 Camino Dr	MACH Mailing Add, Changed	07/17/2023		T1811585 updated mailing address per owner info form--mr sent w/ to mailing address
WN-HCLP WNH-Colmar PI					
6126	03 Torres, Victor 6126 Colmar PI	LGL Legal	06/28/2023		Hi Kathy & Teena, Mr. Torres just called and said that he's trying to remove the auto pay he has set up I guess. It looks like we received full pay through May 2023, and sent the disbursement check to Castle on June 12th. Do you show that our disbursement check was received yet? Steve Delach Office Manager and Collections & Foreclosure Supervisor DAVID J. LOPEZ, P.A.
WN-HDCD WNH- Del Coronado Dr					
5519	02 Victoria, Chery 5519 Del Coronado Dr	LFW LF/LL Fees Waived	06/14/2023		updated acc as per T1775315 - KR
5619	03 Diana, Richard 5619 Del Coronado Dr	WARR Warranty Deed	06/12/2023		changed title per deed T1772471 sent w/ --mr
WN-HETA WNH-Ebb Tide Ave					
6812	03 McPeak, James 6812 Ebb Tide Ave	WARR Warranty Deed	06/21/2023		updated acc as per T1790038 - KR
WN-HGCA WNH-Goldcoast Avenue					

WN

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

Unit	Resident	Note Code	Created	Completed	Notes
6310	03 Wu, Yu 6310 Goldcoast Ave	WARR Warranty Deed	07/12/2023		changed title per deed T1798803 sent w/ coupons--mr
WN-HGND WNH-Golden Nettle Dr					
5904	01 Weekley Homes LLC, 5904 Golden Nettle Dr	AR Miscellaneous A/R	07/10/2023		Created unit in Jenark, title company ask me to follow up with estoppel request but the unit had not been created in Jenark. PB
5915	01 Polanco, Rebecca 5915 Golden Nettle Dr	WARR Warranty Deed	07/14/2023		Updated title per deed, sent w/ ltr PB
5929	02 Ferrari, Joshua 5929 Golden Nettle Dr	WARR Warranty Deed	07/09/2023		Updated title per deed, sent w/ ltr, no HUD with closing pkg. PB
5967	02 Perez, Jonathan 5967 Golden Nettle Dr	WARR Warranty Deed	07/09/2023		Updated title per deed, sent w/ ltr and coupons PB
6091	02 Capeles, Ronda 6091 Golden Nettle Dr	WARR Warranty Deed	06/20/2023		Updated title per deed, sent w/ ltr PB
6122	02 Bryant, Brandon 6122 Golden Nettle Dr	WARR Warranty Deed	07/15/2023		Updated title per deed, sent w/ ltr T1805345 - HUD was attached to ticket. PB
6123	02 Brooks, David 6123 Golden Nettle Dr	WARR Warranty Deed	07/12/2023		Updated title per deed, sent w/ ltr T1793342 PB
6134	02 Cicalese, Troy 6134 Golden Nettle Dr	WARR Warranty Deed	06/02/2023		Updated acct as per T#1773227. WL&C - SP
		PAYM Payment Received	06/22/2023		Posted a payment of \$13.81 ck#168780 - SP
6140	02 Moody Jr, Rogers 6140 Golden Nettle Dr	WARR Warranty Deed	06/08/2023		Updated account per ticket #1779345. Sent WL - SP
		AR Miscellaneous A/R	07/09/2023		Rec closing pkg, processed closing ck. No HUD with closing pkg PB
6168	02 Baxter, Alaina 6168 Golden Nettle Dr	WARR Warranty Deed	06/20/2023		Updated title per deed, sent w/ ltr T1775607 PB
6176	02 Conti Ferner, Michael 6176 Golden Nettle Dr	WARR Warranty Deed	07/15/2023		Updated title per deed, sent w/ ltr PB
6210	02 Illian, Tate 6210 Golden Nettle Dr	WARR Warranty Deed	06/20/2023		Updated title per deed, sent w/ ltr. The title company only sent a check for the Estoppel Fee, ck#168804. I sent email to Laura Smith at Town Square Title to ask about check#168809 for the CC, \$13.81, this check was referenced in their cover letter, but it was not attached. She will research and get back to me. T1770838 PB From: Laura Smith <lsmith@townsquare1.com> Sent: Tuesday, June 20, 2023 2:33 PM To: Paige Ball <pball@castlegroup.com> Subject: RE: Waterset 6210 Golden Nettle Drive
		AR Miscellaneous A/R	06/20/2023		Caution: This email originated from outside the Castle Group organization. Please exercise caution when clicking on any links or attachments. When in doubt, contact the IT Department. They are voiding and re issuing. Ill have her put your name on it. Thank you ? Laura
6226	02 Simeus, Deevina 6226 Golden Nettle Dr	WARR Warranty Deed	07/09/2023		Updated title per deed, sent w/ ltr PB
6259	02 Roque, Yoel 6259 Golden Nettle Dr	WARR Warranty Deed	07/05/2023		Updated title per deed, sent w/ ltr and coupons T1798170 PB
WN-HHBD WNH - Hidden Branch					
6273	02 Willis, William	WARR Warranty Deed	06/08/2023		Updated account per ticket #1779346. Sent WL - SP

