



Rizzetta & Company

# **Waterlefe Community Development District**

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**Board of Supervisors' Meeting  
March 20, 2023**

**Waterlefe River Club  
1022 Fish Hook Cove  
Bradenton, Florida 34212**

**[www.waterlefecdd.org](http://www.waterlefecdd.org)**

# **WATERLEFE COMMUNITY DEVELOPMENT DISTRICT AGENDA**

To be held at the Waterlefe Golf Club - Lefe Room, 1022 Fish Hook Cove, Bradenton, Florida 34212

<b>District Board of Supervisors</b>	Kenneth Bumgarner Chair	
	Ruth Harenchar	Vice Chair
	Richard Carroll	Assistant Secretary
	Tom Tosi	Assistant Secretary
	Sydney S. Xinos	Assistant Secretary
<b>District Manager</b>	Matthew Huber	Rizzetta & Company, Inc.
<b>District Counsel</b>	Andrew Cohen	Persson, Cohen & Mooney, P.A.
<b>District Engineer</b>	Rick Schappacher	Schappacher Engineering, LLC

## **All Cellular Phones and Pagers must be turned off while in the Meeting Room.**

The Audience Comment portion of the agenda is where individuals may make comments on matters that concern the District. Individuals are limited to a total of three (3) minutes to make comments during this time.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this meeting/hearing/workshop is asked to advise the District Office at least forty-eight (48) hours before the meeting/hearing/workshop by contacting the District Manager at 813-533-2950. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) 1-800-955-8770 (Voice), who can aid you in contacting the District Office.

A person who decides to appeal any decision made at the meeting/hearing/workshop with respect to any matter considered at the meeting/hearing/workshop is advised that person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made including the testimony and evidence upon which the appeal is to be based.

**WATERLEFE COMMUNITY DEVELOPMENT DISTRICT**  
**District Office · Riverview, Florida · (813) 533-2950**  
**Mailing Address – 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614**  
[www.waterlefecdd.org](http://www.waterlefecdd.org)

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March 16, 2023

**Board of Supervisors  
Waterlefe Community  
Development District**

**REVISED AGENDA**

Dear Board Members:

The regular meeting of the Board of Supervisors of the Waterlefe Community Development District will be held on **Monday, March 20, 2023, at 2:00 p.m.** at the Waterlefe Golf Club – Lefe Room, located at 1022 Fish Hook Cove, Bradenton, FL 34212.

**1. CALL TO ORDER / ROLL CALL**

**2. PUBLIC COMMENTS**

**3. BUSINESS ITEMS**

A. Consideration of Revised Planning Committee Charter ..... Tab 1

B. Discussion on Items to be Approved on Website

**4. STAFF REPORTS**

A. Aquatic Maintenance Report and Update..... Tab 2

**B. Landscape & Irrigation Update**

1. Consideration of Landscape Committee

Meeting Minutes from February 3, 2023 ..... Tab 3

2. Landscape Committee Chairman Update..... Tab 4

I. Consideration of MPOA Deed Restricted Sign Request

3. Field Inspection Report ..... Tab 5

4. Landscape Contractor Report ..... Tab 6

**C. Golf Course Update**

1. Consideration of Golf Committee

Meeting Minutes from January 12, 2023 ..... Tab 7

2. Director of Golf Course Operations Update ..... Tab 8

**D. Safety Committee**

1. Safety Committee Update

2. Consideration of Safety Committee

Meeting Minutes from January 10, 2023 ..... Tab 9

**E. Capital Planning Committee**

1. Consideration of Capital Planning Committee

Meeting Minutes from January 26, 2023 ..... Tab 10

2. Consideration of Capital Planning Committee

Meeting Minutes from February 23, 2023 ..... Tab 11

3. Consideration of Capital Planning Committee

Meeting Minutes from March 2, 2023 ..... Tab 12

4. Capital Planning Committee Update

**F. Property Management Update**

1. CDD Completed Work Orders Maintenance Report ..... Tab 13

**G. MPOA Liaison Update**

**H. District Counsel**

**I. District Engineer**

1. Consideration of Road Repair Proposals..... Tab 14

**J. District Manager**

1. Presentation of Monthly Financial Statement..... Tab 15

**5. BUSINESS ADMINISTRATION**

**A. Consideration of Operations & Maintenance**

Expenditures for February 2023 ..... Tab 16

- B.** Consideration of the Regular Meeting Minutes  
from February 20, 2023..... Tab 17
- 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.

