



Rizzetta & Company

# **Waters Edge Community Development District**

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**Board of Supervisor's Meeting  
October 26, 2023**

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

**[www.watersedgecdd.org](http://www.watersedgecdd.org)**

# **WATERS EDGE COMMUNITY DEVELOPMENT DISTRICT**

The Waters Edge Clubhouse  
9019 Creedmoor Lane, New Port Richey, FL 34654

[www.watersedgecdd.org](http://www.watersedgecdd.org)

<b>Board of Supervisors</b>	Teri Geney	Chairman
	George Anastasopoulos	Vice Chairman
	Brenda Brown	Assistant Secretary
	Timothy Haslett	Assistant Secretary
	Jason Peterson	Assistant Secretary
<b>District Manager</b>	Matthew Huber	Rizzetta & Company, Inc.
<b>District Counsel</b>	John Vericker	Straley Robin & Vericker
<b>District Engineer</b>	Frank Nolte	Cardno

**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.

# WATER'S 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](http://www.watersedgecdd.org)

Board of Supervisors  
Water's Edge Community  
Development District

10/19/2023

## AGENDA

Dear Board Members:

The regular meeting of the Board of Supervisors of the Water's Edge Community Development District will be held on **Thursday, October 26, 2023 at 3:30 p.m. at the Water's Edge Clubhouse, located at 9019 Creedmoor Lane, New Port Richey, FL 34654**. The following is the tentative agenda for this meeting.

- 1. CALL TO ORDER/ROLL CALL**
- 2. AUDIENCE COMMENTS ON AGENDA ITEMS**
- 3. STAFF REPORTS**
  - A. Aquatics Manager
    1. Presentation of Monthly Aquatics Report..... Tab 1
  - B. District Engineer Report..... Tab 2
  - C. District Counsel
  - D. PSA Inspection Reports
    1. September Done Report ..... Tab 3
    2. October Report..... Tab 4
    3. ASI Irrigation Inspection Report..... Tab 5
  - E. District Manager
    1. Review of Financial Statement ..... Tab 6
- 4. BUSINESS ITEMS**
  - A. Update on ITS Pump System Repairs ..... Tab 7
  - B. Presentation of Reserve Study Update ..... Tab 8
  - C. Presentation of 3<sup>rd</sup> Quarter Website Audit..... Tab 9
- 5. BUSINESS ADMINISTRATION**
  - A. Consideration of Minutes of the Board of Supervisors' Regular Meeting held on September 28, 2023..... Tab 10
  - B. Consideration of Operation and Maintenance Expenditures For September 2023 ..... Tab 11
- 6. AUDIENCE COMMENTS AND SUPERVISOR REQUESTS**
- 7. ADJOURNMENT**

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

Sincerely,  
*Matthew Huber*  
Matthew Huber  
District Manager

## **Tab 1**





# MONTHLY REPORT

OCTOBER, 2023





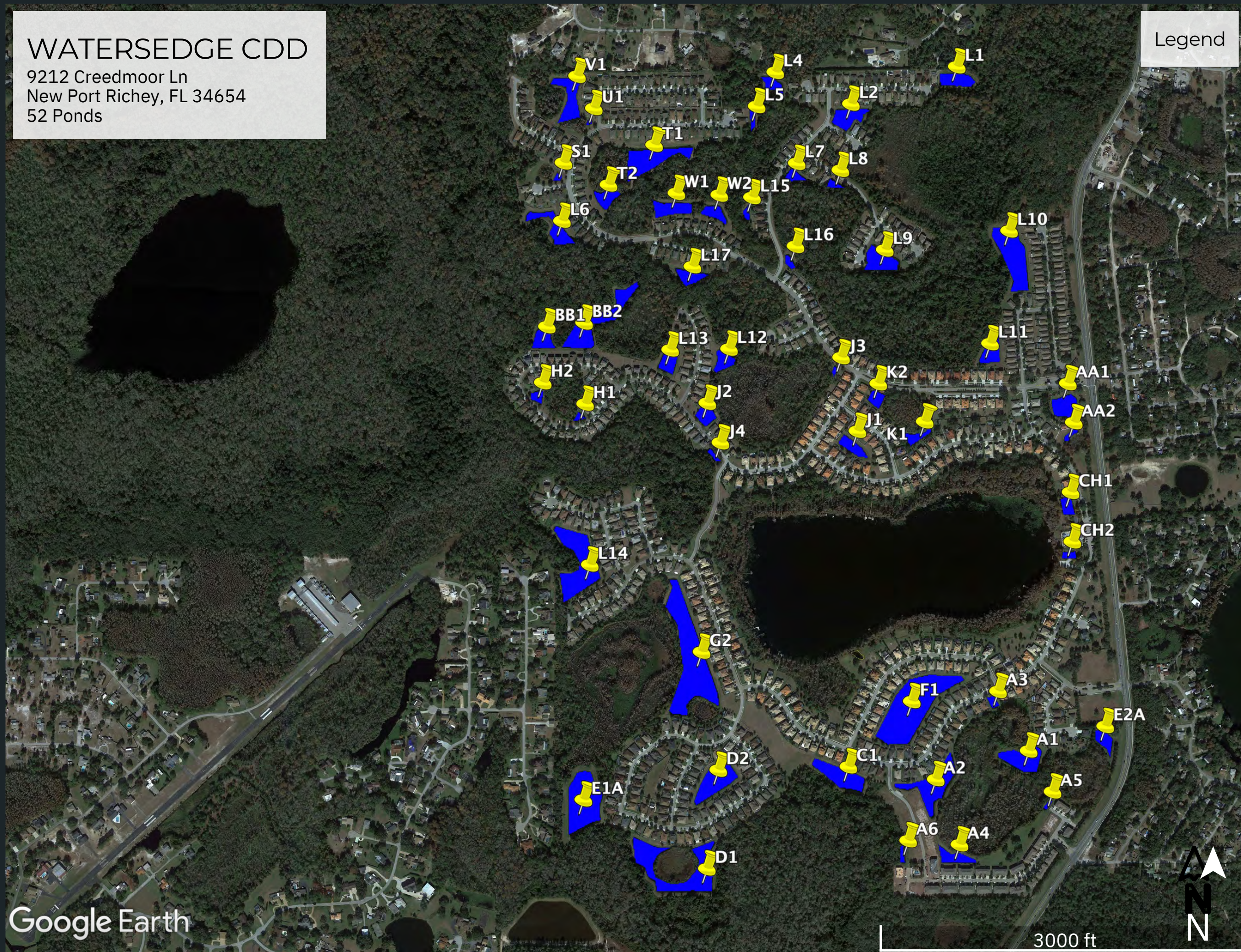
# WATERSEEDGE CDD

9212 Creedmoor Ln  
New Port Richey, FL 34654  
52 Ponds

Legend

Google Earth

3000 ft





Prepared for: Matt Huber  
Prepared By: Devon Craig

## SUMMARY:

All ponds have been serviced this month. Hopefully we are moving into some cooler weather and as a result the lack of consistent rainfall won't be such a factor in the ponds. When water temperature reduces so does the ability for rapid growth. Until we notice a significant decrease, preventative service as well as aggressive applications to maintain aesthetics and function will continue to be consistent with this crazy summer we have had.



September 30, 2023 at 9:52:17 AM



September 30, 2023 at 9:53:38 AM



September 30, 2023 at 9:55:14 AM



Pond #L7 Treated for Shoreline Vegetation.

Pond #L8 Treated for Algae and Shoreline Vegetation.

Pond #L9 Treated for Algae and Shoreline Vegetation.



September 30, 2023 at 9:57:13 AM



Pond #L2 Treated for Algae and Shoreline Vegetation.

September 30, 2023 at 10:00:53 AM



Pond #K2 Treated for Algae and Shoreline Vegetation.

September 30, 2023 at 10:11:05 AM



Pond #C1 Treated for Algae and Shoreline Vegetation.





Pond #K1 Treated for Algae and Shoreline Vegetation.



Pond #CH1 Treated for Spike Rush and Shoreline Vegetation.



Pond #H2 Treated for Algae and Shoreline Vegetation.





Pond #A2 Treated for Algae and Shoreline Vegetation.



Pond #A3 Treated for Algae and Shoreline Vegetation.



Pond #A6 Treated for Algae and Shoreline Vegetation.





Pond #J4 Treated for Shoreline Vegetation.



Pond #J2 Treated for Algae and Shoreline Vegetation.



Pond #L13 Treated for Algae and Shoreline Vegetation.



AA1: Was treated for Algae and shoreline vegetation.

AA2: Was treated for Algae and shoreline vegetation.

CH1: Was treated for Spike rush and shoreline vegetation.

CH2: Was treated for Spike rush and shoreline vegetation.

A1: Was treated for shoreline vegetation.

A2: Was treated for Algae and shoreline vegetation.

A3: Was treated for Algae and shoreline vegetation.

A4: Was treated for shoreline vegetation.

A5: Was treated for shoreline vegetation.

A6: Was treated for Algae and shoreline vegetation.

E2A: Was treated for shoreline vegetation.

F1: Was treated for shoreline vegetation.

C1: Was treated for Algae and shoreline vegetation.

D1: Was treated for shoreline vegetation.

D2: Was treated for shoreline vegetation.

E1A: Was treated for shoreline vegetation.

G2: Was treated for Algae and shoreline vegetation.

L1: Was treated for shoreline vegetation.

L2: Was treated for Algae and shoreline vegetation.

L4: Was treated for shoreline vegetation.

L5: Was treated for shoreline vegetation.

L6: Was treated for shoreline vegetation.

L7: Was treated for Algae and shoreline vegetation.

L8: Was treated for shoreline vegetation.

L9: Was treated for Algae and shoreline vegetation.

L10: Was treated for Algae and shoreline vegetation.

L11: Was treated for Algae and shoreline vegetation.

L12: Was treated for shoreline vegetation.

L13: Was treated for Algae and shoreline vegetation.

L14: Was treated for shoreline vegetation.

L16: Was treated for shoreline vegetation.

L17: Was treated for Algae and shoreline vegetation.

J1: Was treated for Algae and shoreline vegetation.

J2: Was treated for Algae and shoreline vegetation.

J3: Was treated for Algae and shoreline vegetation.

J4: Was treated for shoreline vegetation.

K1: Was treated for Algae and shoreline vegetation.

K2: Was treated for Algae and shoreline vegetation.

H1: Was treated for shoreline vegetation.

H2: Was treated for Algae and shoreline vegetation.

BB1: Was treated for Algae and shoreline vegetation.

BB2: Was treated for Algae and shoreline vegetation.

S1: Was treated for shoreline vegetation.

T1: Was treated Algae and shoreline vegetation.

T2: Was treated for Algae and shoreline vegetation.

U1: Was treated for shoreline vegetation.

V1: Was treated for shoreline vegetation.

W1: Was treated for Algae and shoreline vegetation.

W2: Was treated for Algae and shoreline vegetation.

## **Tab 2**

**Waters Edge Community Development District Engineer's Report:****Pond F1 Littoral Shelf Maintenance and Planting Plan**

- Stantec restoration ecology group installed littoral plants on October 4<sup>th</sup>. Project is complete.

**Outfall Clearing and Erosion Restoration – Bellehaven Drive at Shelter Cove Loop**

- Stantec recommends restoring the eroded embankment back to its original condition, clearing overgrown vegetation at the outfall, and installing rip rap to prevent future blockages.
- Postponed until Spring 2024.

**Pond L5 Erosion Review**

- Stantec reviewed reported erosion at 18" outfall at Pond L5. Report and Recommendations attached.

**Belle Haven Drive Warranty Sod**

- ASI installed 1,500 square feet of bahia sod along CDD owned property, behind 11059, 11055, and 11051 Belle Haven Drive.

# Memorandum

**Date:** October 17, 2023

**Project No:** 238200185

**To:** Waters Edge CDD

**From:** Frank Nolte

**RE:** **Waters Edge CDD: Pond L5 Erosion Review**

On October 3, 2023, Stantec staff conducted a field review of a reported mitered end deficiency along Pond L5, located behind 11002 Belle Haven Drive. Upon arrival, field staff observed moderate erosion surrounding an 18" mitered end section entering pond L5. Over time, sandy soils beneath the outfall pipe have eroded, causing the pipe to sag. As a result, an offset in the pipe joint has occurred, and soils along the pond bank have intruded into the pipe and pond downstream.

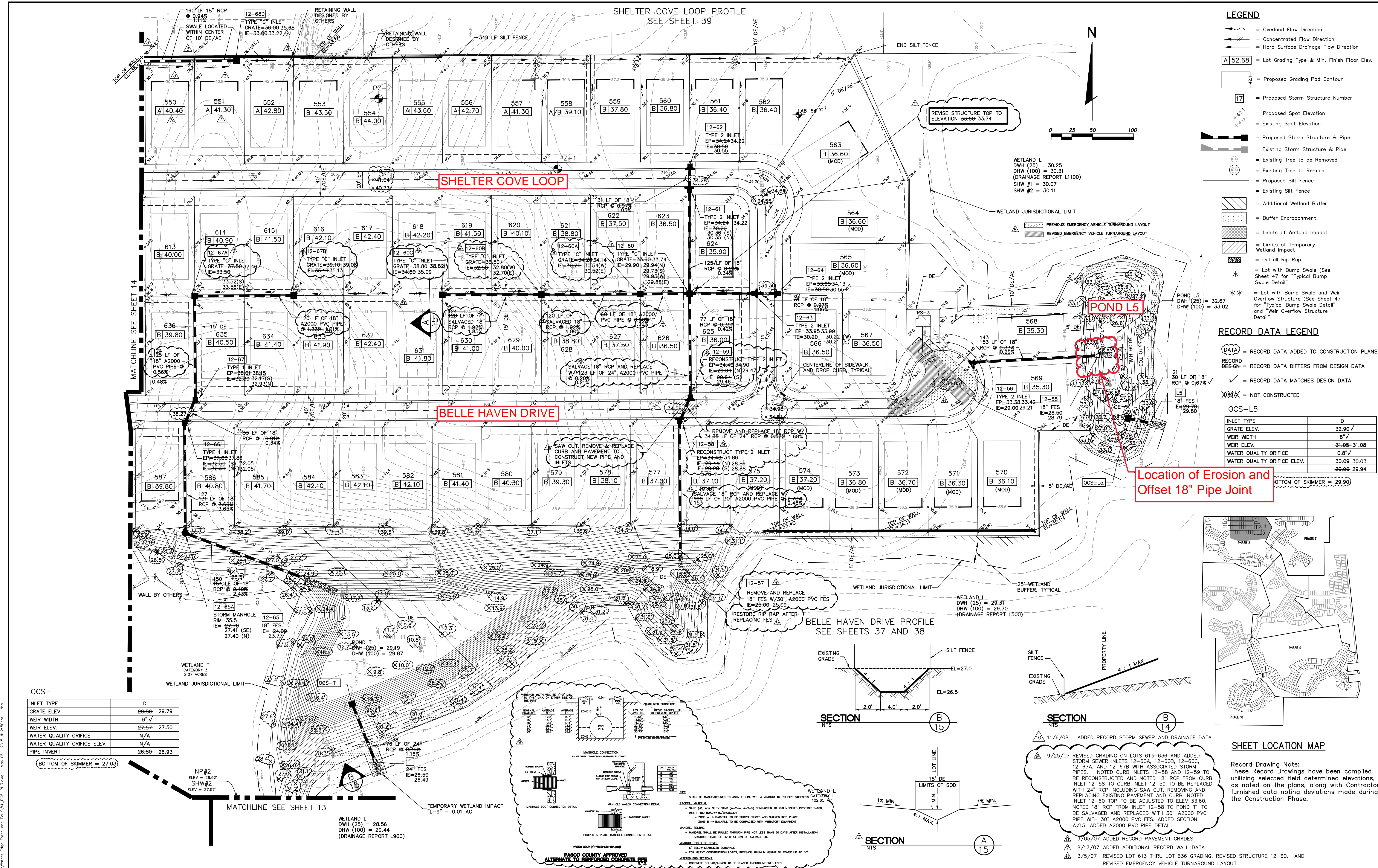
Stantec staff recommends removing the last section of pipe, adding filter fabric, #57 stone, and compacted clayey soil to the base of where the pipe will be reseated. Reseat pipe and wrap joint in filter fabric. Restore approximate 6'x8' section of erosion based on attached erosion repair detail.

Staff recommends repair to be completed in the spring of 2024, once regular rains start to occur.

