



Rizzetta & Company

Waters Edge Community Development District

Board of Supervisors' Meeting March 24, 2022

**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

March 17, 2022

REVISED FINAL AGENDA

Dear Board Members:

The regular meeting of the Board of Supervisors of the Waters Edge Community Development District will be held on **Thursday, March 24, 2022 at 5:00 p.m. at the Waters Edge Clubhouse, located at 9019 Creedmoor Lane, New Port Richey, FL 34654**. The following is the revised final agenda for this meeting.

1. **CALL TO ORDER/ROLL CALL**
2. **AUDIENCE COMMENTS ON AGENDA ITEMS**
3. **STAFF REPORTS**
 - A. District Engineer
 1. Review of CDD Responsibility limits on Stormwater SystemTab 1
 2. Review of Pond F1 Erosion ReportTab 2
 - B. Aquatics Manager
 1. Presentation of Monthly Aquatics ReportTab 3
 - C. PSA Inspection Reports
 1. February Done Report.....Tab 4
 2. March Report.....Tab 5
 3. ASI Irrigation Inspection Report.....Tab 6
 - D. District Counsel
 1. Consideration of Resolution 2022-01; Calling for a General ElectionTab 7
 2. Ratification of Revised Common Area Policies.....Tab 8
 - E. District Manager
 1. Presentation of District Manager Report and February 2022 FinancialsTab 9
4. **BUSINESS ITEMS**
 - A. Consideration of Moon Lake Landscape Replacement ProposalTab 10
5. **BUSINESS ADMINISTRATION**
 - A. Consideration of Minutes of the Board of Supervisors' Regular Meeting held on February 24, 2022Tab 11
 - B. Consideration of the Operation and Maintenance Expenditures for February 2022.....Tab 12
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

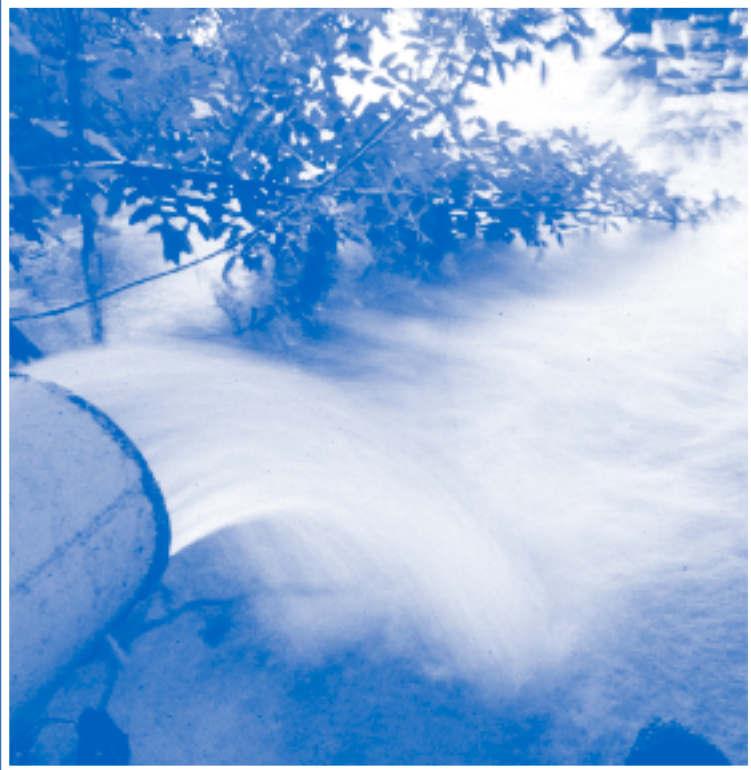
Waters Edge – CDD Stormwater System – Operation and Maintenance Responsibility

Storm drains are designed to be self-cleaning and convey stormwater runoff from roadways to ponds and wetlands within the community. Unfortunately, illicit discharges such as sediment, lawn clippings, and other debris can build up inlets, inhibiting proper flow through culverts. This leads to costly maintenance by the CDD.

The CDD is responsible for the entire stormwater system at Waters Edge (pipe culverts and drainage structures). The HOA owns and maintains the roadway itself and would be responsible for the curb and gutter leading up to any stormwater structure. If any part of the stormwater system fails and damages adjacent HOA assets, (roadway, curb and gutter, sidewalks or homeowner's yards) the CDD would be responsible for those repairs.

The Southwest Florida Water Management District (SWFWMD) requires the CDD inspect and maintain the ponds within the District, and renew operating permits every few years. The District Engineer will periodically inspect the ponds for presence of erosion and sedimentation, and ensure drainage outfall structures are in proper working order. The CDD is responsible for any repairs to the pond banks or outfall structures.

How To Operate & Maintain Your



Stormwater Management System

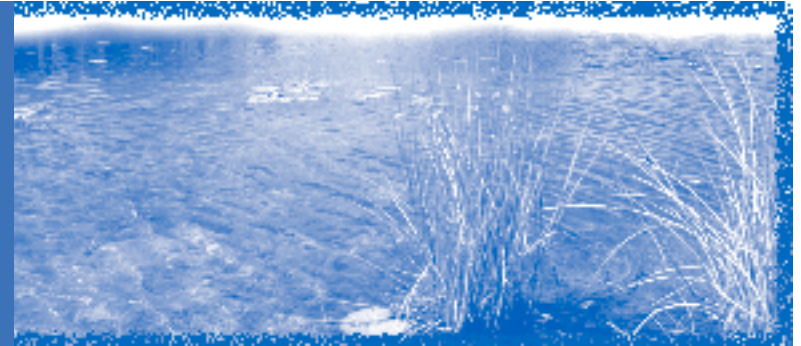


Table of Contents

Stormwater Management System (SWMS)	1
Your SWMS	2
General Maintenance	3
General Maintenance	4
Ditches & Swales	5
Dry Retention Ponds	6
Dry Retention Pond Maintenance	7
Effluent Filtration	8
Effluent Filtration Maintenance	9
Wet Retention Ponds	10
Wet Retention Pond Maintenance	11

Stormwater Management System: It's Your Responsibility

Surface water management facilities, such as ponds, ditches and swales, are constructed to trap and filter out pollutants in stormwater runoff from roads, parking lots, buildings and lawns. Discharge of untreated water to natural lakes, creeks, and rivers is harmful to natural vegetation and wildlife; this destroys one of the very things we like best about Florida — our enjoyment of the abundant clean water for recreation and aesthetic enjoyment.

The purpose of this informational pamphlet is to provide the entity/permittee responsible for the operation and maintenance of the Stormwater Management System (SWMS) with guidelines for establishing a program of routine maintenance procedures, which should minimize problems and maximize the appearance and performance of a SWMS.

Typically, site developers are responsible for operation and maintenance until construction is complete, then they are required by permit condition to transfer this responsibility to a homeowners', condominium owners', or property owners' association. After an association is legally established and construction of the surface water management system is completed, the association will assume responsibility. The operation and maintenance entity for shopping centers, individual stores and offices typically is the landowner or a management company hired by the landowner.

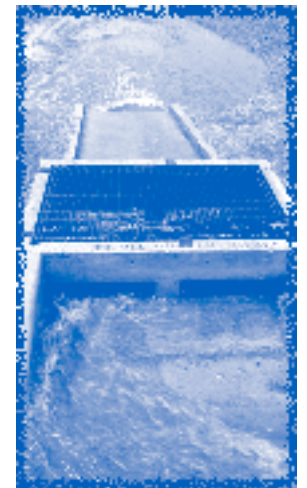


Your SWMS. . .

Your (SWMS) is designed and constructed to comply with certain environmental protection criteria. Stormwater ponds and their associated surface water management facilities are designed to capture and remove pollutants from specific volumes of stormwater runoff through processes such as percolation, filtering and/or detention. As long as they are constructed properly and maintained in an effective state, water quality standards are presumed to be met.

Stormwater management systems should be inspected on a routine basis to ensure that they are functioning properly. Inspections should be scheduled on a monthly or quarterly basis and following any major rain event. More frequent inspections may be necessary during the rainy season. Keeping detailed notes on maintenance activities will help when providing a report to the Southwest Florida Water Management District (District) at the time of your 18- or 24-month inspection. Environmental Resource Permit (ERP) or your Management and Storage of Surface Waters (MSSW) permit includes a condition that specifies how often the inspection reports are due.

It would be wise to designate one individual as the person responsible for overseeing operation and maintenance activities, monitoring and reporting. This will allow that individual to become well acquainted with the SWMS. Provide this person with a copy of the permit and District-approved construction drawings should questions or issues develop.



General Maintenance

1. All stormwater pipes, inlets, catch basins, manholes, flumes, pond inflow and outfall structures (including oil skimmers), and discharge pipes should be inspected on a regular basis (monthly or quarterly) and after major rainfalls. They should be maintained by removing built-up debris and vegetation and repairing deteriorating structures.
2. Chemicals, oils, greases or similar wastes are NOT to be disposed of directly to the stormwater facility or through storm sewers. Treatment ponds are designed to treat normal road, parking lot, roof and yard runoff only. Some chemicals may interfere with a treatment pond's functions or kill vegetation and wildlife. Dispose of these potentially dangerous materials properly by taking them to recycling facilities or to collection locations sponsored by many local governments.

Also, do not dispose of grass clippings in a SWMS. Grass clippings pose problems by smothering desirable vegetation, clogging outfall structures and, when they decompose, may cause unsightly algae blooms that can kill fish.
3. Accumulated pond sediments may contain heavy metals such as lead, cadmium and mercury, as well as other potentially hazardous materials. Therefore, sediments removed from storm sewers, inlets, pipes and ponds should be disposed of at an approved facility (check with your county Solid Waste Department or the Florida Department of Environmental Protection for disposal facilities approved to accept treatment pond sediment).
4. During any repair or maintenance activity, use care to avoid causing erosion or siltation to adjacent or off-site areas.
5. Remember, alterations (filling, enlarging, etc.) of any part of the stormwater facility is not permitted without prior approval from all applicable governing agencies.

continued on page 4

General Maintenance *continued from page 3*

6. The approved Operation and Maintenance Permit and as-built drawings are available at your local District service office. Refer to those plans and permits or additional restrictions, instructions and conditions.
7. It is usually more cost-effective to monitor and perform routine maintenance on a SWMS, rather than let it fail and have to reconstruct the entire system.
8. Mosquito growth can be minimized in a SWMS by the following measures:
 - Do not dump grass clippings or other organic debris into a SWMS — decaying grass clippings and other decomposing vegetation create ideal conditions for breeding mosquitoes.
 - Clean out any obstructions that get into the system. Debris can obstruct flow and harbor mosquito eggs and larvae.
 - Remove water lettuce and water hyacinth, which nourish and shelter mosquito larvae.
 - Stock ponds with predatory "mosquito fish" — Gambusia minnows, which may be collected from other ponds and ditches and introduced into your SWMS. Remember, the introduction of grass carp into your SWMS will require District approval.



Ditches & Swales

(AKA Percolation Ponds)

Some Environmental Resource Permits and (Management and Storage of Surface Water Permits) require that the vegetation in some ditches be protected to offset wetland impacts permitted during construction or for water quality treatment. The permit or approved construction should clearly identify which ditch vegetation must be preserved. If you're unsure, contact your local District service office.

If vegetation is not required to be protected, ditches and swales should be periodically mowed and cleaned of accumulated refuse. During the mowing operations, ditches and swales should be inspected for bare spots, damage or erosion. Bare areas should be sodded or seeded to replace the grass cover. In the case of erosion, replace the missing soils and bring the area back to grade.

Some ditches are designed to store runoff for short periods of time utilizing ditch blocks or raised inlets. These ditch blocks or inlets should not be removed or altered.

If you are unable to identify what type of treatment method serves your development, contact your District service office. Addresses are on the back of this pamphlet.



Dry Retention Ponds

(AKA Percolation Ponds)

How to recognize: Dry retention ponds are designed to be dry, except for 72 hours following a rain event, or a series of rain events if they occur frequently. They are sodded or grassed, with a concrete overflow structure that has a grated top and sometimes a rectangular weir cut in the side of the concrete structure.

How they work: A portion of the site's storm water percolates through the topsoil. The pollutants settle out and are trapped on the pond's bottom. Exposure to sun and oxygen helps break down the greases and oils.

Why they fail: Accumulated sediments with silts, oils and greases eventually seal off the porous bottom sands, resulting in little or no percolation through the filtering sands. Untreated water may discharge through the overflow structure if this occurs.

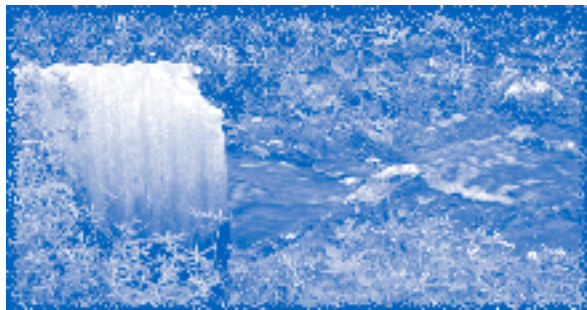


Dry Retention Ponds

(AKA Percolation Ponds)

MAINTENANCE SUGGESTIONS

1. On a monthly or quarterly basis, and following a storm event, the entity responsible for maintenance should make an inspection of the pond and its outfall structure to ensure that the system is operating properly. If standing water persists longer than 72 hours after a normal summer rain event, or if wetland vegetation such as cattails grow in the pond, the stormwater facility may be in need of repair. Repairs may be as simple as scarifying or raking the pond bottom, or may consist of removing the bottom sediment (approximately the top foot of soil) and replacing the soil with clean sand. For more information, contact your local District service office.
2. Mow frequently enough to prevent thatch buildup. Pick up grass clippings after cutting. Limit fertilizer use around the pond, and do not fertilize grass in the pond area.
3. Resod any areas (sides or bottom) where grass or sod has been removed or eroded.
4. Keep the outfall structure clear of debris and vegetation.



Effluent Filtration

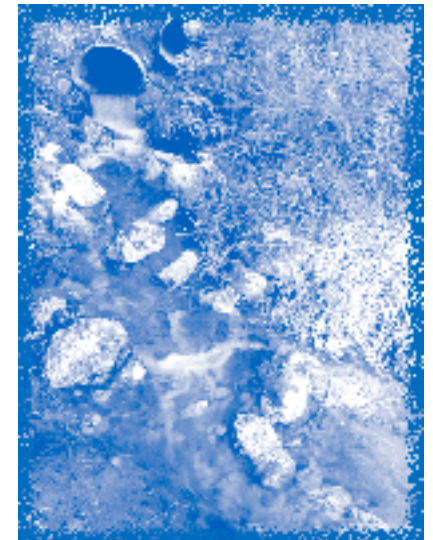
Side-drain Filtration or Underdrain Filtration

How to recognize: These ponds may either be dry or wet, but rely on a filtration system made of perforated pipe laid in a bed of filter media, such as sand, to remove pollutants. "Cleanouts," or vertical pipes with caps screwed on top, are connected to the buried pipes and extend up to the pond surface or bank. It is essential that the cap is always kept secured on the cleanout so that untreated water is not discharged through the cleanout.

How they work: A portion of the site's storm water percolates through the filter media into the perforated pipe and out through the control structure. Pollutants settle out or are trapped in the filter media. In addition, exposure to sun and oxygen helps break down the greases and oils.

Why they fail: The filter bed may become clogged with accumulated sediment, oils and greases, resulting in little or no percolation through the filtering sands. Untreated water may discharge through the overflow structure if this occurs.

For maintenance suggestions see page 9



Effluent Filtration

Side-drain Filtration or Underdrain Filtration

MAINTENANCE SUGGESTIONS

In general, if approximately 36 hours after a rain event you notice that water discharges over the top of the concrete control structure, rather than through the perforated pipe, it may be a signal that the pond is not functioning properly.