WN

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

Unit	Resident	Note Code	Created	Completed	Notes
	6273 Hidden Branch Dr	AR Miscellaneous A/R	07/09/2023		Account was updated by SP. I received a personal check from unit owner and posted. I also charge the CC and rec closing ck and posted. PB
WN-HLLD WNH - Limelight Dr					
5406	02 Taylor, Benjamin 5406 Limelight Dr	WARR Warranty Deed	06/12/2023		Updated title per deed, sent wl ltr. T1762749 PB
WN-HLVP WNH-Lantern Vw Pl					
6307	02 Progress Res Ex Bwr1, 6307 Lantern Vw Pl	LGL Legal	06/09/2023		Hi Kathy & Teena, We received a check in the amount of \$5,169.65 from Streetlane Homes to full pay this property through June 2023 (see attached payoff letter). We will deposit the check and hold for 10 business days to ensure it clears our bank. Then we will disburse the funds to the Association and close our file. Let us know if you have any questions. Thanks. Steve Delach Office Manager and Collections & Foreclosure Supervisor DAVID J. LOPEZ, P.A. Community Association Lawyers 201 East Kennedy Boulevard, Suite 775
6338	02 OmniCopy Corp Inc, 6338 Lantern Vw Pl	LFW LF/LL Fees Waived	06/15/2023		updated acc as per T1776667 - KR
WN-HMAW WNH - Madrigal Way					
5605	03 Aguirre, Jose 5605 Madrigal Way	WARR Warranty Deed	06/26/2023		updated acc as per T1773003 - KR
WN-HMEL WNH-Meeting House Ln					
7320	03 Scandalis, Cory 7320 Meeting Hous Ln	WARR Warranty Deed	06/08/2023		changed title per deed HUD T1776279 sent wl --mr
WN-HMKW WNH-Makers Way					
6907	02 Milton, Heather 6907 Makers Way	WARR Warranty Deed	06/14/2023		Updated account per ticket #1782716. Sent WL - SP
WN-HMSD WNH-Milestone Dr					
6013	04 Owney, Christopher 6013 Milestone Dr	WARR Warranty Deed	06/12/2023		changed title per deed T1761258 sent wl stmt--mr
		PAYM Payment Received	06/19/2023		Posted a payment of \$241.26 ck#18766 - SP
6019	04 Gomez-Casseres, Luz 6019 Milestone Dr	WARR Warranty Deed	07/10/2023		Updated acct per T#1800597. Sent WL - SP
7220	03 Stutsman, Nathaniel 7220 Milestone Dr	WARR Warranty Deed	06/01/2023		Updated title as per Ticket#1773109, sent WL & CP - SP
7240	04 Jordan, Paul 7240 Milestone Dr	WARR Warranty Deed	06/05/2023		changed title per deed T1761390 sent wl coupons --mr T1777239 is the correct deed and not the above sent from Joshua Neely 1761390//kept same account number correct name and sent new wl --mr
7409	03 Luster, Consteswello	WARR Warranty Deed	06/22/2023		changed title pr deed T1781052 sent wl--mr

WN

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

Unit	Resident	Note Code	Created	Completed	Notes
7409 Milestone Dr					
WN-HMYD WNH-Mayport Dr					
6510	02 Sheehan, Christopher 6510 Mayport Dr	WARR Warranty Deed	06/06/2023		changed title per deed T1745954 sent wl --mr
WN-HNSC WNH-Nestall Ct					
6509	03 Glossip, Hope Erin 6509 Nestall Ct	WARR Warranty Deed	06/15/2023		Updated new owner per Deed. Send WL - SP
WN-HPDD WNH-Paradiso Dr					
7327	05 Buckman, Bradley 7327 Paradiso Dr	WARR Warranty Deed	06/12/2023		changed title per deed T1764080 sent wl coupons --mr
WN-HPKD WNH-Parkshore Dr					
7339	02 Ruymen Jr, Charles 7339 Parkshore Dr	WARR Warranty Deed	07/13/2023		changed title per T1799589 sent wl coupons--mr
WN-HPSD WNH-Park Strand Dr					
6827	03 Icremie, Benjamin 6827 Park Strand Dr	WARR Warranty Deed	06/12/2023		changed title per deed T1773225 sent wl -mr
WN-HRSC WNH-Rodstead Court					
6262	02 Stack, Nicholas 6262 Roadstead Ct	WARR Warranty Deed	07/09/2023		Updated title per deed, sent wl ltr and coupons PB
6267	02 Schickler, Bonnie Marie 6267 Roadstead Ct	WARR Warranty Deed	06/21/2023		updated acc as per T1790018 - KR
6268	02 Dulin, Jennifer 6268 Roadstead Ct	WARR Warranty Deed	07/09/2023		Updated title per deed, sent wl ltr PB
6273	02 Schickler, Robyn 6273 Roadstead Ct	WARR Warranty Deed	07/15/2023		Updated title per deed, sent wl ltr PB
6279	02 Brilmyer, Samantha 6279 Roadstead Ct	WARR Warranty Deed	07/15/2023		Updated title per deed, sent wl ltr Acct will have credit, unit owner prepaid PB
6307	02 Glenn, Gordon 6307 Roadstead Ct	WARR Warranty Deed	07/09/2023		Updated title per deed, sent wl ltr and coupons PB
6331	02 Kane, Elizabeth 6331 Roadstead Ct	WARR Warranty Deed	07/09/2023		Updated title per deed, sent wl ltr and coupons PB
6384	02 Augustus, Azure 6384 Roadstead Ct	WARR Warranty Deed	07/09/2023		Updated title per deed, sent wl ltr. PB
6385	02 Sims, Mary 6385 Roadstead Ct	WARR Warranty Deed	07/17/2023		Updated title per deed, sent wl ltr and coupon. This closed 07/28/22 and we have not received a closing package. T1800824 PB
WN-HSAL WNH-Sea Amber Ln					
6222	05 Levine, Kathryn 6222 Sea Amber Ln	WARR Warranty Deed	06/05/2023		changed title per deed T1766096 sent wl--mr
WN-HSMD WNH-Summer Sunset Dr					
5528	02 Morales, Davielle 5528 Summer Sunset Dr	WARR Warranty Deed	07/09/2023		Updated title per deed, sent wl ltr PB

