

WATERSIDE

COMMUNITY DEVELOPMENT DISTRICT

May 16, 2023

BOARD OF SUPERVISORS

REGULAR MEETING AGENDA

WATERSIDE

COMMUNITY DEVELOPMENT DISTRICT

AGENDA

LETTER

Waterside Community Development District
OFFICE OF THE DISTRICT MANAGER
2300 Glades Road, Suite 410W•Boca Raton, Florida 33431
Phone: (561) 571-0010•Toll-free: (877) 276-0889•Fax: (561) 571-0013

May 9, 2023

ATTENDEES:

Please identify yourself each time you speak to facilitate accurate transcription of meeting minutes.

Board of Supervisors
Waterside Community Development District

Dear Board Members:

The Board of Supervisors of the Waterside Community Development District will hold a Regular Meeting on May 16, 2023 at 2:30 p.m., at the Courtyard by Marriott Stuart, 7615 SW Lost River Road, Stuart, Florida 34997. The agenda is as follows:

1. Call to Order/Roll Call
2. Public Comments
3. Acceptance of Resignation of Supervisor James P Harvey [Seat 3]
4. Consider Appointment to Fill Unexpired Term of Seat 3; *Term Expires November 2024*
 - Administration of Oath of Office to Appointment (the following will be provided in a separate package)
 - A. Guide to Sunshine Amendment and Code of Ethics for Public Officers and Employees
 - B. Membership, Obligations and Responsibilities
 - C. Financial Disclosure Forms
 - I. Form 1: Statement of Financial Interests
 - II. Form 1X: Amendment to Form 1, Statement of Financial Interests
 - III. Form 1F: Final Statement of Financial Interests
 - D. Form 8B: Memorandum of Voting Conflict
5. Consideration of Resolution 2023-03, Designating Certain Officers of the District, and Providing for an Effective Date
6. Consideration of Resolution 2023-04, Approving a Proposed Budget for Fiscal Year 2023/2024 and Setting a Public Hearing Thereon Pursuant to Florida Law; Addressing Transmittal, Posting and Publication Requirements; Addressing Severability; and Providing for an Effective Date

7. Consideration of Resolution 2023-05, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for Fiscal Year 2023/2024 and Providing for an Effective Date
8. Acceptance of Unaudited Financial Statements as of March 31, 2023
9. Approval of April 18, 2023 Special Meeting Minutes
10. Staff Reports

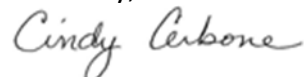
- A. District Counsel: *Kutak Rock LLP*
- B. District Engineer: *The Osborn Engineering Company*
- C. District Manager: *Wrathell, Hunt and Associates, LLC*
 - 0 Registered Voters in District as of April 15, 2023
 - NEXT MEETING DATE: June 20, 2023 at 2:30 PM
 - QUORUM CHECK

SEAT 1	TIMOTHY SMITH	☐ IN PERSON	☐ PHONE	☐ NO
SEAT 2	CANDICE SMITH	☐ IN PERSON	☐ PHONE	☐ NO
SEAT 3		☐ IN PERSON	☐ PHONE	☐ NO
SEAT 4	JON SEIFEL	☐ IN PERSON	☐ PHONE	☐ NO
SEAT 5	MICHAEL CAPUTO	☐ IN PERSON	☐ PHONE	☐ NO

11. Board Members' Comments/Requests
12. Public Comments
13. Adjournment

If you should have any questions or concerns, please do not hesitate to contact me directly at (561) 346-5294 or Andrew Kantarzhi at (415) 516-2161.

Sincerely,



Cindy Cerbone
District Manager

FOR BOARD MEMBERS AND STAFF TO ATTEND BY TELEPHONE

CALL-IN NUMBER: 1-888-354-0094

PARTICIPANT PASSCODE: 867 327 4756

WATERSIDE

COMMUNITY DEVELOPMENT DISTRICT

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RESOLUTION 2023-03

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE WATERSIDE
COMMUNITY DEVELOPMENT DISTRICT DESIGNATING CERTAIN OFFICERS
OF THE DISTRICT, AND PROVIDING FOR AN EFFECTIVE DATE**

WHEREAS, the Waterside Community Development District (“District”) is a local unit of special-purpose government created and existing pursuant to Chapter 190, Florida Statutes; and

WHEREAS, the Board of Supervisors of the District desires to designate certain Officers of the District.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF
SUPERVISORS OF THE WATERSIDE COMMUNITY DEVELOPMENT
DISTRICT:**

SECTION 1. _____ is appointed Chair.