1. On a monthly or quarterly basis, and following a storm event, inspect the pond and its outfall structure to ensure that the system is operating properly.

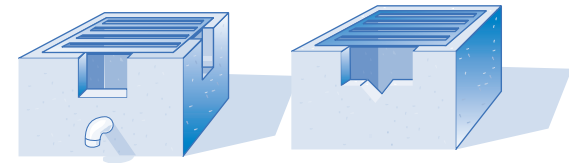
Repairs may be as simple as scarifying or raking the filter sand, forcing water through the cleanout to cleanse the perforated pipe, or as involved as replacing the filter media. Check construction plans or contact the District for more information if any questions arise.

2. Mow frequently enough to prevent thatch buildup. Pick up grass clippings after cutting. Limit fertilizer use around the pond, and do not fertilize grass in the pond area.
3. Resod any areas where grass has been removed or eroded. Do not sod over the filter media. Place stone or gravel over the filter media for stabilization, if necessary.
4. Keep the outfall structure clear of debris and vegetation.



Wet Detention Ponds

How to recognize: Look at the outfall structure. If it looks similar to the ones below and about a third of the pond is shallow or covered with vegetation (or recruiting vegetation if the pond is newly constructed), there's a good chance the facility is a wet detention pond.



How they work: Wet detention ponds are designed to detain storm water for several days while pollutant-laden sediments settle to the pond bottom. Additionally, sunlight and oxygen break down greases and oils. Vegetation in the shallow littoral zone (the shallow zone created near the pond outfall structure that designed to be vegetated) helps treat water through nutrient and heavy metal uptake.

Why they fail: After some years of use, wet detention ponds may fail. The control structure may become clogged with vegetation and sediment. Vegetation and sediment may accumulate in the pond, reducing the pond's ability to store storm water.

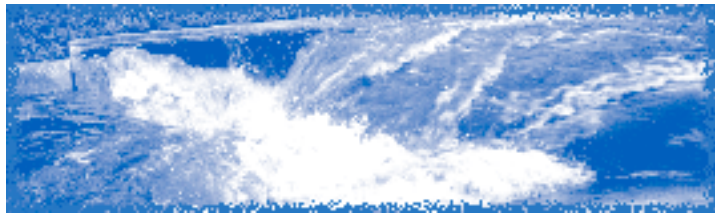
For maintenance suggestions see page 11

Wet Detention Ponds

MAINTENANCE SUGGESTIONS

1. All sodded side slopes and berms should be maintained by the procedure outlined for ditches and swales. Inflow structures should be maintained by the procedures outlined in this brochure under "General Maintenance."
2. Maintain, rather than remove, wetland vegetation that becomes established in the littoral zone. Do not cut, mow, use herbicide or grass carp to remove any of the vegetation in the littoral zone without prior approval from the District. Refer to the conditions of the permit and construction notes for any further instructions.
3. On a monthly or quarterly basis, and after severe rainfall events, check the area in front of the outfall control structure for built-up sediments, vegetation, trash and debris that impair the operation of the structure. Remove sediment, vegetation, trash and debris to an approved disposal site.
4. When littoral zone vegetation and sediment accumulate to such an extent that water depth decreases, the littoral zone may need to be regraded and revegetated. When it appears that a pond has reached this state, it is best to contact a District representative prior to large-scale maintenance.

When wet detention pond littoral zones are intentionally planted for aesthetic purposes, or to offset wetlands' impacts, removal of weedy or exotic vegetation may be required and accompanied by replanting of desirable vegetation. Check with your local District service office to determine specific requirements.



Southwest Florida Water Management District Service Offices

BROOKSVILLE (headquarters)
2379 Broad Street
Brooksville, Florida 34604-6899
(352) 796-7211 or 1-800-423-1476

TAMPA
7601 U.S. Hwy. 301 N.
Tampa, Florida 33637-6759
(813) 985-7481 or 1-800-836-0797

BARTOW
170 Century Blvd.
Bartow, Florida 33830-7700
(863) 534-1448 or 1-800-492-7862

SARASOTA
6750 Fruitville Road
Sarasota, Florida 34240-9711
(941) 377-3722 or 1-800-320-3503



VISKH0003 (8/03)

The Southwest Florida Water Management District (District) does not discriminate upon the basis of any individual's disability status. This nondiscrimination policy involves every aspect of the District's functions including one's access to, participation, employment, or treatment in its programs or activities. Anyone requiring reasonable accommodations as provided for in the Americans With Disabilities Act should contact the Communications Department at (352) 796-7211, extension 4757; TDD only 1-800-231-6103 (FL); fax (352) 754-6883; Suncom 663-6882 or view our Web site on the World Wide Web at WaterMatters.org.

Tab 2

Cardno now Stantec visited pond F1 on March 4th, 2022 to review resident reported erosion along the southern bank. Resident reported that erosion began during a significant rain event back in May 2017, and has slowly deteriorated since. Cardno now Stantec reviewed resident provided photos, historical photographic imagery, and other applicable background information prior to visiting the site. Upon arrival, we met with residents from 8447 and 8503 Creedmoor Lane. In addition to reviewing the reported areas along the southern bank, we reviewed the perimeter of the entire pond for additional locations needing repair. Our site visit documentation and recommended actions are listed below. We recommend remediation take place during late spring, early summer when wetter conditions allow for sod establishment.

Frank Nolte

District Engineer

Cardno Now Stantec

(727) 608-7766

Frank.Nolte@Cardno.com



Location 1: 9'x8' section of localized erosion observed along pond bank between 8503 and 8509 Creedmoor Lane. Based on the location and historical photographic imagery, erosion appears to have been caused by surface water runoff between homes during a significant rain event. Recommend removal of excess pond siltation, to be reused as base material for erosion repair. Provide additional sandy clay soil fill and compact in 12" lifts. Regrade pond bank to 4:1 slope. Install 2" of topsoil, coconut coir fiber mat then sod disturbed areas. Match existing sod type.



Location 2: 5'x6' section of localized erosion observed along pond bank behind 8503 Creedmoor Lane. Based on location, historical photographic imagery, and discussions with residents, erosion appears to have been caused by an irrigation line break during resident's fence installation. Recommend removal of excess pond siltation, to be reused as base material for erosion repair. Provide additional sandy clay soil fill and compact in 12" lifts. Regrade pond bank to 4:1 slope. Install 2" of topsoil, coconut coir fiber mat then sod disturbed areas. Match existing sod type.



Location 3: 9'x5' section of localized erosion observed along pond bank between 8453 and 8503 Creedmoor Lane. Based on location and historical photographic imagery, erosion appears to have been caused by surface water runoff between homes during a significant rain event. Recommend removal of excess pond siltation, to be reused as base material for erosion repair. Provide additional sandy clay soil fill and compact in 12" lifts. Regrade pond bank to 4:1 slope. Install 2" of topsoil, coconut coir fiber mat then sod disturbed areas. Match existing sod type.



Location 4: 8'x5' section of localized erosion observed along pond bank between 8447 and 8453 Creedmoor Lane. Based on location and historical photographic imagery, erosion appears to have been caused by surface water runoff between homes during a significant rain event. Recommend removal of excess pond siltation, to be reused as base material for erosion repair. Provide additional sandy clay soil fill and compact in 12" lifts. Regrade pond bank to 4:1 slope. Install 2" of topsoil, coconut coir fiber mat then sod disturbed areas. Match existing sod type.



Location 5: 17'x6' section of localized erosion observed along pond bank between 8714 New Alexandria Loop and 8441 Creedmoor Lane. Based on location and historical photographic imagery, erosion appears to have been caused by surface water runoff between homes during a significant rain event. Recommend removal of excess pond siltation, to be reused as base material for erosion repair. Provide additional sandy clay soil fill and compact in 12" lifts. Regrade pond bank to 4:1 slope. Install 2" of topsoil, coconut coir fiber mat then sod disturbed areas. Match existing sod type.



Location 6: 8'x4' section of localized erosion observed along pond bank between 8728 and 8734 New Alexandria Loop. Based on location and historical photographic imagery, erosion appears to have been caused by surface water runoff between homes during a significant rain event. Recommend removal of excess pond siltation, to be reused as base material for erosion repair. Provide additional sandy clay soil fill and compact in 12" lifts. Regrade pond bank to 4:1 slope. Install 2" of topsoil, coconut coir fiber mat then sod disturbed areas. Match existing sod type.



Location 7: 10'x5' section of localized erosion observed along pond bank between 8555 and 8601 Creedmore Lane. Based on location and historical photographic imagery, erosion appears to have been caused by surface water runoff between homes during a significant rain event. Recommend removal of excess pond siltation, to be reused as base material for erosion repair. Provide additional sandy clay soil fill and compact in 12" lifts. Regrade pond bank to 4:1 slope. Install 2" of topsoil, coconut coir fiber mat then sod disturbed areas. Match existing sod type.



Location 8: 9'x4' section of localized erosion observed along pond bank between 8543 and 8549 Creedmore Lane. Based on location and historical photographic imagery, erosion appears to have been caused by surface water runoff between homes during a significant rain event. Recommend removal of excess pond siltation, to be reused as base material for erosion repair. Provide additional sandy clay soil fill and compact in 12" lifts. Regrade pond bank to 4:1 slope. Install 2" of topsoil, coconut coir fiber mat then sod disturbed areas. Match existing sod type.

General Repairs (Various locations around perimeter of pond)

Exposed corrugated pipe to be cut and removed, flush with existing grade.



Tab 3



MONTHLY REPORT

MARCH 1, 2022



WATERSEEDGE

Inspection Date:

February 24, 2022

Prepared For:

Jayna Cooper

Prepared By:

Bert Tony Smith

General Manager

P: 813.802.8204

E: bsmith@sitexaquatics.com

SUMMARY:

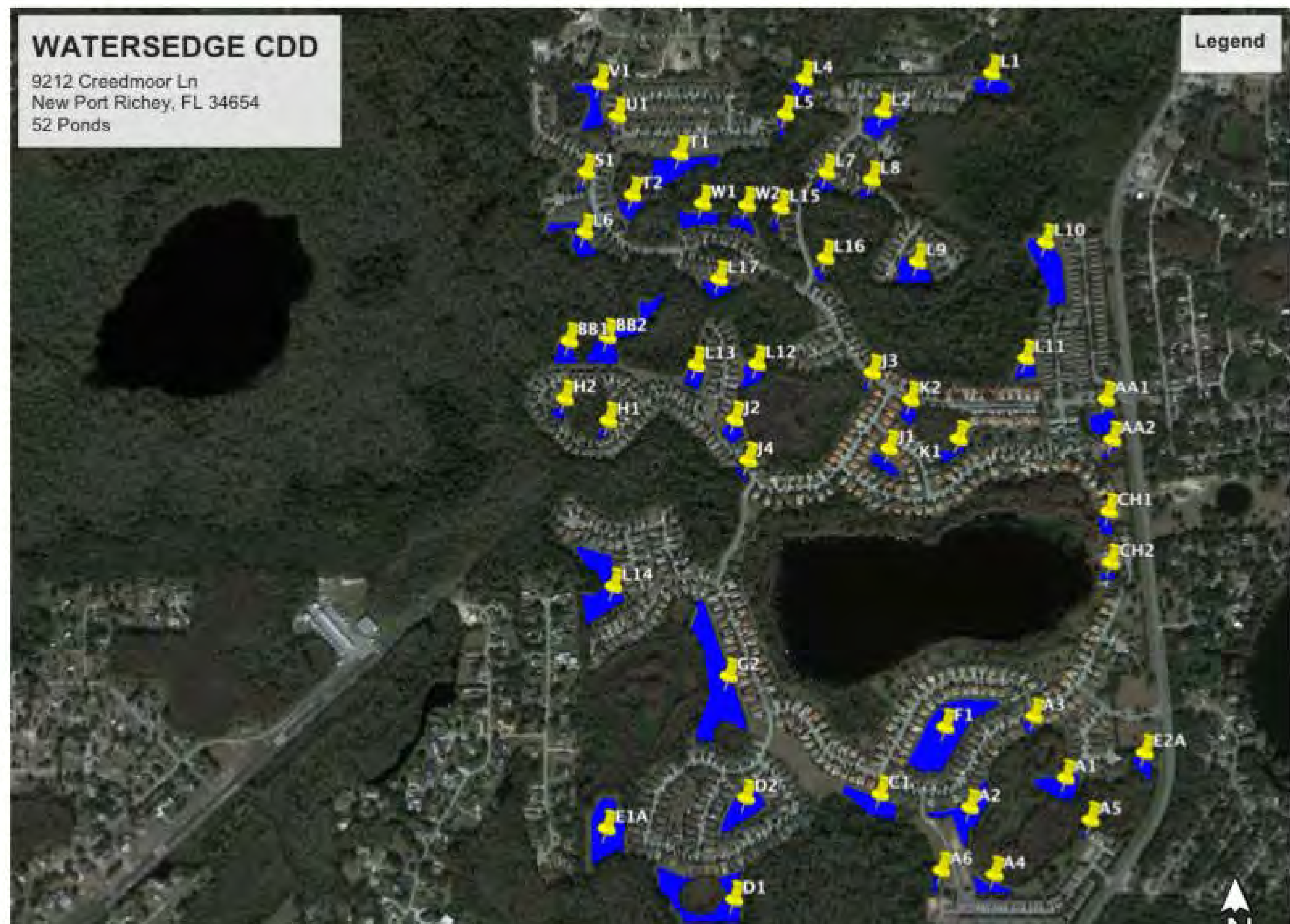
Water levels have been dropping since the lack of rain and causing algae blooms as the water heats up. We are introducing pond dye next month to gain long term control and to help prevent the Algae blooms. Trash was removed. Fountain looks amazing and its helping prevent algae blooms already.



WATERSEGE CDD

9212 Creedmoor Ln
New Port Richey, FL 34654
52 Ponds

Legend



POND TREATMENTS

F1: Algae and shoreline vegetation have been treated.

G2: Algae has been treated.

AA1: Algae has been treated.

AA2: Algae has been treated.

L16: Pond looks acceptable.

L10: Algae has been treated.

L7: Algae and shoreline vegetation have been treated.

L2: Algae and shoreline vegetation have been treated.

L1: Pond looked acceptable.

W1: Algae has been treated.

T1: Shoreline vegetation and Algae has been treated.

L5: Algae and Shoreline vegetation have been treated.

V1: Algae and shoreline vegetation have been treated.

POND TREATMENTS

L6: Spike rush and Algae has been treated.

CH1: Algae, Spike rush and Shoreline vegetation have been treated.

Tab 4

PSA HORTICULTURAL

Landscape Consulting & Contract Management
"Protecting Your Landscape Investment"

925 Florida Avenue, Suite D
Palm Harbor, FL 34683

LANDSCAPE INSPECTION RESULTS

Date:	February 3, 2022
Client:	Water's Edge HOA
Attended by:	HOA/CDD – Mickey McCarthy. Michaela Ballou Manager- Rocco Iervasi Ameriscape- Armando Taylor PSA – Tom Picciano

This landscape inspection report and subsequent ones will serve as a both a benchmark of current landscape maintenance concerns and the progress toward corrective actions. It will also serve as a deficiency list of items that should be addressed under the current landscape maintenance agreement.

These items must be completed by February 21, 2022. Notify PSA in writing upon their completion, via fax or email, on or before 9:00 am on February 22, 2022. Contractor must initial the bottom of each page and sign at the bottom of the last page. The reason for any uncompleted deficiency must be listed.

SCORE 1=POOR 2= FAIR 3=GOOD

3 MOWING/EDGING/TRIMMING

The turf is growing very slowly and should only be mowed when necessary. The turf was mowed, edged, trimmed and cleaned up in accordance with the specifications. Bed lines were neatly defined.

Basketball court- remove leaf drop. *Completed 2/17*

Bridgeton park wood line- remove leaf drop. *Completed 2/17*

Basketball court pond area- remove leaf drop.

