

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 **September 27, 2018, at 3:30 p.m.** at the Waters Edge Clubhouse, located at 9019 Creedmoor Lane, New Port Richey, Florida 34654.

Present and constituting a quorum:

Edward Grillo	Board Supervisor, Chairman
Roger LeBlanc	Board Supervisor, Vice Chairman
Michaela Ballou	Board Supervisor, Assistant Secretary
Michael McCarthy	Board Supervisor, Assistant Secretary

Also present were:

Christine Perkins	District Manager, Rizzetta & Company
Greg Woodcock	District Engineer, Cardno TBE (via phone)
John Vericker	District Counsel, Straley Robin & Vericker (via phone)
Brett Perez	Yellowstone Landscape
Richard Whitcomb	Yellowstone Landscape
Nelson De Sierra	Yellowstone Landscape

Audience

FIRST ORDER OF BUSINESS

Call to Order

Ms. Perkins called the meeting to order and performed the roll call.

SECOND ORDER OF BUSINESS

**Audience Comments on Agenda
Items**

There were no audience comments.

THIRD ORDER OF BUSINESS

Staff Reports

A. District Engineer

Discussion ensued pertaining to the erosion repairs adjacent to 11638 Belle Haven Drive. Mr. Perez communicated that he had met with Mr. Woodcock and Mr. Brown onsite to discuss ongoing maintenance, and

50 Yellowstone will monitor the recovery as well as perform grass
51 replacements. Mr. Woodcock remarked that Site Masters would be
52 completing their work within the week. Mr. Grillo instructed Yellowstone
53 and staff to work with the homeowner as well to ensure that the
54 homeowner was setting their irrigation timers as appropriate. Mr. Grillo
55 additionally requested that this subject be added to the action-item list to
56 ensure that ongoing follow-through is being performed.

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58 B. Aquatics Manager

59 1. Presentation of September 2018 Waterway Inspection Report

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61 Ms. Ballou commented about the mention of aeration within the report.

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63 C. Field Services Manager

64 1. Presentation of August 2018 Field Inspection Report, along
65 With Yellowstone Landscape Response

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67 Discussion ensued pertaining to the request of Mr. Brown conducting his
68 field inspection earlier by one week, in order for the Board to have the
69 most updated report within each month's agenda. Ms. Perkins
70 communicated that she would speak with Mr. Brown about this topic. Ms.
71 Ballou inquired about connecting two wells to the central irrigation system.

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73 2. Consideration of Proposal from Yellowstone Landscape for
74 Reclaimed Water Zone Remediation at Entrance

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76 Mr. Grillo provided a historical background about the District's irrigation
77 maintenance at the entrances and the current layout. Discussion ensued
78 regarding the placement of rotor heads, aesthetic differences in the grass,
79 irrigation coverage, trenching, and the proposal from Yellowstone
80 Landscape. The consensus of the Board was to ensure that the project
81 would be done correctly. Mr. Grillo instructed Mr. Perez to review final
82 pricing, and provide a revised proposal based on the discussion.

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<p>On a Motion by Ms. Ballou, seconded by Mr. LeBlanc, with all in favor, the Board of Supervisors approved the Proposal from Yellowstone Landscape for Reclaimed Water Zone Remediation at Entrance subject to Yellowstone Landscape's revision, as well as final review and authorization by the Chairman for the Waters Edge Community Development District.</p>

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85 Ms. Ballou inquired about the landscape plan for around the pipes, as the
86 reclaimed water piping will be indicated by the color purple. Discussion
87 ensued that the County will complete landscaping after the dedication
88 ceremony, and a final walkthrough would be performed with the District.

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95 D. District Counsel
96 1. Discussion of Irrigation and Maintenance Cost Sharing Agreement
97 between the CDD and HOA

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99 Mr. McCarthy commented that the HOA has reviewed the agreement, and
100 that the Attorney has provided modifications that would be distributed and
101 reviewed by Mr. Grillo and Mr. Vericker. Mr. Vericker commented that
102 there didn't seem to be any material changes.

- 103
104 E. District Manager
105 Ms. Perkins presented the Action Item List to the Board, and announced
106 that the next regularly scheduled meeting was scheduled for October 25,
107 2018 at 3:30 PM at the Waters Edge Clubhouse.

