



Rizzetta & Company

Waters Edge Community Development District

**Board of Supervisor's Meeting
December 21, 2023**

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

www.watersedgecdd.org

WATERS EDGE COMMUNITY DEVELOPMENT DISTRICT

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

www.watersedgecdd.org

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

Board of Supervisors
Water's Edge Community
Development District

12/18/2023

REVISED 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, December 21, 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
 1. Update on Beaufort Court Steel Fencing Tab 3
 - C. District Counsel
 - D. PSA Inspection Reports
 1. November Done Report Tab 4
 2. December Report..... Tab 5
 3. ASI Irrigation Inspection Report..... Tab 6
 4. ASI Landscape Proposals Tab 7
 - E. District Manager
 1. Review of Financial Statement Tab 8
- 4. BUSINESS ITEMS**
 - A. Consideration of ITS Remote Monitoring Contract..... Tab 9
 - B. Consideration of Ballenger Pump Proposal Tab 10
 - C. Consideration of Well Replacement Proposals Tab 11
 - D. Discussion of the Transfer of General Funds to Reserve Funds
- 5. BUSINESS ADMINISTRATION**
 - A. Consideration of Minutes of the Board of Supervisors' Regular Meeting held on November 16, 2023..... Tab 12
 - B. Ratification of Operation and Maintenance Expenditures For October and November 2023..... Tab 13
- 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
District Manager

Tab 1



MONTHLY REPORT

DECEMBER, 2023



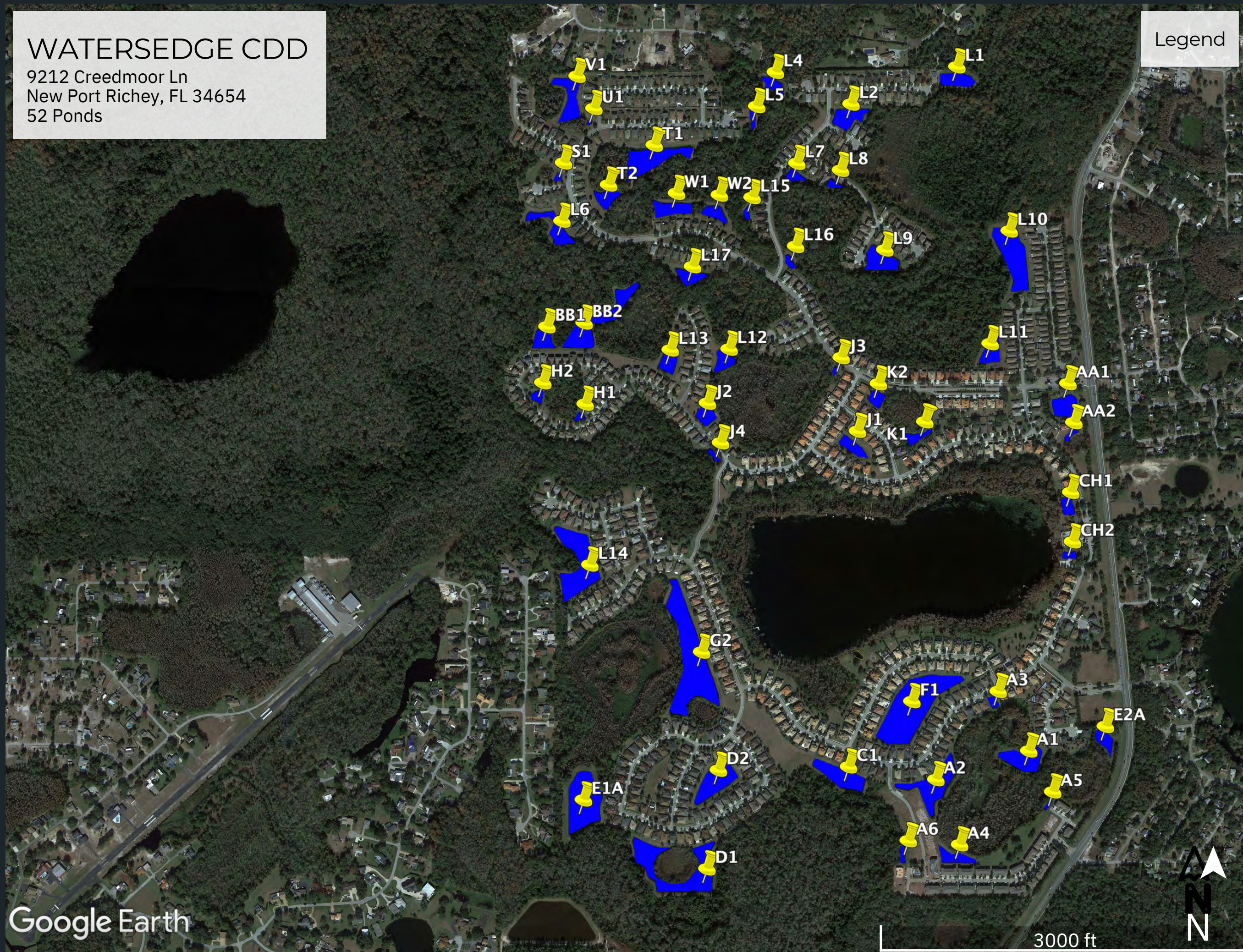
WATERSEEDGE CDD

9212 Creedmoor Ln
New Port Richey, FL 34654
52 Ponds

Legend

Google Earth

3000 ft



Prepared for: Matt Huber
Prepared By: Devon Craig

SUMMARY:

Cooler air temps will definitely slow growth down. Generally speaking water levels are still low. Preventative treatments are still taking place as a result of the lack of summer rainfall. Overall ponds are looking good heading into December. Merry Christmas

November 29, 2023 at 8:50:13 AM



Pond #L10 Treated for Shoreline Vegetation.

November 29, 2023 at 9:20:39 AM



Pond #K1 Treated for Algae and Shoreline Vegetation.

November 29, 2023 at 9:45:32 AM



Pond #L16 Treated for Shoreline Vegetation.



Pond #L7 Treated for Shoreline Vegetation.



Pond #L2 Treated for Shoreline Vegetation.



Pond #T1 Treated for Algae and Shoreline Vegetation.

November 29, 2023 at 10:07:32 AM



November 29, 2023 at 10:59:01 AM



November 29, 2023 at 11:02:27 AM



Pond #L9 Treated for Algae and Shoreline Vegetation.

Pond #C1 Treated for Shoreline Vegetation.

Pond #G2 Treated for Algae and Shoreline Vegetation.



Pond #E1A Treated for Shoreline Vegetation.



Pond #D2 Treated for Shoreline Vegetation.



Pond #J4 Treated for Shoreline Vegetation.



Pond #J2 Treated for Shoreline Vegetation.



Pond #L13 Treated for Algae and Shoreline Vegetation.



Pond #F1 Treated for Shoreline Vegetation.

AA1: Was treated for Algae and shoreline vegetation.

AA2: Was treated for Algae and shoreline vegetation.

CH1: Was treated for shoreline vegetation.

CH2: Was treated for shoreline vegetation.

A1: Was treated for shoreline vegetation.

A2: Was treated for shoreline vegetation.

A3: Was treated for Algae and shoreline vegetation.

A4: Was treated for shoreline vegetation.

A5: Was treated for Algae and shoreline vegetation.

A6: Was treated for shoreline vegetation.

E2A: Was treated for shoreline vegetation.

F1: Was treated for shoreline vegetation.

C1: Was treated for 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 shoreline vegetation.

L4: Was treated for shoreline vegetation.

L5: Was treated for shoreline vegetation.

L6: Was treated for shoreline vegetation.

L7: Was treated for shoreline vegetation.

L8: Was treated for shoreline vegetation.

L9: Was treated for Algae and shoreline vegetation.

L10: Was treated for shoreline vegetation.

L11: Was treated for 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 shoreline vegetation.
J2: Was treated for Algae and shoreline vegetation.
J3: Was treated for shoreline vegetation.
J4: Was treated for shoreline vegetation.
K1: Was treated for Algae and shoreline vegetation.
K2: Was treated for shoreline vegetation.
H1: Was treated for shoreline vegetation.

H2: Was treated for Algae and shoreline vegetation.

BB1: Was treated for shoreline vegetation.

BB2: Was treated for 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:**Outfall Clearing and Erosion Restoration – Bellehaven Drive at Shelter Cove Loop (On Hold)**

- 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 (On Hold)

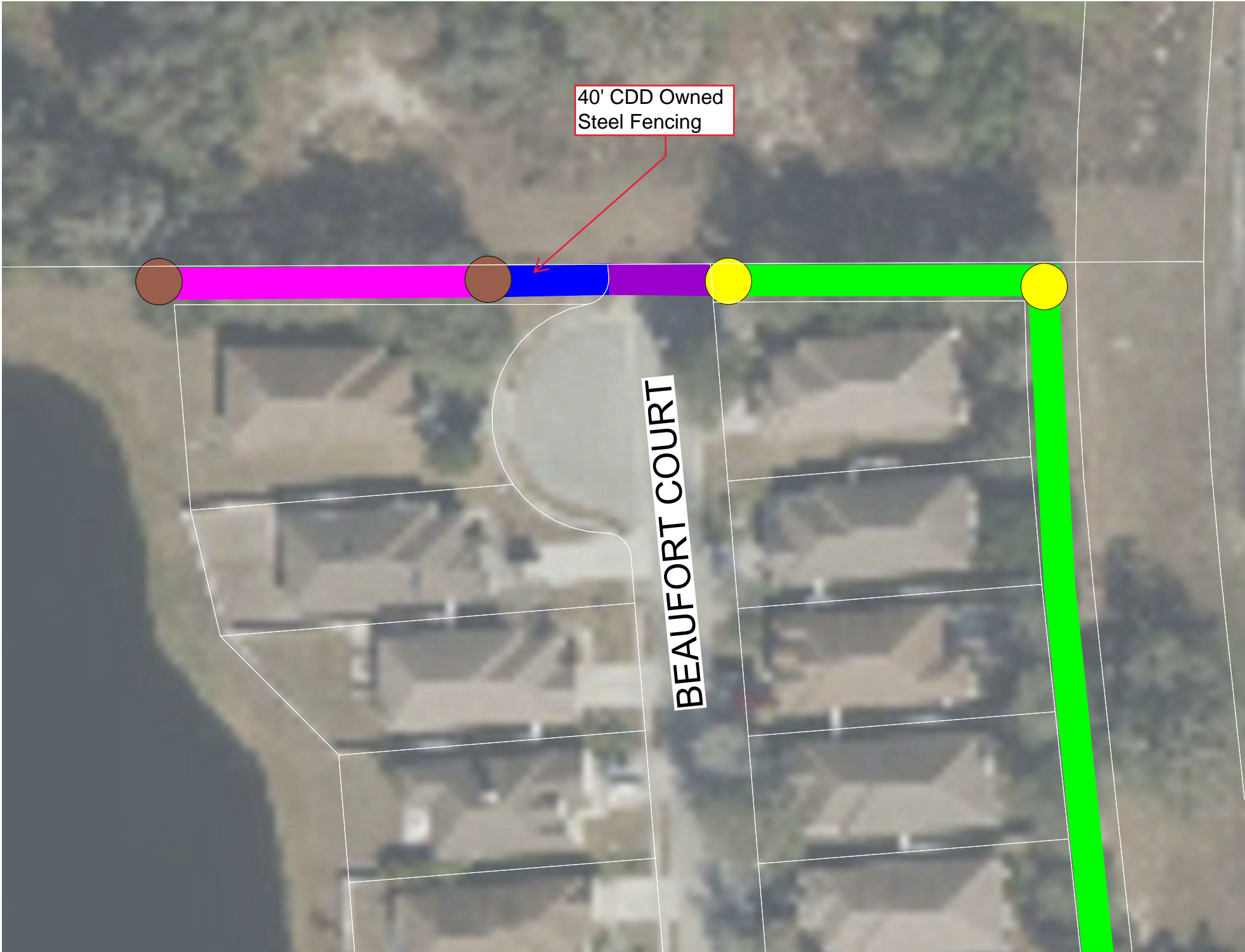
- Stantec reviewed reported erosion at 18" outfall at Pond L5.
- Postponed until Spring 2024.

