



Rizzetta & Company

Waterlefe Community Development District

**Board of Supervisors' Meeting
September 19th, 2022**

**Waterlefe River Club
995 Fish Hook Cove
Bradenton, Florida 34212**

www.waterlefecdd.org

WATERLEFE COMMUNITY DEVELOPMENT DISTRICT

District Office · Riverview, Florida · (813) 533-2950

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

WWW.WATERLEFECDD.ORG

**Board of Supervisors
Waterlefe Community
Development District**

September 12, 2022

AGENDA

Dear Board Members:

The regular meeting of the Board of Supervisors of Waterlefe Community Development District will be held on **Monday, September 19, 2022, at 2:00 p.m.** at the Waterlefe Golf Club - Lefe Room, located at 1022 Fish Hook Cove, Bradenton, FL 34212. The following is the agenda for this meeting:

- 1. CALL TO ORDER/ROLL CALL**
- 2. PUBLIC COMMENTS**
- 3. BUSINESS ADMINISTRATION**
 - A.** Consideration of the Regular Meeting Minutes
from August 15, 2022..... Tab 1
 - B.** Consideration of the Operations and Maintenance
Expenditures for August 2022..... USC
- 4. BUSINESS ITEMS**
 - A.** Discussion for Golf Cart RFP
 - B.** Discussion for Implemented Parking Restrictions
 - C.** Discussion for Call in Audio Procedure &
Implementation
 - D.** Discussion on Watercolor Place
 - E.** Consideration of District Insurance Proposals..... Tab 2
 - F.** Consideration of Rizzetta Professional
Services Addendum..... Tab 3
- 5. STAFF REPORTS**
 - A.** Aquatic Maintenance Report and Update USC
 - B.** Landscape & Irrigation Update
 1. Consideration of Landscape Committee Meeting
Minutes for July 8, 2022, and August 12, 2022..... Tab 4
 2. Landscape Committee Chairman Update Tab 5
 3. Field Inspection Report Tab 6
 4. Landscape Contractor Report
 - C.** Golf Course Update
 1. Director of Golf Course Operations Update Tab 7
 - D.** Safety Committee
 1. Safety Committee Update
 - E.** Capital Planning Committee
 1. Consideration of Capital Planning Committee
Meeting Minutes for August 18, 2022..... Tab 8
 2. Capital Planning Committee Update
 - F.** Property Management Update
 1. CDD Completed Work Orders Maintenance Report ... Tab 9

- G. MPOA Liaison Update
- H. District Counsel
- I. District Engineer
- J. District Manager
 - 1. Presentation of Monthly Financial Statement USC
- 6. **SUPERVISOR REQUESTS AND COMMENTS**
- 7. **ADJOURNMENT**

We look forward to seeing you at the meeting. In the meantime, if you have any questions, please do not hesitate to contact me at (813) 533-2950.

Best Regards,
Jerry Whited
Jerry Whited
District Manager

cc: Andrew Cohen, Persson & Cohen, P.A.

Tab 1

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.

**WATERLEFE
COMMUNITY DEVELOPMENT DISTRICT**

The regular meeting of the Board of Supervisors of the Waterlefe Community Development District was held on **Monday, August 15, 2022, at 2:02 p.m.** at the Waterlefe Golf Club – Lefe Room located at 1022 Fishhook Cove Bradenton, FL 34212.

Present and constituting a quorum were:

Ken Bumgarner	Board Supervisor, Chair
Ruth Harenchar	Board Supervisor, Vice Chair
Tom Tosi	Board Supervisor, Assistant Secretary
Richard Carroll	Board Supervisor, Assistant Secretary
Sydney Xinos	Board Supervisor, Assistant Secretary

Also present were:

Jerry Whited	District Manager, Rizzetta & Company, Inc.
Andy Cohen	District Counsel, Persson, Cohen & Mooney, P.A.
Rick Schappacher	District Engineer, Schappacher Eng.
Steve Dietz	General Manager, Waterlefe Golf Club
Mary Paige Huisman	Representative, Waterlefe Golf Club
Mike Jacobs	Landscape & Irrigation Committee
John Toborg	Rizzetta Landscape Manager
Tim Drumgool	Artistree Landscape
Scott LaBallister	Solitude Maintenance
John Valletta	MPOA
Audience	Present

FIRST ORDER OF BUSINESS

Call to Order

Mr. Whited called the meeting to order at 2:02 p.m. and conducted roll call.

On a motion by Mr. Xinos, seconded by Ms. Harenchar, the Board unanimously approved to give Mr. Tosi and Mr. Carrol ability to make motions and vote remotely, for the Waterlefe Community Development District.

SECOND ORDER OF BUSINESS

Audience Comments

There were no audience comments on the agenda.

THIRD ORDER OF BUSINESS

**Consideration of Proposed Golf
Course Budget for Fiscal
Year 2022/2023**

The Board considered the Golf Course Budget for the 2022/2023 Fiscal Year. Mr. Dietz spoke to the budget and a discussion took place.

On a motion by Mr. Bumgarner, seconded by Mr. Xinos, the Board unanimously approved the FY22-23 Golf Course Budget, for the Waterlefe Community Development District.

FORTH ORDER OF BUSINESS

**Public Hearing on Fiscal Year
2022/2023 Budget**

On a motion by Ms. Harenchar, seconded by Mr. Tosi, the Board unanimously approved to open the Public Hearing on the FY22-23 Budget and Imposing Special Assessments, for the Waterlefe Community Development District.

**1. Consideration of Resolution 2022-08, Adopting the Fiscal Year 2022/2023
Budget**

There were audience comments and questions on the budget. There was a question about the "special" assessment language, Mr. Cohen addressed the question. There was a question about roadway repair, The Board and Mr. Whited addressed the question. There was a comment about landscape budgeting, Mr. Dietz addressed the questions.

On a motion by Mr. Xinos, seconded by Ms. Harenchar, the Board unanimously approved Resolution 2022-08, Adopting the FY22-23 Budget for the Waterlefe Community Development District.

FIFTH ORDER OF BUSINESS

**Consideration of Resolution 2022-09,
Adopting the Imposing
Special Assessments**

On a motion by Mr. Bumgarner, seconded by Mr. Xinos, the Board unanimously Adopted Resolution 2022-09, Adopting the Imposing Special Assessments, for the Waterlefe Community Development District.

On a motion by Mr. Xinos, seconded by Mr. Bumgarner, the Board unanimously approved to close the Public Hearing on the FY22-23 Budget and Imposing Special Assessments, for the Waterlefe Community Development District.

SIXTH ORDER OF BUSINESS

**Consideration of Resolution 2022-10,
Setting the Fiscal Year
2022/2023 Meeting Schedule**

On a motion by Mr. Bumgarner, seconded by Mr. Xinos, the Board unanimously approved Resolution 2022-10, Setting the FY22-23 Regular Meeting Schedule, for the Waterlefe Community Development District.

SEVENTH ORDER OF BUSINESS

**Consideration of the Regular Meeting
Minutes from July 18, 2022**

On a motion by Ms. Harenchar, seconded by Mr. Xinos, the Board unanimously approved as revised the Regular Meeting Minutes of the Board of Supervisors Meeting held 07-18-2022, for the Waterlefe Community Development District.

EIGHTH ORDER OF BUSINESS

**Consideration of the Operations and
Maintenance Expenditures for July
2022**

On a motion by Mr. Bumgarner, seconded by Ms. Harenchar, the Board unanimously approved the Operations and Maintenance expenditures of the District for the Month of July 2022, for the Waterlefe Community Development District.

NINTH ORDER OF BUSINESS

Presentation & Q&A for Watercolor Place

The Board invited representatives for the Watercolor Place development project who gave a presentation and answered audience questions about the development. There is a BOCC Public Hearing scheduled for September 1st 2022 to hear comments on the development proposal. There we're many questions and concerns discussed during the presentation.

TENTH ORDER OF BUSINESS

**Consideration of Special Counsel
Engagement Letter**

On a motion by Mr. Xinos, seconded by Ms. Harenchar, the Board unanimously approved the Special Counsel Engagement Letter for Bryant Miller Olive, for the Waterlefe Community Development District.

ELEVENTH ORDER OF BUSINESS

Staff Reports

A. Aquatic Maintenance Report and Update

The Board considered the Aquatic Maintenance Report. Mr. LaBallister representing Solitude spoke to alum testing in pond 18. The Board approved to receive a proposal for alum testing. Mr. Dietz spoke to the local grant for planting reimbursement. More feedback about the coring sample for pond 18.

On a motion by Mr. Xinos, seconded by Mr. Bumgarner, the Board unanimously approved the Plantings Proposal from Solitude in the amount of \$8,896 with the expectation that there will be a \$3,000 grant awarded to offset that cost, for the Waterlefe Community Development District.

B. Landscape & Irrigation Update

1. Landscape Committee Chairman Update

The Board received the Landscape Committee Chairman update. The committee requested a not to exceed amount of \$2,000 for the Bird Island project. New perennials have been installed. New mirror has been installed by cart path. There was an update about ArtisTree's plan to set an additional day for catch up work in addition to the typical detail pass.

On a motion by Mr. Xinos, seconded by Ms. Harenchar, the Board approved a not to exceed amount of \$2000 for the Bird Island project, for the Waterlefe Community Development District.

2. Field Inspection Report

The Board received presentation of the Filed Inspection Report. There are concerns with turf. Staff has asked ArtisTree to provide additional feedback about the turf issues.

On a motion by Mr. Carroll, seconded by Mr. Tosi, the Board unanimously approved but not to Exceed amount of \$3,000, in conjunction with the Ameritree proposal, as proposed, for the Waterlefe Community Development District.

3. Landscape Contractor Report

The Board received the Landscape Contractor Report answering a few of the questions that arose during the Field Inspection Report.

C. Golf Course Update

1. Consideration of Golf Club Committee Minutes held on June 12, 2022

On a motion by Mr. Bumgarner, seconded by Ms. Harenchar, the Board unanimously approved to accept and file the Golf Club Committee Meeting Minutes from the

meeting on June 12, 2022, for the Waterlefe Community Development District.

2. Golf Course Committee Chairman Update

The Board received the Golf Course Update.

D. Safety Committee

The Board received the Safety Committee update.

1. Consideration of Safety Committee Minutes held on May 10, 2022

On a motion by Mr. Bumgarner, seconded by Ms. Harenchar, the Board unanimously approved to accept and file the Safety Committee Meeting Minutes for the meeting held May 10, 2022, for the Waterlefe Community Development District.

E. Capital Planning Committee

The Board received the Capital Planning Committee Update. The draft contract is being finalized with the construction vendor. The Guaranteed Maximum Price should be identified by the December meeting.

1. Consideration of Capital Planning Committee Meeting Minutes for June 30, 2022

On a motion by Mr. Xinos, seconded by Mr. Bumgarner, the Board unanimously approved to accept and file the Capital Planning Committee Meeting Minutes for the meeting held on June 30, 2022, for the Waterlefe Community Development District.

On a motion by Ms. Harenchar, seconded by Mr. Bumgarner, the Board unanimously approved to empower Mr. Xinos to work with staff on finalizing the construction contract and to approve contingent upon staff review for the Waterlefe Community Development District.

F. Property Management Update

The Board received the Property Management Update and Completed Work Orders Report.

1. CDD Completed Work Orders Maintenance Report

2. Consideration of Pressure Washing Proposal

On a motion by Ms. Harenchar, seconded by Mr. Xinos, the Board unanimously approved the OC2 Pressure Washing Proposal in the amount of \$3,000, for the Waterlefe Community Development District.

3. Consideration of Mulch Program

On a motion by Mr. Bumgarner, seconded by Mr. Xinos, the Board unanimously approved the Ramco Mulch Proposal in the amount of \$33,600, for the Waterlefe Community Development District.

G. MPOA Liaison Update

H. District Counsel

1. Update on Interlocal Agreement

The Board received the District Counsel update. There was an update on the Tax Parcel and the Interlocal Agreement.

I. District Engineer

The Board received the District Engineer update. There was an update on paving, road repair and lake bank restoration. There was Board discussion on the deterioration of specific roadway areas needing to be addressed. Different specs for the roadway repair we're discussed. Mr. Schappacher plans to do a change order for the additional areas to be addressed by the current provider. There was a discussion about the swale regrade repair project behind homes near Foggy Morn. Mr. Dietz commented that the existing vendor for the golf course may be able to do the swale regrade after the rainy season. There was a discussion about lake bank restoration. The Board elected to differ the swale and lake bank work to the 4th quarter to bypass the rainy season.

On a motion by Mr. Bumgarner, seconded by Mr. Xinos, the Board approved a not to exceed amount of \$70,000 for roadway repair, for the Waterlefe Community Development District.

J. District Manager

1. Presentation of Monthly Financial Statement

The Board received the District Manager update. There was an update on the monthly financials. The next meeting is scheduled for September 19th, 2022.

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TWELFTH ORDER OF BUSINESS

Supervisor Requests

There were no supervisor requests at the time.

THIRTEENTH ORDER OF BUSINESS

Adjournment

On a motion by Mr. Bumgarner, seconded by Ms. Harenchar, the Board unanimously approved to adjourn the meeting at 5:44 p.m. at the Waterlefe Lefe Room, for the Waterlefe Community Development District.

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Secretary / Assistant Secretary

Chairman / Vice Chairman

Tab 2a



Egis Insurance & Risk Advisors

Is pleased to provide a

Proposal of Insurance Coverage for:

Waterlefe Community Development District

Please review the proposed insurance coverage terms and conditions carefully.

Written request to bind must be received prior to the effective date of coverage.

The brief description of coverage contained in this document is being provided as an accommodation only and is not intended to cover or describe all Coverage Agreement terms. For more complete and detailed information relating to the scope and limits of coverage, please refer directly to the Coverage Agreement documents. Specimen forms are available upon request.

About FIA

Florida Insurance Alliance (“FIA”), authorized and regulated by the Florida Office of Insurance Regulation, is a non-assessable, governmental insurance Trust. FIA was created in September 2011 at a time when a large number of Special Taxing Districts were having difficulty obtaining insurance.

Primarily, this was due to financial stability concerns and a perception that these small to mid-sized Districts had a disproportionate exposure to claims. Even districts that were claims free for years could not obtain coverage. FIA was created to fill this void with the goal of providing affordable insurance coverage to Special Taxing Districts. Today, FIA proudly serves and protects nearly 1,000 public entity members.

Competitive Advantage

FIA allows qualifying Public Entities to achieve broad, tailored coverages with a cost-effective insurance program. Additional program benefits include:

- Insure-to-value property limits with no coinsurance penalties
- First dollar coverage for “alleged” public official ethics violations
- Proactive in-house claims management and loss control department
- Complimentary risk management services including on-site loss control, property schedule verification and contract reviews
- Online Risk Management Education & Training portal
- Online HR & Benefits Support portal
- HR Hotline
- Safety Partners Matching Grant Program

How are FIA Members Protected?

FIA employs a conservative approach to risk management. Liability risk retained by FIA is fully funded prior to the policy term through member premiums. The remainder of the risk is transferred to reinsurers. FIA’s primary reinsurers, Lloyds of London and Hudson Insurance Company, both have AM Best A XV (Excellent) ratings and surplus of \$2Billion or greater.

In the event of catastrophic property losses due to a Named Storm (i.e., hurricane), the program bears no risk as all losses are passed on to the reinsurers. FIA purchases property reinsurance to withstand the 1,000-year storm event (probability of exceedance .1%). This level of protection is statistically 2 to 3 times safer than competitors and industry norms.

What Are Members Responsible For?

As a non-assessable Trust, our members are only responsible for two items:

- Annual Premiums
- Individual Member Deductibles

FIA Bylaws prohibit any assessments or other fees.

Additional information regarding FIA and our member services can be found at www.fia360.org.

