



Rizzetta & Company

Waters Edge Community Development District

Board of Supervisors' Meeting October 27, 2021

**District Office:
5844 Old Pasco Road, Suite 100
Wesley Chapel, Florida 33544
813.994.1001**

www.watersedgecdd.org

WATERS EDGE COMMUNITY DEVELOPMENT DISTRICT AGENDA

At the Waters Edge Clubhouse, located at:
9019 Creedmoor Lane, New Port Richey, FL 34654

Board of Supervisors	Teri Geney George Anastasopoulos Michaela Ballou Timothy Haslett Jason Peterson	Chairman Vice Chairman Assistant Secretary Assistant Secretary Assistant Secretary
District Manager	Matthew Huber	Rizzetta & Company, Inc.
District Counsel	John Vericker	Straley Robin & Vericker
District Engineer	Greg Woodcock	Cardno TBE

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) 933-5571. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) 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.

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

October 19, 2021

AGENDA

Dear Board Members:

The regular meeting of the Board of Supervisors of the Waters Edge Community Development District will be held on **Wednesday, October 27, 2021 at 3:30 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..... Tab 3
4. **BUSINESS ITEMS**
 - A. Discussion of Website Posting of Irrigation Issues
 - B. Consideration of SWFWMD Water Use Permit..... Tab 4
 - C. Presentation ASI Landscaping Agreement Tab 5
 - D. Consideration of Fountain Motor Proposal..... Tab 6
 - E. Consideration of New Fountain Proposal Tab 7
 - F. Consideration of Pump Station Maintenance Agreement . Tab 8
 - G. Consideration of First Addendum to Maintenance Cost Sharing Agreement..... Tab 9
5. **BUSINESS ADMINISTRATION**
 - A. Consideration of Minutes of the Board of Supervisors' Regular Meeting held on September 23, 2021 Tab 10
 - B. Consideration of Operation and Maintenance Expenditures for September 2021 Tab 11
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 1

Tab 2

Tab 3

Tab 4



GHS Environmental
PO Box 55802
St. Petersburg, FL 33732-5802
727-667-6786

September 20, 2021

Mr. Greg Woodcock
Project Manager
CARDNO
20215 Cortez Blvd
Brooksville, Florida 34601

Re.: Water's Edge - WUP Renewal Proposal
GHS Proposal #: 21-136

Dear Mr. Woodcock,

GHS Environmental (GHS) pleased to provide this proposal to prepare a Water Use Permit (WUP) application package for the renewal of the existing WUP #12754.004 for the Waters Edge Community. This application package will be for a straight renewal of the permit, which will extend the life of the permit for 20 years. To renew the permit, groundwater modeling of the full annual average will be required as part of the current regulations even though reclaimed water is the primary source for augmentation. GHS understands that there has not been any significant changes to the irrigation demand, and the existing permitted quantities are sufficient.

GHS will prepare the WUP renewal application, groundwater modeling for the permitted annual average and peak month quantities as outlined by the existing permit, and other supporting documentation for a lump sum of \$5,500. GHS anticipates one (1) Request for Additional Information (RAI). If the RAI requires additional groundwater modeling, GHS will provide a separate scope of work to address and respond appropriately.

We thank you for allowing GHS Environmental to provide our services and greatly appreciate the opportunity to submit this proposal to you for consideration. Please do not hesitate to call us at (727) 667-6786 with any questions you might have concerning this proposal. If this proposal meets with your approval, GHS would appreciate you indicating your acceptance by signing this page where indicated, and returning the signed copy to us or email it to dana@ghsenvironmental.com. In closing, we appreciate being asked to provide assistance and look forward to working with you.

Sincerely,

Accepted by:

GHS Environmental

A handwritten signature in black ink, appearing to read 'Dana J. Gaydos'.

Dana J. Gaydos
Principal

Signature

Date

Tab 5

**LANDSCAPE MAINTENANCE SPECIFICATIONS
&
LANDSCAPE MAINTENANCE AGREEMENT
FOR
WATER'S EDGE HOMEOWNERS ASSOCIATION, INC.
NEW PORT RICHEY, FL.**

LANDSCAPE MAINTENANCE AGREEMENT

This agreement is made and entered into on this SEPT 29 2021, by and between the Water's Edge Homeowners Association, Inc. "the Client" and ASI Landscape Management to provide landscape maintenance services to its common grounds, located in New Port Richey, Florida. The Contractor agrees to work under the supervision of PSA Horticultural Inc., referred to herein as PSA.

The term of this agreement shall be for twenty-four months, commencing on January 1, 2022 and ending on December 31, 2023. This agreement is not self-renewing.

Part I Warranties, Indemnification and Insurance

A. Warranty:

Contractor warrants that all work performed under this agreement shall be free from defects in workmanship and materials and shall be performed in accordance with industry standards and these specifications.

B. Indemnification:

The Contractor shall indemnify and hold Client harmless of and from all expenses, court costs, attorney's fees, penalties or damages of any kind whatsoever, incurred in connection with the services provided to the Client; in connection with any liability arising out of injuries sustained by any person in or about the property; in connection with any violation of any federal, state or municipal law, regulation or ordinance or any claim for taxes or other charges which may be made against the Client by reason of the services provided to the Client, except when due to gross negligence or malfeasance of the Client. The Contractor will carry all necessary liability, auto, and Worker's Compensation insurance adequate to equally protect the interests of the Client. The limitation of indemnification liability of the Contractor shall be \$1 million.

All dispute resolution will be in accordance with the laws of the State of Florida. It is required that any aggrieved party with a dispute shall seek resolution via negotiation and mediation before going to court. In the event of any dispute, Client shall have the right to litigate such claims in Pasco County, Florida and Contractor consents to the exclusive and mandatory venue in such courts. The prevailing party shall be entitled to recover its costs and attorney's fees in the event of a dispute, including those costs and fees incurred in any mediation or alternative dispute resolution.

C. Insurance:

The Contractor shall provide and maintain "Worker's Compensation Insurance" for all of his employees at this site, during the term of this agreement.

The Contractor shall provide and maintain a comprehensive and General Liability Insurance Policy during the term of this agreement, insuring Contractor, its employees and any sub-contractor and its employees performing services under this agreement and from all damages for personal injury, including accidental death, as well as claims for property damages which may arise from operations under this agreement.

Water's Edge-2022/23 Company Name ASI Landscape Management

Initials W

D. License:

The Contractor and/or its sub-contractors shall be a holder(s) of all pertinent licenses needed to operate a landscape maintenance business. This includes but is not limited to occupational, city, state, county, irrigation, and pest control licenses.