2 TURF COLOR

Bellehaven- entry and exit-turf color was a mottled light to mottled medium green. There was some frost discoloration which will heal when the warmer weather arrives.

Slidell- both the inbound and outbound-turf color was a mottled light to mottled medium green. There was some frost discoloration which will heal when the warmer weather arrives.

Veteran's Park- turf color was a heavily mottled pale green. There was some frost discoloration which will heal when the warmer weather arrives.

Clubhouse parking lot fence line- turf color was a mottled light to mottled medium green. Patch disease affected color also. There was some frost discoloration which will heal when the warmer weather arrives.

Left side berm of clubhouse- turf color was a mottled light to mottled medium green. Patch disease affected color also. There was some frost discoloration which will heal when the warmer weather arrives.

Clubhouse lawn along northern section of Moon Lake Road- turf color was a mottled light to mottled medium green. There was some frost discoloration which will heal when the warmer weather arrives.

Moon Lake Road- turf color remained a mottled pale green. There was some frost discoloration which will heal when the warmer weather arrives.

February

February



February

January



January



January



December



December



November



October



October



September



2 TURF DENSITY

Bellehaven gate- the density still ranged from poor to good on the entry side and fair to good on the exit side. The turf should thicken now that irrigation issue has been resolved and turf will be fertilized. thicken turf.

Moon Lake Road- the density still ranged from fair to good.

Clubhouse front left side- the density was strong. Patch disease is present. The density of the left side berm still ranged from poor to fair.

The density of clubhouse Bahia lawn along northern section of Moon Lake Road fence remained fair, but will thicken once the warmer weather arrives and the turf comes out of dormancy.

Clubhouse lawn along the edge of the parking along Moon Lake Road- the density was good. Patch disease is present. *Angus that 2/7*

Common areas- Bahia turf density remained fair, but will thicken once the warmer weather arrives and the turf comes out of dormancy.

Veteran's Park- Bahia turf density remained fair, but will thicken once the warmer weather arrives and the turf comes out of dormancy.

Slidell gate- the density remained fair on the entry side and slightly better on the exit side.

2 TURF WEED CONTROL

Be certain that pre-emergent herbicide is applied to all St. Augustine turf to help suppress grassy weeds.

This application is scheduled for march
Slidell entry lawn- spot treat broadleaf weeds. *+treated 2/7*

Bellehaven exit in front of gate- spot treat broadleaf weeds. *+treated 2/7*

Clubhouse left side- turf has carpet grass infestation. This turf is scheduled to be replaced under warranty. *Scheduled for April*

Basketball court lawn along parking lot- heavily weeded. Spot treat broadleaf weeds. *+treated 2/7*

2 TURF INSECT/DISEASE CONTROL/OVERALL HEALTH

IMPORTANT Slidell-be certain to apply fungicide in the spring as a preventive. This will help to avoid take all rot.

Left side of clubhouse-continue to treat patch disease.

Clubhouse parking lot along fence-continue to treat patch disease. *Photo below.*



4 treated 2/7 follow up
treatment scheduled for march

The turf was mowed at the correct height. Do not mow turf that is not growing. This will help to reduce soil compaction and turf stress. The color was generally a mottled light to a mottled medium green with a percentage of frost damage affecting the color. The density was good on the majority of St. Augustine turf. Patch disease was still evident and broadleaf weeds can now be controlled more aggressively since the irrigation issue has been resolved. Some weeds have died from the cold temperatures. There was some frost damage to certain areas of St. Augustine turf, but that will heal once warmer temperatures arrive.

Per specifications: *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. This will be performed in the spring.*

3 SHRUB – TREE INSECT/DISEASE CONTROL/OVERALL HEALTH

Most of the plants were healthy, but it is too early to determine if they suffered any damage from the lower temperatures. Do not prune away any frost damaged portions of plants. It has a protective and insulating property against further frosts that may be coming this winter. *Photo below.*



Bellehaven at Creedmoor-firebush suffered some frost damage. They should recover. *Photo below.*



Moon Lake Road at reclaimed pond- remove dead viburnum. *Photo below.*



ongoing

Moon Lake north ends- remove dead juniper. *Photo below.*



ongoing

Moon Lake south of Slidell- remove dead juniper.

Bridgeton playground- remove all windmill palms. *Photo below.*



Completed 2/22

11705 Bellehaven- the magnolias continue to die back from the top. Trees are most likely girdled. These continue to decline. They should be replaced with an ornamental flowering tree to bring more color to the median. For example, Cassia, Geiger, crape myrtle. *Photo below.*



Proposal Submitted to client

IMPORTANT General work order- get pathology test on Washingtonia palms before any re-planting is done. ***This needs to get done asap.***

Clubhouse front left- Washingtonia palm is dead and needs to be removed.

Clubhouse right side fence- 3 Washingtonia palms are dead. Clubhouse right side rear- another Washingtonia palm is dead. This is not a warranty issue. The newly installed one needs to be replaced. Washingtonian palm #2 may be in further decline. **WARRANTY WORK.** *Photo below.*

November

February



3 BED WEED CONTROL

Bed and crack weeds were well managed.

2 IRRIGATION MANAGEMENT

Slidell monument- repair drip line in upper bed. *Completed 2/15*

Slidell median 2- repair irrigation break. Clean up the soil in street. *Photo below.*



Moon Lake Road- pin down the drip tube in new planting along the wall.

Bellehaven lift station- irrigation needs to be tied into reclaimed line.

Monthly irrigation wet check reports must submitted to management. This is a contractual requirement.

3 SHRUB PRUNING

*It should be noted that the shrubs, including but not limited to, the hawthorns and schilling hollies, should not be pruned too tightly. This means that too much vegetative growth is being removed, limiting the plants availability to make food for itself. In addition, the plant will look more attractive by not having "holes" in it, and allowing it to develop its more natural shape. (i.e. Indian Hawthorn has a natural mounded habit)

Do not prune away any frost damaged portions of plants. It has a protective insulating property against further frosts that may becoming this winter.

Slidell- cut back ornamental grasses. *ongoing*

Clubhouse- cut back oleanders. *ongoing*

3 TREE PRUNING

Clubhouse left side by pond-elevate and clean up poor branching structure of larger maple and remove moss from all maples by pond.

ongoing

3 CLEANUP/RUBBISH REMOVAL

There was not a significant amount of vegetative debris or litter to be removed.

N/A APPEARANCE OF SEASONAL COLOR

New annuals will be installed in March as irrigation issue has thrown the rotational schedule off and plants will not be available until then.

(0) CARRIED FORWARD FROM PRIOR MONTH

INSPECTION SCORE 28 of 33 –Passing score is 30 of 36 or 26 of 30 (with no irrigation or seasonal color.)

PASSED INSPECTION

Payment for FEBRUARY services should be released after the receipt of the DONE REPORT.

FOR MANAGER None

PROPOSALS

NEW Bridgeton park- supply and install 5 triple roebellini palms. *scheduled for 2/22*

NEW Clubhouse playground- it appears there is a break in the corrugated drain pipe. There is a sunken area off soil next to the sidewalk. This is a hazard. *Photo below.*



proposal pending

NEW Bellehaven lift station-tie into reclaimed line.

Bellehaven entry along Moon Lake- submit a proposal to remove juniper that is infested with torpedo grass and replace with Bahia sod.

Slidell- install 6 cabbage palms and firebush on the entry side and 6 cabbage palms without firebush on the exit side.

Submit a proposal to install spray heads in the flower bed at the Bellehaven guardhouse. Be certain to check if there is enough volume and pressure to accomplish this.

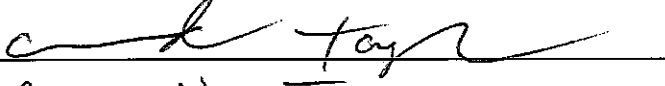
Submit a proposal to spread a seed mix of winter rye, common Bermudagrass and Bahiagrass. Price should be based a per 1000/sf rate. State how many pounds of seed per 1000 s/f. Price should be based per 50lb bag.

Submit a proposal to seed compacted soil at basketball court. Area should be core aerated (within contract) and then seeded with a seed mix of millet or winter rye, common Bermudagrass and Bahia grass.

SUMMARY

ASI performed to contractual standards for this inspection. The turf was properly mowed and trimmed. The color was mostly a mottled light to a mottled medium green with a fair to good density on the high visibility turf areas. Some of the color variation was due to the recent cold temperatures. Broadleaf weeds were still present. Patch disease was noted in a few locations. In spring, fungicide should be applied to sections of turf that experience summer time disease activity. Most of the plants were healthy, but it is too early to determine if they suffered any damage from the lower temperatures. Shrubs were neatly pruned and maintaining their shape. Next month any necessary hard cutbacks should be performed. There were a few irrigation issues that needed to be addressed. There was some light tree that needed to be performed. The bed and crack weeds were well managed. The seasonal color display will be installed in early March, now that the irrigation issue has been resolved.

ASI certifies that all work on this list has been completed in the 14-day timeframe specified in the contractual agreement and provided to PSA within the same period.

Signature 

Print Name Almandor Taylor

Company ASI Land scape management

Date 2/21/22

Tab 5

PSA HORTICULTURAL

Landscape Consulting & Contract Management
"Protecting Your Landscape Investment"

8431 Prestwick Place
Trinity, FL 34655

LANDSCAPE INSPECTION RESULTS

Date:	March 3, 2022
Client:	Water's Edge HOA
Attended by:	HOA/CDD – Mickey McCarthy, Michaela Ballou Manager- Rocco Iervasi Ameriscape- Armando Taylor PSA-Tom Picciano

This landscape inspection report and subsequent ones will serve as a both a benchmark of current landscape maintenance concerns and the progress toward corrective actions. It will also serve as a deficiency list of items that should be addressed under the current landscape maintenance agreement.

These items must be completed by March 21, 2022. Notify PSA in writing upon their completion, via fax or email, on or before 9:00 am on March 22, 2022. Contractor must initial the bottom of each page and sign at the bottom of the last page. The reason for any uncompleted deficiency must be listed.

SCORE 1=POOR 2= FAIR 3=GOOD

3 MOWING/EDGING/TRIMMING

The turf was neatly mowed at the correct height. Mower blades were sharp, leaving a precise cut. The line trimming, soft and hard edging were performed in accordance with the specifications. Turf growth rate is beginning to increase.

Basketball court- remove heavy leaf drop.

2 TURF COLOR

There was a slight improvement in the turf color since the February inspection.

Belle Haven entry and exit- turf color was a mottled medium green. There was still some frost discoloration which will heal when the warmer weather arrives.

Slidell inbound and outbound- turf color was a mottled medium green. There was some frost discoloration which will heal when the warmer weather arrives.

Veteran's Park- turf color was a mottled pale green to a mottled medium green. There was some frost discoloration which will heal when the warmer weather arrives.

Clubhouse parking lot fence line- turf color was a mottled medium green. Patch disease is still affecting the color. There was some frost discoloration which will heal when the warmer weather arrives.

Clubhouse front left side and berm area- turf color remained a mottled light to mottled medium green. Patch and root rot disease is still affecting the color on the berm. There was some frost discoloration which will heal when the warmer weather arrives.

Clubhouse lawn along northern section of Moon Lake Road- turf color remained a mottled light to mottled medium green, but it was improving. There was some frost discoloration which will heal when the warmer weather arrives.

Moon Lake Road- turf color remained a mottled light to mottled medium green, but it was improving. There was some frost discoloration which will heal when the warmer weather arrives.

March

March



March

February



February



February



January



January



January



December



December

November



2 TURF DENSITY

Belle Haven gate- the density still ranged from poor to good on the entry side and fair to good on the exit side. The warmer weather is improving this density. Some of this poor density turf areas will need to be sodded.

Moon Lake Road- the density was fair.

Clubhouse front left side and berm area- the density was strong. The density of the left side berm still ranged from poor to fair.

The density of the clubhouse Bahia lawn along northern section of Moon Lake Road fence ranged from fair to good.

Clubhouse lawn along the edge of the parking along Moon Lake Road- the density was strong. Patch disease is still present.

Common areas- Bahia turf density ranged from fair to good, but will thicken once the warmer weather arrives and the turf comes out of dormancy.

Veteran's Park- Bahia turf density ranged from fair to good, but will thicken once the warmer weather arrives and the turf comes out of dormancy.

Slidell gate- the density remained fair but improving on the entry side and slightly better on the exit side.

2 TURF WEED CONTROL

IMPORTANT Be certain that pre-emergent herbicide is applied to all St. Augustine turf to help suppress grassy weeds.

Belle Haven exit sidewalk- spot treat broadleaf weeds inside of gate.

Belle Haven exit in front of gate- spot treat broadleaf weeds.

Clubhouse left side behind the pond- spot treat heavy broadleaf weed growth.

2 TURF INSECT/DISEASE CONTROL/OVERALL HEALTH

IMPORTANT Slidell-be certain to apply fungicide in the spring as a preventive for take all rot.

Spring fertilizer will be done the week of March 15th.

Clubhouse parking lot along fence-continue to treat patch disease. *Photo below.*

February



Due to slow growth the turf is being mowed as needed, but growth rate is increasing as weather warms. It is being cut at the proper height. Do not mow turf that is not actively growing. This will help to reduce soil compaction and turf stress. The St. Augustine turf color improved over the past month to a mottled medium green with a good density on most turf panels. The color and density of the Bahia also improved as it comes out of its dormant period. There were still indications of patch disease. The broadleaf weed count increased. There was still some frost damage to certain areas of St. Augustine turf, but that will heal once warmer temperatures arrive.

Per specifications: *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. This will be performed in the spring.*

3 SHRUB – TREE INSECT/DISEASE CONTROL/OVERALL HEALTH

Bridgeton playground-the newly installed roebellini palms are providing a strong curb appeal. *Photo below.*



Belle Haven inbound - assess condition of large oak. It has a co-dominant lead, a large section of bark has fallen off. *Photos below.*



Belle Haven median odd side-Blue Daze suffered some frost damage. Most of them should recover. *Photo below.*



Entry to boat ramp driveway-remove dead holly.

Clubhouse left side- remove dead azaleas.

It is safe to prune away any frost damaged portions of plants.

Belle Haven at Creedmoor- firebush suffered some frost damage. These plants are now flushing out new growth.

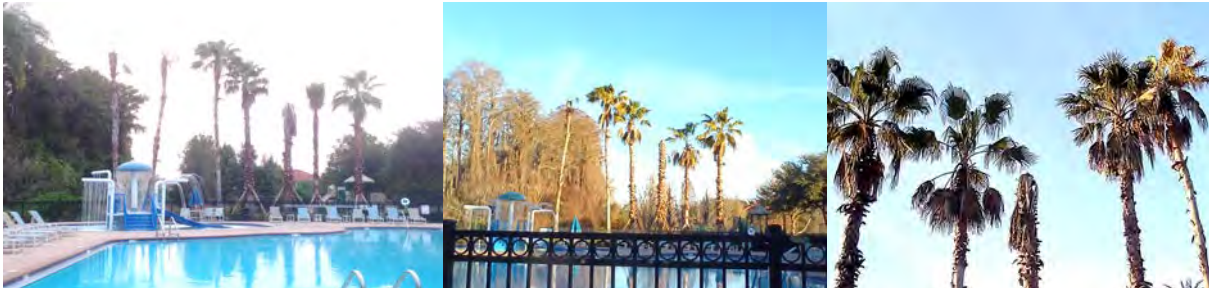
Clubhouse front left- Washingtonia palm is dead and needs to be removed.

Clubhouse right side fence- 3 Washingtonia palms are dead. Clubhouse right side rear- another Washingtonia palm is dead. This is not a warranty issue. The newly installed one needs to be replaced. Washingtonian palm #2 may be in further decline. Monitor the health of palms 2 and 5. **WARRANTY WORK.** *Photo below.*

November

February

March



3 BED WEED CONTROL

Bed and crack weeds were well managed.

