

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 CENTRAL COMMUNITY DEVELOPMENT DISTRICT

The public hearing and regular meeting of the Board of Supervisors of Waterset Central Community Development District was held on **Thursday, January 11, 2018 at 9:02 AM** at the office of Rizzetta & Company located at 9428 Camden Field Parkway, Riverview, Florida 33578.

Present and constituting a quorum were:

Rob Bosarge	Board Supervisor, Vice Chair
Pete Williams	Board Supervisor, Assistant Secretary
Maja Barnat	Board Supervisor, Assistant Secretary
Lynda McMorrow	Board Supervisor, Assistant Secretary

Also present were:

Rick Stevens	Newland Communities
Joseph Roethke	Regional District Manager; Rizzetta & Co.
Christine Perkins	District Manager; Rizzetta & Co.
Erin McCormick	District Counsel; Erin McCormick Law
Jamie Scarola	Interim District Engineer; Scarola Associates
Bre Parker	Financial Analyst; Rizzetta & Co.
Misty Taylor	Bond Counsel; Bryant Miller Olive
Amanda King	Newland Communities

FIRST ORDER OF BUSINESS

Call to Order and Roll Call

The meeting was called to order and roll call performed, confirming that a quorum was present.

SECOND ORDER OF BUSINESS

Administration of Oath of Office to New Board Supervisor

Mr. Roethke administered the oath of office to Rob Bosarge. Mr. Bosarge replied in the affirmative. As a Board Supervisor Mr. Bosarge is entitled to compensation of \$200.00 per meeting, up to an annual maximum of \$4,800.00. Mr. Bosarge declined compensation.

THIRD ORDER OF BUSINESS

**Consideration of Resolution 2018-23,
Canvassing and Certifying Election Results**

Mr. Roethke presented to the Board for consideration Resolution 2018-23, which serves to canvass and certify the landowner election results.

On a Motion by Mr. Williams, seconded by Mr. Bosarge, with all in favor, the Board of Supervisors adopted Resolution 2018-23, Canvassing and Certifying Election Results, for Waterset Central Community Development District.

FOURTH ORDER OF BUSINESS

**Consideration of Resolution 2018-24,
Designating Officers**

Mr. Roethke presented to the Board for consideration Resolution 2018-24, which serves to designate the officers of the Board. Mr. Bosarge was named chairman, Mr. Baker was named vice chairman, and the remaining Board members and Mr. Roethke were named assistant secretaries.

On a Motion by Mr. Williams, seconded by Mr. Bosarge, with all in favor, the Board of Supervisors adopted Resolution 2018-24, Designating Officers, for Waterset Central Community Development District.

FIFTH ORDER OF BUSINESS

**Consideration of Minutes of the Board of
Supervisors' Regular Meeting Held on
Dec. 14, 2017**

Mr. Roethke presented the minutes of the Board of Supervisors' regular meeting held on December 14, 2017 to the Board for consideration.

On a Motion by Mr. Williams, seconded by Mr. Bosarge, with all in favor, the Board of Supervisors approved the minutes of the Board of Supervisors' regular meeting held December 14, 2017 for Waterset Central Community Development District.

SIXTH ORDER OF BUSINESS

**Consideration of Minutes of the
Landowner Election Meeting Held on
January 4, 2018**

Mr. Roethke presented the minutes of the landowner election meeting held on January 4, 2018 to the Board for consideration.

On a Motion by Mr. Williams, seconded by Mr. Bosarge, with all in favor, the Board of Supervisors approved the minutes of the landowner election meeting held January 4, 2018 for Waterset Central Community Development District.

SEVENTH ORDER OF BUSINESS

**Consideration of Establishment of Audit
Committee and Authorization for Audit
RFP Process**

Mr. Roethke informed the Board that they need to establish a committee for the purpose of beginning the RFP process for annual auditing services.

On a Motion by Mr. Williams, seconded by Mr. Bosarge, with all in favor, the Board of Supervisors established the Audit Review Committee, to be comprised of the members of the current Board of Supervisors, and set the first committee meeting for 9:00 AM on February 8, 2018 at the office of Rizzetta & Company located at 9428 Camden Field Parkway, Riverview, FL 33578, for Waterset Central Community Development District.

EIGHTH ORDER OF BUSINESS

Public Hearing on Rules of Procedure

On a Motion by Mr. Williams, seconded by Ms. Barnat, with all in favor, the Board of Supervisors opened the public hearing on Rules of Procedure for Waterset Central Community Development District.

NINTH ORDER OF BUSINESS

Presentation of Rules of Procedure

Mr. Roethke presented the draft Rules of Procedure to the Board for consideration. Ms. McCormick reviewed the details of the document with the Board and discussed two minor changes that were made. There were no questions from the Board and it was noted that no audience members were present for comments or questions.

On a Motion by Mr. Williams, seconded by Mr. Bosarge, with all in favor, the Board of Supervisors closed the public hearing on Rules of Procedure for Waterset Central Community Development District.

TENTH ORDER OF BUSINESS

**Consideration of Resolution 2018-25,
Adopting Rules of Procedure**

Mr. Roethke presented Resolution 2018-25, Adopting Rules of Procedure, to the Board for consideration.

On a Motion by Mr. Williams, seconded by Mr. Bosarge, with all in favor, the Board of Supervisors adopted Resolution 2018-25, Adopting Rules of Procedure, for Waterset Central Community Development District.

ELEVENTH ORDER OF BUSINESS

**Public Hearing on Uniform Method of
Collection**

On a Motion by Mr. Williams, seconded by Mr. Bosarge, with all in favor, the Board of Supervisors opened the public hearing on adoption of uniform method of collection for Waterset Central Community Development District.

