

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, March 14, 2019 at 9:01 AM** at the offices of Rizzetta & Company located at 9428 Camden Field Parkway, Riverview, FL 33578.

Present and constituting a quorum:

Rick Stevens	Chair (<i>joined the meeting in progress</i>)
Aaron Baker	Vice Chair
Pete Williams	Board Supervisor, Assistant Secretary
Lynda McMorro	Board Supervisor, Assistant Secretary

Also present were:

Grant Phillips	District Manager; Rizzetta & Company, Inc.
Joseph Roethke	Regional District Manager; Rizzetta & Company, Inc.
Erin McCormick	District Counsel; Erin McCormick Law
John Toborg	Sr. Field Services Manager; RASI
Barry Mazzoni	Clubhouse Manager
Gail Hutt	Ballenger & Company, Inc.

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 January 10, 2019**

On a Motion by Mr. Williams, seconded by Mr. Baker, with all in favor, the Board approved the minutes of the regular meeting held on January 10, 2019 for the Waterset Central Community Development District.

FOURTH ORDER OF BUSINESS

Consideration of Operation & Maintenance Expenditures for November 2018, December 2018, and January 2019

Mr. Phillips presented the Operations & Maintenance expenditures for November 2018, December 2018, and January 2019 to the Board for ratification. Brief discussion ensued.

On a Motion by Mr. Williams, seconded by Mr. Baker, with all in favor, the Board ratified the Operation and Maintenance Expenditures for November 2018 (\$39,122.63), December 2019 (\$26,209.85), and January 2019 (\$37,282.02) for the Waterset Central Community Development District.

FIFTH ORDER OF BUSINESS

Ratification of Series 2018 Construction Requisitions

Mr. Phillips presented Series 2018 construction requisitions 27–30 to the Board for ratification.

On a Motion by Mr. Williams, seconded by Ms. McMorrow, with all in favor, the Board ratified the Series 2018 construction requisitions 27–30 for the Waterset Central Community Development District.

SIXTH ORDER OF BUSINESS

Consideration of Resolution 2019-03, Designating Assistant Secretary

Mr. Phillips presented Resolution 2019-03 to the Board for consideration.

On a Motion by Mr. Williams, seconded by Mr. Baker, with all in favor, the Board adopted Resolution 2019-03, Designating Assistant Secretary, for the Waterset Central Community Development District.

SEVENTH ORDER OF BUSINESS

Consideration of Board Supervisor Resignation

Mr. Phillips presented the resignation of Board supervisor Maja Barnat to the Board for consideration.

On a Motion by Mr. Williams, seconded by Mr. Baker, with all in favor, the Board of Supervisors accepted the resignation of Board supervisor Maja Barnat for the Waterset Central Community Development District.

EIGHTH ORDER OF BUSINESS

Consideration of Subdivider's Agreement

Ms. McCormick presented the Waterset Phase 4B South subdivider's agreement to the Board for consideration and reviewed the document for the Board.

On a Motion by Mr. Williams, seconded by Mr. Baker, with all in favor, the Board accepted the Waterset Phase 4B South subdivider's agreement for the Waterset Central Community Development District.

NINTH ORDER OF BUSINESS

Consideration of Authorizing Agent Agreement

Ms. McCormick presented the authorizing agent agreement to the Board for consideration. She reviewed the document for the Board and addressed and answered the Board's general questions.

On a Motion by Mr. Williams, seconded by Mr. Baker, with all in favor, the Board approved the authorizing agent agreement for the Waterset Central Community Development District.

TENTH ORDER OF BUSINESS

Consideration of Irrigation Maintenance Proposals

Mr. Phillips presented irrigation maintenance proposals from Ballenger & Company to the Board for consideration. Discussion ensued.

On a Motion by Mr. Williams, seconded by Mr. Baker, with all in favor, the Board approved the irrigation proposal from Ballenger & Company, Inc. contingent upon the removal of irrigation services from LMP's contract and authorized the Board Chair to execute the contract with Ballenger and the LMP change order for the Waterset Central Community Development District.

(Mr. Stevens joined the meeting in progress at 9:21 AM.)

ELEVENTH ORDER OF BUSINESS

Consideration of Modification to Amenities Policies

Ms. McCormick presented to the Board for consideration an amenities policies modification, regarding an events reservations discrepancy, and reviewed the item for the Board. Discussion ensued. Ms. McCormick addressed and answered the Board's questions.

On a Motion by Mr. Williams, seconded by Mr. Stevens, with all in favor, the Board approved a modification to the amenities policies regarding events reservations for the Waterset Central Community Development District.

TWELFTH ORDER OF BUSINESS

Consideration of Appointment of Board Supervisor

Mr. Phillips presented the topic to the Board for consideration.

On a Motion by Mr. Williams, seconded by Mr. Stevens, with all in favor, the Board appointed Pam Parisi to fill the supervisor seat resigned by Maja Barnat for the Waterset Central Community Development District.

THIRTEENTH ORDER OF BUSINESS

Consideration of Resolution 2019-04, Designating Officers

Mr. Phillips presented Resolution 2019-04 to the Board for consideration. The Board agreed that Mr. Stevens and Mr. Baker would continue as chair and vice chair, respectively, and the remainder of the Board along with Mr. Phillips would serve as assistant secretaries.

On a Motion by Mr. Stevens, seconded by Mr. Williams, with all in favor, the Board adopted Resolution 2019-04, Designating Officers, for the Waterset Central Community Development District.

FOURTEENTH ORDER OF BUSINESS

Staff Reports

A. District Counsel

Ms. McCormick advised of an upcoming petition to contract District boundaries to be considered by the courts. She also spoke about House and Senate bills defining participation and the right to speak. Discussion ensued. It

was also noted that a form will need to be sent to vendor "Girls With Confidence" for both Waterset North and Waterset Central CDDs.

B. District Engineer

Not present; no report.

C. Clubhouse Manager

Mr. Mazzone presented the clubhouse manager report and provided an update for the Board. Discussion ensued.

D. District Manager

Mr. Phillips stated that the next regular meeting will take place on Thursday, April 11, 2019 at 9:00 AM at the office of Rizzetta & Company located at 9428 Camden Field Parkway, Riverview, Florida 33578.

FIFTEENTH ORDER OF BUSINESS


Supervisor Requests

Mr. Williams noted that the FY 2019–2020 proposed budget will be considered at the next meeting in May.

SIXTEENTH ORDER OF BUSINESS

Adjournment

On a Motion by Mr. Williams, seconded by Mr. Baker, with all in favor, the Board of Supervisors adjourned the meeting at 9:42 AM for the Waterset Central Community Development District.



Assistant Secretary



Chair/Vice Chair