Sincerely,

*Matthew Huber*  
Matthew Huber  
Regional District Manager



## Tab 1

# CDD Capital Planning Committee Charter

## **CDD Clubhouse Planning Committee Mission Statement:**

The Waterlefe CDD Capital Planning Committee's mission is to advise the CDD Board on the future capital projects. The committee will look for opportunities to improve amenities within the community.

## **Responsibilities & Scope:**

The CDD Capital Planning Committee will be responsible for looking for future opportunities that can improve the community and the golf club amenities. The committee will look at current capital projects to assess the priority of projects with the CDD budget. The committee will make recommendations to the CDD Board with their plans. The CDD Capital Projects will not oversee The River Club projects.

The Committee is made of up to 4 resident volunteers. A CDD Board Liaison also attends committee meetings.

## **Meeting Schedule:**

Every Thursday at 10AM in the Lefe Room.

## Tab 2

# SOLITUDE

LAKE MANAGEMENT



## Waterlefe Waterway Inspection Report

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**Reason for Inspection:** Scheduled-recurring

**Inspection Date:** 2023-03-02

**Prepared for:**

Jerry Whited, CDD District Manager  
Rizzetta & Company  
9428 Camden Field Parkway  
Riverview, Florida 33578

**Prepared by:**

Mitchell Hartwig, Project Manager, Aquatic Biologist

Sarasota Field Office  
[SOLITUDELAKEMANAGEMENT.COM](http://SOLITUDELAKEMANAGEMENT.COM)  
888.480.LAKE (5253)

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## Site: 1

### Comments:

Normal growth observed

Minor algae, torpedograss, and alligatorweed present. Native duck potato and gulf spike rush also observed.

### Action Required:

Routine maintenance next visit

### Target:

Surface algae



## Site: 2

### Comments:

Normal growth observed

Observed small amounts of algae, alligatorweed, and torpedograss near perimeter.

### Action Required:

Routine maintenance next visit

### Target:

Alligatorweed



## Site: 3

### Comments:

Normal growth observed

Minimal algae present in pond 3. Native duck potato observed as well.

### Action Required:

Routine maintenance next visit

### Target:

Surface algae





## Site: 4

### Comments:

Normal growth observed  
Minor algae growth observed.

### Action Required:

Routine maintenance next visit

### Target:

Surface algae



## Site: 5

### Comments:

Normal growth observed  
Small amounts of torpedograss  
and alligatorweed present. Native  
duck potato also observed.

### Action Required:

Routine maintenance next visit

### Target:

Torpedograss



## Site: 6

### Comments:

Normal growth observed  
Minor algae growth observed.  
Lilies present as well.

### Action Required:

Routine maintenance next visit

### Target:

Surface algae





## Site: 7

### Comments:

Normal growth observed  
Algae growth present in site 7.

### Action Required:

Routine maintenance next visit

### Target:

Surface algae



## Site: 8

### Comments:

Normal growth observed  
Observed algae along perimeter.  
Native duck potato present as well.

### Action Required:

Routine maintenance next visit

### Target:

Surface algae



## Site: 9

### Comments:

Algae and floating weeds  
observed in pond 9.

### Action Required:

Routine maintenance next visit

### Target:

Surface algae





## Site: 10

### Comments:

Normal growth observed

Minor algae growth present near native plants along perimeter.

### Action Required:

Routine maintenance next visit

### Target:

Surface algae



## Site: 11

### Comments:

Site looks good

Minimal algae growth observed near perimeter.

### Action Required:

Routine maintenance next visit

### Target:

Surface algae



## Site: 12

### Comments:

Normal growth observed

Small amounts of algae present in site 12.

### Action Required:

Routine maintenance next visit

### Target:

Surface algae



## Site: 13

### Comments:

Normal growth observed

Observed alligatorweed and torpedograss on littoral shelf.

### Action Required:

Routine maintenance next visit

### Target:

Alligatorweed



## Site: 14

### Comments:

Normal growth observed

Floating weeds and algae present. Native gulf spike rush also observed.

### Action Required:

Routine maintenance next visit

### Target:

Surface algae



## Site: 15

### Comments:

Normal growth observed

Small amounts of torpedograss observed on perimeter and littoral shelf. Native bulrush present as well.

### Action Required:

Routine maintenance next visit

### Target:

Torpedograss





## Site: 16

### Comments:

Site looks good

Minor algae growth present near perimeter.