E. Pre-Existing Conditions:

The Contractor shall not be held responsible for landscape deficiencies that may exist prior to the effective date of this agreement, unless this contract serves as a "renewal" contract from the year before, even though the past contract was not automatically renewed. Upon mutual agreement, a written list of these pre-existing conditions will be prepared for by the Client for the Contractor to resolve at the Client's expense, unless the Contractor is the same as the prior year's Contractor. The Contractor shall have a grace period to complete all contractual pre-existing conditions, that do not involve additional expense to the Client, by February 28, 2020 and PSA will not impose any penalties on the Contractor before this date. If these conditions are not repaired and/or otherwise resolved satisfactorily to the Client and completed accordingly, then the Contractor will be subject to penalties according to the PSA contract and as stipulated in this contract.

**This Pre-Existing Conditions clause does not apply to an incumbent landscape contractor regardless if the contractor was awarded the contract via a renewal or a competitive bid.*

F. Scheduling:

Upon mutual agreement between the Contractor and the Client, a regular maintenance service day(s) will be selected. The client shall be contacted at least thirty-six (36) hours in advance when the Contractor cannot perform services on the scheduled day, except in the case of adverse weather conditions. An alternate day and/or time will then be selected. **Prior to the beginning of each contract year Contractor shall provide a detailed schedule for Grounds Maintenance, Pest Control and Irrigation System Maintenance for the upcoming year. This schedule will include anticipated service dates and services to be provided.**

The Contractor shall make every effort to provide the Client with the same crews for each component of the maintenance operations, grounds maintenance, pest control and irrigation. A supervisor shall be on site at all times during any maintenance operation.

Landscape Specifications

The Contractor shall meet or exceed the expectations set by the Water's Edge Homeowners Association. The community expects its residents to be able to reside and relax in an environment surrounded by verdant green turf, lush shrubbery, and graceful shade trees. The vendor shall accomplish this by employing sound horticultural maintenance practices, installing high quality insect and disease-free sod and plant material according to accepted industry practices per the University of Florida's Institute of Food and Agricultural Sciences (UF/IFAS) recommendations. Additionally, a high attention to detail in the policing of the grounds is expected in both the "manicured" and the "natural" areas of the community.

The specifications listed below should be practiced in accordance with BMP (Best Management Practices) for Florida Green Industries.

Reference Material: Best Management Practices for Protection of Water Resources in Florida.

Water's Edge 2022-23 Company Name **ASI Landscape Management**

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Part II – Lawn Maintenance

Mowing, Edging and Trimming: Contractor will mow all turf and pond areas. There are approximately 51 pond areas. (see exhibit's A & B) weekly, beginning on April 1st and ending on October 31st. (The growing season). No more than 1/3 of the leaf blades should be removed per mowing. Mowing shall be performed only with a closed deck, mulching mower. Mower blades will be sharp at all times to provide a quality cut. Mowing height will be according to grass type and variety recommendations. Contractor will leave clippings on the lawn as long as no readily visible clumps remain on the grass surface after mowing. Otherwise, Contractor will distribute large clumps of clippings by mechanical blowing or by collecting and removing them. Contractor shall make every effort to avoid blowing cut grass into planting beds, ponds and drainage ditches. During the non-growing season, from November 1st through March 31st, the Contractor will perform the lawn maintenance every other week. The Contractor shall remove branches, vegetation, furniture or any other objects that impedes the mowing process or presents a hazard to the Contractor, homeowner, staff or guest as a condition of this contract.

***Mowing shall take place on two consecutive days. It may be mowed Monday and Tuesday, or Tuesday and Wednesday, or Wednesday and Thursday. By the end of each day, that day's entire work zone shall be mowed, trimmed, edged and blown clean. No area shall be left unkempt overnight.**

If a mowing is missed due to inclement weather, and the Contractor is not able to perform the mowing that week, the Contractor shall provide the Association a credit for future services or add a mowing to be provided at a later date. The Contractor shall determine whether the credit or mowing at a later date shall be used.

Value of single mow- line trim, hard and soft edge, blow clean \$ 3,800.00

Contractor will hard edge all sidewalks, curbs, and appropriate driveways bordered by grass at every other mowing, and line trim all grassy areas not accessible to mowing equipment at every mowing. Line trimming along asphalt streets and paths shall be performed during every other mowing. Drainage swales and ditches shall be line trimmed when wet conditions prohibit mowing. All irrigation valve boxes, and vaults at ground level shall be kept clearly visible at all times, by regular line trimming. Planting beds shall be edged with a power edger every other mowing. Herbicide or any chemical treatment will not be used to control grass overgrowth at sidewalk, driveway, street, or decorative border edges, except to control overgrowth initially with permission from the Client. Contractor shall clean all grass clippings from sidewalks, curbs and roadways immediately after mowing and/or edging. Contractor will not sweep, blow or otherwise dispose of clippings in streets, garden beds or sewer drains.

In order to prevent damage to irrigation pipe by maintenance equipment; non-selective herbicides are to be used only around PVC pipes and backflow devices. Under no circumstance should non-selective herbicides be applied along grassy edges of garden beds, driveways, and sidewalks in lieu of mechanical edging, except to control overgrowth initially with permission from the Client.

The Contractor will be required to use the properly sized mowing equipment, including push mowers for small turf panels. Any damage to grounds and property incurred during maintenance operations will result in the Contractor being assessed for necessary repairs or replacement of damaged items.

Any lawn that dies or becomes weak or unsightly due to negligence or improper maintenance procedures shall be replaced at the sole cost of the Contractor.

B. Turf Insect, Disease and Weed Control: The Contractor will inspect lawn areas each visit for indications of pest problems.

Upon confirmation of a specific problem requiring treatment, the Contractor will apply pesticides as needed. The Contractor will keep records on pest identified and treatment(s) rendered for control.

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All areas of St. Augustine turf shall receive two applications of pre-emergent herbicide to minimize the amount of germinating crabgrass and certain annual broadleaf weeds. A general rule of thumb for pre-emergent herbicide application is February 15 in Central Florida, or before day temperatures reach 65°F-70°F for 4 or 5 consecutive days. Control of grassy weeds such as sedges and goose grass (but not limited to them), shall be controlled as necessary.

Any St Augustine turf that dies; becomes weed infested or becomes weak or unsightly due to negligence or improper maintenance procedures shall be replaced at the sole cost of the Contractor. As a condition of this agreement the Contractor shall be responsible to apply fungicides to control turf disease on both a pro-active and curative basis. Monitoring the turf for diseases including take-all rot must be ongoing in order to prevent turf loss. This excludes damage from environmental conditions, water restrictions, poor cultural conditions, and nematodes or disease and insect activity for which there are no control measures.

As a condition of this agreement, the Contractor shall be responsible to alleviate any soil compaction on problematic areas up to a total area of 10,000 square feet. The soil shall be core aerated.

Turf dying in areas where third parties are amending settings on controllers or disrupting the water source will be analyzed and handled on a case-by-case basis.

