

WATERS EDGE COMMUNITY DEVELOPMENT DISTRICT

District Office · Wesley Chapel, Florida · (813) 994-1001
Mailing Address – 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614
www.watersedgecdd.org

**Board of Supervisors
Waters Edge Community
Development District**

July 15, 2021

AGENDA

Dear Board Members:

The regular meeting of the Board of Supervisors of the Waters Edge Community Development District will be held on **Thursday, July 22, 2021 at 5:00 p.m. at the Waters Edge Clubhouse, located at 9019 Creedmoor Lane, New Port Richey, FL 34654**. The following is the agenda for this meeting.

- 1. CALL TO ORDER/ROLL CALL**
- 2. AUDIENCE COMMENTS ON AGENDA ITEMS**
- 3. STAFF REPORTS**
 - A.** District Engineer
 - B.** Aquatics Manager
 1. Presentation of the Monthly Aquatics Report..... Tab 1
 - C.** PSA Inspection Reports..... Tab 2
 - D.** District Counsel
 - E.** District Manager
 1. Presentation of Action Item List (under separate cover)
- 4. BUSINESS ITEMS**
 - A.** Update on Moon Lake Bike Path
 - B.** Consideration of ASI Landscape Proposals
(under separate cover)
 - C.** Consideration of Proposals for Pressure Washing
(under separate cover)
 - D.** Update on HOA/CDD Cost-Sharing Addendum
 - E.** Discussion of Water Usage/Solutions
- 5. BUSINESS ADMINISTRATION**
 - A.** Consideration of Minutes of the Board of Supervisors'
Regular Meeting held on May 27, 2021 Tab 3
 - B.** Consideration of Operation and Maintenance Expenditures
for May & June 2021..... Tab 4
- 6. AUDIENCE COMMENTS AND SUPERVISOR REQUESTS**
- 7. ADJOURNMENT**

We look forward to seeing you at the meeting. In the meantime, if you have any questions, please do not hesitate to call us at (813) 933-5571.

Sincerely,

Matthew Huber

Matthew Huber
Regional District Manager

Tab 3

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.

**WATERS EDGE
COMMUNITY DEVELOPMENT DISTRICT**

The regular meeting of the Board of Supervisors of Waters Edge Community Development District was held on **Thursday, May 27, 2021, at 5:00 p.m.** at the Waters Edge Clubhouse, located at 9019 Creedmoor Lane, New Port Richey, FL 34654.

Present and constituting a quorum:

Teri Geney	Board Supervisor, Chairman
George Anastasopoulos	Board Supervisor, Vice Chairman
Timothy Haslett	Board Supervisor, Assistant Secretary
Jason Peterson	Board Supervisor, Assistant Secretary
Michaela Ballou	Board Supervisor, Assistant Secretary

Also present were:

Matthew Huber	Regional District Manager, Rizzetta & Company
John Vericker	District Counsel, Straley, Robin & Vericker <i>(via conference call)</i>
Frank Nolte	District Engineer, Cardno
Audience	

FIRST ORDER OF BUSINESS

Call to Order

Mr. Huber called the meeting to order and confirmed there was a quorum present.

SECOND ORDER OF BUSINESS

Audience Comments on Agenda Items

There were no audience comments put forth at this time.

THIRD ORDER OF BUSINESS

Staff Reports

A. District Engineer

Mr. Nolte presented his report and proposals for the Wall Clearing. He stated that he had received proposals from Site Masters, Finn Outdoor and ASI Landscaping. He entertained the Board members' questions. The Board decided to table this item until next year's budget.

Mr. Nolte presented his report and proposals for the Phase 1, 5 and 6 Pond O&M . He stated that he had received proposals from Site Masters, and Finn Outdoor. Mr. Nolte stated that he was waiting for proposals from ASI Landscape and Sitex. He entertained the Board members' questions.

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On a Motion by Ms. Ballou, seconded by Mr. Anastasopoulos, with all in favor, the Board of Supervisors authorized District staff to proceed with the lowest bid for the Phase 1, 5 and 6 pond O&M for the Water's Edge Community Development District.