Beaufort Court Steel Fencing Review

- Staff reviewed ownership boundaries for steel fencing located along the northmost section of Beaufort Court. Findings of ownership responsibility is attached.

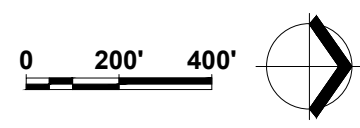
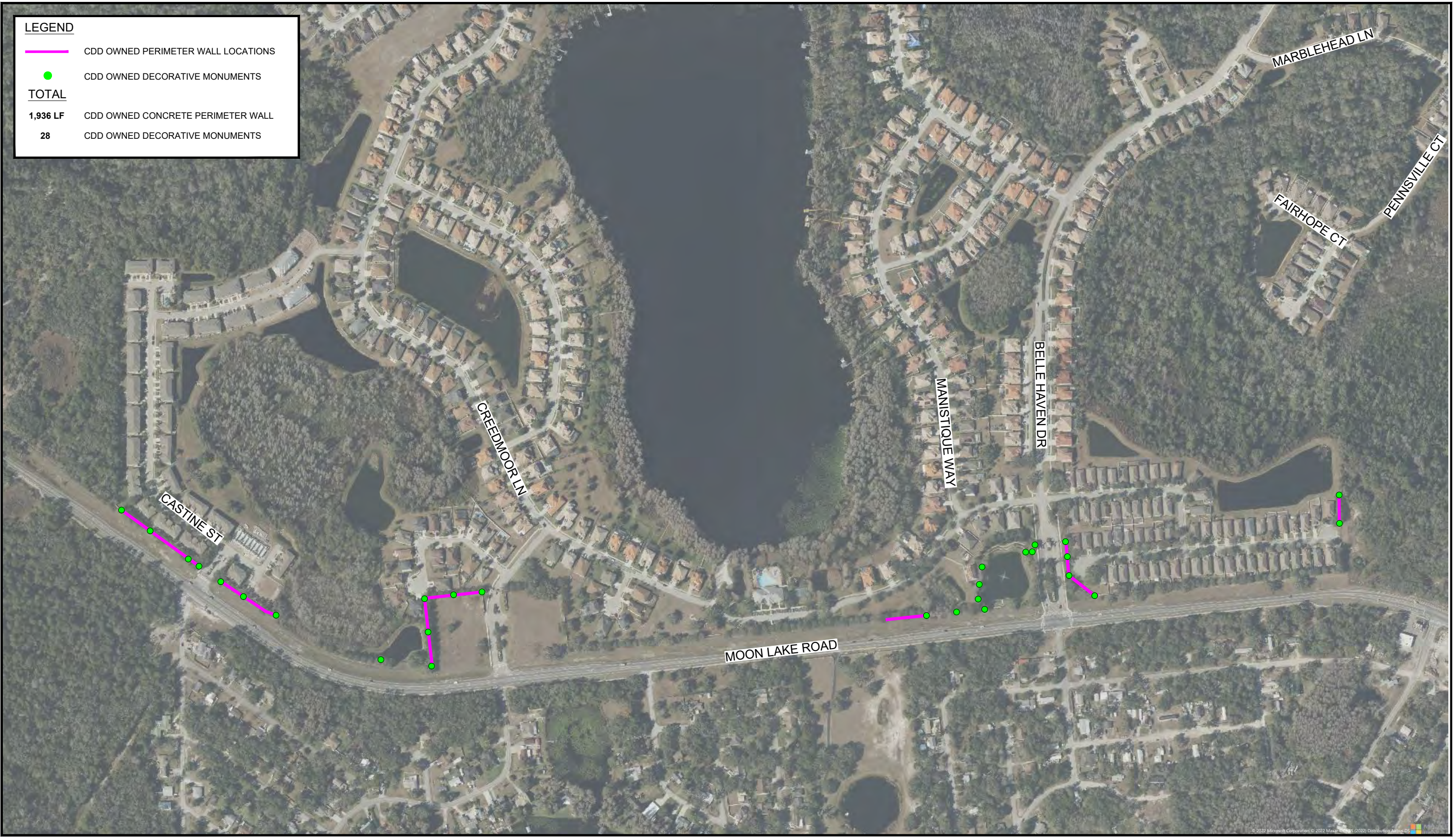
Waters Edge Perimeter Wall Painting and Repairs

- Stantec staff met with PPG paint specialist to review and prepare the bid specs and scope for the CDD owned perimeter walls and decorative monuments. Prepared documents are attached. Once reviewed and approved by the CDD, we will solicit bids and prepare for a pre-bid on-site meeting in late January.



40' CDD Owned
Steel Fencing

BEAUFORT COURT



CDD PERIMETER WALL AND MONUMENT LOCATIONS
WATERS EDGE
NEW PORT RICHEY, FLORIDA



RECOMMENDATION FOR REPAINT



Date: December 11, 2023

PROJECT:
WATERS EDGE
COMMUNITY PERIMETER WALL
Painting Project
NPR, FL 34653

RICHARD GLIDDEN
813 466-8436
PPG INDUSTRIES/FLORIDA REGION



Project:

**Waters Edge Community Wall
NPR, FL 33653**

Prepared For:

**Stantec
Frank Nolte
Assistant Project Manager
Phone: 727 608-7766
Email: frank.nolte@stantec.com**

December 11, 2023

After careful inspection of the surfaces at Waters Edge Wall, these are the recommendations for a PPG Paints exterior repaint.

The PPG Factory Representative will make inspections while the application is in progress to ensure a quality application. This recommendation is not a warranty. A Warranty will be issued upon completion and acceptance.

If there are any questions concerning these recommendations, please do not hesitate to contact me at the number below.

Sincerely,

Richard Glidden

Richard Glidden
Account Development Manager
PPG Industries, Inc.
Cell: 813 466-8436
Email: richard.glidden@ppg.com

1. SCOPE

1.1 General

The work required consists of all preparation, painting, finishing work and related items necessary to complete work described in the recommendations and listed in the Painting Schedule herein.

1.2 Scope of Work

Without restricting the volume or generality of the above, the work to be performed shall include, but is not limited to the following:

- a. Pressure washing all exposed exterior surfaces to receive paint.
- b. Caulking of all exposed cracks, voids around window openings, and doors.
- c. Masonry Repair/Patching.
- d. Coating of substrates.

2. SUBSTRATES NOT TO BE PAINTED

- 2.1 Surfaces not to be painted shall be left completely free of droppings and accidentally applied materials resulting from work required under this recommendation. In general, surfaces such as aluminum, chromium, copper, lead, stainless steel, and plastics shall not be painted.

3. MATERIALS

3.1 Specified Materials

- a. All materials are to be supplied by the PPG Paint Store.
- b. All paints shall be delivered in the original and unopened containers, plainly marked with proper designation of the product and color.
- c. The paint shall be used and applied per the label and data sheet instructions and the paint shall not be modified or extended other than provided for in these instructions. The correct surface preparations and condition of surface shall be rigidly adhered to. Data sheets may be obtained from the local PPG Paint representative.
- d. All coating materials shall be subject to inspection by OWNER or his designate.

4. MATERIAL, EQUIPMENT AND LABOR

- 4.1 The painting contractor shall furnish all labor, tools, equipment, scaffolding, and/or other structure and supervision required for the cartage, unloading, storage, surface preparation, application, and cleanup of the paint and allied products covered by this Recommendation.

5. MINIMUM RECOMMENDATIONS

- 5.1 If instruction contained in the Recommendation, bid documents, or the Painting Schedule are at variance with the paint manufacturer's instructions or the applicable standards and codes listed, surfaces shall be prepared and paint applied to suit manufacturers published data sheets and instructions.

6. SAFETY

- 6.1 All pertinent safety regulations, both owners and OSHA's shall be adhered to rigidly. In addition all safety precautions noted on the manufacturer's Product Data Sheets, Product Labels and Material Safety Data Sheets (MSDS) are available from the local PPG Paint Store.

7. RESOLUTION OF CONFLICTS

- 7.1 The contractor shall be responsible for requesting prompt clarification when instructions are lacking, conflicts occurring in the recommendation and/or paint manufacturer's literature, or the procedure specified is not clearly understood.

8. COORDINATION OF WORK

- 8.1 The contractor shall be responsible for coordination of his work with other crafts and contractors working at the project site and with OWNER.

9. JOB SITE VISITATION

- 9.1 The contractor shall be responsible for visiting the project site and familiarizing himself with the job and working conditions.

10. SURFACE PREPARATION

10.1 General

- a. All surfaces to be painted shall be thoroughly washed under high pressure incorporating a solution of water and TSP to completely remove all dirt, dust, chalking, grime, and loose flaking paint. To remove mold or mildew, add hypochlorite type household bleach to the washing solution. Wear protective glasses, rubber gloves, and suitable protective clothing to avoid eye or skin irritation. Thoroughly rinse all residues possible from the cleaning solution.
- b. Surfaces shall be clean, dry, and adequately protected from dampness prior to painting.
- c. Surfaces shall be free of any foreign material, which may adversely affect adhesion or appearance of applied coating.

10.2 **Ferrous Metal**

Previously Painted Surfaces

- a. Should be thoroughly cleaned free of dirt and/or other contaminants.
- b. All loose or peeling paint should be removed by scraping, sanding, and/or wire brushing.
- c. All rust spots should be removed by sanding and wire brushing.
- d. Hard or glossy paints should be dulled by sanding to insure maximum adhesion.

10.5 **Masonry Substrates**

- a. Sealer is to be applied within 72-hours of pressure cleaning and it may be applied by roller or brush. (not to exceed 300 square feet per gallon). Use PPG Perma-Crete Interior/Exterior Acrylic Masonry Surface Sealer 4-808/4-809.
- b. After the stucco cures apply a skim coat of PPG Perma-Crete Pitt-Flex Elastomeric Brush Grade Patching Compound 4-1000 Series on the area where the new stucco joins the older material. This procedure is done to avoid future cracks at the interface.

Note: Testing for coverage and other conditions related to this project is the contractor's responsibility.

10.6 **Masonry Repair & Patching Procedures**

- a. Prior to any masonry patching all cracks shall be sounded out, cut out, and sealed with the specified bonding sealer.
- b. Cracks less than 1/32" will be cleaned, primed with a sealer, and with PPG PITT-FLEX ELASTOMERIC BRUSH GRADE PATCHING COMPOUND 4-1000 Series for added strength.
- c. Cracks between 1/32" & 5/64" will be V'd out, cleaned, primed with a sealer, then filled and covered with PPG PITT-FLEX ELASTOMERIC BRUSH GRADE PATCHING COMPOUND 4-1000 Series.
- d. Cracks greater than 5/64", stairway block cracks or large movable cracks, will be dug out, cleaned, primed with sealer, then filled with PPG PITT-FLEX ELASTOMERIC ACRYLIC URETHANE SEALANT or approved equal. After the caulking cures completely apply by trowel or putty knife a coat of PPG PITT-FLEX ELASTOMERIC BRUSH GRADE PATCHING COMPOUND 4-1000 Series.
- e. Areas where hairline cracks from a spider web pattern, will have applied a trowel coat of PPG PITT-FLEX ELASTOMERIC BRUSH GRADE PATCHING COMPOUND 4-1000 Series.
- f. Unforeseen conditions can arise while doing the normal masonry crack repair. Should the Contractor find any area(s) of loose, disbonding or hollow sounding masonry; notify the Owners Project Representative immediately

Any additional masonry replacement must be approved in writing by the Owners Project Representative. This additional work is to be handled on a time and material basis.

- g. Concrete primer and concrete patching material shall be approved by the Project Representative before application.
- h. All vines and other plants attached to the stucco should be removed.
- i. All chalk, mud stains, mildew, efflorescence, and any other contaminants or stains should be removed by pressure washing and scrubbing, utilizing detergents or other chemicals as required to remove the stains or contaminates. Failure to completely clean the surface could result in stains bleeding through the finish coat of paint and/or failure of the topcoat to adhere properly. Any areas where stains cannot be completely removed should be tested for tendency of stains to bleed through the newly applied coating prior to painting the entire surface.
- j. If patching repairs are made on the EIFS shaped panels on main buildings then the whole entire panel needs to be skimmed over to make it look uniform.