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109 Ms. Perkins communicated that a letter was being distributed to all
110 residents to let them know that the increase for reclaimed water that was
111 approved for fiscal year 2018/2019 did not make it onto the Pasco County
112 Trim Notices, due to an error from Rizzetta's finance team while
113 submitting the tax roll. The increase would be included as planned on
114 residents' property taxes in November. Discussion ensued pertaining to
115 the expectations of the Board, past mistakes from Rizzetta pertaining to
116 various issues, and the rate of turnover of District Management. The
117 Board communicated their desire to have upper Rizzetta management
118 present at the next meeting, including representation from both District
119 Management and Amenities Management.

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121 Ms. Perkins inquired to the Board about their preferred method for
122 reviewing candidates for the current Board Supervisor vacancy, as well as
123 methods of informing residents about the vacancy. Mr. Grillo requested to
124 have communication be distributed via e-blast to begin informing residents
125 to submit their qualification materials for review.

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127 **FOURTH ORDER OF BUSINESS** **Consideration of Minutes of the**
128 **Board of Supervisors' Regular**
129 **Meeting held on August 23, 2018**

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131 Mr. Grillo requested changes to the minutes pertaining to the discussion on
132 aeration, which Ms. Perkins would amend.

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On a Motion by Mr. McCarthy, seconded by Ms. Ballou, with all in favor, the Board of Supervisors approved the minutes of the Board of Supervisors' Regular meeting held on August 23, 2018, as amended, for the Waters Edge Community Development District.

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140 **FIFTH ORDER OF BUSINESS** **Consideration of Operation and**
141 **Maintenance Expenditures for**
142 **August 2018**
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144 Discussion ensued on the subject of hog-trapping, and the timing of the HOA
145 terminating the contract. Ms. Perkins commented that it would be prudent also to
146 include a motion defining that the District would like to terminate the agreement.
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On a Motion by Mr. McCarthy, seconded by Mr. LeBlanc, with all in favor, the Board of Supervisors approved to Terminate the Agreement with Jerry Richardson State Wildlife Trapper for the Waters Edge Community Development District.

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On a Motion by Mr. McCarthy, seconded by Mr. LeBlanc, with all in favor, the Board of Supervisors approved the Operation and Maintenance Expenditures for August 2018 (\$23,259.16) for the Waters Edge Community Development District.

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150 **SIXTH ORDER OF BUSINESS** **Discussion of Irrigation and**
151 **Maintenance Cost Sharing**
152 **Agreement between the CDD and**
153 **HOA**
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155 This item was covered under the District Counsel Report.
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157 **SEVENTH ORDER OF BUSINESS** **Presentation of First Addendum to**
158 **the Contract with Professional**
159 **District Services**
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161 Ms. Perkins entertained questions pertaining to the contract pricing delineated in
162 the contract addendum, and communicated that no fees would increase without initial
163 Board approval.
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On a Motion by Ms. Ballou, seconded by Mr. McCarthy, with all in favor, the Board of Supervisors Approved the First Addendum to the Contract with Professional District Services for the Waters Edge Community Development District.

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166 **EIGHTH ORDER OF BUSINESS** **Consideration of Insurance Renewal**
167 **Proposal for Fiscal Year 2018-2019**
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169 Mr. McCarthy inquired about the POL insurance, and discussion ensued about
170 modifying the term “Guardhouse” on the property schedule.
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On a Motion by Mr. LeBlanc, seconded by Mr. McCarthy, with all in favor, the Board of Supervisors Approved the Egis Insurance Renewal Proposal for the Fiscal Year 2018-2019 for the Waters Edge Community Development District.

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NINTH ORDER OF BUSINESS

Audience Comments and Supervisor Requests

Mr. Grillo inquired about the status of Mr. Thiemann's tree removal request, and requested that this item be added to the action-item list to continually ensure that he has everything he needs, to which the District thus far has provided him with all pertinent information.

Mr. Grillo discussed the plans for the front-entrance landscaping that had been previously put on hold. Discussion ensued regarding the timing of the project, its impact on the FY 2017/2018 budget vs. FY 2018/2019. Mr. Grillo requested that Ms. Perkins follow-up with the Board via e-mail regarding the timing of the project's expense and the end-of-year financials and audit.

TENTH ORDER OF BUSINESS

Adjournment

On a Motion by Mr. LeBlanc, seconded by Ms. Ballou, with all in favor, the Board of Supervisors adjourned the meeting at 4:52 p.m. for Waters Edge Community Development District.

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Secretary/Assistant Secretary


Chairman/Vice Chairman