SECTION 2. _____ is appointed Vice Chair.

SECTION 3. _____ is appointed Assistant Secretary.

_____ is appointed Assistant Secretary.

_____ is appointed Assistant Secretary.

Cindy Cerbone is appointed Assistant Secretary.

Andrew Kantarzi is appointed Assistant Secretary.

SECTION 4. This Resolution supersedes any prior appointments made by the Board for Chair, Vice Chair, Secretary and Assistant Secretaries; however, prior appointments by the Board for Treasurer and Assistant Treasurer(s) remain unaffected by this Resolution.

SECTION 5. This Resolution shall become effective immediately upon its adoption.

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK]

PASSED AND ADOPTED this 16th day of May, 2023.

ATTEST:

**WATERSIDE COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

WATERSIDE

COMMUNITY DEVELOPMENT DISTRICT

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RESOLUTION 2023-04

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE WATERSIDE COMMUNITY DEVELOPMENT DISTRICT APPROVING A PROPOSED BUDGET FOR FISCAL YEAR 2023/2024, AND SETTING A PUBLIC HEARING THEREON PURSUANT TO FLORIDA LAW; ADDRESSING TRANSMITTAL, POSTING AND PUBLICATION REQUIREMENTS; ADDRESSING SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, the District Manager has prepared and submitted to the Board of Supervisors ("**Board**") of the Waterside Community Development District ("**District**") prior to June 15, 2023, a proposed operating budget ("**Proposed Budget**") for the fiscal year beginning October 1, 2023 and ending September 30, 2024 ("**Fiscal Year 2023/2024**"); and

WHEREAS, the Board has considered the proposed budget and desires to set the required public hearing thereon.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE WATERSIDE COMMUNITY DEVELOPMENT DISTRICT:

1. APPROVING PROPOSED BUDGET. The operating budget proposed by the District Manager for Fiscal Year 2023/2024 is attached hereto as **Exhibit A** is hereby approved as the basis for conducting a public hearing to adopt said budget.

2. SETTING HEARING. The public hearing on the approved budget is hereby declared and set for the following date, hour and location:

DATE:	_____
HOUR:	_____
LOCATION:	Courtyard by Marriott Stuart 7615 SW Lost River Road Stuart, Florida 34997

3. TRANSMITTAL OF PROPOSED BUDGET TO LOCAL GENERAL PURPOSE GOVERNMENTS. The District Manager is hereby directed to submit copy of the proposed budget to the local general purpose unit(s) of government at least sixty (60) days prior to the hearing set above.

4. POSTING OF PROPOSED BUDGET. In accordance with Section 189.016, *Florida Statutes*, the District's Secretary is further directed to post the approved Proposed Budget on the District's website at least two (2) days before the budget hearing date as set forth in Section 2 and shall remain on the website for at least (forty-five) 45 days.

5. PUBLICATION OF NOTICE. Notice of this public hearing shall be published in the manner prescribed in Florida law.

6. SEVERABILITY. The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

7. EFFECTIVE DATE. This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED this 16th day of May, 2023.

ATTEST:

**WATERSIDE COMMUNITY DEVELOPMENT
DISTRICT**

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

Exhibit A: Fiscal Year 2023/2024 Budget

Exhibit A

Fiscal Year 2023/2024 Budget

**WATERSIDE
COMMUNITY DEVELOPMENT DISTRICT
PROPOSED BUDGET
FISCAL YEAR 2024**

**WATERSIDE
COMMUNITY DEVELOPMENT DISTRICT
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Definitions of Special Revenue Fund - Industrial	4
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**WATERSIDE
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND BUDGET
FISCAL YEAR 2024**