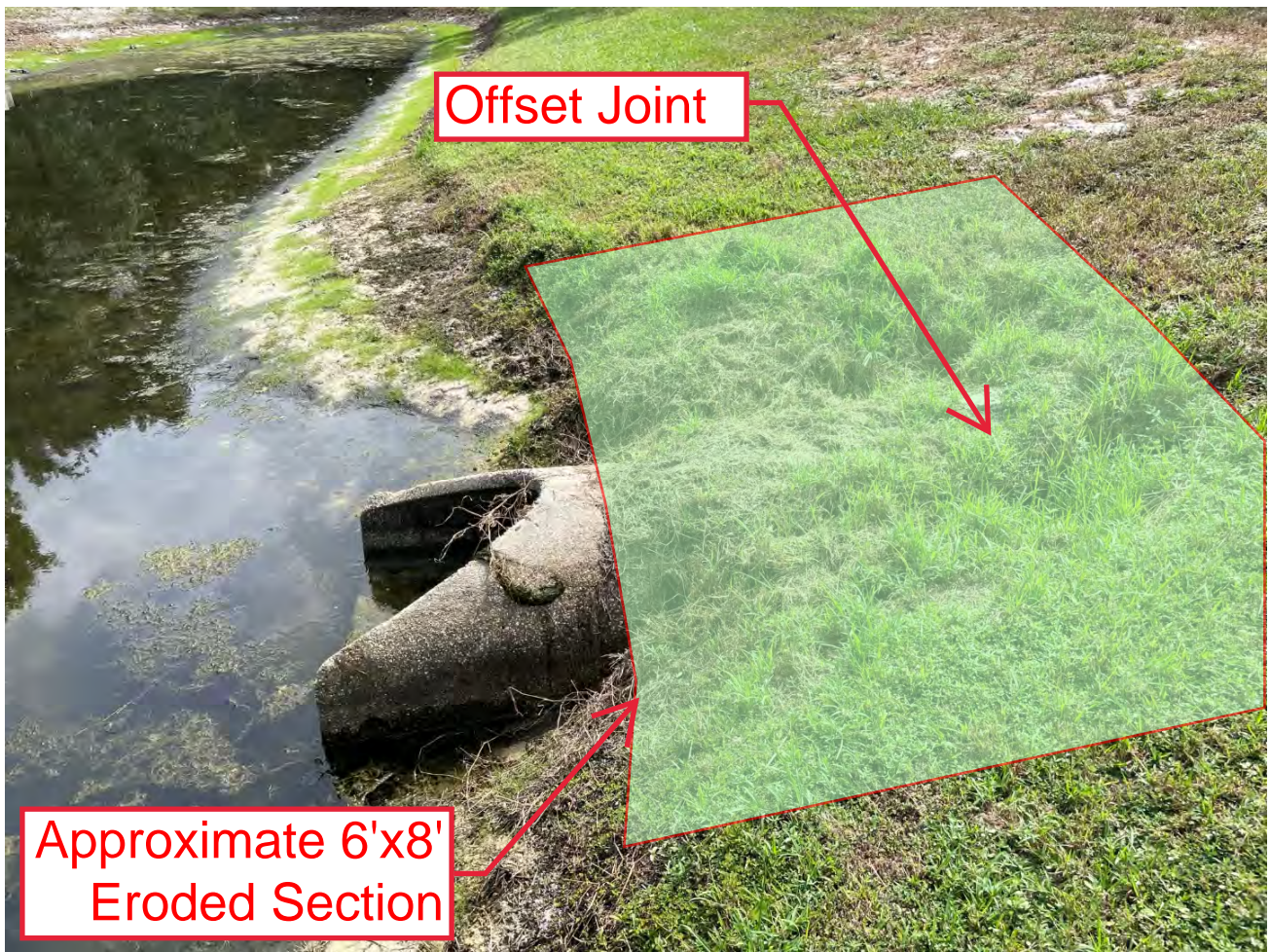
Frank Nolte

District Engineer, Stantec





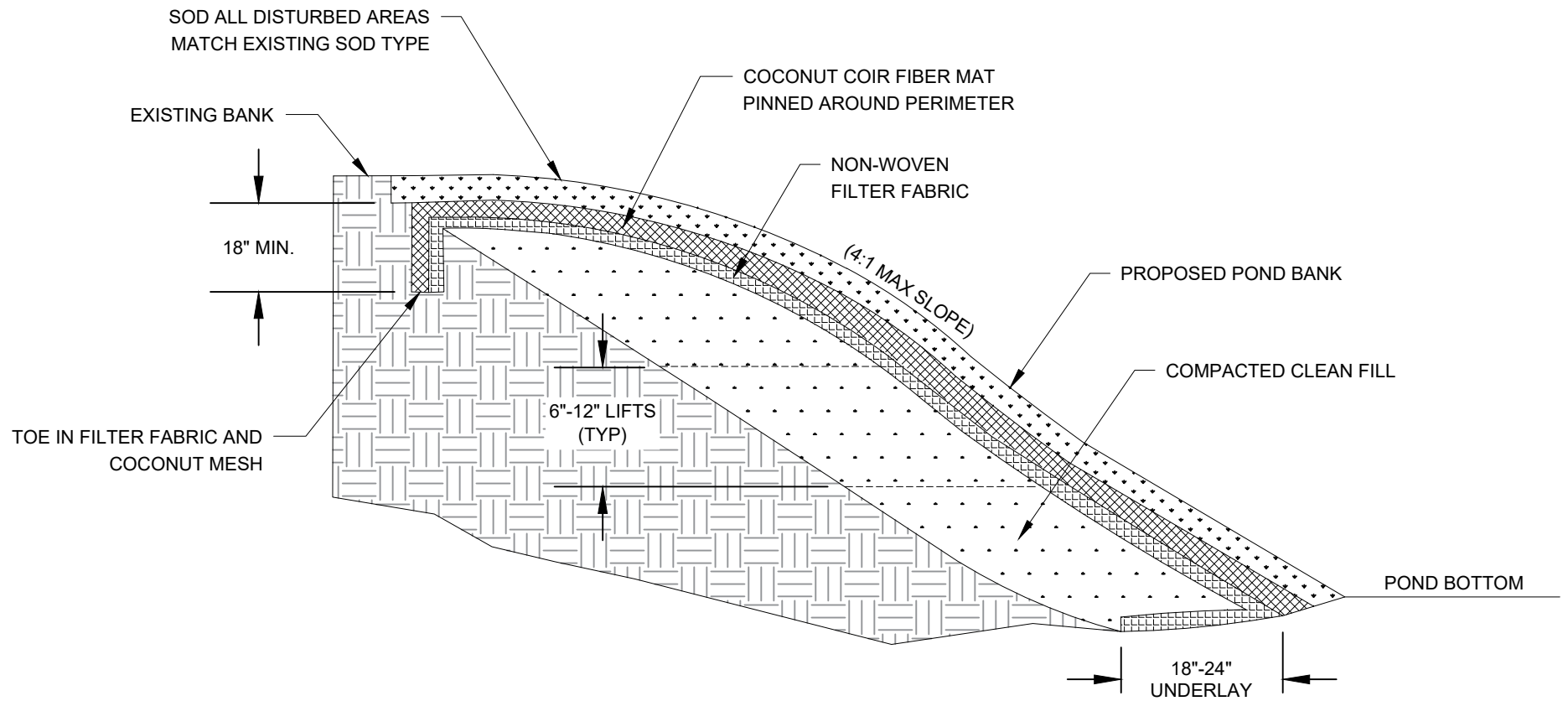








15' Drainage/Access  
Easement



## POND EROSION REPAIR DETAIL

N.T.S.

## **Tab 3**



# PSA HORTICULTURAL

Landscape Consulting & Contract Management  
"Protecting Your Landscape Investment"

8431 Prestwick Place  
Trinity, FL 34655

## LANDSCAPE INSPECTION RESULTS

Date:	September 7, 2023
Client:	Water's Edge HOA/CDD-None
	Manager: Rocco Iervasi
	Ameriscape-James Wade
	PSA-Tom Picciano

This landscape inspection report and subsequent ones will serve as 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 September 25, 2023. Notify PSA in writing upon their completion, via fax or email, on or before 9:00 am on September 26, 2023. 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 in process of being mowed. The blades were sharp leaving a clean and precise cut. The line trimming was performed at the same height as the mowing. Some of the hard edging was missed or not performed thoroughly along Slidell and the large, wooded island on Belle Haven. The bed lines were neatly defined and properly soft edged. The grass should not be high against the edge on any wood lines.

Slidell-hard edging was not performed thoroughly. *Photo below.*



Maintenance  
Hort  
Irrigation  
Account Manager

Belle Haven wooded island- hard edging was not performed thoroughly. Completed

Bridgeton park-line trim or mow deeper into wood lines on both sides of the road. Photo below. Completed



### 3 TURF COLOR

Belle Haven entry and exit- turf color still ranged from a lightly mottled medium green to a consistent medium green.

Slidell inbound and outbound-turf color was a lightly mottled medium green.

Veteran's Park- turf color ranged from a lightly mottled medium green to a consistent medium green.

Clubhouse parking lot fence line-turf color still ranged from a consistent medium green to a consistent dark green.

Clubhouse front left side and berm area-turf color was a a mottled medium green.

The color of the clubhouse Bahia lawn along northern section of Moon Lake Road fence remained a lightly mottled medium green.

Moon Lake Road-turf color was a mottled medium green.

*September*

*September*





August



August



July



July



June



June



June



## 2 TURF DENSITY

Clubhouse left side-soil is eroding. Install Bahia sod. Some of the turf has filled in and will require less warranty sod. High visibility area. - Will be completed October 3rd

Barn-turf density is poor. This area has been seeded.

Belle Haven gate-the density was good but there were some bare sections on the entry and exit sides. Some warranty work is needed. High visibility area. - Will be completed October 3rd

Moon Lake Road-the density was good. Turf is made up of various grass types and weed growth.

Clubhouse front left side and berm area-the front left side density was good. The berm density was fair.

The density of the clubhouse Bahia lawn along northern section of Moon Lake Road fence was strong.

Clubhouse lawn along the edge of the parking lot along Moon Lake Road-the density was strong.

Common area Bahia grass-the turf density was strong.

Veteran's Park- most of the Bahia lawn density was strong.

Slidell-the density was strong.

Front of basketball court-the density was poor. It will need to be replaced under warranty. High visibility area.

Will be completed October 3rd

## 2 TURF WEED CONTROL

Clubhouse left front-crabgrass infestation beginning in turf panel at large oak.

Slidell entry-crabgrass infestation beginning in turf panels on entry and exit side.

Belle Haven-entry crabgrass infestation beginning in turf panels on entry and exit side

Most of the viable St. Augustine turf had some broadleaf and grassy weeds and did not require immediate attention. The volume of broadleaf weeds did not appear to increase but the amount of crabgrass did. The broadleaf weed activity can be controlled once the weather cools in the fall and the crabgrass will die off in cooler temperatures and then its germination should be controlled with pre-emergent herbicide.

## 2 TURF INSECT/DISEASE CONTROL/OVERALL HEALTH

Belle Haven inside of entry pedestrian gate-possible disease activity. Turf is discolored. - Completed

Belle Haven inside of entry pedestrian gate-replace dead turf along sidewalk. WARRANTY WORK. Will be completed October 3rd

Clubhouse left front- possible disease activity in turf by large oak. Turf is discolored.

Basketball court and streetlight area by basketball court-replace dead turf. WARRANTY WORK. Will be

Clubhouse north end of parking lot-replace dead turf. WARRANTY WORK. completed October 3rd

The turf was neatly mowed with sharp blades and at the correct height for proper growth. Both the color and most of the density remain stable over the past month. Both were relatively strong. Unfortunately, the density issues centered around high visibility areas. The broadleaf and grassy weed volume was high in some of the more visible turf panels. The broadleaf weeds can be controlled once the weather cools and the crabgrass will die off in the winter and will be controlled with pre-emergent herbicide applications. There did appear to be some disease activity. New warranty sod will need to be installed very soon.

## 3 SHRUB/TREE INSECT/DISEASE CONTROL/OVERALL HEALTH

Slidell exit gate-remove dead or severely declining plants. - Completed

11652 Belle Haven median-remove dead or severely declining plants. - Completed

Clubhouse left front-Washingtonia palm is dead and need to be removed. - Proposed, Approved, and Completed



Clubhouse left side-two Washingtonia palms are dead and need to be removed.

Proposed, Approved, and  
Completed

Clubhouse dumpster area-straighten new magnolia. - Completed

Clubhouse dumpster area-remove dead or severely declining plants. - Completed

Belle Haven exit inside gate-continue to monitor health of viburnum hedge. Photo below. on going



Belle Haven entry-replace declining magnolia. WARRANTY WORK. - Will be completed next week

### 3 BED WEED CONTROL

Bed and crack weeds were well managed.

Belle Haven median-remove bed weeds from jasmine. - Completed

Belle Haven exit pump station-remove weed tree from wax myrtle. - Completed

Boat ramp-remove bed weeds and scrape out silt that weeds are growing in. - Completed

### 2 IRRIGATION MANAGEMENT

Belle Haven monument median-irrigation break in juniper at rear endcap. - Completed

Slidell-irrigation break on both sides of median. Photo below. - Completed



11718 and 11726-dripline break. - Completed

11719 Belle Haven-dripline break. *Photo below.* - Completed

11644 Belle Haven-dripline break. *Photo below.* - Completed

August

September



### 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)

Most of the shrubs were neatly pruned and did not require pruning outside of the normal rotational cycle.

Clubhouse left front-prune back schilling hollies to allow access to water meters and to allow pool maintenance company easier access to pool equipment. - Completed

Front of clubhouse-prune arboricola to encourage bushier growth. - Completed

### 3 TREE PRUNING

Veterans park-remove dead fronds from jelly palm by wall. - Completed

Boat ramp-cut back pepper tree. - Completed

### 3 CLEANUP/RUBBISH REMOVAL

Moon Lake wall-clean up litter and vegetative debris from beds and lawn. - Completed

### 3 APPEARANCE OF SEASONAL COLOR

The seasonal flower display was still providing a colorful display in all locations. Most of the bed space was filled up with flowers. The plants were healthy, and the coleus required some minor pinching back. Remove bed weeds. Some flowers were missing from Belle Haven bed. *Photo below.*



September



September



August



August



**CARRIED FORWARD FROM PRIOR MONTH**

**INSPECTION SCORE 32 of 36** –Passing score is 30 of 36 or 28 of 33 (with no seasonal color.)

**PASSED INSPECTION**

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

**FOR MANAGER**

None

**PROPOSALS**

**NEW Clubhouse-remove three dead Washingtonia palms.** - Completed

**Clubhouse north end of parking lot on both sides. Removal of existing juniper. Installation of sod, crape myrtles, azaleas and jasmine. Basketball court planting is one proposal and the east and west side of parking lot is another proposal.** - Completed

**Moon Lake reclaimed water pipe-remove and replace viburnum with firebush.** - Completed

**Moon Lake reclaimed water pipe-remove weeds tree growing within the large oak.** - Completed

Belle Haven entry gate-submit a proposal to remove declining juniper on each side of pedestrian gate and install sod up to the stone pillar

### **SUMMARY**

ASI performed to contractual standards for this inspection. The turf was properly mowed and trimmed. Some of the hard edging needed to be improved. Both the color and most of the density remained strong over the past month. Unfortunately, the density issues centered around high visibility areas. The broadleaf and grassy weed growth was high in certain turf panels and will need to be controlled when the time is appropriate. There did appear to be some disease activity which will need to be monitored and treated as necessary. There were no signs of significant insect activity. Warranty sod needs to be installed. Most of the shrubs were healthy and did not require any immediate pruning outside of their normally scheduled routine. Three palms at the clubhouse are dead and need to be removed. Some minor hardwood and palm pruning was necessary. The bed weeds were well managed. There were some irrigation issues that need immediate attention. The seasonal flower display was still providing strong curb appeal.

**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 4**

# PSA --- HORTICULTURAL

Landscape Consulting & Contract Management  
*"Protecting Your Landscape Investment"*

8431 Prestwick Place  
Trinity, FL 34655

## LANDSCAPE INSPECTION RESULTS

Date:	September 7, 2023
Client:	Water's Edge HOA/CDD- Jason Peterson
	Manager:Rocco Iervasi
	Ameriscape-James Wade
	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 October 23, 2023. Notify PSA in writing upon their completion, via fax or email, on or before 9:00 am on October 24, 2023. 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**

Turf growth is beginning to slow.

The turf was neatly mowed with sharp blades and at the correct height. The hard edging was vertical, and the edged material was thoroughly cleaned out.

Ventana rear field-line trim and/or treat with Roundup around islands. *Photo below.*



Belle Haven large island-line trim tall grass along woodline. Do this at every mowing.

### **3 TURF COLOR**

Belle Haven entry and exit- turf color was a lightly mottled medium green.

Slidell inbound and outbound-turf color was a lightly mottled medium green.

Veteran's Park- turf color ranged from a lightly mottled medium green to a consistent medium green.

Clubhouse parking lot fence line-turf color ranged from a lightly mottled medium green to a consistent medium green.

Clubhouse front left side and berm area-turf color was a consistent medium green.

The color of the clubhouse Bahia lawn along northern section of Moon Lake Road fence remained a lightly mottled medium green.

Moon Lake Road-turf color was a lightly mottled medium green.

*October*

*October*



*September*

*September*





*August*



*August*



*July*



*July*



### **3 TURF DENSITY**

Clubhouse left side berm-soil is eroding. NEW WARRANTY SOD HAS BEEN INSTALLED.

Barn-turf density is poor. This area has been seeded. Seed germination is sparse. It needs to be watered in.

Belle Haven gate-the density was strong. NEW WARRANTY SOD HAS BEEN INSTALLED.

Moon Lake Road-the density was strong. Turf is made up of various grass types and weed growth.

Clubhouse front left side-density was strong.

The density of the clubhouse Bahia lawn along northern section of Moon Lake Road fence was strong.

Clubhouse lawn along the edge of the parking lot along Moon Lake Road-the density was strong.

Common area Bahia grass-the turf density was strong.

Veteran's Park- most of the Bahia lawn density was strong.

Slidell-the density was strong.

Front of basketball court-the density was strong. NEW WARRANTY SOD HAS BEEN INSTALLED.  
area.



## **2 TURF WEED CONTROL**

Clubhouse left front-crabgrass infestation beginning in turf panel at large oak.

Slidell entry-crabgrass infestation beginning in turf panels on entry and exit side.

Belle Haven-entry crabgrass infestation beginning in turf panels on entry and exit side.

Most of the high visibility, viable St. Augustine turf had some broadleaf weeds, but they can be spot treated as the volume is not great. The crabgrass will die off in cooler temperatures and then its germination should be controlled with pre-emergent herbicide.

## **3 TURF INSECT/DISEASE CONTROL/OVERALL HEALTH**

Belle Haven exit gate-replace dead sod. WARRANTY WORK.

The turf was neatly mowed and trimmed in accordance with the specifications. Its growth is beginning to slow. The color of the lawn areas was good and ranged from a lightly mottled medium green to a consistent medium dark green. There was no increase in the volume of broadleaf weeds in high visibility, viable turf. The air temperature is now cool enough to successfully control them. There were no indications of any significant insect or disease activity. Crabgrass continues to grow in the St. Augustine turf.

## **3 SHRUB/TREE INSECT/DISEASE CONTROL/OVERALL HEALTH**

Belle Haven exit gate-treat viburnum hedge for disease activity. It appears to be a leaf spot disease. *Photo below.*



11652 Belle Haven-remove and replace dead podocarpus. WARRANTY WORK. *Photo below.*



11726 Belle Haven-treat Fakahatchee grass for spider mites.

Clubhouse left side fence-monitor health of Washingtonia palm. *Photo below.*



Clubhouse right front corner-monitor health of Washingtonia palm. *Photo below.*



Clubhouse left front -replace dead arboricola. WARRANTY WORK.

### **3 BED WEED CONTROL**

Bed and crack weeds were well managed.

Across from 11170 Belle Haven-remove vines over sidewalk.

Belle Haven exit gate-remove bed weeds from viburnum hedge.

### **2 IRRIGATION MANAGEMENT**

Corner of Creedmoor and Belle Haven-repair dripline by firebush.

Belle Haven entry gate inside gate along sidewalk-repair dripline break by azaleas.

Belle Haven median at sign exit side-repair irrigation break along curb.

Barn-check for irrigation to newly seeded area. There may need to be a hose bib attached to an irrigation mainline for temporary watering capability.

Slidell large median-repair dripline breaks.

11719 Belle Haven-repair dripline break.

11716 and 11718 Belle Haven-repair dripline breaks.

Clubhouse right side sidewalk-cap maxi-jet nozzle. *Photo below.*



Clubhouse front left- repair dripline break and check for consistent irrigation to new plants. *Photo below.*



### **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)

Most of the shrubs were neatly pruned and did not require pruning outside of the normal rotational cycle.

Clubhouse-prune schilling holly.

Bridgeton park-begin thinning out palmettos.

Slidell entry gate-cut back juniper that the entry gate hits when it opens and closes.

### **3 TREE PRUNING**

Bridgeton dock-elevate trees over boardwalk.

Ventana exit gate right lane-elevate low hanging oak tree.

Ventana rear field-lift any tree that is over mowable turf.

Barn-remove moss from crape myrtles.

Clubhouse-prune Washingtonia palms in front of clubhouse.

11631 Belle Haven-remove moss from maple trees.

### **3 CLEANUP/RUBBISH REMOVAL**

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

Moon Lake wall-clean up litter and vegetative debris from beds and lawn.

### **3 APPEARANCE OF SEASONAL COLOR**

The seasonal flower display was still providing a colorful display in all locations. It is entering its third month and should be replaced soon with a short-term planting prior to the installation of Holiday season colors. The beds are still full of plants, but many require pinching back to prevent bolting and to produce bushier plants. Be certain re-establish flower beds prior to the Holiday Season planting. Sufficient potting mix must be installed to bring beds back to the proper height and planting depth.

*October*

*October*



*September*

*September*





*August*

*August*



**CARRIED FORWARD FROM PRIOR MONTH**

**INSPECTION SCORE 34 of 36** –Passing score is 30 of 36 or 28 of 33 (with no seasonal color.)

**PASSED INSPECTION**

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

**FOR MANAGER**

None

**PROPOSALS**

**NEW** Submit a proposal to install a hose bib or quick connect coupler at barn.

Clubhouse-remove three dead Washingtonia palms.

Clubhouse north end of parking lot on both sides. Removal of existing juniper. Installation of sod, crape myrtles, azaleas and jasmine. Basketball court planting is one proposal and the east and west side of parking lot is another proposal.

Moon Lake reclaimed water pipe-remove and replace viburnum with firebush.

Moon Lake reclaimed water pipe-remove weeds tree growing within the large oak.

Belle Haven entry gate-submit a proposal to remove declining juniper on each side of pedestrian gate and install sod up to the stone pillar.

