



Rizzetta & Company

Waterset North Community Development District

Board of Supervisors' Meeting September 26, 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**

September 22, 2023

REVISED FINAL AGENDA

Dear Board Members:

The regular meeting of the Board of Supervisors of the WaterSet North Community Development District will be held on **Tuesday, September 26, 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 Tab 1
 - ii. Landscape Contractor Update (USC)
 - iii. **Landscape Contractor Responses** Tab 2
 - D.** Aquatics Lake Management
 - i. Presentation of Waterway Inspection Report..... Tab 3
 - E.** Clubhouse Manager
 - i. Presentation of Café Sales Report..... Tab 4
 - ii. Presentation of Property Management Report Tab 5
 - F.** District Manager
- 4. BUSINESS ITEMS**
 - A.** Discussion on 2nd Quarter Website Audit..... Tab 6
 - B.** Discussion on Interlocal Agreement for
Recreational Facilities Tab 7
 - C.** Discussion on Café Lease
 - D.** Consideration of Decorative Lighting for Amenities Tab 8
- 5. BUSINESS ADMINISTRATION**
 - A.** Consideration of Minutes of Board of Supervisors'
Regular Meeting held on August 22, 2023..... Tab 9
 - B.** Consideration of Operations & Maintenance Expenditures
for District for August 2023..... Tab 10
 - C.** Consideration of Operations & Maintenance Expenditures
for Café for August 2023 Tab 11
- 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

LANDSCAPE INSPECTION REPORT



September 1, 2023
Rizzetta & Company
John R. Toborg – Division Manager
Landscape Inspection Services



Rizzetta & Company
Professionals in Community Management

Upcoming Events, Waterset Blvd. North, The Landing

General Updates, Recent & Upcoming Maintenance Events

- During the month of October, all Bahia turf shall receive an application of **5,000 lbs. – (100 – 50 lb. bags)** of 0-0-24 + Fe, Mn & Mg. Additionally, all Ornamentals shall receive an application of **6,600 lbs. (132 – 50 lb. bags)** of 8-10-10) fertilizer.
- Sunrise to notify STAFF and Landscape Specialist at least one week prior to the application being scheduled. Then on the day of application, Sunrise is to notify staff so that staff can verify quantity and fertilizer types and write how many bags have been delivered, what it is being used for and date it on the label. This will need to be sent to me for verification.
- **I have not received any type of fertilizer notification since May.**

The following are action items for Sunrise to complete. Please refer to the item # in your response listing action already taken or anticipated time of completion. **Red text** indicates deficient from previous report. **Bold Red text** indicates deficient for more than a month. **Green text** indicates a proposal has been requested. **Blue** indicates irrigation. **Bold, underlined is info. or questions for the BOS.** **Orange** is for Staff.

1. **In general, according to Sunrise, the turf issues are being blamed on drought. However, in the many years I've been at WSN, although there have been past turf issues, the severity and sheer square footage have greatly increased into areas that never used to experience these issue. Why is there no improvement during the rainy season? (Pics 1a & b>)**



2. Trees need lifting along Waterset Blvd. (WSBlvd.) They are hanging too low over the road and bike lane. Trees also need lifting on both sides of Sailview **as well as along the promenade leading to the Landing.** (Pic 2>)
3. Hand pull weeds in the totlot mulch north of the Landing. DO NOT SPRAY.



The Landing, Oval Park, Milestone & Park Strand, Alabaster Stone

4. Make sure all Washington Palm debris is being picked up along the trail north of the Landing.

5. Crews need to improve line trimming at the water's edge around all ponds. (Pic 5)



6. Eradicate and hand pull a “look-alike” weedy vine from the Dwarf Asian Jasmine beds under the Crape Myrtles on the north side of the Landing. Jasmine installs under the Crape Myrtles and the Landing pool deck are to be installed on September 6th.

7. I feel the Celebration Bermudagrass at the Landing pool deck is being maintained too high. Optimum height is 1” – quality declines above 2”. It currently is around 4”.

8. Remove fruit from pool deck Bismarck Palm.



9. Although it was reported that irrigation run times were increased on the Mammy Crotons adjacent to the Landing gym, runtimes and frequency were not reported. This is what I would like to know.

10. Eradicate broadleaf weeds in the west ROW of Park Strand near Oval Park crosswalk.

11. Sunrise to replace turf in the north ROW of Milestone east of Park Strand. (Pics 11a & b)



12. New areas of turf are stressing on the north ROW of Milestone near Alabaster Stone. (Pic 12>)

13. Any update on the failing Summer Sunset Jasmine (and other Jasmines)? This bed is on the Maiden Sea cul-de-sac. (Pic 13>)



Salt Creek, CrestPoint, Paradiso

14. Eradicate Torpedograss in the Variegated Confederate Jasmine beds on the east side of Salt Creek between Triton and Crestpoint.

15. Although some Variegated Confederate Jasmine were replaced on the Blue Sail, Crestpoint Porkchop Park, more continue to fail. When will the other plants of insufficient size be replaced? (Pic 15>)

16. Although there are more bare areas of Variegated Confederate Jasmine in the Crest Point cul-de-sacs, I will not request replacements until it is determined why they are failing. **Is irrigation 100% through these beds? Meaning do we have a continual flow of water throughout. What is the frequency and duration of these zones?** Was anything diagnosed in the tissue testing?



17. Sunrise to inspect a bare spot of turf in the middle of Crestpoint Park. Diagnose and treat accordingly, unless it is being caused by foot traffic.

18. Trees still need to be lifted along Paradiso. By what date will this be completed?

19. More areas of turf continue to decline on both ROWs of Paradiso between Ebb Tide and Shadowlake. (Pic 19)



20. Remove two dead Red Maples in the turf areas behind the sidewalk on the west leg of Shadowlake, south of Paradiso.

21. Inspect yellowing turf on the north side of Paradiso west of WS Blvd. - often the onset of fungus. Treat accordingly.



Waterset Blvd. South at Paradiso, Paseo Al Mar West to East

22. Awaiting a response to many turf issues, including this one that has been on my reports for well over a year. This is on the southbound lanes of WS Blvd. south of Paradiso. (Pic 22)



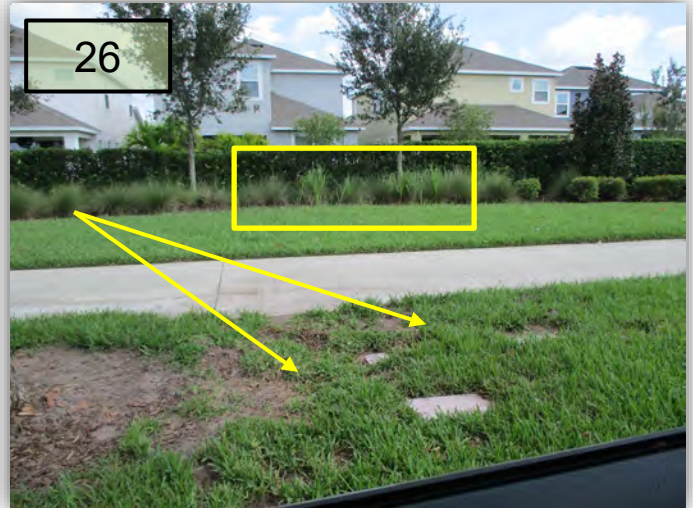
23. Treat spurge in the north ROW turf of Paseo Al Mar (PAM) near the large pond just east of the power lines. There are also other weeds and spurge in the south ROW north of Phase 4 South.

24. There is a new concrete collar surrounding the newly-installed valve on the north side of Phase 4 South. This is being installed by the GC to the north of PAM. We need to ensure they will be replacing the turf. By what date will this St. Augustine be Installed & Invoiced? (Pic 24)



25. Lift the very first tree on the north ROW of PAM just west of the Covington Garden Dr. (CGD) roundabout. Others west bound are also in need of lifting.

26. Restore this irrigation repair on the north side of PAM west of CGD and eradicate Cogongrass from the Muhlygrasses. (Pic 26)



27. What will become of these Dw. Firebush on the north side of PAM east of Paradiso? This reportedly was caused by a cut line. The District should not have to pay for these replacements. (Pic 27)



28. Tree lifting needs to be completed surrounding Heirloom Park. Sunrise to provide a date as to when ALL tree lifting on the property will be completed.

Lantern View Park, Lakeside Amenity, Shore Vista

29. Remove Azaleas surrounding the mail kiosk in Lantern View Park. (Pic 29)



33. Hand pull Hong Kong Orchid volunteers inside the front gate into the Lakeside Amenity.

34. Lift the Silver Buttonwoods over the chaise lounge area at the small splash pad. (Pic 34)



30. What is Sunrise treating in this newer turf inside Lantern View Park? What was diagnosed? (Pic 30)



35. The Mammy Crotons and the Muhly Grasses on the totlot side of the Lakeside Amenity are scheduled to be installed early September.

36. Check some of the turf in the community directly below streetlights. Night lighting is very attractive to mole crickets. This photo was taken on Shore Vista. (Pic 36>)

37. What is the update of the removal and replacement of the leaning Sycamore 2nd north of PAM on the east side of CGD?

31. **Another filter blew out in Lantern View Park. Sunrise was called and immediately was on site. This is due to the widely fluctuating pressures being supplied by the reclaimed water plant. We may need to look into pressure regulators. This is happening a LOT! (Pic 31>)**

32. More Azaleas are starting to fail on the west side of Lantern View Park. Where other Azaleas have already died and been removed, lots of irrigation drip lines were damaged. Sunrise needs to notify BCI when this occurs.



Colmar Park, Waves End park, Nestall

38. Eradicate Torpedograss on the right side of the Colmar Park mail kiosk.

39. Has anything been diagnosed in the turf on the north and south ROWs of Waves End Park? (Pic 39)



40. Has Sunrise been able to diagnose what is ailing this Magnolia on the north side of Waves End Park? It seems to be taking a turn for the worse after not thriving for quite some time. (Pic 40>)

41. Please provide an update as to what is being sprayed here. Does Sunrise think this turf in Waves End Park will recover? (Pic 41)



42. Hand pull and eradicate Virginia Creeper climbing a Sabal Palm trunk in the NW corner of Waves End Park. Do not spray the vine near the bud.

43. Turf is yellowing again on the Nestall cul-de-sac. Does Sunrise return every 10-14 days when applying fungicides until no new signs of fungus are appearing?



Hourglass Park, Mayport Park, Park Strand and Milestone

44. Treat the Spurge in the porkchop park east of Hourglass Park.
45. Sunrise to provide their plan to revive the Dw. Asian Jasmine in Bowspirit Park. There are spray stakes present, but I am unclear as to what is being applied and why. [Reportedly, Sunrise has notified BCI regarding the dryness of the spoil beneath. What is the current frequency and duration of the irrigation here?](#)
46. Inspect stressed turf in front of the bench in Mayport Park. Treat accordingly.
47. There is no improvement to the turf on the west yard of the TH tract on the NE corner of Milestone and Mayport. (Pic 47)



48. The turf on the south side of Milestone at Park Strand is also very thin or dying. This is also under a streetlight. Has this been inspected for mole crickets? (Pic 48>)



Proposals

1. Sunrise to Install & Invoice three (3) 7 Gal., FULL Mammy Crotons in the bed on the north side of the Landing pool outside the fence. (Pic 1)



2. Sunrise to provide a proposal to install 3 Gal., FULL Pringles Podocarpus on 24" centers to fill the entire bed on the right side of the Maiden Sea mail kiosk where the Summer Sunset Jasmine has failed. (Pic 2)



3. Sunrise to provide a proposal to completely remove the remaining Bismarck Palm trunk on the Shadowlake SW corner cul-de-sac and replace with a 16'-18' CT Ribbon Palm. Removal will cause much damage to the existing grasses and turf, therefore, proposal to include replacements using 3 Gal., FULL, Dwarf Fakahatchee Grasses on 24" centers, new irrigation, new palm, new turf and mulch. (Pic 3>)

4. Sunrise to provide a proposal to install three (3) equally spaced Shady Lady Olive trees along the north side of the Lakeside Amenity where other trees were blown over in several storms. Use 2 1/2" caliper specimen and include a water saucer an, gator bag and flood bubble in the proposal. Also include new mulch. (Pic 4)



5. Sunrise to provide a proposal to fill in the interiors of the beds on either side of the sidewalk to the Colmar Park mail kiosk with 3 Gal., FULL Pringles Podocarpus – 24" spacing. (Pic 5>)
6. Sunrise to provide a proposal to replace the Bermuda turf on the east side of the north half of Hourglass Park near the irrigation controller. (Pic 6>)



Proposals



**Customer:**

Waterset North CDD
7012 Sail Lane
Apollo Beach, FL 33572
Office # 813-533-2952
Cell #
Email: MHuber@rizzetta.com

Account Owner:

Alex Gonzalez
agonzalez@sunriselandscape.com
Date: 9/7/2023

Knowledge East Side Maples to Sweet Gum #7734**Knowledge East Side Maples to Sweet Gum**

- completely remove two dead Red Maples on the east side of Knowledge leading to the school and replace with 3" caliper, Sweetgum, Liquidambar styraciflua "rotundiloba". "Rotundiloba" produces fewer spiky gumballs. Proposal must include a working flood bubbler and the construction of a water saucer 8"-10" deep surrounding the rootball





Enhancement

Items	Quantity	Unit	
Labor - Enhancement	4.00	Hr	
3" Cal. Sweet Gum	2.00	EA	
Enhancement:			\$1,622.00
PROJECT TOTAL:			\$1,622.00

Terms & Conditions

Sod totals are approximate.

Field measurements will be used at close of project to determine exact amounts used and price will be adjusted accordingly.

Trees, sod, and plant material exposed to frost and/or freezing conditions cannot be guaranteed.