### Action Required:

Routine maintenance next visit

### Target:

Surface algae



## Site: 17

### Comments:

Normal growth observed

Observed minimal alligatorweed and torpedograss growth near native gulf spike rush along perimeter.

### Action Required:

Routine maintenance next visit

### Target:

Alligatorweed



## Site: 18

### Comments:

Normal growth observed

Algae growth observed in pond 18. Native gulf spike rush present as well.

### Action Required:

Routine maintenance next visit

### Target:

Surface algae



## Site: 18a

### Comments:

Normal growth observed

Small amounts of algae present.  
Lilies also observed.

### Action Required:

Routine maintenance next visit

### Target:

Surface algae



## Site: 19

### Comments:

Normal growth observed

Minimal torpedograss observed  
along perimeter.

### Action Required:

Routine maintenance next visit

### Target:

Torpedograss



## Site: 20

### Comments:

Normal growth observed

Algae growth present near  
perimeter of pond 20.

### Action Required:

Routine maintenance next visit

### Target:

Surface algae





## Site: 21

### Comments:

Normal growth observed

Observed small amounts of algae and torpedograss along perimeter. Native pickerelweed present as well.

### Action Required:

Routine maintenance next visit

### Target:

Surface algae



## Site: 22

### Comments:

Site looks good

No significant growth observed. Native duck potato is in good condition.

### Action Required:

Routine maintenance next visit

### Target:

Species non-specific



## Site: 26

### Comments:

Normal growth observed

Algae, torpedograss, and pennywort present in site 26. Native duck potato also observed.

### Action Required:

Routine maintenance next visit

### Target:

Surface algae



Site: 28

**Comments:**

Normal growth observed

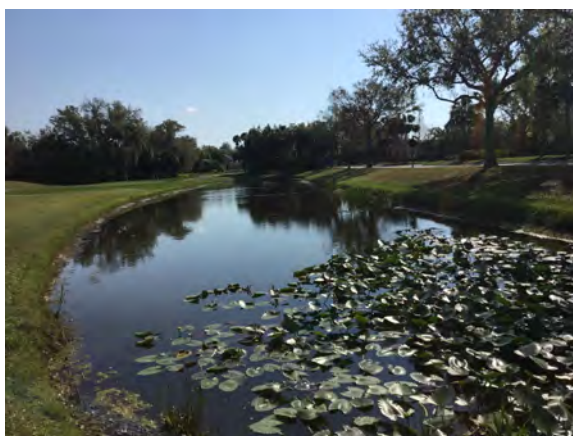
Minimal algae growth observed.  
Lilies present as well.

**Action Required:**

Routine maintenance next visit

**Target:**

Surface algae

**Management Summary**

Pond 1: Minor algae, torpedograss, and alligatorweed present. Native duck potato and gulf spike rush also observed.

Pond 2: Observed small amounts of algae, alligatorweed, and torpedograss near perimeter.

Pond 3: Minimal algae present in pond 3. Native duck potato observed as well.

Pond 4: Minor algae growth observed.

Pond 5: Small amounts of torpedograss and alligatorweed present. Native duck potato also observed.

Pond 6: Minor algae growth observed. Lilies present as well.

Pond 7: Algae growth present in site 7.

Pond 8: Observed algae along perimeter. Native duck potato present as well.

Pond 9: Algae and floating weeds observed in pond 9.

Pond 10: Minor algae growth present near native plants along perimeter.

Pond 11: Minimal algae growth observed near perimeter.

Pond 12: Small amounts of algae present in site 12.

Pond 13: Observed alligatorweed and torpedograss on littoral shelf.

Pond 14: Floating weeds and algae present. Native gulf spike rush also observed.

Pond 15: Small amounts of torpedograss observed on perimeter and littoral shelf. Native bulrush present as well.

Pond 16: Minor algae growth present near perimeter.

Pond 17: Observed minimal alligatorweed and torpedograss growth near native gulf spike rush along perimeter.

Pond 18: Algae growth observed in pond 18. Native gulf spike rush present as well.

Pond 18a: Small amounts of algae present. Lilies also observed.

Pond 19: Minimal torpedograss observed along perimeter.

Pond 20: Algae growth present near perimeter of pond 20.

Pond 21: Observed small amounts of algae and torpedograss along perimeter. Native pickerelweed present as well.

Pond 22: No significant growth observed. Native duck potato is in good condition.

Pond 26: Algae, torpedograss, and pennywort present in site 26. Native duck potato also observed.