	Fiscal Year 2023				Proposed Budget FY 2024
	Adopted Budget FY 2023	Actual through 3/31/2023	Projected through 9/30/2023	Total Actual & Projected	
REVENUES					
Assessment levy: off-roll	\$ -	\$ -	\$ -	\$ -	\$ 37,101
Fixed amount Developer contribution	-	-	-	-	2,189
Landowner contribution	96,290	11,598	70,853	82,451	-
Total revenues	96,290	11,598	70,853	82,451	39,290
EXPENDITURES					
Professional & administrative					
Management/accounting/recording	48,000	6,000	7,000	13,000	12,000
Legal	25,000	399	24,601	25,000	7,500
Engineering	2,000	11,171	15,000	26,171	5,000
Audit	5,000	-	5,000	5,000	5,000
Arbitrage rebate calculation*	500	-	-	-	-
Dissemination agent**	1,000	-	-	-	-
Trustee***	5,000	-	-	-	-
Telephone	200	100	100	200	200
Postage	500	-	500	500	500
Printing & binding	500	250	250	500	500
Legal advertising	1,500	-	1,500	1,500	1,500
Annual special district fee	175	-	175	175	175
Insurance	5,500	5,000	-	5,000	5,500
Contingencies/bank charges	500	408	92	500	500
Website					
Hosting & maintenance	705	1,680	-	1,680	705
ADA compliance	210	-	210	210	210
Total expenditures	96,290	25,008	54,428	79,436	39,290
Net increase/(decrease) of fund balance	-	(13,410)	16,425	3,015	-
Fund balance - beginning (unaudited)	-	(3,015)	(16,425)	(3,015)	-
Fund balance - ending (projected)	\$ -	\$ (16,425)	\$ -	\$ -	\$ -

*This expense will be realized the year after the issuance of bonds.

**This expense will be realized when bonds are issued

***This expense is paid from the costs of issuance in the initial year. Thereafter, this will be a budgeted expense.

**WATERSIDE
COMMUNITY DEVELOPMENT DISTRICT
DEFINITIONS OF GENERAL FUND EXPENDITURES**

EXPENDITURES

Professional & administrative

Management/accounting/recording	\$ 12,000
Wrathell, Hunt and Associates, LLC (WHA), specializes in managing community development districts by combining the knowledge, skills and experience of a team of professionals to ensure compliance with all of the District's governmental requirements. WHA develops financing programs, administers the issuance of tax exempt bond financings, operates and maintains the assets of the community.	
Legal	7,500
General counsel and legal representation, which includes issues relating to public finance, public bidding, rulemaking, open meetings, public records, real property dedications, conveyances and contracts.	
Engineering	5,000
The District's Engineer will provide construction and consulting services, to assist the District in crafting sustainable solutions to address the long term interests of the community while recognizing the needs of government, the environment and maintenance of the District's facilities.	
Audit	5,000
Statutorily required for the District to undertake an independent examination of its books, records and accounting procedures.	
Telephone	200
Telephone and fax machine.	
Postage	500
Mailing of agenda packages, overnight deliveries, correspondence, etc.	
Printing & binding	500
Letterhead, envelopes, copies, agenda packages, etc.	
Legal advertising	1,500
The District advertises for monthly meetings, special meetings, public hearings, public bids, etc.	
Annual special district fee	175
Annual fee paid to the Florida Department of Economic Opportunity.	
Insurance	5,500
The District will obtain public officials and general liability insurance.	
Contingencies/bank charges	500
Bank charges and other miscellaneous expenses incurred during the year.	
Website	
Hosting & maintenance	705
ADA compliance	210
Total expenditures	<u><u>\$ 39,290</u></u>

**WATERSIDE
COMMUNITY DEVELOPMENT DISTRICT
SPECIAL REVENUE FUND - INDUSTRIAL BUDGET
FISCAL YEAR 2024**

	Proposed Budget FY 2024
REVENUES	
Assessment levy: off-roll	\$ 98,365
Fixed amount Developer contribution	5,801
Total revenues	<u>104,166</u>
EXPENDITURES	
Field operations and maintenance	
Field operations manager	7,500
Stormwater management	
Wet ponds	3,500
Dry ponds	7,074
Streetlighting	18,600
Landscaping and irrigation maintenance	
Landscape maintenance	30,492
Arbor care/tree trimming	5,000
Plant replacement	5,000
Irrigation water	12,000
Irrigation repairs	2,500
Force main repairs	2,500
Roadway and monument maintenance	10,000
Total expenditures	<u>104,166</u>
Net increase/(decrease) of fund balance	-
Fund balance - beginning (unaudited)	-
Fund balance - ending (projected)	<u>\$ -</u>

*This expense will be realized the year after the issuance of bonds.