10.7 **Caulking**

- a. All caulking will be checked for deterioration, cracking, splitting and loss of adhesion. Where signs are present, old materials will be dug out and replaced with a continuous bead of caulking, tooled in a professional manner. All caulking that is to be re-applied, will be wiped with a solvent to remove all surface dirt or any other substances that may affect the bond of the new caulking material. This procedure is for sound caulking.
- b. Utilize as the caulking standard PPG Porter TOP GUN 400 Elastomeric Acrylic Urethane Sealant PP1418, where needed.

11. **COATING APPLICATION**

11.1 **Workmanship. General**

- a. Only skilled mechanics shall be employed. Application may be brushed and rolled.
- b. The contractor shall protect his work at all times and shall protect all adjacent areas by suitable covering or other method during progress of his work. He shall remove all paint spots from concrete and other surfaces. He shall remove all rubbish and accumulated materials of whatever nature not caused by others and shall leave his work area in a clean, orderly and acceptable condition.
- c. Remove and/or protect hardware, accessories, factory finished work and similar items. Upon completion of each area, the contractor shall carefully replace all removed items.
- d. All materials should be applied under adequate illumination, evenly spread and flowed on smoothly to avoid runs, sags, holidays, brush marks, air bubbles, and excessive roller stipple.
- e. Coverage and hide shall be complete. When color, stain, dirt, or undercoats show through final coat of paint, the surface shall be covered by additional coats until the paint film is of uniform finish, color, appearance, and coverage, at no additional cost to OWNER or The PPG Paint Company.

- f. All coatings shall be applied in a workmanlike manner without brush marks or other defects.
- g. Drying time between coats shall be per label instructions.
- h. Thinning shall be done only if necessary for the workability of the material and then only in accordance with label instructions using only the recommended solvents.
- i. No coating should be applied when the SURFACE TEMPERATURE is below 50 F or above 100 F.

12. COLOR SCHEDULE

- 12.1 To be selected are Waters Edge Board.

13. INSPECTION

- 13.1 After surface preparation is completed on each building, it shall be inspected and approved by OWNER or his designate.
- 13.2 After prime coat is applied, it shall be inspected and approved before applying finish coat.
- 13.3 All work during application is subject to inspection by the OWNER or his designate.
- 13.4 When painting is completed, an inspection will be made to determine if recommendations were followed prior to final approval.
- 13.5 Any questions concerning these recommendations should be clarified prior to commencing job.
- 13.6 Any changes to these recommendations would require the written approval of the OWNER or his designate.

14. PERMITS AND INSURANCE

- 14.1 The contractor shall obtain, at his own expense, all permits, licenses, and inspections and shall comply with all laws, codes, and ordinances promulgated by authorities having jurisdiction which may bear on the work.
- 14.2 The contractor agrees to maintain, at his own expense, insurance policies in such an amount and payable in such a manner as will protect the customer and contractor, including Workman's Compensation, in statutory amounts and Public Liability Insurance. The contractor is to take all necessary and reasonable safeguards to protect the public and all parties during the course of work.
- 14.3 The contractor shall indemnify and save the customer and all his agents and employees from all suits, actions or claims of any characters, name or description brought for or on account of any injuries or damages received or sustained by any person or persons or property on the account of neglect or fault of the contractor, his agents or employees in the execution of said contract.
- 14.4 Lien Waivers required before final draw.
- 14.5 Certificate of Insurance, naming the owner or his designate CO-insured, copy provided at start of work.

15. WATERS EDGE COMMUNITY WALL – PAINTING AND FINISHING SCHEDULE (EXTERIOR)

SPECIFICATION

SCOPE:

Proposal Bid will include pressure wash clean with general repairs.
Sealing and painting entire stucco wall and decorative columns. It will include both sides and top cap.

- 1 Pressure clean, fungicide & rinse clean. There is evidence of mildew and algae growth on top wall cap. This must be killed and removed before painting is applied.
- 2 Making necessary repairs to fix any hairline cracks and paint peeling to vertical walls.
- 3 PPG ACRI-SHIELD Satin Finish line will be used.
- 4 1 coat primer & 2 coat finish will be applied.
- 5 1 coat clear sealer on stonework. (Plex Seal 4-6200)
- 6 Utilize as the caulking standard PPG Porter TOP GUN 400 Elastomeric Acrylic Urethane Sealant 1418
- 7 Skyward Cap of wall will be inspected for any gaps or voids. Must be caulked and sealed before painted.
- 8 Warranty from PPG will be giving after job completion.

NOTE: ADD A SEPARATE BID FOR REPAIRS ON EFIS ELEMENTS, STUCCO, STONework AND WINDOW REPAIRS.

Multitude Repairs are evident on wall and columns.
(Pictures Below)



Exterior Stucco Wall and Decorative Columns:

Pretreatment: Pressure clean, fungicide & rinse clean (minimum 2500 PSI).

Pretreatment: Perform all necessary repairs to cracks and voids as outlined.

1st Coat: PPG Perma-Crete Acrylic Masonry Surface Sealer: series 4-808 (Clear)

2nd Coat: PPG ACRI-SHIELD Satin Exterior Acrylic Finish series 739(2.3 DFT)

3rd Coat: PPG ACRI-SHIELD Satin Exterior Acrylic Finish series 739 (2.3 DFT)



Exterior Decorative Columns Stonework:

Pretreatment: Pressure clean, fungicide & rinse clean (minimum 2500 PSI).

1st Coat: PPG Perma-Crete Plex-Seal Acrylic Masonry Clear Sealer: series 4-6200

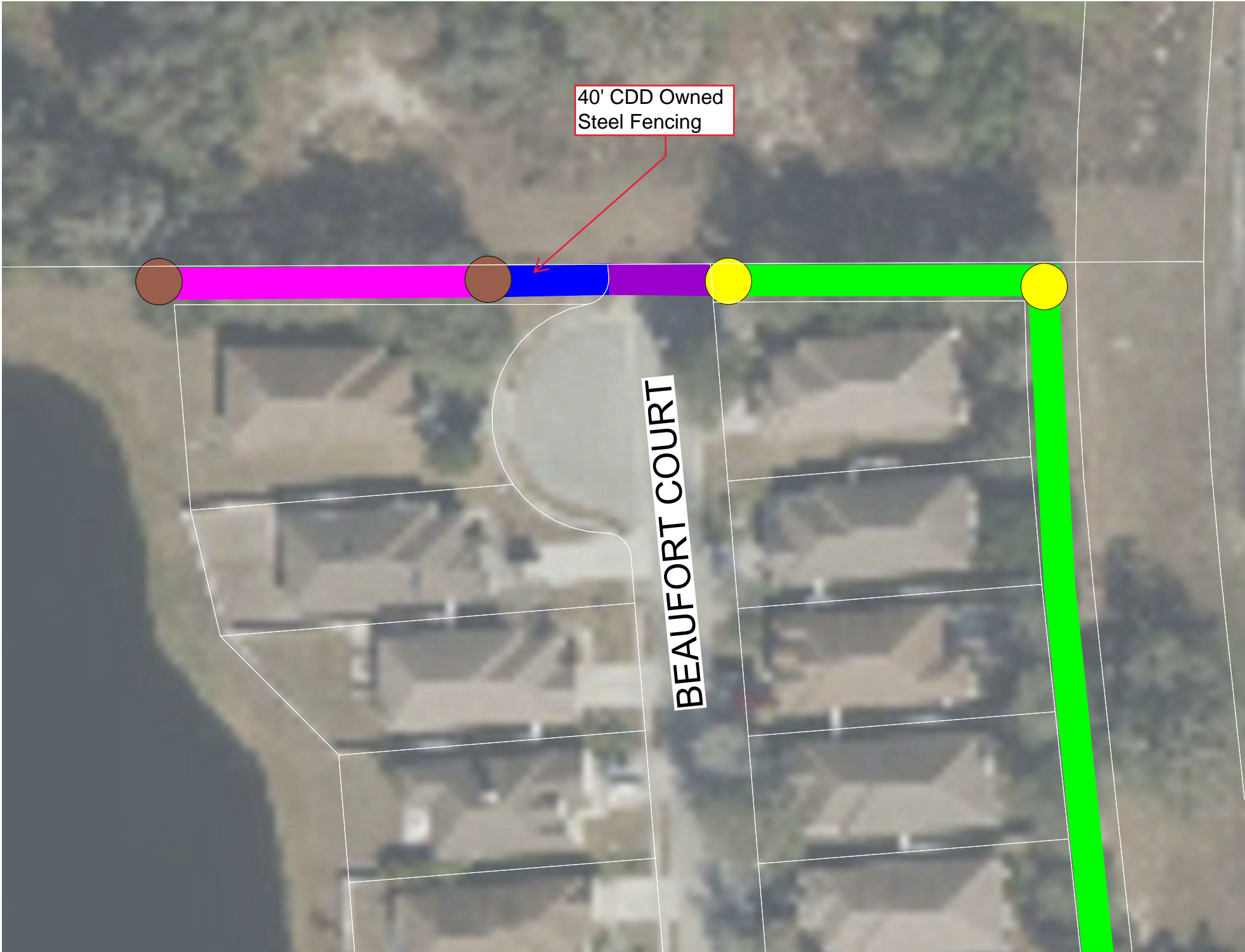


END OF THE BASE BID SECTION

EXCLUSIONS: Please omit and exclude the following items.

- 1) All Iron Fencing.
- 2) All Entrance Metal Gates
- 3) All other areas and substrates not specifically mentioned.

Tab 3



40' CDD Owned
Steel Fencing

BEAUFORT COURT

**20-25-17-0030-00H00-0000**

WATERS EDGE COMMUNITY
DEVELOPMENT DISTRICT
3434 COLWELL AVE STE 200

Values

Acres: 13.59
Land Ag: \$0.00
Land Market: \$0.00
Building: \$0.00
Features: \$0.00
Appraised: **\$0.00**

Class Tax Area

096 62WE

Res Code Comm Code

WAED WAED

[Click for Parcel Information](#)

Zoom to

20-25-17-0030
WATERS EDGE
ONE
PB 51 PG 30

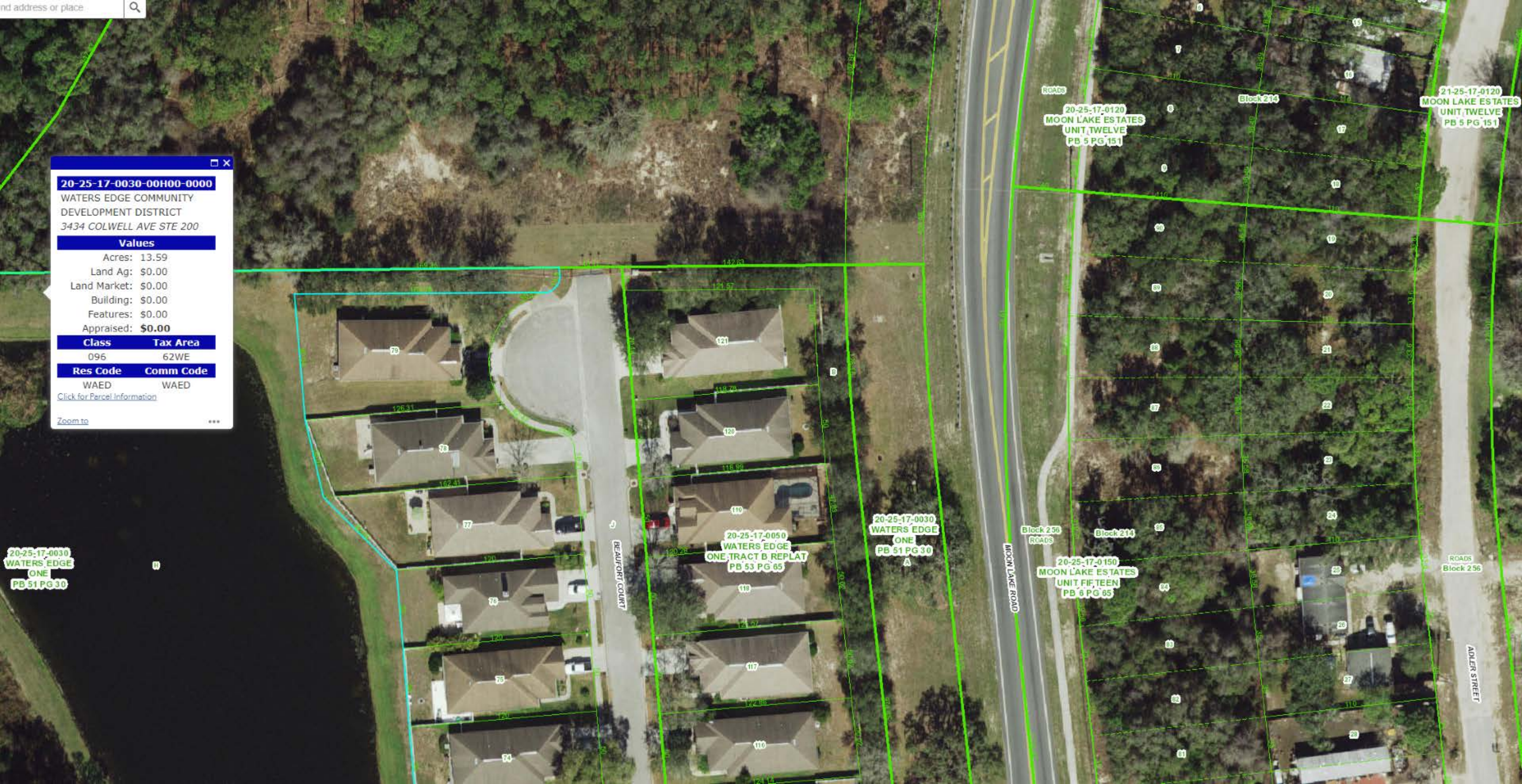
20-25-17-0120
MOON LAKE ESTATES
UNIT TWELVE
PB 5 PG 151

