
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.

WATERSET CENTRAL COMMUNITY DEVELOPMENT DISTRICT

The organizational meeting of the Board of Supervisors of Waterset Central Community Development District was held on **Thursday, November 9, 2017 at 9:00 AM** at the office of Rizzetta & Company located at 9428 Camden Field Parkway, Riverview, Florida 33578.

Present and constituting a quorum were:

Rick Stevens	Board Supervisor
Pete Williams	Board Supervisor
Maja Barnat	Board Supervisor
Lynda McMorrow	Board Supervisor

Also present were:

Joseph Roethke	Regional District Manager, Rizzetta & Co.
Christine Perkins	District Manager, Rizzetta & Co.
Erin McCormick	District Counsel, Erin McCormick Law
Jamie Scarola	Interim District Engineer, Scarola Associates (via phone)
Amanda King	Newland Communities
Jon Kessler	FMS Bonds

FIRST ORDER OF BUSINESS

Call to Order and Roll Call

The meeting was called to order and roll call performed, confirming that a quorum was present.

SECOND ORDER OF BUSINESS

Administration of Oath of Office for Board Supervisors

Mr. Roethke administered the oath of office to the newly appointed supervisors.

THIRD ORDER OF BUSINESS

Presentation of Florida Statutes Ch. 190

Mr. Roethke presented Chapter 190 of the Florida Statutes to the Board and Ms. McCormick added comments.

FOURTH ORDER OF BUSINESS

Presentation of Guide to the Sunshine Amendment and Code of Ethics for Public Officers & Employees

Ms. McCormick provided an overview of the Sunshine Amendment and Code of Ethics for the Board.

FIFTH ORDER OF BUSINESS

Consideration of Compensation of New Board Members

Mr. Roethke informed the Board that as a Board Supervisor they are entitled to compensation of \$200.00 per meeting, up to an annual maximum of \$4,800.00 per year. All Board Supervisors waived compensation except for Mr. Williams, who will accept compensation.

SIXTH ORDER OF BUSINESS

Consideration of Travel Reimbursement Policy for Officers and Employees

Mr. Roethke informed the Board that as a Board Supervisor they are entitled to travel reimbursement of 0.445/mile. All Board Supervisors waived travel reimbursement but approved the policy of travel reimbursement for the District.

On a Motion by Mr. Stevens, seconded by Mr. Williams, with all in favor, the Board of Supervisors approved the travel reimbursement policy for Waterset Central Community Development District.

SEVENTH ORDER OF BUSINESS

Consideration of Resolution 2018-01, Appointing Officers of the District

Mr. Roethke presented Resolution 2018-01 to the Board, which will re-designate the officers of the District. The Board appointed the designations as the following: Rick Stevens as Chairman, Rob Bosarge as Vice Chairman, with the remaining board members as Assistant Secretaries, along with Matthew Huber and Joe Roethke. Eric Dailey was appointed as Secretary.

On a Motion by Mr. Williams, seconded by Mr. Stevens, with all in favor, the Board of Supervisors approved as presented Resolution 2018-01 for Waterset Central Community Development District.

EIGHTH ORDER OF BUSINESS

Consideration of Resolution 2018-02, Appointing District Manager

Mr. Roethke presented Resolution 2018-02 to the Board, which will appoint the District Manager of the District. Mr. Roethke presented the Rizzetta Agreement to the Board. Ms. McCormick discussed true-up items listed on the District Management contract and suggested two minor changes.

On a Motion by Mr. Williams, seconded by Mr. Stevens, with all in favor, the Board of Supervisors approved as presented Resolution 2018-02 for Waterset Central Community Development District.

NINTH ORDER OF BUSINESS

**Consideration of Resolution 2018-03,
Appointing Treasurer and Assistant
Treasurer**

Mr. Roethke presented Resolution 2018-03 to the Board, which will appoint Scott Brizendine as Treasurer and Shawn Wildermuth as Assistant Treasurer of the District.

On a Motion by Mr. Williams, seconded by Mr. Stevens, with all in favor, the Board of Supervisors approved as presented Resolution 2018-03 for Waterset Central Community Development District.