Broadleaf weeds are to be controlled in turf areas by mechanical, physical or chemical methods. Post-emergent broadleaf herbicides shall be used when temperatures are 85° F or below to avoid turf damage, unless requested by Client. St. Augustine turf areas will be maintained essentially weed free. Bahia turf weeds will be spot treated when necessary with herbicides labeled for use on Bahia turf.

The Contractor is also responsible for the control of grassy weeds in the turf.

License # JF149988 Expiration Date 6-31-2022

D. Turf Fertilization: Contractor shall be responsible for determining fertilizer formulations and application rates that will result in a healthy, green, thick turf.

APPLICATION MONTHS

	J	F	M	A	M	J	J	A	S	O	N	D
Bahiagrass	-	-	C		-	SRN	-		-	C	-	-
St. Augustine Grass	-	C	-	N	SRN	-	Fe	SRN	-	C	-	-

* This guide is for turfgrass fertilization under circumstances where a soil test does not exist. In order to properly apply the rate of P and K required, a soil test is required. All turf fertilizer applications shall be based on the results of two-yearly pH tests conducted by the Contractor at randomly selected locations representative of

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the general site conditions. Written results shall be provided to the Client and/or PSA Horticultural within (10) business days.

C – Complete fertilizer applied at 1.0 lb N/1000 sq ft containing no more than 0.7 lb soluble N.

N – Soluble N applied at no more than 0.7 lb N/1000 sq ft.

SRN – Slow-release N applied at no more than 2.0 lb N/1000 sq ft. in the spring and summer only; no more than 1.0 lb N/1000 sq ft in the fall and winter.

Fe – Apply Fe to provide dark green color without stimulating excessive growth. For foliar application use ferrous sulfate (2 oz /3.5 gal water/1000 sq ft). If the Fe is applied to an acidic soil, use 1 lb of iron sulfate per 1000 sq ft. If the soil is calcareous, use the container label recommended rate of an iron chelate.

As of condition of this agreement; nutrient deficiencies shall be treated with supplemental applications of the specific lacking nutrient according to University of Florida Cooperative Extension recommendations, such as the addition of supplemental iron to the turf when necessary. Local fertilizer application regulations may supersede this schedule in some cases.

The Contractor shall be responsible to remove any stains from hard surfaces caused by fertilizer application. Contractor shall notify the Client five (5) business days in advance of a turf or ornamental fertilizer application.

Part III – Landscape Plant Maintenance **Trees, Palms, Shrubs, Ground Covers**

A. Fertilization: Ornamental shrubs, trees and ground covers shall be fertilized after planting and then three times per year. Two of the applications are scheduled for March and October. An all-purpose fertilizer shall be used with an analysis of 8-0-12, 15-0-15 or similar, with application rates determined by the size of the plants. Fertilizer labels shall be made available to the Client upon request. It shall not be necessary to fertilize hardwood trees that exceed four inches in caliper.

Mature palms in the landscape shall be fertilized four times per year at a rate of 5 to 8 lbs. each application. Palms under 8 feet tall will receive 2-5 lbs. per application four times per year. A fertilizer specifically for palms shall be used. Fertilizer labels shall be made available to the Client upon request.

The fertilizer should be available in slow-release form. The fertilizer should also contain magnesium and a complete micronutrient amendment. The fertilizer analysis shall be 8-0-12-4 or similar. Fertilizer applied to shrubs and trees planted in beds shall be broadcasted over the entire plant bed. Fertilizer may be punched shallowly into the soil on berms and slopes where runoff is likely.

Nutrient deficiencies shall be treated with supplemental applications of the specific lacking nutrient according to University of Florida Cooperative Extension recommendations.

Any tree up to four-inch caliper, palm tree up to twelve feet of clear trunk, shrub or groundcover that dies or becomes weak or unsightly due to negligence or improper maintenance procedures, shall be replaced at the sole cost of the Contractor. Replacement will be of the size installed at original installation. This excludes damage from environmental conditions, poor cultural conditions, lack of precipitation and nematodes or disease and insect activity for which there are no control measures.

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Initials [Signature] [Signature]

B. Pest, Disease and Weed Control: Contractor shall practice Integrated Pest Management (IPM) to control insects, diseases and weeds on and around perennials, ground covers, shrubs, vines and trees. This will include frequent monitoring and spot treatment as necessary. Weeds in beds or mulched areas and paved surfaces (crack weeds) will be removed by mechanical, physical or chemical methods. Beds and mulched areas are to be maintained essentially weed free. "Essentially weed free" means that all beds should begin the contract with no weeds, and that the only acceptable amount and size of weeds would be that which could germinate and grow in a single week.

C. Pruning: All pruning of tree and shrubs will follow University of Florida recommendations. Shrubs, groundcovers and vines will be pruned with hand or power shears as needed to provide an informal shape, fullness and blooms, at least 12 times per year. **Shrubs in their flowering cycle shall not be pruned until blooming is complete, unless there is an ingress, egress or line of sight concern.** Shrubs, groundcovers and vines shall be trimmed on a schedule so that they always are in a neat and attractive condition. All signs and light fixtures shall be kept clear of vegetation at all times. Shrubs, groundcovers, and vines shall not be allowed to grow over sidewalks, driveways, curbs, gutters, etc. Renewal pruning will be performed once a year, when necessary, during the non-growing season, beginning in mid-February, but prior to the spring flush of growth. Removal of up to one third (1/3) of shrub shall take place during this pruning. This type of pruning will promote healthier interior growth and bring the shrub back to its proper proportions. The Contractor will remove all pruning litter.

Ornamental grasses and all pertinent perennials shall be heavily cut back two times per year. This will ensure a healthy full plant in the growing season. Upon mutual agreement, ornamental grasses and perennials may be divided at an additional cost to the Client. Crinum lilies shall have their brown leaves removed during regular maintenance operations.

Palm pruning around the clubhouse and pool will be done two (2) times per year to remove dead and yellowing fronds, seed heads and loose boots on palms over fifteen (15) feet. Tall palms shall be pruned at "9 and 3 o'clock". On palms smaller than fifteen feet, remove only dead and yellowing fronds, seed heads and loose boots during regular maintenance visits. "Hurricane" pruning is not acceptable. Small palms shall be pruned at "9 and 3 o'clock". No pruning will be done during or immediately following growth flushes. No herbicides will be used for this purpose. The Contractor shall remove all pruning litter.

***The client is under no obligation to use the landscape maintenance contractor for the pruning of tall palms.**

Contractor shall be responsible for pruning of all lower tree branches up to a height of fifteen feet (15) and up to a branch diameter of three inches. Branches will be pruned just outside the branch collar and pruning paint *will not* be applied. All sidewalks, patios, driveways and other paved surfaces must have overhead tree clearance of at least eight feet. All trees shall be maintained at a uniform height. Contractor will remove all branches from property. All sucker growth shall be removed from around the base of trees on a regular basis. Crape myrtles and similar small ornamental trees shall be pruned regularly during the course of the year to remove dead, crossing and rubbing branches as well as water sprouts and sucker growth. Ligustrum trees will be trimmed to maintain their natural shape. They shall not be sheared tightly.