Clean up of site limited to debris and waste generated by this contractor.

If extraneous or deleterious materials or conditions detrimental to plant growth or installation of any material are encountered, an on-site review will be done, and the General Contractor, Owner's Representative, or Owner notified of recommendations and the costs involved for remedial actions.

Customer is solely responsible for all underground obstructions, including without limitation utility lines, limerock, and construction debris. Sunrise Landscape reserves the right to pass onto the Customer any additional actual costs it incurs if unusual or unanticipated ground conditions such as rock formations or other underground obstructions impede the installation contemplated under this Contract.

The Owner shall properly maintain trees and plant materials after final acceptance in order to maintain unobstructed visibility for pedestrians and vehicles.

These notes become part of any contract or agreement entered into unless specific exceptions are made in writing stating otherwise, adding to or deleting from scope of work.

Watering Restrictions: Sunrise Landscape is bound by local water restrictions which may in fact result in irreparable stress and /or demise of landscape plant material and turf. Sunrise Landscape cannot be held responsible for long or short term drought related stress, damage, or demise of landscape plant material and turf with regards to restricted irrigation regulations over which Sunrise Landscape has no direct control.

Any work or items not specifically included are excluded.

Annuals are excluded from warranty / guarantee.

Irrigation modifications and repairs will be performed at time and material rates then invoiced separately. Landscaping without automated irrigation cannot be guaranteed.

Lien: According to Florida's Construction Lien Law (sections 713.001-713.37, Florida Statutes), those who work on your property or provide materials and are not paid in full have a right to enforce their claim against your property. This claim is known as a construction lien. If your contractor or a subcontractor fails to pay subcontractors, sub-subcontractors, or material suppliers or neglects to make other legally required payments, the people who are owed money may look to your property for payment, even if you have paid your contractor in full. If you fail to pay your contractor, your contractor may also have a lien on your property. This means if a lien is filed your property could be sold against your will to pay for labor, materials, or other services that your contractor or a subcontractor may have failed to pay. Florida's Construction Lien Law is complex and it is recommended that whenever a specific problem arises, you consult an attorney.

Attorney Fees: In any litigation, arbitration, or other proceeding by which one party either seeks to enforce its rights under this Agreement (whether in contract, tort, or both) or seeks a declaration of any rights or obligations under this Agreement, the prevailing party shall be awarded its reasonable attorney fees, and costs and expenses incurred.

By



Jeff Cane

Date

9/7/2023

Sunrise Landscape

By

Date

Waterset North CDD

Tab 2



DATE: September 21, 2023

PROJECT: Waterset North

RE: Responses to September 1st, 2023 Field Inspection Report

9. The drip zone around the gym was recently increased to irrigate 3 days a week for 30 minutes. It is set for 10/20 cycle soak to avoid flooding the area in front of the gym.

15. The irrigation controller in the Porkchop Park at Blue Sail and Crestpoint recently failed and needs to be replaced. A proposal was sent on September 18th and approved. The controller is on order and will be replaced as soon as it arrives.

16. All irrigation is fully operational, and the drip zones operate 3 days a week for 30 minutes.

31. The Clearview filter casing was replaced and the area is fully operational.

45. The Dwarf Asian Jasmine in Bowspirit Park is irrigated every other day for 15 minutes, two times a day.

In addition to the issues mentioned in the September 1st, 2023, Field Inspection Report, Ballenger Irrigation also addressed the following:

- Installed drip tubing as necessary to irrigate new plant material behind bench in Totlot at Lakeside Park.
- Installed drip tubing as necessary to irrigate new plant material at Covington Garden Way and Waterset Blvd.
- Made emergency site visit on August 25th to turn off water at the A-controller after one of the schedule 80 unions on the filter cracked and separated.
- Located and repaired electrical issue on the N-controller that was taking down approximately 50 zones.
- Located and repaired electrical issue on the 3B-controller that was taking down the entire controller.
- Repaired mainline leak along west side of Waterset Blvd after someone drove over a valve box.

The ET sensor located on the Hunter ACC controller in the northwest corner of the round-about at PAM and Covington recorded 2.4" of ET and 1.85" of rain between August 1st and August 31st. There were two significant rainfall events of 0.25" or more during this same time period, the greatest occurring on August 3rd, when 1.15" was recorded. The site was shut down for a total of 4 days to take advantage of what nature provided. Despite some heavier rains from Idalia, portions of the Tampa Bay area continue to experience abnormally dry to moderate drought conditions. The National Weather service is predicting more rain for the area, but the short-term forecast does not appear favorable.

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



Cracked union on A-controller.



Mainline leak on Waterset Blvd.



Repaired mainline on Waterset Blvd.

Tab 3



MONTHLY REPORT

SEPTEMBER 1, 2023



WATERSET NORTH CDD

Inspection Date:

August 29, 2023

Prepared For:

Matt Huber

Prepared By:

Devon Craig

Field operations Manager

P: 941.201.7287

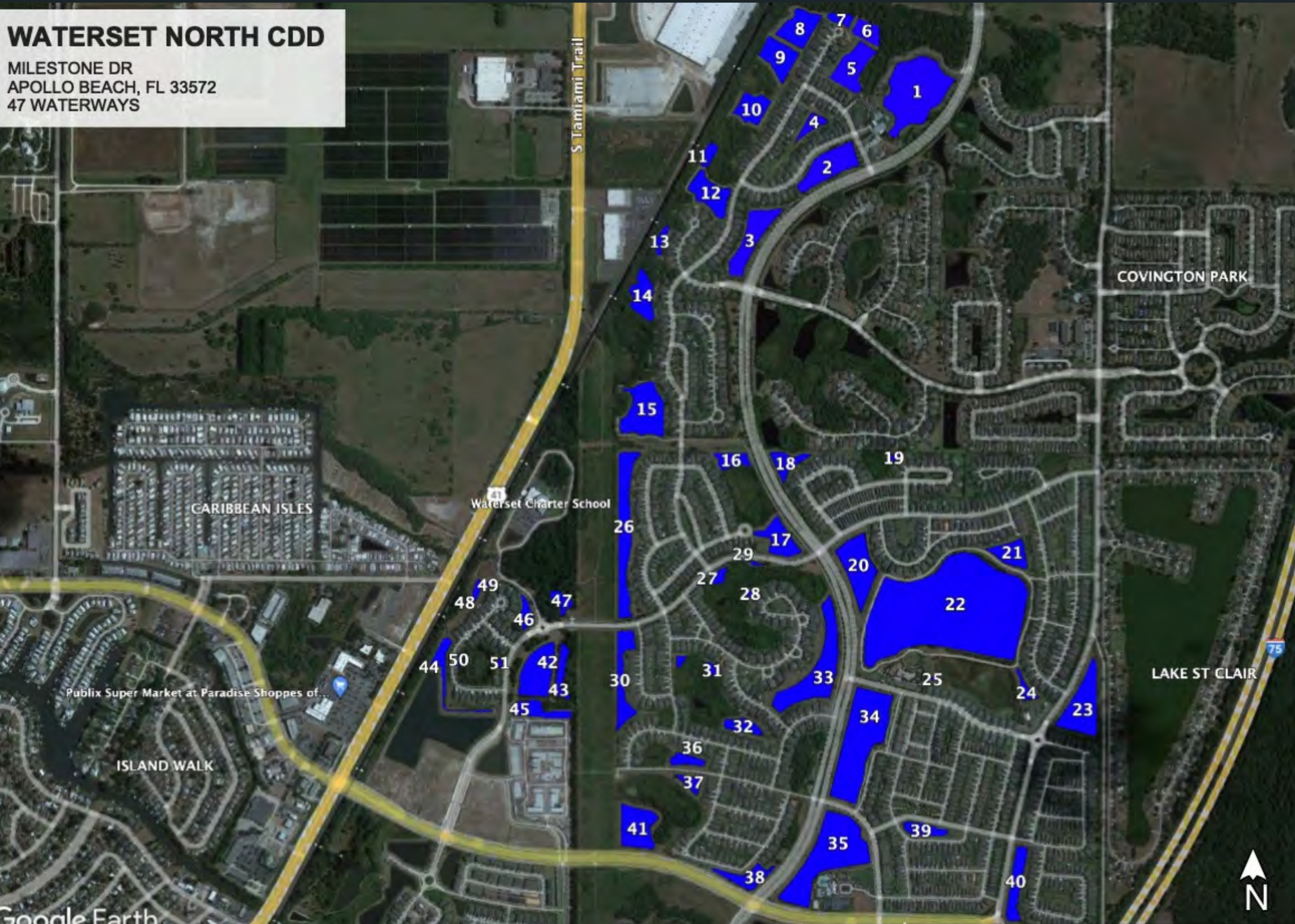
E: dcraig@sitexaquatics.com

SUMMARY:

All ponds have been treated this month. Hopefully we will be getting some rain to bring these water levels up. Until water levels rise reoccurring algae blooms will continue and we will continue preventative treatments to keep these ponds looking good during the summer.

WATERSET NORTH CDD

MILESTONE DR
APOLLO BEACH, FL 33572
47 WATERWAYS



1.



2.



3.



12.



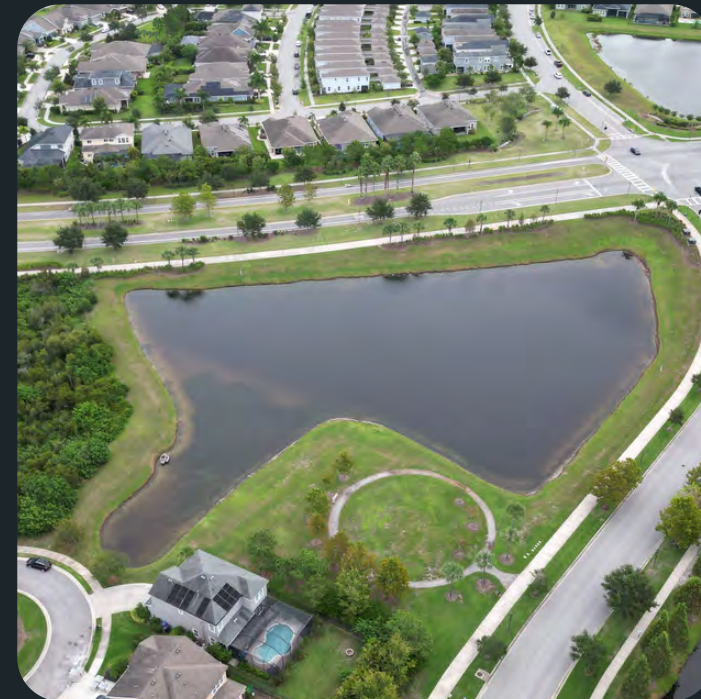
15.



16.



17.



30.



33.



34.



35.



36.



37.



42.



46.



47.



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 and Algae has been treated.
- 5: Shoreline vegetation and Algae has been treated.
- 6: Shoreline vegetation has been treated.
- 7: Shoreline vegetation has been treated.
- 8: Shoreline vegetation and Algae has been treated.
- 9: Shoreline vegetation and Algae has been treated.
- 10: Shoreline vegetation and pond weed has been treated.
- 11: Shoreline vegetation has been treated.
- 12: Shoreline vegetation and Algae has been treated.
- 13: Shoreline vegetation 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 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 has been treated.

22: Shoreline vegetation has been treated.

23: Shoreline vegetation and Algae has been treated.

24: Shoreline vegetation and Algae 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 has been treated.

29: Shoreline vegetation has been treated.

30: Shoreline vegetation and Algae has been treated.

31: Shoreline vegetation and Algae has been treated.

32: Shoreline vegetation 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 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 Algae 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 4

Waterset
2023 ACTION LIST

Activity Type	Location (HOA, NCDD, CCDD)	Original Date	Description	Status	Complete by Date	Open/Closed	Owner
Admin	NCDD	6/14/2023	Look up information for Landing Pool Furniture vendor.	Awaiting delivery date	30-Sep-23	OPEN	Kathy
Admin	NCDD	6/14/2023	Gather proposals for pressure washing of walking trail/sidewalk by Landing Playground to behind Café	Pressure wash completed in house	1-Sep-23	CLOSED	Kathy
Admin	NCDD	6/14/2023	Gather proposals for monument stone replacements	Awaiting scheduling of project to begin	30-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-Sep-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	CLOSED	Kathy
Admin	NCDD	7/17/2023	Schedule deep cleaning for all North amenities	Scheduled for week of September 10th	16-Sep-23	CLOSED	Kathy
Admin	NCDD	7/17/2023	Painting of fencing at Lakeside	Completed in house	1-Oct-23	CLOSED	Kathy
Admin	NCDD	8/5/2023	Cracked Concrete repair at Lakeside	Contacting vendors	1-Oct-23	OPEN	Kathy
Admin	NCDD	8/15/2023	Landing Pool Talk Down system	In progress	30-Sep-23	OPEN	Kathy
Admin	NCDD	8/1/2023	Follow up on High Dusting of Café	Completed 8/14/23	14-Aug-23	CLOSED	Kathy
Admin	NCDD	8/1/2023	Pressure wash dumpster area walls in North	Completed	12-Aug-23	CLOSED	Kathy
Admin	NCDD	8/11/2023	Pressure Wash lakeside	Completed 08/15/23	15-Aug-23	CLOSED	Kathy
Admin	NCDD	8/15/2023	Schedule cleaning of 2nd floor windows for Café	Scheduled for September 12th	15-Aug-23	CLOSED	Kathy
Admin	NCDD	8/1/2023	Schedule Fire extinguisher inspections	Completed 8/14/23	15-Aug-23	CLOSED	Kathy
Admin	NCDD	9/5/2023	create new list of street signs that need straightening after Hurricane Idalia		30-Sep-23	OPEN	Kathy
Maintenance	NCDD	9/15/2023	Contact Alvarez plumbing for leaks in lakeside restrooms.	Alvarez scheduled for Tuesday, September 19th.	19-Sep-26	OPEN	Scott
Maintenance	NCDD	9/15/2023	Contact Owens for lights bulbs out in Café		22-Sep-23	OPEN	Scott
Maintenance	NCDD	9/15/2023	Follow up with Suncoast pools on status of landing pool ladder	Ladder has not been delivered yet	22-Sep-23	OPEN	Scott
Maintenance	NCDD	9/15/2023	Follow up with Suncoast pools on control for wheelchair lift	Board has not yet arrived.	22-Sep-23	OPEN	Scott