TENTH ORDER OF BUSINESS

**Consideration of Resolution 2018-04,
Designating Registered Agent and
Registered Office**

Mr. Roethke presented Resolution 2018-04 to the Board, which will select district agent as William Rizzetta and registered office as Rizzetta & Company located at 3434 Colwell Avenue, Suite 200, Tampa, FL 33614.

On a Motion by Mr. Williams, seconded by Mr. Stevens, with all in favor, the Board of Supervisors approved as presented Resolution 2018-04 for Waterset Central Community Development District.

ELEVENTH ORDER OF BUSINESS

**Consideration of Resolution 2018-05,
Designating Primary Administrative Office**

Mr. Roethke presented Resolution 2018-05 to the Board, which will designate Rizzetta and Company as the Primary Administrative Office located at 9428 Camden Field Parkway, Riverview, Florida 33578.

On a Motion by Mr. Williams, seconded by Mr. Stevens, with all in favor, the Board of Supervisors approved as presented Resolution 2018-05 for Waterset Central Community Development District.

TWELFTH ORDER OF BUSINESS

**Consideration of Resolution 2018-06,
Designating Location of District's Record
of Proceedings**

Mr. Roethke presented Resolution 2018-06 to the Board, which will select district location of District office as Rizzetta and Company located at 9428 Camden Field Parkway, Riverview, Florida 33578.

On a Motion by Mr. Stevens, seconded by Mr. Williams, with all in favor, the Board of Supervisors approved as presented Resolution 2018-06 for Waterset Central Community Development District.

THIRTEENTH ORDER OF BUSINESS

**Consideration of Resolution 2018-07,
Appointment of Records Management
Liaison Officer and Adopting Records
Retention Policy**

Mr. Roethke presented Resolution 2018-07 to the Board, which will designate records retention policy for the District.

On a Motion by Mr. Williams, seconded by Mr. Stevens, with all in favor, the Board of Supervisors approved as presented Resolution 2018-07 for Waterset Central Community Development District.

FOURTEENTH ORDER OF BUSINESS

**Consideration of Resolution 2018-08,
Appointing District Counsel**

Mr. Roethke presented Resolution 2018-08 to the Board, which will designate Erin McCormick Law, PA as District Counsel.

On a Motion by Mr. Williams, seconded by Ms. McMorrow, with all in favor, the Board of Supervisors approved as presented Resolution 2018-08 for Waterset Central Community Development District.

FIFTEENTH ORDER OF BUSINESS

**Consideration of Resolution 2018-09,
Providing for Public's Opportunity to Be
Heard**

Mr. Roethke presented Resolution 2018-09 to the Board, which will provide the opportunity for the Public to be heard.

On a Motion by Mr. Williams, seconded by Mr. Stevens, with all in favor, the Board of Supervisors approved as presented Resolution 2018-09 for Waterset Central Community Development District.

SIXTEENTH ORDER OF BUSINESS

**Consideration of Resolution 2018-10,
Establishing Policy Regarding Support and
Legal Defense for Board and District Staff**

Mr. Roethke presented Resolution 2018-10 to the Board, which will set forth policy regarding support and legal defense for Board Members and District Staff.

On a Motion by Mr. Williams, seconded by Mr. Stevens, with all in favor, the Board of Supervisors approved as presented Resolution 2018-10 for Waterset Central Community Development District.

SEVENTEENTH ORDER OF BUSINESS

Authorizing Staff to Obtain General Liability, Property, and Public Officers' Liability Insurance Coverage

On a Motion by Mr. Stevens, seconded by Mr. Williams, with all in favor, the Board of Supervisors authorized District Staff to obtain insurance proposals for Waterset Central Community Development District.

EIGHTEENTH ORDER OF BUSINESS

Consideration of Resolution 2018-11, Designating Regular Meeting Dates, Time and Location

Mr. Roethke presented Resolution 2018-11 to the Board, which will designate the regular meeting dates, time and location. Discussion ensued.

On a Motion by Mr. Williams, seconded by Mr. Stevens, with all in favor, the Board of Supervisors approved as presented Resolution 2018-11 which will meet on the 2nd Thursday of the month at 9:00 AM at the office of Rizzetta and Company located at 9428 Camden Field Parkway, Riverview, Florida 33578, for Waterset Central Community Development District.