WN

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

Unit	Resident	Note Code	Created	Completed	Notes
5532	02 Hutchings, Keith 5532 Summer Sunset Dr	WARR Warranty Deed	07/09/2023		Updated title per deed, sent wl ltr . The title company did not send HUD and they only sent a ck to pay the CC and IN chrg for Dev. PB
5545	02 Akkerman, Brenna 5545 Summer Sunset Dr	WARR Warranty Deed	07/09/2023		Updated title per deed, sent wl ltr and coupons PB
WN-HSSC WNH-Shadowlake Dr					
6104	02 Tarrant, Jason 6104 Shadowlake Dr	WARR Warranty Deed	07/12/2023		Updated acct per ticket #1804469. Sent WL - SP
6115	03 Poznanski Jr., Joseph 6115 Shadowlake Dr	WARR Warranty Deed	06/02/2023		Updated as per T#1755696, Sent WL & CP -BJ-L
WN-HSVD WNH - Silver Sun Dr					
5439	02 Huerta, Fritzel 5439 Silver Sun Dr	SBHU Homowner Update	07/14/2023		updated acc as per T1810579 - KR
5505	03 Robertson, Lisa 5505 Silver Sun Dr	WARR Warranty Deed	06/21/2023		updated acc as per T1789675 - KR ///7/13/2023 corrections--mr
		OTH Other	07/12/2023		Added owner Devon L. Perkiss per ticket#1803740 - SP
5702	03 Urban, Lindsey 5702 Silver Sun Drive	WARR Warranty Deed	06/19/2023		changed title per deed T1762059 sent wl --mr
5717	05 Gray, Michael 5717 Silver Sun Dr	WARR Warranty Deed	06/30/2023		Updated acct per WD. Sent WL - SP
5809	04 Roth, Jeffrey 5809 Silver Sun Dr	WARR Warranty Deed	06/21/2023		changed title per deed T1767940 sent wl --mr
WN-HTLD WNH-Tideline Dr					
6426	04 Merrill, James 6426 Tideline Dr	WARR Warranty Deed	07/10/2023		Updated acct per T#1799283. Sent WL - SP
WN-HVGP WNH-Voyagers PI					
6335	03 Smith, Mark 6335 Voyagers PI	WARR Warranty Deed	07/14/2023		Updated acct per WD. Sent WL - SP

Waterset
2023 ACTION LIST

Activity Type	Location (HOA, NCDD, CCDD)	Original Date	Description	Status	Complete by Date	Open/Closed	Owner
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	Fans have been replaced.	1-Mar-23	CLOSED	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	CLOSED	Kathy
Admin	NCDD	2/27/2023	Order new umbrellas for landing pool	Awaiting delivery of umbrellas	30-Mar-23	CLOSED	Kathy
Admin	NCDD	2/27/2023	Order new umbrellas for splash pad area	Awaiting delivery of umbrellas	30-Mar-23	CLOSED	Kathy
Admin	NCDD	2/27/2023	Order sand for splash pad area	Installed	30-Mar-23	CLOSED	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	Completed	30-Mar-23	CLOSED	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	Proposals have been received and will be presented.	1-Apr-23	OPEN	Kathy
Admin	NCDD	3/13/2023	Contact vendor for proposal for painting of Lakeside building amenity		1-Sep-23	OPEN	Kathy
Admin	NCDD	3/13/2023	Review proposal sent from Cheney Bros for Café furniture	Board declined at this time.	24-Mar-23	CLOSED	Kathy
Admin	NCDD	3/13/2023	Create Spreadsheet for tracking of North Credit Card expenses	Completed	30-Mar-23	CLOSED	Kathy
Admin	NCDD	3/14/2023	Ordering of Dog stations for North not to exceed \$2,500 as approved by board		15-Apr-23	CLOSED	Kathy
Admin	NCDD	4/1/2023	Fan for Lakeside	Installed	2-Jun-23	CLOSED	Kathy
Admin	NCDD	4/1/2023	Contact Teco regarding Solar lights installation at Lakeside	Diagram Received. Proposal has been approved by the board. Agreement signed. Awaiting installation date	30-Sep-23	OPEN	Kathy
Admin	NCDD	4/17/2023	Follow up with Sheriffs Dept regarding copy of incident report from Covington Roundabout accident.		30-Apr-23	OPEN	Kathy
Admin	NCDD	4/17/2023	Follow up with Sheriffs Dept regarding copy of incident report from Waterset Blvd accident.		30-Apr-23	OPEN	Kathy
Admin	NCDD	4/17/2023	North Golf Cart repairs	Awaiting for break parts to be delivered.	30-Apr-23	CLOSED	Outside Vendor
Maintenance	NCDD	01/10/2023	Repair Pavers behind The Landing	Completed	1-Feb-23	CLOSED	Scott/AL
Admin	NCDD	4/28/2023	Benches for North	1 bench approved for Coqui Park. Received and placed.	2-Jun-23	CLOSED	Kathy
Maintenance	NCDD	5/12/2023	Installation of Dog Stations through North	Week of May 22nd	2-Jun-23	CLOSED	Scott
Admin	NCDD	6/14/2023	Look up information for Landing Pool Furniture vendor.	Proposal received for Lounge Chairs for.	1-Sep-23	OPEN	Kathy
Admin	NCDD	6/14/2023	Gather proposals for pressure washing of walking trail/sidewalk by Landing Playground to behind Café		1-Sep-23	OPEN	Kathy
Admin	NCDD	6/14/2023	Gather proposals for monument stone replacements	Contacted Luxury Stone Work. Awaiting proposals	1-Sep-23	OPEN	Kathy
Admin	NCDD	7/5/2023	Painting of TECO light poles through out Central	Spray paint has been ordered. Maintenance to schedule	1-Sep-23	OPEN	Scott
Admin	NCDD	7/5/2023	Follow up with CDD on GEM cart registration	CDD sent payment. Awaiting registration.	1-Aug-23	OPEN	Kathy
Admin	NCDD	7/17/2023	Order thermostat lock boxes for North amenities		1-Aug-23	OPEN	Kathy
Admin	NCDD	7/17/2023	Schedule Acid wash for pool bathroom floors at the Landing and Lakeside	Scheduled for week of September 10th	16-Sep-23	OPEN	Kathy
Admin	NCDD	7/17/2023	Schedule deep cleaning for all North amenities	Scheduled for week of September 10th	16-Sep-23	OPEN	Kathy