TWELFTH ORDER OF BUSINESS

**Consideration of Resolution 2018-26,
Adopting Uniform Method of Collection**

Mr. Roethke presented to the Board for consideration Resolution 2018-26, which serves to adopt the uniform method of collection for the District. There were no questions from the Board and it was noted that no audience members were present for comments or questions.

On a Motion by Mr. Williams, seconded by Mr. Bosarge, with all in favor, the Board of Supervisors adopted Resolution 2018-26, Adopting Uniform Method of Collection, for Waterset Central Community Development District.

THIRTEENTH ORDER OF BUSINESS

**Presentation of Draft Report of District
Engineer**

Mr. Scarola presented the draft District Engineer's Report to the Board for consideration. Mr. Scarola and Ms. McCormick discussed several changes to be made in the final version of the report. Ms. McCormick discussed the possible contraction of the District boundary.

On a Motion by Mr. Williams, seconded by Mr. Bosarge, with all in favor, the Board of Supervisors approved the District Engineer's Report in substantial form, to include a footnote regarding District boundary contraction of one acre parcel and any non-substantive typographical corrections, pending final review by District staff and signing off on by the District Board Chair, for Waterset Central Community Development District.

FOURTEENTH ORDER OF BUSINESS

**Presentation of Draft Master Special
Assessment Allocation Report**

Ms. Parker presented the draft Master Special Assessment Allocation Report to the Board for consideration and entertained several questions from the Board.

On a Motion by Mr. Williams, seconded by Mr. Bosarge, with all in favor, the Board of Supervisors approved as presented the Master Special Assessment Allocation Report for Waterset Central Community Development District.

FIFTEENTH ORDER OF BUSINESS

**Consideration of Resolution 2018-27,
Authorizing the Issuance of Special
Assessment Bonds**

Mr. Roethke presented to the Board for consideration Resolution 2018-27, which serves to authorize the issuance of special assessment bonds. Ms. Taylor reviewed the details of the resolution with the Board. The par amount in this resolution and Master Trust Indenture will be revised to \$60 million.

On a Motion by Mr. Williams, seconded by Mr. Bosarge, with all in favor, the Board of Supervisors adopted Resolution 2018-27, Authorizing the Issuance of Special Assessment Bonds, for Waterset Central Community Development District.

SIXTEENTH ORDER OF BUSINESS

**Consideration of Resolution 2018-28,
Declaring Special Assessments**

Mr. Roethke presented to the Board for consideration Resolution 2018-28, which serves to declare special assessments for the District. Ms. McCormick reviewed the details of the resolution with the Board.

On a Motion by Mr. Williams, seconded by Mr. Bosarge, with all in favor, the Board of Supervisors adopted Resolution 2018-28, Declaring Special Assessments, for Waterset Central Community Development District.

SEVENTEENTH ORDER OF BUSINESS

**Consideration of Resolution 2018-29,
Setting a Public Hearing Regarding
Imposing Special Assessments**

Mr. Roethke presented to the Board for consideration Resolution 2018-29, which serves to set the date, time, and location for a public hearing on imposing special assessments.

On a Motion by Mr. Williams, seconded by Mr. Bosarge, with all in favor, the Board of Supervisors adopted Resolution 2018-29, Setting a Public Hearing Regarding Imposing Special Assessments, declaring a public hearing to be held at 9:00 AM on February 15, 2018 at the office of Rizzetta & Company located at 9428 Camden Field Parkway, Riverview, Florida 33578, for Waterset Central Community Development District.

EIGHTEENTH ORDER OF BUSINESS

**Public Hearing on Fiscal Year 2017-2018
Budget**

On a Motion by Mr. Williams, seconded by Mr. Bosarge, with all in favor, the Board of Supervisors opened the public hearing on adoption of the final budget for Fiscal Year 2017-2018 for Waterset Central Community Development District.

NINETEENTH ORDER OF BUSINESS

**Consideration of Resolution 2018-30,
Adopting Final Budget**

Mr. Roethke presented the final budget for Fiscal Year 2017-2018 to the Board for consideration. He also presented for consideration Resolution 2018-30, which serves to adopt the final budget.

On a Motion by Mr. Williams, seconded by Mr. Bosarge, with all in favor, the Board of Supervisors closed the public hearing on adoption of the final budget for Fiscal Year 2017-2018 for Waterset Central Community Development District.

On a Motion by Mr. Williams, seconded by Mr. Bosarge, with all in favor, the Board of Supervisors adopted Resolution 2018-30, Adopting Final Budget, for Waterset Central Community Development District.

TWENTIETH ORDER OF BUSINESS

Staff Reports

A. District Counsel

No report.

B. Interim District Engineer

No report.

C. District Manager

Mr. Roethke reminded the Board that the next regularly scheduled meeting will be held on February 8, 2018 at 9:00 AM at the office of Rizzetta & Company located at 9428 Camden Field Parkway, Riverview, Florida 33578.

TWENTY-FIRST ORDER OF BUSINESS

Supervisor Requests and Audience Comments

Mr. Bosarge requested a petition to remove a one-acre parcel from the District.

On a Motion by Mr. Williams, seconded by Mr. Bosarge, with all in favor, the Board authorized staff to begin the petition process for contracting a one-acre parcel from the District for Waterset Central Community Development District.

Mr. Williams asked about any paydowns on future assessments and if they will be shown by product type.

TWENTY-SECOND ORDER OF BUSINESS

Adjournment

On a Motion by Ms. Barnat, seconded by Mr. Bosarge, with all in favor, the Board adjourned the meeting at 9:33 AM for Waterset Central Community Development District.


Secretary/Assistant Secretary


Chairman/ Vice Chairman