NINETEENTH ORDER OF BUSINESS

Consideration of Resolution 2018-12, Approving Proposed Budget for FY 2017/2018, Setting a Public Hearing, and Approving Developer Funding Agreement

Mr. Roethke presented Resolution 2018-12 to the Board which will set the Public Hearing date, time and location for the Proposed Budget for FY 2017/2018.

On a Motion by Mr. Williams, seconded by Mr. Stevens, with all in favor, the Board of Supervisors approved as presented Resolution 2018-12 which will set the proposed budget public hearing on January 11, 2018 at 9:00 AM located at the office of Rizzetta and Company located at 9428 Camden Field Parkway, Riverview, Florida 33578 for Waterset Central Community Development District.

TWENTIETH ORDER OF BUSINESS

Consideration of Resolution 2018-13, Setting Date, Time, and Place of Public Hearing on Rules of Procedure, and Authorizing Appropriate Notice

Mr. Roethke presented Resolution 2018-13 to the Board, which will set the Public Hearing date, time and location for the Rules of Procedure and authorizing appropriate notice.

On a Motion by Mr. Stevens, seconded by Mr. Williams, with all in favor, the Board of Supervisors approved as presented Resolution 2018-13 which will set the Rules of Procedure Public Hearing date on January 11, 2018 at 9:00 AM located at the office of Rizzetta and Company located at 9428 Camden Field Parkway, Riverview, Florida 33578 for Waterset Central Community Development District.

TWENTY-FIRST ORDER OF BUSINESS

**Consideration of Resolution 2018-14,
Authorizing the Recording of Notice of
Establishment**

Mr. Roethke presented Resolution 2018-14 to the Board, which will authorize recording of the Notice of Establishment, Ordinance number 17-25 established on October 11, 2017.

On a Motion by Mr. Williams, seconded by Mr. Stevens, with all in favor, the Board of Supervisors approved as presented Resolution 2018-14 for Waterset Central Community Development District.

TWENTY-SECOND ORDER OF BUSINESS

**Consideration of Resolution 2018-15,
Designating the Landowners' Meeting and
Authorizing Publication of Notice**

Mr. Roethke presented Resolution 2018-15 to the Board, which will designate the time, date, and place of the Landowners' Meeting and authorize publication of notice of the meeting.

On a Motion by Mr. Williams, seconded by Mr. Stevens, with all in favor, the Board of Supervisors approved as presented Resolution 2018-15 for Waterset Central Community Development District.

TWENTY-THIRD ORDER OF BUSINESS

**Consideration of Retention of Interim
Engineer**

Mr. Roethke presented to the Board the need for an interim engineer.

On a Motion by Mr. Williams, seconded by Mr. Stevens, with all in favor, the Board of Supervisors approved and appointed Scarola Associates as Interim Engineer for Waterset Central Community Development District.

TWENTY-FOURTH ORDER OF BUSINESS

**Authorize RFQ for District Engineer and
Publication of Notice**

On a Motion by Mr. Williams, seconded by Mr. Stevens, with all in favor, the Board of Supervisors authorized District Staff to publish RFQ for District Engineer and for the Board to select a District Engineer on January 11, 2018 at 9:00 AM for Waterset Central Community Development District.

TWENTY-FIFTH ORDER OF BUSINESS **Consideration of Proposal for Website Services**

Mr. Roethke presented the proposal from Rizzetta & Company for website services and web-hosted Board Supervisors' emails to the Board.

On a Motion by Mr. Stevens, seconded by Ms. Barnat, with all in favor, the Board of Supervisors selected Rizzetta & Company's website services and web-hosted Board Supervisor email addresses for Waterset Central Community Development District.

TWENTY-SIXTH ORDER OF BUSINESS **Consideration of Resolution 2018-16, Appointing Investment Banker**

Mr. Roethke presented Resolution 2018-16 to the Board, which will appoint an investment banker.

On a Motion by Mr. Williams, seconded by Mr. Stevens, with all in favor, the Board of Supervisors approved as presented Resolution 2018-16 and appointed FMS Bonds, Inc. as Investment Banker for Waterset Central Community Development District.

TWENTY-SEVENTH ORDER OF BUSINESS **Consideration of Conflict Waiver Letter**

Mr. Roethke presented a conflict waiver letter from Akerman to the Board.