Tab 5

From: Marcolini, Heather <Heather_Marcolini@intuit.com>

Sent: Thursday, July 6, 2023 9:26 AM

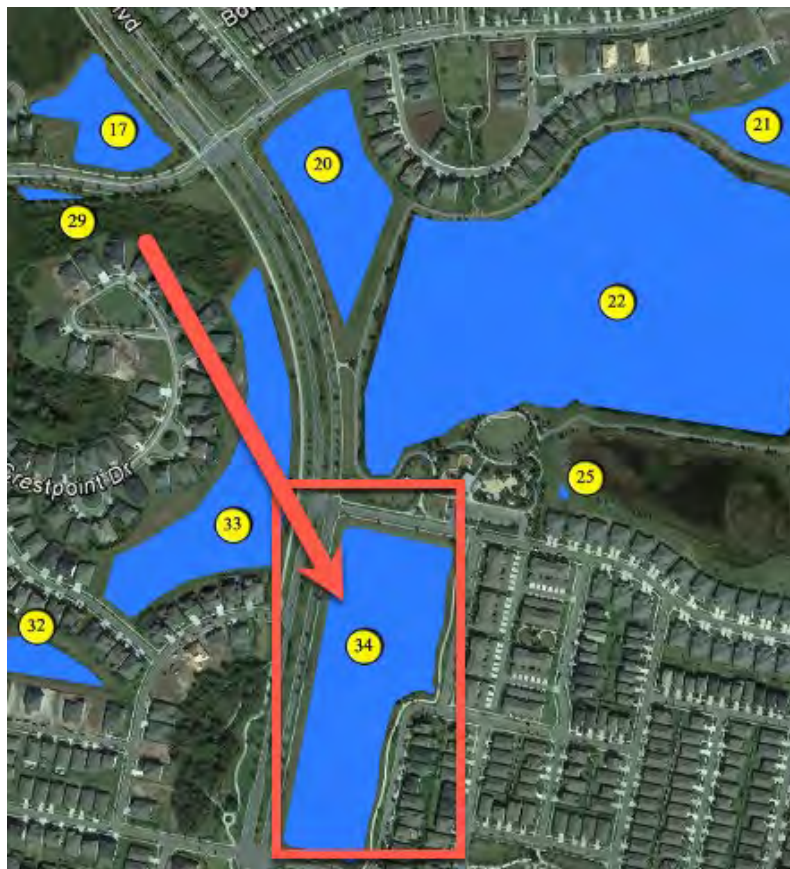
To: Waterset Manager <watersetmanager@castlegroup.com>; Jerry Whited <jwhited@rizzetta.com>; mhuber@rizzetta.com <mhuber@rizzetta.com>; Seat1@WatersetNorthCDD.org <Seat1@WatersetNorthCDD.org>; Seat2@WaterSetNorthCDD.org <Seat2@WaterSetNorthCDD.org>; Seat3@WatersetNorthCDD.org <Seat3@WatersetNorthCDD.org>; Seat4@WatersetNorthCDD.org <Seat4@WatersetNorthCDD.org>; sbrletic@bdiengineers.com <sbrletic@bdiengineers.com>; Seat5@WatersetNorthCDD.org <Seat5@WatersetNorthCDD.org>

Subject: Request to ADD fountain in POND - extreme mosquito issues +4 years

Hello- we were told to reach out to BOTH HOA/CDD to put in formal request to add fountain to POND 34 (along Meetinghouse/Waterset/shore vista/parkshore

Apparently this is an approved OPTION as one was added by pond near new sports complex. Why there and not at other ponds that have **EXTREME** mosquito issues? We have reported repeatedly to HOA/CDD and Hillsborough county. No responses from HOA nor CDD, they direct us to Hillsborough for spraying. I have sent this fountain request before via email and wish to re-address at next meeting. Unfortunately, the North CDD meeting/Tues are conflict for me.