## **SUMMARY**

ASI performed to contractual standards for this inspection. The turf was neatly mowed and trimmed in accordance with the specifications. Its growth is beginning to slow. The color of the lawn areas was good and ranged from a lightly mottled medium green to a consistent medium green. There was not a significant increase in the volume of broadleaf weeds in the high visibility turf. Warranty sod has been installed. The air temperature is now cool enough to successfully spot treat them. There were no indications of any significant insect or disease activity. Most of the shrubs were healthy and actively growing. Some warranty plant replacement is necessary. None of the shrubs required pruning outside of the normal monthly schedule. There was palm and hardwood pruning that needed to be performed. The bed and crack weeds were well managed. There were several irrigation leaks or breaks noted. They need to be repaired immediately. Most of the landscape appears to be receiving sufficient irrigation. The flower display was providing a strong curb appeal, but it will need to be changed out shortly. Overall, the property was well maintained.

**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 5**



## Abigail Jones

---

**From:** Eric Rothell <erotherell@asilandscapemgt.com>  
**Sent:** Wednesday, October 18, 2023 9:49 AM  
**To:** Abigail Jones; Rocco Iervasi  
**Cc:** James Wade  
**Subject:** [EXTERNAL]RE: Water's Edge CDD [Oct. 23 irrigation info]  
**Attachments:** Irr Rpt - Water's Edge - 10.17.23.pdf; Opp#6474 Water's Edge HOA Oct 23 Irr rps.pdf; Opp#6476 Water's Edge CDD Oct 23 Irr rps.pdf

**NOTICE: This email originated from outside of the organization.**

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Good morning,

Attached is the Oct. 2023 irrigation field reports and proposals. For the HOA we have OPP #6474 for needed repairs outside of the contract. FYI, a couple of these items were noted last month. For the CDD, we have Timer B Zone #47 which is drip outside the perimeter wall/fence across from the clubhouse needing a new 2-wire decoder. This decoder replacement is on Opp #6476. Thank you.

Regards,

***Eric Rothell CIC, CID, CIT, CGIA, CLIA***

**Director of Irrigation**

407-338-9719 (C)| 813-948-3938 (O)



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---

**From:** Eric Rothell <erotherell@asilandscapemgt.com>

**Sent:** Tuesday, October 17, 2023 6:35 PM

**To:** Abigail Jones <AJones@rizzetta.com>

**Cc:** James Wade <jwade@asilandscapemgt.com>

**Subject:** Re: Water's Edge CDD

Abigail,

The techs were just out there today doing the monthly inspection and repairs. I don't have their reports yet and haven't had a chance to review them. I will send as soon as possible tomorrow.

Thank you,

***Eric Rothell CIC, CID, CIT, CGIA, CLIA***

**Director of Irrigation**

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---

**From:** Abigail Jones <[AJones@rizzetta.com](mailto:AJones@rizzetta.com)>

**Sent:** Tuesday, October 17, 2023 6:19:15 PM

**To:** Eric Rothell <[erothell@asilandscapemgt.com](mailto:erothell@asilandscapemgt.com)>

**Subject:** Water's Edge CDD

Good afternoon,

I'm distributing this month's agenda tomorrow. Do you have your Irrigation Inspection Report for me to include?

Thank you,

**Abbey Jones**

CDD Administrative Assistant

813.533.2950 Ext: 5764

[AJones@rizzetta.com](mailto:AJones@rizzetta.com)

**rizzetta.com**



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---

**From:** Eric Rothell <[erothell@asilandscapemgt.com](mailto:erothell@asilandscapemgt.com)>

**Sent:** Monday, September 18, 2023 3:56 PM

**To:** Abigail Jones <[AJones@rizzetta.com](mailto:AJones@rizzetta.com)>

**Cc:** Joseph Amarosa <[Jamarosa2@asilandscapemgt.com](mailto:Jamarosa2@asilandscapemgt.com)>; Al N. Suarez <[asuarez@asilandscapemgt.com](mailto:asuarez@asilandscapemgt.com)>; James Wade <[jwade@asilandscapemgt.com](mailto:jwade@asilandscapemgt.com)>

**Subject:** [EXTERNAL]RE: Water's Edge CDD Sep 28 2023

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Abigail,

I have attached our partial inspection for now. We initially inspected all the timers & zones, but there are areas I am having techs go back tomorrow to review further. We are also working to update the zone maps. We will likely not have the final information ready by Wed. morning, but we will send everything as soon as we have it prepared.

Thank you,

***Eric Rothell CIC, CID, CIT, CGIA, CLIA***

**Director of Irrigation**

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---

**From:** Abigail Jones <[AJones@rizzetta.com](mailto:AJones@rizzetta.com)>

**Sent:** Monday, September 18, 2023 1:34 PM

**To:** Eric Rothell <[erothell@asilandscapemgt.com](mailto:erothell@asilandscapemgt.com)>

**Cc:** Joseph Amarosa <[Jamarosa2@asilandscapemgt.com](mailto:Jamarosa2@asilandscapemgt.com)>; Al N. Suarez <[asuarez@asilandscapemgt.com](mailto:asuarez@asilandscapemgt.com)>; James Wade <[jwade@asilandscapemgt.com](mailto:jwade@asilandscapemgt.com)>; Brad Gibson <[bgibson@asilandscapemgmt.com](mailto:bgibson@asilandscapemgmt.com)>

**Subject:** Water's Edge CDD Sep 28 2023

Good afternoon,

The Waters Edge final agenda is going out first thing on Wednesday. Will you have a report to include for me?

Thank you,



**Abbey Jones**

CDD Administrative Assistant

813.533.2950 Ext: 5764

[AJones@rizzetta.com](mailto:AJones@rizzetta.com)

[rizzetta.com](http://rizzetta.com)



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---

**From:** Eric Rothell <[erothell@asilandscapemgt.com](mailto:erothell@asilandscapemgt.com)>

**Sent:** Wednesday, August 16, 2023 9:25 AM

**To:** Abigail Jones <[AJones@rizzetta.com](mailto:AJones@rizzetta.com)>; Rocco Iervasi <[Rlervasi@mgmt-assoc.com](mailto:Rlervasi@mgmt-assoc.com)>

**Cc:** Joseph Amarosa <[JAmarosa2@asilandscapemgt.com](mailto:JAmarosa2@asilandscapemgt.com)>; Al N. Suarez <[asuarez@asilandscapemgt.com](mailto:asuarez@asilandscapemgt.com)>; James Wade <[jwade@asilandscapemgt.com](mailto:jwade@asilandscapemgt.com)>; Brad Gibson <[bgibson@asilandscapemgt.com](mailto:bgibson@asilandscapemgt.com)>

**Subject:** [EXTERNAL]Water's Edge AUG 2023 Irrigation report & proposals (CDD Opp #5935; HOA Opp #5936)

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Good morning,

Attached are all the timer inspection forms & proposals for Water's Edge for Aug. 2023 as requested. Also attached for reference is the proposal (Opp #5935) for the CDD area repairs not included in the contract & proposal (Opp #5936) for the HOA area repairs not included in the contract. Please let us know if you have any questions or need anything else. Thank you.

Regards,

***Eric Rothell CIC, CID, CIT, CGIA, CLIA***

**Director of Irrigation**

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---

**From:** Abigail Jones <[AJones@rizzetta.com](mailto:AJones@rizzetta.com)>

**Sent:** Tuesday, August 15, 2023 3:12 PM

**To:** Eric Rothell <[erothell@asilandscapemgt.com](mailto:erothell@asilandscapemgt.com)>; Rocco Iervasi <[Rlervasi@mgmt-assoc.com](mailto:Rlervasi@mgmt-assoc.com)>

**Cc:** Joseph Amarosa <[Jamarosa2@asilandscapemgt.com](mailto:Jamarosa2@asilandscapemgt.com)>; Al N. Suarez <[asuarez@asilandscapemgt.com](mailto:asuarez@asilandscapemgt.com)>; James Wade <[jwade@asilandscapemgt.com](mailto:jwade@asilandscapemgt.com)>; Brad Gibson <[bgibson@asilandscapemgt.com](mailto:bgibson@asilandscapemgt.com)>

**Subject:** Water's Edge July 2023 Irrigation report & proposals (CDD Opp #5720; HOA Opp #5721)

Good afternoon,

The Final Agenda for the Water's Edge CDD meeting on August 24 is going out tomorrow. Are you able to get me your report to be reviewed by the Board?

Thank you,

**Abbey Jones**

CDD Administrative Assistant

813.533.2950 Ext: 5764

[AJones@rizzetta.com](mailto:AJones@rizzetta.com)

[rizzetta.com](http://rizzetta.com)



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---

**From:** Eric Rothell <[erothell@asilandscapemgt.com](mailto:erothell@asilandscapemgt.com)>

**Sent:** Wednesday, July 19, 2023 1:35 PM

**To:** Abigail Jones <[AJones@rizzetta.com](mailto:AJones@rizzetta.com)>; Rocco Iervasi <[Rlervasi@mgmt-assoc.com](mailto:Rlervasi@mgmt-assoc.com)>

**Cc:** Joseph Amarosa <[Jamarosa2@asilandscapemgt.com](mailto:Jamarosa2@asilandscapemgt.com)>; Al N. Suarez <[asuarez@asilandscapemgt.com](mailto:asuarez@asilandscapemgt.com)>; James Wade <[jwade@asilandscapemgt.com](mailto:jwade@asilandscapemgt.com)>; Brad Gibson <[bgibson@asilandscapemgt.com](mailto:bgibson@asilandscapemgt.com)>

**Subject:** [EXTERNAL]Water's Edge July 2023 Irrigation report & proposals (CDD Opp #5720; HOA Opp #5721)

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Good afternoon,

Please find attached the monthly irrigation inspection sheets for the Water's Edge community. Also attached is a proposal for a mainline leak on the CDD area down in front of Ventana (Opp #5720) and a proposal for replacing a decoder for the HOA on the Lift Station Timer C Zn 4 (Opp #5721 ).

Also, we reviewed the lift station area at the very end of Belle Haven that used to have irrigation at some point in the past. There are a couple irrigation zone valves there, but we didn't have water going to the valves and no controller (battery pack style or typical AC wall mount style) we could locate. The techs dug back on the mainline and found a double check backflow preventer in the line with no water going to it. In line with the backflow preventer there was a water meter box that looks like should have been the source of water for the valves. Inside the water meter box there is no actually water meter present. There is a locked whip that would have fed a water meter. We are thinking this may have been the source of the irrigation valves at one point before the meter was removed. Maybe the community can research back and see if they have any info regarding a water meter being removed in this location.

Please let us know if you have any questions or need anything further. Thank you.

Respectfully,

***Eric Rothell CIC, CID, CIT, CGIA, CLIA***

**Director of Irrigation**

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Job Name: Water Edge

Updated 10/25/18

Controller Name: A

IRRIGATION INSPECTION REPORT

Date: 10/17/23

Page #: 1 of 3

Technician Name: Manio

Property Manager:

Program A	Start Times: 7:00 PM	Run Days: M T <u>W</u> T F <u>S</u> S	Seasonal Adjust: 100 %	Weather Sensor Present: <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO Weather Sensor Operational: Working <input checked="" type="checkbox"/> Not Working <input type="checkbox"/>
Program B	3:00 AM	M T <u>W</u> T F <u>S</u> S	100 %	
Program C	7:00 PM	M T <u>W</u> T F <u>S</u> S	100 %	
Program D	3:00	M T <u>W</u> T F <u>S</u> S	100 %	
Controller Make & Model: <u>Hunter ACC</u>				
Controller Status: <input checked="" type="checkbox"/> WORKING <input type="checkbox"/> NOT WORKING				
POC info: Potable Water <input checked="" type="checkbox"/> Reclaim Water <input type="checkbox"/> Well Water <input type="checkbox"/> Lake Water <input type="checkbox"/>				
Pump Status & Type: <u>RD3</u> PRESSURIZED <input checked="" type="checkbox"/> PUMP START <input type="checkbox"/> CENTRIFUGAL <input type="checkbox"/> SUBMERSIBLE <input type="checkbox"/>				
DO WE HAVE A ZONE MAP? <input checked="" type="checkbox"/> YES <input type="checkbox"/> 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	R	D	R	S	NA	NA	NA	S	D	S	NA	R	S	D	D	NA
Annuals, Shrub, Turf	T	S	T	T				T	S	T		T				
Run Time (Program: 1A)	35	30	45	45												
Run Time (Program: 1B)												45				
Run Time (Program: 1C)				30				30	30	30			30	30	30	
Battery Pack/Doubler/Add-a-Zone	D															
Zone Faults or Alarms	E															
Contract/Maintenance [No Charge]: <i>Circled items have been completed</i>																
Maintenance Repairs																
Partial Clogged Nozzles																
Head Straightened																
Head Adjusted																
Billable Repairs or Upgrades: <i>Circled items have been completed</i>																
Head Broken - 6" spray																
Head Broken - 12" spray																
Head Broken - Riser																
Head Broken - Rotor	(5)	(1)														
Upgrade to 6" Pop Up-Turf																
Upgrade to 12" Pop Up-Shrub																
Nozzle - Spray			(2)													
Nozzle - MP rotator																
Drip Line Break	(4)															
Lateral Line Break									(12)							
Relocation/Add Head	(8)															
Head Raised/Lowered-Turf									5 ADD		1 ADD	1 ADD				
Head Raised/Lowered-Shrub																
Damaged Valve Box																
Valve - Inoperative/Sticking																
Other-See Comments	2	1														

Additional Comments: ① Recanned an area not get it winter ② 4 Rotor Leak ① Broken



Job Name: Water Edge  
Controller Name: A

Updated 10/2011

IRRIGATION INSPECTION REPORT

Date: 10/17/23 Page #: 2 of 3

Technician Name: Marino

Property Manager:

Program A	Start Times: 7:00 PM	Run Days: M T W T F S S	Seasonal Adjust: 100 %	Weather Sensor Present: <u>YES</u> NO Weather Sensor Operational: Working <u>Not Working</u>
Program B	2:00 AM	M T W T F S S	100 %	
Program C	7:00 PM	M T W T F S S	100 %	
Program D	3:00 AM	M T W T F S S	100 %	
Controller Make & Model: <u>Hunter ACC</u>				
Controller Status: <u>WORKING</u>				
POC info: Potable Water	Reclaim Water	Well Water	Lake Water	DO WE HAVE A ZONE MAP? <u>YES</u> NO
Pump Status & Type: <u>PRESSURIZED</u>	<u>PUMP START</u>	CENTRIFUGAL	SUBMERSIBLE	

Zone Number	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32
Spray, Rotor, MP, Drip, or Bubbler	NA						D	D	D	R	R	R	D	D	R	S
Annuals, Shrub, Turf							S	S/A	S/A	F	F	S	S	S	T	H/S
Run Time (Program: 1A)												30	30		30	
Run Time (Program: 1B)										45	35					
Run Time (Program: 1C)						30	30									
Battery Pack/Doubler/Add-a-Zone																
Zone Faults or Alarms								30	20							30

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: ① lateral under side walk, I won't able to fix, need extra time to dig under side walk and find the pipe.



Job Name: Water Edge

Updated 10/25/18

Controller Name: A

IRRIGATION INSPECTION REPORT

Date: 10/17/22

Page #: 3 of 3

Technician Name: Flario

Property Manager:

Program A	Start Times: 7:00 PM	Run Days: M T W T F S S	Seasonal Adjust: 100 %	Weather Sensor Present: <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO Weather Sensor Operational: <input checked="" type="checkbox"/> Working <input type="checkbox"/> Not Working
Program B	3:00 AM	M T W T F S S	100 %	
Program C	7:00 PM	M T W T F S S	100 %	
Program D	3:00 AM	M T W T F S S	100 %	
Controller Make & Model: <u>Hunter ACC</u>				DO WE HAVE A ZONE MAP? <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
Controller Status: <input checked="" type="checkbox"/> WORKING <input type="checkbox"/> NOT WORKING				
POC info: Potable Water <input checked="" type="checkbox"/> Reclaim Water <input type="checkbox"/> Well Water <input type="checkbox"/> Lake Water <input type="checkbox"/>				
Pump Status & Type: <input checked="" type="checkbox"/> PRESSURIZED <input type="checkbox"/> PUMP START <input type="checkbox"/> CENTRIFUGAL <input type="checkbox"/> SUBMERSIBLE				

Zone Number	33	34	35	36	37	38	39	40	41	56	BP1	BP2				
Spray, Rotor, MP, Drip, or Bubbler	S	D	NA	R	D	D	NA	NA	S	NA	D	D				
Annuals, Shrub, Turf	T	S/D		T	S	S			S	S/H	S	S				
Run Time [Program: 1 A]																
Run Time [Program: 1 B]																
Run Time [Program: 1 C]																
Battery Pack/Doubler/Add-a-Zone	D	30	35			60	60		60	30	30	60				
Zone Faults or Alarms	E	20		45	60	60		60								
Contract/Maintenance [No Charge]: <i>Circled items have been completed</i>																
Maintenance Repairs																
Partial Clogged Nozzles																
Head Straightened																
Head Adjusted																
Billable Repairs or Upgrades: <i>Circled items have been completed</i>																
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: BP1 Not working

Entrance area



Job Name: Waters Edge

Updated 10/25/18

Controller Name: B = Club House

## IRRIGATION INSPECTION REPORT

Date: 10/17/23Page #: 1 of 3Technician Name: Jose

Property Manager:

Program A	Start Times:	Run Days:	Seasonal Adjust:	Weather Sensor Present:
Program B	3 AM	M T W T F S S	100 %	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
Program C	7 PM	M T W T F S S	100 %	Weather Sensor Operational:
Program D	7 PM	M T W T F S S	100 %	<input checked="" type="checkbox"/> Working <input type="checkbox"/> Not Working
Controller Make & Model:	2 AM 0000000 100			
Controller Status:	Hunter ACC 2 2 wire			
POC info:	WORKING			
Pump Status & Type:	Potable Water	Reclaim Water	Well Water	Lake Water
	<input checked="" type="checkbox"/> PRESSURIZED	<input type="checkbox"/> PUMP START	<input type="checkbox"/> CENTRIFUGAL	<input type="checkbox"/> SUBMERSIBLE

DO WE HAVE A ZONE MAP?
<input type="checkbox"/> YES
<input type="checkbox"/> 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	R	D	D	R	S	D	S	S	D	D	R	D	S	R	R	D
Annuals, Shrub, Turf	T	S	S	T	T	S	T	T	S	S	T	S	T	T	T	S
Run Time (Program: A18)	45			45	15			15			40			45	45	
Run Time (Program: C1D)		25	25		25	25	25		50	50		20				
Run Time (Program: 1E)				30						15			30	30	30	15
Battery Pack/Doubler/Add-a-Zone																
Zone Faults or Alarms																

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

Maintenance Repairs																
Partial Clogged Nozzles																
Head Straightened																
Head Adjusted				(2)										(4)		

Billable Repairs or Upgrades: Circled items have been completed

Head Broken - 6" spray																
Head Broken - 12" spray																
Head Broken - Riser																
Head Broken - Rotor				(1)							(1)					
Upgrade to 6" Pop Up-Turf																
Upgrade to 12" Pop Up-Shrub																
Nozzle - Spray																
Nozzle - MP Rotor / MS														(4)		
Drip Line Break	(4)	(3)			(1)				(3)		(2)					(2)
Lateral Line Break				1?							(3/4)					
Relocation/Add Head																
Head Raised/Lowered-Turf																
Head Raised/Lowered-Shrub																
Damaged Valve Box																
Valve - Inoperative/Sticking																
Other-See Comments		1	2								3					

Additional Comments: 1- 2 drip feeds 2- Lateral break under excessive roots & under 2 other pipes  
3- 1 drip feed

Job Name: Waters Edge

Updated 10/25/18

Controller Name: B = Club House

## IRRIGATION INSPECTION REPORT

Date: 10/17/23Page #: 2 of 3Technician Name: Jose

Property Manager:

Program A	Start Times:	Run Days:	Seasonal Adjust:	Weather Sensor Present:
Program B		M T W T F S S	%	YES NO
Program C		M T W T F S S	%	Weather Sensor Operational:
Program D		M T W T F S S	%	Working Not Working
Controller Make & Model:				
Controller Status:	WORKING		NOT WORKING	
POC info:	Potable Water	Reclaim Water	Well Water	Lake Water
Pump Status & Type:	PRESSURIZED	PUMP START	CENTRIFUGAL	SUBMERSIBLE

DO WE HAVE A ZONE MAP?
YES
NO

Zone Number	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32
Spray, Rotor, MP, Drip, or Bubbler	S	S	R	S	RMS	R	R	B	D	S	S			D	D	D
Annuals, Shrub, Turf	T	T	T	T	T	T	T	T	S	T	T	T	T	SA	SA	SA
Run Time (Program: A1B)			45		35	40	45									
Run Time (Program: C1D)	20	25		25				4	25	25	4	4	4	25	25	25
Run Time (Program: 1E)								2			2	2	2	15	15	15
Battery Pack/Doubler/Add-a-Zone																
Zone Faults or Alarms																

Contract/Maintenance (No Charge): *Circled items have been completed*

Maintenance Repairs																
Partial Clogged Nozzles																
Head Straightened																
Head Adjusted		①		①												

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 rotor/Maxi Jet					②											
Drip Line Break															①	
Lateral Line Break								1?								
Relocation/Add Head																
Head Raised/Lowered-Turf																
Head Raised/Lowered-Shrub																
Damaged Valve Box																
Valve - Inoperative/Sticking																
Other-See Comments																

Additional Comments: 1 = lateral break somewhere under 2 1/2" main line ~~break~~ & under concrete bags







Job Name: Water Edge

Updated 10/25/18

Controller Name: C Lift Station

IRRIGATION INSPECTION REPORT

Date: 10/17/23 Page #: 1 of 1

Technician Name: Marino

Property Manager:

Program A	Start Times: 7.00	Run Days: M T W T F (S) S	Seasonal Adjust: 100 %	Weather Sensor Present: <u>YES</u> NO Weather Sensor Operational: <u>Working</u> Not Working
Program B	7.00	M T (W) T F (S) S	100 %	
Program C		M T W T F S S	%	
Program D		M T W T F S S	%	
Controller Make & Model: <u>Hunter Acc</u>				
Controller Status: <u>WORKING</u> NOT WORKING				
POC info: Potable Water <u>Reclaim Water</u> Well Water Lake Water				
Pump Status & Type: <u>PRESSURIZED</u> PUMP START CENTRIFUGAL SUBMERSIBLE				
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	S	R	R		S	S	R	R	R	S	R	R	R	S	S	
Annuals, Shrub, Turf	20	40	40		20	20	40	40	40	6		40	40			
Run Time [Program: ]										20	40	-	20	20	20	
Run Time [Program: ]																
Run Time [Program: ]																
Battery Pack/Doubler/Add-a-Zone																
Zone Faults or Alarms																
Contract/Maintenance [No Charge]: <i>Circled items have been completed</i>																
Maintenance Repairs																
Partial Clogged Nozzles																
Head Straightened																
Head Adjusted																
Billable Repairs or Upgrades: <i>Circled items have been completed</i>																
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: (1) Valve not open, because main line, valve is closed  
(2) Another main line break By zone 5, 6

Job Name: Waters Edge

Updated 10/25/18

Controller Name: D = Park

## IRRIGATION INSPECTION REPORT

Date: 10/17/23Page #: 1 of 1Technician Name: Jose

Property Manager:

Program A	Start Times:	Run Days:	Seasonal Adjust:	Weather Sensor Present:
Program B	<u>7pm</u>	<u>M T W T F S S</u>	<u>100</u> %	<u>YES</u> NO
Program C		<u>M T W T F S S</u>	%	Weather Sensor Operational:
Program D		<u>M T W T F S S</u>	%	<u>Working</u> Not Working
Controller Make & Model:	<u>RB ESP Me3</u>			
Controller Status:	<u>WORKING</u>		NOT WORKING	
POC info:	Potable Water	<u>Reclaim Water</u>	Well Water	Lake Water
Pump Status & Type:	<u>PRESSURIZED</u>	PUMP START	CENTRIFUGAL	SUBMERSIBLE

DO WE HAVE A ZONE MAP?
<u>YES</u>
NO

Zone Number	1	2	3	4	5	6	7	8	9	10	11	12	13			
Spray, Rotor, MP, Drip, or Bubbler	<u>S</u>	<u>S</u>	<u>RB</u>	<u>R</u>	<u>R</u>	<u>R</u>	<u>R</u>	<u>R</u>	<u>R</u>	<u>S</u>	<u>R</u>	<u>R</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>	<u>T</u>	<u>T</u>			
Run Time (Program: <u>1A</u> )	<u>30</u>	<u>30</u>	<u>40</u>	<u>40</u>	<u>40</u>	<u>40</u>	<u>40</u>	<u>30</u>	<u>30</u>	<u>30</u>	<u>30</u>	<u>30</u>	<u>30</u>			
Run Time (Program: <u>1</u> )																
Run Time (Program: <u>1</u> )																
Battery Pack/Doubler/Add-a-Zone																
Zone Faults or Alarms																
Contract/Maintenance [No Charge]: <u>Circled items have been completed</u>																
Maintenance Repairs																
Partial Clogged Nozzles																
Head Straightened																
Head Adjusted																
Billable Repairs or Upgrades: <u>Circled items have been completed</u>																
Head Broken - 6" spray	<u>(1)</u>															
Head Broken - 12" spray																
Head Broken - Riser																
Head Broken- Rotor						<u>(1)</u>										
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:

Job Name: Waters Edge

Updated 10/25/18

Controller Name: Ventana Entrance

## IRRIGATION INSPECTION REPORT

Date: 10/17/23Page #: 1 of 1Technician Name: Jose

Property Manager:

Address:	Start Times:	Run Days:	Seasonal Adjust:	Working Weather Sensor Present:	
		M T W T F S S	%	YES	NO
		M T W T F S S	%	YES	NO
		M T W T F S S	%	YES	NO
		M T W T F S S	%	YES	NO
		M T W T F S S	%	YES	NO

CONTROLLER/METER NOTES:

Address:

Zone Number

Spray, Rotor, MP, Drip, or Bubbler

Annuals, Shrub, Turf

Run Time [Program: ]

Run Time [Program: ]

Battery Pack/Doubler/Add-a-Zone

Zone Faults or Alarms

Contract [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 MS stakesNozzle - MP rotor MS

Drip Line Break

Lateral Line Break

Relocation/Add Head Drip line

Head Raised/Lowered-Turf

Head Raised/Lowered-Shrub

Damaged Valve Box

Valve - Inoperative/Sticking

Other-See Comments

Additional Comments:

1 = 1 1/2" lateral break2 = on entrance side





## Proposal #6474

Date: 10/18/2023

### Customer:

Rocco Iervasi  
Water's Edge HOA  
9019 Creedmoor Lane  
New Port Richey, FL 34654

### Property:

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

## Water's Edge HOA Oct 2023 Irrigation Inspections

Irrigation Repairs for Oct 2023 (not included in contract)

To pay directly with any major credit card, use this link: [Pay \(cardpointe.com\)](https://pay.cardpointe.com). Have your proposal number (job number) or invoice number ready as reference to ensure accurate application of your payment.

### Timer B Clubhouse

Broken line at mainline under heavy roots; cluster of 3 lines together [Rotor Zone 4 left side of clubhouse near retention area.

Second break near zone 23 rotors Slidell & Creedmoor corner. Zone break under 2-1/2 mainline under concrete blocks. May have to cut out mainline to repair zone line.

#### Irrigation Repair

Items	Quantity	Unit
1/2"-1" MISC Fittings	6.00	ea
Slip-Fix - 1"	2.00	ea
1" PVC Pipe - Class 200	5.00	lf
Slip-Fix - 1.5"	1.00	ea
Slip-Fix - 2"	1.00	ea
1.25"-2" MISC PVC Fittings	4.00	ea
2" PVC Pipe - Sch. 40	5.00	lf

Irrigation Repair: \$924.95

### Timer C Lift Station

We have (2) mainline leaks. There is a cracked 2" tee feeding two valves near Zone 9. There other leak is a broken 2" elbow near zone 5 on the line that goes down then appears to cross the roadway. We think we

can make the repair outside the sleeve crossing the road.

#### Irrigation Repair

Items	Quantity	Unit	
1.25"-2" MISC PVC Fittings	10.00	ea	
Slip-Fix - 2"	2.00	ea	
2" PVC Pipe - Sch. 40	10.00	lf	
Irrigation Repair:			\$688.34

### Battery Pack #2 Belle Haven

#### Irrigation Repair

Items	Quantity	Unit	
Hunter NODE Bluetooth Controller 1 Station with DC Latching Solenoid Battery Powered	1.00	ea	
King Valve Wire Nut (Black)	2.00	ea	
Irrigation Repair:			\$336.85

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**PROJECT TOTAL: \$1,950.14**

## 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 \_\_\_\_\_  
James Wade  
Date 10/18/2023  
30-PIN

By \_\_\_\_\_  
Date \_\_\_\_\_  
Water's Edge HOA



**Proposal #6476**

**Date: 10/18/2023**

**Customer:**

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

**Property:**

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

**Water's Edge CDD OCT 2023 Irrigation Inspections**

Water's Edge CDD October 2023 irrigation repairs

Zone 47 on Timer B need a new decoder. This zone drip outside the wall/fence across from the clubhouse in the center area of the wall.

To pay directly with any major credit card, use this link: [Pay \(cardpointe.com\)](https://cardpointe.com). Have your proposal number (job number) or invoice number ready as reference to ensure accurate application of your payment.

**Controller B Zone 47 Decoder**

Decoder Fault Alarm on controller ZN 28

**Irrigation Repair**

Items	Quantity	Unit	
3M - DBR/Y Wire Splices	2.00	ea	
Hunter Decoder - 1 Station ICD-100	1.00	ea	
Irrigation Repair:			\$313.09
PROJECT TOTAL:			<b>\$313.09</b>

## Terms & Conditions

### GENERAL TERMS AND CONDITIONS

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**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:

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**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.

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reasonable times, and in the case of after-hours emergencies.

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**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.

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**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 \_\_\_\_\_

**Eric Rothell**

Date \_\_\_\_\_

10/18/2023

**30-PIN**

By \_\_\_\_\_

Date \_\_\_\_\_

**Water's Edge CDD**

## **Tab 6**





Rizzetta & Company

# **Waters Edge Community Development District**

---

**Financial Statements  
(Unaudited)**

**September 30, 2023**

**Prepared by: Rizzetta & Company, Inc.**

**watersedgecdd.org  
rizzetta.com**

Waters Edge Community Development District

Balance Sheet

As of 09/30/2023

(In Whole Numbers)

	General Fund	Reclaimed Water Fund	Reserve Fund	Debt Service Fund	Total Gvmnt Fund	Fixed Assets Group	Long-Term Debt
Assets							
Cash In Bank	201,623	0	0	0	201,623	0	0
Investments	26,932	34,947	354,504	578,762	995,145	0	0
Accounts Receivable	893	0	0	0	893	0	0
Prepaid Expenses	18,616	0	0	0	18,616	0	0
Refundable Deposits	3,965	0	0	0	3,965	0	0
Due From Other	5,277	0	0	0	5,277	0	0
Fixed Assets	0	0	0	0	0	6,633,196	0
Amount Available in Debt Service	0	0	0	0	0	0	578,762
Amount To Be Provided Debt Service	0	0	0	0	0	0	7,001,238
Total Assets	257,306	34,947	354,504	578,762	1,225,519	6,633,196	7,580,000
Liabilities							
Accounts Payable	6,720	0	0	0	6,720	0	0
Accrued Expenses	12,650	7,000	0	0	19,650	0	0
Due To Other	0	5,277	0	0	5,277	0	0
Revenue Bonds Payable-Long Term	0	0	0	0	0	0	7,580,000
Total Liabilities	19,370	12,277	0	0	31,647	0	7,580,000
Fund Equity & Other Credits							
Beginning Fund Balance	219,192	36,959	344,898	576,583	1,177,633	0	0
Investment In General Fixed Assets	0	0	0	0	0	6,633,196	0
Net Change in Fund Balance	18,745	(14,289)	9,606	2,179	16,239	0	0
Total Fund Equity & Other Credits	237,937	22,670	354,504	578,762	1,193,872	6,633,196	0
Total Liabilities & Fund Equity	257,306	34,947	354,504	578,762	1,225,519	6,633,196	7,580,000

**Waters Edge Community Development District**

## Statement of Revenues and Expenditures

As of 09/30/2023

(In Whole Numbers)

	Year Ending 09/30/2023	Through 09/30/2023	Year To Date 09/30/2023	
	Annual Budget	YTD Budget	YTD Actual	YTD Variance
<b>Revenues</b>				
Interest Earnings				
Interest Earnings	0	0	36	(36)
Special Assessments				
Tax Roll	370,594	370,594	373,672	(3,078)
<b>Total Revenues</b>	<b>370,594</b>	<b>370,594</b>	<b>373,708</b>	<b>(3,114)</b>
<b>Expenditures</b>				
Legislative				
Supervisor Fees	13,000	13,000	10,600	2,400
<b>Total Legislative</b>	<b>13,000</b>	<b>13,000</b>	<b>10,600</b>	<b>2,400</b>
Financial & Administrative				
Administrative Services	5,161	5,161	5,161	0
District Management	24,929	24,929	25,060	(131)
District Engineer	9,000	9,000	20,624	(11,624)
Disclosure Report	2,000	2,000	1,500	500
Trustees Fees	3,775	3,775	3,771	4
Assessment Roll	5,728	5,728	5,729	(1)
Financial & Revenue Collections	5,728	5,728	5,728	0
Tax Collector/Property Appraiser Fees	150	150	150	0
Accounting Services	13,764	13,764	13,764	0
Auditing Services	3,100	3,100	3,100	0
Arbitrage Rebate Calculation	450	450	450	0
Public Officials Liability Insurance	3,391	3,391	3,038	353
Legal Advertising	500	500	1,438	(938)
Miscellaneous Mailings	3,000	3,000	1,266	1,734
Dues, Licenses & Fees	175	175	175	0
Website Hosting, Maintenance, Backup & Email	4,000	4,000	3,638	363
<b>Total Financial &amp; Administrative</b>	<b>84,851</b>	<b>84,851</b>	<b>94,591</b>	<b>(9,740)</b>
Legal Counsel				
District Counsel	12,500	12,500	22,064	(9,564)
<b>Total Legal Counsel</b>	<b>12,500</b>	<b>12,500</b>	<b>22,064</b>	<b>(9,564)</b>
Electric Utility Services				
Utility Services	25,000	25,000	23,440	1,560
<b>Total Electric Utility Services</b>	<b>25,000</b>	<b>25,000</b>	<b>23,440</b>	<b>1,560</b>
Stormwater Control				
Aquatic Maintenance	26,220	26,220	26,670	(450)

See Notes to Unaudited Financial Statements

**Waters Edge Community Development District**

## Statement of Revenues and Expenditures

As of 09/30/2023

(In Whole Numbers)

	Year Ending 09/30/2023	Through 09/30/2023	Year To Date 09/30/2023	
	Annual Budget	YTD Budget	YTD Actual	YTD Variance
Lake/Pond Bank Maintenance & Repair	8,000	8,000	0	8,000
Mitigation Area Monitoring & Maintenance	500	500	1,438	(938)
Fountain Service Repair & Maintenance	3,500	3,500	3,526	(26)
Aquatic Plant Replacement	2,500	2,500	750	1,750
Stormwater System Maintenance	7,500	7,500	0	7,500
Total Stormwater Control	48,220	48,220	32,383	15,837
Other Physical Environment				
Property Insurance	4,132	4,132	6,751	(2,619)
General Liability Insurance	3,391	3,391	3,038	353
Entry & Walls Maintenance & Repair	3,000	3,000	2,625	375
Landscape Maintenance	100,000	100,000	94,103	5,897
Irrigation Maintenance & Repair	12,000	12,000	12,675	(675)
Well Maintenance	5,000	5,000	1,443	3,557
Landscape Miscellaneous	5,000	5,000	1,625	3,375
Landscape Replacement Plants, Shrubs, Trees	10,000	10,000	15,239	(5,239)
Landscape - Mulch	12,000	12,000	0	12,000
Irrigation Repair	7,500	7,500	842	6,658
Reclaimed Pump Maintenance & Repairs	5,000	5,000	20,168	(15,168)
Total Other Physical Environment	167,023	167,023	158,508	8,515
Contingency				
Miscellaneous Contingency	20,000	20,000	13,377	6,623
Total Contingency	20,000	20,000	13,377	6,623
Total Expenditures	370,594	370,594	354,964	15,631
Total Excess of Revenues Over(Under) Expenditures	0	0	18,744	(18,744)
Fund Balance, Beginning of Period	0	0	219,193	(219,193)
Total Fund Balance, End of Period	0	0	237,937	(237,937)

See Notes to Unaudited Financial Statements



**Waters Edge Community Development District**

## Statement of Revenues and Expenditures

As of 09/30/2023

(In Whole Numbers)

	Year Ending 09/30/2023	Through 09/30/2023	Year To Date 09/30/2023	
	Annual Budget	YTD Budget	YTD Actual	YTD Variance
<b>Revenues</b>				
Interest Earnings				
Interest Earnings	0	0	6,911	(6,911)
Special Assessments				
Tax Roll	59,095	59,095	59,095	0
Total Revenues	<u>59,095</u>	<u>59,095</u>	<u>66,006</u>	<u>(6,911)</u>
<b>Expenditures</b>				
Contingency				
Capital Reserve	59,095	59,095	56,400	2,695
Total Contingency	<u>59,095</u>	<u>59,095</u>	<u>56,400</u>	<u>2,695</u>
Total Expenditures	<u>59,095</u>	<u>59,095</u>	<u>56,400</u>	<u>2,695</u>
Total Excess of Revenues Over(Under) Expenditures	<u>0</u>	<u>0</u>	<u>9,606</u>	<u>(9,606)</u>
Fund Balance, Beginning of Period	<u>0</u>	<u>0</u>	<u>344,898</u>	<u>(344,898)</u>
Total Fund Balance, End of Period	<u>0</u>	<u>0</u>	<u>354,504</u>	<u>(354,504)</u>

**Waters Edge Community Development District**

## Statement of Revenues and Expenditures

As of 09/30/2023

(In Whole Numbers)

	Year Ending 09/30/2023	Through 09/30/2023	Year To Date 09/30/2023	
	Annual Budget	YTD Budget	YTD Actual	YTD Variance
<b>Revenues</b>				
Interest Earnings				
Interest Earnings	0	0	8	(8)
Special Assessments				
Tax Roll	49,774	49,774	49,773	1
Total Revenues	<u>49,774</u>	<u>49,774</u>	<u>49,781</u>	<u>(7)</u>
<b>Expenditures</b>				
Water-Sewer Combination Services				
Utility - Reclaimed	49,774	49,774	64,071	(14,297)
Total Water-Sewer Combination Services	<u>49,774</u>	<u>49,774</u>	<u>64,071</u>	<u>(14,297)</u>
Total Expenditures	<u>49,774</u>	<u>49,774</u>	<u>64,071</u>	<u>(14,297)</u>
Total Excess of Revenues Over(Under) Expenditures	<u>0</u>	<u>0</u>	<u>(14,290)</u>	<u>14,290</u>
Fund Balance, Beginning of Period	<u>0</u>	<u>0</u>	<u>36,960</u>	<u>(36,960)</u>
Total Fund Balance, End of Period	<u>0</u>	<u>0</u>	<u>22,670</u>	<u>(22,670)</u>