Pond 28: Minimal algae growth observed. Lilies present as well.

Site	Comments	Target	Action Required
1	Normal growth observed	Surface algae	Routine maintenance next visit
2	Normal growth observed	Alligatorweed	Routine maintenance next visit
3	Normal growth observed	Surface algae	Routine maintenance next visit
4	Normal growth observed	Surface algae	Routine maintenance next visit
5	Normal growth observed	Torpedograss	Routine maintenance next visit
6	Normal growth observed	Surface algae	Routine maintenance next visit
7	Normal growth observed	Surface algae	Routine maintenance next visit
8	Normal growth observed	Surface algae	Routine maintenance next visit
9		Surface algae	Routine maintenance next visit
10	Normal growth observed	Surface algae	Routine maintenance next visit
11	Site looks good	Surface algae	Routine maintenance next visit
12	Normal growth observed	Surface algae	Routine maintenance next visit
13	Normal growth observed	Alligatorweed	Routine maintenance next visit
14	Normal growth observed	Surface algae	Routine maintenance next visit
15	Normal growth observed	Torpedograss	Routine maintenance next visit
16	Site looks good	Surface algae	Routine maintenance next visit
17	Normal growth observed	Alligatorweed	Routine maintenance next visit
18	Normal growth observed	Surface algae	Routine maintenance next visit
18a	Normal growth observed	Surface algae	Routine maintenance next visit
19	Normal growth observed	Torpedograss	Routine maintenance next visit
20	Normal growth observed	Surface algae	Routine maintenance next visit
21	Normal growth observed	Surface algae	Routine maintenance next visit
22	Site looks good	Species non-specific	Routine maintenance next visit

Site	Comments	Target	Action Required
26	Normal growth observed	Surface algae	Routine maintenance next visit
28	Normal growth observed	Surface algae	Routine maintenance next visit





Waterlefe CDD  
Bradenton, FL



## Tab 3

# **LANDSCAPE COMMITTEE MEETING MINUTES**

## **February 3, 2023**

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, Dona Lasseter, Angela Potter, and Nancy Rechcigl. Also, in attendance were Rizzetta Field Services Manager, John Toborg; ArtisTree Account Executive, Tim Drumgool; CDD Liaison, Tom Tosi; General Manager, Steve Dietz; and Executive Assistant, Mary Paige Huisman. Steve conducted the meeting in the absence of Mike Jacobs.

IV. The draft of the minutes from the January 6, 2023, meeting was reviewed. Following discussion, Dona moved to approve the minutes, seconded by Becky, and unanimously approved.

### **V. PUBLIC COMMENTS**

A. Michael Taylor and Ron Castle attended to express two concerns:

1. The fire bushes on the cul-de-sac island at Restoration Terrace are always too tall and pose a safety concern by concealing traffic. This hedge is supposed to be maintained at a height of no more than three feet, but the crew does not seem to understand this. Tim was asked to devise a way to consistently communicate this to his crew.
2. The noise from the increased traffic on Upper Manatee River Road is already intrusive and will get worse when the road is expanded. These residents would appreciate a fountain in the adjacent pond to mask some of the traffic noise. The committee had previously discussed this from an esthetic perspective, to balance the fountain on the inbound side, but it was dismissed when Steve's early research showed additional electrical lines would have to be run under Waterlefe Boulevard (WLB) at a significant cost. Michael offered to pay for the power to run from his property. Ron and Michael pointed out there is electricity at the monument on the outbound side. Steve will contact our fountain and electrical vendors for more specific information. Tom will raise the issue at the next CDD Board meeting.

### **VI. CDD BOARD REPORT**

- A. The CDD Board approved ArtisTree's proposal to remove additional Ligustrums with stump grinding and placement of sod as needed. These trees have been removed, but we are awaiting stump grinding before the work can be finished.
- B. After approval by the CDD Board and consultation with the adjacent homeowner, five Ligustrum in the side yard buffer at WLB and Sand Crane South were removed. Pruning the oak crowding a Ligustrum in this area is part of Ameri-Tree's phase 2, described in Section VI.C.
- C. The CDD Board approved phase 2 oak trimming by Ameri-Tree at a cost of \$9,050. The work is scheduled for March and will include CDD-owned trees around Big Bass, "eyebrows" on Discovery, Field Brook, and Portside Terrace, Fish Hook cul-de-sac, some trees on Winding Stream berm from Rainbow Court to gate and golf club parking lot, and the oak at Sand Crane and WLB.