Belle Haven guardhouse- remove vines from azaleas.

Left front corner of clubhouse- remove vines from schilling holly hedge.

Boat ramp driveway- treat crack weeds. *Photo below.*



2 IRRIGATION MANAGEMENT

Slidell median 2- repair irrigation break. Clean up the soil in street. *Photo below.*

February

March



Boat ramp driveway- move irrigation head into lawn. *Photo below.*



Irrigation had run on Slidell.

Belle Haven median #11645- repair irrigation break.

Belle Haven median #11639- repair irrigation break.

Creedmoor field north of clubhouse parking lot-irrigation system was operating properly, but valve appeared to be stuck. *Photo below.*



Monthly irrigation wet check reports must submitted to management. This is a contractual requirement.

3 SHRUB PRUNING

*It should be noted that the shrubs, including but not limited to, the hawthorns and schilling hollies, should not be pruned too tightly. This means that too much vegetative growth is being removed, limiting the plants availability to make food for itself. In addition, the plant will look more attractive by not having “holes” in it, and allowing it to develop its more natural shape. (i.e. Indian Hawthorn has a natural mounded habit)

It is now safe to prune away any frost damaged portions of plants.

Clubhouse left side- prune dead wood out of azaleas.

3 TREE PRUNING

Belle Haven median #11549- remove moss from maple trees.

Belle Haven inbound- remove water sprouts from crape myrtle at pedestrian gate. *Photo below.*



3 CLEANUP/RUBBISH REMOVAL

There was not a significant amount of vegetative debris or litter to be removed.

N/A APPEARANCE OF SEASONAL COLOR

New annuals will be installed in March. Beds are currently empty.

(0) CARRIED FORWARD FROM PRIOR MONTH

INSPECTION SCORE 28 of 33 –Passing score is 30 of 36 or 26 of 30 (with no irrigation or seasonal color.)

PASSED INSPECTION

Payment for MARCH services should be released after the receipt of the DONE REPORT.

FOR MANAGER None

PROPOSALS

Clubhouse playground-it appears there is a break in the corrugated drain pipe. There is a sunken area off soil next to the sidewalk. This is a hazard. *Photo below.*



Belle Haven lift station- tie into reclaimed line.

Belle Haven entry along Moon Lake- submit a proposal to remove juniper that is infested with torpedo grass and replace with Bahia sod.

Slidell- install 6 cabbage palms and firebush on the entry side and 6 cabbage palms without firebush on the exit side.

Submit a proposal to spread a seed mix of winter rye, common Bermudagrass and Bahiagrass. Price should be based a per 1000/sf rate. State how many pounds of seed per 1000 s/f. Price should be based per 50lb bag.

Submit a proposal to seed compacted soil at basketball court. Area should be core aerated (within contract) and then seeded with a seed mix of millet or winter rye, common Bermudagrass and Bahia grass.

SUMMARY

ASI performed to contractual standards for this inspection. The turf is being properly mowed and trimmed as necessary due to its slow growth. There was an improvement in the turf color over the past month. The color was mostly a mottled medium green. The density was good on the majority of the St. Augustine turf panels and improving in the Bahiagrass as it comes out of its dormant period. The broadleaf weed count has increased. There were some indications of continuing patch disease. Most of the plants were healthy. It is too early to determine if they suffered any permanent damage from the lower temperatures. Most of the shrubs were neatly pruned and maintaining their shape. This month any necessary hard cutbacks shall be performed. Some lighter tree pruning, and moss removal was necessary. The bed and crack weed management was good. There were some irrigation issues that needed attention. New seasonal flowers will be planted in the empty beds this month.

ASI certifies that all work on this list has been completed in the 14-day timeframe specified in the contractual agreement and provided to PSA within the same period.

Signature_____

Print Name _____

Company_____

Date_____

Tab 6

Job Name: Water EdgeController Name: Gron house #11411 Belle Haven Dr

IRRIGATION INSPECTION REPORT

Date: 2/15/22Page #: 1 of 1

Technician Name:

Jorge

Property Manager:

Controller Make & Model:

Start Times:	Run Days:	Seasonal Adjust:
Program A <u>2:30 AM</u>	M T W T F S S	<u>100</u> %
Program B <u>6:00 PM</u>	M T W T F S S	<u>100</u> %
Program C	M T W T F S S	%
Program D	M T W T F S S	%

Weather Sensor Present:

YES ☒ NO ☐

Weather Sensor Operational:

Working ☒ Not Working ☐

Controller Status:

<u>Hunter A.C.C.</u>			
WORKING		NOT WORKING	
Potable Water	Reclaim Water	Well Water	Lake Water
PRESSURIZED	PUMP START	CENTRIFUGAL	SUBMERSIBLE

POC info:

Pump Status & Type:

DO WE HAVE A ZONE MAP?

YES ☐NO ☒

Zone Number	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Spray, Rotor, MP, Drip, or Bubbler	<u>S</u>		<u>R</u>				<u>R</u>	<u>R</u>	<u>R</u>	<u>S</u>	<u>R</u>	<u>R</u>	<u>R</u>	<u>S</u>	<u>S</u>	
Annuals, Shrub, Turf	<u>T</u>		<u>T</u>				<u>T</u>	<u>T</u>	<u>T</u>	<u>T</u>	<u>T</u>	<u>T</u>	<u>T</u>	<u>T</u>	<u>T</u>	
Run Time [Program: <u>1A</u>]	<u>21</u>	<u>40</u>	<u>40</u>		<u>20</u>	<u>20</u>	<u>40</u>	<u>40</u>	<u>40</u>			<u>40</u>	<u>40</u>			
Run Time [Program: <u>1B</u>]					<u>20</u>	<u>20</u>				<u>20</u>	<u>20</u>			<u>20</u>	<u>20</u>	
Run Time [Program: <u>1</u>]																
Battery Pack/Doubler/Add-a-Zone																
Zone Faults or Alarms		<u>1</u>			<u>1</u>	<u>1</u>										

Contract/Maintenance [No Charge]: Circled items have been completed

Maintenance Repairs																
Partial Clogged Nozzles																
Head Straightened																
Head Adjusted																

Billable Repairs or Upgrades: Circled items have been completed

Head Broken - 6" spray																
Head Broken - 12" spray																
Head Broken - Riser																
Head Broken- Rotor																
Upgrade to 6" Pop Up-Turf																
Upgrade to 12" Pop Up-Shrub																
Nozzle - Spray																
Nozzle - MP rotator																
Drip Line Break																
Lateral Line Break																
Relocation/Add Head																
Head Raised/Lowered-Turf																
Head Raised/Lowered-Shrub																
Damaged Valve Box																
Valve - Inoperative/Sticking																
Other-See Comments																

Additional Comments:

Did you contact the CRM? YES / NO

What Time?

Did you : Speak on Phone / Text / Email?

Tab 7

RESOLUTION 2022-01

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE WATERS EDGE COMMUNITY DEVELOPMENT DISTRICT CALLING FOR A GENERAL ELECTION TO BE HELD BY THE PASCO COUNTY SUPERVISOR OF ELECTIONS IN CONJUNCTION WITH THE GENERAL ELECTION TO BE HELD IN NOVEMBER, 2022.

WHEREAS, the Waters Edge Community Development District ("**District**") is a local unit of special-purpose government established by Pasco County, Florida (the "**County**");

WHEREAS, pursuant to Section 190.006(1), Florida Statutes the District Board of Supervisors consists of five members; and

WHEREAS, Section 190.006(3), Florida Statutes provides for the election of members to specific terms and seat numbers for the District Board of Supervisors and currently calls for the election of **two (2)** members of the Board of Supervisors of the District for seat numbers and length of terms thereof:

Seat No. 1, Currently held by George Anastasopoulos	Length of term: Four-years
Seat No. 5, Currently held by Timothy Haslett	Length of term: Four-years

NOW, THEREFORE BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE WATERS EDGE COMMUNITY DEVELOPMENT DISTRICT, THAT:

Section 1. General Election. There is hereby called an election in the County to be held concurrent with the General Election on the first Tuesday of November, which is November 8, 2022, for the purpose of having all of the qualified electors residing within the boundaries of the District to determine **two (2) qualified electors** to serve on the Board of Supervisors of the District.

Section 2. Qualifying Period. The period of qualifying as a candidate for a supervisor to the district shall be from noon June 13, 2022 through noon June 17, 2022, pursuant to Section 99.061, Florida Statutes. This Resolution shall serve as the District's notice of the qualifying period, pursuant to Section 190.006(3), Florida Statutes. Interested candidates should contact the Supervisor of Election for the County for further information.

Section 3. Conduction and Procedure of Election.

- a. The election shall be conducted according to the requirements of general law and law governing special district elections.
- b. The election shall be held at the precinct polling places designated by the Supervisor of Elections in the County.
- c. The polls shall be opened and closed as provided by law, including, but not limited to Section 100.011, Florida Statutes.
- d. The ballot shall contain the names of the candidates to be voted upon, pursuant to Section 101.151, Florida Statutes.
- e. The Department of State shall make out a notice stating what offices are to be filled at the general election, pursuant to Section 100.021 Florida Statutes.

Section 4. Election Costs. The District shall be responsible for paying the District's proportionate share of the regular election costs, if any, pursuant to Section 100.011, Florida Statutes.

Section 5. Effective Date and Transmittal. This Resolution shall become effective upon its passage and the District's Secretary is authorized to transmit a copy of this Resolution to the Supervisor of Elections of the County.

This Resolution is duly passed and adopted this 24th day of March, 2022.

ATTEST:

**WATERS EDGE COMMUNITY
DEVELOPMENT DISTRICT**

Signature

Signature

Printed Name

Printed Name

Title:

- ☐ Secretary
- ☐ Assistant Secretary

Title:

- ☐ Chairperson
- ☐ Vice Chairperson

Tab 8

**WATERS EDGE
COMMUNITY DEVELOPMENT DISTRICT**

DISTRICT COMMON AREA POLICIES

ADOPTED FEBRUARY 24, 2022

**DISTRICT OFFICE
RIZZETTA & COMPANY, INC.
5844 OLD PASCO ROAD
WESLEY CHAPEL, FLORIDA 33544
(813) 994-1001**

TABLE OF CONTENTS

DEFINITIONS.....	3
FISHING AND POND POLICIES	3
NATURAL BUFFER AREAS POLICY STATEMENT	4

DEFINITIONS

“Board of Supervisors” or “Board” – shall mean the Waters Edge Community Development District Board of Supervisors.

“District” – shall mean the Waters Edge Community Development District.

“District Manager” – shall mean the professional management company with which the District has contracted to provide management services to the District.

“Guest” – shall mean any person or persons who are invited and accompanied for the day by a Resident to District property.

“Resident” – shall mean any person or family owning property within the District.

FISHING AND POND POLICIES

Only Residents and their Guests may fish from ponds located within the District. We ask that you respect your fellow landowners and access the ponds through the proper access points. The District operates under a catch and release policy for all fish caught in the ponds. The ponds serve as stormwater management purposes and are not to State Code for keeping or consuming your catch. The purpose of these bodies of water is to help facilitate the District’s natural water system for stormwater runoff.

- 1) Fishing is only permitted from dawn until dusk in District owned ponds.
- 2) The District operates under a catch and release policy. Removal of fish for personal keep or consumption is not authorized.
- 3) Spear fishing or the use of Spear Guns, Bow & Arrows, and Firearms are not permitted as acceptable methods to fish.
- 4) Cast Netting is prohibited.
- 5) Removal of hooks and lures from fish should be performed in a manner that gives the fish the best chance of survival. De-Hookers or needle-nose pliers need to be carried by authorized users at all times.
- 6) Circle Hooks are recommended for all live bait fishing.
- 7) In events where dangerous wildlife is “caught” by hook or lure, the line(s) should be cut at a safe distance so as to avoid possible bodily injury and harm.
- 8) The use of traps is strictly prohibited.
- 9) The use of profanity or disruptive behavior will not be tolerated.
- 10) All trash or debris must be disposed of in the appropriate receptacles. The philosophy of “If you bring it with you, you must take it with you when you leave” is employed.
- 11) Fish are not to be moved from one pond to another.
- 12) Authorized Users are not allowed to introduce or stock any of the lakes or ponds.

- 13) Authorized Users will be responsible to obtain any permits or licenses that may be required under Florida Law to legally fish. Any monetary penalties or fees incurred by the District as a result of user's failure to acquire such required permits or licenses will be the liability of the individual determined to be in violation.
- 14) **General Polices:**
- a) Swimming is prohibited in all ponds on District property.
 - b) No watercrafts of any kind are allowed in any of the ponds on District property.
 - c) Parking along the county right of way or on any grassed area near the ponds is prohibited. It is recommended that residents wishing to fish in the ponds walk or ride bicycles.
 - d) Continued violation of this policy will result in the immediate reporting to local law enforcement authorities.
 - e) There is a 20 foot District owned buffer surrounding each pond, residents may fish in the 20 foot buffer during the hours of dawn to dusk. Please be respectful of adjacent resident homes.

NATURAL BUFFER AREAS POLICY STATEMENT

The following is the policy statement of the District as it regards the natural tree protection, wetland and upland buffer areas that are scattered in large numbers throughout the Community. The policy statement is consistent with the policies of other governments including Pasco County, and Southwest Florida Water Management District (SWFWMD) as it regards their natural, conservation tree protection and wetland conservation/preservation areas:

The natural areas are not intended to be maintained. These areas are to be left untouched to allow for nature to take its normal course. Vegetation that dies including, but not limited to trees are left to fulfill their role in nature's process.

Trees, within or immediately adjacent to these areas, that have died and appear to pose a threat of falling and damaging an abutting property owner's property may be addressed by the abutting property owner after securing permission to remedy the situation from the District and all required permits from all authorities having jurisdiction including Pasco County, and SWFWMD. Such abutting property owner must initially contact the District for permission to address the removal or remediation of the threatening situation and shall then be responsible for any needed permitting or review by Pasco County, and SWFWMD. Permitted trimming and/or removal, where warranted, shall be done at the expense of the abutting property owner. The goal is to minimize disturbance to these areas. Notwithstanding the foregoing, the District reserves the right to remove any dead or leaning trees or shrubs that the District determines may cause immediate damage to property or harm to people.

In the event that a tree does fall onto another's property, that property owner has the right to cut back or limb the tree as necessary to their individual property line. The rest of the tree is to be left as is. This would also pertain to normal maintenance, which would allow an owner to trim back any encroaching vegetation to their property line. No one is allowed to encroach into the natural areas for any reason, from maintenance to placement of personal property of any kind.

Tab 9



Rizzetta & Company

UPCOMING DATES TO REMEMBER

- **Budget Workshop:** April 5, 2022 at 2:00 p.m.
- **Next Regular Meeting:** April 28, 2022 at 3:30 p.m.
- **FY 2020-2021 Audit Completion Deadline:** March 2022
- **Next Election:** November 8, 2022
Seats 1-George Anastasopoulos & 5-Tim Haslett

District Manager's Report

March 24

2022

W
A
T
E
R
S

E
D
G
E

C
D
D

FINANCIAL SUMMARY

02/28/2022 -

General Fund Cash &
Investment Balance:

\$440,530

Reserve Fund Cash &
Investment Balance:

\$369,187

Debt Service Fund Investment
Balance:

\$1,116,563

**Total Cash and Investment
Balances:**

\$1,926,280

General Fund Expense Variance: \$3,152

**Under
Budget**



Rizzetta & Company

Pump Enclosure Installation: Bravo Fence completed installation of the fence around the pump on March 3.

Pony Pump & Motor Replacement: The ITS proposal for the replacement of the pony pump and motor was executed on March 14.

Budget Workshop: The budget workshop meeting will be held on Tuesday, April 5 at 2:00 at the clubhouse.