Quotation being provided for:

**Waterlefe Community Development District
c/o Rizzetta & Company
3434 Colwell Ave, Suite 200
Tampa, FL 33614**

Term: October 1, 2022 to October 1, 2023

Quote Number: 100122662

PROPERTY COVERAGE

SCHEDULE OF COVERAGES AND LIMITS OF COVERAGE

COVERED PROPERTY	
Total Insured Values – Blanket Building and Contents – Per Schedule on file totalling	\$691,000
Loss of Business Income	\$1,000,000
Additional Expense	\$1,000,000
Inland Marine	
Scheduled Inland Marine	\$118,000

It is agreed to include automatically under this Insurance the interest of mortgagees and loss payees where applicable without advice.

	Valuation	Coinsurance
Property	Replacement Cost	None
Inland Marine	Actual Cash Value	None

DEDUCTIBLES:	\$2,500	Per Occurrence, All other Perils, Building & Contents and Extensions of Coverage.
	5 %	Total Insured Values per building, including vehicle values, for "Named Storm" at each affected location throughout Florida subject to a minimum of \$10,000 per occurrence, per Named Insured.
	Per Attached Schedule	Inland Marine

Special Property Coverages		
Coverage	Deductibles	Limit
Earth Movement	\$2,500	Included
Flood	\$2,500 *	Included
Boiler & Machinery		Included
TRIA		Included

*Except for Zones A & V see page 8 (Terms and Conditions) excess of NFIP, whether purchased or not

TOTAL PROPERTY PREMIUM

\$4,934

Extensions of Coverage

If marked with an "X" we will cover the following EXTENSIONS OF COVERAGE under this Agreement, These limits of liability do not increase any other applicable limit of liability.

(X)	Code	Extension of Coverage	Limit of Liability
X	A	Accounts Receivable	\$500,000 in any one occurrence
X	B	Animals	\$1,000 any one Animal \$5,000 Annual Aggregate in any one agreement period
X	C	Buildings Under Construction	As declared on Property Schedule, except new buildings being erected at sites other than a covered location which is limited to \$250,000 estimated final contract value any one construction project.
X	D	Debris Removal Expense	\$250,000 per insured or 25% of loss, whichever is greater
X	E	Demolition Cost, Operation of Building Laws and Increased Cost of Construction	\$500,000 in any one occurrence
X	F	Duty to Defend	\$100,000 any one occurrence
X	G	Errors and Omissions	\$250,000 in any one occurrence
X	H	Expediting Expenses	\$250,000 in any one occurrence
X	I	Fire Department Charges	\$50,000 in any one occurrence
X	J	Fungus Cleanup Expense	\$50,000 in the annual aggregate in any one occurrence
X	K	Lawns, Plants, Trees and Shrubs	\$50,000 in any one occurrence
X	L	Leasehold Interest	Included
X	M	Air Conditioning Systems	Included
X	N	New locations of current Insureds	\$1,000,000 in any one occurrence for up to 90 days, except 60 days for Dade, Broward, Palm Beach from the date such new location(s) is first purchased, rented or occupied whichever is earlier. Monroe County on prior submit basis only
X	O	Personal property of Employees	\$500,000 in any one occurrence
X	P	Pollution Cleanup Expense	\$50,000 in any one occurrence
X	Q	Professional Fees	\$50,000 in any one occurrence
X	R	Recertification of Equipment	Included
X	S	Service Interruption Coverage	\$500,000 in any one occurrence
X	T	Transit	\$1,000,000 in any one occurrence
X	U	Vehicles as Scheduled Property	Included
X	V	Preservation of Property	\$250,000 in any one occurrence
X	W	Property at Miscellaneous Unnamed Locations	\$250,000 in any one occurrence
X	X	Piers, docs and wharves as Scheduled Property	Included on a prior submit basis only

X	Y	Glass and Sanitary Fittings Extension	\$25,000 any one occurrence
X	Z	Ingress / Egress	45 Consecutive Days
X	AA	Lock and Key Replacement	\$2,500 any one occurrence
X	BB	Awnings, Gutters and Downspouts	Included
X	CC	Civil or Military Authority	45 Consecutive days and one mile

CRIME COVERAGE

<u>Description</u>	<u>Limit</u>	<u>Deductible</u>
Forgery and Alteration	Not Included	Not Included
Theft, Disappearance or Destruction	Not Included	Not Included
Computer Fraud including Funds Transfer Fraud	Not Included	Not Included
Employee Dishonesty, including faithful performance, per loss	Not Included	Not Included

Deadly Weapon Protection Coverage

Coverage	Limit	Deductible
Third Party Liability	\$1,000,000	\$0
Property Damage	\$1,000,000	\$0
Crisis Management Services	\$250,000	\$0

AUTOMOBILE COVERAGE

Coverages	Covered Autos	Limit	Premium
Covered Autos Liability	1	\$1,000,000	Included
Personal Injury Protection	5	Separately Stated In Each Personal Injury Protection Endorsement	Included
Auto Medical Payments	2	\$2,500 Each Insured	Included
Uninsured Motorists including Underinsured Motorists	2	\$100,000	Included
Physical Damage Comprehensive Coverage	7,8	Actual Cash Value Or Cost Of Repair, Whichever Is Less, Minus Applicable Deductible (See Attached Schedule) For Each Covered Auto, But No Deductible Applies To Loss Caused By Fire or Lightning. See item Four for Hired or Borrowed Autos.	Included
Physical Damage Specified Causes of Loss Coverage	N/A	Actual Cash Value Or Cost Of Repair, Whichever Is Less, Minus Applicable Deductible (See Attached Schedule) For Each Covered Auto For Loss Caused By Mischief Or Vandalism See item Four for Hired or Borrowed Autos.	Not Included
Physical Damage Collision Coverage	7,8	Actual Cash Value Or Cost Of Repair, Whichever Is Less, Minus Applicable Deductible (See Attached Schedule) For Each Covered Auto See item Four for Hired or Borrowed Autos.	Included
Physical Damage Towing And Labor	7	\$250 For Each Disablement Of A Private Passenger Auto	Included

GENERAL LIABILITY COVERAGE (Occurrence Basis)

Bodily Injury and Property Damage Limit	\$1,000,000
Personal Injury and Advertising Injury	Included
Products & Completed Operations Aggregate Limit	Included
Employee Benefits Liability Limit, per person	\$1,000,000
Herbicide & Pesticide Aggregate Limit	\$1,000,000
Medical Payments Limit	\$5,000
Fire Damage Limit	Included
No fault Sewer Backup Limit	\$25,000/\$250,000
General Liability Deductible	\$0

PUBLIC OFFICIALS AND EMPLOYMENT PRACTICES LIABILITY (Claims Made)

Public Officials and Employment Practices Liability Limit	Per Claim	\$2,000,000
	Aggregate	\$2,000,000
Public Officials and Employment Practices Liability Deductible		\$10,000

Supplemental Payments: Pre-termination \$2,500 per employee - \$5,000 annual aggregate.
Non-Monetary \$100,000 aggregate.

Cyber Liability sublimit included under POL/EPLI

Media Content Services Liability
Network Security Liability
Privacy Liability
First Party Extortion Threat
First Party Crisis Management
First Party Business Interruption
Limit: \$100,000 each claim/annual aggregate



PREMIUM SUMMARY

**Waterlefe Community Development District
c/o Rizzetta & Company
3434 Colwell Ave, Suite 200
Tampa, FL 33614**

Term: October 1, 2022 to October 1, 2023

Quote Number: 100122662

PREMIUM BREAKDOWN

Property (Including Scheduled Inland Marine)	\$4,934
Crime	Not Included
Automobile Liability	\$608
Hired Non-Owned Auto	Included
Auto Physical Damage	\$91
General Liability	\$2,870
Public Officials and Employment Practices Liability	\$8,050
Deadly Weapon Protection Coverage	Included
TOTAL PREMIUM DUE	\$16,553

IMPORTANT NOTE

Defense Cost - Outside of Limit, Does Not Erode the Limit for General Liability, Public Officials Liability, and Employment related Practices Liability.

Deductible does not apply to defense cost. Self-Insured Retention does apply to defense cost.

Additional Notes:

(None)



PARTICIPATION AGREEMENT
Application for Membership in the Florida Insurance Alliance

The undersigned local governmental entity, certifying itself to be a public agency of the State of Florida as defined in Section 163.01, Florida Statutes, hereby formally makes application with the Florida Insurance Alliance ("FIA") for continuing liability and/or casualty coverage through membership in FIA, to become effective 12:01 a.m., 10/01/2022, and if accepted by the FIA's duly authorized representative, does hereby agree as follows:

- (a) That, by this reference, the terms and provisions of the Interlocal Agreement creating the Florida Insurance Alliance are hereby adopted, approved and ratified by the undersigned local governmental entity. The undersigned local governmental entity certifies that it has received a copy of the aforementioned Interlocal Agreement and further agrees to be bound by the provisions and obligations of the Interlocal Agreement as provided therein;
- (b) To pay all premiums on or before the date the same shall become due and, in the event Applicant fails to do so, to pay any reasonable late penalties and charges arising therefrom, and all costs of collection thereof, including reasonable attorneys' fees;
- (c) To abide by the rules and regulations adopted by the Board of Directors;
- (d) That should either the Applicant or the Fund desire to cancel coverage; it will give not less than thirty (30) days prior written notice of cancellation;
- (e) That all information contained in the underwriting application provided to FIA as a condition precedent to participation in FIA is true, correct and accurate in all respects.

Waterlefe Community Development District

(Name of Local Governmental Entity)

By: _____
Signature Print Name

Witness By: _____
Signature Print Name

IS HEREBY APPROVED FOR MEMBERSHIP IN THIS FUND, AND COVERAGE IS EFFECTIVE October 1, 2022

By: _____
Administrator



PROPERTY VALUATION AUTHORIZATION

Waterlefe Community Development District
c/o Rizzetta & Company
3434 Colwell Ave, Suite 200
Tampa, FL 33614

QUOTATIONS TERMS & CONDITIONS

1. Please review the quote carefully for coverage terms, conditions, and limits.
2. The coverage is subject to 100% minimum earned premium as of the first day of the "Coverage Period".
3. Total premium is late if not paid in full within 30 days of inception, unless otherwise stated.
4. Property designated as being within Flood Zone A or V (and any prefixes or suffixes thereof) by the Federal Emergency Management Agency (FEMA), or within a 100 Year Flood Plain as designated by the United States Army Corps of Engineers, will have a Special Flood Deductible equal to all flood insurance available for such property under the National Flood Insurance Program, whether purchased or not or 5% of the Total Insured Value at each affected location whichever the greater.
5. The Florida Insurance Alliance is a shared limit. The limits purchased are a per occurrence limit and in the event an occurrence exhaust the limit purchased by the Alliance on behalf of the members, payment to you for a covered loss will be reduced pro-rata based on the amounts of covered loss by all members affected by the occurrence. Property designated as being within.
6. Coverage is not bound until confirmation is received from a representative of Egis Insurance & Risk Advisors.

I give my authorization to bind coverage for property through the Florida Insurance Alliance as per limits and terms listed below.

<input checked="" type="checkbox"/>	Building and Content TIV	\$691,000	As per schedule attached
<input checked="" type="checkbox"/>	Inland Marine	\$118,000	As per schedule attached
<input checked="" type="checkbox"/>	Auto Physical Damage	\$15,000	As per schedule attached

Signature: _____ Date: _____

Name: _____

Title: _____



PUBLIC ENTITY
FLORIDA UNINSURED MOTORISTS COVERAGE SELECTION OF LOWER LIMITS OR REJECTION
OF COVERAGE

YOU ARE ELECTING NOT TO PURCHASE CERTAIN VALUABLE COVERAGE WHICH PROTECTS
YOU OR YOU ARE PURCHASING UNINSURED MOTORIST LIMITS LESS THAN YOUR LIABILITY
LIMITS WHEN YOU SIGN THIS FORM. PLEASE READ CAREFULLY.

Quote Number: 100122662	Policy Effective Date:
Insurer: Florida Insurance Alliance	
Applicant/Named Insured: Waterlefe Community Development District	

Florida law permits you to make certain decisions regarding Uninsured Motorists Coverage provided under your policy. This document describes this coverage and various options available.

You should read this document carefully and contact us or your agent if you have any questions regarding Uninsured Motorists Coverage and your options with respect to this coverage.

This document includes general descriptions of coverage. However, no coverage is provided by this document. You should read your policy and review your Declarations Page(s) and/or Schedule(s) for complete information on the coverages you are provided.

Uninsured Motorists Coverage provides for payment of certain benefits for damages caused by owners or operators of uninsured motor vehicles because of bodily injury or death resulting therefrom. Such benefits may include payments for certain medical expenses, lost wages, and pain and suffering, subject to limitations and conditions contained in the policy. For the purpose of this coverage, an uninsured motor vehicle may include a motor vehicle as to which the bodily injury limits are less than your damages.

Florida law requires that automobile liability policies include Uninsured Motorists Coverage at limits equal to the Liability Coverage in your policy, unless you select a lower limit offered by the company or reject Uninsured Motorists Coverage entirely.

Please indicate by initialing below whether you entirely reject Uninsured Motorists Coverage or whether you select this coverage at limits lower than the Liability Coverage of your policy.

<input type="checkbox"/>	I reject Uninsured Motorists Coverage entirely.
<input checked="" type="checkbox"/>	I reject Combined Single Limit for Liability Coverage and I select a lower limit of \$100,000.

I understand and agree that selection of any of the above options applies to my liability insurance policy and future renewals or replacements of such policy which are issued at the same Liability limits. If I decide to select another option at some future time, I must let the Insurer or my agent know in writing.