D. Mulching: All Client designated planting beds will be replenished with Grade A medium brown pine bark nuggets once a year prior to the Thanksgiving holiday. Bark should be maintained at a depth of 3 inches. All curb, roadway and bed edges will be trenched to help contain the installed bark. Bark shall not be placed directly against the trunks of trees.

The Contractor shall be solely responsible for the proper measurement and to supply the appropriate quantity of pine bark.

Any other pine bark or pine straw installed at other locations will be at an additional cost to the Association.

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Part IV- Seasonal Color

A. Annual Flowers: After prior approval by Board of Directors installation of annuals shall be done four times per year with twelve hundred (1200) annuals being installed at each rotation in designated areas. Major renovation of annual beds shall be performed once per year prior to the Holiday Season planting. A potting mix specifically blended for annuals will be used. The beds shall be eight inches deep at the deepest point tapering down to existing grade and angled for the best visibility and curb appeal. The potting mix will be "topped off" as needed during changeouts, as part of this agreement. Six inch-potted annuals will be planted on six-inch centers (average), depending on the variety. Any annual(s) that declines in health or dies, will be replaced at no cost to the Client with like variety, so that annual display always in its best display condition. Contractor will be responsible to purchase, install, and dispose of all debris.

The Contractor shall be solely responsible for the proper measurement and to supply the appropriate quantity of annuals.

Annuals and perennial bedding plants shall be fertilized at least monthly, (except from June 1-Sept 30) at a rate of $\frac{1}{2}$ pound of nitrogen per 1,000 square feet of area every 3-4 weeks. A liquid fertilization schedule is also acceptable. An optional fertilizer schedule would use a slow-release fertilizer such as Osmocote or Nutricote incorporated in the bed at planting and applied thereafter according to label directions. The Contractor will be responsible for weed control. Beds will be maintained essentially weed free. Pest control will follow IPM principles. (Item A will apply only if and when the Client requests annuals and/or perennials)

Part V- Irrigation System

A. Prior to the effective date of this agreement, the Contractor (if a new Contractor is selected) will inspect the irrigation system and make adjustments to ensure proper operation of the system, and to check for pre-existing conditions that would require repair. A written proposal of repairs will be prepared for review by the Client. The proposal will have all necessary charges, unless it is difficult to determine a charge, due to unforeseen circumstances. If that is the case, a "time and materials" proposal will be presented. Any of the eligible repairs made by a Contractor will then be included under the scope of this agreement as described in paragraphs B through F.

***Water's Edge irrigation is a two-wire system. It has approximately 123 zones, 5 irrigation controllers, 5 battery operated controllers at 3 pump/well stations. Ventana has approximately 25 zones, 2 controllers and 1 pump/well station.**

B. The Contractor shall inspect and test all components and zones of the irrigation system on a monthly basis, and shall reset zone run times on a quarterly basis, according to seasonal evapotranspiration changes, while ensuring that the common area is watered on the proper day, according to local watering restrictions. During each inspection the Contractor shall sign, date, and initial an inspection sticker that is located inside the controller cover and report to the management company any changes on water controllers immediately for appropriate action from the management company. The automatic shutoffs (rain sensors) will be inspected annually prior to the May inspection. The sensors will be adjusted at this time, and malfunctioning sensors will be reported to the management company.

C. Minor adjustments and repairs such as sprinkler head replacement, dripline repair, emitter cleaning or replacement, filter cleaning, lateral line repairs and controller adjustments shall be made at **Contractor's expense**. The Contractor will not be financially responsible for the repair or replacement of irrigation controllers, valve replacement, mainline breaks, rain sensors or for the tracking of wires. Any four-inch turf spray head that must be replaced shall be replaced with a six-inch spray head, installed on flex pipe. In addition, standpipes shall be raised and/or lowered according to finished trimming height of shrubs, at contractor's expense. The Contractor will provide written documentation to Client and/or PSA on a monthly basis, stating on what date(s) the inspection took place, the specific repairs made, and the locations.

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D. The Contractor shall notify the Client of a malfunctioning controller, and the cost to repair or replace the controller, prior to the work being performed. All non-emergency repairs shall be made within five business days. The Contractor may charge the Client for repairs that the Client mandates be made on a schedule that differs from the five business days. All emergency irrigation repairs must be completed within twelve (12) hours of issuance of a work order. PSA must be contacted in writing within twenty-four (24) hours that the problem has been corrected. Failure to meet these deadlines may result in the Contractor being penalized during the monthly inspection. **An irrigation emergency is defined as on valve that will not shut down or a broken mainline.** During weekly maintenance, the Contractor will note and report to the Client any symptoms of inadequate or excessive irrigation, drainage problems, etc.

E. The Contractors Irrigation license(s) must be current at all times during the term of this contract. Failure to maintain a current license will be deemed a breach of this contract.

F. The Contractor will be financially responsible for the replacement of any and all turf, trees (up to four-inch caliper) and shrubs that die or decline in health due to improper irrigation management.

G. Irrigation and/or landscape emergency contact phone number(s): # Armando Taylor - (813) 479-7964

Joseph Amarosa - (813) 701-1179

Part VI- General Site Maintenance

A. The Contractor shall be responsible for removing all debris and litter from the jobsite during each maintenance visit. Contractor shall be responsible for the proper off-site disposal of this debris.

B. During each regular maintenance visit, Contractor shall inspect the entire site and remove any fallen branches, or debris on the common grounds and right of ways. This includes dead branches stuck in trees at a height up to fifteen feet.

C. Entry gate areas shall be kept weed free by mechanical, hand or chemical means.

D. Contractor shall remove any accumulation of road silt, soil or the like from hard surfaces.

E. No tracker dye shall be used with all Roundup (and comparable products) applications.

F. Contractor shall be responsible for the removal and proper disposal of any small animal carcasses.

G. Contractor shall control weeds in all paved surfaces, such as gutters, curbs, driveways, sidewalks and the like. These areas shall be maintained weed free.

H. Contractor shall be responsible for debris cleanup from normal weather conditions.

I. Contractor shall not be responsible for any severe weather-related cleanup (hurricane, tornado, etc) outside the normal contracted scope of services. The Contractor will provide the Client with an hourly rate for supervisory and cleanup personnel. Upon mutual agreement normal contracted services may be exchanged for severe weather cleanup services. Upon mutual agreement missed mowing services, or any other missed contractual service may be credited to the Client with a specific dollar value to be applied to future services.

J. Where natural wooded areas adjoin the finished turf area or landscape beds, a buffer zone of at least three feet shall be maintained with herbicide by the Contractor. This will prevent the encroachment of the natural areas into the finished landscape. Large-scale wood line cutbacks will be done at an additional cost to the Client. The Contractor

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shall remove branches or other vegetation that impedes the mowing process or presents a hazard to the homeowner as a condition of this contract.