21-25-17-0120
MOON LAKE ESTATES
UNIT TWELVE
PB 5 PG 151

20-25-17-0030
WATERS EDGE
ONE
PB 51 PG 30

20-25-17-0050
WATERS EDGE
ONE TRACT B REPLAT
PB 53 PG 65

20-25-17-0150
MOON LAKE ESTATES
UNIT FIFTEEN
PB 6 PG 65





Beaufort Ct

Tab 4

PSA HORTICULTURAL

Landscape Consulting & Contract Management
"Protecting Your Landscape Investment"

8431 Prestwick Place
Trinity, FL 34655

LANDSCAPE INSPECTION RESULTS

Date:	November 2, 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 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 November 20, 2023. Notify PSA in writing upon their completion, via fax or email, on or before 9:00 am on November 21, 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 mowed at the correct height with sharp blades leaving a clean cut. The hard edging was deep and vertical. Edged material was thoroughly cleaned out. The line trimming was performed at the same height as the mowing. The cleanup of hard surfaces was thorough. Beds were neatly soft edged.

Turf is now being mowed every other week. Only mow Bahia turf that is actively growing. When Bahia turf is not mowed those labor resources should be allocated to other tasks such as woodline cutbacks.

3 TURF COLOR

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

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

Veteran's Park-turf color was a lightly mottled medium green.

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

Clubhouse front left side and berm area- turf color ranged from a lightly mottled medium green to a consistent medium green. The newly sodded area was a darker green.

Clubhouse basketball court 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 mottled medium green.

November



November



October



October



September



September



August



August



3 TURF DENSITY

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

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

Clubhouse front left side-density was good.

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

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 good.

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

Slidell-the density was good.

Clubhouse basketball court area-the density was good.

2 TURF WEED CONTROL

Clubhouse left side behind pond-treat broadleaf weeds.

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 applications when the soil temperature is appropriate.

3 TURF INSECT/DISEASE CONTROL/OVERALL HEALTH

The turf was mowed high with sharp blades leaving a clean and precise cut. Turf is being mowed every other week. There was a slight loss of color due to the slower growth from cooler temperatures and reduced sunlight. The density remained strong in most locations. The broadleaf weed volume fair in the high visibility St. Augustine turf. It is now cool enough to control broadleaf weeds without turf damage. Pre-emergent herbicide for grassy weed control should be applied when soil temperature is appropriate. Only mow Bahia turf that is actively growing. There were no indications of any insect or disease activity. Fall fertilization will increase root development of grass plants. Monitor St. Augustine turf for patch disease.

3 SHRUB/TREE INSECT/DISEASE CONTROL/OVERALL HEALTH

Belle Haven exit gate-continue to treat viburnum hedge for disease activity. It appears to be a leaf spot disease. Its condition has improved over the last month. Leaves are flushing out. *Photo below.*

October



November



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

Clubhouse left side fence-Washingtonia palm is in decline and should be removed. *Photo below.*

October



November



Clubhouse right front corner-monitor health of Washingtonia palm. *on going*

Front of clubhouse-treat firebush for insect/disease activity. Scales, mites, and aphids may pose a threat. *Photo below.*

complete



Belle Haven entry at Creedmoor-remove dead azaleas along sidewalk.

Complete

3 BED WEED CONTROL

Belle Haven exit gate-remove bed weeds from juniper. *Complete*

Bed and crack weeds were well managed.

2 IRRIGATION MANAGEMENT

Basketball court sidewalk-remove and cap maxi-jet. MISSED FROM OCTOBER INSPECTION. *Photo below.*

Complete



Belle Haven monument end cap-possible irrigation break in endcap.

Complete

Belle Haven entry sidewalk outside of gate-possible irrigation break by azaleas.

Complete

Basketball court-reduce irrigation to new sod. *Complete*

11617 Belle Haven-possible irrigation leak at endcap. *Complete*

11710 and 11726-possible irrigation leak at endcap. *Complete*

Clubhouse left side fence rear corner- possible irrigation break. *Photo below.* *Complete*



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.

Belle Haven entry gate-remove spent blooms from bird of paradise. *Complete*

3 TREE PRUNING

General work order-begin pruning crape myrtles. Remove dead wood, crossing branches, water sprouts, dead wood and sucker growth. *on going*

General work order-begin cutting back woodlines. *on going*

3 CLEANUP/RUBBISH REMOVAL

Moon Lake wall--remove fallen oak tree branches from bed. *will be completed this week*

Belle Haven exit gate-remove fallen oak tree branches from bed. *Photo below.*

will be completed this week



3 APPEARANCE OF SEASONAL COLOR

The newly installed marigolds were full, healthy plants and properly spaced. They were providing a very colorful display. Be certain that all flower beds are re-dressed to contractual specifications prior to the installation of the Holiday season planting. The Holiday season installation should be done during the first or second week of December. *Photo below.*

November

November



(0) 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 **NOVEMBER** services should be released after the receipt of the **DONE REPORT**.

FOR MANAGER

None

PROPOSALS

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 mowed, trimmed, and edged in accordance with the specifications. There was a slight loss of color, but it was still strong. The turf density was good in most locations. The broadleaf weeds need to be controlled and pre-emergent herbicides should be applied when the soil temperature is appropriate. There were no indications of turf insect or disease activity. Most shrubs and trees were healthy with some crape myrtles in need of cosmetic pruning. The bed weed control was very good. The landscape appears to be receiving adequate irrigation. Several irrigation issues needed to be corrected. The newly installed flowers were providing a very colorful display. The grounds were 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

PSA HORTICULTURAL

Landscape Consulting & Contract Management
"Protecting Your Landscape Investment"

8431 Prestwick Place
Trinity, FL 34655

LANDSCAPE INSPECTION RESULTS

Date:	December 7, 2023
Client:	Water's Edge
HOA/CDD:	Mickey McCarthy/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 December 26, 2023. Notify PSA in writing upon their completion, via fax or email, on or before 9:00 am on December 27, 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

All the turf was cut at the correct height for optimum sunlight absorption. The blades were sharp. The line trimming and hard edging were performed in accordance with the specifications. The beds were neatly soft edged.

Basketball court-remove leaf drop from maple trees.

Only mow Bahia turf that is actively growing. When Bahia turf is not mowed those labor resources should be allocated to other tasks such as the woodline cutbacks.

2 TURF COLOR

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

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

Veteran's Park-turf color was a mottled medium green.

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

Clubhouse front left side and berm area-turf color still ranged from a lightly mottled medium green to a consistent medium green. The newly sodded area was a consistent medium green.

Clubhouse basketball court area-turf color was a consistent medium green.

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

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

December



November

November



October

October



September



September



3 TURF DENSITY

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

Moon Lake Road-the density remained fair. 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 fair.

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

Common area Bahia grass-the turf density ranged from fair to good. Turf is going into dormancy period.

Veteran's Park-most of the Bahia lawn density was strong. Turf is going into dormancy period.

Slidell-the density was good.

Clubhouse basketball court area-the density was good.

3 TURF WEED CONTROL

Clubhouse left side behind pond-continue to treat broadleaf weeds.

Clubhouse front left corner-treat broadleaf weeds by grand oak.

The high visibility, viable St. Augustine turf had a reduced volume of broadleaf weeds. 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 applications when the soil temperature is appropriate.

3 TURF INSECT/DISEASE CONTROL/OVERALL HEALTH

Clubhouse left side-monitor and/or treat for patch disease in new sod.

Clubhouse parking lot fence line-monitor and/or treat for patch disease.

Belhaven entry gate inside-monitor and/or treat for patch disease.

The turf is being cut high to allow for maximum sunlight absorption. There was a slight loss of color over the past month. Color ranged from a mottled medium green to a consistent medium green. The density was good in most turf panels except for the Bahia turf which is going into dormancy. Bahiagrass typically thins out during the winter. The broadleaf weed control was good, as most high visibility turf panels had few weeds. Pre-emergent crabgrass control should be applied when the soil temperature is appropriate. There was no insect activity, but patch disease appears to be beginning in a few sections of turf. or disease. Be certain to keep any leaf drop off the lawn.

3 SHRUB/TREE INSECT/DISEASE CONTROL/OVERALL HEALTH

Clubhouse eft side of front entrance-remove dead holly.

Belhaven 11623-replace dead firebush. Warranty work. *Photo below.*



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

Clubhouse left side fence-Washingtonia palm is in decline and should be removed. *Photo below.*

October

November

December



Clubhouse right front corner-monitor health of Washingtonia palm. The heart seems to be in decline. *Photo below.*



3 BED WEED CONTROL

Belle Haven exit gate-continue to remove bed weeds from juniper.

Bed and crack weeds continue to be well managed.

3 IRRIGATION MANAGEMENT

Slidell entry gate- turf is dry. Check for proper system operation.

The landscape appears to be receiving sufficient irrigation.

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 dock-prune back vegetation off dock.

Clubhouse left side-cut back muchly grass.

2 TREE PRUNING

General work order-begin pruning crape myrtles. Remove dead wood, crossing branches, water sprouts, dead wood and sucker growth. Remove moss.

General work order-continue cutting back woodlines.

Clubhouse parking lot fence line-elevate low-hanging oak tree branches.

Basketball court-remove low-hanging moss from maple trees.

Bell haven11549& 11631-remove low-hanging moss from maple trees.

Slidell-lightly elevate the oak tree on the center median.

3 CLEANUP/RUBBISH REMOVAL

Bell Haven entry at Moon Lake-remove fallen branches from juniper.

Moon Lake fence and wall-remove vegetative debris from bed along path.

3 APPEARANCE OF SEASONAL COLOR

The marigolds continued to provide a colorful display, though the flowers still looked good they were being removed to install the Holiday Season display. The flower beds are to be re-dressed to contractual specifications prior to the installation of the Holiday season planting. *Photo below.*

December



November



November



(0) 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 **DECEMBER** services should be released after the receipt of the **DONE REPORT**.

FOR MANAGER

None

PROPOSALS

NEW Bridgeton Park-cut new beds and install 2 roebellini palms where sidewalk meets walkway to dock.

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

Clubhouse-remove three dead Washingtonia palms.