**This expense will be realized when bonds are issued

***This expense is paid from the costs of issuance in the initial year. Thereafter, this will be a budgeted expense.

**WATERSIDE
COMMUNITY DEVELOPMENT DISTRICT
DEFINITIONS OF SPECIAL REVENUE FUND - INDUSTRIAL EXPENDITURES**

EXPENDITURES

Field operations and maintenance

Field operations manager	\$ 7,500
Stormwater management	
Wet ponds	3,500
Dry ponds	7,074
Streetlighting	18,600
FPL Lighting Agreement	
Landscaping and irrigation maintenance	
Landscape maintenance	30,492
Arbor care/tree trimming	5,000
Plant replacement	5,000
Irrigation water	12,000
Irrigation repairs	2,500
Force main repairs	2,500
Roadway and monument maintenance	10,000
Total expenditures	<u><u>\$104,166</u></u>

**WATERSIDE
COMMUNITY DEVELOPMENT DISTRICT
ASSESSMENT COMPARISON
PROJECTED FISCAL YEAR 2024 ASSESSMENTS**

Off-Roll Assessments/Fixed Amount Developer Contribution					
Parcel	Developable Acres	FY 2024 GF Assessment per Acre	FY 2024 SRF-Industrial Assessment per Acre	FY 2024 Total Assessment per Acre	FY 2023 Total Assessment per Acre
A-1	1.43	\$ 274.58	\$ 727.98	\$ 1,002.56	n/a
B-1	17.29	274.58	727.98	1,002.56	n/a
B-2	15.72	274.58	727.98	1,002.56	n/a
C1 (Retail)	9.84	274.58	727.98	1,002.56	n/a
C1 (A Karis)	12.80	274.58	727.98	1,002.56	n/a
C1 (A Karis) - Fixed Amount Developer Contribution*	7.97	274.58	727.98	1,002.56	n/a
Ind 1	38.44	274.58	727.98	1,002.56	n/a
Ind 2	39.60	274.58	727.98	1,002.56	n/a
Total	143.09				

* The original C1 (A Karis) parcel contained 20.77 acres, of which 12.80 acres are currently contained within the boundaries of the District; the District expects to amend the its boundaries before end of Fiscal Year 2023; however , until the boundaries are amended and the District may conduct assessment proceedings for the 7.97-acre expansion parcel, its share of District costs is expected to be paid via a Fixed Amount Developer Contribution

WATERSIDE

COMMUNITY DEVELOPMENT DISTRICT

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RESOLUTION 2023-05

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE WATERSIDE COMMUNITY DEVELOPMENT DISTRICT DESIGNATING DATES, TIMES AND LOCATIONS FOR REGULAR MEETINGS OF THE BOARD OF SUPERVISORS OF THE DISTRICT FOR FISCAL YEAR 2023/2024 AND PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, the Waterside Community Development District (“**District**”) is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*; and

WHEREAS, the District is required by Section 189.015, *Florida Statutes*, to file quarterly, semi-annually, or annually a schedule (including date, time, and location) of its regular meetings with local governing authorities; and

WHEREAS, further, in accordance with the above-referenced statute, the District shall also publish quarterly, semi-annually, or annually the District’s regular meeting schedule in a newspaper of general paid circulation in the county in which the District is located.

WHEREAS, the Board desires to adopt the Fiscal Year 2023/2024 meeting schedule attached as **Exhibit A**.