Applicant's/Named Insured's Signature

Date

**Waterlefe Community Development District**

Policy No.: 100122662
Agent: Egis Insurance Advisors LLC (Boca Raton, FL)

Unit #	Description Address		Year Built	Eff. Date	Building Value	Total Insured Value	
			Const Type	Term Date	Contents Value		
	Roof Shape	Roof Pitch		Roof Covering		Covering Replaced	Roof Yr Blt
1	Entry Monuments (2) with Signage		2001	10/01/2022	\$75,000		
	Upr Manatee Rvr Rd/Waterlefe Bradenton FL 34212		Joisted masonry	10/01/2023		\$75,000	
Unit #	Description Address		Year Built	Eff. Date	Building Value	Total Insured Value	
			Const Type	Term Date	Contents Value		
	Roof Shape	Roof Pitch		Roof Covering		Covering Replaced	Roof Yr Blt
2	4 Boardwalk - Nature walks		2001	10/01/2022	\$365,000		
	1022 Fish Hook Cove Bradenton FL 34212		Frame	10/01/2023		\$365,000	
Unit #	Description Address		Year Built	Eff. Date	Building Value	Total Insured Value	
			Const Type	Term Date	Contents Value		
	Roof Shape	Roof Pitch		Roof Covering		Covering Replaced	Roof Yr Blt
3	Gatehouse		2001	10/01/2022	\$50,000		
	10625 Waterlefe Blvd Bradenton FL 34212		Joisted masonry	10/01/2023	\$15,000	\$65,000	
	Pyramid hip			Clay/Concrete Tiles			
Unit #	Description Address		Year Built	Eff. Date	Building Value	Total Insured Value	
			Const Type	Term Date	Contents Value		
	Roof Shape	Roof Pitch		Roof Covering		Covering Replaced	Roof Yr Blt
4	Fountain		2001	10/01/2022	\$8,000		
	10625 Waterlefe Blvd Bradenton FL 34212		Non-Combustible	10/01/2023		\$8,000	
Unit #	Description Address		Year Built	Eff. Date	Building Value	Total Insured Value	
			Const Type	Term Date	Contents Value		
	Roof Shape	Roof Pitch		Roof Covering		Covering Replaced	Roof Yr Blt
5	Fountain		2001	10/01/2022	\$8,000		
	Restoration Terr /Waterlefe Blvd Bradenton FL 34212		Non-Combustible	10/01/2023		\$8,000	
Unit #	Description Address		Year Built	Eff. Date	Building Value	Total Insured Value	
			Const Type	Term Date	Contents Value		
	Roof Shape	Roof Pitch		Roof Covering		Covering Replaced	Roof Yr Blt
6	Fountain		2001	10/01/2022	\$8,000		
	Restoration Terr /Sand Crane Ln Bradenton FL 34212		Non-Combustible	10/01/2023		\$8,000	
Unit #	Description Address		Year Built	Eff. Date	Building Value	Total Insured Value	
			Const Type	Term Date	Contents Value		
	Roof Shape	Roof Pitch		Roof Covering		Covering Replaced	Roof Yr Blt
7	Fountains (2) @ \$8K each		2001	10/01/2022	\$16,000		
	Day Lily Ct/Portside Terr Bradenton FL 34212		Non-Combustible	10/01/2023		\$16,000	

Sign: _____

Print Name: _____

Date: _____

**Waterlefe Community Development District**

Policy No.: 100122662
Agent: Egis Insurance Advisors LLC (Boca Raton, FL)

Unit #	Description		Year Built	Eff. Date	Building Value	Total Insured Value	
	Address		Const Type	Term Date	Contents Value		
	Roof Shape	Roof Pitch		Roof Covering	Covering Replaced	Roof Yr Blt	
8	4 Gate Bar Operators (\$4,000 each)		2001	10/01/2022	\$16,000		
	10625 Waterlefe Blvd Bradenton FL 34212		Non-Combustible	10/01/2023		\$16,000	
Unit #	Description		Year Built	Eff. Date	Building Value	Total Insured Value	
	Address		Const Type	Term Date	Contents Value		
	Roof Shape	Roof Pitch		Roof Covering	Covering Replaced	Roof Yr Blt	
9	8 Cameras (Gate House)		2001	10/01/2022	\$15,000		
	10625 Waterlefe Blvd Bradenton FL 34212		Electrical equipment	10/01/2023		\$15,000	
Unit #	Description		Year Built	Eff. Date	Building Value	Total Insured Value	
	Address		Const Type	Term Date	Contents Value		
	Roof Shape	Roof Pitch		Roof Covering	Covering Replaced	Roof Yr Blt	
10	2 Metal Swing Gates (Winding Stream)		2001	10/01/2022	\$10,000		
	11106 Winding Stream Way Bradenton FL 34212		Electrical equipment	10/01/2023		\$10,000	
Unit #	Description		Year Built	Eff. Date	Building Value	Total Insured Value	
	Address		Const Type	Term Date	Contents Value		
	Roof Shape	Roof Pitch		Roof Covering	Covering Replaced	Roof Yr Blt	
11	4 Swing Gate Operators (Winding Stream)		2001	10/01/2022	\$16,000		
	11106 Winding Stream Way Bradenton FL 34212		Electrical equipment	10/01/2023		\$16,000	
Unit #	Description		Year Built	Eff. Date	Building Value	Total Insured Value	
	Address		Const Type	Term Date	Contents Value		
	Roof Shape	Roof Pitch		Roof Covering	Covering Replaced	Roof Yr Blt	
12	2 Gate Bar Operators (\$4,000 each)		2001	10/01/2022	\$8,000		
	11106 Winding Stream Way Bradenton FL 34212		Electrical equipment	10/01/2023		\$8,000	
Unit #	Description		Year Built	Eff. Date	Building Value	Total Insured Value	
	Address		Const Type	Term Date	Contents Value		
	Roof Shape	Roof Pitch		Roof Covering	Covering Replaced	Roof Yr Blt	
13	4 Cameras (Winding Stream)		2001	10/01/2022	\$10,000		
	11106 Winding Stream Way Bradenton FL 34212		Electrical equipment	10/01/2023		\$10,000	
Unit #	Description		Year Built	Eff. Date	Building Value	Total Insured Value	
	Address		Const Type	Term Date	Contents Value		
	Roof Shape	Roof Pitch		Roof Covering	Covering Replaced	Roof Yr Blt	
14	Pedestrian Gate with Maglock (Winding Stream)		2001	10/01/2022	\$5,000		
	11106 Winding Stream Way Bradenton FL 34212		Non combustible	10/01/2023		\$5,000	

Sign: _____

Print Name: _____

Date: _____

**Waterlefe Community Development District**

Policy No.: 100122662
Agent: Egis Insurance Advisors LLC (Boca Raton, FL)

Unit #	Description		Year Built	Eff. Date	Building Value		Total Insured Value	
	Address		Const Type	Term Date	Contents Value			
	Roof Shape	Roof Pitch			Roof Covering	Covering Replaced	Roof Yr Blt	
15	3 Gate Bar Operators (\$4,000 Each)		2020	10/01/2022	\$15,000		\$15,000	
	502 Mossy Branch Lane Bradenton FL 34212		Electrical equipment	10/01/2023				
Unit #	Description		Year Built	Eff. Date	Building Value		Total Insured Value	
	Address		Const Type	Term Date	Contents Value			
	Roof Shape	Roof Pitch			Roof Covering	Covering Replaced	Roof Yr Blt	
16	2 Metal Swing Gates (Mossy Branch)		2020	10/01/2022	\$8,000		\$8,000	
	502 Mossy Branch Lane Bradenton FL 34212		Non combustible	10/01/2023				
Unit #	Description		Year Built	Eff. Date	Building Value		Total Insured Value	
	Address		Const Type	Term Date	Contents Value			
	Roof Shape	Roof Pitch			Roof Covering	Covering Replaced	Roof Yr Blt	
17	4 Swing Gate Operators (Mossy Branch)		2020	10/01/2022	\$16,000		\$16,000	
	502 Mossy Branch Lane Bradenton FL 34212		Electrical equipment	10/01/2023				
Unit #	Description		Year Built	Eff. Date	Building Value		Total Insured Value	
	Address		Const Type	Term Date	Contents Value			
	Roof Shape	Roof Pitch			Roof Covering	Covering Replaced	Roof Yr Blt	
18	4 Cameras (Mossy Branch)		2020	10/01/2022	\$10,000		\$10,000	
	502 Mossy Branch Lane Bradenton FL 34212		Electrical equipment	10/01/2023				
Unit #	Description		Year Built	Eff. Date	Building Value		Total Insured Value	
	Address		Const Type	Term Date	Contents Value			
	Roof Shape	Roof Pitch			Roof Covering	Covering Replaced	Roof Yr Blt	
19	Pedestrian Gate with Maglock (Mossy Branch)		2020	10/01/2022	\$5,000		\$5,000	
	502 Mossy Branch Lane Bradenton FL 34212		Non combustible	10/01/2023				
Unit #	Description		Year Built	Eff. Date	Building Value		Total Insured Value	
	Address		Const Type	Term Date	Contents Value			
	Roof Shape	Roof Pitch			Roof Covering	Covering Replaced	Roof Yr Blt	
20	Entry Monument & Lighting		2020	10/01/2022	\$12,000		\$12,000	
	Winding Stream Way Bradenton FL 34212		Masonry non combustible	10/01/2023				
Total:			Building Value \$676,000	Contents Value \$15,000		Insured Value \$691,000		

Sign: _____

Print Name: _____

Date: _____



Waterlefe Community Development District

Policy No.: 100122662
Agent: Egis Insurance Advisors LLC (Boca Raton, FL)

Item #	Department Description	Serial Number	Classification Code	Eff. Date Term Date	Value	Deductible
1	Landscaping Lights at Var Locs		Other inland marine	10/01/2022 10/01/2023	\$100,000	\$1,000
2	Pond #16 Aerator 2		Other inland marine	10/01/2022 10/01/2023	\$9,000	\$1,000
3	Pond #18 Aerator		Other inland marine	10/01/2022 10/01/2023	\$9,000	\$1,000
				Total	\$118,000	

Sign: _____ Print Name: _____ Date: _____



Waterlefe Community Development District

Policy No.: 100122662
Agent: Egis Insurance Advisors LLC (Boca Raton, FL)

Unit #	Make	Model/Description	Department	AL Eff	Comp Ded	Comp Eff	Term	Value	
Qty	Year	VIN #	Vehicle Type	AL Term	Coll Ded	Coll Eff	Coll Term	Valuation Type	APD Rptd
1	Ford	Ranger 4X2		10/01/2022	\$1,000	10/01/2022	10/01/2022		\$15,000
1	2003	1FTYR4VX3PA27089	Light Truck	10/01/2023	\$1,000	10/01/2022	10/01/2023	Actual cash value	\$15,000
								Total	\$15,000
								APD Rptd	\$15,000

Sign: _____ Print Name: _____ Date: _____

Tab 2b



Egis Insurance & Risk Advisors

Is pleased to provide a

Proposal of Insurance Coverage for:

Waterlefe Community Development District & Waterlefe Golf Club

Please review the proposed insurance coverage terms and conditions carefully.

Written request to bind must be received prior to the effective date of coverage.

The brief description of coverage contained in this document is being provided as an accommodation only and is not intended to cover or describe all Coverage Agreement terms. For more complete and detailed information relating to the scope and limits of coverage, please refer directly to the Coverage Agreement documents. Specimen forms are available upon request.

About FIA

Florida Insurance Alliance (“FIA”), authorized and regulated by the Florida Office of Insurance Regulation, is a non-assessable, governmental insurance Trust. FIA was created in September 2011 at a time when a large number of Special Taxing Districts were having difficulty obtaining insurance.

Primarily, this was due to financial stability concerns and a perception that these small to mid-sized Districts had a disproportionate exposure to claims. Even districts that were claims free for years could not obtain coverage. FIA was created to fill this void with the goal of providing affordable insurance coverage to Special Taxing Districts. Today, FIA proudly serves and protects nearly 1,000 public entity members.

Competitive Advantage

FIA allows qualifying Public Entities to achieve broad, tailored coverages with a cost-effective insurance program. Additional program benefits include:

- Insure-to-value property limits with no coinsurance penalties
- First dollar coverage for “alleged” public official ethics violations
- Proactive in-house claims management and loss control department
- Complimentary risk management services including on-site loss control, property schedule verification and contract reviews
- Online Risk Management Education & Training portal
- Online HR & Benefits Support portal
- HR Hotline
- Safety Partners Matching Grant Program

How are FIA Members Protected?

FIA employs a conservative approach to risk management. Liability risk retained by FIA is fully funded prior to the policy term through member premiums. The remainder of the risk is transferred to reinsurers. FIA’s primary reinsurers, Lloyds of London and Hudson Insurance Company, both have AM Best A XV (Excellent) ratings and surplus of \$2Billion or greater.

In the event of catastrophic property losses due to a Named Storm (i.e., hurricane), the program bears no risk as all losses are passed on to the reinsurers. FIA purchases property reinsurance to withstand the 1,000-year storm event (probability of exceedance .1%). This level of protection is statistically 2 to 3 times safer than competitors and industry norms.

What Are Members Responsible For?

As a non-assessable Trust, our members are only responsible for two items:

- Annual Premiums
- Individual Member Deductibles

FIA Bylaws prohibit any assessments or other fees.

Additional information regarding FIA and our member services can be found at www.fia360.org.

Quotation being provided for:

Waterlefe Community Development District & Waterlefe Golf Club
c/o Rizzetta & Company
3434 Colwell Ave, Suite 200
Tampa, FL 33614

Term: October 1, 2022 to October 1, 2023

Quote Number: 100122661

PROPERTY COVERAGE

SCHEDULE OF COVERAGES AND LIMITS OF COVERAGE

COVERED PROPERTY	
Total Insured Values – Blanket Building and Contents – Per Schedule on file totalling	\$5,357,182
Loss of Business Income	\$1,000,000
Additional Expense	\$1,000,000
Inland Marine	
Scheduled Inland Marine	\$1,949,152

It is agreed to include automatically under this Insurance the interest of mortgagees and loss payees where applicable without advice.

	Valuation	Coinsurance
Property	Replacement Cost	None
Inland Marine	Actual Cash Value	None

DEDUCTIBLES:	\$2,500	Per Occurrence, All other Perils, Building & Contents and Extensions of Coverage.
	5 %	Total Insured Values per building, including vehicle values, for "Named Storm" at each affected location throughout Florida subject to a minimum of \$10,000 per occurrence, per Named Insured.
	Per Attached Schedule	Inland Marine
	\$50,000	Golf Course Tees and Greens Deductible on all covered Perils

Special Property Coverages		
Coverage	Deductibles	Limit
Earth Movement	\$2,500	Included
Flood	\$2,500 *	Included
Boiler & Machinery		Included
TRIA		Included

*Except for Zones A & V see page 8 (Terms and Conditions) excess of NFIP, whether purchased or not

TOTAL PROPERTY PREMIUM

\$42,537

Extensions of Coverage

If marked with an "X" we will cover the following EXTENSIONS OF COVERAGE under this Agreement, These limits of liability do not increase any other applicable limit of liability.

(X)	Code	Extension of Coverage	Limit of Liability
X	A	Accounts Receivable	\$500,000 in any one occurrence
X	B	Animals	\$1,000 any one Animal \$5,000 Annual Aggregate in any one agreement period
X	C	Buildings Under Construction	As declared on Property Schedule, except new buildings being erected at sites other than a covered location which is limited to \$250,000 estimated final contract value any one construction project.
X	D	Debris Removal Expense	\$250,000 per insured or 25% of loss, whichever is greater
X	E	Demolition Cost, Operation of Building Laws and Increased Cost of Construction	\$500,000 in any one occurrence
X	F	Duty to Defend	\$100,000 any one occurrence
X	G	Errors and Omissions	\$250,000 in any one occurrence
X	H	Expediting Expenses	\$250,000 in any one occurrence
X	I	Fire Department Charges	\$50,000 in any one occurrence
X	J	Fungus Cleanup Expense	\$50,000 in the annual aggregate in any one occurrence
X	K	Lawns, Plants, Trees and Shrubs	\$50,000 in any one occurrence
X	L	Leasehold Interest	Included
X	M	Air Conditioning Systems	Included
X	N	New locations of current Insureds	\$1,000,000 in any one occurrence for up to 90 days, except 60 days for Dade, Broward, Palm Beach from the date such new location(s) is first purchased, rented or occupied whichever is earlier. Monroe County on prior submit basis only
X	O	Personal property of Employees	\$500,000 in any one occurrence
X	P	Pollution Cleanup Expense	\$50,000 in any one occurrence
X	Q	Professional Fees	\$50,000 in any one occurrence
X	R	Recertification of Equipment	Included
X	S	Service Interruption Coverage	\$500,000 in any one occurrence
X	T	Transit	\$1,000,000 in any one occurrence
X	U	Vehicles as Scheduled Property	Included
X	V	Preservation of Property	\$250,000 in any one occurrence
X	W	Property at Miscellaneous Unnamed Locations	\$250,000 in any one occurrence
X	X	Piers, docs and wharves as Scheduled Property	Included on a prior submit basis only

X	Y	Glass and Sanitary Fittings Extension	\$25,000 any one occurrence
X	Z	Ingress / Egress	45 Consecutive Days
X	AA	Lock and Key Replacement	\$2,500 any one occurrence
X	BB	Awnings, Gutters and Downspouts	Included
X	CC	Civil or Military Authority	45 Consecutive days and one mile

CRIME COVERAGE

<u>Description</u>	<u>Limit</u>	<u>Deductible</u>
Forgery and Alteration	\$250,000	\$1,000
Theft, Disappearance or Destruction	\$250,000	\$1,000
Computer Fraud including Funds Transfer Fraud	\$250,000	\$1,000
Employee Dishonesty, including faithful performance, per loss	\$250,000	\$1,000

Deadly Weapon Protection Coverage

Coverage	Limit	Deductible
Third Party Liability	\$1,000,000	\$0
Property Damage	\$1,000,000	\$0
Crisis Management Services	\$250,000	\$0

AUTOMOBILE COVERAGE

Coverages	Covered Autos	Limit	Premium
Covered Autos Liability	8,9	\$1,000,000	Included
Personal Injury Protection	N/A		Not Included
Auto Medical Payments	N/A		Not Included
Uninsured Motorists including Underinsured Motorists	N/A		Not Included
Physical Damage Comprehensive Coverage	N/A	Actual Cash Value Or Cost Of Repair, Whichever Is Less, Minus Applicable Deductible (See Attached Schedule) For Each Covered Auto, But No Deductible Applies To Loss Caused By Fire or Lightning. See item Four for Hired or Borrowed Autos.	Not Included
Physical Damage Specified Causes of Loss Coverage	N/A	Actual Cash Value Or Cost Of Repair, Whichever Is Less, Minus Applicable Deductible (See Attached Schedule) For Each Covered Auto For Loss Caused By Mischief Or Vandalism See item Four for Hired or Borrowed Autos.	Not Included
Physical Damage Collision Coverage	N/A	Actual Cash Value Or Cost Of Repair, Whichever Is Less, Minus Applicable Deductible (See Attached Schedule) For Each Covered Auto See item Four for Hired or Borrowed Autos.	Not Included
Physical Damage Towing And Labor	N/A	\$0 For Each Disablement Of A Private Passenger Auto	Not Included

GENERAL LIABILITY COVERAGE (Occurrence Basis)

Bodily Injury and Property Damage Limit	\$1,000,000
Personal Injury and Advertising Injury	Included
Products & Completed Operations Aggregate Limit	Included
Employee Benefits Liability Limit, per person	\$1,000,000
Herbicide & Pesticide Aggregate Limit	\$1,000,000
Medical Payments Limit	\$5,000
Fire Damage Limit	Included
No fault Sewer Backup Limit	\$25,000/\$250,000
General Liability Deductible	\$0

PUBLIC OFFICIALS AND EMPLOYMENT PRACTICES LIABILITY (Claims Made)

Public Officials and Employment Practices Liability Limit	Per Claim	Not Included
	Aggregate	Not Included
Public Officials and Employment Practices Liability Deductible		Not Included

Supplemental Payments: Pre-termination \$2,500 per employee - \$5,000 annual aggregate.
Non-Monetary \$100,000 aggregate.