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 continues to be mowed at the proper height. The line trimming, soft edging and hard edging were also neatly performed. The color of the turf ranged from a mottled medium green to a consistent medium green. There was a slight loss of color over the past month. The density remains strong in most sections. The broadleaf weeds are now under control. When the soil temperature is appropriate, pre-emergent crabgrass control needs to be applied. Contractor should be monitoring and /or treating for patch disease. The majority of the shrubs were neatly pruned and were healthy. There are certain struggling plants that should be considered for replacement during the spring growing season. Some palm and hardwood pruning are necessary and woodline cutbacks should be undertaken as soon as possible, while the turf growth is slow. The bed and crack weed control were both good. The landscape appears to be receiving sufficient irrigation. There was one dry turf area. The seasonal flower display was being removed in order to install the Holiday Season planting. New potting mix must be installed prior to this installation. The grounds continue to be 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 6

Job Name: Water EdgeController Name: ADate: 11/14/23Page #: 1 of 3

IRRIGATION INSPECTION REPORT

Technician Name: Mario

Property Manager:

Program A Program B Program C Program D	Start Times:	Run Days:	Seasonal Adjust:	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
	2:00 PM	M T <u>W</u> T F <u>S</u> S	100 %	
	3:00 AM	M T <u>W</u> T F <u>S</u> S	100 %	
	3:00 PM	M T <u>W</u> T F <u>S</u> S	100 %	
Controller Make & Model: <u>2:00 AM ACC</u>		<u>W</u> <u>S</u>	100	DO WE HAVE A ZONE MAP? <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
Controller Status:	<u>WORKING</u>		NOT WORKING	
POC info:	Potable Water	Reclaim Water	Well Water Lake Water	
Pump Status & Type:	PRESSURIZED	PUMP START	CENTRIFUGAL SUBMERSIBLE	

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	<u>S</u>	<u>S</u>				<u>S</u>	<u>S</u>	<u>S</u>		R	<u>S</u>	<u>D</u>	<u>D</u>	
Annuals, Shrub, Turf	<u>T</u>	<u>S</u>	<u>T</u>	<u>T</u>				<u>T</u>	<u>S</u>	<u>T</u>		<u>T</u>	<u>T</u>	<u>S</u>	<u>S</u>	
Run Time [Program: 1A]		30	45	45								45				
Run Time [Program: 1B]																
Run Time [Program: 1C]	45			30				30	30	30			30	30	40	
Battery Pack/Doubler/Add-a-Zone	<u>D</u>									30		15				
Zone Faults or Alarms	<u>E</u>															
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																
Head Broken - 12" spray																
Head Broken - Riser																
Head Broken- Rotor																
Upgrade to 6" Pop Up-Turf																
Upgrade to 12" Pop Up-Shrub																
Nozzle - Spray																
Nozzle - MP rotator																
Drip Line Break																
Lateral Line Break																
Relocation/Add Head																
Head Raised/Lowered-Turf																
Head Raised/Lowered-Shrub																
Damaged Valve Box																
Valve - Inoperative/Sticking																
Other-See Comments																

Additional Comments:

Did you contact the CRM? YES / NO

What Time?

Did you : Speak on Phone / Text / Email?

Job Name: Waton Edge

Updated 10/25/18

Controller Name: A

IRRIGATION INSPECTION REPORT

Date: 11/14/23Page #: 2 of 3Technician Name: Marino

Property Manager:

Program A	Start Times:	Run Days:	Seasonal Adjust:	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		M T W T F S S	%	
Program C		M T W T F S S	%	
Program D		M T W T F S S	%	
Controller Make & Model:		ACC		
Controller Status:	<input checked="" type="checkbox"/> WORKING <input type="checkbox"/> 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?
<input checked="" type="checkbox"/> YES
<input type="checkbox"/> 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							D	D	D	R	R	R		D	R	S
Annuals, Shrub, Turf							S	S	S	T	T	T		S	T	T/S
Run Time [Program: I A]																
Run Time [Program: I B]																
Run Time [Program: I C]							30	30		45	35	30		30	30	
Battery Pack/Doubler/Add-a-Zone																
Zone Faults or Alarms																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 break under side walk, Need add 2 Rotors
(2) Valve stuck open and need a Decoder valve not working from timer



Job Name: Water Edge

Updated 10/25/18

Controller Name: A

IRRIGATION INSPECTION REPORT

Date: 11/14/23

Page #: 3 of 3

Technician Name: Alario

Property Manager:

Program A	Start Times: <u>BP2 12:00</u>	Run Days: <u>M T W T F (S) S</u>	Seasonal Adjust: <u>100 %</u>	Weather Sensor Present: <u>YES</u> NO Weather Sensor Operational: <u>Working</u> Not Working
Program B	<u>BP3 5:00</u>	<u>M T W T F (S) S</u>	<u>100 %</u>	
Program C		<u>M T W T F S S</u>	%	
Program D		<u>M T W T F S S</u>	%	
Controller Make & Model:		<u>AEC</u>		
Controller Status:		<u>WORKING</u>		
POC info:		Potable Water	<u>Reclaim-Water</u>	NOT WORKING
Pump Status & Type:		<u>PRESSURIZED</u>	<u>PUMP START</u>	Well Water CENTRIFUGAL Lake Water SUBMERSIBLE

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

Zone Number	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	56
Spray, Rotor, MP, Drip, or Bubbler	<u>S</u>	<u>D</u>		<u>R</u>	<u>D</u>	<u>D</u>			<u>D</u>		<u>D</u>		<u>D</u>			<u>S/P</u>
Annuals, Shrub, Turf	<u>T</u>	<u>S</u>		<u>+</u>	<u>S</u>	<u>S</u>			<u>S</u>		<u>S</u>		<u>S</u>			<u>7/15</u>
Run Time [Program: I A]																
Run Time [Program: I B]				<u>45</u>	<u>60</u>	<u>60</u>			<u>60</u>		<u>45</u>		<u>45</u>			
Run Time [Program: I C]																
Battery Pack/Doubler/Add-a-Zone	<u>D</u>	<u>30</u>	<u>35</u>		<u>60</u>	<u>60</u>			<u>60</u>							
Zone Faults or Alarms	<u>E</u>	<u>30</u>	<u>20</u>	<u>NO</u>												
Contract/Maintenance [No Charge]:	<u>Circled items have been completed</u>															<u>30</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																
Upgrade to 6" Pop Up-Turf																
Upgrade to 12" Pop Up-Shrub																
Nozzle - Spray																
Nozzle - MP rotator																
Drip Line Break	<u>(1)</u>															
Lateral Line Break																
Relocation/Add Head																
Head Raised/Lowered-Turf																
Head Raised/Lowered-Shrub																
Damaged Valve Box																
Valve - Inoperative/Sticking																
Other-See Comments	<u>#1</u>															

Additional Comments: (1) Need short the watering (2) zone will need 3/4 stick and motor spray



Job Name: Waters Edge Update

Controller Name: 87 Club House

IRRIGATION INSPECTION REPORT

Date: 11/14/23 Page #: 1 of 3

Technician Name: Jose

Property Manager:

Program A	Start Times: <u>3 PM</u>	Run Days: <u>M T W T F S S</u>	Seasonal Adjust: <u>100</u> %	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	<u>7 PM</u>	<u>M T W T F S S</u>	<u>100</u> %	
Program C	<u>7 PM</u>	<u>M T W T F S S</u>	<u>100</u> %	
Program D	<u>7 PM</u>	<u>M T W T F S S</u>	<u>100</u> %	
Controller Make & Model: <u>Hunter Acc 2</u>		<u>2 wire</u>		DO WE HAVE A ZONE MAP? <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
Controller Status: <u>WORKING</u>		NOT WORKING		
POC info:	Potable Water	Reclaim Water	Well Water	
Pump Status & Type:	<u>PRESSURIZED</u>	<u>PUMP START</u>	<u>CENTRIFUGAL</u>	<u>SUBMERSIBLE</u>

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	DMS	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: <u>A1B</u>]	<u>35</u>			<u>35</u>				<u>15</u>			<u>40</u>			<u>35</u>	<u>35</u>	
Run Time [Program: <u>C1D</u>]		<u>25</u>	<u>25</u>		<u>20</u>	<u>15</u>	<u>10</u>		<u>50</u>	<u>30</u>		<u>20</u>				
Run Time [Program: <u>1E</u>]										<u>15</u>			<u>20</u>			<u>25</u>
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				<u>(1)</u>												

Billable Repairs or Upgrades: Circled items have been completed

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

Additional Comments: 1- Remove & cap MS Drip 2- next to oak tree trunk

Job Name: Water Edge

Updated 10/25/18

Controller Name: B = Club House

IRRIGATION INSPECTION REPORT

Date: 11/14/23Page #: 2 of 3Technician Name: SOSE

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	RS	R	R	N	D	S	S	N	N	DMS	DMS	DMS
Annuals, Shrub, Turf	T	T	T	T	TS	T	T	af	S	T	T	af	af	SA	SA	SA
Run Time [Program: A1 B]			95		55	90	95	4				4	4			
Run Time [Program: C1 D]	10	10		10				5	35	10	20	20	20	15	15	15
Run Time [Program: 1 G]								4								
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:



Job Name: Water Edge

Updated 10/25/18

Controller Name: C Lift Station

IRRIGATION INSPECTION REPORT

Date: 11/14/23

Page #: 1 of 1

Technician Name: Wario

Property Manager:

Program A	Start Times: 7.00	Run Days: M T W T F S S	Seasonal Adjust: 100 %	Weather Sensor Present: YES NO
Program B	7.00	M T W T F S S	%	Weather Sensor Operational: Working Not Working
Program C		M T W T F S S	%	
Program D		M T W T F S S	%	
Controller Make & Model:	ACC			
Controller Status:	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	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
Spray, Rotor, MP, Drip, or Bubbler	S	R	R		S	S	R	R	R	S	R	R	S	S	
Annuals, Shrub, Turf	T	T	T		T	T	T	T	T	T	T	T	T	T	
Run Time [Program: 1]	20	40	40		20	20	40	40	40			40	40	+	+
Run Time [Program: 1]															
Run Time [Program: 1]										20	40		20	20	
Battery Pack/Doublet/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															

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 There is a main line break, just before zone 12 valve



Job Name: Waters Edge

Updated 10/25/18

Controller Name: D = Park

IRRIGATION INSPECTION REPORT

Date: 11/14/23

Page #: 1 of 1

Technician Name: Rose

Property Manager:

Program A	Start Times: <u>7 AM</u>	Run Days: <u>M T W T F (S) S</u>	Seasonal Adjust: <u>100</u> %	Weather Sensor Present: <u>YES</u> NO Weather Sensor Operational: <u>Working</u> Not Working
Program B		<u>M T W T F S S</u>	%	
Program C		<u>M T W T F S S</u>	%	
Program D		<u>M T W T F S S</u>	%	
Controller Make & Model:		<u>RB ESP ME3</u>		
Controller Status:	<u>WORKING</u>			
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			
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>Time</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>1</u> <u>A</u>]	<u>20</u>	<u>20</u>	<u>35</u>	<u>35</u>	<u>35</u>	<u>35</u>	<u>35</u>	<u>35</u>	<u>35</u>	<u>20</u>	<u>35</u>	<u>35</u>	<u>20</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]: <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:

Tab 7



Proposal #6732

Date: 11/21/2023

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 NOV 2023 Irrigation Inspection repairs

Water's Edge CDD: Nov. 2023 Irrigation Repairs (NON-CONTRACT)

These repairs were noted during the Nov. 2023 irrigation inspection and are not part of the contract repairs. We have on Timer A the Zone #31 drip zone at the far right end of the outer wall (right of Belle Haven Entrance) an issue with the decoder and the valve is sticking open. It was throttled off. Both need replaced. On Zone #28 we have a zone line break that is located under the sidewalk.

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.

Nov. 2023 Water's Edge CDD irr. repairs

Timer A: Zone #31 needs decoder & new 2" valve. Zone #28 has line break under walkway.