NOW THEREFORE BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE WATERSIDE COMMUNITY DEVELOPMENT DISTRICT:

1. **ADOPTING FISCAL YEAR 2023/2024 ANNUAL MEETING SCHEDULE.** The Fiscal Year 2023/2024 annual meeting schedule attached hereto and incorporated by reference herein as **Exhibit A** is hereby approved and shall be published in accordance with the requirements of Florida law and also provided to applicable governing authorities.

2. **EFFECTIVE DATE.** This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED this 16th day of May, 2023.

ATTEST:

**WATERSIDE COMMUNITY DEVELOPMENT
DISTRICT**

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

EXHIBIT "A"

WATERSIDE COMMUNITY DEVELOPMENT DISTRICT		
BOARD OF SUPERVISORS FISCAL YEAR 2023/2024 MEETING SCHEDULE		
LOCATION		
<i>Courtyard by Marriott Stuart, 7615 SW Lost River Road, Stuart, Florida 34997</i>		
DATE	POTENTIAL DISCUSSION/FOCUS	TIME
October 17, 2023	Regular Meeting	2:30 PM
November 21, 2023	Regular Meeting	2:30 PM
December 19, 2023	Regular Meeting	2:30 PM
January 16, 2024	Regular Meeting	2:30 PM
February 20, 2024	Regular Meeting	2:30 PM
March 19, 2024	Regular Meeting	2:30 PM
April 16, 2024	Regular Meeting	2:30 PM
May 21, 2024	Regular Meeting	2:30 PM
June 18, 2024	Regular Meeting	2:30 PM
July 16, 2024	Regular Meeting	2:30 PM
August 20, 2024	Regular Meeting	2:30 PM
September 17, 2024	Regular Meeting	2:30 PM

WATERSIDE

COMMUNITY DEVELOPMENT DISTRICT

**UNAUDITED
FINANCIAL
STATEMENTS**

**WATERSIDE
COMMUNITY DEVELOPMENT DISTRICT
FINANCIAL STATEMENTS
UNAUDITED
MARCH 31, 2023**

**WATERSIDE
COMMUNITY DEVELOPMENT DISTRICT
BALANCE SHEET
GOVERNMENTAL FUNDS
MARCH 31, 2023**

	General Fund	Total Governmental Funds
ASSETS		
Cash	\$ 6,133	\$ 6,133
Due from Landowner	16,425	16,425
Total assets	<u>\$ 22,558</u>	<u>\$ 22,558</u>
LIABILITIES AND FUND BALANCES		
Liabilities:		
Accounts payable	\$ 16,425	\$ 16,425
Due to other	133	133
Landowner advance	6,000	6,000
Total liabilities	<u>22,558</u>	<u>22,558</u>
DEFERRED INFLOWS OF RESOURCES		
Deferred receipts	16,425	16,425
Total deferred inflows of resources	<u>16,425</u>	<u>16,425</u>
Fund balances:		
Unassigned	(16,425)	(16,425)
Total fund balances	<u>(16,425)</u>	<u>(16,425)</u>
Total liabilities, deferred inflows of resources and fund balances	<u>\$ 22,558</u>	<u>\$ 22,558</u>

**WATERSIDE
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
FOR THE PERIOD ENDED MARCH 31, 2023**

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Landowner contribution	\$ -	\$ 11,598	\$ 96,290	12%
Total revenues	-	11,598	96,290	12%
EXPENDITURES				
Professional & administrative				
Management/accounting/recording	1,000	6,000	48,000	13%
Legal	341	399	25,000	2%
Engineering	-	11,171	2,000	559%
Audit	-	-	5,000	0%
Arbitrage rebate calculation ¹	-	-	500	0%
Dissemination agent ²	-	-	1,000	0%
Trustee ³	-	-	5,000	0%
Telephone	16	100	200	50%
Postage	-	-	500	0%
Printing & binding	42	250	500	50%
Legal advertising	-	-	1,500	0%
Annual special district fee	-	-	175	0%
Insurance	-	5,000	5,500	91%
Contingencies/bank charges	-	408	500	82%
Website				
Hosting & maintenance	1,680	1,680	705	238%
ADA compliance	-	-	210	0%
Total professional & administrative	3,079	25,008	96,290	26%
Excess/(deficiency) of revenues over/(under) expenditures	(3,079)	(13,410)	-	
Fund balances - beginning	(13,346)	(3,015)	-	
Fund balances - ending	<u><u>\$ (16,425)</u></u>	<u><u>\$ (16,425)</u></u>	<u><u>\$ -</u></u>	

¹This expense will be realized the year after the issuance of bonds.