WN

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

Unit	Resident	Note Code	Created	Completed	Notes
WN-HBSL WNH-Blue Sail Ln					
6407	04 Landry, Colin 6407 Blue Sail Ln	WARR Warranty Deed	08/24/2023		Updated as per Deed, Sent WL-BJ-L
WN-HBSP WNH-Bowspirit PI					
7103	04 Broxson, Jennifer 7103 Bowspirit PI	LGL Legal	08/07/2023		Sent to atty (David Lopez)-pstd \$50 admin fee-tp
7231	02 Camacho, Dina 7231 Bowspirit PI	LGL Legal	08/07/2023		Sent to atty (David Lopez)-pstd \$50 admin fee-tp
WN-HCDR WNH-Camino Drive					
6306	02 Perry, Marlicia 6306 Camino Dr	LGL Legal	08/07/2023		Sent to atty (David Lopez)-pstd \$50 admin fee-tp
6323	03 Piccione, Mark 6323 Camino Dr	WARR Warranty Deed	08/09/2023		changed title per deed HUD T1830533 sent wl coupons --mr
6335	02 Green, Ashley 6335 Camino Dr	LGL Legal	08/07/2023		Sent to atty (David Lopez)-pstd \$50 admin fee-tp
6346	03 Hudson, Robert 6346 Camino Dr	LGL Legal	08/07/2023		Sent to atty (David Lopez)-pstd \$50 admin fee-tp
WN-HCLP WNH-Colmar PI					
6124	02 Mazzella, Andrew 6124 Colmar PI	LGL Legal	08/07/2023		Sent to atty (David Lopez)-pstd \$50 admin fee-tp
6204	04 Vu, Jimmy 6204 Colmar PI	LGL Legal	08/07/2023		Sent to atty (David Lopez)-pstd \$50 admin fee-tp
6216	04 Hudson SFR Prpty Hlg, 6216 Colmar PI	LGL Legal	08/08/2023		<p>Hi Kathy & Teena,</p> <p>We received a check in the amount of \$2,579.82 to full pay this property through July 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, release the lien and close our file. Let us know if you have any questions. Thanks.</p> <p>Steve Delach Office Manager and Collections & Foreclosure Supervisor DAVID J. LOPEZ, P.A. Community Association Lawyers 201 East Kennedy Boulevard, Suite 775 Tampa, FL 33602</p>
WN-HCUD WNH-Current Dr					
6635	03 Bhole, Dilip 6635 Current Dr	WARR Warranty Deed	08/22/2023		Updated as per Deed, Sent WL -BJ-L
6656	02 Huntington, Bradley 6656 Current Dr	LGL Legal	08/07/2023		Sent to atty (David Lopez)-pstd \$50 admin fee-tp
WN-HDCD WNH- Del Coronado Dr					
5440	02 Everson, Claire 5440 Del Coronado Dr	LGL Legal	08/07/2023		Sent to atty (David Lopez)-pstd \$50 admin fee-tp
5451	02 Korpai, Rohan	LGL Legal	08/07/2023		Sent to atty (David Lopez)-pstd \$50 admin fee-tp

WN

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

Unit	Resident	Note Code	Created	Completed	Notes
	5451 Del Coronado Dr				
5548 02	Baez, Shirley 5548 Del Coronado Way	LGL Legal	08/07/2023		Sent to atty (David Lopez)-pstd \$50 admin fee-tp
5622 02	Mulligan, Jennifer 5622 Del Coronado Dr	LGL Legal	08/07/2023		Sent to atty (David Lopez)-pstd \$50 admin fee-tp
5629 02	Bailey, Kendall 5629 Del Coronado Dr	LGL Legal	08/07/2023		Sent to atty (David Lopez)-pstd \$50 admin fee-tp
5659 02	Hu, Kegang 5659 Del Coronado Dr	LGL Legal	08/07/2023		Sent to atty (David Lopez)-pstd \$50 admin fee-tp
WN-HETA WNH-Ebb Tide Ave					
6805 04	Moxcey, Gretchen 6805 Ebb Tide Ave	WARR Warranty Deed	08/15/2023		changed title per deed T1829332 sent wl --mr
6904 02	Sarmiento, Maribelle 6904 Ebb Tide Ave	LGL Legal	08/07/2023		Sent to atty (David Lopez)-pstd \$50 admin fee-tp
WN-HGCA WNH-Goldcoast Avenue					
6264 03	Dannelevitz, James 6264 Goldcoast Ave	WARR Warranty Deed	08/09/2023		changed title per deed T1833790 sent wl coupons --mr
WN-HGND WNH-Golden Nettle Dr					
5904 02	Treacy, Patrick 5904 Golden Nettle Dr	WARR Warranty Deed	08/14/2023		Updated title per deed, sent wl ltr PB
5957 02	Holmes, Jason 5957 Golden Nettle Dr	WARR Warranty Deed	08/14/2023		Updated title per deed, sent wl ltr PB
6076 02	Scullary, Bruce 6076 Golden Nettle Dr	WARR Warranty Deed	08/28/2023		Updated title per deed, sent wl ltr T1826270 PB
6082 02	Rankin, Sara 6082 Golden Nettle Dr	WARR Warranty Deed	08/08/2023		Updated title per deed, sent wl ltr, the AA is negotiated at closing. PB
6097 02	Alberti, Michael 6097 Golden Nettle Dr	WARR Warranty Deed	08/28/2023		Updated title per deed, sent wl ltr and stmt/coupon. This closed in November 2022 and we have not received a closing package. T1816145 PB
6159 02	Hicks May, Crystal 6159 Golden Nettle Dr	WARR Warranty Deed	08/28/2023		Updated title per deed, sent wl ltr T1826726 PB
WN-HHBD WNH - Hidden Branch					
6269 02	Reyes, Mariana 6269 Hidden Branch Dr	WARR Warranty Deed	08/29/2023		Updated title per deed, sent wl ltr, T1821565 PB
WN-HLLD WNH - Limelight Dr					
5416 02	Criddle, Melissa 5416 Limelight Dr	LGL Legal	08/07/2023		Sent to atty (David Lopez)-pstd \$50 admin fee-tp
5423 02	Nguyen, Trung 5423 Limelight Dr	LGL Legal	08/07/2023		Sent to atty (David Lopez)-pstd \$50 admin fee-tp
5621 02	Randall, Shadae 5621 Limelight Dr	LGL Legal	08/07/2023		Sent to atty (David Lopez)-pstd \$50 admin fee-tp
WN-HLVP WNH-Lantern Vw PI					
6316 01	Dennison, Mark	LGL Legal	08/07/2023		Sent to atty (David Lopez)-pstd \$50 admin fee-tp

WN

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

Unit	Resident	Note Code	Created	Completed	Notes
	6316 Lantern Vw Pl				
WN-HMEL WNH-Meeting House Ln					
7306	01 Boyd, Nicole 7306 Meeting Hous Ln	LGL Legal	08/08/2023		Posted partial pymt-BJ-L
7322	01 Galang, Jayson 7322 Meeting Hous Ln	LGL Legal	08/07/2023		Sent to atty (David Lopez)-pstd \$50 admin fee-tp
WN-HMLC WNH-Mooring Line Cir					
6262	03 Salman, Mona 6262 Mooring Line Cir	LGL Legal	08/07/2023		Sent to atty (David Lopez)-pstd \$50 admin fee-tp
6352	02 Torres, Erika 6352 Mooring Line Circle	LGL Legal	08/07/2023		Sent to atty (David Lopez)-pstd \$50 admin fee-tp
6401	02 Schoonmaker, Andrew 6401 Mooring Line Circle	LGL Legal	08/07/2023		Sent to atty (David Lopez)-pstd \$50 admin fee-tp
6427	03 Brown, Mary 6427 Mooring Line Circle	LGL Legal	08/07/2023		Sent to atty (David Lopez)-pstd \$50 admin fee-tp
6433	02 Pummill, Mcshella 6433 Mooring Line Circle	WARR Warranty Deed	08/14/2023		Post closing funds no deed or HUD to update the account--mr
WN-HMSD WNH-Milestone Dr					
7206	02 Zolton, Emily 7206 Milestone Dr	LGL Legal	08/07/2023		Sent to atty (David Lopez)-pstd \$50 admin fee-tp
7328	02 Cortopassi Revocable, 7328 Milestone Dr	LGL Legal	08/07/2023		Sent to atty (David Lopez)-pstd \$50 admin fee-tp
WN-HOBD WNH-Old Benton Dr					
6905	03 IH6 Prop Florida LP, 6905 Old Benton Dr	LGL Legal	08/07/2023		Sent to atty (David Lopez)-pstd \$50 admin fee-tp
6909	01 Starowicz, Robert 6909 Old Benton Dr	LGL Legal	08/07/2023		Sent to atty (David Lopez)-pstd \$50 admin fee-tp
7032	02 Hooks, Walter 7032 Old Benton Dr	LGL Legal	08/07/2023		Sent to atty (David Lopez)-pstd \$50 admin fee-tp
WN-HPDD WNH-Paradiso Dr					
7206	04 Hemphill, Jefferson 7206 Paradiso Dr	LGL Legal	08/07/2023		Sent to atty (David Lopez)-pstd \$50 admin fee-tp
7328	03 Jarrett, Edward 7328 Paradiso Dr	WARR Warranty Deed	08/31/2023		updated ownerhsip per t#1850409. WL&C - MM
7417	03 Queram, John 7417 Paradiso Dr	LGL Legal	08/07/2023		Sent to atty (David Lopez)-pstd \$50 admin fee-tp
7612	04 Allen, Cortez 7612 Paradiso Dr	LGL Legal	08/07/2023		Sent to atty (David Lopez)-pstd \$50 admin fee-tp
WN-HPKD WNH-Parkshore Dr					
7420	01 Trombley, Amber 7420 Parkshore Dr	LGL Legal	08/07/2023		Sent to atty (David Lopez)-pstd \$50 admin fee-tp
WN-HPSD WNH-Park Strand Dr					

WN

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

Unit	Resident	Note Code	Created	Completed	Notes
6528	03 HPA JV Bwr 2019 1 ML, 6528 Park Strand Dr	LGL Legal	08/07/2023		Sent to atty (David Lopez)-pstd \$50 admin fee-tp
6618	03 Raman, Geetha 6618 Park Strand Dr	WARR Warranty Deed	08/04/2023		changed tilte per deed T1820315 sent wl--mr
WN-HRSC WNH-Rodstead Court					
6267	02 Schickler, Bonnie Marie 6267 Roadstead Ct	AR Miscellaneous A/R	08/08/2023		I had to reverse the Move in Chrg, the processor should not have used a move in / move out, and she used the incorrect charge code, IN. PB
6376	02 Rivadeneira, Jaime 6376 Roadstead Ct	WARR Warranty Deed	08/16/2023		Updated title per deed, sent wl ltr and strtmt/coupon This closed Sept 2022 and we never received a closing pkg. T1800708 PB
6396	02 Patel, Asha 6396 Roadstead Ct	WARR Warranty Deed	08/14/2023		Updated title per deed, sent wl ltr PB
WN-HSAD WNH-Sea Air Drive					
6232	03 Taylor, Matthew 6232 Sea Air Dr	LGL Legal	08/07/2023		Sent to atty (David Lopez)-pstd \$50 admin fee-tp
WN-HSAL WNH-Sea Amber Ln					
6220	02 Sklaver, Saya 6220 Sea Amber Ln	AR Miscellaneous A/R	08/30/2023		This unit had been charged MA incorrectly. This is a SFH and they should only have been charged for the AA. The closing docs which I had received, collected for a Monthly Assessment in addition to the Annual. I reversed all MA charges , as well as the MA prorate which I had charged. T1844405 PB
WN-HSCA WNH-Salt Creek Ave					
6533	02 Allen, Joshua 6533 Salt Creek Ave	WARR Warranty Deed	08/09/2023		changed title per deed T1831097 sent wl --mr
WN-HSLC WNH-Sea Lilly Ct					
7502	02 Primous, Maurice 7502 Sea Lilly Ct	LGL Legal	08/07/2023		Sent to atty (David Lopez)-pstd \$50 admin fee-tp
WN-HSLP WNH-Springline Pl					
6313	02 Stavropoulos, Dennis 6313 Springline Pl	LGL Legal	08/07/2023		Sent to atty (David Lopez)-pstd \$50 admin fee-tp
WN-HSMD WNH-Summer Sunset Dr					
5534	02 Edwards, Jacques 5534 Summer Sunset Dr	WARR Warranty Deed	08/17/2023		Updated title per deed, sent wl ltr T1811339 PB
5548	02 Nichols, Keith William 5548 Summer Sunset Dr	AR Miscellaneous A/R	08/18/2023		I received T1804855 to updated this account. It had already been updated by another processor. They did a move in / move out credit and we cannot do that with developers. The balance needed to stay on the developer side and the unit owner is only charged the prorated amt. I made adjustments PB
5586	02 Mauri, Anthony 5586 Summer Sunset Dr	WARR Warranty Deed	08/29/2023		Updated title per deed, sent wl ltr T1825414 PB