**VII. JOHN TOBORG REPORT:** For complete details, please see the Waterlefe Landscape Inspection report dated January 31, 2023. Items specifically discussed at this meeting include:

- A. ArtisTree must notify John Toborg and Waterlefe personnel at least five days prior to the application of fertilizer and check in with Waterlefe staff on the day of application to verify type and quantity of fertilizer and confirm the areas to be treated.
- B. Irrigation
  - 1. Turf discoloration on Sand Crane north -- Is irrigation functioning properly?
  - 2. Irrigation controller left open on Sand Crane south -- Please be careful.
  - 3. Please check for irrigation damage where there are tire tracks in the turf.
  - 4. Reattach rain shutoff device on Day Lily cul-de-sac.
  - 5. Large amount of runoff at north side of roundabout. Please evaluate for broken pipes (a simple process), stuck zones, and double programs.
  - 6. Given the significant number of problems with irrigation and members' inability to attend inspections due to the Sunshine Law, committee members requested a copy of the irrigation schedule, now and every time the schedule is altered. This information will help us identify and communicate problems ArtisTree may not be able to discern on their standard wet checks. Dona has offered multiple times to attend wet checks to assist in identifying issues and/or areas not being irrigated properly.
  - 7. Due to persistent issues, Tom also noted Daniel (ArtisTree's irrigation manager) may need to be onsite with Carlos (tech) during wet checks.
- C. Turf
  - 1. Tire tracks from unverified source(s) in several areas need to be leveled/repaired.
  - 2. Due to the increased number of tire tracks in turf of cul-de-sacs, John suggested that Steve send an email to residents reminding them there is no parking in cul-de-sacs and make their vendors aware of same. Also noted is that the language on the signs is not clear. Can this be corrected to something like NO PARKING IN CUL-DE-SAC?
  - 3. Alter mow patterns to avoid "hill-valley-hill" appearance.
  - 4. Ruts in turf on WLB near Field Brook are still untreated, and turf now appears to be dying. Has fungus developed due to the soggy condition? Please evaluate and treat.
  - 5. Turf in roundabout perimeter appears stressed. This was first reported on November 3, 2022. What is the plan for diagnosis and treatment?
- D. Shrubs/Trees
  - 1. Copperleaf plants in the WLB median that are defoliating need a rejuvenation cutback before spring growth begins.
  - 2. All frost damage needs to be removed.
  - 3. Some Ti Plants are becoming too tall and are leaning (e.g., inbound Misty Pond). As instructed previously, the canes are to be kept at alternating heights, cutting back the tallest, when necessary, to manage overall height.
  - 4. The Bougainvillea tree in roundabout island on the side facing Winding Stream is down again. Per Tim, this may require machinery to remove the tree entirely and reset/re-stake it. Notably, a Duckbill anchoring apparatus had been installed here but did not work as expected. Dona asked if it would be appropriate to give it a big "haircut" beforehand.
- E. Cleanup
  - 1. Discovery west, eastern end of inbound buffer, still needs to be cleared of weeds and overgrown and dead plants.

2. There is a significant amount of Spanish moss and ball moss below the 15' threshold on ArtisTree-maintained trees that MUST be removed, as per our contract.
  3. Incidentally noted today and not in the report is a dead branch hanging just inside the Winding Stream gate that could pose a safety hazard.
- F. Proposals requested from ArtisTree:
1. Complete removal of failing Sweet Viburnum on west side of the Mossy Branch gates and installation of five 15-gallon Sweet Viburnum and mulch, including inspection of the irrigation system to make sure it is 100% operative in this location.
  2. Purchase and installation of Walking Iris beneath the triple Foxtail Palm nearest WLB in the roundabout in sufficient quantity to match the others.
  3. Purchase and installation of three-gallon FULL Mammy Croton in sufficient quantity to fill bare spots and create a full bed in the Winding Stream median adjacent to the roundabout.
  4. Purchase and installation of replacement Fire Bush shrubs for Sea Turtle. Fire Fly Compacta is the preferred variety.
  5. John is still awaiting the proposal for Gold Mound replacement in the roundabout.

#### VIII. ARTISTREE REPORT

- A. Turf is scheduled for fertilization with 8-10-12 + micronutrients and preemergent on or about February 15.
- B. Shrub cutbacks in median will begin next week.
- C. Turf (Bitter Blue) replacement at Conch Shell west will be done in conjunction with the turf replacement elsewhere necessitated by Ligustrum removal.
- D. The palms at Rainbow Court/Winding Stream and Maritime that were missed during the last pass will be pruned at the same time the pine tree is removed.
- E. Tim was asked to prioritize stabilization of the Bougainvillea in the roundabout (see VII D.4).