On a Motion by Mr. Williams, seconded by Mr. Stevens, with all in favor, the Board of Supervisors approved the conflict waiver letter from Akerman as presented for Waterset Central Community Development District.

TWENTY-EIGHTH ORDER OF BUSINESS **Consideration of Resolution 2018-17, Appointing Bond Counsel**

Mr. Roethke presented Resolution 2018-17 to the Board, which appoints Bond Counsel.

On a Motion by Mr. Williams, seconded by Mr. Stevens, with all in favor, the Board of Supervisors approved as presented Resolution 2018-17 and appointed Bryant Miller Olive PA as Bond Counsel for Waterset Central Community Development District.

TWENTY-NINTH ORDER OF BUSINESS **Consideration of Resolution 2018-18, Adopting No Investment Policy**

Mr. Roethke presented Resolution 2018-18 to the Board, which adopts alternative investment guidelines.

On a Motion by Mr. Williams, seconded by Mr. Stevens, with all in favor, the Board of Supervisors approved as presented Resolution 2018-18 for Waterset Central Community Development District.

THIRTIETH ORDER OF BUSINESS

**Consideration of Resolution 2018-19,
Setting the Date, Time and Location and
Authorizing Publication of Notice of Public
Hearing on Uniform Method of Collection**

Mr. Roethke presented Resolution 2018-19 to the Board.

On a Motion by Mr. Stevens, seconded by Mr. Williams, with all in favor, the Board of Supervisors approved as presented Resolution 2018-19 which sets the date, time and location for the Public Hearing on Uniform Method of Collecting as January 11, 2018 at 9:00 AM at the office of Rizzetta & Company located at 9428 Camden Field Parkway, Riverview, Florida 33578 and authorized District Staff to publish the notice for the Public Hearing for Waterset Central Community Development District.

THIRTY-FIRST ORDER OF BUSINESS

**Consideration of Resolution 2018-20,
Selection of District Depository**

Mr. Roethke presented Resolution 2018-20 to the Board which will select the District depository.

On a Motion by Mr. Stevens, seconded by Mr. Williams, with all in favor, the Board of Supervisors approved as presented Resolution 2018-20 which selected Suntrust Bank as the District Depository for Waterset Central Community Development District.

THIRTY-SECOND ORDER OF BUSINESS

**Consideration of Resolution 2018-21,
Approve Disbursement for Expenses**

Mr. Roethke presented Resolution 2018-21 to the Board which will approve disbursement of expenses.

On a Motion by Mr. Williams, seconded by Mr. Stevens, with all in favor, the Board of Supervisors approved as presented Resolution 2018-21 for Waterset Central Community Development District.

THIRTY-THIRD ORDER OF BUSINESS

**Consideration of Resolution 2018-22,
Authorize Bank Account Signatories**

Mr. Roethke presented Resolution 2018-22 to the Board, which will authorize bank account signatories.

On a Motion by Mr. Williams, seconded by Mr. Stevens, with all in favor, the Board of Supervisors approved as presented Resolution 2018-22 for Waterset Central Community Development District.

THIRTY-FOURTH ORDER OF BUSINESS **Consideration of Funding Request**

Mr. Roethke presented a funding request for \$10,000 to the Board.

On a Motion by Mr. Williams, seconded by Mr. Stevens, with all in favor, the Board of Supervisors approved as presented a funding request for \$10,000 for Waterset Central Community Development District.

THIRTY-FIFTH ORDER OF BUSINESS **Staff Reports**

A. District Counsel

No report.

B. Interim District Engineer

No report.

C. District Manager

Mr. Roethke reminded the Board that the next meeting will be held on December 14, 2017 at 9:00 AM at the office of Rizzetta & Company located at 9428 Camden Field Parkway, Riverview, Florida 33578. Mr. Roethke also advised there will be several public hearings held at 9:00 AM on January 11, 2018 at the same location.

THIRTY-SIXTH ORDER OF BUSINESS **Supervisor Requests and Audience Comments**

There were no supervisor requests and there was no audience present to comment.

THIRTY-SEVENTH ORDER OF BUSINESS **Adjournment**

On a Motion by Mr. Williams, seconded by Mr. Stevens, with all in favor, the Board adjourned the meeting at 9:28 AM for Waterset Central Community Development District.


Secretary/Assistant Secretary


Chairman/ Vice Chairman