**Waters Edge Community Development District**

## Statement of Revenues and Expenditures

As of 09/30/2023

(In Whole Numbers)

	Year Ending 09/30/2023	Through 09/30/2023	Year To Date 09/30/2023	
	Annual Budget	YTD Budget	YTD Actual	YTD Variance
<b>Revenues</b>				
Interest Earnings				
Interest Earnings	0	0	2,378	(2,378)
Special Assessments				
Tax Roll	757,933	757,933	762,800	(4,867)
Total Revenues	<u>757,933</u>	<u>757,933</u>	<u>765,178</u>	<u>(7,245)</u>
<b>Expenditures</b>				
Debt Service				
Interest	312,933	312,933	317,999	(5,066)
Principal	445,000	445,000	445,000	0
Total Debt Service	<u>757,933</u>	<u>757,933</u>	<u>762,999</u>	<u>(5,066)</u>
Total Expenditures	<u>757,933</u>	<u>757,933</u>	<u>762,999</u>	<u>(5,066)</u>
Total Excess of Revenues Over(Under) Expenditures	<u>0</u>	<u>0</u>	<u>2,179</u>	<u>(2,179)</u>
Fund Balance, Beginning of Period	<u>0</u>	<u>0</u>	<u>576,583</u>	<u>(576,583)</u>
Total Fund Balance, End of Period	<u>0</u>	<u>0</u>	<u>578,762</u>	<u>(578,762)</u>

**Waters Edge CDD  
Investment Summary  
September 30, 2023**

<b><u>Account</u></b>	<b><u>Investment</u></b>	<b><u>Balance as of September 30, 2023</u></b>
The Bank of Tampa	Money Market	\$ 26,932
<b>Total General Fund Investments</b>		<b><u>\$ 26,932</u></b>
The Bank of Tampa ICS Capital Reserve		
Israel Discount Bank of New York	Money Market	\$ 248,810
Western Alliance Bank	Money Market	105,694
<b>Total Reserve Fund Investments</b>		<b><u>\$ 354,504</u></b>
US Bank Series 2015 Reserve A-1	US Bank Money Market 5	\$ 360,028
US Bank Series 2015 Reserve A-2	US Bank Money Market 5	18,108
US Bank Series 2015 Revenue	US Bank Money Market 5	195,445
US Bank Series 2015 Excess Revenue	US Bank Money Market 5	5,181
<b>Total Debt Service Fund Investments</b>		<b><u>\$ 578,762</u></b>

**Waters Edge Community Development District**  
**Summary A/R Ledger**  
**From 09/01/2023 to 09/30/2023**

	<b>Fund_ID</b>	<b>Fund Name</b>	<b>Customer</b>	<b>Invoice Number</b>	<b>AR Account</b>	<b>Date</b>	<b>Balance Due</b>
<b>345, 2419</b>							
	345-001	345 General Fund	Waters Edge Mas- ter HOA	AR00001029	11510	06/30/2023	0.95
	345-001	345 General Fund	Waters Edge Mas- ter HOA	AR00001083	11510	07/31/2023	482.77
	345-001	345 General Fund	Waters Edge Mas- ter HOA	AR00001200	11510	09/30/2023	409.46
<b>Sum for 345, 2419</b>							<b>893.18</b>
<b>Sum for 345</b>							<b>893.18</b>
<b>Sum Total</b>							<b>893.18</b>



**Waters Edge Community Development District**  
**Summary A/P Ledger**  
**From 09/01/2023 to 09/30/2023**

	Fund Name	GL posting date	Vendor name	Document number	Description	Balance Due
<b>345, 2419</b>						
	345 General Fund	09/26/2023	GHS Environmental LLC	2023-444	Monthly Meter Readings 09/23	142.00
	345 General Fund	09/14/2023	Pasco County Utilities	19044346	Autopay 9019 Creedmoor Reclaim Lane 08/23	5,686.90
	345 General Fund	09/18/2023	Sitex Aquatics, LLC	7660B-12	500 Club Rush Bare Root 09/23	750.00
	345 General Fund	09/20/2023	Times Publishing Company	0000307267	09/20/23 Legal Advertising Customer Account #113848 09/20/23	140.80
<b>Sum for 345, 2419</b>						<b>6,719.70</b>
<b>Sum for 345</b>						<b>6,719.70</b>
<b>Sum Total</b>						<b>6,719.70</b>

**Waters Edge Community Development District  
Notes to Unaudited Financial Statements  
September 30, 2023**

**Balance Sheet**

1. Trust statement activity has been recorded through 09/30/2023.
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.

## **Tab 7**

**Matthew E. Huber**

---

**Subject:** FW: [EXTERNAL]Waters Edge Motor Proposals

**Importance:** High

---

**From:** Jamie Newberg <Jamie\_Newberg@irrigationnet.com>

**Sent:** Monday, October 9, 2023 2:22 PM

**To:** Matthew E. Huber <MHuber@rizzetta.com>; Teri Geney <Seat4@WatersEdgeCDD.org>

**Cc:** Daniel Hodges <Daniel\_Hodges@irrigationnet.com>; James Tomlinson <james\_tomlinson@irrigationnet.com>

**Subject:** [EXTERNAL]Waters Edge Motor Proposals

**Importance:** High

Matt – see attached proposals – new motor and rebuilt motor. Sorry for the delay. Here are the lead times for each –

- New motor –10 to 14 days
- Rebuild motor – 4 to 5 weeks

Please let us know as soon as possible what the property would like to do. Our hope is to do the turbine and motor work at the same time.

Thank you.

**Jamie Newberg**

*General Manager*

Irrigation Technical Services, Inc.

(727)521-3320 o

(727)599-3921 c

3330 36<sup>th</sup> Ave North

St. Petersburg, Fla. 33713

#### **ASK WHY AND BE CURIOUS**

*Be curious and question what you don't understand. Encourage and expect healthy and vigorous debate. Respectful, constructive conflict is vital to our company's health and growth. There's no better question than "Why?" Never stop asking it. One common thing about great achievers is that they keep asking useful questions every day.*





3330 36th. Ave. N. St. Petersburg, Fl. 33713

(727) 521-3320

Fax: (727) 521-6219

October 9, 2023

Waters Edge

ATTN: Waters Edge CDD

Proposed Scope of Work

Irrigation Technical Services (ITS) hereby proposes to provide all components and labor to replace failed hollow shaft motor for main vertical turbine pump #1. Job scope includes removal of roof for crane access, replacement of motor and testing.

**WARRANTY** is manufacturer's warranty, which is one year.

TERMS

Total price including tax for performing replenishment is \$15,756.67. Price is valid for 30 days.

A deposit of \$0.00 is due upon execution of this agreement.

Balance of \$15,756.37 shall be due and payable within ten (10) business days of acceptance of the project's completion. Failure to inspect and approve the project within 2 business days shall constitute acceptance.

ACCEPTANCE

Irrigation Technical Services

Daniel R. Hodges – Pump and Controls Director 407-853-0324

---

Owner/Agent

Waters Edge CDD





3330 36th. Ave. N. St. Petersburg, Fl. 33713

(727) 521-3320

Fax: (727) 521-6219

October 9, 2023

Waters Edge

ATTN: Waters Edge CDD

Proposed Scope of Work

Irrigation Technical Services (ITS) hereby proposes to provide all components and labor to rebuild failed hollow shaft motor for main vertical turbine pump #1. This includes new windings and new bearings. Job scope includes removal of roof for crane access, replacement of motor and testing.

**Completely Rewound and Rebuilt**

Warranty for the windings is one year and warranty for bearings is 90 days. Warranty will extend for a period of one year from date of shipment, during which time the apparatus will operate satisfactorily, with competent supervision, under rated load, original nameplate data, usage and conditions.

Reconditioned:

Warranty that the apparatus is complete, has been dismantled, inspected, parts cleaned, lubricated, windings dried and treated, assembled, tested and painted. Reconditioned Warranty will extend for a period of ninety days from date of shipment, during which time the apparatus will operate satisfactorily, with competent supervision, under rated load, original nameplate data, usage and conditions.

TERMS

Total price including tax for performing replenishment is \$13,079.19. Price is valid for 30 days.

A deposit of \$0.00 is due upon execution of this agreement.

Balance of \$13,079.19 shall be due and payable within ten (10) business days of acceptance of the project's completion. Failure to inspect and approve the project within 2 business days shall constitute acceptance.

ACCEPTANCE

Irrigation Technical Services

Daniel R. Hodges – Pump and Controls Director 407-853-0324

---

Owner/Agent

Waters Edge CDD



## **Tab 8**

**Florida Reserve Study and Appraisal, Inc.**  
12407 N. Florida Avenue  
Tampa, FL 33612  
Phone: 813.932.1588  
Fax: 813.388.4189  
[www.reservestudyfl.com](http://www.reservestudyfl.com)

## **Funding Reserve Analysis**

*for*

## **Waters Edge CDD**

September 29, 2023





# **Funding Reserve Analysis**

*for*

## **Waters Edge CDD**

### **Table of Contents**

<b>Pages</b>		<b>Subject</b>
<b>1</b>	<b>.....</b>	<b>Report Cover Sheet</b>
<b>2</b>	<b>.....</b>	<b>Table of Contents</b>
<b>3 to 14</b>	<b>.....</b>	<b>Reserve Study Summary</b>
<b>15</b>	<b>.....</b>	<b>Reserve Item Summary</b>
<b>16 to 17</b>	<b>.....</b>	<b>Reserve Item Listing</b>
<b>18</b>	<b>.....</b>	<b>Present Cost Report</b>
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<b>20 to 21</b>	<b>.....</b>	<b>Assessment Summary</b>
<b>22 to 23</b>	<b>.....</b>	<b>Expense Report</b>
<b>24 to 26</b>	<b>.....</b>	<b>Expense Summary</b>
<b>Addendum</b>	<b>.....</b>	<b>Asset Maps</b>

September 29, 2023

Waters Edge CDD  
9019 Creedmoor Lane  
New Port Richey, Florida 34654

Board of Directors,

We are pleased to present to Waters Edge CDD the requested Reserve Funding study. We believe that you will find the attached study to be thorough and complete. After you have had an opportunity to review the report you may have questions. Please do not hesitate to write or call, we would be pleased to answer any questions you may have.

### **Project Description**

Waters Edge Community Development District ("Waters Edge CDD") is an independent taxing district created and existing under Chapter 190 of the Florida Statutes. Waters Edge CDD is primarily a single family residential development that also includes a small area of townhomes. The overall development encompasses 1069 lots in 5 different planning phases. Construction in the District started in 2005. The site size for the community is approximately 712 acres.

### **Date of Physical Inspection**

The subject property was physically inspected on June 5, 2023 and September 21, 2023 by Paul Gallizzi and Steven Swartz.

### **Governing Documents**

A review was made of aerials and subdivision plats for the subject property.

### **Depth of Study**

Reserve Study Update with Field Inspection. A field inspection was made to verify the existing condition of the various reserve study components, their physical condition, and to verify component quantities. In place testing, laboratory testing, and non-destructive testing of the reserve study components were not performed. Field measurements of component quantities were made to either verify improvement plan take offs or determine directly the quantities of various components. Photographs were taken of the site improvements.

### Summary of Financial Assumptions

The below table contains a partial summary of information provided by Waters Edge CDD for the Waters Edge CDD funding study. For the purpose of this report, an annual operating budget was set to \$0, as this report focuses only on reserve items.

<i>Fiscal Calendar Year Begins</i>	<i>October 1</i>
<i>Reserve Study by Fiscal Calendar Year Starting</i>	<i>October 1, 2023</i>
<i>Funding Study Length</i>	<i>30 Years</i>
<i>Number of Assessment Paying Owners</i>	<i>1069</i>
<i>Reserve Balance as of October 1, 2023<sup>1</sup></i>	<i>\$ 435,143</i>
<i>Annual Inflation Rate</i>	<i>2.50%</i>
<i>Tax Rate on Reserve Interest</i>	<i>0.00%</i>
<i>Minimum Reserve Account Balance</i>	<i>\$ 0</i>
<i>Assessment Change Period</i>	<i>1 Year</i>
<i>Annual Operating Budget</i>	<i>\$ 0</i>

<sup>1</sup> See "Financial Condition of District" in this report.

### Recommended Payment Schedule

The below table contains the recommended schedule of payments for the next six years. The projected life expectancy of the major components and the funding needs of the reserves of the District are based upon the District performing appropriate routine and preventative maintenance for each major component. Failure to perform such maintenance can negatively impact the remaining useful life of the major components and can dramatically increase the funding needs of the reserves of the District.

### Proposed Assessments

Fiscal Calendar Year	Owner Total Annual Assessment	District Annual Reserve Assessment	Proposed Reserve Balance
2023	\$ 72	\$ 77,300	\$ 487,545
2024	\$ 74	\$ 79,233	\$ 457,539
2025	\$ 76	\$ 81,213	\$ 493,260
2026	\$ 78	\$ 83,244	\$ 514,632
2027	\$ 80	\$ 85,325	\$ 577,849
2028	\$ 82	\$ 87,458	\$ 398,499

\* Annual Reserve Payments have been manually modified.

Payments have been modified to smooth payments over time.

Fiscal Year beginning October 1, 2023



### **Reserve Study Assumptions**

- Cost estimates and financial information are accurate and current.
- No unforeseen circumstances will cause a significant reduction of reserves.
- Sufficient comprehensive property insurance exists to protect from insurable risks.
- The District plans to continue to maintain the existing common areas and amenities.
- Reserve payments occur at the end of every calendar month.
- Expenses occur throughout the year, as services are provided.

### **Impact of Component Life**

The projected life expectancy of the major components and the reserve funding needs of the District are closely tied. Performing the appropriate routine maintenance for each major component generally increases the component useful life, effectively moving the component expense into the future which reduces the reserve funding payments of the District. Failure to perform such maintenance can shorten the remaining useful life of the major components, bringing the replacement expense closer to the present which increases the reserve funding payments of the District. Also, some reserves items may have the phrase maintenance after it. These reserve items are something that would not be fully replaced at one time, but a small portion may have to be replaced periodically.

### **Inflation Estimate**

Inflation has been estimated at 2.50 percent over the course of the study.

### **Initial Reserves**

Through August 2023, there was \$435,143 set aside for reserves. The projected reserve balance on October 1, 2023 will be \$435,143. These numbers were obtained from the District on the official August 2023 balance sheet and the 2022-2023 fiscal year budget. October 1, 2023 starts the next fiscal year. September 30, 2024 marks the end of the fiscal year.

### **Financial Condition of District**

The pooled method reserve projections estimate \$72.31 per resident per year in fiscal year 2023-2024 and \$77,300 in total funding.

At the current time, the District is considered to be 77 percent funded. This represents a well-funded status. The higher the percent funded, the more likely a District is to avoid a special assessment.

The following are general measures to the health of a District based on the percent funding model:

0- 30% funded:	poorly funded
30-70% funded:	fairly funded
70-100% funded:	well funded
100+% funded:	very well funded

### **Special Assessments**

No reserve items will require special assessments if the funding schedule is followed. However, funding less than the suggested amounts will likely result in special assessments or for the replacement of an item to be delayed.

### **Reserve Funding Goal**

The reserve fund is set to be as close to Fully Funded as possible on an annual basis.

### **Study Method**

Funding studies may be done in several ways, but we believe that the value of a funding study lies in the details. "Bulk" studies are quick, usually inexpensive, and almost always border on worthless. We believe that meaningful answers to funding studies lie in the details. This approach is pragmatic, and allows human judgment and experience to enter into the equation.

Unless noted otherwise, the present cost of every reserve item in this report has been estimated using the "National Construction Estimator", a nationally recognized standard, and modified by an area cost adjustment factor. Where possible, known costs have been used. In addition, every reserve item has been given an estimated remaining useful life, an estimated useful life when new, and has been cast into the future to determine the inflated cost.

Equal annual payments are calculated for each reserve item based upon a payment starting year and a payment ending year using the end of period payment method. Interest earned on accumulated reserve funds and taxes on the reserve interest are also calculated. Initial reserve funds are consumed as expenses occur until fully depleted, reducing annual reserve payments to a minimum. As you review this report, we are certain that you will appreciate the level of detail provided, allowing you to review each reserve item in detail.

### **Summary of Findings**

We have estimated future projected expenses for Waters Edge CDD based upon preservation of existing improvements. The attached funding study is limited in scope to those expense items listed in the attached "Waters Edge CDD Reserve Study Expense Items". Expense items which have an expected life of more than 30 Years are not included in this reserve study unless payment for these long lived items overlaps the 30 Years reserve study envelope.

Of primary concern is the preservation of a positive funding balance with funds sufficient to meet projected expenses throughout the study life. Based upon the attached funding study, it is our opinion that owner monthly fees as shown in the attached "Waters Edge CDD Assessment Summary" will realize this goal. Some reserve items in the "Revenue Summary Table" may not contain payments. In this analysis the initial reserves were used to make annual payments for expense items in their order of occurrence until the initial reserve was consumed. As a result reserve items without payments may be expected, particularly in the first few years of the funding study. Waters Edge CDD

represents and warrants that the information provided to us, including but not limited to that information contained in the attached Reserve Study Information Summary, that the maintenance records are complete and accurate, and that we may rely upon such information and documents without further verification or corroboration. Where the age of a particular Reserve Item (as listed in the Reserve Study) is unknown, Waters Edge CDD shall provide to us Waters Edge CDD's best-estimated age of that item. If Waters Edge CDD is unable to provide an estimate of a Reserve Item's age, we shall make our own estimate of age of the Reserve Item. The Reserve Study is created for the District's use, and is a reflection of information provided to us. This information is not for the purpose of performing an audit, historical records, quality or forensic analyses. Any on-site inspection is not considered to be a project audit or quality inspection. The actual or projected total presented in the reserve study is based upon information provided and was not audited.

### **Percent Funded**

Many reserve studies use the concept of "Percent Funded" to measure the reserve account balance against a theoretically perfect value. Percent Funded is often used as a measure of the "Financial Health" of a District. The assumption is, the higher the percentage, the greater the "Financial Health". We believe the basic premise of "Fully Funded" is sound, but we also believe that the validity of the Fully Funded value must be used with caution.

To answer the question, some understanding of Percent Funded is required. Fully Funded is the sum of the depreciation of all the components by year. To get the Percent Funded, divide the year end reserve balance by the Fully Funded value and multiply by 100 to get a percentage. The concept of Fully Funded is useful when the reserve study is comprehensive, but misleading when the reserve study is superficial or constrained. As a result, we recommend that the statement "Percent Funded" be used with caution.

### **Keeping Your Reserve Study Current**

We believe that funding studies are an essential part of property management. People and property are constantly changing and evolving. As a result, the useful life of a funding study is at best a few years, and certainly not more than five years. This reserve study should be updated:

- At least once every few years
- At changes in the number of assessment paying owners
- Before starting new improvements
- Before making changes to the property
- After a flood or fire
- After the change of ownership or management
- After Annexation or Incorporation



### Items Beyond the Scope of this Report

- Building or land appraisals for any purpose.
- State or local zoning ordinance violations.
- Building code violations.
- Soils conditions, soils contamination or geological stability of site.
- Engineering analysis or structural stability of site.
- Air quality, asbestos, electromagnetic radiation, formaldehyde, lead, mercury, radon, water quality or other environmental hazards.
- Invasions by pests, termites and any or all other destroying organisms, insects, birds, bats or animals to buildings or site. This study is not a pest inspection.
- Adequacy or efficiency of any system or component on site.
- Specifically excluded reserve items.
- Septic systems and septic tanks.
- Buried or concealed portions of swimming pools, pool liners, Jacuzzis and spas or similar items.
- Items concealed by signs, carpets or other things are also excluded from this study.
- Missing or omitted information supplied by the Waters Edge CDD for the purposes of reserve study preparation.
- Hidden improvements such as sewer lines, water lines, irrigation lines or other buried or concealed items.