PREMIUM SUMMARY

**Waterlefe Community Development District & Waterlefe Golf Club
c/o Rizzetta & Company
3434 Colwell Ave, Suite 200
Tampa, FL 33614**

Term: October 1, 2022 to October 1, 2023

Quote Number: 100122661

PREMIUM BREAKDOWN

Property (Including Scheduled Inland Marine)	\$42,537
Crime	\$1,186
Automobile Liability	Not Included
Hired Non-Owned Auto	Included
Auto Physical Damage	Not Included
General Liability	\$17,311
Public Officials and Employment Practices Liability	Not Included
Deadly Weapon Protection Coverage	Included
TOTAL PREMIUM DUE	\$61,034

IMPORTANT NOTE

Defense Cost - Outside of Limit, Does Not Erode the Limit for General Liability, Public Officials Liability, and Employment related Practices Liability.

Deductible does not apply to defense cost. Self-Insured Retention does apply to defense cost.

Additional Notes:

General Liability includes Liquor Liability
Occurrence \$1,000,000
Aggregate \$2,000,000

Deductible \$0



PARTICIPATION AGREEMENT
Application for Membership in the Florida Insurance Alliance

The undersigned local governmental entity, certifying itself to be a public agency of the State of Florida as defined in Section 163.01, Florida Statutes, hereby formally makes application with the Florida Insurance Alliance ("FIA") for continuing liability and/or casualty coverage through membership in FIA, to become effective 12:01 a.m., 10/01/2022, and if accepted by the FIA's duly authorized representative, does hereby agree as follows:

- (a) That, by this reference, the terms and provisions of the Interlocal Agreement creating the Florida Insurance Alliance are hereby adopted, approved and ratified by the undersigned local governmental entity. The undersigned local governmental entity certifies that it has received a copy of the aforementioned Interlocal Agreement and further agrees to be bound by the provisions and obligations of the Interlocal Agreement as provided therein;
- (b) To pay all premiums on or before the date the same shall become due and, in the event Applicant fails to do so, to pay any reasonable late penalties and charges arising therefrom, and all costs of collection thereof, including reasonable attorneys' fees;
- (c) To abide by the rules and regulations adopted by the Board of Directors;
- (d) That should either the Applicant or the Fund desire to cancel coverage; it will give not less than thirty (30) days prior written notice of cancellation;
- (e) That all information contained in the underwriting application provided to FIA as a condition precedent to participation in FIA is true, correct and accurate in all respects.

Waterlefe Community Development District & Waterlefe Golf Club

(Name of Local Governmental Entity)

By: _____
Signature

Print Name

Witness By: _____
Signature

Print Name

IS HEREBY APPROVED FOR MEMBERSHIP IN THIS FUND, AND COVERAGE IS EFFECTIVE October 1, 2022

By: _____
Administrator



PROPERTY VALUATION AUTHORIZATION

Waterlefe Community Development District & Waterlefe Golf Club
c/o Rizzetta & Company
3434 Colwell Ave, Suite 200
Tampa, FL 33614

QUOTATIONS TERMS & CONDITIONS

1. Please review the quote carefully for coverage terms, conditions, and limits.
2. The coverage is subject to 100% minimum earned premium as of the first day of the "Coverage Period".
3. Total premium is late if not paid in full within 30 days of inception, unless otherwise stated.
4. Property designated as being within Flood Zone A or V (and any prefixes or suffixes thereof) by the Federal Emergency Management Agency (FEMA), or within a 100 Year Flood Plain as designated by the United States Army Corps of Engineers, will have a Special Flood Deductible equal to all flood insurance available for such property under the National Flood Insurance Program, whether purchased or not or 5% of the Total Insured Value at each affected location whichever the greater.
5. The Florida Insurance Alliance is a shared limit. The limits purchased are a per occurrence limit and in the event an occurrence exhaust the limit purchased by the Alliance on behalf of the members, payment to you for a covered loss will be reduced pro-rata based on the amounts of covered loss by all members affected by the occurrence. Property designated as being within.
6. Coverage is not bound until confirmation is received from a representative of Egis Insurance & Risk Advisors.

I give my authorization to bind coverage for property through the Florida Insurance Alliance as per limits and terms listed below.

<input checked="" type="checkbox"/>	Building and Content TIV	\$5,357,182	As per schedule attached
<input checked="" type="checkbox"/>	Inland Marine	\$1,949,152	As per schedule attached
<input type="checkbox"/>	Auto Physical Damage	Not Included	

Signature: _____ Date: _____

Name: _____

Title: _____

**Waterlefe Community Development District & Waterlefe Golf Club**

Policy No.: 100122661
Agent: Egis Insurance Advisors LLC (Boca Raton, FL)

Unit #	Description		Year Built	Eff. Date	Building Value		Total Insured Value
	Address		Const Type	Term Date	Contents Value		
	Roof Shape	Roof Pitch			Roof Covering	Covering Replaced	Roof Yr Blt
1	Pro Shop Grill Room		2001	10/01/2022	\$761,250		\$1,286,250
	1022 Fish Hook Cove Bradenton FL 34212		Joisted masonry	10/01/2023	\$525,000		
	Pyramid hip			Clay/Concrete Tiles			
Unit #	Description		Year Built	Eff. Date	Building Value		Total Insured Value
	Address		Const Type	Term Date	Contents Value		
	Roof Shape	Roof Pitch			Roof Covering	Covering Replaced	Roof Yr Blt
2	Maintenance Bldg -A - Office & Equipment		2001	10/01/2022	\$370,000		\$390,710
	10025 Waterlefe Blvd Bradenton FL 34212		Non-Combustible	10/01/2023	\$20,710		
	Flat			Metal panel			
Unit #	Description		Year Built	Eff. Date	Building Value		Total Insured Value
	Address		Const Type	Term Date	Contents Value		
	Roof Shape	Roof Pitch			Roof Covering	Covering Replaced	Roof Yr Blt
3	Maintenance Bldg -B Mechanical Shop,Storage Equipment and Tools		2001	10/01/2022	\$218,500		\$223,500
	10025 Waterlefe Blvd Bradenton FL 34212		Non-Combustible	10/01/2023	\$5,000		
	Flat			Metal panel			
Unit #	Description		Year Built	Eff. Date	Building Value		Total Insured Value
	Address		Const Type	Term Date	Contents Value		
	Roof Shape	Roof Pitch			Roof Covering	Covering Replaced	Roof Yr Blt
4	Waterpump, Controller,Well & Irrigation		2001	10/01/2022	\$150,000		\$150,000
	10025 Waterlefe Blvd Bradenton FL 34212		Non-Combustible	10/01/2023			
Unit #	Description		Year Built	Eff. Date	Building Value		Total Insured Value
	Address		Const Type	Term Date	Contents Value		
	Roof Shape	Roof Pitch			Roof Covering	Covering Replaced	Roof Yr Blt
5	Restrooms		2001	10/01/2022	\$40,000		\$40,000
	10515 Waterlefe Blvd Bradenton FL 34212		Joisted masonry	10/01/2023			
	Pyramid hip			Clay/Concrete Tiles			
Unit #	Description		Year Built	Eff. Date	Building Value		Total Insured Value
	Address		Const Type	Term Date	Contents Value		
	Roof Shape	Roof Pitch			Roof Covering	Covering Replaced	Roof Yr Blt
6	Cart Barn		2001	10/01/2022	\$385,250		\$390,250
	1018 Fish Hook Cove Bradenton FL 34212		Joisted masonry	10/01/2023	\$5,000		
	Pyramid hip			Clay/Concrete Tiles			
Unit #	Description		Year Built	Eff. Date	Building Value		Total Insured Value
	Address		Const Type	Term Date	Contents Value		
	Roof Shape	Roof Pitch			Roof Covering	Covering Replaced	Roof Yr Blt
7	Tees to Greens		2001	10/01/2022	\$1,000,000		\$1,000,000
	1022 Fish Hook Cove Bradenton FL 34212		Property in the Open	10/01/2023			

Sign: _____

Print Name: _____

Date: _____

**Waterlefe Community Development District & Waterlefe Golf Club**

Policy No.: 100122661
Agent: Egis Insurance Advisors LLC (Boca Raton, FL)

Unit #	Description		Year Built	Eff. Date	Building Value		Total Insured Value	
	Address		Const Type	Term Date	Contents Value			
	Roof Shape	Roof Pitch			Roof Covering	Covering Replaced	Roof Yr Blt	
8	Miscellaneous Golf Course Property		2001	10/01/2022	\$150,000		\$150,000	
	1022 Fish Hook Cove Bradenton FL 34212		Property in the Open	10/01/2023				
Unit #	Description		Year Built	Eff. Date	Building Value		Total Insured Value	
	Address		Const Type	Term Date	Contents Value			
	Roof Shape	Roof Pitch			Roof Covering	Covering Replaced	Roof Yr Blt	
9	Personal Property of Others		2001	10/01/2022			\$25,000	
	1022 Fish Hook Cove Bradenton FL 34212		Non combustible	10/01/2023	\$25,000			
Unit #	Description		Year Built	Eff. Date	Building Value		Total Insured Value	
	Address		Const Type	Term Date	Contents Value			
	Roof Shape	Roof Pitch			Roof Covering	Covering Replaced	Roof Yr Blt	
10	Restrooms		2001	10/01/2022	\$40,000		\$40,000	
	11106 Winding Stream Way Bradenton FL 34212		Joisted masonry	10/01/2023				
	Pyramid hip			Clay/Concrete Tiles				
Unit #	Description		Year Built	Eff. Date	Building Value		Total Insured Value	
	Address		Const Type	Term Date	Contents Value			
	Roof Shape	Roof Pitch			Roof Covering	Covering Replaced	Roof Yr Blt	
11	Bridge 245 x 10 @ \$48 per SF		2001	10/01/2022	\$117,600		\$117,600	
	Hole 1 Bradenton FL 34212		Frame;Bridges	10/01/2023				
Unit #	Description		Year Built	Eff. Date	Building Value		Total Insured Value	
	Address		Const Type	Term Date	Contents Value			
	Roof Shape	Roof Pitch			Roof Covering	Covering Replaced	Roof Yr Blt	
12	Bridge 97x 10 @ \$48 per SF		2001	10/01/2022	\$46,560		\$46,560	
	Hole 2 Bradenton FL 34212		Bridges	10/01/2023				
Unit #	Description		Year Built	Eff. Date	Building Value		Total Insured Value	
	Address		Const Type	Term Date	Contents Value			
	Roof Shape	Roof Pitch			Roof Covering	Covering Replaced	Roof Yr Blt	
13	Bridge 234 x 10@ \$48 per SF		2001	10/01/2022	\$112,320		\$112,320	
	Hole 2 to 3 Bradenton FL 34212		Bridges	10/01/2023				
Unit #	Description		Year Built	Eff. Date	Building Value		Total Insured Value	
	Address		Const Type	Term Date	Contents Value			
	Roof Shape	Roof Pitch			Roof Covering	Covering Replaced	Roof Yr Blt	
14	Bridge 127 x 10@ \$48 per SF		2001	10/01/2022	\$60,960		\$60,960	
	Hole 3 to 4 Bradenton FL 34212		Bridges	10/01/2023				

Sign: _____

Print Name: _____

Date: _____

**Waterlefe Community Development District & Waterlefe Golf Club**

Policy No.: 100122661
Agent: Egis Insurance Advisors LLC (Boca Raton, FL)

Unit #	Description		Year Built	Eff. Date	Building Value		Total Insured Value	
	Address		Const Type	Term Date	Contents Value			
	Roof Shape	Roof Pitch			Roof Covering	Covering Replaced	Roof Yr Blt	
15	Bridge 145 x 10@ \$48 per SF		2001	10/01/2022	\$69,600		\$69,600	
	Hole 3 to 11 Bradenton FL 34212		Bridges	10/01/2023				
Unit #	Description		Year Built	Eff. Date	Building Value		Total Insured Value	
	Address		Const Type	Term Date	Contents Value			
	Roof Shape	Roof Pitch			Roof Covering	Covering Replaced	Roof Yr Blt	
16	Bridge 118 x 10@ \$48 per SF		2001	10/01/2022	\$56,640		\$56,640	
	Hole 5 Bradenton FL 34212		Bridges	10/01/2023				
Unit #	Description		Year Built	Eff. Date	Building Value		Total Insured Value	
	Address		Const Type	Term Date	Contents Value			
	Roof Shape	Roof Pitch			Roof Covering	Covering Replaced	Roof Yr Blt	
17	Bridge 108 x 10@ \$48 per SF		2001	10/01/2022	\$51,840		\$51,840	
	Hole 6 Bradenton FL 34212		Bridges	10/01/2023				
Unit #	Description		Year Built	Eff. Date	Building Value		Total Insured Value	
	Address		Const Type	Term Date	Contents Value			
	Roof Shape	Roof Pitch			Roof Covering	Covering Replaced	Roof Yr Blt	
18	Bridge 141 x 10@ \$48 per SF		2001	10/01/2022	\$67,680		\$67,680	
	Hole 7 to 8 Bradenton FL 34212		Bridges	10/01/2023				
Unit #	Description		Year Built	Eff. Date	Building Value		Total Insured Value	
	Address		Const Type	Term Date	Contents Value			
	Roof Shape	Roof Pitch			Roof Covering	Covering Replaced	Roof Yr Blt	
19	Bridge 274 x 10@ \$48 per SF		2001	10/01/2022	\$131,520		\$131,520	
	Hole 9 Bradenton FL 34212		Bridges	10/01/2023				
Unit #	Description		Year Built	Eff. Date	Building Value		Total Insured Value	
	Address		Const Type	Term Date	Contents Value			
	Roof Shape	Roof Pitch			Roof Covering	Covering Replaced	Roof Yr Blt	
20	Bridge 39 x 10@ \$48 per SF		2001	10/01/2022	\$18,720		\$18,720	
	Hole 10 (Fairway) Bradenton FL 34212		Bridges	10/01/2023				
Unit #	Description		Year Built	Eff. Date	Building Value		Total Insured Value	
	Address		Const Type	Term Date	Contents Value			
	Roof Shape	Roof Pitch			Roof Covering	Covering Replaced	Roof Yr Blt	
21	Bridge 106 x 10@ \$48 per SF		2001	10/01/2022	\$50,880		\$50,880	
	Hole 10 (Back Tee) Bradenton FL 34212		Bridges	10/01/2023				