WN

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

Unit	Resident	Note Code	Created	Completed	Notes
WN-HSSC WNH-Shadowlake Dr					
6213	01 Snapp, Stephanie 6213 Shadowlake Dr	LGL Legal	08/07/2023		Sent to atty (David Lopez)-pstd \$50 admin fee-tp
WN-HSSP WNH-Sunsail PI					
6309	03 Vieira, Daniel 6309 Sunsail PI	LGL Legal	08/22/2023		Pd thru May-tp
WN-HSVD WNH - Silver Sun Dr					
5334	04 Ibrahem, Sarah 5334 Silver Sun Dr	WARR Warranty Deed	08/31/2023		updated ownership per t#1847456. WL&C - MM
5335	02 Oney, Damon 5335 Silver Sun Dr	LGL Legal	08/07/2023		Sent to atty (David Lopez)-pstd \$50 admin fee-tp
5569	03 Stavropoulos, Dennis 5569 Silver Sun Dr	LGL Legal	08/07/2023		Sent to atty (David Lopez)-pstd \$50 admin fee-tp
WN-HSVP WNH-Shore Vista PI					
6355	01 Manningham, Scott 6355 Shore Vista PI	LGL Legal	08/09/2023		Sent to atty (David Lopez)-pstd \$95 admin fee-tp
WN-HVGP WNH-Voyagers PI					
6105	05 Evans, Kellie 6105 Voyagers PI	WARR Warranty Deed	08/23/2023		Updated ownership as per t#1845718. WL &C. - MM
6227	05 Fedorcea, Iurie 6227 Voyagers PI	LGL Legal	08/09/2023		Sent to atty (David Lopez)-pstd \$50 admin fee-tp
		Igl Legal	08/15/2023		Reflagged acct-tp
WN-HWEP WNH-Waves End PI					
6308	03 Davis, John 6308 Waves End PI	WARR Warranty Deed	08/29/2023		updated ownership per t#1850705. WL&C -MM
WN-HWFA WNH - Wayfarer Ave					
5408	03 Trinh, Tim 5408 Wayfarer Ave	WARR Warranty Deed	08/07/2023		changed title per deed T1796426 sent wl --mr
WN-HWPL WNH-Windport Ln					
7402	02 Wilcox, Dwayne 7402 Windport Ln	LGL Legal	08/09/2023		Sent to atty (David Lopez)-pstd \$50 admin fee-tp

The Landing Cafe

Aug 2023: \$6,746.94

Aug 2022: \$11,673.69

August Events:

8-5 Wine Down: \$Canceled (HOA Event)

8-12 Cars & Coffee: \$694.20

8-17 Tacos & Trivia: \$675.30

8-18 Karaoke: \$542.15

8-26 Vendor Market: \$326.46

September Events:

9-2 Wine Down: \$311.15

9-9 Cars & Coffee: \$

9-21 Tacos & Trivia: \$

9-29 Karaoke: \$

9-30 Vendor Market: \$

Waterset North CDD Cafe

Sales by Range Report

9/1/2023

1:05 am From 08/01/23 04:00:00am to 09/01/23 03:59:59am, All Terminals

Description	Units	Gross	Disc/Cpn	VAT Tax	Net	% Total
Beer	146	\$668.00	\$5.00	\$0.00	\$663.00	9.83
Beverages	616	\$1,680.50	\$7.26	\$0.00	\$1,673.24	24.80
Specials (Beer)	23	\$212.00	\$0.00	\$0.00	\$212.00	3.14
Wine	36	\$217.50	\$0.00	\$0.00	\$217.50	3.22
Beverage Total	821	\$2,778.00	\$12.26	\$0.00	\$2,765.74	40.99
Breakfast	111	\$816.00	\$1.15	\$0.00	\$814.85	12.08
Flatbreads	45	\$385.75	\$0.00	\$0.00	\$385.75	5.72
Food Mod	15	\$25.00	\$0.00	\$0.00	\$25.00	0.37
Ice Cream	52	\$104.00	\$0.00	\$0.00	\$104.00	1.54
Kids Food	40	\$280.00	\$3.50	\$0.00	\$276.50	4.10
On The Run	157	\$574.45	\$6.71	\$0.00	\$567.74	8.41
Salads	24	\$230.25	\$0.00	\$0.00	\$230.25	3.41
Sandwiches	150	\$1,477.00	\$20.39	\$0.00	\$1,456.61	21.59
Sides	83	\$120.50	\$0.00	\$0.00	\$120.50	1.79
Food Total	677	\$4,012.95	\$31.75	\$0.00	\$3,981.20	59.01
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	1498	\$6,790.95	\$44.01	\$0.00	\$6,746.94	100.00
Tax Total					\$506.74	
Tax					\$506.74	
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 \$7,253.68

Media	Count	Sale Amt	Hs Tips	Emp Tips	Emp Grats	Total Sales
Cash	161	\$865.82	\$0.00	\$0.00	\$0.00	\$865.82
Gift Card	0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
EMV	494	\$6,262.02	\$0.00	\$490.19	\$0.00	\$6,752.21
Newland	6	\$105.41	\$0.00	\$0.00	\$0.00	\$105.41
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	1	\$20.43	\$0.00	\$3.80	\$0.00	\$24.23
Media Totals		\$7,253.68	\$0.00	\$493.99	\$0.00	\$7,747.67
House Total		\$7,253.68				
Charges Total		\$6,752.21				
Adjusted Cash		\$371.83				

Cancelled Sales	1	\$65.31
Training Mode Sales	0	\$0.00
Refunded Sales	0	\$0.00
Re-Opened Sales	0	\$0.00
Voided Items	2	\$6.25
Total	3	\$71.56

Coupon	Count	Amount
BOGO BEER	1	\$5.00
Coupon Total	1	\$5.00

Discount	Count	Amount
Employee Discount	3	\$23.51
Open Amount	3	\$15.50
Discount Total	6	\$39.01

Tax Description	Sales	Tax	Exempt
Tax	\$6,746.94	\$506.74	\$0.00

Order Type Summary	Count	Total	Avg Chk
Here	663	\$6,727.94	\$10.15
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	1	\$19.00	\$19.00
Online Delivery	0	\$0.00	\$0.00
Totals:	664	\$6,746.94	\$10.16

Serving Period	# Cust's	Total	Avg Check	Avg Cust
Breakfast	128	\$1,201.82	\$9.39	\$9.39
Lunch	385	\$3,959.02	\$10.31	\$10.28
Dinner	154	\$1,582.10	\$10.48	\$10.27
04:00:00 AM - 03:59:59 AM	1	\$4.00	\$4.00	\$4.00
Totals:	668	\$6,746.94	\$10.16	\$10.10

Customer Count	668
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

9/1/2022

7:04 am

From 08/01/22 04:00:00am to 09/01/22 03:59:59am, All Terminals

Description	Units	Gross	Disc/Cpn	VAT Tax	Net	% Total
Beer	199	\$1,003.00	\$3.25	\$0.00	\$999.75	8.56
Beverages	952	\$2,666.00	\$16.17	\$0.00	\$2,649.83	22.70
Specials (Beer)	22	\$194.75	\$11.08	\$0.00	\$183.67	1.57
Wine	57	\$375.00	\$0.00	\$0.00	\$375.00	3.21
Beverage Total	1230	\$4,238.75	\$30.50	\$0.00	\$4,208.25	36.05
Breakfast	131	\$946.25	\$6.75	\$0.00	\$939.50	8.05
Flatbreads	88	\$768.00	\$5.53	\$0.00	\$762.47	6.53
Food Mod	20	\$31.00	\$0.00	\$0.00	\$31.00	0.27
Ice Cream	132	\$414.00	\$0.00	\$0.00	\$414.00	3.55
Kids Food	86	\$516.00	\$3.00	\$0.00	\$513.00	4.39
Msc Food	3	\$1.75	\$0.00	\$0.00	\$1.75	0.01
On The Run	281	\$1,027.85	\$22.52	\$0.00	\$1,005.33	8.61
Salads	38	\$357.50	\$2.15	\$0.00	\$355.35	3.04
Sandwiches	349	\$3,418.75	\$106.33	\$0.00	\$3,312.42	28.38
Sides	95	\$132.25	\$1.63	\$0.00	\$130.62	1.12
Food Total	1223	\$7,613.35	\$147.91	\$0.00	\$7,465.44	63.95
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	2453	\$11,852.10	\$178.41	\$0.00	\$11,673.69	100.00
Tax Total					\$876.20	
Tax					\$876.20	
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 \$12,549.89

Media	Count	Sale Amt	Hs Tips	Emp Tips	Emp Grats	Total Sales
Cash	293	\$2,178.06	\$0.00	\$0.00	\$0.00	\$2,178.06
Gift Card	0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
EMV	767	\$10,006.14	\$0.00	\$938.95	\$0.00	\$10,945.09
Newland	10	\$160.94	\$0.00	\$0.00	\$0.00	\$160.94
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	9	\$204.75	\$0.00	\$35.27	\$0.00	\$240.02
Media Totals		\$12,549.89	\$0.00	\$974.22	\$0.00	\$13,524.11
House Total		\$12,549.89				
Charges Total		\$10,945.09				
Adjusted Cash		\$1,203.84				

Cancelled Sales	18	\$260.79
Training Mode Sales	0	\$0.00
Refunded Sales	3	\$37.74
Re-Opened Sales	0	\$0.00
Voided Items	1	\$1.25

Total	22	\$299.78
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Discount	Count	Amount
Employee Discount	9	\$36.61
Open Percent	37	\$141.80
Discount Total	46	\$178.41

Tax Description	Sales	Tax	Exempt
Tax	\$11,673.69	\$876.20	\$0.00

Order Type Summary	Count	Total	Avg Chk
Here	1067	\$11,471.04	\$10.75
To Go	0	\$0.00	\$0.00
Delivery	0	\$0.00	\$0.00
To GO	1	\$12.20	\$12.20
Phone	0	\$0.00	\$0.00
Online Pickup	9	\$190.45	\$21.16
Online Delivery	0	\$0.00	\$0.00
Totals:	1077	\$11,673.69	\$10.84

Serving Period	# Cust's	Total	Avg Check	Avg Cust
Breakfast	189	\$1,614.66	\$8.59	\$8.54
Lunch	599	\$7,128.82	\$11.92	\$11.90
Dinner	288	\$2,853.16	\$9.98	\$9.91
04:00:00 AM - 03:59:59 AM	5	\$77.05	\$15.41	\$15.41
Totals:	1081	\$11,673.69	\$10.84	\$10.80

Customer Count	1081
Non Taxable Total	\$0.00
Non Tippable Sales	\$0.00
Togo Count	0
Togo Total	\$0.00



THE LANDING CAFE
PRESENTS

WINE DOWN SATURDAY

SATURDAY, SEPT. 2
5:00 PM - 9:00 PM

\$3 WINES
\$3 DRAFTS
\$7 NACHO BAR





THE LANDING CAFÉ

CARS & COFFEE

Saturday, September 9

8am-10am

7012 Sail View Lane

**\$8.25
Breakfast
Croissants!**



NATIONAL HOT DOG DAY

Sunday, September 10
BOGO Hot Dogs All Day!



THE LANDING CAFE
presents

TACOS & TRIVIA

Thursday,
Sept. 21

Trivia starts
at 6pm!

3 FOR \$10
TACOS

\$4 CORONAS

\$5 NACHOS +
QUESO

7012 Sail View Lane
Apollo Beach, FL 33572

JOIN US AT THE LANDING CAFE FOR

KARAOKE NIGHT

FRIDAY
SEPTEMBER 22

5:30-8:30pm

Your favorite tunes plus
\$3 wine & \$4 drafts!



THE LANDING CAFÉ

WATERSET VENDOR MARKET



SATURDAY, SEPTEMBER 30

10AM – 2PM

**FUEL YOUR SHOPPING!
CHOCOLATE CHIP COOKIES
2 FOR \$6 AT THE CAFE!**

WINE DOWN NIGHT

at the LANDING CAFÉ

Saturday, October 7
5pm - 9pm

LIVE DJ + DRINK SPECIALS!

\$3 WINES

\$3 DRAFTS

\$7 NACHO BAR



THE LANDING CAFÉ



The Landing Café

CARS & COFFEE



**FREE
COFFEE**

*Breakfast
Croissants*
\$8.25

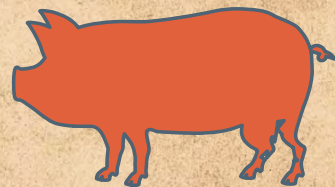
7012 Sail View Lane

NATIONAL

PULLED

PORK

DAY



**THURSDAY
OCTOBER**

12



\$10

**PULLED PORK
SANDWICH
& ONE SIDE!**

**THE LANDING CAFÉ
7012 SAIL VIEW LANE**



Tacos rivia &

THE LANDING CAFE

3 Tacos
\$10

Corona
\$5

Thursday, October 19 | 6pm-8pm

A string of colorful lights (pink, yellow, and green) hangs across the top of the image.

THE LANDING CAFÉ

PRESENTS

KARAOKE NIGHT

FRIDAY, OCTOBER 20

5:30PM - 8:30PM

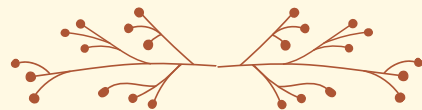
\$3 WINES & \$3 DRAFTS!

A dark background filled with many small, colorful stars (pink, yellow, and green) scattered across the bottom half of the image.



FALL

VENDOR MARKET



SATURDAY, OCTOBER 28

10AM-2PM

COME INTO THE CAFÉ AND ADD A
LITTLE PUMPKIN SPICE TO YOUR LIFE!