K. Heavy leaf or pine needle accumulation, as determined by the Client or the Client's representative, will be removed during the non-growing season no less than four times per year. Leaves and pine needles should not be blown or raked into the lawn or planting beds unless specified by the Client. All leaves and pine needles shall be disposed of off-site.

L. Stakes shall be removed when approved by Contractor or the management company. Staked trees shall be re-staked and adjusted as necessary as part of ongoing maintenance. This excludes re-staking as a result of adverse weather conditions. All new stakes shall be removed after 12 months.

M. Dead plant material shall be removed and disposed of by the Contractor. This does not include large trees, which would necessitate the services of an arborist. The Contractor shall contact the client in writing of any plant removals and of plants that need to be replaced. Specific locations must be included in the report.

Part VII-Job Site Considerations

A. Contractor shall provide client and include with signed contract with a calendar year schedule(s) outlining the planned Grounds Maintenance, Pest Control, Weed Control, Fertilization, and Irrigation Maintenance functions by month prior to the beginning of their contract start date.

B. Contractor shall provide PSA/and or Management Company with a Weekly Contractor Report (provided by PSA) via email within twenty-four hours of completed weekly maintenance visit. In addition, the Contractor shall provide PSA with the Contractor's own irrigation inspection report within two days after the completion of the monthly inspection as per Section IV parts A and B of this agreement.

C. Care should be taken to not drive over any plastic catch basins, French drains and decorative borders.

D. The Contractor will be responsible for the repair of all damage to screening, edging, and PVC pipes if these items are protected by a buffer or physical barrier.

E. Contractor shall be responsible for the cleaning up of any fluids that drain from their trucks or equipment. They shall also be responsible to repair any damage to street or plant material. Contractor may not park work vehicles on turf areas or in planting beds. Equipment must be fueled over a paved surface.

F. No work may commence earlier than 7:30am Monday through Friday and 8:00am on Saturday. Only emergency related work may be performed on Sundays.

G. Contractor shall display a sufficient number of pesticide notification placards at the conclusion of each insecticide, herbicide, fungicide or fertilizer treatment. Placards will indicate material applied, the date of application.

Water's Edge 2022/23 Company Name ASI Landscape Management

Initials 

Part VIII-MONTHLY SITE INSPECTIONS

The landscape may be inspected on a monthly basis. The Contractor, a Client representative and a representative of PSA and/or a representative of Water's Edge, shall perform a thorough on-site inspection of all the landscaped areas and their various components. **The Contractor shall be given at least two business days (48 hours) notice of the inspection.**

The scoring system is based on an aggregate point total: 1= *Poor*, 2= *Good*, 3= *Excellent*. All scoring is based on an aggregate of the entire property, with special emphasis based on high visibility areas along the main arterial roads and the parks. Twelve components of the landscape are reviewed each month.

The scoring is based on the **proportion** of the property that has deficiencies, **and the magnitude of the deficiency**. Ex. Whether the turf was cut too low, or uneven, too many low hanging branches to impede the line of sight or cause injury, yellow turf in the middle of summer, how much of the turf or shrubs are affected by disease or insects, the health and bloom of the annuals, etc.

1= Poor- This indicates that **2/3- all of the property (and the magnitude of the deficiency)** has a problem with any one of the scored components, or could adversely affect that portion of the property, such as a malfunctioning irrigation system.

2= Good- This indicates that **1/3-2/3 of the property (and the magnitude of the deficiency)** has a problem with any one of the scored components, or could adversely affect that portion of the property, such as a malfunctioning irrigation system.

3= Excellent- This indicates that **none-1/3 of the property (and the magnitude of the deficiency)** has a problem with any one of the scored components, or could adversely affect that portion of the property, such as a malfunctioning irrigation system.

If PSA is administering the inspection, the Contractor must achieve a score of **85% or higher (30 points or above)** in order to receive their full monthly grounds maintenance payment. If the Contractor fails to achieve this score, their payment for the month of the inspection shall be **reduced by 20%**. If a representative of Water's Edge is administering the inspection, any failure to complete the deficiency list generated during the inspection by the due date shall result in a reduction of 5% from the payment for the month of the inspection. Scoring shall not be based on work that is scheduled, but yet to be performed, or if the work is being performed according to industry standards. Contractor must have the deficiencies that were noted, corrected as stipulated on this landscape maintenance agreement within 14 days of the receipt of the inspection report. This **Done Report** shall be signed off by the Contractor **certifying** that the deficiencies have been corrected within the allotted time. It must be received by PSA Horticultural and/or the Management Company no later than one day after the correction due date. If the certified Done Report is not received on time, the Contractor may be penalized 1 percent of their monthly payment deducted for the month of the late report. Uncorrected deficiencies carried over from a previous month, without a legitimate written reason, may result in the Contractor being penalized 1 point during the next monthly inspection. Items certified as completed and found to be incomplete shall result in the Contractor being penalized 2 points during the next monthly inspection.

Payment to Contractor will be made within 30 days after certification of Monthly Site Inspection results.

Part IX Payment

Payment by the Client to the Contractor shall be based on equal payments for the Landscape Maintenance Pricing Total Landscape Program component of this agreement. All other charges will be billed separately. **The Client shall not accept any price increases or fuel surcharges during the term of this agreement.**

Water's Edge 2022/23 Company Name ASI Landscape Management

Initials 

Landscape Maintenance Pricing

**Annual costs must be equally divisible by 4 or 12*

Service	Annual Cost	Monthly Cost Annual Cost/12 *Quarterly Cost/4
Grounds Maintenance	\$ 159,780.00	\$ 13,315.00
Pest Control & Fertilization Program* Billed Qtrly	\$ 13,680.00	\$ 3,420.00
Arbor Care Program-Hardwoods	\$ 6,000.00	\$ 500.00
Irrigation System Inspections**	\$ 35,760.00	\$ 2,980.00
TOTAL LANDSCAPE PROGRAM	\$ 215,220.00	\$ 16,795.99

*Lawn/Shrub Pest Control and Fertilization Program shall be billed to Client in four equal quarterly invoices. Invoice shall be all inclusive. Billable in March, June, September and December.