Irrigation Repair

Items	Quantity	Unit
Hunter Decoder - 1 Station ICD-100	1.00	ea
Hunter Globe Valve ICV Glass Filled Nylon 2 in. w/ Flow Control FIPT x FIPT	1.00	ea
Slip-Fix - 2"	2.00	ea
1.25"-2" MISC PVC Fittings	6.00	ea
3M DBR-Y6 Direct Bury Splice Kit DBR/Y-6 (Kit of 2) 600V	3.00	ea
2" PVC Pipe - Sch. 40	5.00	lf

Irrigation Repair: \$1,234.99

PROJECT TOTAL: \$1,234.99

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 _____

11/21/2023

30-PIN

By _____

Date _____

Water's Edge CDD

Tab 8



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	2,468	0	0	0	2,468	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	1,575	0	6,852	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	258,881	34,947	356,079	578,762	1,228,669	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	1,575	5,277	0	0	6,852	0	0
Revenue Bonds Payable-Long Term	0	0	0	0	0	0	7,580,000
Total Liabilities	20,945	12,277	0	0	33,222	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)	11,181	2,179	17,814	0	0
Total Fund Equity & Other Credits	237,937	22,670	356,079	578,762	1,195,447	6,633,196	0
Total Liabilities & Fund Equity	258,881	34,947	356,079	578,762	1,228,669	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
Revenues				
Interest Earnings				
Interest Earnings	0	0	36	(36)
Special Assessments				
Tax Roll	370,594	370,594	373,672	(3,078)
Total Revenues	370,594	370,594	373,708	(3,114)
Expenditures				
Legislative				
Supervisor Fees	13,000	13,000	10,600	2,400
Total Legislative	13,000	13,000	10,600	2,400
Financial & Administrative				
Accounting Services	13,764	13,764	13,764	0
Administrative Services	5,161	5,161	5,161	0
Arbitrage Rebate Calculation	450	450	450	0
Assessment Roll	5,728	5,728	5,728	0
Auditing Services	3,100	3,100	3,100	0
Disclosure Report	2,000	2,000	1,500	500
District Engineer	9,000	9,000	20,624	(11,624)
District Management	24,929	24,929	25,060	(131)
Dues, Licenses & Fees	175	175	175	0
Financial & Revenue Collections	5,728	5,728	5,728	0
Legal Advertising	500	500	1,438	(939)
Miscellaneous Mailings	3,000	3,000	1,266	1,735
Public Officials Liability Insurance	3,391	3,391	3,038	353
Tax Collector/Property Appraiser Fees	150	150	150	0
Trustees Fees	3,775	3,775	3,771	4
Website Hosting, Maintenance, Backup & E	4,000	4,000	3,638	362
Total Financial & Administrative	84,851	84,851	94,591	(9,740)
Legal Counsel				
District Counsel	12,500	12,500	22,064	(9,564)
Total Legal Counsel	12,500	12,500	22,064	(9,564)
Electric Utility Services				
Utility Services	25,000	25,000	23,440	1,560
Total Electric Utility Services	25,000	25,000	23,440	1,560
Stormwater Control				
Aquatic Maintenance	26,220	26,220	26,670	(450)
Aquatic Plant Replacement	2,500	2,500	750	1,750

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
Fountain Service Repair & Maintenance	3,500	3,500	3,526	(26)
Lake/Pond Bank Maintenance & Repair	8,000	8,000	0	8,000
Mitigation Area Monitoring & Maintenance	500	500	1,438	(938)
Stormwater System Maintenance	7,500	7,500	0	7,500
Total Stormwater Control	48,220	48,220	32,383	15,837
Other Physical Environment				
Entry & Walls Maintenance & Repair	3,000	3,000	2,625	375
General Liability Insurance	3,391	3,391	3,038	353
Irrigation Maintenance & Repair	12,000	12,000	12,675	(675)
Irrigation Repair	7,500	7,500	842	6,658
Landscape - Mulch	12,000	12,000	0	12,000
Landscape Maintenance	100,000	100,000	94,103	5,897
Landscape Miscellaneous	5,000	5,000	1,625	3,375
Landscape Replacement Plants, Shrubs, Tr	10,000	10,000	15,239	(5,239)
Property Insurance	4,132	4,132	6,751	(2,619)
Reclaimed Pump Maintenance & Repairs	5,000	5,000	20,168	(15,168)
Well Maintenance	5,000	5,000	1,443	3,557
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
Revenues				
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>
Expenditures				
Contingency				
Capital Reserve	59,095	59,095	54,825	4,270
Total Contingency	<u>59,095</u>	<u>59,095</u>	<u>54,825</u>	<u>4,270</u>
Total Expenditures	<u>59,095</u>	<u>59,095</u>	<u>54,825</u>	<u>4,270</u>
Total Excess of Revenues Over(Under) Expenditures	<u>0</u>	<u>0</u>	<u>11,181</u>	<u>(11,181)</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>356,079</u>	<u>(356,079)</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
Revenues				
Interest Earnings				
Interest Earnings	0	0	8	(8)
Special Assessments				
Tax Roll	49,774	49,774	49,773	1
Total Revenues	49,774	49,774	49,781	(7)
Expenditures				
Water-Sewer Combination Services				
Utility - Reclaimed	49,774	49,774	64,071	(14,297)
Total Water-Sewer Combination Services	49,774	49,774	64,071	(14,297)
Total Expenditures	49,774	49,774	64,071	(14,297)
Total Excess of Revenues Over(Under) Expenditures	0	0	(14,290)	14,290
Fund Balance, Beginning of Period	0	0	36,960	(36,960)
Total Fund Balance, End of Period	0	0	22,670	(22,670)

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
Revenues				
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>
Expenditures				
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

<u>Account</u>	<u>Investment</u>	<u>Balance as of September 30, 2023</u>
The Bank of Tampa	Money Market	\$ 26,932
Total General Fund Investments		\$ 26,932
The Bank of Tampa ICS Capital Reserve		
Israel Discount Bank of New York	Money Market	\$ 248,810
Western Alliance Bank	Money Market	105,694
Total Reserve Fund Investments		\$ 354,504
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
Total Debt Service Fund Investments		\$ 578,762

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

	Fund_ID	Fund Name	Customer	Invoice Number	AR Account	Date	Balance Due
345, 2419							
	345-001	345 General Fund	Lugos Property Services LLC	AR00001488	11501	09/30/2023	1,575.00
	345-001	345 General Fund	Waters Edge Master HOA	AR00001029	11510	06/30/2023	0.95
	345-001	345 General Fund	Waters Edge Master HOA	AR00001083	11510	07/31/2023	482.77
	345-001	345 General Fund	Waters Edge Master HOA	AR00001200	11510	09/30/2023	409.46
Sum for 345, 2419							2,468.18
Sum for 345							2,468.18
Sum Total							2,468.18

See Notes to Unaudited Financial Statements

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
345, 2419						
	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
Sum for 345, 2419						6,719.70
Sum for 345						6,719.70
Sum Total						6,719.70

**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.



Rizzetta & Company

Waters Edge Community Development District

**Financial Statements
(Unaudited)**

October 31, 2023

Prepared by: Rizzetta & Company, Inc.

**watersedgecdd.org
rizzetta.com**

Waters Edge Community Development District
Balance Sheet
As of 10/31/2023
(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	163,721	0	0	0	163,721	0	0
Investments	26,975	34,948	355,182	581,306	998,410	0	0
Accounts Receivable	412,936	57,359	60,277	757,933	1,288,504	0	0
Refundable Deposits	3,965	0	0	0	3,965	0	0
Due From Other	12,098	0	1,575	0	13,673	0	0
Fixed Assets	0	0	0	0	0	6,633,196	0
Amount Available in Debt Service	0	0	0	0	0	0	1,339,239
Amount To Be Provided Debt Service	0	0	0	0	0	0	6,240,761
Total Assets	619,694	92,307	417,034	1,339,239	2,468,273	6,633,196	7,580,000
Liabilities							
Accounts Payable	27,838	0	0	0	27,838	0	0
Accrued Expenses	1,292	6,000	0	0	7,292	0	0
Due To Other	1,575	12,098	0	0	13,673	0	0
Revenue Bonds Payable-Long Term	0	0	0	0	0	0	7,580,000
Total Liabilities	30,705	18,098	0	0	48,803	0	7,580,000
Fund Equity & Other Credits							
Beginning Fund Balance	237,937	22,670	356,079	578,762	1,195,447	0	0
Investment In General Fixed Assets	0	0	0	0	0	6,633,196	0
Net Change in Fund Balance	351,053	51,539	60,955	760,477	1,224,024	0	0
Total Fund Equity & Other Credits	588,990	74,209	417,034	1,339,239	2,419,471	6,633,196	0
Total Liabilities & Fund Equity	619,694	92,307	417,034	1,339,239	2,468,273	6,633,196	7,580,000

Waters Edge Community Development District

Statement of Revenues and Expenditures

As of 10/31/2023

(In Whole Numbers)

	Year Ending 09/30/2024	Through 10/31/2023	Year To Date 10/31/2023	
	Annual Budget	YTD Budget	YTD Actual	YTD Variance
Revenues				
Interest Earnings				
Interest Earnings	0	0	43	(43)
Special Assessments				
Tax Roll	410,827	410,827	410,831	(4)
Total Revenues	410,827	410,827	410,874	(47)
Expenditures				
Legislative				
Supervisor Fees	13,000	1,083	2,000	(917)
Total Legislative	13,000	1,083	2,000	(917)
Financial & Administrative				
Accounting Services	13,764	1,147	1,319	(172)
Administrative Services	5,161	430	430	0
Arbitrage Rebate Calculation	450	0	0	0
Assessment Roll	5,728	5,728	5,728	0
Auditing Services	3,250	0	0	0
Disclosure Report	1,500	0	0	0
District Engineer	18,000	1,500	1,766	(266)
District Management	24,929	2,077	2,077	0
Dues, Licenses & Fees	175	15	175	(160)
Financial & Revenue Collections	5,728	477	477	0
Legal Advertising	500	42	0	42
Miscellaneous Mailings	3,000	250	0	250
Public Officials Liability Insurance	3,391	3,391	3,144	247
Tax Collector/Property Appraiser Fees	150	0	0	0
Trustees Fees	3,775	3,775	1,886	1,889
Website Hosting, Maintenance, Backup & E	4,000	333	1,737	(1,404)
Total Financial & Administrative	93,501	19,166	18,740	426
Legal Counsel				
District Counsel	13,000	1,083	1,636	(553)
Total Legal Counsel	13,000	1,083	1,636	(553)
Electric Utility Services				
Utility Services	27,250	2,271	1,966	305
Total Electric Utility Services	27,250	2,271	1,966	305
Stormwater Control				
Aquatic Maintenance	26,220	2,185	2,185	0
Aquatic Plant Replacement	2,500	208	0	208

See Notes to Unaudited Financial Statements

Waters Edge Community Development District

Statement of Revenues and Expenditures

As of 10/31/2023

(In Whole Numbers)

	Year Ending 09/30/2024	Through 10/31/2023	Year To Date 10/31/2023	
	Annual Budget	YTD Budget	YTD Actual	YTD Variance
Fountain Service Repair & Maintenance	3,500	292	150	142
Lake/Pond Bank Maintenance & Repair	8,000	667	0	667
Mitigation Area Monitoring & Maintenance	500	41	0	41
Stormwater System Maintenance	7,500	625	0	625
Total Stormwater Control	48,220	4,018	2,335	1,683
Other Physical Environment				
Entry & Walls Maintenance & Repair	3,000	250	0	250
General Liability Insurance	3,391	3,391	3,144	247
Irrigation Maintenance & Repair	12,000	1,000	550	450
Irrigation Repair	12,500	1,042	0	1,042
Landscape - Mulch	12,000	1,000	0	1,000
Landscape Maintenance	102,500	8,542	9,581	(1,039)
Landscape Miscellaneous	5,000	416	0	417
Landscape Replacement Plants, Shrubs, Tr	10,000	834	1,200	(367)
Property Insurance	10,465	10,465	10,442	23
Reclaimed Pump Maintenance & Repairs	25,000	2,083	142	1,941
Well Maintenance	5,000	417	0	417
Total Other Physical Environment	200,856	29,440	25,059	4,381
Contingency				
Miscellaneous Contingency	15,000	1,250	8,086	(6,836)
Total Contingency	15,000	1,250	8,086	(6,836)
Total Expenditures	410,827	58,311	59,821	(1,511)
Total Excess of Revenues Over(Under) Expenditures	0	352,516	351,053	1,463
Fund Balance, Beginning of Period	0	0	237,937	(237,936)
Total Fund Balance, End of Period	0	352,516	588,990	(236,473)

See Notes to Unaudited Financial Statements

Waters Edge Community Development District

Statement of Revenues and Expenditures

As of 10/31/2023

(In Whole Numbers)