### Stormwater Drainage Notes

Waters Edge has an overall land area of 712 acres and an overall density of 0.68 dwelling units per acre comprising 1045 home sites. The drainage for the district is comprised of 52 retention ponds consisting of approximately 60 acres. There is a pond shoreline of 43,573 linear feet.

The ponds have been constructed to engineering standards that include proper slopes and shore line stabilization which includes erosion protection and approved backfill materials such as soils with a high clay content covered within 2 inches of sand. A reserve is established in this study for shore line restoration.

The entire residential area including all roads and open areas have a complete drainage system. Overall, there are 195 curb inlets and 18,525 linear feet of reinforced concrete piping with a typical 18 inch diameter.

### Waters Edge Drainage:

Diameter	Length	Cost/LF	Amount
18"	18,525'	84.00	\$1,556,100
Curb Inlets:	195 @ 4500		= \$877,500

Total \$2,433,600

In general, the drainage system including drainage structures and drainage pipes have a long indefinite lifespan. These improvements, however, may encounter problems from natural causes such as settlement or tree roots and man-made causes such as excavations or poor original design or poor construction. The community reports that the stormwater drainage system is in very good working condition. For the purpose of this reserve study, it is our opinion that 2.5 percent of the original system cost should be set aside for reserves over a 5-year span.

It has therefore been deemed necessary to set up a reserve for repair and replacement of the CDD owned drainage improvements. In this case, the total system cost is estimated to be \$2,433,600, which would result in a reserve of \$60,800 over that 5-year span. It should be noted that there are additional reserves for pond bank erosion. The amounts shown in this reserve study should be analyzed and adjusted in future reserve studies based upon actual CDD expenditures for such items.

#### **Pond Banks Notes**

Drainage ponds require routine and non-routine maintenance. Routine maintenance includes mowing debris removal and catch basin cleaning. Mowing on a regular basis enhances the aesthetics of the area as well as helping to prevent erosion. Proper mowing of the banks helps the ground cover maintain a healthy root system, which minimizes erosion. Trash, debris, and litter removal reduces obstructions to inlets and outlets allow the storm water system to function as designed. Cleaning catch basins is also considered routine maintenance. For the purpose of this reserve study, the cost of routine maintenance is not a reserve item.

Non-routine maintenance includes bank erosion and stabilization, sediment removal, and structural repairs and replacement. From time to time, some of these ponds may encounter erosion of their banks and require repairs. All ponds react differently due to original construction, slope of the bank, soil or environmental conditions, and other factors.

In Waters Edge CDD, there are 52 retention ponds for stormwater drainage. These ponds are estimated to have 43,573 linear feet of shoreline area. It is not likely that all of the shoreline area will erode and need to be replaced. We have estimated that approximately 5 percent of the shoreline will erode and need refurbishment over a 5-year period. During the site inspection most shorelines were observed to in average or good condition. However, there were small areas of erosion observed in various areas. An erosion control budget figure is necessary for the proper upkeep in the District.

#### **Irrigation Notes**

The Waters Edge community has a reclaimed water system that has come online in the last 7-8 years. During the process of getting this system setup, the irrigation wells, pumping stations and controls have become the responsibility of the CDD. This responsibility was previously undertaken by the master association. As such, the reserve study includes these items and has been delineated herein.

Additionally, the District has a multifaceted irrigation pumping system. This system is housed just north of the clubhouse on Creedmoor Lane. The system is original to the community and dates back to approximately 2005. The system is comprised of three 60 HP vertical turbine pumps, a 5 HP jockey pump, a large electronics panel and controls, pump filters, and the associated piping. Of the three 60-HP pumps, one has been rebuilt, a second one has had the motor rebuilt, and the third pump/motor is being rebuilt now. The filters are believed to be original. The electronics control panel is also original, but has been retrofitted and now includes a VFD drive. The system is reported to be in average working condition. With the repairs that have been performed, we estimate that the pumping system station has a remaining life of approximately 5 years. Generally, we have observed the lifespan of irrigation pumping systems in large communities to be approximately 20-25 years. We recommend to try to get as much life out of the system as possible, but we have reserved for a system replacement.

### **Statement of Qualifications**

Paul Gallizzi and Steven Swartz are professionals in the business of preparing reserve studies and insurance appraisals for community associations. We have provided detailed analysis of over 300,000 apartment, villa, townhome, and condominium units. We have prepared insurance appraisals and reserve studies for all types of community associations including high rise condominiums, mid-rise condominiums, garden-style condominiums, townhouse developments, single family homeowners associations, etc. We both hold engineering degrees from fully accredited universities. Paul Gallizzi is a State Certified General Real Estate Appraiser License Number RZ 110 and a State Certified General Contractor License Number CGC 019465. Steven Swartz is a designated Reserve Specialist, RS No.214, from the Community Associations Institute as well as a State Certified General Real Estate Appraiser License Number RZ 3479.

### **Conflict of Interest**

As the preparer of this reserve study, we certify that we do not have any vested interests, financial interests, or other interests that would cause a conflict of interest in the preparation of this reserve study.

We would like to thank Waters Edge CDD for the opportunity to be of service in the preparation of the attached Funding Study. Again, please feel free to write or call at our letterhead address, if you have any questions.

Prepared by:



Paul Gallizzi



Steven M. Swartz, RS



Enclosures:

3 Pages of Photographs Attached



Stormwater Drainage Curb Inlet



Stormwater Drainage Control Structure



Main Pump Station 60 HP Pumps



Main Pump Station Controller



Main Pump Station Controller



Main Pump Station Filters





Main Pump Station



25 HP Well Pump Station



Retaining Walls



Retaining Walls



Perimeter Walls



Perimeter Walls





Steel Fencing



Typical Pond



Typical Pond



Typical Pond

**Waters Edge CDD Reserve Study Expense Item Summary**

Reserve Items	Current Cost When New	Estimated Remaining Life	Expected Life When New	First Replacement Cost	Repeating Item?
<b>Monuments</b>					
(1) Small CDD-Owned Monument Decorative Columns	\$ 72,800	14 Years	30 Years	\$ 105,882	Yes
Entrance Monument Refurbishment on Slidell St	\$ 10,400	4 Years	20 Years	\$ 11,783	Yes
<b>Stormwater Drainage</b>					
Stormwater Drainage Repair Allowance	\$ 60,800	3 Years	5 Years	\$ 67,187	Yes
<b>Irrigation Pumps and Wells</b>					
Main Irrigation Pump Station	\$ 235,000	5 Years	20 Years	\$ 272,988	Yes
Transfer Pump Station 20 HP Pumps and Controls	\$ 46,800	2 Years	20 Years	\$ 50,441	Yes
25 HP Well Pumps and VS Drives	\$ 83,200	9 Years	20 Years	\$ 106,803	Yes
<b>Walls and Fencing</b>					
Retaining Walls Masonry	\$ 196,680	21 Years	35 Years	\$ 340,701	Yes
Paint CDD-Owned Perimeter Walls Both Sides	\$ 28,875	0 Years	8 Years	\$ 29,605	Yes
Entry Steel Fencing Belle Haven Dr and S of Pond at Entry	\$ 39,060	14 Years	30 Years	\$ 56,810	Yes
Steel Fencing Moon Lake Rd	\$ 16,660	14 Years	30 Years	\$ 24,231	Yes
<b>Ponds</b>					
Pond Banks Erosion Control	\$ 108,900	1 Years	5 Year	\$ 114,477	Yes
Pond Fountain and Controls	\$ 14,000	4 Years	10 Years	\$ 15,862	Yes

Months Remaining in Fiscal Calendar Year 2023: 12

Expected annual inflation: 2.50%

Interest earned on reserve funds: 1.00%

Initial Reserve: \$ 435,143

Reserve Item Comments

(1) Monument Columns are located on the perimeter walls.

*Prepared by Florida Reserve Study and Appraisal*  
**Waters Edge CDD Reserve Study Expense Item Listing**

Reserve Items	Unit Cost	No Units	Current Cost When New	Estimated Remaining Life	Expected Life When New	Fiscal Calendar Year	Estimated Future Cost
Monuments							
Small CDD-Owned Monument Decorative Columns	\$ 2,600 ea	28	\$ 72,800	14 Years	30 Years	2037	\$ 105,882
				30 Years		2067	\$ 223,978
Entrance Monument Refurbishment on Slidell St	\$ 10,400 ea	1	\$ 10,400	4 Years	20 Years	2027	\$ 11,783
				20 Years		2047	\$ 19,417
						2067	\$ 31,997
Stormwater Drainage							
Stormwater Drainage Repair Allowance	\$ 60,800 / total	1 total	\$ 60,800	3 Years	5 Years	2026	\$ 67,187
						2031	\$ 76,123
						2036	\$ 86,248
						2041	\$ 97,719
						2046	\$ 110,716
						2051	\$ 125,441
						2056	\$ 142,125
Irrigation Pumps and Wells							
Main Irrigation Pump Station	\$ 235,000 / total	1 total	\$ 235,000	5 Years	20 Years	2028	\$ 272,988
				20 Years		2048	\$ 449,848
						2068	\$ 741,288
Transfer Pump Station 20 HP Pumps and Controls	\$ 23,400 ea	2	\$ 46,800	2 Years	20 Years	2025	\$ 50,441
				20 Years		2045	\$ 83,120
						2065	\$ 136,970
25 HP Well Pumps and VS Drives	\$ 41,600 ea	2	\$ 83,200	9 Years	20 Years	2032	\$ 106,803
				20 Years		2052	\$ 175,997
Walls and Fencing							
Retaining Walls Masonry	\$ 40.00 / sf	4917 sf	\$ 196,680	21 Years	35 Years	2044	\$ 340,701
				35 Years		2079	\$ 816,556



Waters Edge CDD Reserve Study Expense Item Listing - Continued

Reserve Items	Unit Cost	No Units	Current Cost When New	Estimated Remaining Life	Expected Life When New	Fiscal Calendar Year	Estimated Future Cost
Paint CDD-Owned Perimeter Walls Both Sides	\$ 15.00 / lf	1925 lf	\$ 28,875	0 Years  8 Years	8 Years	2023 2031 2039 2047 2055	\$ 29,605 \$ 36,152 \$ 44,147 \$ 53,911 \$ 65,833
Entry Steel Fencing Belle Haven Dr and S of Pond at Entry	\$ 70.00 / lf	558 lf	\$ 39,060	14 Years  30 Years	30 Years	2037  2067	\$ 56,810  \$ 120,173
Steel Fencing Moon Lake Rd	\$ 70.00 / lf	238 lf	\$ 16,660	14 Years 30 Years	30 Years	2037 2067	\$ 24,231 \$ 51,256
<b>Ponds</b>							
Pond Banks Erosion Control	\$ 108,900 / total	1 total	\$ 108,900	1 Year  5 Year	5 Years	2024 2029 2034 2039 2044 2049 2054	\$ 114,477 \$ 129,703 \$ 146,954 \$ 166,499 \$ 188,643 \$ 213,733 \$ 242,160
Pond Fountain and Controls	\$ 14,000 ea	1	\$ 14,000	4 Years  10 Years	10 Years	2027 2037 2047 2057	\$ 15,862 \$ 20,362 \$ 26,138 \$ 33,554

Months Remaining in Fiscal Calendar Year 2023: 12

Expected annual inflation: 2.50% Interest earned on reserve funds: 1.00% Initial Reserve: \$ 435,143

## Present Costs

Category	Item Name	No Units	Unit Cost	Present Cost
Monuments	Small CDD-Owned Monument Decorative Columns	28	\$ 2,600.00 ea	\$ 72,800.00
	Entrance Monument Refurbishment on Slidell St	1	\$ 10,400.00 ea	\$ 10,400.00
Monuments Sub Total =				\$ 83,200.00
Stormwater Drainage	Stormwater Drainage Repair Allowance	1 total	\$ 60,800.00 / total	\$ 60,800.00
Irrigation Pumps and Wells	Main Irrigation Pump Station	1 total	\$ 235,000.00 / total	\$ 235,000.00
	Transfer Pump Station 20 HP Pumps and Controls	2	\$ 23,400.00 ea	\$ 46,800.00
	25 HP Well Pumps and VS Drives	2	\$ 41,600.00 ea	\$ 83,200.00
Irrigation Pumps and Wells Sub Total =				\$ 365,000.00
Walls and Fencing	Retaining Walls Masonry	4917 sf	\$ 40.00 / sf	\$ 196,680.00
	Paint CDD-Owned Perimeter Walls Both Sides	1925 lf	\$ 15.00 / lf	\$ 28,875.00
	Entry Steel Fencing Belle Haven Dr and S of Pond at Entry	558 lf	\$ 70.00 / lf	\$ 39,060.00
	Steel Fencing Moon Lake Rd	238 lf	\$ 70.00 / lf	\$ 16,660.00
Walls and Fencing Sub Total =				\$ 281,275.00
Ponds	Pond Banks Erosion Control	1 total	\$ 108,900.00 / total	\$ 108,900.00
	Pond Fountain and Controls	1	\$ 14,000.00 ea	\$ 14,000.00
Ponds Sub Total =				\$ 122,900.00
Totals =				\$ 913,175.00

## Waters Edge CDD Funding Study Modified Cash Flow Analysis

Fiscal Calendar Year	Annual Assessment	Annual Interest	Annual Expenses	Net Reserve Funds	% Funded
2023	\$ 77,300	\$ 4,707	\$ 29,605	\$ 487,545	80.8%
2024	\$ 79,233	\$ 5,240	\$ 114,477	\$ 457,539	70.1%
2025	\$ 81,213	\$ 4,949	\$ 50,441	\$ 493,260	79.5%
2026	\$ 83,244	\$ 5,315	\$ 67,187	\$ 514,632	78.5%
2027	\$ 85,325	\$ 5,538	\$ 27,645	\$ 577,849	85.1%
2028	\$ 87,458	\$ 6,180	\$ 272,988	\$ 398,499	53.5%
2029	\$ 89,644	\$ 4,397	\$ 129,703	\$ 362,838	64.4%
2030	\$ 91,885	\$ 4,051		\$ 458,774	87.0%
2031	\$ 94,183	\$ 5,021	\$ 112,276	\$ 445,701	71.4%
2032	\$ 96,537	\$ 4,901	\$ 106,803	\$ 440,336	72.0%
2033	\$ 98,951	\$ 4,858		\$ 544,144	89.8%
2034	\$ 101,424	\$ 5,908	\$ 146,954	\$ 504,523	70.9%
2035	\$ 103,960	\$ 5,523		\$ 614,005	91.3%
2036	\$ 106,559	\$ 6,630	\$ 86,248	\$ 640,946	81.6%
2037	\$ 109,223	\$ 6,911	\$ 207,285	\$ 549,796	67.5%
2038	\$ 111,953	\$ 6,013		\$ 667,762	92.4%
2039	\$ 114,752	\$ 7,205	\$ 210,646	\$ 579,073	68.6%
2040	\$ 117,621	\$ 6,331		\$ 703,026	93.0%
2041	\$ 120,562	\$ 7,584	\$ 97,719	\$ 733,453	83.0%
2042	\$ 123,576	\$ 7,902		\$ 864,931	94.4%
2043	\$ 126,665	\$ 9,231		\$ 1,000,827	95.0%
2044	\$ 129,832	\$ 10,605	\$ 529,345	\$ 611,919	51.1%
2045	\$ 133,077	\$ 6,731	\$ 83,120	\$ 668,608	83.1%
2046	\$ 136,404	\$ 7,313	\$ 110,716	\$ 701,610	81.3%
2047	\$ 139,815	\$ 7,659	\$ 99,466	\$ 749,617	83.5%
2048	\$ 143,310	\$ 8,155	\$ 449,848	\$ 451,234	47.6%
2049	\$ 146,893	\$ 5,187	\$ 213,733	\$ 389,581	60.6%
2050	\$ 150,565	\$ 4,588		\$ 544,733	94.5%
2051	\$ 154,329	\$ 6,157	\$ 125,441	\$ 579,778	79.4%
2052	\$ 158,187	\$ 6,525	\$ 175,997	\$ 568,493	74.5%
2053	\$ 162,142	\$ 6,430		\$ 737,065	99.6%
<b>Totals :</b>	<b>\$ 3,555,821</b>	<b>\$ 193,745</b>	<b>\$ 3,447,643</b>		

<sup>1</sup> Cash Reserves minus Fully Funded Value

The cash distribution shown in this table applies to repair and replacement cash reserves only.

### Basis of Funding Study - Modified Cash Flow

Cash reserves have been set to a minimum of \$ 0

Cash Flow has been modified with the forced Fixed Payments.

Months Remaining in Fiscal Calendar Year 2023: 12      Inflation = 2.50 %      Interest = 1.00 %

Study Life = 30 years      Initial Reserve Funds = \$ 435,143.00      Final Reserve Value = \$ 737,065.18



**Waters Edge CDD Modified Reserve Assessment Summary**  
**Projected Assessment by Fiscal Calendar Year**

<b>Fiscal Calendar Year</b>	<b>Owner Total Annual Assessment</b>	<b>Annual Reserve Assessment</b>
2023	\$ 72.31	\$ 77,300
2024	\$ 74.12	\$ 79,233
2025	\$ 75.97	\$ 81,213
2026	\$ 77.87	\$ 83,244
2027	\$ 79.82	\$ 85,325
2028	\$ 81.81	\$ 87,458
2029	\$ 83.86	\$ 89,644
2030	\$ 85.95	\$ 91,885
2031	\$ 88.10	\$ 94,183
2032	\$ 90.31	\$ 96,537
2033	\$ 92.56	\$ 98,951
2034	\$ 94.88	\$ 101,424
2035	\$ 97.25	\$ 103,960
2036	\$ 99.68	\$ 106,559
2037	\$ 102.17	\$ 109,223
2038	\$ 104.73	\$ 111,953
2039	\$ 107.35	\$ 114,752
2040	\$ 110.03	\$ 117,621
2041	\$ 112.78	\$ 120,562
2042	\$ 115.60	\$ 123,576
2043	\$ 118.49	\$ 126,665
2044	\$ 121.45	\$ 129,832
2045	\$ 124.49	\$ 133,077
2046	\$ 127.60	\$ 136,404
2047	\$ 130.79	\$ 139,815
2048	\$ 134.06	\$ 143,310
2049	\$ 137.41	\$ 146,893
2050	\$ 140.85	\$ 150,565
2051	\$ 144.37	\$ 154,329
2052	\$ 147.98	\$ 158,187
2053	\$ 151.68	\$ 162,142

Assessment Summary has been modified with forced Fixed Payments.

In the context of the Reserve Payment Summary, the "Annual Reserve Payment" corresponds with the "Annual Revenue" in the Cash Flow report.