²This expense will be realized when bonds are issued.

³This expense is paid from the costs of issuance in the initial year. Thereafter, this will be a budgeted expense.

WATERSIDE

COMMUNITY DEVELOPMENT DISTRICT

MINUTES

DRAFT

**MINUTES OF MEETING
WATERSIDE COMMUNITY DEVELOPMENT DISTRICT**

The Board of Supervisors of the Waterside Community Development District held a Special Meeting on April 18, 2023 at 2:30 p.m., at the Courtyard by Marriott Stuart, 7615 SW Lost River Road, Stuart, Florida 34997.

Present at the meeting were:

Michael Caputo	Chair
Tim Smith	Vice Chair
Jon Seifel	Assistant Secretary

Also present were:

Cindy Cerbone	District Manager
Jere Earlywine	District Counsel
Jon Gotwald (via telephone)	District Engineer
Justin Frye	Public

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Ms. Cerbone called the meeting to order at 2:45 p.m.

Supervisors Tim Smith, Seifel and Caputo were present. Supervisors-Elect Candice Smith and James P. Harvey were not present.

SECOND ORDER OF BUSINESS

Public Comments

No members of the public spoke.

THIRD ORDER OF BUSINESS

Consideration of Resolution 2023-01, Directing the Chairman and District Staff to Request the Passage of an Ordinance by the Board of County Commissioners of Martin County, Florida, Amending the District's Boundaries, and Authorizing Such Other Actions as are Necessary in

**Furtherance of that Process; and Providing
an Effective Date**

Ms. Cerbone presented the Resolution 2023-01.

Discussion ensued regarding the CDD boundaries.

Mr. Gotwald noted that, in Paragraphs 2 and 3, the document references Manatee, not Martin County. He noted that an unnecessary legal description was included in the Exhibit.

Ms. Cerbone stated the Resolution and Exhibit will be updated, as necessary.

On MOTION by Mr. Smith and seconded by Mr. Caputo, with all in favor, Resolution 2023-01, as amended, Directing the Chairman and District Staff to Request the Passage of an Ordinance by the Board of County Commissioners of Martin County, Florida, Amending the District's Boundaries, and Authorizing Such Other Actions as are Necessary in Furtherance of that Process; and Providing an Effective Date, was adopted.

FOURTH ORDER OF BUSINESS

**Consideration of Boundary Amendment
Funding Agreement**

Ms. Cerbone presented the Boundary Amendment Funding Agreement.

On MOTION by Mr. Caputo and seconded by Mr. Smith, with all in favor, the Boundary Amendment Funding Agreement, was approved.

FIFTH ORDER OF BUSINESS

**Ratification of Engagement with Jere
Earlywine at Kutak Rock LLP**

• **Consideration of Retention and Fee Agreement**

Ms. Cerbone presented the Letter to transition District Counsel Services to Jere Earlywine/Kutak Rock, LLP, and the Kutak Rock LLP Retention and Fee Agreement.

On MOTION by Mr. Caputo and seconded by Mr. Smith, with all in favor, the engagement of Jere Earlywine/Kutak Rock LLP and the Kutak Rock, LLP Fee Agreement for District Counsel Services, were ratified and approved.

SIXTH ORDER OF BUSINESS**Ratification of FPL LED Lighting Agreement
[2225 SW Kanner Highway]**

Ms. Cerbone presented the FPL LED Lighting Agreement previously executed by the Vice Chair.

On MOTION by Mr. Smith and seconded by Mr. Caputo, with all in favor, the FPL LED Lighting Agreement pertaining to 2225 SW Kanner Highway, was ratified.

SEVENTH ORDER OF BUSINESS**Consideration of Resolution 2023-02,
Designating Dates, Times and Locations for
Regular Meetings of the Board of
Supervisors of the District for Fiscal Year
2022/2023 and Providing for an Effective
Date**

Ms. Cerbone presented Resolution 2023-02.