Can you please address and get this passed thru North CDD? I am sure (in fact, **I know** by asking residents) – the nominal CDD fee would be welcomed to reduce mosquito issues. Thank you for your attention to this request.



This is possibly Post #453 about having aerating fountains in our ponds.

Yes, this applies only to those of us with ponds, but a benefit to the non pond people it helps control the mosquitoes all around us!!!

Benefits:

- * Improves water quality
- * Helps control (or sometimes reduce) algae growth
- * Helps with water odors that water that doesn't move that often can develop
- * they're beautiful
- * can help block out some of the traffic noise

These are pictures and a video from our in-laws place in Fort Meyers. It's on a timer and runs from 8:00 AM to 8:00 PM. Rarely is it not working, very easy maintenance from what I was told.

Guess I need to be ANOTHER resident to reach out to whomever and see what the chances are of getting some. I'm sure I'm not alone, but I'd pay a little extra each month on our HOA to have these!



Heather Marcolini

Senior Marketing Manager/Innovation Catalyst, Partner Development

P +1-781-738-0651 E heather_marcolini@intuit.com

Tab 6

RESOLUTION 2023-08

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE
WATERSET NORTH COMMUNITY DEVELOPMENT DISTRICT
REDESIGNATING THE SECRETARY OF THE DISTRICT, AND
PROVIDING FOR AN EFFECTIVE DATE**

WHEREAS, the Waterset North Community Development District (the "District") is a local unit of special-purpose government organized and existing in accordance with Chapter 190, Florida Statutes, and situated entirely within Hillsborough County, Florida; and

WHEREAS, the Board of Supervisors (hereinafter the "Board") previously designated Bob Schleifer as Secretary pursuant to Resolution 2020-04; and

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF
THE WATERSET NORTH COMMUNITY DEVELOPMENT DISTRICT:**

Section 1. Scott Brizendine is appointed Secretary

Section 2. This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED THIS 25TH DAY OF JULY, 2023.

**WATERSET NORTH
COMMUNITY DEVELOPMENT DISTRICT**

CHAIRMAN/VICE CHAIRMAN

ATTEST:

ASSISTANT SECRETARY

Tab 7

NUNC PRO TUNC TRADEMARK LICENSE AGREEMENT

This Nunc Pro Tunc Trademark License Agreement ("Agreement") is made this 12th day of June, 2023, by and between **NNP-SOUTHBEND II, LLC**, a Delaware limited liability company with a place of business at 3200 Park Center Drive, #1000, Costa Mesa, California 92626 ("Licensor"), and **WATERSET NORTH COMMUNITY DEVELOPMENT DISTRICT**, an independent local unit of special-purpose government, created pursuant to, and existing under, the provisions of Chapter 190, Florida Statutes, with a place of business at 2700 South Falkenburg Road, #2745, Riverview, Florida 33578 ("Licensee"). Licensor and Licensee shall be referred to collectively as the "Parties" and each, individually, as a "Party".

WHEREAS, Licensor owns nationwide common law rights in the **WATERSET** word mark and the WATERSET Logo pictured below



for a wide range of goods and services offered in connection with its master-planned community of the same name located in Apollo Beach, Florida (the "**Community**"), together with Federal Trademark Registration Nos. 3,745,440, 4,376,728, 4,451,881 (collectively, the "Trademarks"); and

WHEREAS, Licensee is a local special purpose government organization formed February 13, 2007 under the laws of the State of Florida to develop and maintain the infrastructure on the previously undeveloped geographic territory now occupied by the Community and to provide continuing support and maintenance of Community-area infrastructure; and

WHEREAS, Licensee and Licensor desire to memorialize in writing the terms under which Licensee has used and can continue to use the legal name "Waterset North Community Development District" and can continue to use the Trademarks in connection with Licensee's operation and maintenance of Community infrastructure including waterway management, facilities management, street lighting, and its communications with the Community and residents regarding same (collectively, the "Licensed Uses").

NOW THEREFORE, in consideration of the mutual covenants of the Parties and other good and valuable consideration, the receipt of which is hereby acknowledged, Licensor and Licensee hereby agree as follows:

ARTICLE I LICENSE GRANT

1. Subject to the terms and conditions set forth herein, effective as of February 13, 2007, Licensor hereby grants to Licensee during the Term:

- 1.1 An exclusive, royalty-free license to use the Waterset wordmark as part of Licensee's formal legal entity name "Waterset North Community Development District" (the "Licensed Mark");
 - 1.2 A royalty-free, non-exclusive, non-transferable, non-sublicensable license to use the Trademarks and the Licensed Mark solely in connection with the Licensed Uses;
 - 1.3 Subject to Paragraph 5, below, a non-exclusive license to register domain names that incorporate the Licensed Mark, but only if such names are used exclusively in connection with the Licensed Uses.
2. Licensee agrees that Licensor is the sole and exclusive owner of all right, title, and interest in the Trademarks and the goodwill associated therewith, and that all use thereof by Licensee inures solely to the benefit of Licensor. Licensee agrees that by entering into this Agreement, Licensee does not acquire any ownership or other rights in the Trademarks .
 3. Licensee agrees that this license does not grant Licensee the right to use any other present or future trademarks, logos, or other identifiers owned by Licensor without Licensor's prior written approval.
 4. Licensee shall not file, apply for, prosecute, register, maintain, obtain, and/or acquire any trademark applications, trademark registrations, or domain names [except for domain name(s) specifically permitted by Paragraph 1.3, above] for the Trademarks, any mark comprised of or containing the Trademarks , or any confusingly similar marks, names, terms, or logos.
 5. If Licensee has registered in its name any domain names pursuant to Paragraph 1.3, above, Licensee acknowledges that Licensor is the beneficial owner of all domain names comprised of or containing the Trademarks , and that Licensor agrees to Licensee's record ownership of such domain names only to facilitate Licensee's permitted use of the domain names while this Agreement is in force. Licensee agrees to transfer record ownership of such domain names to Licensor promptly upon termination of the Agreement and license grant.
 6. Licensee shall not contest, oppose, or challenge Licensor's ownership of the Trademarks .

ARTICLE II

QUALITY OF LICENSED SERVICES AND OBLIGATIONS OF LICENSEE

7. Licensee is familiar with the level of quality of Licensor's services, as well as its advertising and promotional activities for the Community, and Licensee agrees that the Licensed Uses offered, rendered, and promoted by Licensee in connection with the Trademarks and the Licensed Mark and any and all promotional and advertising activities and materials therefor will be of a quality consistent with or exceeding the level of overall quality of the Community and the land development and construction services provided by Licensor and/or its affiliates.
8. Licensee will not take any action or use the Trademarks in any manner that would disparage, tarnish, or otherwise adversely affect the reputation or image of Licensor, the Community or the Trademarks.

9. Licensee will comply with all applicable federal, state, local and other governmental laws and regulations in connection with offering, rendering, and promoting the Licensed Uses.

ARTICLE III ASSIGNABILITY

10. The rights and obligations of Licensee under this Agreement are personal to Licensee and shall not be transferable or assignable in whole or in part or by operation of law or otherwise to another party or parties without the express prior written consent of Licensor, which Licensor may withhold at its sole discretion. Licensee shall not sublicense any or all of its rights or obligations under this Agreement to any third parties. Any attempted assignment or sublicense by Licensee without Licensor's prior written consent shall be deemed null and void. If Licensee or a third party desires to use the Licensed Mark for any purpose other than as provided in this Agreement, the prior written approval of Licensor must be obtained, such approval to be at Licensor's sole discretion.
11. Licensor shall have the right, without consent of or notice to Licensee, to assign or transfer its interest in this Agreement, to sell or otherwise transfer the Trademarks to a third party, or to engage in any merger, consolidation, sale of assets, reorganization, or other transaction.
12. This Agreement is binding upon and inures to the benefit of the Parties and their respective successors, and to Licensor's parents, affiliates, subsidiaries, related companies, and assigns, each of whom shall be entitled to enforce said provisions.

ARTICLE IV TERM AND TERMINATION

16. The term of the license granted pursuant to this Agreement shall be fifty (50) years from the Effective Date with automatic renewals for additional twenty-five (25) year terms, subject to Licensee's continued compliance with this Agreement.
17. If Licensor becomes aware of a breach or default on the part of Licensee of any terms of this Agreement, Licensor shall provide Licensee with written notice of same, and allow Licensee thirty (30) days from the date on which Licensor gives Licensee notice of such breach or default to cure such breach or default. If Licensee fails to cure such breach or default within thirty (30) days after notice is given, Licensor may terminate this Agreement upon delivery to Licensee of a written notice to that effect, with the termination effective upon delivery of such notice to Licensee. Licensor shall in its sole discretion determine whether the breach has been cured.
18. Licensor may immediately terminate this Agreement if Licensee is declared bankrupt and/or voluntarily or involuntarily ceases to do business, including assignments for the benefit of creditors, formal or informal moratoria, compositions, extension generally with its creditors, or proceedings seeking reorganization, arrangement, appointment of a custodian, receiver, or trustee, or other relief. In the event Licensee files for protection under the United States Bankruptcy Code, as amended, or under any bankruptcy or insolvency law, this Agreement shall be subject to the provisions of the Intellectual Property Bankruptcy Provision Act of 1987.
20. Upon termination or expiration of this Agreement, all rights granted to Licensee hereunder shall immediately and automatically cease and Licensee shall within thirty (30) days of

termination: (i) cease all use of the Licensed Mark or any other name or mark that incorporates the Trademarks; (ii) immediately stop using and cancel the registration of all domain names registered pursuant to Paragraph 1.3, above; and (iii) file all necessary documents with the relevant state and local authorities and agencies to change Licensee's Business Name to exclude the Trademarks (if applicable).