Sign: _____

Print Name: _____

Date: _____

**Waterlefe Community Development District & Waterlefe Golf Club**

Policy No.: 100122661
Agent: Egis Insurance Advisors LLC (Boca Raton, FL)

Unit #	Description		Year Built	Eff. Date	Building Value		Total Insured Value	
	Address		Const Type	Term Date	Contents Value			
	Roof Shape	Roof Pitch			Roof Covering	Covering Replaced	Roof Yr Blt	
22	Bridge 87x 10@ \$48 per SF		2001	10/01/2022	\$41,760		\$41,760	
	Hole 13 Bradenton FL 34212		Bridges	10/01/2023				
Unit #	Description		Year Built	Eff. Date	Building Value		Total Insured Value	
	Address		Const Type	Term Date	Contents Value			
	Roof Shape	Roof Pitch			Roof Covering	Covering Replaced	Roof Yr Blt	
23	Bridge 69 x 10@ \$48 per SF		2001	10/01/2022	\$33,120		\$33,120	
	Hole 14 (Tee) Bradenton FL 34212		Bridges	10/01/2023				
Unit #	Description		Year Built	Eff. Date	Building Value		Total Insured Value	
	Address		Const Type	Term Date	Contents Value			
	Roof Shape	Roof Pitch			Roof Covering	Covering Replaced	Roof Yr Blt	
24	Bridge 293 x 14@ \$48 per SF		2001	10/01/2022	\$196,896		\$196,896	
	Hole 14 to 16 Bradenton FL 34212		Bridges	10/01/2023				
Unit #	Description		Year Built	Eff. Date	Building Value		Total Insured Value	
	Address		Const Type	Term Date	Contents Value			
	Roof Shape	Roof Pitch			Roof Covering	Covering Replaced	Roof Yr Blt	
25	Bridge 110x 12@ \$48 per SF		2001	10/01/2022	\$63,360		\$63,360	
	Hole 14 to 15 Bradenton FL 34212		Bridges	10/01/2023				
Unit #	Description		Year Built	Eff. Date	Building Value		Total Insured Value	
	Address		Const Type	Term Date	Contents Value			
	Roof Shape	Roof Pitch			Roof Covering	Covering Replaced	Roof Yr Blt	
26	Bridge 72 x 10@ \$48 per SF		2001	10/01/2022	\$34,560		\$34,560	
	Hole 15 (Tee) Bradenton FL 34212		Bridges	10/01/2023				
Unit #	Description		Year Built	Eff. Date	Building Value		Total Insured Value	
	Address		Const Type	Term Date	Contents Value			
	Roof Shape	Roof Pitch			Roof Covering	Covering Replaced	Roof Yr Blt	
27	Bridge 62x 16@ \$48 per SF		2001	10/01/2022	\$47,616		\$47,616	
	Hole 15 (Bridge) Bradenton FL 34212		Bridges	10/01/2023				
Unit #	Description		Year Built	Eff. Date	Building Value		Total Insured Value	
	Address		Const Type	Term Date	Contents Value			
	Roof Shape	Roof Pitch			Roof Covering	Covering Replaced	Roof Yr Blt	
28	Bridge 415 x 16@ \$48 per SF		2001	10/01/2022	\$318,720		\$318,720	
	Hole 15 to 16 Bradenton FL 34212		Bridges	10/01/2023				

Sign: _____

Print Name: _____

Date: _____

**Waterlefe Community Development District & Waterlefe Golf Club**

Policy No.: 100122661
Agent: Egis Insurance Advisors LLC (Boca Raton, FL)

Unit #	Description		Year Built	Eff. Date	Building Value		Total Insured Value	
	Address		Const Type	Term Date	Contents Value			
	Roof Shape	Roof Pitch			Roof Covering	Covering Replaced	Roof Yr Blt	
29	Bridge 69 x 10@ \$48 per SF		2001	10/01/2022	\$33,120		\$33,120	
	Hole 16 to 17 Bradenton FL 34212		Bridges	10/01/2023				
Unit #	Description		Year Built	Eff. Date	Building Value		Total Insured Value	
	Address		Const Type	Term Date	Contents Value		Covering Replaced	Roof Yr Blt
	Roof Shape	Roof Pitch			Roof Covering			
30	Bridge 225 x 10@ \$48 per SF		2001	10/01/2022	\$108,000		\$108,000	
	Hole 18 Bradenton FL 34212		Bridges	10/01/2023				
			Total:	Building Value \$4,776,472		Contents Value \$580,710		Insured Value \$5,357,182

Sign: _____

Print Name: _____

Date: _____

Waterlefe Community Development District & Waterlefe Golf Club

Policy No.: 100122661
Agent: Egis Insurance Advisors LLC (Boca Raton, FL)

Item #	Department Description	Serial Number	Classification Code	Eff. Date Term Date	Value	Deductible
1	EDP Max \$15,000 per item		Electronic data processing equipment	10/01/2022 10/01/2023	\$75,000	\$1,000
2	Fine Arts Max \$15,000 per item		Fine arts	10/01/2022 10/01/2023	\$75,000	\$1,000
3	Miscellaneous Tools		Other inland marine	10/01/2022 10/01/2023	\$25,000	\$1,000
4	4 Walking Mowers @ \$9,872.75		Rented, borrowed, leased equipment	10/01/2022 10/01/2023	\$39,491	\$1,000
5	Valuable Papers		Valuable papers	10/01/2022 10/01/2023	\$50,000	\$1,000
6	2015 Dakota 410 Pull-Type Top dresser	41005915	Mobile equipment	10/01/2022 10/01/2023	\$4,265	\$1,000
7	2015 Buffalo Turbine Cyclone KB4 Debris Blower	24067	Mobile equipment	10/01/2022 10/01/2023	\$2,255	\$1,000
8	2015 Buffalo Turbine Cyclone KB4 Debris Blower	24214	Mobile equipment	10/01/2022 10/01/2023	\$2,255	\$1,000
9	2014 Tru-Turf Greens Roller	RB212	Mobile equipment	10/01/2022 10/01/2023	\$4,156	\$1,000
10	(1)2017 Cushman Hauler 800X Gas Utility Vehicle		Rented, borrowed, leased equipment	10/01/2022 10/01/2023	\$6,985	\$1,000
11	Tractor & Front Loader - Kubota	10076 & T1386	Mobile equipment	10/01/2022 10/01/2023	\$17,230	\$1,000
12	(2) Toro Greensmaster 3150-Q, (2) Accessories for Greensmaster 3150-Q, (2) Toro Reelmaster 3575-D		Rented, borrowed, leased equipment	10/01/2022 10/01/2023	\$167,782	\$1,000
13	(1) Toro ProCore 648, (1) Toro ProCore SR54-S, (2) Toro Workman HDX, (6) Club Car Carryall 500 Gas		Rented, borrowed, leased equipment	10/01/2022 10/01/2023	\$160,212	\$1,000
14	(2) Toro Greensmaster 3150s		Rented, borrowed, leased equipment	10/01/2022 10/01/2023	\$59,120	\$1,000
15	(1) Toro Groundmaster 4500-D (1) Toro Groundmaster 3500-D, (2) Toro Workman HDX		Rented, borrowed, leased equipment	10/01/2022 10/01/2023	\$177,618	\$1,000
16	(72) 2020 EZ Go RXV Elite Golf Carts (\$6,228 Each)	008-0600265-106	Rented, borrowed, leased equipment	10/01/2022 10/01/2023	\$448,392	\$1,000
17	(72) 2020 TFM 7" GPS Units (\$1,186 Each)	008-0600265-302	Rented, borrowed, leased equipment	10/01/2022 10/01/2023	\$85,364	\$1,000
18	(1) 2020 Cushman Hauler 1200 Gas	008-0600265-107	Rented, borrowed, leased equipment	10/01/2022 10/01/2023	\$8,675	\$1,000
19	(18) 2021 E-Z-Go RXV Elite Golf Carts	008-0600265-108	Rented, borrowed, leased equipment	10/01/2022 10/01/2023	\$113,562	\$1,000
20	(18) 2021 TFM 7EX GPS	008-0600265-303	Rented, borrowed, leased equipment	10/01/2022 10/01/2023	\$22,781	\$1,000
21	(1) Golf Lift (motor model P3391-1)	50987695_0071	Other inland marine	10/01/2022 10/01/2023	\$12,000	\$1,000
22	Reel Grinder (model 650)	10B65001384	Other inland marine	10/01/2022 10/01/2023	\$35,000	\$1,000
23		10H67001894	Other inland marine	10/01/2022	\$25,000	\$1,000

Sign: _____ Print Name: _____ Date: _____

Inland Marine Schedule

Waterlefe Community Development District & Waterlefe Golf Club

Policy No.: 100122661
Agent: Egis Insurance Advisors LLC (Boca Raton, FL)

Item #	Department Description	Serial Number	Classification Code	Eff. Date Term Date	Value	Deductible
	Bedknife Grinder (model 670)			10/01/2023		
24	Equipment Wash Station		Other inland marine	10/01/2022	\$60,000	\$1,000
				10/01/2023		
25	Chipper 6" Self Feed	1VRC101V0H1001594	Other inland marine	10/01/2022	\$10,750	\$1,000
				10/01/2023		
26	2021 John Deere 2700 Triplex Mower	1TC2700HCLT010179	Rented, borrowed, leased equipment	10/01/2022	\$39,313	\$1,000
				10/01/2023		
27	2021 John Deere 2700 Triplex Mower	1TC2700HCMT020011	Rented, borrowed, leased equipment	10/01/2022	\$39,313	\$1,000
				10/01/2023		
28	2021 John Deere 2700 Triplex Mower	1TC2700HVMT020012	Rented, borrowed, leased equipment	10/01/2022	\$34,294	\$1,000
				10/01/2023		
29	2021 John Deere 2700 Triplex Mower	1TC2700HKLT010137	Rented, borrowed, leased equipment	10/01/2022	\$34,294	\$1,000
				10/01/2023		
30	2021 John Deere Cutting Units	120089	Rented, borrowed, leased equipment	10/01/2022	\$3,639	\$1,000
				10/01/2023		
31	TurfBreeze Turf Fan Hole 2		Other inland marine	10/01/2022	\$7,500	\$1,000
				10/01/2023		
32	(2) Toro Sand Pro 3040		Rented, borrowed, leased equipment	10/01/2022	\$21,500	\$1,000
				10/01/2023		
33	Toro Pro Sweep		Rented, borrowed, leased equipment	10/01/2022	\$12,500	\$1,000
				10/01/2023		
34	Salsco Greens Rollers		Mobile equipment	10/01/2022	\$19,453	\$1,000
				10/01/2023		
35	Salsco Greens Rollers		Mobile equipment	10/01/2022	\$19,453	\$1,000
				10/01/2023		
36	John Deer 2006 5225 model tractor/loader/backhoe	LV5225P224100	Mobile equipment	10/01/2022	\$30,000	\$1,000
				10/01/2023		
				Total	\$1,949,152	

Sign: _____

Print Name: _____

Date: _____

Tab 3

FIFTH ADDENDUM TO THE CONTRACT FOR PROFESSIONAL DISTRICT SERVICES

This Fifth Addendum to the Contract for Professional District Services (this “**Addendum**”), is made and entered into as of the 1st day of October, 2022 (the “**Effective Date**”), by and between **Waterlefe Community Development District**, a local unit of special purpose government established pursuant to Chapter 190, Florida Statutes, located in Manatee County, Florida (the “**District**”), and **Rizzetta & Company, Inc.**, a Florida corporation (the “**Consultant**”).

RECITALS

WHEREAS, the District and the Consultant entered into the Contract for Professional District Services dated January 1, 2017 (the “**Contract**”), incorporated by reference herein; and

WHEREAS, the District and the Consultant desire to amend **Exhibit B** - Schedule of Fees of the Fees and Expenses, section of the Contract as further described in this Addendum; and

WHEREAS, the District and the Consultant each has the authority to execute this Addendum and to perform its obligations and duties hereunder, and each party has satisfied all conditions precedent to the execution of this Addendum so that this Addendum constitutes a legal and binding obligation of each party hereto.

NOW, THEREFORE, based upon good and valuable consideration and the mutual covenants of the parties, the receipt of which and sufficiency of which is hereby acknowledged, the District and the Consultant agree to the changes to amend **Exhibit B** - Schedule of Fees attached.

The amended **Exhibit B** - Schedule of Fees are hereby ratified and confirmed. All other terms and conditions of the Contract remain in full force and effect.

IN WITNESS WHEREOF the undersigned have executed this Addendum as of the Effective Date.

(Remainder of this page is left blank intentionally)

Therefore, the Consultant and the District each intend to enter this Addendum, understand the terms set forth herein, and hereby agree to those terms.

ACCEPTED BY:

RIZZETTA & COMPANY, INC.

BY: _____

PRINTED NAME: William J. Rizzetta

TITLE: President

DATE: _____

WATERLEFE COMMUNITY DEVELOPMENT DISTRICT

BY: _____

PRINTED NAME: _____

TITLE: Chairman/Vice Chairman

DATE: _____

ATTEST:

Vice Chairman/Assistant Secretary
Board of Supervisors

Print Name

Exhibit B – Schedule of Fees

EXHIBIT B
Schedule of Fees

STANDARD ON-GOING SERVICES:		
Standard On-Going Services will be billed in advance monthly pursuant to the following schedule:		
	MONTHLY	ANNUALLY
Management:	\$2,457.50	\$29,490
Administrative:	\$764.67	\$9,176
Accounting:	\$1,679.58	\$20,155
Financial & Revenue Collections:	\$464.08	\$5,569
Assessment Roll ⁽¹⁾		\$5,569
Total Standard On-Going Services:	\$5,365.83	\$69,959

(1) Assessment Roll is paid in one lump-sum after the roll is completed (October).