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B. Aquatics Manager

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C. PSA Landscape Inspection Report

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Mr. Huber presented the Aquatics Report for May. He stated that outer ring in the fountain is out and the capacitors on the panel have failed. Mr. Huber informed the Board that the parts have been ordered and the repairs are scheduled for Tuesday or Wednesday of next week.

The Board moved the discussion regarding the transplanting of the Windmill Palms up in the meeting agenda. Ms. Ballou stated that the Windmill Palm trees out of the Slidell area will be moved to the playground and the HOA will pay to move the eleven Palm trees. The Board requested that a letter be sent to the HOA stating that the Palm trees are given to the HOA as is and any damages that the HOA will be responsible for.

On a Motion by Ms. Geney, seconded by Mr. Peterson, with all in favor, the Board of Supervisors authorized District staff to send a letter to the HOA regarding the transplant of the eleven Windmill Palms are "As is" and the HOA will be responsible for any damages to the Windmill Palms for the Water's Edge Community Development District.

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D. District Counsel

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No Report.

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E. District Manager

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Mr. Huber informed the Board that the next regularly scheduled meeting will be held on June 24, 2021 at 3:30 p.m. He stated that the Board would be adopting the final budget at their August 26th meeting.

Mr. Huber presented the Action Item List to the Board for their review.

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Mr. Huber announced that there were 2,002 registered voters in the District as of April 15, 2021.

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FOURTH ORDER OF BUSINESS**Update Regarding Moon Lake Bike Path**

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Ms. Geney presented and reviewed the update regarding the bike path. She stated that the County is extending the bike path near the Slidell entrance. It was stated that the ASI invoice is on hold pending receipt of the as-builts.

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Mr. Nolte stated that on May 6th an abandoned reclaimed valve was found but did not impact the District's equipment.

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FIFTH ORDER OF BUSINESS**Consideration of ASI Landscape**

Proposals

The Board discussed the following ASI Landscape proposals and tracking sheet:

1. Pond Track AA1 Retention Wall Pine Straw Proposal (\$1,600.00) – approved.

On a Motion by Ms. Geney, seconded by Ms. Ballou, with all in favor, the Board of Supervisors approved ASI Landscaping's proposal for the Pond Track AA1 Retention Wall Pine Straw (\$1,600.00) for the Water's Edge Community Development District.

2. Belle Haven Inbound Side Oak Trees (\$1,500.00) – tabled.
3. Waters Edge HOA New Zone Install on Creedmoor Lane (\$1,912.82) – tabled.

Ms. Geney spoke about the dead Myrtles and whether they should be cut down and pine star be installed, or the Board should wait and see. Mr. Huber will contact ASI Landscape on this item.

SIXTH ORDER OF BUSINESS

Discussion Regarding Transplanting Windmill Palms

This item was discussed earlier in the meeting under the landscape inspection report.

SEVENTH ORDER OF BUSINESS

Presentation of Fiscal Year 2021/2022 Proposed Budget

Mr. Huber presented and reviewed the Fiscal Year 2021/2022 proposed budget attached as Exhibit A. He reviewed the line items of the budget and entertained the Board members' questions. Mr. Huber will let District Engineer know hot to attend the Bike Path meetings. A discussion ensued regarding the monitoring of the mailed notice and posting the mailer on the District's website.

EIGHTH ORDER OF BUSINESS

Consideration of Resolution 2021-02, Approving Fiscal Year 2021/2022 Proposed Budget and Setting the Public Hearing on the Final Budget

Mr. Huber presented and reviewed the Resolution 2021-02, Approving Fiscal Year 2021/2022 proposed budget. The Board would like to include a cover letter with he mailed budget notice to the residents.

On a Motion by Mr. Haslet, seconded by Mr. Peterson, with all in favor, the Board of Supervisors approved Resolution 2021-02, Approving Fiscal Year 2021/2022 Proposed Budget and Setting the Public Hearing on the Final Budget (August 26, 2021 at 3:30 p.m. at the Waters Edge Clubhouse) for the Water's Edge Community Development District.