**Includes all irrigation parts and labor from the exit side of the valve to the terminus of zone.

OPTIONAL SERVICES***	Per Application or Event	Annual Total
Tall palm pruning (Approx. 20 palm trees in clubhouse area)	700.00	1,400.00
Seasonal Color Program (Four rotations)	\$ 2,787.00	\$ 11,148.00
Mulching Program- (Approx. 395 cu. Yards)	\$ 17,775.00	\$ 17,775.00

*** Optional services shall be billed upon completion.

Water's Edge 2022/23 Company Name ASI Landscape Management
Initials  

Supplemental Pricing

Add a second detail during each growing season month	\$ 2,900.00
Core Aeration per 10,000 sq. ft.	\$ 400.00
Pine Bark-supply and install per cu. yd.	\$ 50.00/CY
Pine Straw-supply and install per bale.	\$ 0.50/Bale
Shredded Cypress of similar per cu. yd.	\$ 50.00/CY
Install 4" annual-each	\$ 2.25
Install 6" annual -each	\$ 8.50
Supervisory labor per hour	\$ 65.00
General labor- per employee, per hour	\$ 34.00
Top Choice application per acre	\$ 650.00
Top Choice application per 1000 sq. ft.	\$ 100.00
Irrigation technician per hour	\$ 65.00
New valve- supply and install 1"	\$ 281.00
New valve-supply and install 1.5"	\$ 404.00
New valve-supply and install 2"	\$ 537.00
Valve solenoid -supply and install	\$ 80.00
Single station decoder-supply and install	\$ 273.00
Two station decoder-supply and install	\$ 392.00
Rain sensor-supply and install (wired)	\$ 135.00
Rain Sensor -supply and install (wireless)	\$ 215.00
Irrigation controller- supply and install 12 zone exterior (ext)	\$ 750.00
Irrigation controller- supply and install 24 zone exterior (ext)	\$ 1,200.00
Irrigation controller battery - supply and install	\$ 231.00
St. Augustine sod- supply, strip and install (500 sq. ft. min) per. Sq. ft.	\$ 1.40
Bahia sod-supply, strip and install (500 sq. ft. min) per. sq. ft.	\$.75
500 gallon water truck- per hour	\$ 65.00
1G shrub-supply, install, warrantied for contract term (ea.)	\$ 7.50
3G shrub-supply, install, warrantied for contract term (ea.)	\$ 18.00
7G shrub-supply, install, warrantied for contract term (ea.)	\$ 42.00

Company Name ASI Landscape ManagementWater's Edge 2022/23 Company Name ASI Landscape ManagementInitials SW AW

Part X- Termination


The Client and/or the Contractor may terminate the Landscape Maintenance Agreement with sixty (60) days written notice, with or without cause, and must be received by either party via Certified Mail. The sixty (60) day notice shall commence on the day said written notice is received by either party.


In the event that the Contractor is purchased, merged or acquired in any way by another Company, the new Contractor must abide by this agreement. In the event that the Contractor is purchased, merged or acquired any way by another Company, the Client may terminate the Landscape Maintenance Agreement with thirty (30) days written notice at any time. The notice must be sent via Certified Mail and simultaneous email. The thirty (30) day notice shall commence on the day said written notice is received by the Company.

Part XI- Agreement

The Contractor agrees to abide by all the terms of this agreement. The term of this contract shall begin on January 1, 2022 and expire on December 31, 2023, or upon termination pursuant to Part X herein above, whichever comes first. This agreement shall not automatically renew. Upon expiration of this agreement, the Contractor may work on a month-to-month basis, until another agreement is executed, if mutually agreed up by the Client and Contractor.

CONTRACTOR**WATER'S EDGE HOMEOWNERS ASSOC.**

ASI Landscape Management
 Authorized Signature 
 Name Dominick Portoghese
 Title Director of Business Development
 Date 7-27-2021
 Phone (813) 399-6666
 E-mail dportoghese@asilandscapemgt.com

WATER'S EDGE HOMEOWNERS ASSOC.
 Authorized Signature  as per the BOD
 Name ROCCO IERVASI
 Title LCAM ASSOC. MGR
 Date 9-29-21
 Phone 813 433-2000
 E-Mail riervasi@mgmt-assoc.com

Water's Edge 2022/23 Company Name ASI Landscape Management

Initials  

Tab 6

Tab 7

Tab 8



3330 36th. Ave. N. St. Petersburg, FL. 33713
(727) 521-3320 FAX (727) 521-6219

October 7, 2021

Waters Edge

Attention: Matt Huber, Jason Peterson, Teri Geney

Please find enclosed the pump station maintenance agreement. Due to rising costs across the board, ITS needs to revise the maintenance fee. This would begin with the first planned maintenance in 2022.

Pump Station: This proposal is based on bi-monthly planned maintenance services for the pump station with daily monitoring. This proposal is based on the existing common VFD pumping station, recharge pump/well and three discharge filter cleanings per year. Filter cleaning contract was previously separate from maintenance contract.

Should you have any questions regarding this information, please contact me at your convenience.

Thanks,
Daniel Hodges
ITS Pumps and Controls Director
407-853-0324
Daniel_hodges@irrigationnet.com

I. Maintenance Frequency: **Irrigation Technical Services** agrees to provide routine inspection and adjustment of the common irrigation system pump station every other month. (6 times/year) beginning in 2022.

II. Maintenance Responsibility: Preventative Maintenance Inspection to include the following as it applies to the above referenced equipment:

a. Motors:

- i. Perform voltage and amperage test under no load and full load conditions to determine electrical power quality and electrical connection integrity.
- ii. Perform Meg-ohm test on all motors once per year to determine condition of motor windings. Record bearing temperature reading.
- iii. Change motor oil and Lubricate motors once per year. Motor oil charge in addition to contract.
- iv. Inspect motor termination, head shaft connection and ratchet assembly. Tighten base bolts.

b. Pumps:

- i. Clean drain tubes, adjust packing, and check for shaft play. Verify vacuum breaker for anti-siphon, tighten head bolts.
- ii. Pressure test all pumps at no flow (dead head) and full flow (requires assistance from sight maintenance personal) to determine condition of pump bowl assembly and determine proper water flow through the intake system.
- iii. Check for excessive noise and vibration.
- iv. Check mechanical seal/packing and adjust packing for proper coolant water flow. Re-pack pumps and inspect shaft clearance in packing house once yearly.

c. Check Valves:

- i. Sound test all check valves for leakage

d. Isolation Valves:

- i. Inspect and exercise all isolation valves. Lubricate if needed.

e. Manifold:

- i. Inspect general condition of all manifold piping, welds and bolting.
- f. Tank:
 - i. Visually inspect hydro pneumatic tank integrity. Verify air and water ratio. Inspect surge tank air relief valve and verify operation. Check bladder and recharge pressure.
- g. Station Skid:
 - i. Inspect for corrosion, deterioration and missing components.
- h. Control Valve:
 - i. Verify operation. Clean Y strainer, limit switches and flush all tubing. Check pressure gauges and stem “o” ring.
- i. Optional Equipment:
 - i. Check the following optional component if present: Relief valve (standard on VFD station), Y strainer, hydraulic pump station, intake screen flush operation, bypass control valve, and air compressor for tank charging system.
 - ii. Inspect and verify operation of discharge filter.
 - iii. Inspect and verify operation of injection system.
- j. Water Source:
 - i. Inspect wet well for debris and visually inspect pump column assembly (access hatch is necessary for this procedure).
- k. Main Electrical:
 - i. Check and verify all connections to pump station. Inspect disconnecting means, verify capacity (voltage, amperage and fusing). Check for signs of heat damage.
 - ii. Check line voltage under full load and no load conditions. Calculate voltage imbalance and voltage variance.
- l. Grounding:
 - i. Verify main grounding electrode and grounding electrode conductor. Inspect all ground and bonding connections.
- m. Control Panel:
 - i. Inspect and clean as necessary all control components in electrical control cabinet. Make necessary adjustment as needed for proper operation. Clean and flush control tubing to pressure switches.
 - ii. Check control voltage. Verify alarm operations installed on station

and check indicating lamps and meters, replace as necessary.