Tab 5



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

Community Director Report
September 2023 Meeting



Unparalleled Property Services

Administrative

CDD Access Requests: No requests for North this month.

DCSI has installed the cameras at the Landing Pool for the Talk Down system. They are still awaiting additional parts and will schedule us upon delivery.

Damage to the Landing pool ladder, wheelchair lift and baby changing table in the men's pool restroom were found on Tuesday, September 5th by the maintenance team. We are currently waiting on the delivery of the replacements.

Management is working with Rizzetta to order the dog fountains for Lakeside. The amount is over the North credit card limit. Rizzetta is currently working on a check request to increase the amount on the credit card in order for Management to process the order.

City Wide completed the acid floor wash for the lakeside and landing restrooms.

City Wide completed the deep cleaning of the café, all north amenity restrooms and fitness center.

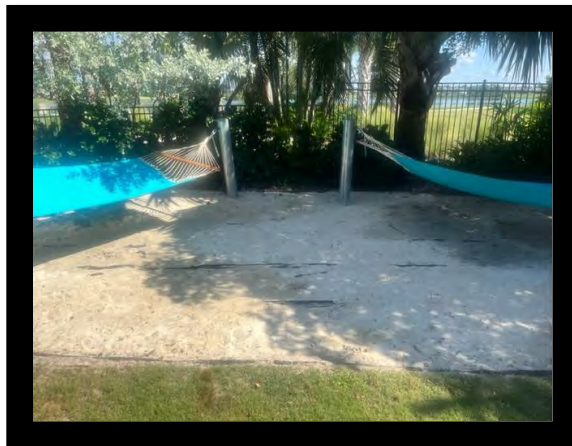
Squeegee Squad was on property on September 12th and completed the cleaning of the 2nd floor windows for the Landing Café.

Management continues to follow up with TECO on the installation of the solar lights for Lakeside. A date has not yet been provided.

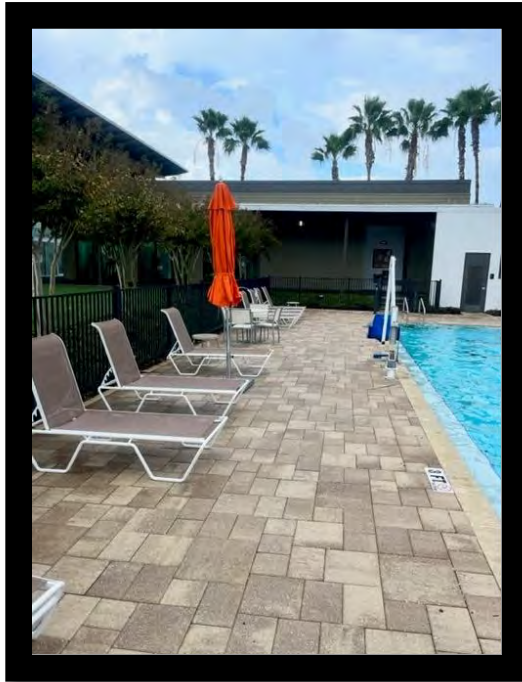
A delivery date for the landing pool chairs has not yet been provided. Management will continue to follow up with the vendor.

Maintenance

Maintenance raked the area of the hammocks. Management recommends adding additional sand to both hammock areas.



The maintenance team pressure washed the Landing pool deck.

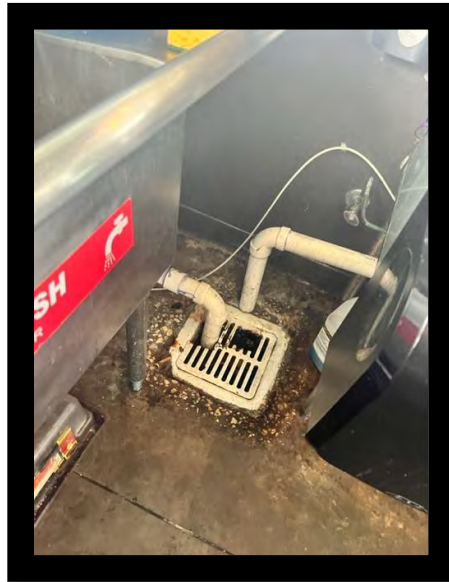


The maintenance team treated all north playgrounds for red ants and conducted a playground safety inspection.

The maintenance team replaced lighting in the café.



The maintenance team replaced a drainpipe at the Landing Café.



The maintenance team pressure washed the Landing Gazebo as well as removed bird nests and several wasp nests.



The maintenance team replaced the men's and women's restroom signs for the Landing pool restrooms.



The maintenance team installed the new signage for the pool rules at the Landing pool.



Alvarez Plumbing was contacted due to toilet leaks at Lakeside and the Landing restrooms. Alvarez will be on property on Tuesday, September 19th.

The maintenance team pressure washed the awnings at the Lakeside playground as well as the playground fixtures.



Respectfully Submitted,
Katiria Parodi, LCAM

Tab 6



Quarterly Compliance Audit Report

Waterset North

Date: August 2023 - 2nd Quarter

Prepared for: Scott Brizendine

Developer: Rizzetta

Insurance agency:



Preparer:

Jason Morgan - *Campus Suite Compliance*

ADA Website Accessibility and Florida F.S. 189.069 Requirements

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Compliance Audit Overview

The Community Website Compliance Audit (CWCA) consists of a thorough assessment of Florida Community Development District (CDD) websites to assure that specified district information is available and fully accessible. Florida Statute Chapter 189.069 states that effective October, 2015, every CDD in the state is required to maintain a fully compliant website for reporting certain information and documents for public access.

The CWCA is a reporting system comprised of quarterly audits and an annual summary audit to meet full disclosure as required by Florida law. These audits are designed to assure that CDDs satisfy all compliance requirements stipulated in Chapter 189.069.

Compliance Criteria

The CWCA focuses on the two primary areas – website accessibility as defined by U.S. federal laws, and the 16-point criteria enumerated in [Florida Statute Chapter 189.069](#).



ADA Website Accessibility

Several federal statutes (American Disabilities Act, Sec. 504 and 508 of the Rehabilitation Act of 1973) require public institutions to ensure they are not discriminating against individuals on the basis of a person's disability. Community websites are required to conform to web content accessibility guidelines – [WCAG 2.1](#), which is the international standard established to keep websites barrier-free and the recognized standard for ADA-compliance.



Florida Statute Compliance

Pursuant to F.S. [189.069](#), every CDD is required to maintain a dedicated website to serve as an official reporting mechanism covering, at minimum, 16 criteria. The information required to report and have fully accessible spans: establishment charter or ordinance, fiscal year audit, budget, meeting agendas and minutes and more. For a complete list of statute requirements, see page 3.

Audit Process

The Community Website Compliance Audit covers all CDD web pages and linked PDFs.* Following the [WCAG 2.1](#) levels A, AA, and AAA for web content accessibility, a comprehensive scan encompassing 312 tests is conducted for every page. In addition, a human inspection is conducted to assure factors such as navigation and color contrasts meet web accessibility standards. See page 4 for complete accessibility grading criteria.

In addition to full ADA-compliance, the audit includes a 16-point checklist directly corresponding with the criteria set forth in Florida Statute Chapter 189.069. See page 5 for the complete compliance criteria checklist.

* **NOTE:** Because many CDD websites have links to PDFs that contain information required by law (meeting agendas, minutes, budgets, miscellaneous and ad hoc documents, etc.), audits include an examination of all associated PDFs. **PDF remediation** and ongoing auditing is critical to maintaining compliance.



ADA Website Accessibility

Result: **PASSED**

Accessibility Grading Criteria

Passed	Description
Passed	Website errors* 0 WCAG 2.1 errors appear on website pages causing issues**
Passed	Keyboard navigation The ability to navigate website without using a mouse
Passed	Website accessibility policy A published policy and a vehicle to submit issues and resolve issues
Passed	Color contrast Colors provide enough contrast between elements
Passed	Video captioning Closed-captioning and detailed descriptions
Passed	PDF accessibility Formatting PDFs including embedded images and non-text elements
Passed	Site map Alternate methods of navigating the website

*Errors represent less than 5% of the page count are considered passing

**Error reporting details are available in your Campus Suite Website Accessibility dashboard



Florida F.S. 189.069 Requirements

Result: **PASSED**

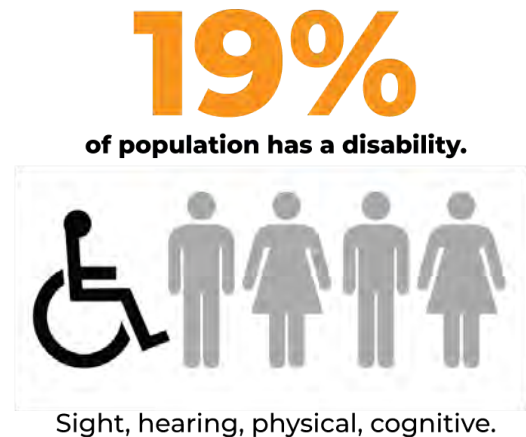
Compliance Criteria

Passed	Description
Passed	Full Name and primary contact specified
Passed	Public Purpose
Passed	Governing body Information
Passed	Fiscal Year
Passed	Full Charter (Ordinance and Establishment) Information
Passed	CDD Complete Contact Information
Passed	District Boundary map
Passed	Listing of taxes, fees, assessments imposed by CDD
Passed	Link to Florida Commission on Ethics
Passed	District Budgets (Last two years)
Passed	Complete Financial Audit Report
Passed	Listing of Board Meetings
Passed	Public Facilities Report, if applicable
Passed	Link to Financial Services
Passed	Meeting Agendas for the past year, and 1 week prior to next

Accessibility overview

Everyone deserves equal access.

With nearly 1-in-5 Americans having some sort of disability – visual, hearing, motor, cognitive – there are literally millions of reasons why websites should be fully accessible and compliant with all state and federal laws. Web accessibility not only keeps board members on the right side of the law, but enables the entire community to access all your web content. The very principles that drive accessible website design are also good for those without disabilities.



The legal and right thing to do

Several federal statutes (American Disabilities Act, Sec. 504 and 508 of the Rehabilitation Act of 1973) require public institutions to ensure they are not discriminating against individuals on the basis of a person's disability. Community websites are required to conform to web content accessibility guidelines, WCAG 2.1, the international standard established to keep websites barrier-free. Plain and simple, any content on your website must be accessible to everyone.



ADA Compliance Categories

Most of the problems that occur on a website fall in one or several of the following categories.



Contrast and colors

Some people have vision disabilities that hinder picking up contrasts, and some are color blind, so there needs to be a distinguishable contrast between text and background colors. This goes for buttons, links, text on images – everything. Consideration to contrast and color choice is also important for extreme lighting conditions.

Contract checker: <http://webaim.org/resources/contrastchecker>



Using semantics to format your HTML pages

When web page codes are clearly described in easy-to-understand terms, it enables broader sharing across all browsers and apps. This ‘friendlier’ language not only helps all the users, but developers who are striving to make content more universal on more devices.



Text alternatives for non-text content

Written replacements for images, audio and video should provide all the same descriptors that the non-text content conveys. Besides helping with searching, clear, concise word choice can make vivid non-text content for the disabled.

Helpful article: <http://webaim.org/techniques/alttext>



Ability to navigate with the keyboard

Not everyone can use a mouse. Blind people with many with motor disabilities have to use a keyboard to make their way around a website. Users need to be able to interact fully with your website by navigating using the tab, arrows and return keys only. A “skip navigation” option is also required. Consider using [WAI-ARIA](#) for improved accessibility, and properly highlight the links as you use the tab key to make sections.

Helpful article: www.nngroup.com/articles/keyboard-accessibility

Helpful article: <http://webaim.org/techniques/skipnav>



Easy to navigate and find information

Finding relevant content via search and easy navigation is a universal need. Alt text, heading structure, page titles, descriptive link text (no ‘click here’ please) are just some ways to help everyone find what they’re searching for. You must also provide multiple ways to navigate such as a search and a site map.

Helpful article: <http://webaim.org/techniques/sitetools/>



Properly formatting tables

Tables are hard for screen readers to decipher. Users need to be able to navigate through a table one cell at a time. In addition to the table itself needing a caption, row and column headers need to be labeled and data correctly associated with the right header.

Helpful article: <http://webaim.org/techniques/tables/data>



Making PDFs accessible

PDF files must be tagged properly to be accessible, and unfortunately many are not. Images and other non-text elements within that PDF also need to be ADA-compliant. Creating anew is one thing; converting old PDFs – called PDF remediation – takes time.

Helpful articles: <http://webaim.org/techniques/acrobat/acrobat>



Making videos accessible

Simply adding a transcript isn't enough. Videos require closed captioning and detailed descriptions (e.g., who's on-screen, where they are, what they're doing, even facial expressions) to be fully accessible and ADA compliant.

Helpful article: <http://webaim.org/techniques/captions>



Making forms accessible

Forms are common tools for gathering info and interacting. From logging in to registration, they can be challenging if not designed to be web-accessible. How it's laid out, use of labels, size of clickable areas and other aspects need to be considered.

Helpful article: <http://webaim.org/techniques/forms>



Alternate versions

Attempts to be fully accessible sometimes fall short, and in those cases, alternate versions of key pages must be created. That is, it is sometimes not feasible (legally, technically) to modify some content. These are the 'exceptions', but still must be accommodated.



Feedback for users

To be fully interactive, your site needs to be able to provide an easy way for users to submit feedback on any website issues. Clarity is key for both any confirmation or error feedback that occurs while engaging the page.



Other related requirements

No flashing

Blinking and flashing are not only bothersome, but can be disorienting and even dangerous for many users. Seizures can even be triggered by flashing, so avoid using any flashing or flickering content.