NINTH ORDER OF BUSINESS

Consideration of Minutes of the Board of Supervisors' Meeting held on April 22, 2021

Mr. Huber presented the minutes for the Board of Supervisors' meeting held on April 22, 2021. There were no changes made to the meeting minutes.

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143 On a Motion by Mr. Anastasopoulos, seconded by Mr. Haslett, with all in favor, the Board of
144 Supervisors approved the Minutes of the Board of Supervisors' meeting held on April 22, 2021
145 as presented for the Water's Edge Community Development District.

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143 **TENTH ORDER OF BUSINESS**

**Consideration of Operations &
Maintenance Expenditures for April 2021**

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146 Mr. Huber presented the operation and maintenance expenditures for April 2021. A
147 discussion ensued regarding the various invoices and the services they represent.
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150 On a Motion by Ms. Ballou, seconded by Mr. Peterson, with all in favor, the Board of
151 Supervisors approved the Operations and Maintenance Expenditures for April 2021
152 (\$30,750.44) for the Water's Edge Community Development District.

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150 **ELEVENTH ORDER OF BUSINESS**

**Audience Comments & Supervisor
Requests**

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153 There were no audience member comments.

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155 Mr. Huber asked if there were any Supervisor requests.
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157 Mr. Haslett gave an update on his meeting with Michael McCarthy on the 60/40
158 split of landscape maintenance. A discussion ensued regarding the HOA and CDD cost
159 share of the landscape maintenance.
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162 On a Motion by Mr. Anastasopoulos, seconded by Ms. Ballou, with all in favor, the Board of
163 Supervisors authorized Ms. Geney and Mr. Huber to work on the cover letter for the mailed
164 budget notice for the Water's Edge Community Development District.

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166 **TWELFTH ORDER OF BUSINESS**

Adjournment

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168 Mr. Huber stated if there was no further business to come before the Board than
169 a motion to adjourn would be on order.
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172 On a Motion by Ms. Ballou, seconded by Mr. Haslett, with all in favor, the Board of
173 Supervisors adjourned the meeting at 7:03 p.m. for the Water's Edge Community
174 Development District.

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174 _____
Secretary/Assistant Secretary

Chairman/Vice Chairman

Tab 4

Waters Edge Community Development District

District Office · Tampa, Florida · (813) 933-5771

Mailing Address · 3434 Colwell Avenue, Suite 200, Tampa · Florida 33614

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Operations and Maintenance Expenditures

May 2021

For Board Approval

Attached please find the check register listing the Operation and Maintenance expenditures paid from May 1, 2021 through May 31, 2021. This does not include expenditures previously approved by the Board.

The total items being presented: **\$32,542.20**

Approval of Expenditures:

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

Waters Edge Community Development District

Paid Operation & Maintenance Expenditures

May 1, 2021 Through May 31, 2021

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
American Municipal Tax-Exempt Compliance Corp.	002198	6306-04-21	Arbitrage Rebate Report Series 2015 A-1 & A-2 04/21	\$ 450.00
Cardno, Inc.	002209	529216	Engineering Services 04/21	\$ 7,177.50
George Anastasopoulos	002199	GA042221	Board of Supervisors Meeting 04/22/21	\$ 200.00
GHS Environmental	002201	2021-246	Monthly Meter Reading - Pump Station 04/21	\$ 142.00
Irrigation Technical Services, Inc.	002210	28391	Water Management - Pump Station 04/21	\$ 550.00
Michaela A. Ballou	002200	MB042221	Board of Supervisors Meeting 04/22/21	\$ 200.00
Pasco County Property Appraiser	002205	Annual Fee FY20/21	Non-Ad Valorem Assessment Fee FY20/21	\$ 150.00
Pasco County Utilities	002212	14958624	9019 Creedmoor Reclaim Lane 04/21	\$ 4,377.45
Rizzetta & Company, Inc.	002206	INV0000058156	District Management Fees 05/21	\$ 3,895.00
Rizzetta Technology Services	002207	INV0000007479	Email/Website Services 05/21	\$ 175.00
Rocco Iervasi	002204	RI042221	Board of Supervisors Meeting 04/22/21	\$ 200.00
Sitex Aquatics, LLC	002213	4900B	Monthly Lake & Fountain Maintenance 05/21	\$ 2,335.00
Straley Robin Vericker	002208	19663	General Legal Services 03/21	\$ 1,591.00