- iii. Inspect electrical enclosure for leakage. Examine components for



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(727) 521-3320 FAX (727) 521-6219

- deterioration and heat damage. Lubricate door gasket and disconnect linkage. Inspect all wiring and terminations.
- iv. Inspect and verify surge protection, if installed. Verify VFD operation and VFD cooling unit operation. Clean and inspect motor starter contacts once per year.

III. Non Maintenance Repairs:

- a. The responsibility listed above provide for a routine inspection of the irrigation system pump station. Materials and labor needed to make repairs, not included in "Maintenance Responsibility", shall be an additional charge as follows:

Materials: Manufacturers published list price.

Labor: Hourly charge per man

Pump Technician \$ 118.00 per hour portal to portal

IV. Owners Cooperation:

- a. Equipment and grounds must be accessible to Irrigation Technical Services personnel.

Approved Limit: No work in excess of \$_____ shall be performed without

prior authorization from: _____, (_____) _____
Point of contact Contact phone

V. Additional Services Associated with the Pump Station

- a. Data Service is needed for remote capabilities with the pump station. This is done through the Precision Clarity System Controls. This is an annual fee of \$1,000.00. Data service is for the pump station monitoring and control.
- b. Any time Pump Station Diagnostics are done on pump station on a non-maintenance visit there is \$289.00 diagnostic fee. If repair work proposed from diagnostic visit is done there will be a \$289.00 credit for that repair.





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(727) 521-3320 FAX (727) 521-6219

VI. Additional Information:

- b. Damage to the pump station after the checkout of the system shall not be covered by Irrigation Technical Services and shall be paid by the owner/agent with whom this contract is made.
- c. Irrigation Technical Services shall not be held responsible for loss of plant materials due to pump station failure incurred during the maintenance period.
- d. Irrigation Technical Services shall provide a one-year warranty on replacement equipment or manufacturers listed warranty, (whichever is applicable) as well as a ninety (90) day warranty on labor.
- e. Irrigation Technical Services agrees to respond to emergency services for the pump station within 24 hours for a phone response or a site visit.

VII. Terms:

- f. Six-Hundred-Dollars & 00/100 (\$ 600.00) per maintenance visit to be paid within 10 days of receipt. Contract period shall be for two years.
- g. Incorporated discharge filter contract: Disassemble, pressure wash and reassemble filter components three times a year.
\$1,362.75 per cleaning.

Date

Owner/Agent – Waters Edge

Tab 9

Addendum #1 to
Maintenance Cost Sharing Agreement

This Addendum #1 to the Maintenance Cost Sharing Agreement (“**Addendum #1**”) is entered into as of October 1, 2021, between the **Waters Edge Community Development District**, a local unit of special-purpose government created pursuant to Chapter 190, Florida Statutes (the “**District**”) and **Waters Edge Master Association, Inc.** (the “**Association**”).

Background Information:

The District entered into the Maintenance Cost Sharing Agreement with the Association as of August 26, 2010 (the “**Cost Share Agreement**”). The District and the Association desire to amend the Cost Share Agreement as outlined in this Addendum #1.

Operative Provisions:

Section 3. of the Agreement is hereby deleted and replaced with the following:

3. **Scope of Work.** The Association shall mow and maintain the District Property at the same scope of work, level of service and frequency as the Association Property. The scope of work, level of service and frequency is described in the Landscape Maintenance Agreement dated September 29, 2021 between the Waters Edge Master Association, Inc. and ASI Landscape Management (the “**ASI Agreement**”). The scope of work includes the grounds maintenance services, pest control services, fertilization services, arbor care services and irrigation system inspections listed on page 19 of the ASI Agreement. The optional seasonal color program listed on page 19 of the ASI Agreement shall also be included as part of the Cost Share Agreement. The District and the Association shall not share costs for the tall palm pruning and mulching options listed on page 19 of the ASI Agreement. The District and the Association shall each pay all of their own costs for any tall palm pruning services or mulching services that they elect to do on their properties as shown on the property appraiser’s records. The Association shall not change landscape companies or decrease the scope of work, level of service or frequency of maintenance and mowing on the District Property without notifying the District thirty (30) days in advance.

IN WITNESS WHEREOF, the parties have caused this Addendum #1 to be executed as of the date written above.

Waters Edge Master Association, Inc.

**Waters Edge
Community Development District**

Name: _____
Title: _____

By: _____
Chair of the Board of Supervisors

Tab 10

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, September 23, 2021, at 3:30 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 <i>(via conference call)</i>
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
Darryl Adams	District Manager, Rizzetta & Company
Jayna Cooper	District Manager, Rizzetta & Company
John Vericker	District Counsel, Straley, Robin & Vericker <i>(via conference call)</i>
Frank Nolte	District Engineer, Cardno <i>(via conference call)</i>
Brian Fackler	Sitex Aquatics <i>(via conference call)</i>
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

On a Motion by Ms. Ballou, seconded by Mr. Anastasopoulos, with all in favor, the Board of Supervisors approved the proposal for pond EA1 outfall repairs from Cross Creek Environmental for \$2,870 for the Water's Edge Community Development District.

The Board tabled consideration of the GHS WUP proposal for \$5,500 until the October meeting.

B. Aquatics Manager

The Board directed Sitex to inspect ponds D2, G1, and S1 during the next site visit.

C. PSA Landscape Inspection Report

The Board discussed updates on the bike path. Prior to the ribbon cutting ceremony on 10/4, Ms. Ballou will take pictures of damaged areas along the bike path. Ms. Geney will get a revised mulch quote and draft a letter to the county requesting payment for replacement of plants and mulch and repair of irrigation.

D. District Counsel

On a Motion by Mr. Anastasopoulos, seconded by Mr. Peterson, with all in favor, the Board of Supervisors approved the Irrigation Pump Cost Share Agreement for \$68,000 for the Water's Edge Community Development District.

Mr. Vericker is drafting an addendum to the Maintenance Cost Share Agreement to include the same expectations for the HOA and CDD for consideration at the October meeting.