ARTICLE VII MISCELLANEOUS TERMS

25. Licensors and Licensee are not joint venturers, partners, principal and agent, master and servant, or employer and employee; and they have no relationship arising from this Agreement other than independent contracting parties. Neither Party shall have the power to bind or obligate the other Party in any manner, other than as is expressly set forth in this License Agreement.
26. Disputes between the Parties shall be heard and determined in the Federal District Court in Tampa, Florida. The Parties agree to submit to the jurisdiction of the Federal Courts in the State of Florida, and waive any objections based on jurisdiction and venue. This Agreement shall be construed and interpreted in accordance with the laws of the State of Florida and any applicable Federal laws. The prevailing Party in any such actions shall be entitled to recover reasonable costs and attorney's fees in addition to any other relief to which it may be entitled.
27. All notices required by this Agreement, including any changes in address or contact person, shall be in writing, and shall be sent by certified mail/return receipt requested; by hand delivery of such notice in person to such Party (with a signed receipt); by portable document format (.pdf) delivered by email via the internet; or by facsimile, provided such facsimile delivery is confirmed on the noticing Party's facsimile facility as a function thereof. Notice given in accordance herewith shall be effective upon receipt and addressed to the receiving Party as follows:

TO LICENSOR:

NNP-Southbend II, LLC
Attn: Marketing Director
3162 South Falkenburg Road
Riverview, Florida 33578
Email: lynda.mcmorrow@brookfieldpropertiesdevelopment.com

With copies to:

NNP-Southbend II, LLC
Attn: Legal Department
3200 Park Center Drive, #1000
Costa Mesa, California 92626
Email: jillian.richmond@brookfieldpropertiesdevelopment.com

TO LICENSEE:

Waterset North Community Development District
c/o Rizzeta & Company, Inc.
Attn: Matt Huber
3434 Colwell Avenue, #200
Tampa, Florida 33614
Email: mhuber@rizzetta.com

28. The waiver by any of the Parties of any breach of any term of this Agreement shall not be construed as a waiver of any succeeding breach or a waiver of the provision itself. If for any reason any provision or term of this Agreement is deemed invalid, illegal, or unenforceable, the Parties shall cooperate to lawfully effectuate the Parties' intent as to that provision, and the remaining provisions and terms of this Agreement shall be valid and enforceable. If the invalidity, illegality, or unenforceability of any provision of this Agreement substantially deprives any Party of the benefits to be provided by this Agreement, the deprived Party shall have the option of keeping this Agreement in effect or terminating it.
29. This Agreement constitutes the entire agreement between the Parties concerning the trademark license granted pursuant to this Agreement and Licensee's use of the Licensed Mark and the Trademarks and supersedes any prior agreements, understandings, or negotiations, whether oral or written.
30. The provisions of this Agreement may be modified or waived only in a writing that is signed by both Parties.
31. This Agreement is executed voluntarily and without any duress or undue influence upon the Parties or their officers, employees, or attorneys, and no Party is relying on any inducements, promises, statements, or representations made by another Party or any of its officers, agents, employees, or attorneys other than as expressly set forth in this Agreement.
32. Should any one or more provisions of this Agreement be determined to be illegal, invalid, or unenforceable, all other provisions of this Agreement shall nevertheless be effective.
33. This Agreement shall be construed without regard to any presumption or rule requiring construction against the Party drafting the Agreement.
34. This Agreement may be executed in separate counterparts, each of which shall be deemed an original, but all of which together shall constitute one and the same instrument. Facsimile or other electronically transmitted signatures shall be deemed originals for all purposes under this Agreement and any modifications or amendments thereto.

[SIGNATURES APPEARS ON NEXT PAGE]

IN WITNESS WHEREOF, the Parties have executed this License Agreement as of the date set forth above.

LICENSOR:

NNP-SOUTHBEND II, LLC

a Delaware limited liability company

By: 

Name: E. William Meyer

Its: Regional President

LICENSEE:

WATERSET NORTH COMMUNITY DEVELOPMENT DISTRICT

an independent local unit of special-purpose government

By: 

Name: Alex Wobbe

Its: Chair

Tab 8

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, June 27, 2023, at 6:00 p.m.** 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-Deckard	Assistant Secretary
Paul Anderson	Assistant Secretary
Louise Willis	Assistant Secretary

Also present were:

Matthew Huber	Regional District Manager; Rizzetta & Co., Inc.
Ruben Durand	District Manager; Rizzetta & Co., Inc.
Andrew Mai	District Counsel, Fishback Dominic
Alex Gonzalez	Representative, Sunrise Landscape
Kathy Parodi	Castle Group; Clubhouse Manager
Ray Sadowski	Castle Group; Café Manager
John Toborg	Landscape Inspect. Services, Rizzetta & Co., Inc.
Gail Huff	Representative, Ballenger Irrigation
Tony Smith	Representative, Sitex

Audience	Present
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FIRST ORDER OF BUSINESS

Call to Order

Mr. Durand called the meeting to order at 6:00 p.m. and confirmed a quorum,

SECOND ORDER OF BUSINESS

Audience Comments

A representative for Autism Alliance (non-profit organization) asked to host a "Trick or Treat" event at the clubhouse.

On a motion by Mr. Pyche, seconded by Ms. Cianci-Deckard, the Board of Supervisors with all in favor, unanimously approved Autism Alliance to hold a "Trick or Treat " event at the clubhouse, for the Waterset North Community Development District.

The Board heard comments regarding concerns with the performance of Castle Group and a vendor sought and received authorization to continue to use the pools for her Aqua Fitness programs.

On a motion by Mr. Wohlueter, seconded by Mr. Pyche the Board of Supervisors with all in favor, unanimously authorized Aqua Fitness with Savannah to utilize the pools for her fitness programs, for the Waterset North Community Development District.

THIRD ORDER OF BUSINESS

Staff Reports

A. District Counsel

A brief discussion was held regarding shared costs of Amenities with Waterset Central and Waterset South.