Timers

Timed connections can create difficulties for the disabled. They may not even know a timer is in effect, it may create stress. In some cases (e.g., purchasing items), a timer is required, but for most school content, avoid using them.

Fly-out menus

Menus that fly out or down when an item is clicked are helpful to dig deeper into the site's content, but they need to be available via keyboard navigation, and not immediately snap back when those using a mouse move from the clickable area.

No pop-ups

Pop-up windows present a range of obstacles for many disabled users, so it's best to avoid using them altogether. If you must, be sure to alert the user that a pop-up is about to be launched.

Web Accessibility Glossary

Assistive technology	Hardware and software for disabled people that enable them to perform tasks they otherwise would not be able to perform (e.g., a screen reader)
WCAG 2.0	Evolving web design guidelines established by the W3C that specify how to accommodate web access for the disabled
504	Section of the Rehabilitation Act of 1973 that protects civil liberties and guarantees certain rights of disabled people
508	An amendment to the Rehabilitation Act that eliminates barriers in information technology for the disabled
ADA	American with Disabilities Act (1990)
Screen reader	Software technology that transforms the on-screen text into an audible voice. Includes tools for navigating/accessing web pages.
Website accessibility	Making your website fully accessible for people of all abilities
W3C	World Wide Web Consortium – the international body that develops standards for using the web

Tab 7

Interlocal Agreement for Recreational Facilities

This Interlocal Agreement for Recreational Facilities ("**Agreement**") is made and entered into by and between Waterset North Community Development District, a community development district established pursuant to Chapter 190, *Florida Statutes* ("**Waterset North**") Waterset Central Community Development District, a community development district established pursuant to Chapter 190, *Florida Statutes* ("**Waterset Central**"), and Waterset South Community Development District, a community development district established pursuant to Chapter 190, *Florida Statutes* ("**Waterset South**") (Waterset North, Waterset Central and Waterset South are collectively referred to as the "**Parties**" and are individually referred to as a "**Party**").

The Boards of Supervisors of Waterset North and Waterset Central, respectively, hereby each agree that this Agreement amends, restates, and supersedes the prior Interlocal Agreement for Recreational Facilities, approved by the Board of Supervisors of Waterset North on February 13, 2018, and approved by the Board of Supervisors of Waterset Central on February 8, 2018 (the "**Prior Interlocal Agreement**"). The terms of this Agreement shall replace all terms of the Prior Interlocal Agreement, and the Prior Interlocal Agreement shall have no further force and effect.

RECITALS

WHEREAS, the real property located within the boundaries of Waterset North, the real property located within the boundaries of Waterset Central, and the real property located within the boundaries of Waterset South is being developed as a single, cohesive community known as Waterset (the "**Waterset Community**"); and

WHEREAS, Waterset North was established by the Hillsborough County Board of County Commissioners, pursuant to Ordinance No. 07-3, as amended, for purposes including the financing, construction, operation and maintenance of community infrastructure which includes, but is not limited to, a range of recreational facilities, including two (2) community amenities, known as The Landing, and The Lakeside, as well as parks and trails (the "**Waterset North Facilities**"); and

WHEREAS, Waterset Central was established by the Hillsborough County Board of County Commissioners, pursuant to Ordinance No. 17-25, for purposes including the financing, construction, operation and maintenance of community infrastructure which includes, but is not limited to, a range of recreational facilities, including an amenity building and sports campus known as The Waterset Club, a wide path along Waterset Boulevard, known as The Esplanade, parks and trails, and a second amenity center (the Phase 5B Amenity) anticipated to open in Spring 2023 (the "**Waterset Central Facilities**"); and

WHEREAS, Waterset South was established by the Hillsborough County Board of County Commissioners, pursuant to Ordinance No. 22-19, for purposes including the financing, construction, operation and maintenance of community infrastructure which includes, but is not

limited to, a range of recreational facilities, including a planned amenity center anticipated to include a pool, sports courts and clubhouse, and parks and trails (the “**Waterset South Facilities**”); and

WHEREAS, Waterset North and Waterset Central have each respectively planned, designed and constructed the Waterset North Facilities and the Waterset Central Facilities, with a vision and intent that the combined, and collective provision and use of these facilities will provide the broadest range and benefit to all of the current and future landowners and residents of the Waterset Community, specifically all of the landowners and residents of Waterset North, all of the landowners and residents of Waterset Central, and all of the landowners and residents of Waterset South; and

WHEREAS, Waterset South is respectively planning, designing and constructing the Waterset South Facilities, with a vision and intent that the combined, and collective provision and use of these facilities will provide the broadest range and benefit to all of the current and future landowners and residents of the Waterset Community, specifically all of the landowners and residents of Waterset North, all of the landowners and residents of Waterset Central, and all of the landowners and residents of Waterset South except as stated herein; and

WHEREAS, Waterset South has an age-qualified unit type (the “Age Qualified Unit”) that will only have access to the Waterset South Facilities through payment of a user fee (the “User Fee”) set by the Waterset South Board; and

WHEREAS, Waterset South shall, pursuant to Chapters 190 and 120, Florida Statutes, set the annual User Fee for such Age Qualified Unit based on the average differential in annual debt service and operation and maintenance assessments between the Age Qualified Units and Conventional Units (as such term is defined in the Waterset South Community Development District Master Special Assessment Allocation Report dated August 9, 2022) within Waterset South as such amounts may be levied annually; and

WHEREAS, Waterset North, Waterset Central, and Waterset South each desire to effectively structure this Agreement so that each Party, for the benefit of all of the residents and landowners of Waterset North, Waterset Central, and Waterset South may benefit from the equal opportunity to use the Waterset North Facilities, the Waterset Central Facilities, and the Waterset South Facilities; and

WHEREAS, each landowner will be responsible of a fair and reasonable allocation of the costs of operating and maintaining the Facilities; and

WHEREAS, each of the Parties have estimated the anticipated ongoing maintenance and operating costs for their respective Facilities, and have determined that adequate provisions exist for fair and equitable payment of such costs from the respective anticipated budgets of each Party to this Agreement, and therefore at this time no financial contribution between the Parties hereto is justified or required; and

WHEREAS, the Parties have anticipated that the residents of Waterset South may utilize all of the Waterset North Facilities, including but not limited to the Waterset North community amenities (the “**Waterset North Amenity**”), and all of the Waterset Central Facilities, including but not limited to the Waterset Central amenity building and anticipated second amenity center (the “**Waterset Central Amenity**”) prior to all of the Waterset South Facilities, including but not limited to the planned amenity center anticipated to include a pool, sports courts and clubhouse (the “**Waterset South Amenity**”) being open for use; and

WHEREAS, to ensure that the operating and maintenance costs for all of the Facilities (the “**Facilities O&M Costs**”) are reasonably and fairly allocated to each Party and each Party’s landowners at all times, the Parties have determined that, prior to the Waterset South Amenity being open for use, all User Fees collected from Age Qualified Unit residents and landowners in Waterset South shall be allocated equally to Waterset North and Waterset Central, and upon commencement of the Waterset South Amenity being open for use, all User Fees collected from Age Qualified Unit residents and landowners in Waterset South shall be allocated to all Parties equally; and

WHEREAS, beginning in Fiscal Year 2026 (October 1, 2025 – September 30, 2026), the Parties will annually review and determine whether the allocation of the Facilities O&M Costs remains fair and reasonable based on the benefits received by each Party and each Party’s landowners, or whether an annual adjustment, or true-up of Facilities O&M Costs, resulting in a payment from one District to the other is necessary to ensure that the costs are reasonably and fairly allocated to each Party and its landowners, based on the special benefits received by the landowners in each District; and

WHEREAS, governmental entities, including the Parties, are authorized by the Florida Interlocal Cooperation Act of 1969, and specifically by Section 163.01(5), *Florida Statutes*, to enter into a joint exercise of power and enter into contracts for the provision and shared use of facilities and services, for the payment of public funds and the method or formula for equitably providing for and allocating operating and maintenance costs, providing for the adjudication of disputes and conflicts, and any other necessary and proper matters agreed upon by the Parties; and

WHEREAS, it is the purpose and intent of the Parties to enter into this Agreement, and thereby make the most efficient and beneficial use of their respective powers, resources and capabilities, by providing for the shared use of the Waterset North Facilities, the Waterset Central Facilities, and the Waterset South Facilities, by all of the landowners and residents of the Parties.

NOW, THEREFORE, in consideration of the mutual covenants and conditions contained herein, Waterset North, Waterset Central, and Waterset South agree as follows:

SECTION 1. Recitals. The Recitals set forth above are true and correct, and form a material part of this Agreement.

SECTION 2. **Authority.** This Agreement is entered into pursuant to the powers and authority granted to the Parties under the Constitution and Laws of the State of Florida, including expressly, but not limited to, the authority of Section 163.01, *Florida Statutes* and Chapter 190, *Florida Statutes*.

SECTION 3. **Shared Use of Waterset North Facilities, Waterset Central Facilities, and Waterset South Facilities.** Waterset North grants to the residents and landowners of Waterset Central and Conventional Unit residents and landowners of Waterset South, the non-exclusive right to use all of the Waterset North Facilities on the same terms as the residents and landowners of Waterset North, and in accordance with the then-effective policies and rules of Waterset North. The Board of Supervisors of Waterset North shall take no action which modifies or adversely affects the rights of the residents and landowners of Waterset Central and Conventional Unit residents and landowners of Waterset South to use the Waterset North Facilities subject to the same terms and conditions such facilities are used by the residents and landowners of Waterset North.

Waterset Central grants to the landowners and residents of Waterset North and Conventional Unit residents and landowners of Waterset South, the non-exclusive right to use all of the Waterset Central Facilities on the same terms as the residents and landowners of Waterset Central, and in accordance with the then-effective policies and rules of Waterset Central. The Board of Supervisors of Waterset Central shall take no action which modifies or adversely affects the rights of the residents and landowners of Waterset North and Conventional Unit residents and landowners of Waterset South to use the Waterset Central Facilities, subject to the same terms and conditions such facilities are used by the residents and landowners of Waterset Central.

Waterset South grants to the landowners and residents of Waterset North and Waterset Central, respectively, the non-exclusive right to use all of the Waterset South Facilities on the same terms as the Conventional Unit residents and landowners of Waterset South, and in accordance with the then-effective policies and rules of Waterset South. The Board of Supervisors of Waterset South shall take no action which modifies or adversely affects the rights of the residents and landowners of Waterset North and Waterset Central to use the Waterset South Facilities, subject to the same terms and conditions such facilities are used by the Conventional Unit residents and landowners of Waterset South.

Additionally, Waterset Central and Waterset North shall extend such rights granted herein to the Waterset South Conventional Unit residents and landowners to any Age Qualified unit residents and landowners that have paid a User Fee for the current fiscal year.

SECTION 4. **Fair and Reasonable Allocation of Facilities O&M Costs Based on Special Benefit.**

The Boards of each District have determined that beginning on the Effective Date of this Agreement, and continuing through September 30, 2025, it is fair and equitable, based on the

special benefit to each Party and its landowners, for each Party to pay the respective operations and maintenance costs for the Facilities located solely within that respective Party's geographic boundaries.

In anticipation of the Budget preparation and approval process for Fiscal Year 2026, and annually thereafter, the Board of each District shall review the Facilities O&M Costs and shall determine if the allocation of Facilities O&M Costs requires an annual adjustment, or true-up of such costs, resulting in a payment from one or more Districts to any of the others, in order to ensure that the Facilities O&M Costs are reasonably and fairly allocated to each Party and its landowners, based on the special benefits received by the landowners in each District. For purposes of such review done in accordance with this Section 4, Waterset South's reasonable and fair allocation shall be based on the assessed Conventional Units only and shall not include the Age Qualified Units. Furthermore, prior to the Waterset South Amenity being open for use, Waterset South shall annually provide one-half of all User Fees collected from Age Qualified Unit residents and landowners to each Waterset Central and Waterset North. Upon commencement of the opening of the Waterset South Amenity for use, Waterset South shall annually provide one-third of all User Fees collected from Age Qualified Unit residents and landowners to each Waterset Central and Waterset North. In the event that both Parties or one Party deem an adjustment or true-up of costs to be fair and equitable, then the Parties shall use their best efforts to mutually agree upon the allocation adjustment, which is necessary and appropriate, and shall ensure that the adjustment or true-up payment is incorporated into the Fiscal Year Budget for each District.

If the Parties cannot mutually agree, then a Joint Committee of the Parties shall be established, comprised of one (1) designee appointed by the Boards of each Party, and one (1) designee who is mutually agreed upon by all three (3) Parties. The Parties shall agree upon the members of the Joint Committee no later than November 1st. The Joint Committee shall review all of the relevant facts and issues related to determining a fair and equitable allocation of the Facilities O&M Costs, and shall make a Final Recommendation to the Boards of each Party as to any necessary and appropriate adjustment no later than December 1st. In the event that one or more of the Boards does not accept the recommendation of the Joint Committee prior to February 1st, then any Party may seek a judicial determination regarding the fair and reasonable allocation of costs based on special benefit received by the Parties and the landowners of each Party, and such determination shall govern the future allocation of Facilities O&M Costs.

SECTION 5. Term and Renewal.

This Interlocal Agreement shall take effect as of the dates set forth above and shall remain in effect until September 30, 2028. The term of this Agreement will be automatically extended for additional two (2) year terms unless any party notifies the other parties, in writing, by certified mail, prior to the expiration of the then current term, of its intention not to renew to Agreement. Until terminated, the Agreement shall continue in full force and effect during the initial term and during any extensions of the initial term.

SECTION 6. Amendment, Waiver and Consent.