Election Information: Candidate qualifying is noon, Monday, June 13, 2022- Noon, Friday, June 17, 2022. NO paperwork is accepted after this time. Special District Candidate Information is included on the next page.

- ✓ For more information, visit www.PascoVotes.gov
- ✓ For questions, contact the Supervisor of Elections Office at 800-851-8754 or talligood@pascovotes.gov

SPECIAL DISTRICT CANDIDATE INFORMATION

Any person interested in running for an available Special District seat may qualify by the petition process or by paying a qualifying fee. If a candidate chooses the petition process, they will need to collect 25 valid signatures from resident electors and submit those petitions to the Supervisor of Elections' office no later than **Noon, May 16, 2022**. Otherwise, a \$25.00 qualifying fee will be due during the week of candidate qualifying.

Candidate qualifying is **NOON, Monday, June 13, 2022 – NOON, Friday, June 17, 2022**. Absolutely NO paperwork will be accepted after noon on Friday, June 17th.

Candidates are required to file a Form 1, Statement of Financial Interests (2021 form) and a Candidate Oath – Nonpartisan Office (Form DS-DE 302NP) during the week of qualifying. Special district candidates are **not required** to file an Appointment of Campaign Treasurer and Designation of Campaign Depository (Form DS-DE 9) or a Statement of Candidate (Form DS-DE 84) if they do not intend to collect or expend campaign funds (even their own funds). Instead, they will file an Affidavit of Intention.

Candidates who plan to take in contributions (including items donated by anyone including the candidate) and make expenditures (including personal funds spent/used by the candidate themselves) will be required to complete the DS-DE 9 and DS-DE 84 **and** file periodic electronic campaign treasurer reports in addition to the other requirements listed above. Please note that petition fees or qualifying fees are the only exception to this rule for special district candidates ONLY.

The supervisors elected during the November 8, 2022, General Election will assume office on Tuesday, November 22, 2022. Interested individuals may visit our website for more information, www.PascoVotes.gov, or they may pick-up candidate information from any Pasco County Supervisor of Elections' office.

All questions regarding candidacy should be directed to the Supervisor of Elections' office at 800-851-8754 or talligood@pascovotes.gov.



Rizzetta & Company

Waters Edge Community Development District

**Financial Statements
(Unaudited)**

February 28, 2022

Prepared by: Rizzetta & Company, Inc.

**watersedgecdd.org
rizzetta.com**

Waters Edge Community Development District

Balance Sheet

As of 2/28/2022

(In Whole Numbers)

	General Fund	Reclaim Water Fund	Reserve Fund	Debt Service Fund	Total Governmental Funds	General Fixed Assets Account Group	General Long-Term Debt Account Group
Assets							
Cash In Bank	190,893	0	0	0	190,893	0	0
Reclaimed Water Account	0	76,080	0	0	76,080	0	0
Investments	249,637	0	0	1,116,563	1,366,201	0	0
Investments - Reserve	0	0	369,187	0	369,187	0	0
Accounts Receivable	19,039	0	0	30,340	49,379	0	0
Prepaid Expenses	0	0	0	0	0	0	0
Deposits	3,965	0	0	0	3,965	0	0
Due From Other Funds	15,264	0	0	22,749	38,013	0	0
Amount Available in Debt Service	0	0	0	0	0	0	1,169,652
Amount To Be Provided Debt Service	0	0	0	0	0	0	7,285,348
Fixed Assets	0	0	0	0	0	6,633,196	0
Total Assets	478,799	76,080	369,187	1,169,652	2,093,719	6,633,196	8,455,000
Liabilities							
Accounts Payable	6,939	0	0	0	6,939	0	0
Accrued Expenses Payable	8,192	2,000	0	0	10,192	0	0
Due To Other Funds	22,749	3,034	12,230	0	38,013	0	0
Revenue Bonds Payable-Long-Term	0	0	0	0	0	0	8,455,000
Total Liabilities	37,879	5,034	12,230	0	55,144	0	8,455,000
Fund Equity & Other Credits							
Beginning Fund Balance	212,691	32,579	350,889	589,764	1,185,923	6,633,196	0
Net Change in Fund Balance	228,229	38,467	6,068	579,888	852,652	0	0
Total Fund Equity & Other Credits	440,920	71,046	356,957	1,169,652	2,038,575	6,633,196	0
Total Liabilities & Fund Equity	478,799	76,080	369,187	1,169,652	2,093,719	6,633,196	8,455,000

See Notes to Unaudited Financial Statements

Waters Edge Community Development District

Statement of Revenues and Expenditures

001 - General Fund

From 10/1/2021 Through 2/28/2022

(In Whole Numbers)

	Annual Budget	YTD Budget	YTD Actual	YTD Variance	Percent Annual Budget Remaining
Revenues					
Interest Earnings					
Interest Earnings	0	0	13	13	0.00%
Special Assessments					
Tax Roll	369,700	369,700	371,062	1,362	(0.36)%
Other Miscellaneous Revenues					
Pump Station	0	0	18,365	18,365	0.00%
Insurance Proceeds	0	0	515	515	0.00%
Total Revenues	369,700	369,700	389,955	20,255	(5.48)%
Expenditures					
Legislative					
Supervisor Fees	12,000	5,000	4,800	200	60.00%
Financial & Administrative					
Administrative Services	4,865	2,027	2,068	(40)	57.50%
District Management	23,500	9,792	9,988	(196)	57.50%
District Engineer	8,000	3,333	6,557	(3,223)	18.04%
Disclosure Report	2,000	0	0	0	100.00%
Trustees Fees	3,775	1,888	1,986	(98)	47.40%
Tax Collector/Property Appraiser Fees	150	0	0	0	100.00%
Financial & Revenue Collections	5,400	2,250	2,295	(45)	57.50%
Assessment Roll	5,400	5,400	5,508	(108)	(2.00)%
Accounting Services	12,975	5,406	5,515	(108)	57.49%
Auditing Services	3,400	3,400	3,129	271	7.97%
Arbitrage Rebate Calculation	450	0	0	0	100.00%
Public Officials Liability Insurance	2,960	2,960	2,826	134	4.52%
Legal Advertising	500	208	126	82	74.72%
Miscellaneous Mailings	1,500	625	0	625	100.00%
Dues, Licenses & Fees	175	175	175	0	0.00%
Website Hosting, Maintenance, Backup (and Email)	5,000	2,083	2,413	(329)	51.75%
Legal Counsel					
District Counsel	10,000	4,167	5,695	(1,528)	43.05%
Electric Utility Services					
Utility Services	36,000	15,000	3,233	11,767	91.02%
Stormwater Control					
Fountain Service Repair & Maintenance	3,500	1,458	600	858	82.85%

Waters Edge Community Development District

Statement of Revenues and Expenditures

001 - General Fund

From 10/1/2021 Through 2/28/2022

(In Whole Numbers)

	Annual Budget	YTD Budget	YTD Actual	YTD Variance	Percent Annual Budget Remaining
Lake/Pond Bank Maintenance	7,500	3,125	0	3,125	100.00%
Aquatic Maintenance	26,220	10,925	10,925	0	58.33%
Mitigation Area Monitoring & Maintenance	500	208	0	208	100.00%
Aquatic Plant Replacement	5,000	2,083	0	2,083	100.00%
Stormwater System Maintenance	7,500	3,125	2,870	255	61.73%
Other Physical Environment					
Property Insurance	5,000	5,000	4,131	869	17.38%
General Liability Insurance	2,960	2,960	2,826	134	4.52%
Entry & Walls Maintenance	2,500	1,042	2,870	(1,828)	(14.80)%
Landscape Maintenance	95,266	39,694	46,566	(6,872)	51.12%
Irrigation System Monitoring & Maintenance	20,000	8,333	679	7,655	96.60%
Well Maintenance	5,000	2,083	0	2,083	100.00%
Landscape - Mulch	7,000	2,917	2,510	407	64.14%
Water Use Permit	0	0	5,500	(5,500)	0.00%
Landscape Replacement Plants, Shrubs, Trees	10,000	4,167	1,527	2,640	84.72%
Reclaimed Pump Maintenance & Repairs	13,704	5,710	23,917	(18,207)	(74.52)%
Contingency					
Miscellaneous Contingency	20,000	8,333	495	7,838	97.52%
Total Expenditures	369,700	164,878	161,726	3,152	56.25%
Excess Of Revenues Over (Under) Expenditures	0	204,822	228,229	23,407	0.00%
Exc. Of Rev/Other Sources Over/(Under) Expend./Other Uses	0	204,822	228,229	23,407	0.00%
Fund Balance, Beginning of Period	0	0	212,691	212,691	0.00%
Fund Balance, End of Period	0	204,822	440,920	236,098	0.00%

See Notes to Unaudited Financial Statements

Waters Edge Community Development District

Statement of Revenues and Expenditures

101 - Reclaim Water Fund

From 10/1/2021 Through 2/28/2022

(In Whole Numbers)

	<u>Annual Budget</u>	<u>Current Period Actual</u>	<u>Budget To Actual Variance</u>	<u>Budget Percent Remaining</u>
Revenues				
Interest Earnings				
Interest Earnings	0	2	2	0.00%
Special Assessments				
Tax Roll	49,774	49,774	0	0.00%
Total Revenues	<u>49,774</u>	<u>49,776</u>	<u>2</u>	<u>0.00%</u>
Expenditures				
Water-Sewer Combination Services				
Utility - Reclaimed	49,774	11,309	38,465	77.28%
Total Expenditures	<u>49,774</u>	<u>11,309</u>	<u>38,465</u>	<u>77.28%</u>
Excess Of Revenues Over (Under) Expenditures	0	38,467	38,467	0.00%
Exc. Of Rev/Other Sources Over/(Under) Expend./Other Uses	0	38,467	38,467	0.00%
Fund Balance, Beginning of Period	0	32,579	32,579	0.00%
Fund Balance, End of Period	<u>0</u>	<u>71,046</u>	<u>71,046</u>	<u>0.00%</u>

Waters Edge Community Development District

Statement of Revenues and Expenditures

005 - Reserve Fund

From 10/1/2021 Through 2/28/2022

(In Whole Numbers)

	<u>Annual Budget</u>	<u>Current Period Actual</u>	<u>Budget To Actual Variance</u>	<u>Budget Percent Remaining</u>
Revenues				
Interest Earnings				
Interest Earnings	0	15	15	0.00%
Special Assessments				
Tax Roll	18,283	18,283	0	0.00%
Total Revenues	<u>18,283</u>	<u>18,298</u>	<u>15</u>	<u>0.08%</u>
Expenditures				
Contingency				
Capital Reserve	18,283	12,230	6,053	33.10%
Total Expenditures	<u>18,283</u>	<u>12,230</u>	<u>6,053</u>	<u>33.11%</u>
Excess Of Revenues Over (Under) Expenditures	0	6,068	6,068	0.00%
Exc. Of Rev/Other Sources Over/(Under) Expend./Other Uses	0	6,068	6,068	0.00%
Fund Balance, Beginning of Period	0	350,889	350,889	0.00%
Fund Balance, End of Period	<u>0</u>	<u>356,957</u>	<u>356,957</u>	<u>0.00%</u>

Waters Edge Community Development District

Statement of Revenues and Expenditures

200 - Debt Service Fund

From 10/1/2021 Through 2/28/2022

(In Whole Numbers)

	Annual Budget	Current Period Actual	Budget To Actual Variance	Budget Percent Remaining
Revenues				
Interest Earnings				
Interest Earnings	0	13	13	0.00%
Special Assessments				
Tax Roll	757,933	760,292	2,359	0.31%
Total Revenues	757,933	760,305	2,372	0.31%
Expenditures				
Debt Service				
Interest	327,933	165,416	162,517	49.55%
Principal	430,000	15,000	415,000	96.51%
Total Expenditures	757,933	180,416	577,517	76.20%
Excess Of Revenues Over (Under) Expenditures	0	579,888	579,888	0.00%
Exc. Of Rev/Other Sources Over/(Under) Expend./Other Uses	0	579,888	579,888	0.00%
Fund Balance, Beginning of Period	0	589,764	589,764	0.00%
Fund Balance, End of Period	0	1,169,652	1,169,652	0.00%

**Waters Edge CDD
Investment Summary
February 28, 2022**

<u>Account</u>	<u>Investment</u>	<u>Balance as of February 28, 2022</u>
The Bank of Tampa	Money Market	\$ 249,637
	Total General Fund Investments	<u>\$ 249,637</u>
The Bank of Tampa ICS Capital Reserve		
BOKF, National Association	Money Market	\$ 248,352
Dime Community Bank	Money Market	120,835
	Total Reserve Fund Investments	<u>\$ 369,187</u>
US Bank Series 2015 Reserve A-1	US Bank Money Market 5	\$ 360,027
US Bank Series 2015 Reserve A-2	US Bank Money Market 5	18,107
US Bank Series 2015 Revenue	US Bank Money Market 5	733,248
US Bank Series 2015 Excess Revenue	US Bank Money Market 5	5,181
	Total Debt Service Fund Investments	<u>\$ 1,116,563</u>

Waters Edge Community Development District

Summary A/R Ledger

001 - General Fund

From 2/1/2022 Through 2/28/2022

Invoice Date	Customer Name	Invoice Number	Current Balance
10/1/2021	Pasco County Tax Collector	FY21-22	17,523.50
12/31/2021	Waters Edge Master HOA	OMR1221-2	692.00
1/31/2022	Waters Edge Master HOA	OMR0122-2	692.00
2/1/2022	Waters Edge Master HOA	OMR0122-1	131.77
		Total 001 - General Fund	19,039.27

Waters Edge Community Development District

Summary A/R Ledger

200 - Debt Service Fund

From 2/1/2022 Through 2/28/2022

Invoice Date	Customer Name	Invoice Number	Current Balance
10/1/2021	Pasco County Tax Collector	FY21-22	30,340.22
		Total 200 - Debt Service Fund	30,340.22
Report Balance			49,379.49

Waters Edge Community Development District

Aged Payables by Invoice Date

Aging Date - 2/1/2022

001 - General Fund

From 2/1/2022 Through 2/28/2022

Vendor Name	Invoice Date	Invoice Number	Invoice Description	Current Balance
Berger Tooms Elam Gaines & Frank	2/13/2022	356583	Audit FYE 09/30/21	3,100.00
Irrigation Technical Services, Inc.	2/23/2022	60446	Water Management - Pump Station 02/22	600.00
Withlacoochee River Electric Cooperative, Inc.	2/23/2022	2189378 02/22	11909 Slidell St. - Pump 02/22	63.67
Withlacoochee River Electric Cooperative, Inc.	2/23/2022	2189381 02/22	11406 Belle Haven Dr. - Well 02/22	35.04
Withlacoochee River Electric Cooperative, Inc.	2/23/2022	2189382 02/22	11406 Biddeford Place - Well 02/22	35.04
Withlacoochee River Electric Cooperative, Inc.	2/23/2022	2189383 02/22	9101 Creedmoor Ln - Pump 02/22	35.04
Withlacoochee River Electric Cooperative, Inc.	2/23/2022	2189384 02/22	9136 Creedmore Ln - Well 02/22	1,488.93
Jason Peterson	2/24/2022	JP022422	Board of Supervisor Meeting 02/24/22	200.00
Michaela A. Ballou	2/24/2022	MB022422	Board of Supervisor Meeting 02/24/22	200.00
Straley Robin Vericker	2/24/2022	21039	General Legal Services 02/22	581.00
Teri Lynn Geney	2/24/2022	TG022422	Board of Supervisor Meeting 02/24/22	200.00
Timothy M Haslett	2/24/2022	TH022422	Board of Supervisor Meeting 02/24/22	200.00
George Anastasopoulos	2/24/2022	GA022422	Board of Supervisor Meeting 02/24/22	200.00
Total 001 - General Fund				6,938.72
Report Total				6,938.72

**Waters Edge Community Development District
Notes to Unaudited Financial Statements
February 28, 2022**

Balance Sheet

1. Trust statement activity has been recorded through 02/28/2022.
2. See EMMA (Electronic Municipal Market Access) at <https://emma.msrb.org> for Municipal Disclosures and Market Data.
3. For presentation purposes, the Reserves are shown in a separate fund titled Reserve Fund.