The following will be inserted into the Fiscal Year 2023 Meeting Schedule:

DATES: Third Tuesday of each month

TIME: 2:30 PM

LOCATION: Courtyard by Marriott Stuart, 7615 SW Lost River Road, Stuart, Florida 34997

On MOTION by Mr. Caputo and seconded by Mr. Seifel, with all in favor, Resolution 2023-02, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for Fiscal Year 2022/2023 and Providing for an Effective Date, was adopted.

EIGHTH ORDER OF BUSINESS**Acceptance of Unaudited Financial
Statements as of February 28, 2023**

Ms. Cerbone presented the Unaudited Financial Statements as of February 28, 2023.

Ms. Cerbone stated that, due to industrial activity and additional Accounts Payable and other new activity, Mr. Wrathell will request that the Management Fee be increased from \$1,000 per month to \$2,000 per month.

On MOTION by Mr. Smith and seconded by Mr. Caputo, with all in favor, the Unaudited Financial Statements as of February 28, 2023, were accepted.

NINTH ORDER OF BUSINESS**Approval of July 6, 2022 Public Hearings and Regular Meeting Minutes**

Ms. Cerbone presented the July 6, 2022 Public Hearings and Regular Meeting Minutes.

On MOTION by Mr. Smith and seconded by Mr. Caputo, with all in favor, the July 6, 2022 Public Hearings and Regular Meeting Minutes, as presented, were approved.

TENTH ORDER OF BUSINESS**Staff Reports****A. District Counsel: *Kutak Rock LLP***

There was no report.

B. District Engineer: *The Osborn Engineering Company*

Mr. Gotwald stated he emailed a signed copy of the Engineer's Report to Mr. Earlywine today. All permits were received and construction is proceeding well.

C. District Manager: *Wrathell, Hunt and Associates, LLC*

- **NEXT MEETING Date: TBD**

- **QUORUM CHECK**

Ms. Cerbone stated the next meeting will be held on May 16, 2023.

ELEVENTH ORDER OF BUSINESS**Board Members' Comments/Requests**

There were no Board Members' comments or requests.

TWELFTH ORDER OF BUSINESS**Public Comments**

146

147 No members of the public spoke.

148

149 **THIRTEENTH ORDER OF BUSINESS**

Adjournment

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152 **On MOTION by Mr. Smith and seconded by Mr. Caputo, with all in favor, the**
153 **meeting adjourned at 2:56 p.m.**

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[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

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165 _____
Secretary/Assistant Secretary

Chair/Vice Chair

WATERSIDE

COMMUNITY DEVELOPMENT DISTRICT

STAFF

REPORTS



VICKI DAVIS

MARTIN COUNTY SUPERVISOR OF ELECTIONS

Supervisora de Elecciones del Condado de Martin

April 15, 2023

Daphne Gillyard
Director of Administrative Services
Wrathell, Hunt and Associates, LLC
2300 Glades Rd Suite 410W
Boca Raton FL 33431

Dear Ms. Gillyard,

Per your public records request dated April 3, 2023, there are no registered voters within the boundaries of the following special districts:

- Indiantown Community Development District
- Terra Lago Community Development District
- Waterside Community Development District

Should you need additional information, please let me know.

Sincerely,

Debbie Dent
Chief Deputy
Martin County Elections Office

WATERSIDE COMMUNITY DEVELOPMENT DISTRICT		
BOARD OF SUPERVISORS FISCAL YEAR 2022/2023 MEETING SCHEDULE		
LOCATION		
<i>Courtyard by Marriott Stuart, 7615 SW Lost River Road, Stuart, Florida, 34997</i>		
DATE	POTENTIAL DISCUSSION/FOCUS	TIME
May 16, 2023	Regular Meeting	2:30 PM
June 20, 2023	Regular Meeting	2:30 PM
July 18, 2023	Regular Meeting	2:30 PM
August 15, 2023	Regular Meeting	2:30 PM
September 19, 2023	Regular Meeting	2:30 PM