#### IX. GENERAL MANAGER UPDATE

- A. Bird Island issues: The quote from True Tree for the work on Bird Island is \$3800. Mary Paige reports White Diamond will also be submitting a proposal. This will be revisited at our March meeting.
- B. Winding Stream layout: Nancy will remeasure and present sketches at the March meeting. She will also mark the plants that need to be removed. Steve or Mary Paige will email residents adjacent to this area before plants are removed to minimize complaints.
- C. A design for the Rainbow Court median will be forthcoming.

#### X. LIASON COMMENTS: At this time, Tom expressed his frustration about the length of our meetings. Discussion of possible options for streamlining included:

- A. John Toborg answers to the CDD Board of Supervisors. Therefore, he performs his inspection and submits his Landscape Inspection Report in conjunction with the CDD Board meetings. This timing does not allow Tim and other departments at ArtisTree adequate time for a meaningful response at the Landscape Committee meetings, often resulting in lengthy discussion. If John would submit his Landscape Inspection Report at least two weeks prior to our meetings, Tim should be able to respond to most of the issues on the Landscape Inspection Report at our committee meetings, followed by John's expert direction. This timing could also solve the issue of "non-responses" from ArtisTree, such as "we're looking into it."

Landscape Committee Minutes  
February 3, 2023

- B. As an advisory committee, Tom pointed out that we do not need to follow formal rules (e.g., Robert's Rules of Order). Some committee members opined that our structure ensures that everyone participates.

**XI.** COMMITTEE DISCUSSION/OTHER BUSINESS: None.

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

**XIII.** The Sunshine Law was reiterated to committee members.

**XV.** The next Landscape Committee meeting is scheduled for Friday, March 3, 2023.

**XVI.** Angela moved to adjourn the meeting, seconded by Dona, and unanimously approved at 4:22 p.m.

## Tab 4

## LANDSCAPE COMMITTEE REPORT

AT THE TIME OF THIS PRINTING, WELL PROBLEMS MAY POSTPONE SOME OF THE PROJECTS LISTED BELOW.

I. ArtisTree has installed sod in areas where Ligustrum trees were removed in the WLB median.

II. ArtisTree has installed colorful Spring Mix in annual beds. Petunias lasted 4 months, so we'll use them again. New planting soil probably aided longevity.

III. ArtisTree has renovated Rainbow Court and Big Bass cul-de-sacs, removing overgrown Philodendrons and installing CocoPlum hedges. They look much better.

IV. ArtisTree has submitted proposal to replace storm-damaged shrubs in The Roundabout. A few minor details are being worked out, but Committee is requesting Board approval of NTE of \$4,500 to complete this project. Trying to salvage Bougainvillea, which would save \$900. Project includes new Liriope in elevated beds in Front Entrance monuments, which are looking shabby after several years.

V. Committee requests Board approval of NTE of \$3,500 for Bird Island project. Waiting for one more bid from AmeriTree, which may come in below that amount. If not, White Diamond has the lowest bid at \$3,500. Others are \$3,800 and \$7,225.

VI. Committee discussed MPOA request for "Deed Restricted Community" signage to be added to entrance monuments. Committee recommends no additional wording on existing monuments. However, Committee supports alternate plan to add a new sign near the Gate House at MPOA expense. Sign would be similar to other informational signs along the roadway.

VII. Committee discussed adding a fountain to the pond near the 4th tee to provide "white noise" to mask the sound of traffic. This project will be included in our long-term planning, along with plans to beef up the hedges along UMRR.

VIII. Committee is reviewing site plan for renovation of the Winding Stream berm between the comfort station and Rainbow Court. We are discussing the merits of dividing the project into phases, spreading the cost over two years.

We thank the Board for its support.



## Tab 5

# WATERLEFE

## LANDSCAPE INSPECTION REPORT



March 2, 2023

Rizzetta & Company

John R. Toborg – Division Manager

Landscape Inspection Services



Rizzetta & Company  
Professionals in Community Management



# Summary, Upcoming Events, Waterlefe Blvd. (WLBld.)

## General Updates, Recent & Upcoming Maintenance Events

- ❑ During the month of March, there are no fertilizer applications.
- ❑ Weekly mowing began March 1<sup>st</sup>.