Summary A/R Ledger-Payment Terms

4. Payment terms for landowner assessments are (a) defined in the FY21-22 Assessment Resolution adopted by the Board of Supervisors, (b) pursuant to Florida Statutes, Chapter 197 for assessments levied via the county tax roll.

Tab 10



Proposal #1103

Date: 3/7/2022

Customer:

Matthew Huber
Rizzetta
9019 Creedmoor Lane
New Port Richey, FL 34654

Property:

Water's Edge CDD
9019 Creedmoor Lane
New Port Richey, FL 34654

Moon Lake landscape replacement

This estimate is to replace the dead Viburnum hedge that was damaged during the bike path construction.

Irrigation repairs will be needed after the completion of the job and the timer will be adjusted.

Touch up mulch will be needed for the area receiving new plants.

Reclaim pump area on Moon Lake RD.

Plant Installation

Items	Quantity	Unit	Price/Unit	Price
Viburnum - Suspensum	30.00	ea	\$18.00	\$540.00
Pine Bark Mini-Nugget Mulch	2.00	YD	\$50.00	\$100.00
Labor Water's Edge				\$102.00
Hauling and Dumping disposal of dead plants	2.00	CY	\$30.00	\$60.00
			Plant Installation:	\$802.00

Irrigation

Irrigation Enhancement

Items	Quantity	Unit	Price/Unit	Price
Labor - Irrigation				\$0.00
			Irrigation Enhancement:	\$170.00

PROJECT TOTAL: \$972.00

Terms & Conditions

GENERAL TERMS AND CONDITIONS

PART 1: CONTRACTOR'S RESPONSIBILITY

The Contractor shall recognize and perform in accordance with written terms, written specifications and designs, contained or referred herein. The Contractor reserves the right to renegotiate or amend the contract when price or scope of work is affected by changes to any local, state, or federal law, regulation or ordinance that goes into effect after the contract is signed. **The pricing and scope reflected on this contract are valid for 45 (forty-five) days from date the contract proposal is generated. After 45 (forty-five) days if the contract proposal is not approved, then the contractor reserves the right to adjust the pricing and scope accordingly based on fluctuations in market pricing and availability or to void the proposal.**

A. Workforce: The Contractor shall assign a trained workforce with experience in the services being provided. The workforce will be presentable and identifiable at all times. All employees shall be competent and qualified, and U.S. citizens or legally authorized to work in the United States.

B. Landscape Materials: All materials shall conform to bid specifications. The Contractor will meet and comply with all Agricultural licensing and reporting requirements.

C. Warranties: Warranties provided by the Contractor for both product and labor are subject to the following terms and conditions:

I. If the Client has an existing landscape maintenance agreement **including both an automatic irrigation system and horticulture services** with the Contractor, the warranty shall be for **1 (one) year for all items included in the contract proposal except for sod/turf grass and/or annual flower plants** commencing on the day the work is completed and accepted by the Client. **The warranty shall be 30 (thirty) days for sod/turf grass and for annual flower plants commencing on the day the work is completed and accepted by the Client**

II. If the Client does not have an existing landscape maintenance agreement **including both an automatic irrigation system and horticulture services** with the Contractor, the warranty shall be for **6 (six) months for all items included in the contract proposal except for sod/turf grass and annual flower plants** commencing on the day the work is completed and accepted by the Client. **The warranty shall be 30 (thirty) days for sod/turf grass and annual flower plants commencing on the day the work is completed and accepted by the Client.**

III. If the Client enters into a landscape maintenance agreement **including both an automatic irrigation system and horticulture services** with the Contractor, either during or upon completion of the work, the Contractor will warranty the product per clause (1) above.

IV. If the Client cancels an existing landscape maintenance agreement **or any portion of the existing landscape maintenance agreement such as irrigation or horticulture services** with the Contractor within the first 6 (six) months of the warranty, the warranty shall only be in effect for the remaining time of the 6 (six) month period.

V. If the Contractor cancels an existing landscape maintenance agreement **or any portion of the existing**

landscape maintenance agreement such as irrigation or horticulture services with the Contractor after the first 6 (six) months of the warranty period, the warranty period will have ended.

D. Licenses and Permits: The Contractor will maintain a Landscape Contractor's license, as required by state or local law, and will comply with all other license and permit requirements of the county, state and federal governments, as well as all other requirements of law.

E. Taxes: The Contractor agrees to pay taxes applicable for its work under this contract, including sales tax on material supplied where applicable.

F. Insurances: The Contractor agrees to maintain General Liability Insurance, Automotive Liability Insurance, Workers' Compensation Insurance, and any other insurance at the Contractor's discretion or required by law. In addition, the Contractor will require the same of any sub-contractors and will provide proof of such upon Client request. The Contractor is also responsible for obtaining any licenses and/or permits required by law for activities on the Client's property.

G. Liability: It is understood and agreed that the Contractor is not liable for any damage of any kind that is not caused by the negligence of the Contractor, its agents or employees, including but not limited to: death or decline of plant materials due to improper selection, placement, planting or maintenance before the time of this contract; damage due to improper irrigation components in existence at the time of contract execution; exposed cables/wires or sprinkler components/lines normally found below the surface of the lawn; flooding, storm or wind damage; disease or damage to lawns or landscape plants caused by excessive irrigation or lack of water due to inoperative components provided it reported these to the Client, or irrigation restrictions imposed by Water Management District or civil authorities **or due to water supply issues and limitations that are the responsibility of the Water Management District or civil authorities;** damage caused by any item hidden in the landscape and not clearly guarded or marked; and damage due to vandalism; **failure of Client to provide proper irrigation or horticulture services and landscape maintenance or other necessary maintenance for newly installed plants and materials.** The Contractor is liable for any damage due to operation of equipment in performing the contract; complying with all laws pertaining to protected plant species such as the mangrove; damage to plant material due to improper horticulture practices; improper installation of irrigation system replacement components; and injury to non-target organisms in application of pesticides.

H. Subcontracts: The Contractor reserves the right to hire qualified subcontractors to perform specialized functions or work requiring specialized equipment.

I. Invoicing: The Contractor will invoice for the amount set forth under the prices and terms included in this contract under Section B: Terms of Payment. Any services rendered, that are in addition to or beyond the scope of work required by this contract shall be separately billed.

PART 2: CLIENT'S RESPONSIBILITY

A. Utilities Usage: The Client shall allow the Contractor usage of utilities if needed.

B. Jobsite Access: The Client shall allow access to all parts of the jobsite where the Contractor is to perform work required by this contract or other related functions, during normal business hours and at other reasonable times, and in the case of after-hours emergencies.

C. Payment: The Client shall review invoices submitted by the Contractor and payment shall be due upon completion of the work and receipt of invoice and considered delinquent if not paid accordingly. If not paid within forty-five (45) days, the Contractor reserves the right to suspend services by giving written notice for nonpayment.

D. Defects: The Client shall give the Contractor at least thirty (30) days to correct any problem or defect discovered in the performance of the work required under this contract. The Contractor may provide a deduction or offset at its discretion if defects are not correctable to the satisfaction of the Client.

PART 3: OTHER TERMS

The Client and the Contractor respectively, bind themselves, their partners, successors, assignees and legal representative to the other party with respect to all covenants of this contract. Neither the Client nor the Contractor, their partners, successors, assignees and legal representative shall assign, transfer or terminate any interest in this contract without the written consent of the other.

A. Termination: This contract may be terminated by the Contractor for nonpayment by the Client, upon written notice as stated above. In the event this contract is terminated early by either party, the Contractor shall be entitled to recover those unrecovered costs incurred through the date of termination, including a reasonable amount of overhead and profit, and any amount in excess of the monthly charges paid by the Client through the date of termination.

B. Controlling Law: The laws of Florida shall govern the validity, interpretation, construction, and performance of this contract. Each party hereby expressly consents to the personal jurisdiction, venue and convenience of, and the parties agree that any dispute arising hereunder will be heard in, the state and federal courts for the County of Hillsborough, Florida for any lawsuit arising from or related to this contract agreement. All references herein to the singular shall include the plural.

C. Legal Counsel: Each party has had (or has been advised to seek) independent legal counsel of their selection in the negotiation of this contract. Each party fully understands the facts and has been informed about their legal rights and obligations, including but not limited to the obligations of Florida Statutes regarding restrictive covenants and liquidated damages. Each party is signing this contract freely and voluntarily intending to be bound by it. Each party hereby knowingly, voluntarily, and intentionally waives any right either may have to a trial by jury with respect to any litigation related to or arising out of, under or in conjunction with this contract or Contractor's employment with Ameriscape USA, Inc.

D. Notice to Owner: The Contractor will furnish a Notice to Owner per Florida Statute 713.06 to protect the Contractor's lien rights in the event payment is not received for any job exceeding \$2,500.00.

E. Attorney's Fees: In the event a dispute arises between the parties hereto and suit is instituted, the prevailing party in such litigation shall be entitled to recover reasonable attorney fees and other costs and expenses from the non-prevailing party, whether incurred at the trial level or in any appellate proceeding. If the Contractor seeks counsel for nonpayment issues and an agreement is reached before a suit/trial those attorney fees can also be recovered.

By _____

Armando Taylor

Date 3/7/2022

ASI Landscape Management

By _____

Date _____

Water's Edge CDD

Tab 11

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, February 24, 2022 at 3:32 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
Michaela Ballou	Board Supervisor, Assistant Secretary
Jason Peterson	Board Supervisor, Assistant Secretary

Also present were:

Jayna Cooper	District Manager, Rizzetta & Company
Matthew Huber	Regional District Manager, Rizzetta & Company <i>(via conference call)</i>
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
Tony Smith	Sitex Aquatics
Devon Craig	Sitex Aquatics

Audience	Present
----------	---------

FIRST ORDER OF BUSINESS

Call to Order

Mrs. Cooper called the meeting to order at 3:32 p.m., confirmed there was a quorum, and noted there was an audience present.

SECOND ORDER OF BUSINESS

Audience Comments on Agenda Items

No comments.

THIRD ORDER OF BUSINESS

Staff Reports

A. District Engineer

Mr. Nolte explained the recent legislation requiring all local governments and special Districts to perform a 20-year needs analysis of stormwater infrastructure every five years. This summary is due June 30, 2022. Mr. Nolte presented a Stormwater Needs Analysis Proposal to the Board in the amount of \$4,500 and answered Board members' questions.

On a motion by Mr. Anastasopoulos, seconded by Ms. Ballou, with all in favor, the Board of Supervisors approved the Stormwater Needs Analysis Proposal from Cardno for \$4,500.00 for the Water's Edge Community Development District.

B. Aquatics Manager

Mr. Fackler presented the monthly aquatics report and answered Board members' questions. He introduced Tony Smith, General Manager, and Devon Craig, Field Manager, to the Board. Mr. Fackler will be transitioning to the fountain division and the new on-site point of contact for Waters Edge CDD will be Devon Craig.

C. PSA Landscape Inspection Report

The Board reviewed the February PSA report. The Board requested a proposal from ASI for the removal and replacement of the dead viburnum around the large purple pipe.

D. District Counsel

The Board discussed wording of the Natural Buffer Areas Policy Statement section of the Common Area Policy. Mr. Vericker suggested adding, "Notwithstanding the foregoing, the District reserves the right to remove any dead trees and shrubs or leaning trees that may cause immediate damage to property or harm to people" to the end of the third paragraph.

The Board directed Mr. Vericker to revise the wording as discussed and include it on the March agenda for review and ratification.

E. District Manager

Mrs. Cooper presented the monthly District Manager report and January 2022 financials to the Board. Mrs. Cooper reminded the Board of the next regularly scheduled meeting to be held on March 24, 2022 at 5:00 p.m. The Board agreed they would like to schedule a budget workshop in April. Mrs. Cooper will coordinate and advertise the date for the workshop.

Per request of the Chair, Mrs. Cooper reviewed the spending limits of \$5,000 and \$10,000 outside of a meeting for the District Manager and Chair, respectively.

Mrs. Cooper notified the Board of a resident concern about erosion around pond F1. The Board asked that the District Engineer look at the area of concern and report his observations to the Board at the next meeting.

FOURTH ORDER OF BUSINESS

**Consideration of Pump Enclosure
Proposals**

Mrs. Cooper presented proposals for a vinyl fence enclosure for the pump equipment from three different vendors. The Board agreed they preferred the Bravo Fence proposal with the 10-foot double gate and 3-foot single gate for \$2,049.00. The Board asked Mrs. Cooper to confirm with ITS that a 10-foot opening will accommodate all necessary equipment. If the 10-foot opening is not sufficient, the Board agreed to approve the Bravo Fence proposal with the 12-foot double gate for \$2,449.00.

On a motion by Mr. Anastasopoulos, seconded by Ms. Ballou, with all in favor, the Board of Supervisors approved the proposal from Bravo Fence with the 10-foot double gate for \$2,049.00 contingent upon ITS' confirmation for the Water's Edge Community Development District.

FIFTH ORDER OF BUSINESS

**Consideration of Pony Pump & Motor
Replacement**

Mrs. Cooper presented a proposal from ITS for the replacement of the failed pony pump and motor in the amount of \$9,293.91 and explained that this pump is needed for repressurizing and maintaining low flow demands without cycling the larger pump. The Board directed Mrs. Cooper to request a breakdown of parts and labor from ITS and gather comparative proposals for price verification.

On a motion by Ms. Ballou, seconded by Mr. Haslett, with all in favor, the Board of Supervisors authorized Ms. Geney to execute the proposal from ITS for the replacement of the pony pump and motor for \$9,293.91 after price verification for the Water's Edge Community Development District.

SIXTH ORDER OF BUSINESS

**Consideration of Minutes of the Board of
Supervisors' Regular meeting held on
January 27, 2022**

On a motion by Ms. Ballou, seconded by Mr. Peterson, with all in favor, the Board of Supervisors approved the minutes for the regular meeting held on January 27, 2022, as presented, for the Water's Edge Community Development District.

NINTH ORDER OF BUSINESS

**Consideration of the Operations &
Maintenance Expenditures for December
2021 & January 2022**

On a motion by Mr. Anastasopoulos, seconded by Mr. Peterson, with all in favor, the Board of Supervisors approved the operation and maintenance expenditures for December 2021 in the amount of \$46,430.55 and January 2022 in the amount of \$43,390.61 for the Water's Edge Community Development District.

TENTH ORDER OF BUSINESS

**Audience Comments & Supervisor
Requests**

The audience member asked the Board to explain what swells are and Ms. Ballou explained. There were no further audience comments or questions.

Mr. Haslett asked the Board about the process for approving temporary ingress and egress licenses for residents. The Board agreed that the license and any other necessary forms go through Rizzetta for record keeping. District management will send the forms to a Board member for signature, distribute them to all necessary parties, and file the executed paperwork.

Mr. Haslett brought up a concern about storm drains getting built up by sediment and debris. A discussion ensued about the extent of the CDD's responsibility for the operation and maintenance of the storm drains. Mrs. Cooper will follow-up with Mr. Nolte and request he draft a formal letter detailing the CDD responsibility for the next meeting.

Mr. Anastasopoulos asked if part of the general fund balance can be transferred to the reserve fund at the end of the fiscal year if there is a surplus of funds. Mrs. Cooper will follow-up with accounting.

ELEVENTH ORDER OF BUSINESS Adjournment

Mrs. Cooper stated if there was no further business to come before the Board than a motion to adjourn would be on order.

On a Motion by Mr. Anastasopoulos, seconded by Mr. Haslett, with all in favor, the Board of Supervisors adjourned the meeting at 5:31 p.m. for the Water's Edge Community Development District.