On a Motion by Mr. Anastasopoulos, seconded by Ms. Ballou, with all in favor, the Board of Supervisors authorized Mr. Vericker to draft a Parking Enforcement Agreement with the HOA for the Water's Edge Community Development District.

E. District Manager

The Board authorized Mr. Huber to reschedule the upcoming regularly scheduled meeting to October 27, 2021 at 3:30 p.m.

FOURTH ORDER OF BUSINESS

Consideration of Third Addendum for District Services

On a Motion by Mr. Anastasopoulos, seconded by Ms. Ballou, with all in favor, the Board of Supervisors approved the Third Addendum for District Services for the Water's Edge Community Development District.

FIFTH ORDER OF BUSINESS

Consideration of Fountain Proposals

The Board tabled consideration of the fountain proposal until the October meeting.
The Board directed Mr. Huber to gather more proposals for consideration.

SIXTH ORDER OF BUSINESS

Consideration of 2022 EGIS Insurance Proposal

On a Motion by Ms. Ballou, seconded by Mr. Peterson, with all in favor, the Board of Supervisors approved the 2022 EGIS Insurance Proposal for the Water's Edge Community Development District.

SEVENTH ORDER OF BUSINESS

Consideration of Tree Services Proposal

On a Motion by Mr. Anastasopoulos, seconded by Mr. Peterson, with one opposed, the Board of Supervisors approved the tree removal proposal from Morris Tree Service for \$800 for the Water's Edge Community Development District.

EIGHTH ORDER OF BUSINESS

Consideration of Minutes of the Board of Supervisors' Meeting held on August 26, 2021

On a Motion by Mr. Anastasopoulos, seconded by Mr. Peterson, with all in favor, the Board of Supervisors approved the Minutes of the Board of Supervisors' meeting held on August 26, 2021 as presented for the Water's Edge Community Development District.

NINTH ORDER OF BUSINESS

Consideration of Operations & Maintenance Expenditures for August 2021

On a Motion by Mr. Haslett, seconded by Mr. Peterson, with all in favor, the Board of Supervisors approved the Operations and Maintenance Expenditures for August 2021 (\$75,097.46) for the Water's Edge Community Development District.

TENTH ORDER OF BUSINESS

Audience Comments & Supervisor Requests

On a Motion by Ms. Ballou, seconded by Ms. Geney, with all in favor, the Board of Supervisors approved ASI proposals for sod (\$2375), replacement of dead bushes (\$2507), and converting the drip line to spray (\$591) for a total of \$5,473 for the Water's Edge Community Development District.

An audience member addressed the Board regarding lighting along a main wall, ponds at Oyster Bay in need of maintenance, and the 6% collection costs from Pasco County Tax Collector. Mr. Huber addressed each concern.

123 Mr. Anastasopoulos asked for follow-up regarding the transfer of the utility cost
124 for the pump station.

125
126 Mr. Haslett inquired about the date of the last stormwater inspection.

127
128 **ELEVENTH ORDER OF BUSINESS Adjournment**

129
130 Mr. Huber stated if there was no further business to come before the Board than
131 a motion to adjourn would be on order.

132

On a Motion by Mr. Haslett, seconded by Ms. Ballou, with all in favor, the Board of Supervisors adjourned the meeting at 5:15 p.m. for the Water's Edge Community Development District.

133
134
135
136 _____
Secretary/Assistant Secretary

Chairman/Vice Chairman

Tab 11

Waters Edge Community Development District

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

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

www.watersedgecdd.org

Operations and Maintenance Expenditures September 2021 For Board Approval

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

The total items being presented: **\$35,069.50**

Approval of Expenditures:

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

Waters Edge Community Development District

Paid Operation & Maintenance Expenditures

September 1, 2021 Through September 30, 2021

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Ameriscape USA, Inc.	002260	143528	Plant Replacement & Irrigation Repairs 05/21	\$ 1,817.00
Ameriscape USA, Inc.	002276	143697	Irrigation Repairs 06/21	\$ 594.00
Cardno, Inc.	002261	530127	Engineering Services 08/21	\$ 795.00
Cardno, Inc.	002279	530363	Engineering Services 09/21	\$ 1,045.00
EGIS Insurance Advisors LLC	002273	14018	General/POL/Liability Insurance 10/01/21-10/01/22	\$ 9,783.00
George Anastasopoulos	002264	GA082621	Board of Supervisor Meeting 08/26/21	\$ 200.00
George Anastasopoulos	002277	GA092321	Board of Supervisor Meeting 09/23/21	\$ 200.00
GHS Environmental	002266	2021-439	Monthly Meter Reading - Pump Station 8/21	\$ 142.00
Irrigation Technical Services, Inc.	002262	28943	Bi-Monthly Pump Station Maintenance 08/21	\$ 450.00
Irrigation Technical Services, Inc.	002269	28962	Water Management - Pump Station 08/21	\$ 550.00
Irrigation Technical Services, Inc.	002262	29036	Replace Heat Solenoid - Pump 08/24	\$ 664.30
Jason Peterson	002270	JP082621	Board of Supervisor Meeting 08/26/21	\$ 200.00

Waters Edge Community Development District

Paid Operation & Maintenance Expenditures

September 1, 2021 Through September 30, 2021

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Jason Peterson	002282	JP092321	Board of Supervisor Meeting 09/23/21	\$ 200.00
Michaela A. Ballou	002265	MB082621	Board of Supervisor Meeting 08/26/21	\$ 200.00
Michaela A. Ballou	002278	MB092321	Board of Supervisor Meeting 09/23/21	\$ 200.00
Pasco County Utilities	002274	15471125	9019 Creedmoor Reclaim Lane 08/21	\$ 3,000.20
Rizzetta & Company, Inc.	002271	INV0000061111	District Management Fees 09/21	\$ 3,895.00
Rizzetta Technology Services	002272	INV0000007885	Email/Website Services 09/21	\$ 175.00
Straley Robin Vericker	002263	20189	General Legal Services 07/21	\$ 1,678.00
Straley Robin Vericker	002283	20331	General Legal Services 08/21	\$ 1,403.00
Teri Lynn Geney	002267	TG082621	Board of Supervisor Meeting 08/26/21	\$ 200.00
Teri Lynn Geney	002280	TG092321	Board of Supervisor Meeting 09/23/21	\$ 200.00
Timothy M Haslett	002268	TH082621	Board of Supervisor Meeting 08/26/21	\$ 200.00
Timothy M Haslett	002281	TH092321	Board of Supervisor Meeting 09/23/21	\$ 200.00

Waters Edge Community Development District

Paid Operation & Maintenance Expenditures

September 1, 2021 Through September 30, 2021

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Waters Edge Master HOA, Inc.	002275	090721 144314	Shared Cost Landscape Services 09/21	<u>\$ 7,078.00</u>
Report Total				<u>\$ 35,069.50</u>