This Agreement may be amended only by mutual agreement evidenced by written instrument, approved for Waterset North by its Board of Supervisors, approved for Waterset Central by its Board of Supervisors, and approved for Waterset South by its Board of Supervisors. Neither this Agreement, nor any portion of it, may be modified or waived orally. Any party to this Agreement shall have the right, but not the obligation, to waive any right or rights, limitation or limitations, or condition or conditions herein reserved or intended for the benefit of such party without being deemed to have waived other rights, limitations or conditions. However, any such waiver shall be valid only if approved and expressly granted in writing by the Board of Supervisors of such party.

SECTION 7. Validity. After the opportunity for consultation with legal counsel, the Boards of Supervisors for Waterset North, Waterset Central, and Waterset South each respectively represents and warrants to the other parties its respective authority and power under Florida law to enter into this Agreement, acknowledges the validity and enforceability of this Agreement, and waives any future right of defense based on a claim of illegality, invalidity or unenforceability of any nature. The Boards of Supervisors for Waterset North, Waterset Central, and Waterset South each respectively represents, warrants and covenants to and with the other parties (i) that this Agreement has been validly approved at a duly held public meeting, and (ii) that this Agreement constitutes a legal, valid and binding contract enforceable against the respective Party in accordance with the terms of this Agreement (assuming the due authorization, execution and delivery of this Agreement by the other Parties hereto).

SECTION 8. Indemnification. To the extent permitted by law, and from legally available funds, each of the Parties hereto (in the context of this Section, an “**Indemnifying Party**”) shall defend, indemnify and save harmless the other Parties, its officers, agents, employees and assigns, from and against any and all liabilities, claims, damages, losses and expenses, including costs and attorneys’ fees, arising out of or resulting from the negligent or wrongful acts or omissions of such Indemnifying Party, its officers, agents or employees, made in connection with the performance of the acts, duties, covenants and obligations contemplated in, or imposed pursuant to this Agreement. The Parties agree that nothing in this Agreement shall serve as or be construed as a waiver by any Party of that Party’s limitations on liability contained in Section 768.28, *Florida Statutes*, or other statute or law. The provisions contained in this Agreement will survive the expiration or termination of this Agreement.

SECTION 9. Force Majeure. No Party shall be liable for any failure to perform, or delay in the performance of, any obligation under this Agreement if such failure is caused directly by hurricane, tornado, fire, earthquake, civil commotion or failure or disruption of utility services, or other like cause affecting the Party obliged to perform.

SECTION 10. Enforcement and Remedies. The Parties hereto shall be entitled to all remedies at law or in equity, including expressly, but not limited to, injunctive relief and specific performance to enforce this Agreement.

SECTION 11. Binding Effect; Third-Party Beneficiary. This Agreement is binding upon and enforceable only by the Parties hereto. Nothing in this Agreement, either express or implied, is intended or shall be construed to confer upon or give any person, corporation, or governmental entity or agency, other than the Parties hereto, any right, remedy or claim under or by reason of this Agreement or any provisions or conditions of this Agreement.

SECTION 12. No Assignment. Except as otherwise set forth herein, the rights and obligations under this Agreement shall not be assigned directly or indirectly to any other person or entity.

SECTION 13. Termination. A Party shall provide a minimum of twelve (12) months written notice of its intent to terminate the Agreement to the other Parties hereto.

SECTION 14. Governing Law and Venue. This Agreement shall be governed by and construed in accordance with the laws of the State of Florida, and venue for any action arising out of or related to this Agreement shall be in Hillsborough County, Florida.

SECTION 15. Headings. The headings or captions of sections or paragraphs used in this Agreement are for convenience of reference only and are not intended to define or limit their content, nor are they to affect the construction of, or to be taken into consideration in interpreting this Agreement.

SECTION 16. Ambiguities and Construction. The Parties have been allowed equal input regarding the terms and wording of this Agreement and have had the opportunity to consult with legal counsel prior to each Party's execution, such that all language herein shall be construed equally against the Parties, and no language shall be construed strictly against its drafter.

SECTION 17. Full Agreement; Filing with Clerk of the Circuit Court. This Agreement contains the entire agreement of the Parties with respect to the matters addressed herein. Previous agreements and understandings of the Parties with respect to such matters are null and void and of no effect. In accord with Subsection 163.01(11), Florida Statutes, this Agreement and all amendments hereto shall be filed with the Clerk of the Circuit Court for Hillsborough County, Florida.

SECTION 18. Notices. All notices, elections, requests and other communications hereunder shall be in writing and shall be deemed given in the following circumstances: (i) three (3) business days after being deposited in the United States mail, postage prepaid certified or registered mail, or (ii) the next business day after being deposited with a recognized overnight mail or courier delivery service; or (iii) when personally delivered; and addressed as follows (or

to such other person or at such other address, of which any Party to this Agreement shall give written notice as provided herein):

If to Waterset North: District Manager, Waterset North Community Development District
Rizzetta & Company, Inc.
3434 Colwell Avenue, Suite 200
Tampa, Florida 33614

With a copy to: Andrew Mai, District Counsel
Fishback Dominick
1947 Lee Road
Winter Park, Florida 32789-1834

If to Waterset Central: District Manager, Waterset Central Community Development District
Rizzetta & Company, Inc.
3434 Colwell Avenue, Suite 200
Tampa, Florida 33614

With a copy to: Erin McCormick, District Counsel
Erin McCormick Law, PA
3314 Henderson Boulevard, Suite 103
Tampa, Florida 33609

If to Waterset South: District Manager, Waterset South Community Development District
Rizzetta & Company, Inc.
3434 Colwell Avenue, Suite 200
Tampa, Florida 33614

With a copy to: Alyssa Willson, District Counsel
Kutak Rock LLP
107 West College Avenue
Tallahassee, Florida 32301

In all cases, notices shall be deemed delivered to a Party only upon delivery of copies to the persons indicated above in the same manner as for the Party being notified.

WHEREFORE, Waterset North, Waterset Central, and Waterset South have executed this Interlocal Agreement as of the date and year first written above.

ATTEST:

**WATERSET NORTH COMMUNITY
DEVELOPMENT DISTRICT**

By: _____

By: _____

Name: _____

Name: _____

As: _____

Title: _____

**STATE OF FLORIDA
COUNTY OF HILLSBOROUGH**

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization, this _____ day of _____, 2023, by _____ as _____ of Waterset North Community Development District, a community development district established pursuant to Chapter 190, *Florida Statutes*, on behalf of the district. He/She is () personally known to me, or () has produced _____ as identification.

SWORN to and subscribed before me this _____ day of _____, 2023.

Signature of Notary Public

Printed name of Notary Public

ATTEST:

**WATERSET CENTRAL COMMUNITY
DEVELOPMENT DISTRICT**

By: _____

By: _____

Name: _____

Name: _____

As: _____

Title: _____

**STATE OF FLORIDA
COUNTY OF HILLSBOROUGH**

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization, this _____ day of _____, 2023, by _____ as _____ of Waterset Central Community Development District, a community development district established pursuant to Chapter 190, *Florida Statutes*, on behalf of the district. He/She is () personally known to me, or () has produced _____ as identification.

SWORN to and subscribed before me this _____ day of _____, 2023.

Signature of Notary Public

Printed name of Notary Public

ATTEST:

**WATERSET SOUTH COMMUNITY
DEVELOPMENT DISTRICT**

By: _____

By: _____

Name: _____

Name: _____

As: _____

Title: _____

**STATE OF FLORIDA
COUNTY OF HILLSBOROUGH**

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization, this ____ day of _____, 2023, by _____ as _____ of Waterset South Community Development District, a community development district established pursuant to Chapter 190, *Florida Statutes*, on behalf of the district. He/She is () personally known to me, or () has produced _____ as identification.

SWORN to and subscribed before me this ____ day of _____, 2023.

Signature of Notary Public

Printed name of Notary Public

Tab 8



GIELLA DESIGNS, LLC.
— HOLIDAY DECORATING SERVICES —

Renewal Proposal

Date Proposal #
7/1/2023 2316

Service Location:
Waterset North CDD
Apollo Beach, FL

Billing Address:
Waterset North CDD
c/o Katiria Parodi, Property Manager - Rizzetta
9428 Camden Field Parkway
Riverview, FL 33578

Description

Main Entrance-Big Bend Road:

Install Lit Garland Swag w/Bows on Double Sided Monument
Install Warm White Spiral Palm Tree Lighting to Five (5) Palm Trees in Center Median
Install Green Palm Frond Up Lighting to Four (4) Palm Trees in Center Median (8 Up Lighting Fixtures Total)
Install Warm White C7 Lights to Long Monument Hedge (Double Sided)

Amenity Center/Café:

Install Four (4) 5ft Wreaths w/Bows to Each Column in Front of Café
Install Four (4) 5ft Wreaths w/Bows to Each Column in Rear of Café
Install Spiral Palm Tree Lighting to Five (5) Palms in Front (Left) of Café
Install 20ft MegaTree - Twinkly Lights and Warm White Lights in Rear
Install Warm White Mini Lights to Three (3) Crepe Myrtle Trees
Install One (1) 5ft Lit Wreath w/Bow to the Side of Pavilion

The Waves Monument:

Install Lit Garland Swag w/Bows to Center Wave Monument

Round About Monument:

Install Garland Swag w/Bows on Monument

Moongate Park:

Install "Seasons Greetings" Wire Framed Commercial Grade/Size Piece in Green Space 3'8" H X 19'4" W
Install Six (6) Green & Warm White Light Bursts on Either Side of "Seasons Greetings"

Dog Park/Splash Pad:

Install Garland Swag w/Red & Gold Bows to Entry Fenced Area

Preferred Customer Discount

-\$3,200

Total \$15,000

Options to ADD to Scope of Work:

Christmas Van Photo Opp Display

\$3,500 INITIAL _____

UPDATED TOTAL _____

Preliminary lighting installation will begin October 1st, followed by greenery beginning November 1st. All décor and lighting will be installed and illuminated by December 1st. All lighting will be disconnected by January 15th. All décor will be removed by 31st.

** Labor Costs, Equipment Rental Costs, Insurance Costs, Mileage Costs, Weekly Maintenance Checks on all Décor and Lighting, On Call and Administrative Costs are INCLUDED in Total Price shown above. Any lighting repairs will be made within 48 hours of report.

50% Deposit Due Upon Contract Approval - Final Payment Due December 1, 2023

Thank you for trusting Giella Designs to provide exceptional holiday décor for your community, we appreciate the opportunity!

Please sign to accept proposal _____ Print Name _____ Date _____
& Terms and Conditions

Giella Designs, LLC - 4722 111th Ter E - Parrish, FL 34219
941.376.9903 - julianne@gielladesigns.com



FDSS-21147 75" x 66"
Power: 16W, 24V
FDS-BASE.21147

Christmas Van Photo Opp Display



Tab 9

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, August 22, 2023, at 6:01 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
Mike Tobin	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
Andrew Mai	Fishback Dominic (Via conference call)
Daniel Almeda	DE; BDI

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

Alyssa Muller	Stated that Waterset Central and South were using
6422 Salt Creek Ave.	Waterset North's amenities.

THIRD ORDER OF BUSINESS**Staff Reports****A. District Counsel**

District Counsel provided updates to the Board. The Board asked about the dumpster agreement with the schools, if any.

B. District Engineer

Present. No report.

C. Landscape & Irrigation**1. Presentation of Landscape Inspection Report**

Mr. Toborg presented the report to the Board.

2. Landscape Contractor Update

Mr. Gonzalez provided updates to the Board.

3. Contractor Responses

Ms. Huff provided updates to the Board.

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

Mr. Smith presented the report to the Board.

E. Clubhouse Manager**1. Presentation of Café Sales Report**

Mr. Sadowski presented the Café Sales Report to the Board.

2. Presentation of Property Management Report

Ms. Parodi reviewed the Property Management report with the Board.

On a motion by Mr. Wohlhueter, seconded by Mr. Anderson, the Board of Supervisors, unanimously approved the Luxury Stone Works proposal in the amount of \$4,250.31 , for the Waterset North Community Development District.

On a motion by Mr. Wohlhueter, seconded by Ms. Cianci-Deckard, the Board of Supervisors, unanimously approved the purchase of two dog fountains at **\$2,207** each, with the installation amount of **\$2,956.80**, 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 September 26, 2023, at 6:00 p.m. at the Waterset Club, located at 7281 Paradiso Drive, Apollo Beach FL. 33572.

FOURTH ORDER OF BUSINESS

First Addendum Contract for Professional Technology Services

On a motion by Mr. Wohlhueter, seconded by Mr. Anderson, with all in favor, the Board approved the First Addendum Contract for Technology Services, for the Waterset North Community Development District.

FIFTH ORDER OF BUSINESS

Third Addendum Contract for Professional District Services

On a motion by Mr. Wohlhueter, seconded by Mr. Pyche, with all in favor, the Board approved the Third Addendum Contract for Professional District Services, for the Waterset North Community Development District.

SIXTH ORDER OF BUSINESS

FY 2023-2024 Final Budget

Public Hearing for FY 2023-2024 Final Budget

On a motion by Mr. Pyche, seconded by Mr. Anderson, with all in favor, the Board opened the Public Hearing for the FY 2023-2024 Final Budget, for the Waterset North Community Development District.

Residents asked about the villas assessment and the cost of damages and who pays for it.

On a motion by Mr. Anderson, seconded by Mr. Tobin, with all in favor, the Board closed the Public Hearing for the FY 2023-2024 Final Budget, for the Waterset North Community Development District.

i. **Consideration of Resolution 2023-09; Approving
FY 2023-2024 Final Budget**

On a motion by Mr. Pyche, seconded by Mr. Woohlhueter, with all in favor, the Board adopted Resolution 2023-09; Approving FY 2023-2024 Final Budget, for the Waterset North Community Development District.