Secretary/Assistant Secretary

Chairman/Vice Chairman

Tab 12

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 February 2022 For Board Approval

Attached please find the check register listing the Operation and Maintenance expenditures paid from February 1, 2022 through February 28, 2022. This does not include expenditures previously approved by the Board.

The total items being presented: **\$21,347.96**

Approval of Expenditures:

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

Waters Edge Community Development District

Paid Operation & Maintenance Expenditures

February 1, 2022 Through February 28, 2022

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Ameriscape USA, Inc.	002354	151250	Install Mulch 01/22	\$ 1,625.00
Ameriscape USA, Inc.	002366	607	Install Mulch 02/22	\$ 750.00
Ameriscape USA, Inc.	002368	642	Remove Tree - Belle Haven Entrance 02/22	\$ 99.53
George Anastasopoulos	002358	GA012722	Board of Supervisor Meeting 01/27/22	\$ 200.00
GHS Environmental	002360	2022-123	Monthly Meter Reading - Pump Station 01/22	\$ 142.00
Irrigation Technical Services, Inc.	002355	29496	Bi-Monthly Pump Station Maintenance 12/21	\$ 450.00
Irrigation Technical Services, Inc.	002363	60416	Water Management - Pump Station 01/22	\$ 550.00
Jason Peterson	002364	JP012722	Board of Supervisor Meeting 01/27/22	\$ 200.00
Michaela A. Ballou	002359	MB012722	Board of Supervisor Meeting 01/27/22	\$ 200.00
Pasco County Utilities	002369	16168874	9019 Creedmoor Reclaim Lane 01/22	\$ 1,830.15
Rizzetta & Company, Inc.	002356	INV0000065398	District Management Fees 02/22	\$ 4,147.92
Sitex Aquatics, LLC	002370	5812B	Monthly Lake Maintenance 02/22	\$ 2,185.00
Straley Robin Vericker	002365	20912	General Legal Services 01/22	\$ 428.50

Waters Edge Community Development District

Paid Operation & Maintenance Expenditures

February 1, 2022 Through February 28, 2022

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Teri Lynn Geney	002361	TG012722	Board of Supervisor Meeting 01/27/22	\$ 200.00
Timothy M Haslett	002362	TH012722	Board of Supervisor Meeting 01/27/22	\$ 200.00
Waters Edge Master HOA, Inc.	002367	020122 457	Shared Cost Landscape Services 01/22	\$ 7,048.00
Withlacoochee River Electric Cooperative, Inc.	002357	2189378 01/22	11909 Slidell St. - Pump 01/22	\$ 91.63
Withlacoochee River Electric Cooperative, Inc.	002357	2189381 01/22	11406 Belle Haven Dr. - Well 01/22	\$ 37.83
Withlacoochee River Electric Cooperative, Inc.	002357	2189382 01/22	11406 Biddeford Place - Well 01/22	\$ 37.83
Withlacoochee River Electric Cooperative, Inc.	002357	2189383 01/22	9101 Creedmoor Ln - Pump 01/22	\$ 37.83
Withlacoochee River Electric Cooperative, Inc.	002357	2189384 01/22	9136 Creedmore Ln - Well 01/22	<u>\$ 886.74</u>
Report Total				<u><u>\$ 21,347.96</u></u>



Americscape USA, Inc.
9702 Harney Rd
Thonotosassa, FL 33592

Invoice

Date	Invoice #
1/26/2022	151250

Bill To

Waters Edge CDD
9019 Creedmoor Lane
New Port Richey, FL 34654
USA

P.O. No.		Terms	Due Date	Account #	Project	
		Due on receipt	1/26/2022		EST2914051 Bell...	
Item	Description	Qty	U/M	Rate	Serviced	Amount
Work Area...						
Plants & M...	Pine Bark Mulch by Hand - Bag	30		50.00		1,500.00
Plants & M...	Dump Fee	1		125.00		125.00
	Mulch					1,625.00
<div>Date Rec'd Rizzetta & Co., Inc. 01/26/22</div> <div>D/M approval <u>Jayna Cooper</u> Date <u>1-31-22</u></div> <div>Date entered 1/28/22</div> <div>Fund 001 GL 53900 OC 4615</div> <div>Check #</div>						
				Total	\$1,625.00	
				Payments/Credits	\$0.00	
				Balance Due	\$1,625.00	

Phone #	Fax #
(813) 948-3938	



Invoice 607

Date	PO#
02/03/22	
Sales Rep	Terms
Armando Taylor	Due on Receipt

Bill To
Water's Edge CDD Accounts Payable 9019 Creedmoor Ln New Port Richey, FL 34654

Property Address
Water's Edge CDD 9019 Creedmoor Lane New Port Richey, FL 34654

Item	Qty / UOM	Rate	Ext. Price	Amount
#417 - Mulch installation				\$750.00
Misc Enhancement -				\$0.00
Mulch -				\$750.00

Date Rec'd Rizzetta & Co., Inc. 02.04.22
D/M approval *Jayna Cooper* Date 2-14-2022
Date entered 02.11.22
Fund 001 GL 53900 OC 4615
Check # _____

Subtotal	\$750.00
Sales Tax	\$0.00
Total	\$750.00
Credits/Payments	(\$0.00)
Balance Due	\$750.00

Retainage (0.00%) \$0.00

Current	1-30 Days Past Due	31-60 Days Past Due	61-90 Days Past Due	90+ Days Past Due
\$750.00	\$0.00	\$0.00	\$0.00	\$0.00



Invoice 642

Date	PO#
02/14/22	
Sales Rep	Terms
Armando Taylor	Due on Receipt

Bill To
Water's Edge CDD Accounts Payable 9019 Creedmoor Ln New Port Richey, FL 34654

Property Address
Water's Edge CDD 9019 Creedmoor Lane New Port Richey, FL 34654

Item	Qty / UOM	Rate	Ext. Price	Amount
#522 - Belle Haven entrance tree removal				\$99.53
Misc Enhancement -				\$0.00
Tree Work -				\$99.53

Date Rec'd Rizzetta & Co., Inc. 02/15/22

D/M approval *Jayna Cooper* Date 2-18-22
02.18.22

Date entered _____

Fund 001 GL 53900 OC 4650

Check # _____

Subtotal	\$99.53
Sales Tax	\$0.00
Total	\$99.53
Credits/Payments	(\$0.00)
Balance Due	\$99.53

Retainage (0.00%) \$0.00

Current	1-30 Days Past Due	31-60 Days Past Due	61-90 Days Past Due	90+ Days Past Due
\$99.53	\$750.00	\$0.00	\$0.00	\$0.00

WATERS EDGE CDD

Meeting Date: January 27, 2022

SUPERVISOR PAY REQUEST

Name of Board Supervisor	Check if Present	Check if Paid
George Anastasopoulos	✓	X
Timothy Haslett	✓	X
Jason Peterson	✓	X
Michaela Ballou	✓	X
Teri Geney	✓	X

MEETING TIMECARD

Meeting Start Time:	3:32
Meeting End Time:	
Total Meeting Time:	
Time over (3) Hours:	0

DM Signature : Jayna Cooper

Date Rec'd Rizzetta & Co., Inc. 02.03.22

D/M approval Jayna Cooper Date 02-07-22

Date entered 02.03.22

Fund 001 GL 51100 OC 1101

Check # _____

Please send copy to Tiffany J. and send to Corporate Acctg for extended meeting hours.



Irrigation Technical Services,
3330 36th Avenue North
St Petersburg FL 33713
727-521-3320

Service Invoice

Invoice#: 29496

Date: 01/21/2022

Record#: 27784

Billed To: Waters Edge CDD
c/o Rizzetta and Company
5844 Old Pasco Road Suite 100
Wesley Chapel FL 33544

Project: Waters Edge
9019 Creedmoor Lane
New Port Richey FL 34654

Due Date: 02/20/2022

Employee:

Order#:

Assembly#	Part#	Description	Quantity	Price	Ext Price	Sales Tax
		Waters Edge	1.0000	450.000000	450.00	N
		Pump Station				N
		Maintenance				N

Notes:

01/14/22 ITS Pump Technicians completed the quarterly pump station maintenance at Waters Edge.

Date Rec'd Rizzetta & Co., Inc. 1/24/22

D/M approval Jayna Cooper Date 1-31-22

Date entered 1/28/22

Fund 001 GL 53900 OC 4651

Check #

For your convenience, Master Card and Visa are accepted for most payments.
Call ITS at 727-521-3320 for details

Thank you for your prompt payment!

Non-Taxable Amount:	450.00
Taxable Amount:	0.00
Sales Tax:	0.00
Amount Due	450.00



Irrigation Technical Services,
3330 36th Avenue North
St Petersburg FL 33713
727-521-3320

Service Invoice

Invoice#: 60416

Date: 02/01/2022

Record#: 27833

Billed To: Waters Edge CDD
c/o Rizzetta and Company
5844 Old Pasco Road Suite 100
Wesley Chapel FL 33544

Project: Waters Edge
9019 Creedmoor Lane
New Port Richey FL 34654

Due Date: 03/03/2022

Employee:

Order#:

Assembly#	Part#	Description	Quantity	Price	Ext Price	Sales Tax
		Waters Edge Water Management January 2022	1.0000	550.000000	550.00	N

Notes:

Date Rec'd Rizzetta & Co., Inc. 02.01.22
D/M approval Jayna Cooper Date 02-07-22
Date entered 02.03.22
Fund 001 GL 53900 OC 4651
Check # _____

For your convenience, Master Card and Visa are accepted for most payments.
Call ITS at 727-521-3320 for details

Thank you for your prompt payment!

Non-Taxable Amount:	550.00
Taxable Amount:	0.00
Sales Tax:	0.00
Amount Due	550.00



UTILITIES SERVICES BRANCH
CUSTOMER INFORMATION &
SERVICE DEPT.
P.O. BOX 2139
NEW PORT RICHEY, FL 34656-2139

LAND O' LAKES (813) 235-6012
NEW PORT RICHEY (727) 847-8131
DADE CITY (352) 521-4285
utilcustserv@pascocountyfl.net
Pay By Phone: 1-855-786-5344

1 1 1
05-46024

WATERS EDGE CDD

Service Address: **9019 CREEDMOOR RECLAIM LANE**

Bill Number: 16168874

Billing Date: 2/11/2022

Billing Period: 12/22/2021 to 1/21/2022

New Water, Sewer, Reclaimed rates, fees, and charges take effect Oct. 1, 2021.
Please visit bit.ly/pcurates for additional details.

Account #	Customer #
1006710	01381392
Please use the 15-digit number below when making a payment through your bank	
100671001381392	

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	180194286	12/22/2021	412889	1/21/2022	418118	30	5229

Usage History

Water

January 2022	5229
December 2021	0
November 2021	4113
October 2021	17394
September 2021	11160
August 2021	8572
July 2021	11241
June 2021	19149
May 2021	18508
April 2021	12507
March 2021	14354
February 2021	12366

Transactions

Current Transactions

Reclaimed

Reclaimed 5,229 Thousand Gals X \$0.35 1,830.15

Total Current Transactions 1,830.15

TOTAL BALANCE DUE \$1,830.15

Date Rec'd Rizzetta & Co., Inc. 02/14/22

D/M approval *Jayna Cooper* Date 2-18-22

Date entered 02.18.22

Fund 101 GL 53600 OC 4302

Check #



Please return this portion with payment

TO PAY ONLINE, VISIT pascoeasypay.pascocountyfl.net

☐ Check this box if entering change of mailing address on back.

WATERS EDGE CDD
3434 COLWELL AVENUE SUITE 200
TAMPA FL 33614-8390

Account # 1006710

Customer # 01381392

Balance Forward 0.00

Current Transactions 1,830.15

Total Balance Due \$1,830.15

Due Date 2/28/2022

10% late fee will be applied if paid after due date

Round Up Donation to Charity

Amount Enclosed

☐ Check this box to participate in Round-Up.

PASCO COUNTY
UTILITIES SERVICES BRANCH
CUSTOMER INFORMATION & SERVICE DEPT.
P.O. BOX 2139
NEW PORT RICHEY, FL 34656-2139

Rizzetta & Company, Inc.
3434 Colwell Avenue
Suite 200
Tampa FL 33614

Invoice

Date	Invoice #
2/1/2022	INV0000065398

Bill To:

WATERS EDGE CDD - PC
3434 Colwell Avenue, Suite 200
Tampa FL 33614

Services for the month of	Terms	Client Number
February	Upon Receipt	00345

Description		Qty	Rate	Amount
Accounting Services	3201	1.00	\$1,102.92	\$1,102.92
Administrative Services	3100	1.00	\$413.50	\$413.50
Email Accounts, Admin & Maintenance	5103	5.00	\$15.00	\$75.00
Financial & Revenue Collections	3111	1.00	\$459.00	\$459.00
Management Services	3101	1.00	\$1,997.50	\$1,997.50
Website Compliance & Management	5103	1.00	\$100.00	\$100.00
<p>Date Rec'd Rizzetta & Co., Inc. <u>1/25/22</u></p> <p>D/M approval <u>Jayna Cooper</u> Date <u>01/31/22</u></p> <p>Date entered <u>1/27/22</u></p> <p>Fund <u>001</u> GL <u>51300</u> OC <u>*****</u></p> <p>Check # <u></u></p>				
		Subtotal		\$4,147.92
		Total		\$4,147.92



Invoice

7643 Gate Parkway
Suite# 104-167
Jacksonville, FL 32256

Date	Invoice #
2/1/2022	5812B

Bill To

Waters Edge CDD
3434 Colwell Ave, Ste 200
Tampa, FL 33614

P.O. No.