	Year Ending 09/30/2024	Through 10/31/2023	Year To Date 10/31/2023	
	Annual Budget	YTD Budget	YTD Actual	YTD Variance
Revenues				
Interest Earnings				
Interest Earnings	0	0	678	(678)
Special Assessments				
Tax Roll	60,277	60,277	60,277	0
Total Revenues	<u>60,277</u>	<u>60,277</u>	<u>60,955</u>	<u>(678)</u>
Expenditures				
Contingency				
Capital Reserve	60,277	60,277	0	60,277
Total Contingency	<u>60,277</u>	<u>60,277</u>	<u>0</u>	<u>60,277</u>
Total Expenditures	<u>60,277</u>	<u>60,277</u>	<u>0</u>	<u>60,277</u>
Total Excess of Revenues Over(Under) Expenditures	<u>0</u>	<u>0</u>	<u>60,955</u>	<u>(60,955)</u>
Fund Balance, Beginning of Period	<u>0</u>	<u>0</u>	<u>356,079</u>	<u>(356,079)</u>
Total Fund Balance, End of Period	<u>0</u>	<u>0</u>	<u>417,034</u>	<u>(417,034)</u>

Waters Edge Community Development District

Statement of Revenues and Expenditures

As of 10/31/2023

(In Whole Numbers)

	Year Ending 09/30/2024	Through 10/31/2023	Year To Date 10/31/2023	
	Annual Budget	YTD Budget	YTD Actual	YTD Variance
Revenues				
Special Assessments				
Tax Roll	57,360	57,360	57,359	1
Total Revenues	57,360	57,360	57,359	1
Expenditures				
Water-Sewer Combination Services				
Utility - Reclaimed	57,360	4,780	5,820	(1,041)
Total Water-Sewer Combination Services	57,360	4,780	5,820	(1,041)
Total Expenditures	57,360	4,780	5,820	(1,041)
Total Excess of Revenues Over(Under) Expenditures	0	52,580	51,539	1,041
Fund Balance, Beginning of Period	0	0	22,670	(22,670)
Total Fund Balance, End of Period	0	52,580	74,209	(21,629)

Waters Edge Community Development District

Statement of Revenues and Expenditures

As of 10/31/2023

(In Whole Numbers)

	Year Ending 09/30/2024	Through 10/31/2023	Year To Date 10/31/2023	
	Annual Budget	YTD Budget	YTD Actual	YTD Variance
Revenues				
Interest Earnings				
Interest Earnings	0	0	2,544	(2,544)
Special Assessments				
Tax Roll	757,933	757,933	757,933	0
Total Revenues	<u>757,933</u>	<u>757,933</u>	<u>760,477</u>	<u>(2,544)</u>
Expenditures				
Debt Service				
Interest	302,933	302,933	0	302,933
Principal	455,000	455,000	0	455,000
Total Debt Service	<u>757,933</u>	<u>757,933</u>	<u>0</u>	<u>757,933</u>
Total Expenditures	<u>757,933</u>	<u>757,933</u>	<u>0</u>	<u>757,933</u>
Total Excess of Revenues Over(Under) Expenditures	<u>0</u>	<u>0</u>	<u>760,477</u>	<u>(760,477)</u>
Fund Balance, Beginning of Period	<u>0</u>	<u>0</u>	<u>578,762</u>	<u>(578,762)</u>
Total Fund Balance, End of Period	<u>0</u>	<u>0</u>	<u>1,339,239</u>	<u>(1,339,239)</u>

Waters Edge CDD
Investment Summary
October 31, 2023

<u>Account</u>	<u>Investment</u>	<u>Balance as of</u> <u>October 31, 2023</u>
The Bank of Tampa	Money Market	\$ 26,975
Total General Fund Investments		\$ 26,975
The Bank of Tampa ICS Capital Reserve		
Israel Discount Bank of New York	Money Market	\$ 248,825
Western Alliance Bank	Money Market	106,357
Total Reserve Fund Investments		\$ 355,182
US Bank Series 2015 Revenue	US Bank Money Market 5	\$ 197,990
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	18,107
US Bank Series 2015 Excess Revenue	US Bank Money Market 5	5,181
Total Debt Service Fund Investments		\$ 581,306

Waters Edge Community Development District
Summary A/R Ledger
From 10/01/2023 to 10/31/2023

Fund_ID	Fund Name	Customer	Invoice Number	AR Account	Date	Balance Due
345, 2419						
345-001	345 General Fund	Lugos Property Services LLC	AR00001488	11501	09/30/2023	1,575.00
345-001	345 General Fund	Pasco County Tax Collector	AR00001201	12110	10/01/2023	410,831.51
345-001	345 General Fund	Waters Edge Master HOA	AR00001349	11510	10/31/2023	529.18
Sum for 345, 2419						412,935.69
345, 2420						
345-005	345 Reserve Fund	Pasco County Tax Collector	AR00001201	12110	10/01/2023	60,277.00
Sum for 345, 2420						60,277.00
345, 2421						
345-101	345 Reclaimed Water Fund	Pasco County Tax Collector	AR00001201	12110	10/01/2023	57,358.97
Sum for 345, 2421						57,358.97
345, 2422						
345-200	345 Debt Service Fund S2015	Pasco County Tax Collector	AR00001201	12110	10/01/2023	757,932.94
Sum for 345, 2422						757,932.94
Sum for 345						1,288,504.60
Sum Total						1,288,504.60

See Notes to Unaudited Financial Statements

Waters Edge Community Development District
Summary A/P Ledger
From 10/01/2023 to 10/31/2023

	Fund Name	GL posting date	Vendor name	Document number	Description	Balance Due
345, 2419						
	345 General Fund	10/26/2023	Brenda L Brown	BB103023	Board of Supervisors Meeting 10/26/23	200.00
	345 General Fund	10/02/2023	Florida Department of Commerce	88794	Special District Fee FY23-24	175.00
	345 General Fund	10/26/2023	George Anastasopoulos	GA103023	Board of Supervisors Meeting 10/26/23	200.00
	345 General Fund	10/26/2023	Jason Peterson	JP103023	Board of Supervisors Meeting 10/26/23	200.00
	345 General Fund	10/01/2023	Pasco County Utilities	19199946	Autopay 9019 Creedmoor Reclaim Lane 09/23	7,349.68
	345 General Fund	10/01/2023	Sitex Aquatics, LLC	7672B	Chlorine Tablets 08/23	5,986.00
	345 General Fund	10/23/2023	Stantec Consulting Services, Inc.	2147074	Engineering Services 10/23	1,765.60
	345 General Fund	10/01/2023	Straley Robin Vericker	23745	General Legal Services 10/23	2,562.00
	345 General Fund	10/26/2023	Teri Lynn Geney	TG103023	Board of Supervisors Meeting 10/26/23	200.00
	345 General Fund	10/26/2023	Timothy M. Haslett	TH103023	Board of Supervisors Meeting 10/26/23	200.00
	345 General Fund	10/31/2023	Waters Edge Master HOA, Inc.	110123	Shared Cost Landscape Services 10/23	7,084.00
	345 General Fund	10/25/2023	Withlacoochee River Electric Cooperative, Inc.	2189382 10/23 Auto-pay	Electric 2189382 10/23	42.94
	345 General Fund	10/25/2023	Withlacoochee River Electric Cooperative, Inc.	2189383 10/23 Auto-pay	Electric 2189383 10/23	40.16
	345 General Fund	10/25/2023	Withlacoochee River Electric Cooperative, Inc.	2189384 10/23 Auto-pay	Electric 2189384 10/23	1,721.56
	345 General Fund	10/25/2023	Withlacoochee River Electric Cooperative, Inc.	2189378 10/23 Auto-pay	Electric 2189378 10/23	70.50
	345 General Fund	10/25/2023	Withlacoochee River Electric Cooperative, Inc.	2189381 10/23 Auto-pay	Electric 2189381 10/23	40.16
Sum for 345, 2419						27,837.60
Sum for 345						27,837.60
Sum Total						27,837.60

**Waters Edge Community Development District
Notes to Unaudited Financial Statements
October 31, 2023**

Balance Sheet

1. Trust statement activity has been recorded through 10/31/2023.
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.

Summary A/R Ledger-Payment Terms

4. Payment terms for landowner assessments are (a) defined in the FY23-24 Assessment Resolution adopted by the Board of Supervisors, (b) pursuant to Florida Statutes, Chapter 197 for assessments levied via the county tax roll.

Tab 9



3330 36th Avenue North St. Petersburg, FL 33713
(727) 521-3320 Fax: (727) 521-6219

To: Rizzetta - Matthew Huber

Re: Waters Edge - Water Management

Following is a list of annual budget figures for the routine monitoring and maintenance of the pump station and Clarity Remote monitoring system at the above referenced project.

Waters Edge Water Management (based on 30 minutes per day)

1. Perform remote weekday report monitoring of the pump station system.
2. Analyze system performance, alarm status and exception reporting.
3. Dispatch technicians to address system discrepancies.
4. Publish daily reporting at water manager's web site.
5. Provide compliance reporting data monthly to SWFWMD per variance requirements.

Pricing: \$750.00/ month

The above listed monitoring and inspection budgets do not include the cost of materials or labor for additional repairs that might be needed to keep the system operational due to system damage or parts obsolescence. Irrigation Technical Services, Inc. proposes to perform repairs on a time and material basis adhering to the following rates.

Pumping System/Electronic Technician	\$118.00 per man-hour
Parts	Published list price

Thank you.
Jamie Newberg
General Manager – ITS
jamie_newberg@irrigationnet.com

I hereby accept the above proposal. This agreement is for the calendar year 2024. Either party can cancel agreement with a 60-day written notice.

Date

Owner/Agent – Waters Edge

Irrigation Technical Services, Inc. will perform the **Water Management** functions at the above referenced site according to the following criteria and procedures:

Water Manager will remotely log into the Clarity software each week-day and perform the following tasks:

- Review daily logs to ensure that pumping stations operated according to the current settings.
- Check system status for alarm conditions. Evaluate and report any system faults to the landscape and irrigation maintenance supervisor and/or their designated representative by email.
- Prepare water use pump data report.
- Upload Waters Edge water use reports to water management web site for operator access.
- Dispatch pump station technicians as required to address discrepancies with the main station, recharge system, or remote communications equipment.

Tab 10



November 15, 2023

Waters Edge Master Association, Inc.
New Port Richey, FL

Re: Pump Station Upgrades

Ballenger Irrigation hereby submits a proposal to upgrade the existing pump station with a new control panel, variable frequency drives for each pump and the current Watervision software for monitoring and managing the system. This proposal shall include the following:

- Industrial control panel.
- Wetwell level control with one pond fill.
- Station Disconnect Switch
- 3 - Variable frequency drive – 60 hp, 380-480V/3A
- VFD Contactor – 460-575V/3ph-60HP
- Motor Starter – 460-575V/3Ph-5HP
- Power – Phase monitoring protection
- Flow signal Oppto coupler for sharing signa.,
- Remote Disable Relay
- WaterVision Cloud – AT&T – w/3yr subscription
- Fertigation run relay
- Electrical enclosure
- Chemical treatment relay
- Heat exchanger – Xlarge
- Discharge filter flush logic
- 2 - Pressure transducer and gage assembly
- Individual pump ISO EBV Logic
- Miscellaneous parts
- Equipment for off load and setup
- Labor

Price \$122,843.00

Note:

1. Prices good for 30 days.
2. Accounts not paid within 30 days of invoice date are subject to a 5% monthly finance charge.

Gail Huff

Gail Huff – C.L.I.A., Florida Water Star Certified



Waters Edge Master Association

Date

Tab 11



November 27, 2023

Waters Edge Master Association, Inc.
New Port Richey, FL

Re: Replacement of VFD

Ballenger Irrigation hereby submits a proposal to replace the defective VFD on the 25 HP pump at Waters Edge with a Franklin VFD. The current VFD is no longer being manufactured, so it is impossible to replace it with the identical drive. This proposal shall include the following:

- Remove existing VFD.
- Install Franklin VFD.
- Labor

Price \$5,932.00

Note:

1. Prices good for 30 days.
2. Suppliers are indicating it could take 2-3 weeks to obtain all necessary parts.
3. Accounts not paid within 30 days of invoice date are subject to a 5% monthly finance charge.