SEVENTH ORDER OF BUSINESS

**FY 2023-2024 Levying of
Assessments**

Public Hearing for FY 2023-2024; Approving FY 2023-2024 Levying of Assessments

On a motion by Mr. Anderson, seconded by Mr. Pyche, with all in favor, the Board opened the Public Hearing for FY 2023-2024, Levying of Assessments, for the Waterset North Community Development District.

No public comments were made.

On a motion by Mr. Pyche, seconded by Ms. Cianci-Deckard, with all in favor, the Board closed the Public Hearing for FY 2023-2024, Levying of Assessments, for the Waterset North Community Development District.

i. **Consideration of Resolution 2023-10, Levying of O&M
Assessments for FY 2023-2024**

On a motion by Mr. Pyche, seconded by Mr. Anderson, with all in favor, the Board adopted Resolution 2023-10, Levying O&M Assessments for FY 2023-2024, for the Waterset North Community Development District.

EIGHTH ORDER OF BUSINESS

**Consideration of Resolution
2023-11; Approving FY
2023-2024 Meeting Schedule**

On a motion by Mr. Pyche, seconded by Mr. Anderson, with all in favor, the Board adopted Resolution 2023-11; Approving FY 2023-2024 Meeting Schedule, for the Waterset North Community Development District.

NINTH ORDER OF BUSINESS

**Consideration of Minutes of
Board of Supervisors'
Regular Meeting held on
June 25, 2023**

On a motion by Mr. Tobin, seconded by Ms. Cianci-Deckard, with all in favor, the Board approved the Minutes of the Board of Supervisors' Regular Meeting held on June 25, 2023, for the Waterset North Community Development District.

TENTH ORDER OF BUSINESS

**Consideration of Operations
& Maintenance Expenditures
for Café for June & July 2023**

June: \$26,195.96

July: \$19,847.89

On a motion by Mr. Pyche, seconded by Mr. Wohlhueter, with all in favor, the Board ratified the Café Operations & Maintenance Expenditures for June & July 2023, for the Waterset North Community Development District.

ELEVENTH ORDER OF BUSINESS

**Consideration of District
Operations & Maintenance
Expenditures for June &
July 2023**

June: \$117,195.68

July: \$159,318.45

On a motion by Mr. Anderson , seconded by Mr. Pyche, with all in favor, the Board ratified the District Operations & Maintenance Expenditures for June & July 2023, for the Waterset North Community Development District.

TWELVTH ORDER OF BUSINESS

Supervisor Requests

There was a comment stating that during the October meeting there needs to be a discussion about the Landing Café. Another Board member stated that there is a mess on the side of the maintenance building.

THIRTEENTH ORDER OF BUSINESS

Adjournment

On a motion by Mr. Tobin, seconded by Ms. Cianci-Deckard, with all in favor, the Board approved to adjourn the meeting at 7:43 p.m., for the Waterset North Community Development District.

Assistant Secretary

Chair / Vice Chair

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Tab 10

WATERSET NORTH COMMUNITY DEVELOPMENT DISTRICT

District Office · Riverview, Florida · (813) 994-1001
Mailing Address · 3434 Colwell Avenue, Suite 200 · Tampa, Florida 33614
www.watersetnorthcdd.org

Operation and Maintenance Expenditures August 2023 For Board Approval

Attached please find the check register listing the Operation and Maintenance expenditures paid from August 1, 2023 through August 31, 2023. This does not include expenditures previously approved by the Board.

The total items being presented: **\$150,047.65**

Approval of Expenditures:

_____Chairperson

_____Vice Chairperson

_____Assistant Secretary

Waterset North Community Development District

Paid Operation & Maintenance Expenditures

August 1, 2023 Through August 31, 2023

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Accurate Electronics, Inc.	100377	119045	Quarterly Maintenance - Monthly Billing 08/23	\$ 102.00
Alex Wohlhueter	100392	AW082223	Board of Supervisors Meeting 08/22/23	\$ 200.00
Alvarez Plumbing Company	100367	39161	Service Call - Men's Restroom 07/23	\$ 316.73
Alvarez Plumbing Company	100378	40347 - 435	Service Call - HVAC 08/23	\$ 362.52
BOCC Hillsborough County Public Utilities	ACH	9581654736 07/23	Summary Bill 07/23	\$ 3,092.00
Brletic Dvorak, Inc.	100376	1172	Engineering Services 07/23	\$ 200.00
Castle Management, LLC	100368	PREIM07-14-23-130	Payroll - Period 06/24/23-07/07/23	\$ 9,097.22
Castle Management, LLC	100371	MGT080123-426	Contract Management Fees 08/23	\$ 1,281.25
Castle Management, LLC	100379	INS-0723-268	Insurance Reimbursement 07/23	\$ 833.00
Castle Management, LLC	100379	MISC-0723-091	Miscellaneous - Cleaning 06/23 & 07/23	\$ 2,835.00
Castle Management, LLC	100379	PREIM07-28-23-130	Payroll - Period 07/08/23-07/21/23	\$ 9,633.01
Castle Management, LLC	100384	PREIM08-11-23-135	Payroll - Period 07/22/23-08/04/23	\$ 9,391.99
Contract Furnishings International Inc.	100372	366390	(12) Chaise Lounge 07/23	\$ 4,048.00
De Lage Landen Financial Services, Inc.	100388	80753428 09/23	Cannon Copier Lease 09/23	\$ 259.00
Fishback Dominick LLP	100380	117081	General Legal Services 07/23	\$ 2,377.75

Waterset North Community Development District

Paid Operation & Maintenance Expenditures

August 1, 2023 Through August 31, 2023

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Florida Department of Revenue	100183	39-8015954075-8 07/23	Sales Tax Payable 07/23	\$ 231.30
Frontier Florida, LLC	ACH	813-672-4806-052115-5 08/23	7250 Park Shore Dr-Dog Park & Splash Pad Service 08/23	\$ 184.63
Innersync Studio, Ltd	100381	21557	Quarterly Website Maintenance 08/23	\$ 384.38
Keino Bruce	100369	073123 Bruce	Deposit Refund - Site Work	\$ 2,500.00
Michael A Tobin	100393	MT082223	Board of Supervisors Meeting 08/22/23	\$ 200.00
Navitas Credit Corporation	100389	40871615 07/23	Fitness Equipment Lease 07/23	\$ 1,127.49
Navitas Credit Corporation	ACH	40871615 06/23	Fitness Equipment Lease 06/23	\$ 1,127.49
Nvirotect Pest Control Service, Inc.	100382	305012	Pest Control - Amenity 8382 08/23	\$ 38.00
Nvirotect Pest Control Service, Inc.	100395	303014	Pest Control - 8382 08/23	\$ 515.00
Nvirotect Pest Control Service, Inc.	100395	303015	Pest Control - Amenity 8382 08/23	\$ 30.00
Patricia A. Cianci-Deckard	100396	TD082223	Board of Supervisors Meeting 08/22/23	\$ 200.00
Paul R Anderson Jr	100397	PA082223	Board of Supervisors Meeting 08/22/23	\$ 200.00
Republic Services	ACH	0696-001125954	7004 Sailview Lane - Recycling 09/23	\$ 830.20
Republic Services	ACH	0696-001126314 7250	Amenity 7250 Parkshore Drive - Recycling 09/23	\$ 458.50
Rizzetta & Company, Inc.	100366	INV0000082233	District Management Fees 08/23	\$ 5,711.09

Waterset North Community Development District

Paid Operation & Maintenance Expenditures

August 1, 2023 Through August 31, 2023

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Sitex Aquatics, LLC	100398	7773B	Monthly Lake Maintenance 08/23	\$ 4,000.00
Spark Energy Gas, LLC	ACH	481011 06/23	Gas Sales 06/23	\$ 84.62
Spectrum	ACH	2443533072723	7012 Sail View-Cafe, Pool, Fitness Room Service 08/23	\$ 425.08
Suncoast Pool Service, Inc.	100399	9582	Monthly Swimming Pool & Splash Pad Fountain Service 08/23	\$ 1,765.00
Sunrise Landscape	100370	12241	Irrigation Repairs 07/23	\$ 1,948.70
Sunrise Landscape	100370	12242	Irrigation Repairs 07/23	\$ 2,598.70
Sunrise Landscape	100373	12366	Fertilize & Herbicide 07/23	\$ 4,606.60
Sunrise Landscape	100373	12367	Added Pest Control 07/23	\$ 610.00
Sunrise Landscape	100383	12696	Irrigation Repairs 08/23	\$ 2,598.70
Sunrise Landscape	100383	12710	Replace Sycamore - Covington 08/23	\$ 1,195.50
Sunrise Landscape	100383	12711	Replace Sycamore - Phase 4 South 08/23	\$ 1,195.50
Sunrise Landscape	100385	12767	Plant Replacement - Paseo Al Mar 08/23	\$ 2,660.00
Sunrise Landscape	100385	12768	Replace Oak - Scenic South 08/23	\$ 1,552.00
Sunrise Landscape	100386	12765	Remove Palm - Waterset Blvd at Brevada 08/23	\$ 650.00
Sunrise Landscape	100386	12769	Plant Replacement - Futura 08/23	\$ 1,764.00

Waterset North Community Development District

Paid Operation & Maintenance Expenditures

August 1, 2023 Through August 31, 2023

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Sunrise Landscape	100390	12797	Plant Replacement - PAM Median 08/23	\$ 1,880.00
Sunrise Landscape	100400	12388	Monthly Landscape Maintenance 08/23	\$ 51,983.33
Sunrise Landscape	100400	12812	Irrigation Repairs 08/23	\$ 815.10
TECO	ACH	321000019844 06/23	Summary Bill 06/23	\$ 4,544.62
Times Publishing Company	100374	0000293857 08/02/23	Account #107056 Legal Advertising 08/23	\$ 2,212.56
TJ Pyche	100401	TP082223	Board of Supervisors Meeting 08/22/23	\$ 200.00
VSC Fire & Security, Inc.	100375	33ST29981822	Service Call - FACP 08/23	\$ 250.00
VSC Fire & Security, Inc.	100391	33ST3060414	Annual Fire Alarm Inspection 08/23	\$ 340.00
Waste Management Inc. of Florida	ACH	9953201-2206-3	7006 Sailview Lane 08/23	\$ 486.37
Waste Management Inc. of Florida	ACH	9953440-2206-7	7250 Parkshore Dr. - Amenity 08/23	\$ 475.76
Waterset North CDD	DC 082123	DC 082123	Debit Card Replenishment	<u>\$ 1,437.96</u>
Total				<u>\$ 150,047.65</u>

7281 Paradiso Drive
Waterset Club House
Apollo Beach, FL 33572
United States

Grand Total:\$159.64

Credit Card transactions

Visa ending in 4902: July 19, 2023:\$159.64

To view the status of your order, return to [Order Summary](#).

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Tab 11

WATERSET NORTH COMMUNITY DEVELOPMENT DISTRICT

District Office · Riverview, Florida · (813) 994-1001
Mailing Address · 3434 Colwell Avenue, Suite 200 · Tampa, Florida 33614
www.watersetnorthcdd.org

Operation and Maintenance Expenditures August 2023 For Board Approval Café Club

Attached please find the check register listing the Operation and Maintenance expenditures paid from August 1, 2023 through August 31, 2023. This does not include expenditures previously approved by the Board.

The total items being presented: **\$19,168.97**

Approval of Expenditures:

_____Chairperson

_____Vice Chairperson

_____Assistant Secretary

Waterset North Café Community Development District

Paid Operation & Maintenance Expenditures

August 1, 2023 Through August 31, 2023

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Castle Management, LLC	100178	PREIM07-14-23-130 ENT	Payroll - Period 06/24/23-07/07/23	\$ 4,801.96
Castle Management, LLC	100184	PREIM07-28-23-130 ENT	Payroll - Period 07/08/23-07/21/23	\$ 3,322.01
Castle Management, LLC	100185	INS-0723-268 ENT	Insurance Reimbursement 07/23	\$ 595.00
Castle Management, LLC	100188	PREIM08-11-23-135 ENT	Payroll - Period 07/22/23-08/04/23	\$ 3,322.01
Cheney Brothers, Inc.	100179	06-924986519 ENT	Food/ Beverages/Supplies 07/23	\$ 909.61
Cheney Brothers, Inc.	100180	06-925019044 ENT	Food/ Beverages/Supplies 08/23	\$ 916.86
Cheney Brothers, Inc.	100186	06-925052274 ENT	Food/ Beverages/Supplies 08/23	\$ 989.12
Cheney Brothers, Inc.	100189	06-925084888 ENT	Food/ Beverages/Supplies 08/23	\$ 45.15
Cheney Brothers, Inc.	100189	06-925085760 ENT	Food/ Beverages/Supplies 08/23	\$ 815.05
Cheney Brothers, Inc.	100190	06-925119224 ENT	Food/ Beverages/Supplies 08/23	\$ 974.10
Dang Yo Trivia, Inc	100181	1816 ENT	Trivia Event 08/23	\$ 250.00
DBPR	100387	BEV3911363 FY23/24	Annual Liquor License Renewal	\$ 392.00
Florida Department of Revenue	100183	39-8015954075-8 07/23 ENT	Sales Tax Payable 07/23	\$ 575.22
Pepin	100187	3711556 ENT	Cafe Beverages 08/23	\$ 266.55

Waterset North Café Community Development District

Paid Operation & Maintenance Expenditures

August 1, 2023 Through August 31, 2023

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Spirit Entertainment	100182	W080823 ENT	Event - Karaoke 08/23	\$ 250.00
Waterset North CDD	DC 080823	DC 080823	Debit Card Replenishment	\$ 540.97
Waterset North CDD	DC 082123	DC 082123	Debit Card Replenishment	<u>\$ 203.36</u>
Total				<u><u>\$ 19,168.97</u></u>