ADDITIONAL SERVICES:	FREQUENCY	RATE
Extended and Continued Meetings	Hourly	\$ 175
Additional Meetings (includes meeting prep, attendance and drafting of minutes)	Hourly	\$ 175
Estoppel Requests (billed to requestor):		
One Lot (on tax roll)	Per Occurrence	\$ 100
Two+ Lots (on tax roll)	Per Occurrence	\$ 125
One Lot (direct billed by the District)	Per Occurrence	\$ 100
Two–Five Lots (direct billed by the District)	Per Occurrence	\$ 150
Six-Nine Lots (direct billed by the District)	Per Occurrence	\$ 200
Ten+ Lots (direct billed by the District)	Per Occurrence	\$ 250
Long Term Bond Debt Payoff Requests	Per Occurrence	\$ 100/Lot
Two+ Lots	Per Occurrence	Upon Request
Short Term Bond Debt Payoff Requests &		
Long Term Bond Debt Partial Payoff Requests		
One Lot	Per Occurrence	\$ 125
Two – Five Lots	Per Occurrence	\$ 200
Six – Ten Lots	Per Occurrence	\$ 300
Eleven – Fifteen Lots	Per Occurrence	\$ 400
Sixteen+ Lots	Per Occurrence	\$ 500
Special Assessment Allocation Report	Per Occurrence	Upon Request
True-Up Analysis/Report	Per Occurrence	Upon Request
Re-Financing Analysis	Per Occurrence	Upon Request
Bond Validation Testimony	Per Occurrence	Upon Request
Bond Issue Certifications/Closing Documents	Per Occurrence	Upon Request
Electronic communications/E-blasts	Per Occurrence	Upon Request
Special Information Requests	Hourly	Upon Request
Amendment to District Boundary	Hourly	Upon Request
Grant Applications	Hourly	Upon Request
Escrow Agent	Hourly	Upon Request
Continuing Disclosure/Representative/Agent	Annually	Upon Request
Community Mailings	Per Occurrence	Upon Request
Response to Extensive Public Records Requests	Hourly	Upon Request
Litigation Support Services	Hourly	Upon Request

PUBLIC RECORDS REQUESTS FEES:

Public Records Requests will be billed hourly to the District pursuant to the current hourly rates shown below:

JOB TITLE:	HOURLY RATE:
Senior Manager	\$ 52.00
District Manager	\$ 40.00
Accounting & Finance Staff	\$ 28.00
Administrative Support Staff	\$ 21.00

Tab 4a

LANDSCAPE COMMITTEE MEETING MINUTES

July 8, 2022

I. The meeting was called to order at 2:02 p.m.

II. It was confirmed that the meeting had been properly noticed.

III. A quorum was established with the attendance of committee members Becky Kutska, Dona Lasseter, and Angela Potter. Angela moved with unanimous approval that Mike Jacobs be permitted to attend remotely, but his cell connection was unstable, and he was only able to participate sporadically. Also, in attendance were Rizzetta Field Services Manager, John Toborg; ArtisTree Account Executive, Tim Drumgool; General Manager, Steve Dietz; and Executive Assistant, Mary Paige Huisman.

IV. The draft of the minutes from the 6/3/2022 meeting was reviewed. Following discussion, Becky Kutska moved to approve the minutes, seconded by Angela Potter, and unanimously approved.

V. PUBLIC COMMENTS: No members of the public were present, but resident comments received by committee members since the last meeting were discussed. These were primarily related to areas that ArtisTree seemed to have overlooked (e.g., tall weeds on retention pond banks and overgrown hedges in some cul-de-sacs). Tim was reminded that the cul-de-sac hedges should be of uniform shape and kept at 5 feet in height, except for Portside Terrace and Restoration Terrace, which are to be maintained at a height of 3 feet.

VI. CDD BOARD REPORT

- A. The Board is still in favor of the first stage of the Bird Island project (removing the dead tree and removing most of the epiphytes from the living Live Oak tree).

VII. JOHN TOBORG REPORT: Please see the Landscape Inspection Report dated 6/29/2022 for complete details. In addition to comments elsewhere, specifically discussed at this meeting were:

- A. The areas outside the Mossy Branch gate are again very overgrown and need to be addressed at every ArtisTree site visit.
- B. Turf health continues to be a concern in several areas.
- C. Many areas are becoming very weedy and appear not be receiving attention at regular intervals (outer perimeter of roundabout, tree rings, berms, retaining walls, edging, etc.).
- D. Cul-de-sacs are not uniform, and some are not pruned according to residents' specifications. (See Section V.)
- E. ArtisTree crews are not always removing debris such as fallen fronds. There seems to be a "not my job" mentality by some, which Tim will address.
- F. Bitter Melon and other vines are evident in many locations and need to be removed regularly.
- G. Palms at small "T" intersection of Foggy Morn and Portside Terrace need fertilizer.
- H. Natural ("wetland") areas are encroaching public areas and some are being overrun by vines, etc. This should be monitored and addressed regularly to maintain a safe and attractive community.

IX. ARTISTREE REPORT

- A. Annuals: The newest rotation of annuals has been installed. Steve confirmed that the variety of Heartbreaker was what we requested. We needed about 500 more than ordered, which Tim said he acquired at ArtisTree's expense. As a plant pathologist, Nancy weighed in before the meeting that some annuals are planted too close to the curb and the pattern in some areas is erratic, both potentially causing future problems with plant health and appearance. Dona also

asked that the white plastic tags not be placed in the soil when the annuals are planted, i.e., *throw them away*. It was noted that the last rotation was removed on the day of this this installation rather than allowing a couple of weeks between removal and installation so that AT can spray soil to eradicate weeds. Steve noted that prior to the next rotation, the adjacent curbs and swales will be power washed, and the beds will need to be empty to avoid chemical damage. We also asked that Tim have future annual beds sloped (stadium appearance) at the time of installation which means adding soil at rear of beds. Given how poorly the last Sunpatiens performed and Tim's comments regarding his experience with Sunpatiens at other locations, Dona encouraged Tim's and John's inputs during discussion of future annual selections.

- B. The next detail pass is scheduled for 7/18. Now that the same crew is also working The Villas, Tim may be reversing the order in which each area is scheduled. Tim was also reminded that the public space behind the berm needs to be included.
- C. The Arbicola between Rainbow Court and the back gate are scheduled to be installed on or about 8/17.
- D. Installation of the Plumbago and Alamanda along Upper Manatee River Road (UMRR) will occur on or about 8/3. Killing the jasmine and weeds may take a couple of passes, and Tim will start this process in the next week or so. Steve will oversee this project.
- E. The failing Simpson's Stopper along UMRR will be removed on or about 8/3 and replacements will be installed in conjunction with the Plumbago and Alamanda.
- F. The hedge along the south wall was being pruned at the time of the meeting. John Toborg noted that the west wall needs attention, too.
- G. Tim was asked to remove the weeds growing in the block edging adjacent to the Foxtail Palm at the northernmost monument of the main entrance.
- H. The Paurotis Palm at Big Bass cul-de-sac needs pruning, was missed in the latest pruning pass. Per John Toborg, only remove the dead material and remove nothing between the 9 o'clock and 3 o'clock positions. This will be done in September.
- I. Storm damage cleanup was reviewed. According to the contract, special provisions can be made with ArtisTree only after named storms at a per-hour price. Otherwise, storm debris will be removed at regular visits.

X. CHAIRMAN UPDATE

- A. Bird Island: Since the last committee meeting, Steve received a more detailed proposal from Ameri-Tree that is more expensive than the original. John Toborg will speak with Blake to clarify and ask for a revised quote. This project will be coordinated with the golf course closing after Labor Day.
- B. SE Corner: The "golf sign" has been removed, and committee members noted how much better the area already looks.
- C. Winding Stream berm update: See Section IX.C.
- D. Ameri-Tree's proposal for Hong Kong Orchid Tree pruning was reviewed. By their count, there are 11 of these trees, and at a total cost of \$2,085 (\$189.55 per tree). The committee members would be in favor of moving forward. Steve will confirm the count.
- E. Steve will see that residents are sent an email regarding projects adjacent to their properties.

XI. GENERAL MANAGER UPDATE

- A. Proposed projects for our two-year plan were ranked as follows:

1. Modify irrigation system to optimize coverage of areas with different needs (e.g., annuals versus turf) (9 points). This may qualify for water conservation grants/funding opportunities for which Steve has already scheduled a meeting with a state representative.
 2. Restore/Restake Bougainvillea in roundabout (18 points).
 3. Visual abatement enhancements for UMRR north and south (32 points).
 4. Phase 2 of Live Oak trimming (32 points).
 5. Renovate Winding Stream berm from Rainbow Court to Winding Stream gate (35 points).
 6. Edging for mulch retention at medians and flower beds (36 points).
 7. Map community irrigation system (40 points).
 8. Up lighting at median endcaps at junction with roundabout (43 points).
 9. Supplement median islands and perennial beds (45 points).
 10. SE corner back gate visual enhancements (47 points)
 11. SE corner monument (49 points).
 12. Enhancement of Discovery "eyebrows" (54 points).
 13. Landscape lighting in Waterlefe Boulevard between UMRR and gatehouse (56 points).
 14. Plant tree on Bird Island, including irrigation ?? (59 points)
 15. Refurbish remaining five cul-de-sacs (60 points).
 16. Enhance fountain on pond #2 (78 points) – second half of second year.
 17. Landscape golf course parking lot (80 points) – after golf course is done.
 18. Add benches throughout the community (82 points).
 19. Welcome sign at Heritage Harbor (86 points). Though this was prioritized last, it is such a small project that will be "such a nice touch" we agreed it should be done without further ado.
- B. 22-23 Budget Discussion: These projects will be researched as to process and cost for discussion and final vote at our next meeting.

XII. LIASON COMMENTS: Tom Tosi was not present.

XIII. COMMITTEE DISCUSSION/OTHER BUSINESS

- A. Dona let us know that she will be recommending Vinca as the annual to follow the Petunia we have selected for the winter/holidays.
- B. We are leaning toward establishing and publishing a regular monthly meeting specifically for the purpose of developing a community grounds manual. This will be done in conjunction with the usual posting of the meeting schedules.
- C. Angela presented thoughts on how to increase ArtisTree's crews' attention to detail in our community. We recognize that to them it is just a job to be done as quickly as possible, whereas we have an ownership stake, and showing our appreciation is always appropriate. Discussed were topics, such as offering ArtisTree crewmembers a Gatorade type drink or water when they are in Waterlefe or host an ArtisTree Appreciation Day. Steve suggested we discuss this with Tim.

XIV. Committee members were reminded to check CDD e-mail on a regular basis.

XV. The Sunshine Law was reiterated to committee members.

XIV. The next Landscape Committee meeting is scheduled for Friday, August 12, 2022.

XVI. Dona Lasseter moved to adjourn the meeting, seconded by Angela Potter, and unanimously approved at 4:43 p.m.

Tab 4b

LANDSCAPE COMMITTEE MEETING MINUTES

AUGUST 12, 2022

- I. The meeting was called to order at 2:04 p.m.
- II. It was confirmed that the meeting had been properly noticed.
- III. A quorum was established with the attendance of committee members Becky Kutska, Mike Jacobs, and Dona Lasseter. Also in attendance were Rizzetta Field Services Manager, John Toborg; ArtisTree Account Executive, Tim Drumgool; General Manager, Steve Dietz; and Executive Assistant, Mary Paige Huisman.
- IV. The draft of the minutes from the 7/8/22 meeting was reviewed. Discussion ensued; Dona presented additions to the minutes. Mary Paige will include in the recorded copy. Dona moved to approve the minutes, seconded by Becky and unanimously approved.
- V. PUBLIC COMMENTS: No members of the public were present
- VI. JOHN TOBORG REPORT: Please refer to the Landscape Inspection Report dated July 22, 2022, for complete details. Specific review items discussed were:
 - A. The Tree Ligustrum at the Winding Stream Gate may be infected with Bot Rot. Tim will inspect and take appropriate action.
 - B. John addressed the excessive weeds in the circle, Tim will address.
 - C. Turf health continues to be of concern in areas throughout Waterlefe. Mike requested that Tim address this issue and develop a plan to remediate.
 - D. The proliferation of weeds in the landscape beds remain an issue. Tim was asked to address this with the landscape crews.
- VII. ARTISTREE REPORT:
 - A. UMRR Jasmine installation has been completed.
 - B. Palm trimming will be done in September. Note: The contract specifies that palms are to be trimmed as needed. There were some that were missed during the last trim. These should have been trimmed when it was reported that they were overlooked. Refer to John's report for detail.
 - C. Mike complimented the Turning Leaf and Sand Crane Cul-de-sacs.
 - D. The recent annual rotation (Coleus) have largely performed poorly. This may be a combination of heat, irrigation issues, bed preparation and the quality of the plant material. Tim was asked to elevate his involvement in the procurement and approval of future orders and installations.
 - E. Mike commented that some of the up lighting fixtures may have been damaged during the recent Jasmine install. Tim will follow-up.
 - F. Tim reported that the Simpson Stopper are filling in along UMRR.
 - G. Mike requested that the Gate Station car park area hedges to be trimmed evenly.
 - H. Discovery East, Big Bass and Rainbow Cul-de-sacs need to be cleaned up, they are not up to standard.
 - I. Mike asked that Tim provide specific project completion dates for all future outstanding projects and items reported in John Toborg's monthly reports.

- IX. Chairman Report**
A. Bird Island – New Ameri-Tree Proposal
Committee discussed new proposal from Ameri-Tree regarding the Bird Island. New proposal had the removal of cabbage palms which the committee felt may be unnecessary. The committee decided to present the proposal to the board minus the cabbage palms saving the board roughly \$1,800.
- X. General Manager Update**
Steve reported that the Landscape Committee 2-Year Plan will be presented to the CDD Board on Monday, August 15, 2022.
A. Project estimates and priorities were reviewed and updated for submittal to the CDD Board.
B. Mike reported that Tom Tosi recommended that the Landscape Committee submit a comprehensive 2-Year Plan.
- XI. LIAISON COMMENTS:** Tom Tosi was not present.
- XII. Committee Discussion**
A. The committee discussed the general timetable of John Toborg’s monthly inspection report. Tim receives the report just days prior to the Landscape Committee Meetings. This frequently does not allow sufficient time for Tim review, correct and/or plan for remediation. This creates an endless loop of overdue and delayed completion of reported issues. How can this process be improved?
- XIII.** Committee members were reminded to check CDD email on a regular basis.
- XIV.** The Sunshine Law was reiterated to committee members.
- XV.** The next Landscape Committee meeting is scheduled for Friday, September 2, 2022.
- XVI.** Mike Jacobs moved to adjourn the meeting, seconded by Becky Kutska, and unanimously approved at 4:45 p.m.

Tab 5

I. ARTISTREE BLITZ. ArtisTree crews spent an extra day in Waterlefe and made considerable progress on longstanding issues.

II. ANNUALS. ArtisTree has replaced dead Coleus in annual beds.

III. PALM TRIMMING. ArtisTree is scheduled to trim palms throughout the community in September. Weather delays.

IV. WINDING STREAM BERM. Arbicola installed. First phase of project completed. Phase Two this fiscal year.

V. NEXT ANNUALS. Red and purple Petunias have been selected for next installation in late October or early November. Beds will be cleared two weeks prior so soil can be replenished and fertilized. May use a different grower.

VI. ANNUALS STUDY. Committee has begun a long-term study of annual beds to determine why we have so much die-off. Soil, sun, irrigation, other?

VII. ANNUALS ROTATIONS. Committee recommends we revert to 4 annual rotations. A two-year effort to scale back to 3 rotations has been unsuccessful, in part because of extreme conditions and in part because annuals typically thrive for only 10-12 weeks. Committee looking at scaling back the size of some beds to reduce plant count and save money.

VIII. PRIORITIES. Committee has begun the process of prioritizing projects for the new fiscal year, postponing some bigger ticket items to bring us in line with the budget approved by the Board.

IX. LANDSCAPING BIBLE. The Committee is creating a document of “best practices” so there will be a written record of what we do where and why we do it. For example, we want the hedge in the WLB Median near the maintenance building to be at least 6 feet tall so it hides the building; we want the Ixoras near the Gate House to become a hedge as opposed to individual shrubs. The goal is to have a record so when Committee members, General Managers or vendors change, their replacements will have a road map to follow: “Here’s what we do, and this is why we do it.” This will be a long term and ever evolving process.

X. BIRD ISLAND. Project scheduled for mid-October.

XI. MULCH. Community wide mulch application scheduled for late October.

We appreciate the Board’s support.