On a motion by Mr. Wohlueter, seconded by Mr. Pyche the Board of Supervisors with all in favor, instructed District Counsel to communicate with the District Counsel for Waterset South to determine whether they have a line item in their budget for amenities. If yes, request that this revenue be passed on to Waterset Central and Waterset North. If zero funds have been allocated for amenities, he is directed to proceed with the agreement, pending District Counsel's approval, for the Waterset North Community Development District.

Mr. Durand administered the oath of office to Mr. Tobin and asked that the Board ratify all previous motions.

On a motion by Mr. Pyche, seconded by Mr. Wohlueter the Board of Supervisors with all in favor, unanimously ratified all previous motions, for the Waterset North Community Development District.

B. District Engineer

Not Present.

1. Update on Lakeside Dock Retaining Wall

Mr. Wohlueter provided a brief update on the project.

C. Landscape & Irrigation

1. Presentation of Landscape Inspection Report

Mr. Toborg presented the Landscape Inspection report to the Board.

2. Landscape Contractor Update

Mr. Gonzalez provided updates to the Board.

The Board asked Mr. Toborg to reach out to Sunrise Landscaping regarding separating the Sunrise and Ballenger's contracts to expedite the repair process. They also asked that he provide ideas for replacing trees removed due to hurricane damage.

3. Landscape Contractor Responses

Ms. Huff provided updates to the Board.

4. Landscape Contractor Proposals

There were no Landscape contractor proposals.

D. Sitex Lake Management**1. Presentation of Waterway Inspection Report**

Mr. Smith presented the Waterway Inspection Report and updates.

E. Clubhouse Manager**1. Presentation of Café Sales Report (under separate cover)**

Mr. Sadowski presented the Café Sales Report to the Board and recommended changing hours in the café starting July 10, 2023. A brief discussion was held regarding the proposed hours.

On a motion by Mr. Wohlueter, seconded by Ms. Cianci-Deckard, the Board of Supervisors with all in favor, unanimously approved the hours of operation for the Café as Wednesday through Sunday 10:00 a.m. to 6:00 p.m. except special events effective as of July 10, 2023, for the Waterset North Community Development District.

2. Presentation of Property Management Report

Ms. Parodi reviewed the Property Management Report with the Board and presented various proposals. The following Board actions were taken:

On a motion by Mr. Wohlueter, seconded by Mr. Anderson, the Board of Supervisors with all in favor, unanimously approved the TECO proposal for Solar lights at a cost of \$444.08 a month, for the Waterset North Community Development District.

On a motion by Mr. Wohlueter, seconded by Ms. Cianci-Deckard, the Board of Supervisors with all in favor, unanimously approved the proposal from Playmore in the amount of \$3,488.00 to complete a playground inspection, for the Waterset North Community Development District.

F. District Manager

Mr. Durand presented his report and announced that the next regular meeting will be held on July 25, 2023, at 6:00 p.m.

Mr. Durand presented an update on the FEMA claim.

On a motion by Mr. Wohlueter, seconded by Mr. Pyche, the Board of Supervisors with all in favor, unanimously authorized Mr. Durand and Mr. Huber to work as representatives of Waterset North for the FEMA project, for the Waterset North Community Development District.

FOURTH ORDER OF BUSINESS

Consideration of Brookfield Events

A brief discussion was held regarding a request from Brookfield Properties to hold their signature events in the community this year.

On a motion by Mr. Wohlueter, seconded by Mr. Pyche, the Board of Supervisors with all in favor, tentatively approved the Brookfield events based on availability of space and dates (once determined), for the Waterset North Community Development District.

FIFTH ORDER OF BUSINESS

Consideration of Resolution 2023-07 Removing Assistant Secretary

Mr. Durand presented Resolution 2023-07 to the Board.

On a motion by Mr. Wohlueter, seconded by Mr. Pyche, the Board of Supervisors with all in favor, unanimously approved Resolution 2023-07, removing Jerry Whited as an Assistant Secretary, for the Waterset North Community Development District.

SIXTH ORDER OF BUSINESS

Consideration of Regular Meeting Minutes held on May 23, 2023

On a motion by Mr. Anderson, seconded by Mr. Wohlueter, the Board of Supervisors with all in favor, unanimously approved the Regular Minutes from May 23, 2023, for the Waterset North Community Development District.

SEVENTH ORDER OF BUSINESS

Ratification of Operation & Maintenance Expenditures for April and May 2023

On a motion by Mr. Anderson, seconded by Ms. Cianci-Deckard, the Board unanimously ratified the Operation and Maintenance Expenditures for April 2023 (\$157,234.23) and May 2023 (\$200,640.13), for the Waterset North Community Development District.

EIGHTH ORDER OF BUSINESS

**Ratification of Café Operations &
Maintenance Expenditures for Café for
April and May 2023**

On a motion by Mr. Wohlueter, seconded by Mr. Anderson, the Board unanimously ratified the Café Operation and Maintenance Expenditures for April 2023 (\$21,768.79) and May 2023 (\$20,890.56), for the Waterset North Community Development District.

NINTH ORDER OF BUSINESS

Supervisor Requests

There were no Supervisor requests put forward.

TENTH ORDER OF BUSINESS

Adjournment

On a motion by Mr. Tobin, seconded by Mr. Wohlueter, the Board approved to adjourn the meeting at 8:16 p.m. for the Waterset North Community Development District.

Assistant. Secretary

Chair / Vice Chair