Waters Edge Community Development District

Paid Operation & Maintenance Expenditures

May 1, 2021 Through May 31, 2021

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Teri Lynn Geney	002202	TG042221	Board of Supervisors Meeting 04/22/21	\$ 200.00
Timothy M Haslett	002203	TH042221	Board of Supervisors Meeting 04/22/21	\$ 200.00
US Bank	002211	6108966	Trustee Fees Series 2015 04/1/2021 - 03/31/2022	\$ 3,771.25
Waters Edge Master HOA, Inc.	002214	051021 142521	Shared Cost Landscape Services 04/21	<u>\$ 6,928.00</u>
Report Total				<u>\$ 32,542.20</u>

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Operations and Maintenance Expenditures June 2021 For Board Approval

Attached please find the check register listing the Operation and Maintenance expenditures paid from June 1, 2021 through June 30, 2021. This does not include expenditures previously approved by the Board.

The total items being presented: **\$28,344.50**

Approval of Expenditures:

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

Waters Edge Community Development District

Paid Operation & Maintenance Expenditures

June 1, 2021 Through June 30, 2021

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Ameriscape USA, Inc.	002227	143124	Fill Dirt - Pond AA1 04/21	\$ 504.99
Ameriscape USA, Inc.	002227	143816	Remove Tree - Ventana Parking Lot 06/21	\$ 2,388.76
Cardno, Inc.	002228	529598	Engineering Services 05/21	\$ 1,627.50
George Anastasopoulos	002221	GA052721	Board of Supervisors Meeting 05/27/21	\$ 200.00
GHS Environmental	002215	2021-296	Monthly Meter Reading - Pump Station 05/21	\$ 142.00
GHS Environmental	002229	2021-350	Monthly Meter Reading - Pump Station 06/21	\$ 142.00
Irrigation Technical Services, Inc.	002218	28513	Bi-Monthly Pump Station Maintenance 05/21	\$ 550.00
Jason Peterson	002226	JP052721	Board of Supervisors Meeting 05/27/21	\$ 200.00
Michaela A. Ballou	002222	MB052721	Board of Supervisors Meeting 05/27/21	\$ 200.00
Pasco County Utilities	002225	15085602	9019 Creedmoor Reclaim Lane 05/21	\$ 6,477.80
Rizzetta & Company, Inc.	002216	INV0000058927	District Management Fees 06/21	\$ 3,895.00
Rizzetta Technology Services	002219	INV0000007639	Email/Website Services 06/21	\$ 175.00
Sitex Aquatics, LLC	002230	5007B	Monthly Lake & Fountain Maintenance 06/21	\$ 2,335.00

Waters Edge Community Development District

Paid Operation & Maintenance Expenditures

June 1, 2021 Through June 30, 2021

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Sitex Aquatics, LLC	002230	5017B	Fountain Repair - Capacitor 06/21	\$ 185.00
Sitex Aquatics, LLC	002230	5019B	Clean Up Outflow Structures - Ponds L10, L11 & AA 06/21	\$ 450.00
Straley Robin Vericker	002217	19796	General Legal Services 04/21	\$ 1,393.45
Teri Lynn Geney	002223	TG052721	Board of Supervisors Meeting 05/27/21	\$ 200.00
Timothy M Haslett	002224	TH052721	Board of Supervisors Meeting 05/27/21	\$ 200.00
Waters Edge Master HOA, Inc.	002220	060121 143055	Shared Cost Landscape Services 05/21	<u>\$ 7,078.00</u>
Report Total				<u><u>\$ 28,344.50</u></u>