

**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 regular meeting of the Board of Supervisors of the Waterset Central Community Development District was held on **Thursday, January 10, 2019 at 9:00 AM** at the offices of Rizzetta & Company located at 9428 Camden Field Parkway, Riverview, FL 33578.

Present and constituting a quorum:

Rick Stevens	<b>Chairman</b>
Aaron Baker	<b>Vice Chairman</b>
Pete Williams	<b>Board Supervisor, Assistant Secretary</b>
Maja Barnat	<b>Board Supervisor, Assistant Secretary</b>
Lynda McMorrow	<b>Board Supervisor, Assistant Secretary</b>

Also present were:

Grant Phillips	<b>District Manager, Rizzetta &amp; Company, Inc.</b>
Joseph Roethke	<b>Regional District Manager, Rizzetta &amp; Company, Inc.</b>
Erin McCormick	<b>District Counsel; Erin McCormick Law</b>
Kim Morales	<b>Castle Group</b>

**FIRST ORDER OF BUSINESS**

**Call to Order**

Mr. Phillips called the meeting to order and read the roll call.

**SECOND ORDER OF BUSINESS**

**Audience Comments**

No audience members were present with questions or comments.

**THIRD ORDER OF BUSINESS**

**Consideration of Minutes of  
Board of Supervisors' Meeting  
Held November 8, 2018**

On a Motion by Mr. Williams, seconded by Mr. Stevens, with all in favor, the Board approved the minutes of the regular meeting held on November 8, 2018 for the Waterset Central Community Development District.

**FOURTH ORDER OF BUSINESS**

**Consideration of Minutes of  
Board of Supervisors' Meeting  
Held November 20, 2018**

On a Motion by Mr. Williams, seconded by Mr. Stevens, with all in favor, the Board approved the minutes of the continued meeting held on November 20, 2018 for the Waterset Central Community Development District.

**FIFTH ORDER OF BUSINESS**

**Consideration of Minutes of  
Board of Supervisors' Meeting  
Held November 29, 2018**

On a Motion by Mr. Stevens, seconded by Mr. Williams, with all in favor, the Board approved the minutes of the continued meeting held on November 29, 2018 for the Waterset Central Community Development District.

**SIXTH ORDER OF BUSINESS**

**Consideration of Operation &  
Maintenance Expenditures for  
October 2018**

Mr. Phillips presented the October 2018 Operations & Maintenance expenditures to the Board for ratification. Brief discussion ensued.

On a Motion by Mr. Williams, seconded by Mr. Stevens, with all in favor, the Board ratified the Operation and Maintenance Expenditures for October 2018 (\$42,265.67) for the Waterset Central Community Development District.

**SEVENTH ORDER OF BUSINESS**

**Ratification of Payne HVAC  
Maintenance Agreement**

Mr. Phillips presented a previously approved agreement for HVAC maintenance to the Board for ratification.



On a Motion by Mr. Stevens, seconded by Mr. Williams, with all in favor, the Board ratified the HVAC maintenance agreement from Payne Air Conditioning & Heating for the Waterset Central Community Development District.

**EIGHTH ORDER OF BUSINESS**

**Consideration of Addendum to Management Contract**

Mr. Phillips presented an addendum to the District management contract to the Board for consideration. Discussion ensued.

On a Motion by Mr. Stevens, seconded by Mr. Williams, with all in favor, the Board approved the addendum to the District management contract for the Waterset Central Community Development District.

**NINTH ORDER OF BUSINESS**

**Consideration of Proposal for Miscellaneous Repairs**

Mr. Phillips presented a proposal for miscellaneous repairs to the Board for consideration and explained that the proposal contains items for both Waterset North CDD and Waterset Central CDD. Discussion ensued.

On a Motion by Mr. Stevens, seconded by Mr. Williams, with all in favor, the Board of Supervisors approved one of the four items in the proposal from WCP Construction, Inc. for miscellaneous repairs in the total amount of \$418.00 for the Waterset Central Community Development District.

**TENTH ORDER OF BUSINESS**

**Consideration of Proposal for Rodent Control**

Mr. Phillips presented a proposal from NVirotect for rodent control services to the Board for consideration. Discussion ensued. The Board agreed that taking care of entry points before eradication efforts are made is the best way to proceed.

**ELEVENTH ORDER OF BUSINESS**

**Staff Reports**

**A. District Counsel**

No report.

**B. District Engineer**

Not present; no report.

**C. Clubhouse Manager**

Mr. Mazzoni presented and reviewed the clubhouse manager report with the Board. General Discussion ensued.

**D. District Manager**

Mr. Phillips stated that the next regular meeting will take place on Thursday, February 14, 2019 at 9:00 AM at the office of Rizzetta & Company located at 9428 Camden Field Parkway, Riverview, Florida 33578.

**TWELFTH ORDER OF BUSINESS**

**Supervisor Requests**

There were no additional supervisor requests.

**THIRTEENTH ORDER OF BUSINESS**

**Adjournment**

On a Motion by Mr. Williams, seconded by Mr. Stevens, with all in favor, the Board of Supervisors adjourned the meeting at 9:15 AM for the Waterset Central Community Development District.



Assistant Secretary



Chair / Vice Chair