Operations Payments Include an annual inflation factor of 2.50%

Number of Payment Months in Fiscal Calendar Year 2023: 12

Number of Years of Constant Payments: 1

***Waters Edge CDD Funding Study Assessment Summary by Fiscal Calendar Year - Continued***

*No of Assessed Owners: 1069*

Prepared by Florida Reserve Study and Appraisal

**Waters Edge CDD Funding Study - Expenses by Item and by Fiscal Calendar Year**

<i>Item Description</i>	<i>FY 2023</i>	<i>FY 2024</i>	<i>FY 2025</i>	<i>FY 2026</i>	<i>FY 2027</i>	<i>FY 2028</i>	<i>FY 2029</i>	<i>FY 2031</i>	<i>FY 2032</i>	<i>FY 2034</i>	<i>FY 2036</i>	<i>FY 2037</i>	<i>FY 2039</i>	<i>FY 2041</i>	<i>FY 2044</i>	<i>FY 2045</i>	<i>FY 2046</i>	<i>FY 2047</i>	<i>FY 2048</i>	<i>FY 2049</i>
<b>Reserve Category : Monuments</b>																				
<i>Small CDD-Owned Monument Decorative Columns</i>												\$ 105,882								
<i>Entrance Monument Refurbishment on Slidell St</i>					\$ 11,783													\$ 19,417		
Category Subtotal :					\$ 11,783							\$ 105,882						\$ 19,417		
<b>Reserve Category : Stormwater Drainage</b>																				
<i>Stormwater Drainage Repair Allowance</i>				\$ 67,187				\$ 76,123			\$ 86,248			\$ 97,719			\$ 110,716			
<b>Reserve Category : Irrigation Pumps and Wells</b>																				
<i>Main Irrigation Pump Station</i>						\$ 272,988													\$ 449,848	
<i>Transfer Pump Station 20 HP Pumps and Controls</i>			\$ 50,441													\$ 83,120				
<i>25 HP Well Pumps and VS Drives</i>									\$ 106,803											
Category Subtotal :			\$ 50,441			\$ 272,988			\$ 106,803							\$ 83,120			\$ 449,848	
<b>Reserve Category : Walls and Fencing</b>																				
<i>Retaining Walls Masonry</i>															\$ 340,701					
<i>Paint CDD-Owned Perimeter Walls Both Sides</i>	\$ 29,605							\$ 36,152					\$ 44,147					\$ 53,911		
<i>Entry Steel Fencing Belle Haven Dr and S of Pond at Entry</i>												\$ 56,810								
<i>Steel Fencing Moon Lake Rd</i>												\$ 24,231								
Category Subtotal :	\$ 29,605							\$ 36,152				\$ 81,041	\$ 44,147		\$ 340,701			\$ 53,911		
<b>Reserve Category : Ponds</b>																				
<i>Pond Banks Erosion Control</i>		\$ 114,477					\$ 129,703			\$ 146,954			\$ 166,499		\$ 188,643					\$ 213,733
<i>Pond Fountain and Controls</i>					\$ 15,862							\$ 20,362						\$ 26,138		
Category Subtotal :		\$ 114,477			\$ 15,862		\$ 129,703			\$ 146,954		\$ 20,362	\$ 166,499		\$ 188,643			\$ 26,138		\$ 213,733
<b>Expense Totals :</b>	<b>\$ 29,605</b>	<b>\$ 114,477</b>	<b>\$ 50,441</b>	<b>\$ 67,187</b>	<b>\$ 27,645</b>	<b>\$ 272,988</b>	<b>\$ 129,703</b>	<b>\$ 112,276</b>	<b>\$ 106,803</b>	<b>\$ 146,954</b>	<b>\$ 86,248</b>	<b>\$ 207,285</b>	<b>\$ 210,646</b>	<b>\$ 97,719</b>	<b>\$ 529,345</b>	<b>\$ 83,120</b>	<b>\$ 110,716</b>	<b>\$ 99,466</b>	<b>\$ 449,848</b>	<b>\$ 213,733</b>



**Waters Edge CDD Funding Study Expenses by Fiscal Calendar Year - Continued**

<i>Item Description</i>	<i>FY 2051</i>	<i>FY 2052</i>
<b><i>Reserve Category : Monuments</i></b>		
<i>Small CDD-Owned Monument Decorative Columns</i>		
<i>Entrance Monument Refurbishment on Slidell St</i>		
Category Subtotal :		
<b><i>Reserve Category : Stormwater Drainage</i></b>		
<i>Stormwater Drainage Repair Allowance</i>	\$ 125,441	
<b><i>Reserve Category : Irrigation Pumps and Wells</i></b>		
<i>Main Irrigation Pump Station</i>		
<i>Transfer Pump Station 20 HP Pumps and Controls</i>		
<i>25 HP Well Pumps and VS Drives</i>		\$ 175,997
Category Subtotal :		\$ 175,997
<b><i>Reserve Category : Walls and Fencing</i></b>		
<i>Retaining Walls Masonry</i>		
<i>Paint CDD-Owned Perimeter Walls Both Sides</i>		
<i>Entry Steel Fencing Belle Haven Dr and S of Pond at Entry</i>		
<i>Steel Fencing Moon Lake Rd</i>		
Category Subtotal :		
<b><i>Reserve Category : Ponds</i></b>		
<i>Pond Banks Erosion Control</i>		
<i>Pond Fountain and Controls</i>		
Category Subtotal :		
<b><i>Expense Totals :</i></b>	<b><i>\$ 125,441</i></b>	<b><i>\$ 175,997</i></b>

September 29, 2023

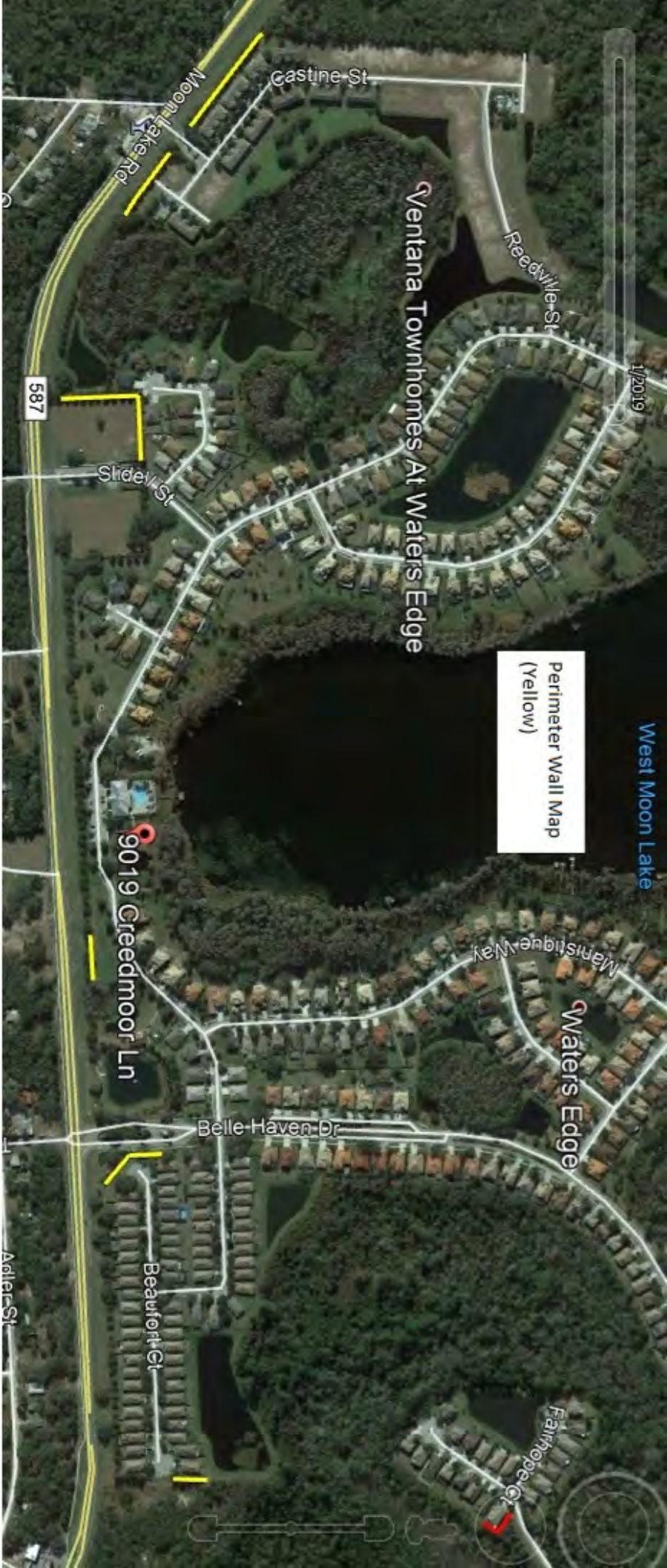
### Expense Summary by Year

Year	Category	Item Name	Expense
FY 2023	Walls and Fencing	Paint CDD-Owned Perimeter Walls Both Sides	\$ 29,605
Year Annual Expense Total = \$ 29,605			
FY 2024	Ponds	Pond Banks Erosion Control	\$ 114,477
Annual Expense Total = \$ 114,477			
FY 2025	Irrigation Pumps and Wells	Transfer Pump Station 20 HP Pumps and Controls	\$ 50,441
Annual Expense Total = \$ 50,441			
FY 2026	Stormwater Drainage	Stormwater Drainage Repair Allowance	\$ 67,187
Annual Expense Total = \$ 67,187			
FY 2027	Monuments	Entrance Monument Refurbishment on Slidell St	\$ 11,783
	Ponds	Pond Fountain and Controls	\$ 15,862
FY 2027 Annual Expense Total = \$ 27,645			
FY 2028	Irrigation Pumps and Wells	Main Irrigation Pump Station	\$ 272,988
Annual Expense Total = \$ 272,988			
FY 2029	Ponds	Pond Banks Erosion Control	\$ 129,703
Annual Expense Total = \$ 129,703			
FY 2031	Stormwater Drainage	Stormwater Drainage Repair Allowance	\$ 76,123
	Walls and Fencing	Paint CDD-Owned Perimeter Walls Both Sides	\$ 36,152
FY 2031 Annual Expense Total = \$ 112,275			
FY 2032	Irrigation Pumps and Wells	25 HP Well Pumps and VS Drives	\$ 106,803
Annual Expense Total = \$ 106,803			
FY 2034	Ponds	Pond Banks Erosion Control	\$ 146,954
Annual Expense Total = \$ 146,954			
FY 2036	Stormwater Drainage	Stormwater Drainage Repair Allowance	\$ 86,248

Year	Category	Item Name	Expense
Annual Expense Total = \$ 86,248			
FY 2037	Monuments	Small CDD-Owned Monument Decorative Columns	\$ 105,882
	Walls and Fencing	Entry Steel Fencing Belle Haven Dr and S of Pond at Entry	\$ 56,810
		Steel Fencing Moon Lake Rd	\$ 24,231
	Walls and Fencing Subtotal = \$ 81,041.00		
	Ponds	Pond Fountain and Controls	\$ 20,362
Annual Expense Total = \$ 207,285			
FY 2039	Walls and Fencing	Paint CDD-Owned Perimeter Walls Both Sides	\$ 44,147
	Ponds	Pond Banks Erosion Control	\$ 166,499
FY 2039 Annual Expense Total = \$ 210,646			
FY 2041	Stormwater Drainage	Stormwater Drainage Repair Allowance	\$ 97,719
Annual Expense Total = \$ 97,719			
FY 2044	Walls and Fencing	Retaining Walls Masonry	\$ 340,701
	Ponds	Pond Banks Erosion Control	\$ 188,643
FY 2044 Annual Expense Total = \$ 529,344			
FY 2045	Irrigation Pumps and Wells	Transfer Pump Station 20 HP Pumps and Controls	\$ 83,120
Annual Expense Total = \$ 83,120			
FY 2046	Stormwater Drainage	Stormwater Drainage Repair Allowance	\$ 110,716
Annual Expense Total = \$ 110,716			
FY 2047	Monuments	Entrance Monument Refurbishment on Slidell St	\$ 19,417
	Walls and Fencing	Paint CDD-Owned Perimeter Walls Both Sides	\$ 53,911
	Ponds	Pond Fountain and Controls	\$ 26,138
FY 2047 Annual Expense Total = \$ 99,466			
FY 2048	Irrigation Pumps and Wells	Main Irrigation Pump Station	\$ 449,848
Annual Expense Total = \$ 449,848			
FY 2049	Ponds	Pond Banks Erosion Control	\$ 213,733
Annual Expense Total = \$ 213,733			
FY 2051	Stormwater Drainage	Stormwater Drainage Repair Allowance	\$ 125,441
Annual Expense Total = \$ 125,441			
FY 2052	Irrigation Pumps and Wells	25 HP Well Pumps and VS Drives	\$ 175,997

Year	Category	Item Name	Expense
			Annual Expense Total = \$ 175,997





West Moon Lake

Perimeter Wall Map  
(Yellow)

Ventana Townhomes At Waters Edge

Waters Edge

9019 Greedmoor Ln

Belle Haven Dr

Beaufort Ct

Slide St

Castine St

Reedville St

Moon Lake Rd

587

Arlene St



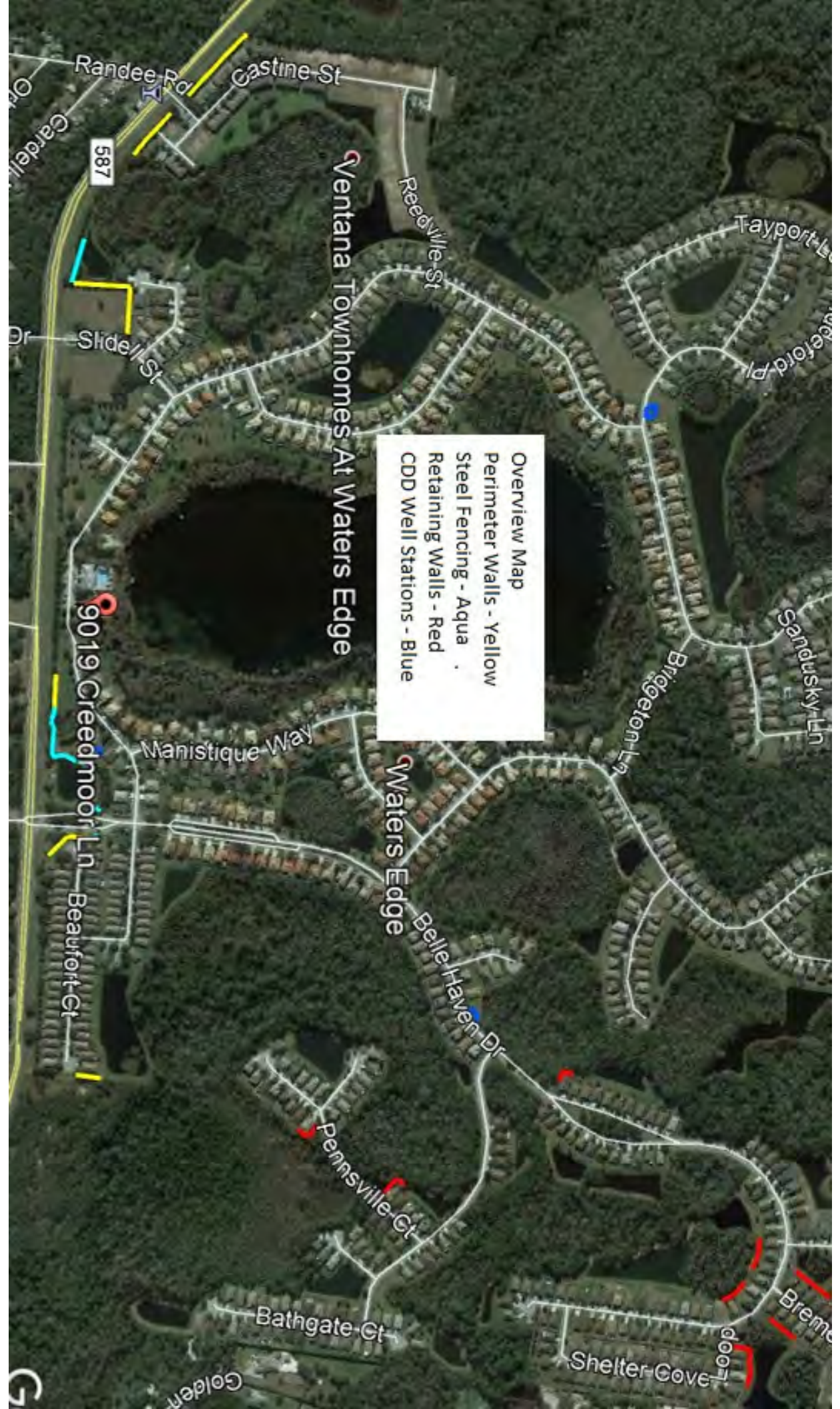
Retaining Walls Map  
(Red)











Overview Map  
Perimeter Walls - Yellow  
Steel Fencing - Aqua  
Retaining Walls - Red  
CDD Well Stations - Blue

Ventana Townhomes At Waters Edge

Waters Edge



**FROM:**

Florida Reserve Study and Appraisal, Inc.  
12407 N. Florida Avenue  
Tampa, FL 33612

Telephone Number: 813-932-1588

Fax Number: 813-388-4189

# INVOICE

**INVOICE NUMBER**

09292023

**DATE**

09/29/2023

**REFERENCE**

Internal Order #:

Client File #:

Main File # on form:

Other File # on form:

Federal Tax ID:

Employer ID:

**TO:**

Waters Edge CDD  
c/o Rizzetta and Company  
5844 Old Pasco Rd, Suite 100  
Wesley Chapel, FL 33544

Telephone Number:

Fax Number:

Alternate Number:

E-Mail:

**DESCRIPTION**

Client: Waters Edge CDD  
Property Address: 9019 Creedmoor Lane  
City: New Port Richey  
County: Pasco  
Legal Description:

State: FL

Zip: 34654

**FEES****AMOUNT**

Reserve Study for Waters Edge CDD

2,100.00

\*\*Please make check payable to Florida Reserve Study and Appraisal, Inc.\*\*  
EIN # 46-1213408

**SUBTOTAL**

2,100.00

**PAYMENTS****AMOUNT**

Check #:

Date:

Description:

Check #:

Date:

Description:

Check #:

Date:

Description:

**SUBTOTAL**

**TOTAL DUE**

\$

2,100.00

## Tab 9



# Quarterly Compliance Audit Report

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## Waters Edge (Pasco)

**Date:** October 2023 - 3rd Quarter

**Prepared for:** Scott Brizendine

**Developer:** Rizzetta

**Insurance agency:**



**Preparer:**

Jason Morgan - *Campus Suite Compliance*

*ADA Website Accessibility and Florida F.S. 189.069 Requirements*



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# Compliance Audit Overview

The Community Website Compliance Audit (CWCA) consists of a thorough assessment of Florida Community Development District (CDD) websites to assure that specified district information is available and fully accessible. Florida Statute Chapter 189.069 states that effective October, 2015, every CDD in the state is required to maintain a fully compliant website for reporting certain information and documents for public access.

The CWCA is a reporting system comprised of quarterly audits and an annual summary audit to meet full disclosure as required by Florida law. These audits are designed to assure that CDDs satisfy all compliance requirements stipulated in Chapter 189.069.

## Compliance Criteria

The CWCA focuses on the two primary areas – website accessibility as defined by U.S. federal laws, and the 16-point criteria enumerated in [Florida Statute Chapter 189.069](#).



### ADA Website Accessibility

Several federal statutes (American Disabilities Act, Sec. 504 and 508 of the Rehabilitation Act of 1973) require public institutions to ensure they are not discriminating against individuals on the basis of a person's disability. Community websites are required to conform to web content accessibility guidelines – [WCAG 2.1](#), which is the international standard established to keep websites barrier-free and the recognized standard for ADA-compliance.



## Florida Statute Compliance

Pursuant to F.S. [189.069](#), every CDD is required to maintain a dedicated website to serve as an official reporting mechanism covering, at minimum, 16 criteria. The information required to report and have fully accessible spans: establishment charter or ordinance, fiscal year audit, budget, meeting agendas and minutes and more. For a complete list of statute requirements, see page 3.

## Audit Process

The Community Website Compliance Audit covers all CDD web pages and linked PDFs.\* Following the [WCAG 2.1](#) levels A, AA, and AAA for web content accessibility, a comprehensive scan encompassing 312 tests is conducted for every page. In addition, a human inspection is conducted to assure factors such as navigation and color contrasts meet web accessibility standards. See page 4 for complete accessibility grading criteria.