Tab 6

WATERLEFE

LANDSCAPE INSPECTION REPORT



September 1, 2022
Rizzetta & Company
John R. Toborg – Division Manager
Landscape Inspection Services



Rizzetta & Company
Professionals in Community Management

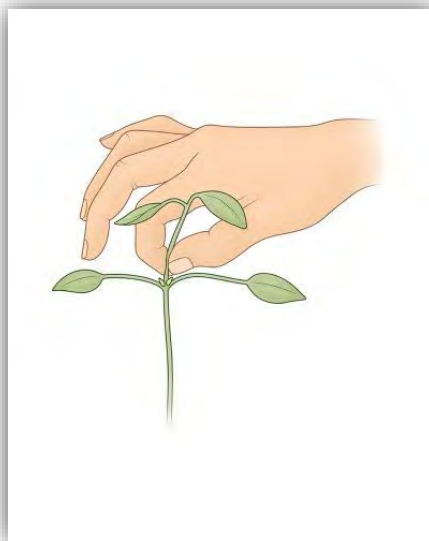
Summary, Upcoming Events, Winding Stream (Ft. Hamer), UMRR

General Updates, Recent & Upcoming Maintenance Events

- ❑ During the month of October, all Bahia turf shall receive an application of 600 lbs. (12 – 50 lb. bags) of 8-2-12+4Mg fertilizer. Additionally, all St. Augustine turf shall receive an application of 5877 lbs. (118 – 50 lb. bags) of 8-2-12+4Mg fertilizer, all Ornamentals shall receive an application of 1960 lbs. (39 – 50 lb. bags) of 8-2-12+4Mg fertilizer and finally all Palms shall receive an application of 653 lbs. (13 – 50 lb. bags) of 8-2-12+4Mg fertilizer. This is a total of 182 – 50 lb. bags of 8-2-12+4Mg fertilizer.
- ❑ Per contract, ArtisTree is to contact both the Landscape Inspector and the onsite staff the week before any fertilizer is scheduled to be applied. On the day of application, vendor is to check in with onsite staff so that staff can verify correct quantity and type. Staff shall scan a copy of the fertilizer label, adding how many bags were applied and to what landscape element as well as the day of application.
- ❑ There is a marked improvement to the overall condition and aesthetics of the community compared to last month's inspection. It is clear much time and effort was applied by ArtisTree to accomplish this.

The following are action items for Artistree to complete. Please refer to the item # in your response listing action already taken or anticipated time of completion. **Red text** indicates deficient from previous report. **Bold Red text** indicates deficient for more than a month. **Underlined Bold Red text** indicates deficient for more than two months. **Green text** indicates a proposal has been requested. **Blue** indicates an irrigation related matter. **Bold and underlined** text is either information or questions for the BOS. **Orange** is for Staff.

1. **There remains dead growth in the Tree Ligustrum outside the Winding Stream rear gates.**
2. Remove low-hanging Spanish Moss and remove fallen limbs from beneath the trees on the berm between the main entrance and the bridge.
3. I feel there needs to be more of a distance between the tops of the understory plants and the bottoms of the Tree Ligustrum on the WLBlvd. median between the guardhouse and UMRR. This is slowly becoming closed in. Unfortunately, it is the nature of most of the understory plants to want to grow large. This needs to be accomplished through a combination of tipping the understory and lifting the tree Ligs.
4. A lot of the Coleus have grown VERY well (others have not). Those larger ones should be pinched back removing the flower stalk and 2-3 rows of leaves. Pinch above the leaf junctions. Remember – where you pinch, two new stems will emerge. (see below)



WLBlvd., UMRR

5. Make sure there are no slow leaks or cracked pipes on the outbound side of the WLBlvd. median about 20' from the UMRR tip. Water is standing behind the curb. Time is approximately noon on Thursday. (Pic 5)



10. I feel this bedline needs to be strengthened to emphasize the newly planted beds. Turf here has also thinned, and I feel needs to be replaced – preferably NOT with plugs. This is also along the UMRR berm. (Pic 10)



6. I am assuming the newly planted Allamanda and Plumbago along the UMRR berm south of the main entrance will be mulched during the upcoming mulch event? There currently is none.

7. Remove palm debris from the berm from the main entrance southward.

8. AT 's response to failed turf needing to be replaced was to install plugs (in some areas). Although not the ideal solution, with proper care and careful watering, these plugs may fill in over time. Has irrigation been altered to allow enough water so these plugs with very small root systems survive? However, it doesn't appear this strip on UMRR was plugged. (Pic 8 >)

9. The newly planted beds of Allamanda and Plumbago need to be weeded. (Pic 9>)



UMRR, WLBlvd., Guardhouse

11. AT needs to remove the hanging and broken limbs from the Hong Kong Orchids on the UMRR berm.

12. We need to identify what this grassy weed is and eradicate it. There are several patches of it on both sides of the UMRR sidewalk as well as on both sides of WLBlvd. mostly between Sand Crane and UMRR. (Pic 12)



13. Can AT provide an update to this disturbance in the soil on the outbound ROW of WLBlvd. approaching the main entrance? (Pic 13)



14. UPDATE: Palms are scheduled to be trimmed mid-September.

15. The landscaping in front of the guardhouse needs to be delineated and terraced. Currently, most plants are the same height and shape and growing into each other.

16. AT to ensure the Roebelenii Palms behind the guardhouse get their fair share (1 – 3 lbs. each) of fertilizer. They are beginning to exhibit some minor frizzle top.

17. Some Coleus can withstand full sun all day, but most prefer full sun only in the mornings and a break from it in the brutal afternoons when the sun is directly overhead. They also prefer to have “consistently moist”, cool soil without being soggy. Differences in these conditions may help to explain why some beds of Coleus are flourishing and some are not. Water supplied should match sunlight received. (Pics 17a & b)



18. Reportedly, the turf in the north ROW of WLBlvd. west of the guardhouse has been treated for fungus. Have follow-up 10-14-day applications been scheduled? (Pic 18>)



Conch Shell East & West, Sand Crane South, WLBlvd. @ Sand Crane

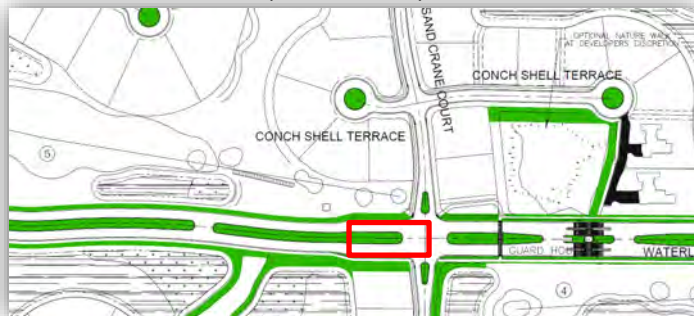
19. Spot treat grassy weeds in the Conch Shell east cul-de-sac. Also, mowers need to alter their pattern and it wouldn't hurt to alter the mowing machine also as the "hill-valley-hill" patterns are forming and the valley portion appears to be stressing.

20. Sand Crane north turf is also still loaded with Nutsedge. This needs to be treated.

21. Reportedly the turf on Conch Shell west has also been treated for fungus. Have follow-up 10-14-day applications been scheduled? This has been documented and ongoing for several months. Due to this fact, I feel AT needs to replace this turf with new turf. There is also Nutsedge here. (Pic 21)



22. I feel these plants at the eastern tip of the WLBlvd. median west of Sand Crane still need to be lowered more. Crossing from north to south, I had difficulty seeing an oncoming car from the west. (see below)



23. AT crews are being careless with herbicide application. This is at Sand Crane south. If this does not recover quickly, it will need to be replaced by AT. (Pic 23)



24. Is AT preparing a proposal to finish off the remainder of turf installation at Sand Crane south and WLBlvd.? It needs to extend beyond the STOP sign at WLBlvd.

25. In addition to those plants on the WLBlvd. median west of Sand Crane needing to be lowered, so do those on the median behind the guardhouse. I also had difficulty seeing a vehicle westbound while I was turning west onto WLBlvd. from Sand Crane south. (Pic 25>)



WLBlvd., Between Sand Crane & Portside, Day Lily

26. I think it would be wise to eliminate these tiny strips of turf between individual Tree Ligustrums and palms along the WLBlvd. medians. First, they are difficult to maintain and second, when mowers do mow them, they are blowing all the mulch out as the mowers' decks are much wider. AT to eradicate them, remove the dead turf and create a continuous mulch bed. (Pic 26)



27. AT needs to spot treat weeds on the WLBlvd. medians between Sand Crane and Portside. (Pic 27>)

28. As mentioned earlier, instead of replacing turf as requested, AT planted St. Augustine plugs instead. This is less than ideal as the District has already had to put up with declining turf – now we must wait for these to fill in. (Pic 28>)



29. Many annuals at Portside need to be replaced. (Pic 29)



30. There are still many areas where Confederate Jasmine needs to be separated from other plant materials – including Day Lily.



Mossy Branch, Portside North, River Basin, WLBlvd., Discovery

31. I feel the Coleus outside Mossy Branch are not receiving adequate water. They are in full sun all day long, are planted on a very narrow median surrounded by asphalt. On a 90°-day, asphalt can approach 150°.

32. The Sweet Viburnum hedge along the south wall west of Mossy Branch still needs to have a bed line defined, weeds and Spanish Moss removed.

33. I feel the bed of Blue Daze on the outside of the Mossy Branch gates has been treated with herbicide so many times, there is no Blue Daze remaining and should be replaced. This bed has been completely overrun with weeds more than once in the past. (Pic 33)



34. Spot treat weeds in the Portside north cul-de-sac. There is not much St. Augustine here – mostly Bermuda.

35. I also feel the annuals at the Foggy Morn median also need to be replaced. (Pic 35>)

36. AT to provide an update regarding the condition of the turf beside the northern-most home on the east side of Foggy Morn before getting to Discovery.

37. Do not forget the Discovery north eyebrow cul-de-sac Paurotis Palm during mid-September's palm trimming event.

38. No date was provided regarding the timeframe as to when the back side of the 2-rail wood fence on the west side of Discovery north would be cleaned up. This must be completed prior to the next inspection.

39. Make sure crews are maintaining the west side of River Basin across from River Basin Park. (see below)



40. Properly prune a broken branch from a Tree Ligustrum on the WLBlvd. median at the golf cart crossing between Nos. 5 & 6.

41. This sod just outside Discovery east on WLBlvd. needs to be cut out and replaced by AT. (Pic 41>)

42. There are still several dead/dying branches in a Tree Ligustrum on the WLBlvd. median between Discovery east and golf maintenance.

43. There is still dead material in the sideyard buffer on the inbound side of the Discovery west entrance. (Pics 43a, b & c >)



Roundabout, Whooping Crane, Winding Stream

44. Spot treat Nutsedge on the roundabout.

45. What is the status of straightening the leaning Bougainvillea standard on the roundabout?
I'm not sure this can be successful without damaging the roots.

(Pic 45>)



46. It's been a while since the lower part of the roundabout wall has been mowed on the Shores side of the waterway. Lower are also needs to be weeded. (Pic 46)



47. Hand pull grassy weeds from the Blue Daze beds on the Winding Stream median at the roundabout.

48. AT still needs to eradicate clumps of weeds in the joints of the roundabout retaining wall.

49. AT needs to replace the rain shut-off device on the Whooping Crane cul-de-sac. The top is missing. (Pic 49>)

50. AT needs to make sure the pond bank between Whooping Crane and Maritime is mowed every week. Once again, it seems to have been missed.



Winding Stream, Maritime, Rainbow Ct., River Club Parking Lot

51. I can't imagine there are still hotspots in the turf with all the rain we've been receiving. AT to diagnose why this turf between the pond bank mentioned above and the Winding Stream is stressing. Is there a fungal issue or perhaps chinch bug? Diagnose and treat accordingly. (Pic 51)



55. AT to selectively prune the Petite Salmon Oleander in the River Club parking lot sidewalk. This should be fuller and more compact.

56. Remove palm boots from the same sidewalk as above.

57. With the board's permission, I would like to completely remove the "Charlie Brown" Crape Myrtle adjacent to the guardhouse on the outbound lanes.

52. Open up the landscaping more on the Maritime cul-de-sac. It currently is covering the solar powered irrigation controller and rain shut-off device.

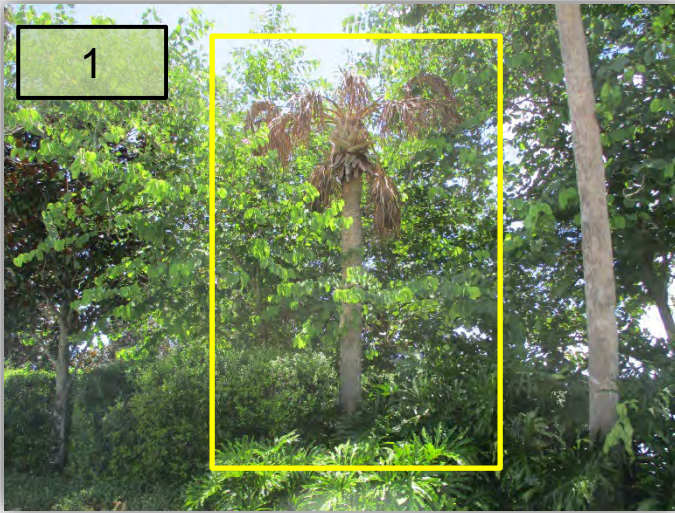
53. Spot treat weeds on the Rainbow Ct. cul-de-sac.

54. By what date will the Spanish Moss be removed from the trees in the River Club parking lot? This is part of the contract.



Proposals

1. AT to provide a proposal to flush cut a dead Sabal Palm near the southern end of the UMRR planted berm. Because this berm is overplanted, I do not recommend replacing the palm. (Pic 1)



2. AT to provide a proposal to fill in the bare area on the roundabout where Ixora have failed. Use 3 Gal., FULL plants at existing spacing. Be cognizant of landscape lights when determining quantity. Do not cover up lights. Ensure there is sufficient drip lines to provide adequate water. If more are needed, include in proposal. This should be done in all roundabout Ixora plantings, not just the one in this picture. However, since we seem to have issues with Ixora (alkaline soils?), I would welcome other plant suggestions from ArtisTree. (Pic 2)



Tab 7



JULY FINANCIAL NOTES

REVENUE:

Month: Up \$52,196 (24%) to budget

Year-to-Date: Up \$770,409 (28%) to budget

Prior Year: Up \$40,158 (18%) to prior year

COST OF GOODS SOLD:

Month: Up \$4,875 (23%) to budget

Year-To-Date: Up \$223,108 (140%) to budget

Prior Year: Up \$3,843 (17%) to prior year

GROSS PROFIT:

Month: Up \$47,321 (24%) to budget

Year-to-Date: Up \$547,301 (21%) to budget

Prior Year: Up \$36,315 (18%) to prior year

PAYROLL:

Month: Down \$8,316 (9%) to budget

Year-to-Date: Down \$86,202 (8%) to budget

Prior Year: Down \$7,130 (8%) to prior year

COMBINED EXPENSES:

Month: Up \$11,088 (10%) to budget

Year-to-Date: Up \$84,735 (7%) to budget

Prior Year: Down \$29,395 (20%) to prior year

NET INCOME:

Month: Up \$44,549 to budget

Year-To-Date: Up \$548,768 to budget

Prior Year: Up \$72,840 to prior year

PUBLIC ROUNDS:

Month: Up 472 to budget while the per round average was \$8 more to budget

Year-to-Date: Up 9,076 to budget while the per round average was \$6 more to budget

Prior Year: Up 572 to prior year while the per round average was \$1 less to prior year

TOTAL ROUNDS:

Month: Up 304 to budget while the per round average was \$6 more to budget

Year-to-Date: Up 10,169 to budget while the per round average was \$10 more to budget

Prior Year: Up 2,885 to prior year while the per round average was \$6 more to prior year