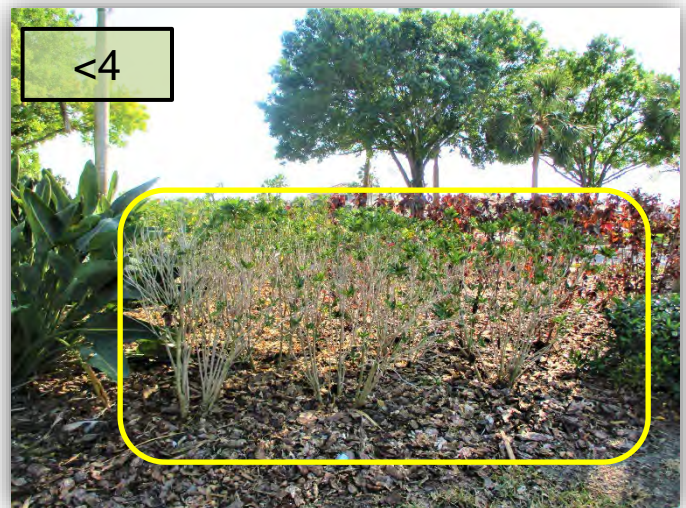
The following are action items for Artistree to complete. Please refer to the item # in your response listing action already taken or anticipated time of completion. **Red text** indicates deficient from previous report. **Bold Red text** indicates deficient for more than a month. **Underlined Bold Red 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. Selectively prune the Allamanda and Plumbago along the UMRR berm.
2. Trim some of the loose limbs off the Hong Kong Orchids on the berm.
3. There are still Gold Dust Crotons that need to be replaced in various areas on the WLBld. medians, specifically up near UMRR. Has an audit been performed, and quantities determined yet? (Pic 3)



4. I'm not convinced we will get much new growth from these Gold Dust Crotons and Copperleaf Plants with this much leafless growth remaining. I feel they should be cut back more. (Pic 4>)

5. Reportedly, the irrigation pump and well is back up and running. Much plant material throughout WLBld. is in moderate to severe wilt condition. (Pic 5)





# UMRR, WLBlvd., Sand Crane North, Conch Shell East

6. The Downy Jasmine at the tip of the WLBlvd. median at UMRR needs to be reduced in height. (Pic 6)



9. The irrigation controller was left open on Sand Crane north. There are also at least two dead/dying Cocoplum behind the controller (these need to be replaced) and there is still horrible looking turf here. What is being done about this? (Pic 9)



7. There is an irrigation repair that needs to be brought back to its original state on the Conch Shell east cul-de-sac. Turf weeds also need to be treated here. (Pics 7a & b>)



8. Vehicles continue to cause damage on the cul-de-sacs. AT reports there is no irrigation damage. Roll out damage. (Pic 8>)





# Conch Shell West, Restoration, Sand Crane South

10. AT is "hoping" to replace dead turf at Conch Shell west in early March. The sooner the better! This has been unacceptable for far too long. (Pics 10a & b>)



14. What date has been set for the remainder of the turf replacement at Sand Crane south and WL Blvd.?



15. By what date will all Crape Myrtles be pruned? Time is running out.



11. This was brought up several reports ago and there is no change. What has occurred here on Sand Crane south and when will it be replaced? (Pic 11)



12. The Dw. Firebush on Restoration have been reduced to about 30". Treat the turf weeds here. (Pic 12>)

13. Hand pull sprayed weeds on the southern end of the berm on the east side of Sand Crane south. Do not leave these dead grassy weeds in place.





# WLBlvd., Portside, Mossy Branch Gates

16. There are still a lot of turf weeds in the WLBlvd. median. When was the last time these were treated?

**17. Why were these Crape Myrtles on WLBlvd. at Portside cut drastically again? There are cuts 2" and larger and they were brought back to the same "fists" that were formed after last season's pruning. (Pic 17a & b>)**



20. Hand pull the ferns that are encroaching into the newer planted Pringles Podocarpus on the west end of the sideyard berm on the outbound side of Portside.