Gail Huff

Gail Huff – C.L.I.A., Florida Water Star Certified



Waters Edge Master Association

Date



November 27, 2023

Waters Edge Master Association, Inc.
New Port Richey, FL

Re: Replacement of VFD

Ballenger Irrigation hereby submits a proposal to replace the defective VFD on the 25 HP pump at Waters Edge with a Grundfos VFD and Sine Wave Filter 45 amp. The current VFD is no longer being manufactured, so it is impossible to replace it with the identical drive. This proposal shall include the following:

- Remove existing VFD.
- Install Grundfos VFD and Sine Wave Filter
- Labor

Price \$11,009.00

Note:

1. Prices good for 30 days.
2. Suppliers are indicating it could take 2-3 weeks to obtain all necessary parts.
3. Accounts not paid within 30 days of invoice date are subject to a 5% monthly finance charge.

Gail Huff

Gail Huff – C.L.I.A., Florida Water Star Certified



Waters Edge Master Association

Date

Tab 12

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, November 16, 2023, at 3:31 p.m.** at the Waters Edge Clubhouse, located at 9019 Creedmoor Lane, New Port Richey, FL 34654.

Present and constituting a quorum:

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

Also present were:

Matthew Huber	Regional District Manager, Rizzetta & Co., Inc.
Michael Broadus	District Counsel, Straley, Robin & Vericker
Frank Nolte	District Engineer, Stantec <i>(via phone)</i>
Tony Smith	Representative, Sitex Aquatics
Gail Huff	Representative, Ballenger Irrigation
John Comuntzis	Representative, Ballenger Irrigation

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

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

The Board heard audience comments regarding the BOS Meeting Agendas.

THIRD ORDER OF BUSINESS

Staff Reports

A. Aquatics Manager

1. Presentation of Monthly Aquatics Report

Mr. Smith presented his report to the Board. He reported that, due to the weather, the small ponds have low water levels. Pond F1 and Pond E1-A had some growth and Mr. Smith had them treated the next day.

Mr. Haslett spoke on Pond E1-A and that there are trees starting to grow on the littoral shelf. Mr. Smith will provide a proposal to remove them.

B. District Engineer Report

Mr. Nolte updated the Board on the River Ridge Multi Family Development next to Water's Edge. Mr. Nolte spoke to the developer about the property line and their landscape plans. There is a 15ft buffer between the communities. Their estimated completion date is Spring of 2025.

Mr. Nolte spoke about the Beaufort Fence ownership. The Board questioned if the ownership of the fence was reflected in the reserve study. He advised the Board that he will review the specifics of the ownership.

C. Presentation of Ballenger Proposal

Ms. Huff and Mr. Comuntzis spoke about the proposal to update the pump system.

Ms. Geney asked for clarification on what is needed now, and what would be "nice to have".

Mr. Comuntzis stated that the equipment is different from what was initially installed. He advised replacing the main panel and rewiring all the pumps.

Ms. Huff spoke about the costs of quarterly maintenance fees and the additional maintenance costs that could arise.

Ms. Geney requested information from GHS to see what information they need for reporting.

D. District Counsel

Mr. Broadus spoke on the High Trim proposal. The Board asked for clarification on whether the removal of the dead trees was included in the quote, and also making sure only the CDD trees are being maintained.

Mr. Huber stated he would obtain a quote that meets all of the Boards questions and asked for a motion for the chair to accept once received.

On a motion by Mr. Anastasopoulos, seconded by Mr. Haslett, with all in favor, the Board of Supervisors authorized the chair to approve the High Trim proposal, for the Water's Edge Community Development District.

Mr. Broadus advised the Board that he updated the watering policy to reflect that if the District is instructed to alter the watering schedule due to lowered water levels, that would take precedence.

On a motion by Ms. Geney, seconded by Mr. Anastasopoulos, with all in favor, the Board of Supervisors approved the changes presented by District Counsel, for the Water's Edge Community Development District.

E. PSA Inspection Report

1. October Done Report

Mr. Haslett stated the new maps from PSA looked good. He made some edits to the responsibility guide that needs to be updated.

The Board discussed the area between the bike path and the wall, and what irrigation it has. Ms. Geney stated it only has drip line. Ms. Geney advised the ownership map be used to determine who is in charge of what irrigation area.

Mr. Haslett also spoke about some broken driplines that he has noticed.

2. November Report

Ms. Geney spoke about the dead palm trees that are under the HOA. Mr. Peterson advised that the HOA doesn't want to fund the installation of new palms. There was a discussion of the disease that is affecting the palms.

3. ASI Landscape Proposals

The Board decided to table ASI proposal #6141, in the amount of \$5,133.28, and #6549, in the amount of \$13,550.00.

On a motion by Ms. Geney, seconded by Mr. Haslett, with all in favor, the Board of Supervisors approved ASI proposal #5435, in the amount of \$2,090.00, to be done in March 2024, for the Water's Edge Community Development District.

FOURTH ORDER OF BUSINESS

**Consideration of Minutes of the
Board of Supervisors' Regular
Meeting held on October 26, 2023**

On a motion by Ms. Geney, seconded by Mr. Peterson, with all in favor, the Board of Supervisors approved the minutes of the Board of Supervisors' regular meeting held on October 26, 2023, for the Water's Edge Community Development District.

FIFTH ORDER OF BUSINESS

District Manager Report

Mr. Huber reminded the Board of the next regularly scheduled meeting on December 21, 2023 at 3:30 pm.

SIXTH ORDER OF BUSINESS

Update on ITS Pump System Repairs

Mr. Huber advised the Board he has not had an update from ITS despite multiple attempts. He stated he will relay any information to the Board, once received.

SEVENTH ORDER OF BUSINESS

**Audience Comments & Supervisor
Requests**

There was an audience question about the new pump warranty. Mr. Huber stated he would reach out to find out the specifics about the warranty.

There was another comment about the reclaimed water issues and how it is affecting the pipes.

Mr. Anastasopoulos requested to have an agenda item at the next meeting to address moving funds from the general funds to the reserve funds.

Mr. Peterson asked about the water restrictions for Pasco County. Mr. Huber stated it was down to one day, but the restrictions didn't apply to reclaimed water.

Mr. Haslett spoke about the HOA Multi-family meeting and a question about a possible access road from the new development into the community. He stated that the CDD Board would never allow that.

EIGHTH 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 5:33 p.m. for the Water's Edge Community Development District.

Secretary/Assistant Secretary

Chairman/Vice Chairman

Tab 13

Waters Edge Community Development District

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

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

www.watersedgecdd.org

Operations and Maintenance Expenditures

October 2023

For Board Approval

Attached please find the check register listing the Operation and Maintenance expenditures paid from October 1, 2023 through October 31, 2023. This does not include expenditures previously approved by the Board.

The total items being presented: **\$38,795.39**

Approval of Expenditures:

_____Chairperson

_____Vice Chairperson

_____Assistant Secretary

Waters Edge Community Development District

Paid Operation & Maintenance Expenditures

October 1, 2023 Through October 31, 2023

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Brenda L Brown	100217	BB092823	Board of Supervisors Meeting 09/28/23	\$ 200.00
Florida Reserve Study and Appraisal, Inc.	100225	09292023	Reserve Study 09/23	\$ 2,100.00
George Anastasopoulos	100218	GA092823	Board of Supervisors Meeting 09/28/23	\$ 200.00
GHS Environmental LLC	100219	2023-444	Monthly Meter Readings 09/23	\$ 142.00
Innersync Studio, Ltd	100226	21664	Website Services - ADA Compliance FY23/24	\$ 1,537.50
Irrigation Technical Services, Inc.	100227	32091	Pump Station Maintenance 09/23	\$ 600.00
Irrigation Technical Services, Inc.	100228	31985	Water Management - Pump Station 09/23	\$ 550.00
Jason Peterson	100220	JP092823	Board of Supervisors Meeting 09/28/23	\$ 200.00
Pasco County Utilities	ACH	19044346	9019 Creedmoor Reclaim Lane 08/23	\$ 5,686.90
Rizzetta & Company, Inc.	100214	INV0000084043	Assessment Roll Preparation FY 23/24	\$ 5,728.00
Rizzetta & Company, Inc.	100215	INV0000084141	District Management Fees 10/23	\$ 4,503.83

Waters Edge Community Development District

Paid Operation & Maintenance Expenditures

October 1, 2023 Through October 31, 2023

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Sitex Aquatics, LLC	100216	7660B-12	500 Club Rush Bare Root 09/23	\$ 750.00
Sitex Aquatics, LLC	100229	7809B	Monthly Lake Maintenance 10/23	\$ 2,335.00
Straley Robin Vericker	100221	23590	General Legal Services 09/23	\$ 2,074.00
Teri Lynn Geney	100222	TG092823	Board of Supervisors Meeting 09/28/23	\$ 200.00
Times Publishing Company	100223	0000307267 09/20/23	Legal Advertising Customer Account #113848 09/20/23	\$ 140.80
Timothy M. Haslett	100224	TH092823	Board of Supervisors Meeting 09/28/23	\$ 200.00
Waters Edge Master HOA, Inc.	100230	100123	Shared Cost Landscape Services 09/23	\$ 9,596.80
Withlacoochee River Electric Cooperative, Inc.	ACH	2189378	Electric 2189378 09/23	\$ 72.35
Withlacoochee River Electric Cooperative, Inc.	ACH	2189381	Electric 2189381 09/23	\$ 40.16
Withlacoochee River Electric Cooperative, Inc.	ACH	2189382	Electric 2189382 09/23	\$ 42.94
Withlacoochee River Electric Cooperative, Inc.	ACH	2189383	Electric 2189383 09/23	\$ 40.16
Withlacoochee River Electric Cooperative, Inc.	ACH	2189384	Electric 2189384 09/23	<u>\$ 1,854.95</u>
Report Total				<u>\$ 38,795.39</u>

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Operations and Maintenance Expenditures

November 2023

For Board Approval

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

The total items being presented: **\$34,354.43**

Approval of Expenditures:

_____Chairperson

_____Vice Chairperson

_____Assistant Secretary

Waters Edge Community Development District

Paid Operation & Maintenance Expenditures

November 1, 2023 Through November 30, 2023

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Brenda L Brown	100233	BB103023	Board of Supervisors Meeting 10/26/23	\$ 200.00
Florida Department of Commerce	100240	88794	Special District Fee FY23-24	\$ 175.00
George Anastasopoulos	100234	GA103023	Board of Supervisors Meeting 10/26/23	\$ 200.00
Jason Peterson	100235	JP103023	Board of Supervisors Meeting 10/26/23	\$ 200.00
Pasco County Utilities	ACH	19199946 Autopay	9019 Creedmoor Reclaim Lane 09/23	\$ 7,349.68
Rizzetta & Company, Inc.	100231	INV0000084934	District Management Fees 11/23	\$ 4,331.83
Sitex Aquatics, LLC	100232	7672B	Chlorine Tablets 08/23	\$ 5,986.00
Sitex Aquatics, LLC	100242	7588B	Monthly Lake Maintenance 11/23	\$ 2,185.00
Stantec Consulting Services, Inc.	100241	2147074	Engineering Services 10/23	\$ 1,765.60
Straley Robin Vericker	100236	23745	General Legal Services 10/23	\$ 2,562.00
Teri Lynn Geney	100237	TG103023	Board of Supervisors Meeting 10/26/23	\$ 200.00

Waters Edge Community Development District

Paid Operation & Maintenance Expenditures

November 1, 2023 Through November 30, 2023

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Timothy M. Haslett	100238	TH103023	Board of Supervisors Meeting 10/26/23	\$ 200.00
Waters Edge Master HOA, Inc.	100239	110123	Shared Cost Landscape Services 10/23	\$ 7,084.00
Withlacoochee River Electric Cooperative, Inc.	ACH	2189378 10/23 Autopay	Electric 2189378 10/23	\$ 70.50
Withlacoochee River Electric Cooperative, Inc.	ACH	2189381 10/23 Autopay	Electric 2189381 10/23	\$ 40.16
Withlacoochee River Electric Cooperative, Inc.	ACH	2189382 10/23 Autopay	Electric 2189382 10/23	\$ 42.94
Withlacoochee River Electric Cooperative, Inc.	ACH	2189383 10/23 Autopay	Electric 2189383 10/23	\$ 40.16
Withlacoochee River Electric Cooperative, Inc.	ACH	2189384 10/23 Autopay	Electric 2189384 10/23	<u>\$ 1,721.56</u>
Report Total				<u>\$ 34,354.43</u>