In addition to full ADA-compliance, the audit includes a 16-point checklist directly corresponding with the criteria set forth in Florida Statute Chapter 189.069. See page 5 for the complete compliance criteria checklist.

\* **NOTE:** Because many CDD websites have links to PDFs that contain information required by law (meeting agendas, minutes, budgets, miscellaneous and ad hoc documents, etc.), audits include an examination of all associated PDFs. **PDF remediation** and ongoing auditing is critical to maintaining compliance.



# ADA Website Accessibility

Result: **PASSED**

## Accessibility Grading Criteria

Passed	Description
Passed	<b>Website errors*</b> 0 WCAG 2.1 errors appear on website pages causing issues**
Passed	<b>Keyboard navigation</b> The ability to navigate website without using a mouse
Passed	<b>Website accessibility policy</b> A published policy and a vehicle to submit issues and resolve issues
Passed	<b>Color contrast</b> Colors provide enough contrast between elements
Passed	<b>Video captioning</b> Closed-captioning and detailed descriptions
Passed	<b>PDF accessibility</b> Formatting PDFs including embedded images and non-text elements
Passed	<b>Site map</b> Alternate methods of navigating the website

\*Errors represent less than 5% of the page count are considered passing

\*\*Error reporting details are available in your Campus Suite Website Accessibility dashboard





# Florida F.S. 189.069 Requirements

Result: **PASSED**

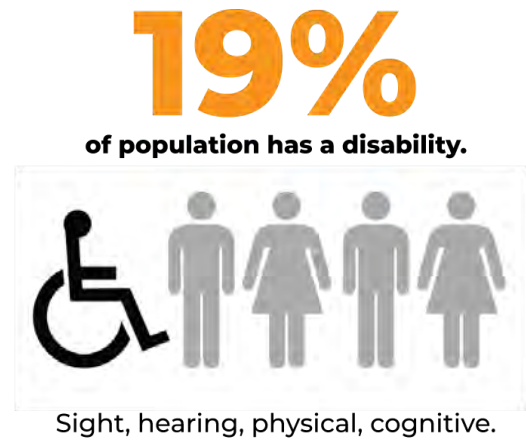
## Compliance Criteria

Passed	Description
Passed	Full Name and primary contact specified
Passed	Public Purpose
Passed	Governing body Information
Passed	Fiscal Year
Passed	Full Charter (Ordinance and Establishment) Information
Passed	CDD Complete Contact Information
Passed	District Boundary map
Passed	Listing of taxes, fees, assessments imposed by CDD
Passed	Link to Florida Commission on Ethics
Passed	District Budgets (Last two years)
Passed	Complete Financial Audit Report
Passed	Listing of Board Meetings
Passed	Public Facilities Report, if applicable
Passed	Link to Financial Services
X	Meeting Agendas for the past year, and 1 week prior to next

# Accessibility overview

## Everyone deserves equal access.

With nearly 1-in-5 Americans having some sort of disability – visual, hearing, motor, cognitive – there are literally millions of reasons why websites should be fully accessible and compliant with all state and federal laws. Web accessibility not only keeps board members on the right side of the law, but enables the entire community to access all your web content. The very principles that drive accessible website design are also good for those without disabilities.



## The legal and right thing to do

Several federal statutes (American Disabilities Act, Sec. 504 and 508 of the Rehabilitation Act of 1973) require public institutions to ensure they are not discriminating against individuals on the basis of a person's disability. Community websites are required to conform to web content accessibility guidelines, WCAG 2.1, the international standard established to keep websites barrier-free. Plain and simple, any content on your website must be accessible to everyone.



# ADA Compliance Categories

Most of the problems that occur on a website fall in one or several of the following categories.



## Contrast and colors

Some people have vision disabilities that hinder picking up contrasts, and some are color blind, so there needs to be a distinguishable contrast between text and background colors. This goes for buttons, links, text on images – everything. Consideration to contrast and color choice is also important for extreme lighting conditions.

*Contract checker:* <http://webaim.org/resources/contrastchecker>



## Using semantics to format your HTML pages

When web page codes are clearly described in easy-to-understand terms, it enables broader sharing across all browsers and apps. This ‘friendlier’ language not only helps all the users, but developers who are striving to make content more universal on more devices.



## Text alternatives for non-text content

Written replacements for images, audio and video should provide all the same descriptors that the non-text content conveys. Besides helping with searching, clear, concise word choice can make vivid non-text content for the disabled.

*Helpful article:* <http://webaim.org/techniques/alttext>



## Ability to navigate with the keyboard

Not everyone can use a mouse. Blind people with many with motor disabilities have to use a keyboard to make their way around a website. Users need to be able to interact fully with your website by navigating using the tab, arrows and return keys only. A “skip navigation” option is also required. Consider using [WAI-ARIA](#) for improved accessibility, and properly highlight the links as you use the tab key to make sections.

**Helpful article:** [www.nngroup.com/articles/keyboard-accessibility](http://www.nngroup.com/articles/keyboard-accessibility)

**Helpful article:** <http://webaim.org/techniques/skipnav>



## Easy to navigate and find information

Finding relevant content via search and easy navigation is a universal need. Alt text, heading structure, page titles, descriptive link text (no ‘click here’ please) are just some ways to help everyone find what they’re searching for. You must also provide multiple ways to navigate such as a search and a site map.

**Helpful article:** <http://webaim.org/techniques/sitetools/>



## Properly formatting tables

Tables are hard for screen readers to decipher. Users need to be able to navigate through a table one cell at a time. In addition to the table itself needing a caption, row and column headers need to be labeled and data correctly associated with the right header.

**Helpful article:** <http://webaim.org/techniques/tables/data>





## **Making PDFs accessible**

PDF files must be tagged properly to be accessible, and unfortunately many are not. Images and other non-text elements within that PDF also need to be ADA-compliant. Creating anew is one thing; converting old PDFs – called PDF remediation – takes time.

**Helpful articles:** <http://webaim.org/techniques/acrobat/acrobat>



## **Making videos accessible**

Simply adding a transcript isn't enough. Videos require closed captioning and detailed descriptions (e.g., who's on-screen, where they are, what they're doing, even facial expressions) to be fully accessible and ADA compliant.

**Helpful article:** <http://webaim.org/techniques/captions>



## **Making forms accessible**

Forms are common tools for gathering info and interacting. From logging in to registration, they can be challenging if not designed to be web-accessible. How it's laid out, use of labels, size of clickable areas and other aspects need to be considered.

**Helpful article:** <http://webaim.org/techniques/forms>



## **Alternate versions**

Attempts to be fully accessible sometimes fall short, and in those cases, alternate versions of key pages must be created. That is, it is sometimes not feasible (legally, technically) to modify some content. These are the 'exceptions', but still must be accommodated.



## Feedback for users

To be fully interactive, your site needs to be able to provide an easy way for users to submit feedback on any website issues. Clarity is key for both any confirmation or error feedback that occurs while engaging the page.



## Other related requirements

### ***No flashing***

Blinking and flashing are not only bothersome, but can be disorienting and even dangerous for many users. Seizures can even be triggered by flashing, so avoid using any flashing or flickering content.

### ***Timers***

Timed connections can create difficulties for the disabled. They may not even know a timer is in effect, it may create stress. In some cases (e.g., purchasing items), a timer is required, but for most school content, avoid using them.

### ***Fly-out menus***

Menus that fly out or down when an item is clicked are helpful to dig deeper into the site's content, but they need to be available via keyboard navigation, and not immediately snap back when those using a mouse move from the clickable area.

### ***No pop-ups***

Pop-up windows present a range of obstacles for many disabled users, so it's best to avoid using them altogether. If you must, be sure to alert the user that a pop-up is about to be launched.

# Web Accessibility Glossary

Assistive technology	Hardware and software for disabled people that enable them to perform tasks they otherwise would not be able to perform (e.g., a screen reader)
WCAG 2.0	Evolving web design guidelines established by the W3C that specify how to accommodate web access for the disabled
504	Section of the Rehabilitation Act of 1973 that protects civil liberties and guarantees certain rights of disabled people
508	An amendment to the Rehabilitation Act that eliminates barriers in information technology for the disabled
ADA	American with Disabilities Act (1990)
Screen reader	Software technology that transforms the on-screen text into an audible voice. Includes tools for navigating/accessing web pages.
Website accessibility	Making your website fully accessible for people of all abilities
W3C	World Wide Web Consortium – the international body that develops standards for using the web

## **Tab 10**



**MINUTES OF MEETING**

*Each person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.*

**WATERS EDGE  
COMMUNITY DEVELOPMENT DISTRICT**

The regular meeting of the Board of Supervisors of Waters Edge Community Development District was held on **Thursday, September 28, 2023, at 3:33 p.m.** at the Waters Edge Clubhouse, located at 9019 Creedmoor Lane, New Port Richey, FL 34654.

Present and constituting a quorum:

Teri Geney	<b>Board Supervisor, Chairman</b> <i>(via phone)</i>
George Anastasopoulos	<b>Board Supervisor, Vice Chairman</b>
Brenda Brown	<b>Board Supervisor, Assistant Secretary</b> <i>(via phone)</i>
Timothy Haslett	<b>Board Supervisor, Assistant Secretary</b>
Jason Peterson	<b>Board Supervisor, Assistant Secretary</b>

Also present were:

Matthew Huber	<b>Regional District Manager, Rizzetta &amp; Co., Inc.</b>
Michael Broadus	<b>District Counsel, Straley, Robin &amp; Vericker</b>
Frank Nolte	<b>District Engineer, Stantec</b> <i>(via phone)</i>

Audience	<b>Not Present</b>
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**FIRST ORDER OF BUSINESS**

**Call to Order**

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

**SECOND ORDER OF BUSINESS**

**Audience Comments on Agenda Items**

No audience present.

**THIRD ORDER OF BUSINESS**

**Staff Reports**

**A. District Counsel**

Mr. Broadus spoke about the new irrigation rules per Pasco County.

The Board decided that system tests will only be allowed for 5 minutes per zone.

The District Manager is to follow up with District Counsel on the use agreement for the Ventana townhome bulletin board sign.

**B. Aquatics Manager**

**1. Presentation of Monthly Aquatics Report**

Mr. Huber presented the Monthly Aquatics report to the Board. There were no questions or concerns.

**C. District Counsel**

Mr. Broadus spoke about the new irrigation rules per county.

He restated that the Board had decided that the irrigation system tests performed by residents are allowed for 5 minutes per zone.

**D. District Engineer Report**

Mr. Nolte gave an overview of his report to the Board.

Mr. Nolte stated that the vegetation has grown back nicely on F-1 and that a reduced proposal was presented for the new plants. This will save the Board \$1,850.

Mr. Nolte researched the Ventana TH landscaping and is requesting a proposal to trim the palm trees on the CDD owned land. CDD is to maintain these trees.

The Board directed to table the Finn Proposal #2072 until Spring of 2024.

Mr. Nolte is to reach out to ASI for a sod replacement proposal for the area off Belle Haven Dr.

Mr. Haslett stated that during his most recent pond inspection he noticed erosion on the L5 drain. He also noticed Pond AA1 or AA2 (next to pumphouse) the Riprap fabric has been dislodged and needs to be addressed. Mr. Nolte, responded that he would review these items the next time he is onsite.

**E. PSA Inspection Report**

**1. August Done Report**

Mr. Huber presented the August Done Report to the Board. Mr. Huber

presented the ASI invoice #6605 and stated that the HOA had sent him this invoice for the CDD to pay.

Mr. Peterson stated that the HOA had approved and signed off on the proposal and that the HOA needs to be financially responsible for it, not the CDD.

Mr. Haslett brought up that the CDD has paid for an HOA expense in the past and that was never reimbursed by the HOA. The Board was all in agreement to not pay for the work, as they would not have approved the proposal in the amount of it for the work that was done.

Ms. Geney stated that PSA is under contract to perform monthly inspections of pertinent landscape areas. Mr. Huber is to ask PSA to inspect all areas for fallen trees and blocked access.

## **2. September Report**

Mr. Haslett spoke about the requested Proposals. He specified which landscape proposals were the responsibility of the CDD.

## **3. ASI Irrigation Inspection Report**

Mr. Haslett stated ASI was to send new zone maps to the CDD. The current report did not have the new zone maps. Mr. Huber will follow up.

## **F. District Manager**

Mr. Huber reminded the Board of the next regularly scheduled meeting on October 26, 2023 at 3:30 pm. There were no questions from the Board.

Mr. Huber stated that he approved the District's insurance renewal, with a savings over the budgeted amount. Mr. Huber presented the August 2023 financial statement. Mr. Haslett noted that Sitex invoices are still being coded incorrectly; fountains and ponds are coded to the same budget line.

## **FOURTH ORDER OF BUSINESS**

## **Consideration of Professional Technology Services Addendum**

On a motion by Mr. Haslett, seconded by Mr. Peterson, with all in favor, the Board of Supervisors approved the Professional Technology Services Addendum, for the Water's Edge Community Development District.

**FIFTH ORDER OF BUSINESS****Discussion of ITS and status of ongoing repairs**

Mr. Huber stated that he had a call with ITS on 9/26.

The Board requested a proposal for a new motor on Pump #3 and to hold off on all work until it can be done at the same time.

The Board authorized Mr. Haslett to speak to Kevin to go down to 1 bucket of chlorine tabs per week for the chlorinator.

**SIXTH ORDER OF BUSINESS****Update on Enumerate/NABR App**

On a motion by Mr. Haslett, seconded by Mr. Anastasopoulos, with all in favor, the Board of Supervisors approved for Ms. Geney to send the mailings out, for the Water's Edge Community Development District.

**SEVENTH ORDER OF BUSINESS****Discussion Regarding Re-Classification of FY22-23 Expenses**

Mr. Huber stated the accounting department needs more time to work on this project as part of the year end wrap-up.

**EIGHTH ORDER OF BUSINESS****Acceptance of the FY 21-22 Audit Report**

Mr. Haslett asked for clarification on items in the report, Mr. Huber responded. There were no further questions.

On a motion by Mr. Peterson, seconded by Ms. Brown, with all in favor, the Board of Supervisors accepted the FY 21-22 Audit Report, for the Water's Edge Community Development District.

**NINETH ORDER OF BUSINESS****Consideration of Field Related Proposals**

Mr. Huber stated there were no proposals received, therefore no action is needed.

**TENTH ORDER OF BUSINESS****Consideration of Minutes of the Board of Supervisors' Regular Meeting held on August 24, 2023**

On a motion by Ms. Geney, seconded by Mr. Peterson, with all in favor, the Board of Supervisors approved the Minutes for the regular meeting held on August 24, 2023, as amended, for the Water's Edge Community Development District.



**ELEVENTH ORDER OF BUSINESS**

**Ratification of the Operations &  
Maintenance Expenditures for August  
2023**

Mr. Haslett inquired about a legal fee in the amount of \$ 6,154 that was paid on 8/28 but wasn't listed on the O&M report.

On a motion by Mr. Anastasopoulos, seconded by Mr. Peterson, with all in favor, the Board of Supervisors ratified the Operations & Maintenance Expenditures for August 2023 (\$35,037.14), for the Water's Edge Community Development District

**TWELVTH ORDER OF BUSINESS**

**Audience Comments & Supervisor  
Requests**

Ms. Geney inquired about the testing of the well system. And how to make it happen.

Mr. Haslett suggested using the first Tuesday of each month to run the well water instead of the reclaimed water as a test. The Board authorized this testing system.

Mr. Haslett inquired about the \$1,575 bill from Jeff Lugo and that it was paid twice out of the Reserve Funds and from the General Fund.

**THIRTEENTH ORDER OF BUSINESS**

**Adjournment**

Mr. Huber stated if there was no further business to come before the Board, a motion to adjourn would be in order.

On a Motion by Mr. Anastasopoulos, seconded by Mr. Peterson, with all in favor, the Board of Supervisors adjourned the meeting at 6:21 p.m. for the Water's Edge Community Development District.

\_\_\_\_\_  
Secretary/Assistant Secretary

\_\_\_\_\_  
Chairman/Vice Chairman

## **Tab 11**

# **Waters Edge Community Development District**

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

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

[www.watersedgecdd.org](http://www.watersedgecdd.org)

## **Operations and Maintenance Expenditures**

**September 2023**

**For Board Approval**

Attached please find the check register listing the Operation and Maintenance expenditures paid from September 1, 2023 through September 30, 2023. This does not include expenditures previously approved by the Board.

The total items being presented: **\$62,111.85**

Approval of Expenditures:

\_\_\_\_\_

\_\_\_\_\_Chairperson

\_\_\_\_\_Vice Chairperson

\_\_\_\_\_Assistant Secretary

## Waters Edge Community Development District

### Paid Operation & Maintenance Expenditures

September 1, 2023 Through September 30, 2023

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
ASI Landscape Management	100207	6664	Irrigation Repair 08/23	\$ 963.00
Berger, Toombs, Elam, Gaines & Frank CPA	100208	363949	Auditing Services FYE 09/30/22	\$ 3,100.00
Egis Insurance Advisors, LLC	100213	19866	Policy #100123646 10/01/2023-10/01/2024	\$ 16,730.00
Finn Outdoor, LLC	100197	2750	Drain Maintenance 08/23	\$ 5,050.00
Finn Outdoor, LLC	100197	2754	MES Maintenance 08/23	\$ 4,550.00
Florida Jetclean	100206	15059	Water Jetting 09/23	\$ 1,470.00
George Anastasopoulos	100198	GA082423	Board of Supervisors Meeting 08/24/23	\$ 200.00
GHS Environmental LLC	100199	2023-401	Monthly Meter Readings 08/23	\$ 142.00
High Trim, LLC	100205	5014	Tree Removal 09/23	\$ 1,625.00
Irrigation Technical Services, Inc.	100209	31825	Water Management - Pump Station 08/23	\$ 550.00
Jason Peterson	100200	JP082423	Board of Supervisors Meeting 08/24/23	\$ 200.00
Rizzetta & Company, Inc.	100195	INV0000083208	District Management Fees 09/23	\$ 4,306.83
Rizzetta & Company, Inc.	100196	INV0000083312	Excess Meeting Time 09/23	\$ 131.25



## Waters Edge Community Development District

### Paid Operation & Maintenance Expenditures

September 1, 2023 Through September 30, 2023

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Sitex Aquatics, LLC	100210	7660B-25	Monthly Lake Maintenance 09/23	\$ 2,335.00
Stantec Consulting Services, Inc.	100201	2122782	Engineering Services 08/23	\$ 2,440.00
Stantec Consulting Services, Inc.	100211	2134875	Engineering Services Through 09/23	\$ 2,897.82
Straley Robin Vericker	100202	23448	General Legal Services 08/23	\$ 6,154.00
Teri Lynn Geney	100203	TG082423	Board of Supervisors Meeting 08/24/23	\$ 200.00
Timothy M. Haslett	100204	TH082423	Board of Supervisors Meeting 08/24/23	\$ 200.00
Waters Edge Master HOA, Inc.	100212	090123	Shared Cost Landscape Services 08/23	\$ 7,084.00
Withlacoochee River Electric Cooperative, Inc.	ACH	2189378 08/23 ACH	Electric 2189378 08/23	\$ 73.64
Withlacoochee River Electric Cooperative, Inc.	ACH	2189381 08/23 ACH	Electric 2189381 08/23	\$ 40.16
Withlacoochee River Electric Cooperative, Inc.	ACH	2189382 08/23 ACH	Electric 2189382 08/23	\$ 40.16
Withlacoochee River Electric Cooperative, Inc.	ACH	2189383 08/23 ACH	Electric 2189383 08/23	\$ 40.16
Withlacoochee River Electric Cooperative, Inc.	ACH	2189384 08/23 ACH	Electric 2189384 08/23	<u>\$ 1,588.83</u>
<b>Report Total</b>				<u><b>\$ 62,111.85</b></u>