Waterlefe Income Statement
Actual vs. Budget as of July 31,2022

	July Actual	July Budget	MTD Budget Variance FAV / (UNFAV)	YTD Actual	YTD Budget	YTD Budget Variance FAV / (UNFAV)
Combined Revenue						
Pro Shop	234,966	193,319	41,647	3,155,633	2,494,870	660,763
Restaurant	32,327	21,778	10,549	366,475	287,019	79,456
Admin	30	30	-	30,490	300	30,190
Total Revenues	267,323	215,127	52,196	3,552,598	2,782,189	770,409
Combined COGS						
Pro Shop	9,782	11,861	2,079	218,402	146,386	(72,016)
Restaurant	16,267	9,313	(6,954)	164,357	124,819	(39,538)
Total COGS	26,049	21,174	(4,875)	382,759	159,651	(223,108)
Gross Profit	241,274	193,953	47,321	3,169,839	2,622,538	547,301
Combined Salaries						
Pro Shop	24,748	24,073	(675)	267,881	290,446	22,565
Restaurant	11,120	10,564	(556)	119,113	130,208	11,095
Maintenance	37,356	40,052	2,696	386,030	420,546	34,516
G&A	12,359	19,210	6,851	173,015	191,041	18,026
Total Payroll	85,583	93,899	8,316	946,039	1,032,241	86,202
Combined Expenses						
Pro Shop	10,174	6,860	(3,314)	127,446	90,755	(36,691)
Restaurant	5,310	3,275	(2,035)	51,447	37,650	(13,797)
Maintenance	33,726	36,155	2,429	403,950	386,750	(17,200)
G&A (Add Other Expenses)	68,200	60,032	(8,168)	685,555	668,508	(17,047)
Total Expenses	117,410	106,322	(11,088)	1,268,398	1,183,663	(84,735)
Other Income						
Interest Income	-	-	-	-	-	-
Other Income	-	-	-	-	-	-
Total Other Income	-	-	-	-	-	-
Net Income / (Loss)	38,281	(6,268)	44,549	955,402	406,634	548,768

Round Information	ACTUAL MTD	BUDGET MTD	VARIANCE	ACTUAL YTD	BUDGET YTD	VARIANCE
Outings & Events Rounds	0	0	-	354	375	(21)
Outings & Events \$'s/Round	#DIV/0!	#DIV/0!	#DIV/0!	\$ 43	40	\$ 3
Passport & Trail Fee Rounds	1,202	1,370	(168)	20,739	19,625	1,114
Passport & Trail Fees\$/Rounds	93	79	\$ 14	56	44	\$ 12
Public Rounds	2,672	2,200	472	26,276	17,200	9,076
Green Fees & Cart Rental \$/Round	37	29	\$ 8	57	51	\$ 6
Total Rounds	3,874	3,570	304	47,369	37,200	10,169
Passport & Public Revenue/Round	\$ 54	48	\$ 6	\$ 57	47	\$ 10
Total \$/Round	\$ 61	54	\$ 7	\$ 67	57	\$ 10

	RESIDENT			NON RESIDENT		
Passport Members	ACTUAL MTD	BUDGET MTD		ACTUAL MTD	BUDGET MTD	
Executive Family	42	36	6	7	9	(2)
Executive Single	39	41	(2)	36	37	(1)
Tenured Family	27	23	4	13	11	2
Tenured Single	18	23	(5)	13	14	(1)
Junior Executive Family	2	2	-	4	3	1
Junior Executive Single	1	2	(1)	11	7	4
Young Professional	1	2	(1)	5	10	(5)
Medallion Family	0	0	-	0	0	-
Medallion Single	0	0	-	0	0	-
Total	130	129	1	89	91	(2)
Combniend Total	219	220				

Waterlefe Income Statement
Actual vs. Prior Year as of June 30, 2022

	July Actual	July Prior Year	MTD PY Variance FAV / (UNFAV)	YTD Actual	YTD Prior Year	YTD PY Variance FAV / (UNFAV)
Combined Revenue						
Pro Shop	234,966	202,028	32,938	3,155,633	2,572,631	583,002
Restaurant	32,327	25,107	7,220	366,475	304,010	62,465
Admin	30	30	-	30,490	300	30,190
Total Revenues	267,323	227,165	40,158	3,552,598	2,876,941	675,657
Combined COGS						
Pro Shop	9,782	12,165	2,383	218,402	5,942,585	5,724,183
Restaurant	16,267	10,041	(6,226)	164,357	132,197	(32,160)
Total COGS	26,049	22,206	(3,843)	382,759	6,074,782	5,692,023
Gross Profit	241,274	204,959	36,315	3,169,839	(3,197,841)	6,367,680
Combined Salaries						
Pro Shop	24,748	23,246	(1,502)	267,881	222,077	(45,804)
Restaurant	11,120	11,176	56	119,113	112,763	(6,350)
Maintenance	37,356	40,025	2,669	386,030	339,985	(46,045)
G&A	12,359	18,266	5,907	173,015	175,625	2,610
Total Payroll	85,583	92,713	7,130	946,039	850,450	(95,589)
Combined Expenses						
Pro Shop	10,174	7,625	(2,549)	127,446	97,895	(29,551)
Restaurant	5,310	2,912	(2,398)	51,447	44,834	(6,613)
Maintenance	33,726	75,084	41,358	403,950	405,034	1,084
G&A (Add Other Expenses)	68,200	61,184	(7,016)	685,555	652,683	(32,872)
Total Expenses	117,410	146,805	29,395	1,268,398	1,200,446	(67,952)
Other Income						
Interest Income	-	-	-	-	-	-
Other Income	-	-	-	-	-	-
Total Other Income	-	-	-	-	-	-
Net Income / (Loss)	38,281	(34,559)	72,840	955,402	(5,248,737)	6,204,139

Round Information	ACTUAL MTD	PRIOR YEAR	VARIANCE	ACTUAL YTD	PRIOR YEAR	VARIANCE
Outings & Events Rounds	0	0	-	354	238	116
Outings & Events \$'s/Round	#DIV/0!	#DIV/0!	#DIV/0!	\$ 43	32	\$ 11
Passport & Trail Fee Rounds	1,202	1,066	136	20,739	19,808	931
Passport & Trail Fees\$/Rounds	93	96	\$ (3)	56	53	\$ 3
Public Rounds	2,672	2,100	572	26,276	24,438	1,838
Green Fees & Cart Rental \$/Round	37	38	\$ (1)	57	50	\$ 7
Total Rounds	3,874	3,166	708	47,369	44,484	2,885
Passport & Public Revenue/Round	\$ 54	57	\$ (3)	\$ 57	51	\$ 6
Total \$/Round	\$ 61	64	\$ (3)	\$ 67	58	\$ 9

	RESIDENT			NON RESIDENT		
Passport Members	ACTUAL MTD	PRIOR YEAR		ACTUAL MTD	PRIOR YEAR	
Executive Family	42	37	5	7	9	(2)
Executive Single	39	42	(3)	36	32	4
Tenured Family	27	21	6	13	9	4
Tenured Single	18	21	(3)	13	14	(1)
Junior Executive Family	2	2	-	4	3	1
Junior Executive Single	1	2	(1)	11	7	4
Young Professional	1	1	-	5	11	(6)
Medallion Family	0	0	-	0	0	-
Medallion Single	0	0	-	0	0	-
Total	130	126	4	89	85	4
Combined Total	219	211				

	ACTUAL	ACTUAL	ACTUAL	ACTUAL	ACTUAL	ACTUAL	ACTUAL	ACTUAL	ACTUAL	ACTUAL	Budget	Budget	Budget				
	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	2021/2022 Budget	2020-2021 Budget	Budget Diff (Unfav)/Fav	Forecast (May 2021)	Forecast Budget Diff
Combined Revenue																	
Pro Shop	280,725	291,942	278,709	336,598	419,396	409,792	355,772	317,467	230,266	234,966	198,504	188,358	3,542,495	2,320,524	1,221,971	2,877,432	665,063
Restaurant	34,895	35,457	37,015	39,072	40,998	41,023	37,017	42,949	25,722	32,327	22,394	22,003	410,872	293,304	117,568	339,023	71,849
Admin	30	30	30	30	30	30	30,250	30	-	30	30	30	330	360	(30)	360	(30)
Total Revenue	315,650	327,429	315,754	375,700	460,424	450,845	423,039	360,446	255,988	267,323	220,928	210,391	3,953,697	2,614,188	1,339,509	3,216,815	736,882
Combined COGS																	
Pro Shop	20,111	34,257	19,708	15,608	25,323	27,006	17,933	27,182	21,492	9,782	12,197	11,439	242,038	156,296	(85,742)	209,069	(32,969)
Restaurant	15,380	16,846	16,767	17,170	17,221	17,485	15,754	20,272	11,195	16,267	9,576	9,522	183,455	127,416	(56,039)	147,539	(35,916)
Total COGS	35,491	51,103	36,475	32,778	42,544	44,491	33,687	47,454	32,687	26,049	21,773	20,961	425,493	283,712	(141,781)	356,608	(68,885)
Gross Profit	280,159	276,326	279,279	342,922	417,880	406,354	389,352	312,992	223,301	241,274	199,155	189,430	3,528,204	2,330,476	1,197,728	2,860,207	667,997
Combined Payroll																	
Pro Shop	22,806	23,935	26,068	26,250	25,898	41,340	26,182	26,352	24,302	24,748	33,010	25,194	326,085	232,561	(93,524)	253,241	(72,844)
F&B	10,701	10,453	10,522	11,141	11,792	18,606	11,919	11,843	11,016	11,120	15,846	10,564	145,523	141,200	(4,323)	139,865	(5,658)
Maintenance	37,708	33,949	38,492	36,728	34,299	54,738	39,523	34,230	39,007	37,356	60,078	40,052	486,160	439,501	(46,659)	424,084	(62,076)
G&A	19,949	10,750	15,457	33,764	16,438	26,577	15,526	10,220	11,975	12,359	23,461	16,555	213,031	231,985	18,954	222,674	9,643
Total Payroll	91,164	79,087	90,539	107,883	88,427	141,261	93,150	82,645	86,300	85,583	132,395	92,365	1,170,799	1,045,247	(125,552)	1,039,864	(130,935)
Combined Expenses																	
Pro Shop	15,491	17,272	18,768	5,752	15,234	10,469	12,900	12,140	9,246	10,174	6,410	6,535	140,391	102,150	(38,241)	108,784	(31,607)
Restaurant	7,316	4,159	3,682	7,101	6,028	5,345	4,209	4,673	3,624	5,310	3,275	3,275	57,997	37,650	(20,347)	47,707	(10,290)
Maintenance	50,901	46,424	33,077	34,392	27,874	56,166	44,339	31,389	45,662	33,726	63,680	55,450	523,080	397,780	(125,300)	411,388	(111,692)
G&A	63,229	61,786	77,238	82,191	67,564	62,301	71,194	66,225	65,627	68,200	64,569	66,702	816,826	784,255	(32,571)	764,183	(52,643)
Total Expenses	136,937	129,641	132,765	129,436	116,700	134,281	132,642	114,427	124,159	117,410	137,934	131,962	1,538,294	1,321,835	(216,459)	1,332,062	(206,232)
Interest Income	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Other Income	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Total Other Income	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
All Expenses (including COGS)	263,592	259,831	259,779	270,097	247,671	320,033	259,479	244,526	243,146	229,042	292,102	245,288	3,134,586	2,650,794	(483,792)	2,728,534	(406,052)
Net Income From Operations	52,058	67,598	55,975	105,603	212,753	130,812	163,560	115,920	12,842	38,281	(71,174)	(34,897)	819,111	(36,606)	855,717	488,281	330,830
Calculated Data																	

Tab 8

Waterlefe Community Development District
Capital Planning Committee Minutes
August 28th, 2022

Present: Barbie Brand Al Haibach and John Valletta

A quorum was established.

Absent: None

Other Attendees: Steve Dietz (CDD GM & Golf Club GM), Syd Xinos (CCD Liaison), Mary Paige Huisman (Executive Assistant), Scott Geresy (Architect)

Call to Order: Meeting was called to order @ 10:00AM by Mr. Dietz

Public Comments: No Report

Business Administration:

- i. There was a motion by Mrs. Brand with a second by Mr. Valletta to approve the 7.28.22 minutes. This motion carried.

Review 1st Draft of CM Contract:

- Steve gave an update on working with the attorneys for the 1st draft of the contract. The committee discussed ensuring the CDD is protected with items like an out clause. Steve hopes to have the 1st draft completed and ready to go out to Manasota the following week.

Status Update from Scott:

- i. Scott gave an update on the MEP work including the status of potential rooftop equipment being needed. There are building codes that will require adjustments. The committee discussed needing to speak with the MEP to better understand their options.
- ii. Scott also gave an update on the status of the structural engineering work. Some areas are anticipated to be slightly adjusted. Steve also gave an update on the roofing and that the committee is still working to consider both metal and tile options.

Architect AIA Contract:

- Steve updated the committee that the construction attorneys suggest getting an AIA contract formed with Scott. Scott and Steve will work together to get a contract written up.

Review Milestone Schedule:

- There was committee discussion and an update from Steve on where the work is currently at in regards to the milestone schedule.

Continuance: There was a motion by Mr. Haibach to continue the meeting on Friday the 19th at 1pm to further discuss the MEP Progress Update with KAD Engineering. This was seconded by Mrs. Brand. The motion carried.

August 19th Continuance:

Present: Barbie Brand, Al Haibach, and John Valletta

Waterlefe Community Development District
Capital Planning Committee Minutes
August 28th, 2022

Other Attendees: Steve Dietz (CDD GM & Golf Club GM), Mary Paige Huisman (Executive Assistant), Scott Geresy (Architect) and Andy Gonci (KAD Engineering)

Status Update from Scott:

- i. Andy gave the committee an update on the work he has completed so far. This included items regarding the grease traps and AC units. The committee discussed rooftop equipment options with Scott and Andy. There was also committee discussion on roofing with Andy and the affect that it can have on the sprinklers needed for the building.

Liaison Comments: No Report

Adjournment: Motion by Mr. Valletta to adjourn with a second from Mr. Haibach. Meeting adjourned at 2:29PM.

Tab 9

Waterlefe CDD

Date M-Y:

Aug-22

All Expenditures must be supported by receipts in order to be eligible for reimbursement. Attach all receipts to this form.

Date	Vendor Name	Reason for Expenditure	Total Amount Charged	Maint	Maint	Maint.	Golf Course	Golf Course
				Maint Salaries	Maint Supplies	R&M Equipment	If not listed, amount	If not listed, code to charge to
				400-52700-3301	400-52700-3222	400-52700-6402		
07/22/22	crowder bros ace	paint for signs & elec panels	32.97		32.97			
07/31/22	propump&control	replace bladder tank at wellpump	1,746.28				1,746.28	6412
			0.00					
			0.00					
			0.00					
			0.00					
			0.00					
			0.00					
			0.00					
			0.00					
			0.00					
			0.00					
			0.00					
	TOTAL		1,779.25	0.00	32.97	0.00	1,746.28	

CDD Maintenance Log

Date	Time in	Time out	Work completed
Work Orders			
8-4,8-8	9:30	10:00	check on fountain outage reported from resident. Check power supply. Contact solitude for repair
11-Aug	12:30	2:15	remove old radarsign from wlb inbound and repaint pole. Familiarize myself with new sign installation instructions
15-Aug	6:00	6:30	adjust timer north umrr landscape lighting; noticed outage this morning upon arrival
15-Aug	12:30	2:00	install new radarsign on wlb inbound. Check for proper operation today and tomorrow.
16-Dec	9:45	10:30	check control box for day lily culdesac fountain (#3). Troubleshoot and Communicate w vendor for repair
17-Dec	12:30	12:45	check on repair status and confirm operation of day lily fountain #3.
18-Dec	12:00	12:45	check on status and repair post lamp on river basin from mpoa email request. Troubleshoot and repair complete
19-Aug	8:30	9:15	status check on all three items repaired this week. Fountain, lamp, radarsign all working properly
Projects			
Regular Maintenance			
5-Aug	9:30	10:30	blow off nature walks
11-Aug	11:30	12:45	blow off nature walks
19-Aug	10:00	11:00	blow off nature walks
26-Aug	9:30	10:30	blow off nature walks