Terms

Project

Quantity	Description	Rate	Amount
	Monthly Lake Maintenance-52 Waterways- February-----Revised	2,185.00	2,185.00
	Fountain Maintenance	0.00	0.00
<p>Date Rec'd Rizzetta & Co., Inc. <u>02.7.22</u> D/M approval <u>Jayna Cooper</u> Date <u>2-14-2022</u> Date entered <u>02.11.22</u> Fund <u>001</u> GL <u>53800</u> OC <u>4605</u> Check # _____</p>			
		Balance Due	\$2,185.00

Straley Robin Vericker

1510 W. Cleveland Street

Tampa, FL 33606

Telephone (813) 223-9400 * Facsimile (813) 223-5043

Federal Tax Id. - 20-1778458

WATERS EDGE CDD
C/O RIZZETTA & COMPANY
5844 OLD PASCO ROAD
SUITE 100
WESLEY CHAPEL, FL 33544

January 21, 2022

Client: 001219

Matter: 000001

Invoice #: 20912

Page: 1

RE: GENERAL

For Professional Services Rendered Through January 15, 2022

SERVICES

Date	Person	Description of Services	Hours	
12/16/2021	JMV	REVIEW AGENDA PACKET AND PREPARE FOR CDD BOARD MEETING.	1.0	
1/13/2022	LB	PREPARE DRAFT QUARTERLY REPORT TO DISSEMINATION AGENT FOR PERIOD ENDED DECEMBER 31, 2021.	0.2	
1/14/2022	JMV	PREPARE QUARTERLY CDD DISCLOSURE REPORT.	0.3	
Total Professional Services			1.5	\$428.50

PERSON RECAP

Person		Hours	Amount
JMV	John M. Vericker	1.3	\$396.50
LB	Lynn Butler	0.2	\$32.00

January 21, 2022
Client: 001219
Matter: 000001
Invoice #: 20912

Page: 2

Total Services	\$428.50	
Total Disbursements	\$0.00	
Total Current Charges		\$428.50

PAY THIS AMOUNT

\$428.50

Date Rec'd Rizzetta & Co., Inc. 1/25/22

D/M approval Jayna Cooper Date 1-31-22

Date entered 1/28/22

Fund 001 GL 51400 OC 3107

Check #

Please Include Invoice Number on all Correspondence

INVOICE

2/1/2022

Waters Edge Master HOA, Inc.
c/o Management and Associates
720 Brooker Creek Blvd. #206 Oldsmar, FL 34677
Phone: (813) 433-2000

To:

Waters Edge CDD
5844 Old Pasco Road, Suite 100
Wesley Chapel, FL 33544

Due Upon Receipt

Page 1 of 1

Quantity	Vendor	Inv #	Inv Date	Description	Amount
1	Ameriscape	457	1/1/2022	JANUARY LAWN SERVICE	\$ 5,326.00
				IRRIGATION	\$ 1,192.00
				TREE TRIMMING	\$ 200.00
				ANNUALS	\$ -
				PEST CONTROL	\$ -
1	PSA	1275	1/10/2022	JAN 6 INSPECTION	\$ 240.00
3	Kevin L.	NA	NA	Chlorine tab service- Kevin Labrum \$30.00/week 1/14/22, 1/21/22, 1/28/22	\$ 90.00
Date Rec'd Rizzetta & Co., Inc. 02.04.22					
D/M approval <i>Jayna Cooper</i> Date 2-14-2022					
Date entered 02.11.22					
Fund 001 GL 53900 OC 4604					
Check # _____ Total:					7,048.00

COPY



ASI LANDSCAPE
MANAGEMENT
9702 N Harney Rd
Thonotosassa, FL 33592

Invoice 457

Date	PO#
01/01/22	
Sales Rep	Terms
House Account	Net 30

Bill To
Rocco Lervasi Water's Edge HOA 9019 Creedmoor Lane New Port Richey, FL 34654

Property Address
Water's Edge HOA 9019 Creedmoor Lane New Port Richey, FL 34654

Item	Qty / UOM	Rate	Ext. Price	Amount
#214 - Landscape Management with Agro & Irr January 2022				\$46,975.00
Description	Amount			16,795.00
Maintenance	\$13,315.00			
Irrigation	\$2,980.00			
Pest Control	\$0.00			
Tree Trimming	\$500.00			
Annuals	\$0.00			

APPROVED	
ASSOC	WAED
G/L #	8210-007
BK ACCT	
OPER	RESV
AMT	16,795.00

	16,795.00
Subtotal	\$46,975.00
Sales Tax	\$0.00
Total	\$46,975.00
Credits/Payments	(\$0.00)
Balance Due	\$46,975.00 16,795.00

Current	1-30 Days Past Due	31-60 Days Past Due	61-90 Days Past Due	90+ Days Past Due
\$0.00	\$16,975.00	\$0.00	\$0.00	\$0.00

PSA Horticultural

925 Florida Avenue, Suite D
Palm Harbor, FL 34683
jennifer@psagrounds.com
www.psagrounds.com

PSA HORTICULTURAL

INVOICE

BILL TO

Water's Edge Homeowners
Association C/O Management
and Associates
720 Brooker Creek Boulevard,
Suite 206
Oldsmar, Florida 34677


INVOICE # 1275**DATE** 01/10/2022**DUE DATE** 02/09/2022**TERMS** Net 30

DATE	ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
01/06/2022	Water's Edge Landscape Inspection	January 6th landscape inspection.	1	600.00	600.00

We truly appreciate your business!

BALANCE DUE**\$600.00**

PSA Services:
Specification Development
Landscape Inspections
Special Project Consulting

APPROVED	
ASSOC	WAED
G/L #	8020-000
PKACCT	
OPER	RESV
AMT	600.00



Your Touchstone Energy® Cooperative
P.O. Box 278 • Dade City, Florida 33526-0278

Account Number **2189378** Cycle **17**
Meter Number **40547871**
Customer Number **20096167**
Customer Name **WATERS EDGE CDD**

Bill Date **01/26/2022**
Amount Due **91.63**
Current Charges Due **02/16/2022**

District Office Serving You
Bayonet Point

Service Address 11909 SLIDELL ST
Service Description PUMP
Service Classification General Service Non-Demand

See Reverse Side For More Information

ELECTRIC SERVICE

From	To						
Date	Reading	Date	Reading	Multiplier	Dem. Reading	KW Demand	kWh Used
12/21	72277	01/21	72841				564

Comparative Usage Information
Average kWh

Period	Days	Per Day
Jan 2022	31	18
Dec 2021	35	17
Nov 2021	0	0

BILLS ARE DUE
WHEN RENDERED
A 1.5 percent, but not
less than \$5, late charge
will apply to unpaid
balances as of 5:00 p.m.
on the due date shown
on this bill.



2 0 0 9 6 1 6 7

You have 24-hour access to manage your account on-line through Smarthub at www.wrec.net. If you would like to make a payment using your credit card, please call 844-209-7166. This number is WREC's Secure Pay-By-Phone system.

Previous Balance 94.69
Payment 94.69CR
Balance Forward 0.00

Customer Charge 34.16
Energy Charge 564 KWH @ 0.05017 28.30
Fuel Adjustment 564 KWH @ 0.03600 20.30
FL Gross Receipts Tax 2.12
State Tax 5.90
Pasco County Tax 0.85

Total Current Charges 91.63
Total Due Please Pay 91.63

Date Rec'd Rizzetta & Co., Inc. 1/27/22

D/M approval *Jayna Cooper* Date 1-31-22

Date entered 1/28/22

Fund 001 GL 53100 OC 4301

Check #



Your Touchstone Energy® Cooperative
P.O. Box 278 • Dade City, Florida 33526-0278

Please Detach and Return This Portion With
Your Payment To Ensure Accurate Posting.

See Reverse Side For Mailing Instructions

Bill Date: 01/26/2022

District: BP17

Use above space for address change ONLY.

2189378 BP17
WATERS EDGE CDD
3434 COLWELL AVE STE 200
TAMPA FL 33614-8390

Make check payable to W.R.E.C. MUST BE IN BLACK OR BLUE INK.

Current Charges Due Date	02/16/2022
TOTAL CHARGES DUE	91.63
Total Charges Due After Due Date	96.63

000218937800000916300000966307



Your Touchstone Energy® Cooperative
P.O. Box 278 • Dade City, Florida 33526-0278

Account Number **2189381** Cycle **17**
Meter Number **62225547**
Customer Number **20096167**
Customer Name **WATERS EDGE CDD**

Bill Date **01/26/2022**
Amount Due **37.83**
Current Charges Due **02/16/2022**

District Office Serving You
Bayonet Point

Service Address 11406 BELLE HAVEN DR
Service Description WELL
Service Classification General Service Non-Demand

See Reverse Side For More Information

ELECTRIC SERVICE

From	To						
Date	Reading	Date	Reading	Multiplier	Dem. Reading	KW Demand	kWh Used
12/21	11510	01/21	11510				0

Comparative Usage Information
Average kWh

Period	Days	Per Day
Jan 2022	31	0
Dec 2021	48	0
Nov 2021	0	0

BILLS ARE DUE
WHEN RENDERED
A 1.5 percent, but not
less than \$5, late charge
will apply to unpaid
balances as of 5:00 p.m.
on the due date shown
on this bill.



2 0 0 9 6 1 6 7

You have 24-hour access to manage your account on-line through Smarhub at www.wrec.net. If you would like to make a payment using your credit card, please call 844-209-7166. This number is WREC's Secure Pay-By-Phone system.

Previous Balance 37.83
Payment 37.83CR
Balance Forward 0.00

Customer Charge 34.16
FL Gross Receipts Tax 0.88
State Tax 2.44
Pasco County Tax 0.35

Total Current Charges 37.83
Total Due Please Pay 37.83

Date Rec'd Rizzetta & Co., Inc. 1/27/22

D/M approval Jayna Cooper Date 1-31-22

Date entered 1/28/22

Fund 001 GL 53100 OC 4301

Check # _____



Your Touchstone Energy® Cooperative
P.O. Box 278 • Dade City, Florida 33526-0278

Please **Detach and Return** This Portion With
Your Payment To Ensure Accurate Posting.

See Reverse Side For Mailing Instructions

Bill Date: 01/26/2022

District: BP17

Use above space for address change ONLY.

2189381 BP17
WATERS EDGE CDD
3434 COLWELL AVE STE 200
TAMPA FL 33614-8390

Make check payable to W.R.E.C. MUST BE IN BLACK OR BLUE INK.

Current Charges Due Date	02/16/2022
TOTAL CHARGES DUE	37.83
Total Charges Due After Due Date	42.83

000218938100000378300000428307



Your Touchstone Energy® Cooperative
P.O. Box 278 • Dade City, Florida 33526-0278

Account Number **2189382** Cycle **17**
Meter Number **62225594**
Customer Number **20096167**
Customer Name **WATERS EDGE CDD**

Bill Date **01/26/2022**
Amount Due **37.83**
Current Charges Due **02/16/2022**

District Office Serving You
Bayonet Point

Service Address 11430 BIDDEFORD PL
Service Description WELL
Service Classification General Service Non-Demand

See Reverse Side For More Information

ELECTRIC SERVICE

From	To						
Date	Reading	Date	Reading	Multiplier	Dem. Reading	KW Demand	kWh Used
12/21	9728	01/21	9728				0

Comparative Usage Information

Period	Days	Per Day
Jan 2022	31	0
Dec 2021	48	0
Nov 2021	0	0

BILLS ARE DUE
WHEN RENDERED
A 1.5 percent, but not
less than \$5, late charge
will apply to unpaid
balances as of 5:00 p.m.
on the due date shown
on this bill.



2 0 0 9 6 1 6 7

You have 24-hour access to manage your account on-line through Smarthub at www.wrec.net. If you would like to make a payment using your credit card, please call 844-209-7166. This number is WREC's Secure Pay-By-Phone system.

Previous Balance **37.83**
Payment **37.83CR**
Balance Forward **0.00**

Customer Charge **34.16**
FL Gross Receipts Tax **0.88**
State Tax **2.44**
Pasco County Tax **0.35**

Total Current Charges **37.83**
Total Due **37.83** Please Pay

Date Rec'd Rizzetta & Co., Inc. 1/27/22

D/M approval Jayna Cooper Date 1-31-22

Date entered 1/28/22

Fund 001 GL 53100 OC 4301

Check # _____



Your Touchstone Energy® Cooperative
P.O. Box 278 • Dade City, Florida 33526-0278

Please **Detach and Return** This Portion With
Your Payment To Ensure Accurate Posting.

See Reverse Side For Mailing Instructions

Bill Date: 01/26/2022

District: BP17

Use above space for address change ONLY.

2189382 BP17
WATERS EDGE CDD
3434 COLWELL AVE STE 200
TAMPA FL 33614-8390

Make check payable to W.R.E.C. MUST BE IN BLACK OR BLUE INK.

Current Charges Due Date	02/16/2022
TOTAL CHARGES DUE	37.83
Total Charges Due After Due Date	42.83

000218938200000378300000428305



Your Touchstone Energy® Cooperative
P.O. Box 278 • Dade City, Florida 33526-0278

Account Number **2189383** Cycle **17**
Meter Number **57179649**
Customer Number **20096167**
Customer Name **WATERS EDGE CDD**

Bill Date **01/26/2022**
Amount Due **37.83**
Current Charges Due **02/16/2022**

District Office Serving You
Bayonet Point

Service Address 9101 CREEDMOOR LN
Service Description PUMP
Service Classification General Service Non-Demand

See Reverse Side For More Information

ELECTRIC SERVICE

From	To						
Date	Reading	Date	Reading	Multiplier	Dem. Reading	KW Demand	kWh Used
12/21	25045	01/21	25045				0

Comparative Usage Information
Average kWh

Period	Days	Per Day
Jan 2022	31	0
Dec 2021	48	0
Nov 2021	0	0

BILLS ARE DUE
WHEN RENDERED
A 1.5 percent, but not
less than \$5, late charge
will apply to unpaid
balances as of 5:00 p.m.
on the due date shown
on this bill.



2 0 0 9 6 1 6 7

You have 24-hour access to manage your account on-line through Smarthub at www.wrec.net. If you would like to make a payment using your credit card, please call 844-209-7166. This number is WREC's Secure Pay-By-Phone system.

Previous Balance 37.83
Payment 37.83CR
Balance Forward 0.00

Customer Charge 34.16
FL Gross Receipts Tax 0.88
State Tax 2.44
Pasco County Tax 0.35

Total Current Charges 37.83
Total Due 37.83 Please Pay 37.83

Date Rec'd Rizzetta & Co., Inc. 1/27/22
D/M approval Jayna Cooper Date 1-31-22
Date entered 1/28/22
Fund 001 GL 53100 OC 4301
Check # _____



Your Touchstone Energy® Cooperative
P.O. Box 278 • Dade City, Florida 33526-0278

Please **Detach and Return** This Portion With
Your Payment To Ensure Accurate Posting.

See Reverse Side For Mailing Instructions

Bill Date: 01/26/2022

District: BP17

Use above space for address change ONLY.

2189383 BP17
WATERS EDGE CDD
3434 COLWELL AVE STE 200
TAMPA FL 33614-8390

Make check payable to W.R.E.C. MUST BE IN BLACK OR BLUE INK.

Current Charges Due Date	02/16/2022
TOTAL CHARGES DUE	37.83
Total Charges Due After Due Date	42.83

000218938300000378300000428303



Your Touchstone Energy® Cooperative
P.O. Box 278 • Dade City, Florida 33526-0278

Account Number **2189384** Cycle **17**
Meter Number **49382988**
Customer Number **20096167**
Customer Name **WATERS EDGE CDD**

Bill Date **01/26/2022**
Amount Due **886.74**
Current Charges Due **02/16/2022**

District Office Serving You
Bayonet Point

Service Address 9136 CREEDMOOR LN
Service Description WELL
Service Classification General Service Demand

See Reverse Side For More Information

ELECTRIC SERVICE

From	To						
Date	Reading	Date	Reading	Multiplier	Dem. Reading	KW Demand	kWh Used
12/21	85986	01/21	91550		68.74	69	5564

Comparative Usage Information
Average kWh

Period	Days	Per Day
Jan 2022	31	179
Dec 2021	48	7
Nov 2021	0	0

BILLS ARE DUE
WHEN RENDERED
A 1.5 percent, but not
less than \$5, late charge
will apply to unpaid
balances as of 5:00 p.m.
on the due date shown
on this bill.



2 0 0 9 6 1 6 7

You have 24-hour access to manage your account on-line through Smarthub at www.wrec.net. If you would like to make a payment using your credit card, please call 844-209-7166. This number is WREC's Secure Pay-By-Phone system.

Previous Balance 69.97
Payment 69.97CR
Balance Forward 0.00

Customer Charge 39.16
Demand Charge 69 KW @ 6.00000 414.00
Energy Charge 5,564 KWH @ 0.02650 147.45
Fuel Adjustment 5,564 KWH @ 0.03600 200.30
FL Gross Receipts Tax 20.53
State Tax 57.09
Pasco County Tax 8.21

Total Current Charges 886.74
Total Due Please Pay 886.74

Date Rec'd Rizzetta & Co., Inc. 1/27/22

D/M approval Jayna Cooper Date 1-31-22

Date entered 1/28/22

Fund 001 GL 53100 OC 4301

Check # _____



Your Touchstone Energy® Cooperative
P.O. Box 278 • Dade City, Florida 33526-0278

Please **Detach and Return** This Portion With
Your Payment To Ensure Accurate Posting.

See Reverse Side For Mailing Instructions

Bill Date: 01/26/2022

Use above space for address change ONLY.

District: BP17

2189384 BP17
WATERS EDGE CDD
3434 COLWELL AVE STE 200
TAMPA FL 33614-8390

Make check payable to W.R.E.C. MUST BE IN BLACK OR BLUE INK.

Current Charges Due Date	02/16/2022
TOTAL CHARGES DUE	886.74
Total Charges Due After Due Date	900.04

000218938400008867400009000405