21. Hand pull dead growth from all Foxtail Ferns on the property.

22. The bed edge on the south wall east of Mossy Branch needs to be defined. (Pic 22>)



18. Is this area where a tree was removed turning into turf? If so, when? (Pic 18)



23. The growth in front of the exterior beds at the Mossy Branch gates needs to be mowed during each visit. **Is AT going to replace the Foxtail Ferns and Blue Daze outside Mossy Branch gates that were damaged with herbicide overspray? This pic is on the outbound side – it is even more bare on the inbound side. (Pic 23>)**



19. The Blue Daze beds should be cut back to within inches of their main stem and lightly fertilized and watered regularly. (Pic 19>)





# South Wall Mossy Branch



24. When will dead Mammy Crotons and Gold Dust Crotons be replaced on the Mossy Branch median? (Pic 24>)



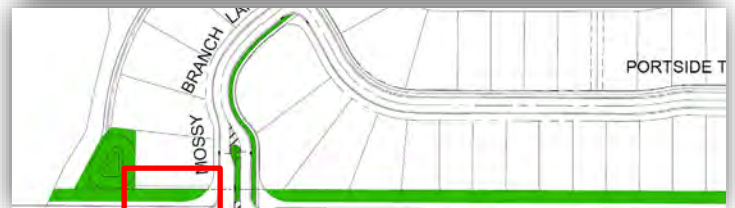
25. The irrigation controller was left open at the Mossy Branch gates. (Pic 25)



26. Hand pull Spanish Moss from the Oak on the Mossy Branch median.



27. Although I have requested and received a proposal to replace several Sweet Viburnum along the south wall west of the Mossy Branch gates, I do believe nearly the entire hedge needs to be replaced – at least to where the small pond begins. I will request this in the proposal section. [However, I want a full thorough report from AT ensuring there is sufficient drip line coverage here \(one line is not sufficient\) and that it is working properly.](#) (Pic 27)





# Foggy Morn, Misty Pond, Discovery West, Sand Crane East

28. What is occurring in the sideyard turf adjacent to the northern-most home on the east side of Foggy Morn? AT to inspect and report back cause and plan to repair. (Pic 28)



29. Remove palm debris from the Areca Palm buffer behind the first home on the inbound side of Misty Pond.

30. Has AT tried the application of Ornamec to see if it is effective in eliminating the bermudagrass coming up in the St. Augustine turf on many cul-de-sacs? If not, I would like them to choose one as a test spot and report back findings.

31. Ti Plants have not been alternately cut to provide clumps of varying heights. **Dates are still not being provided in AT's response to the report. We need dates!** (Pic 31)



32. AT to hand pull weeds in the berm on the sideyard buffer of the outbound lanes of Discovery west. (Pic 32)



33. There remains a rut in the thin strip of turf outside Discovery west along WL Blvd. Is AT attempting to roll these out?

34. Jatrophas at Discovery east need to be cut back by at least a third if not half at Discovery east sideyard buffer. (Pic 34)



35. This turf at the STOP sign on WL Blvd. at Discovery east needs to be cut out and replaced. (Pic 35>)

36. More ruts remain on the back side of the Sand Crane east cul-de-sac. Again – is AT attempting to roll these out? (Pic 36>)





# Discovery East, WLBlvd., Golf Maintenance Median

37. It doesn't appear an attempt has been made to clean out and shape up the sideyard buffer on the outbound side of Discovery east.  
(Pic 37)



38. Has AT attempted to straighten and/or cut back many Gold Dust Crotons that look like these on WLBlvd.? This would improve the aesthetics of these beds tremendously.  
(Pic 38)



39. What is AT's plan to improve this area of turf on WLBlvd. where two months ago the entire area was soggy and rutted up? The recent response was it was treated with fungicide. Is there a follow-up scheduled? (Pic 39)



40. When will AT cut the Dw. Firebush to a low mound on the WLBlvd. median at the Golf Maintenance building? (Pic 40>)

41. The turf in the narrow strip between Field Brook and Discovery west is still in bad condition. What is AT's plan for improvement? (Pic 41>)



# Field Brook, Roundabout

42. If this much water is coming off medians, I think some adjustments need to be made – either reducing duration or adjusting/replacing heads or nozzles. This is at Field Brook. (Pic 42)



43. The irrigation controller at Field Brook cul-de-sac was left open. (Pic 43)



44. Although since the last inspection a crew was on-site to trim palms (Maritime & Rainbow Ct.), those on the roundabout were still not trimmed. By what date will this occur? The response was “crews will handle this.” (Pic 44)



45. The Bougainvilleas have been re-staked and roots are now below ground. We will put the water to them and hope for the best. (Pic 45>)

46. I would like to see the Ixora on the roundabout rejuve cut. Most are long and leggy with little foliage. These also need to be fertilized with a special fertilizer blended for acid-loving plants. (Pic 46>)





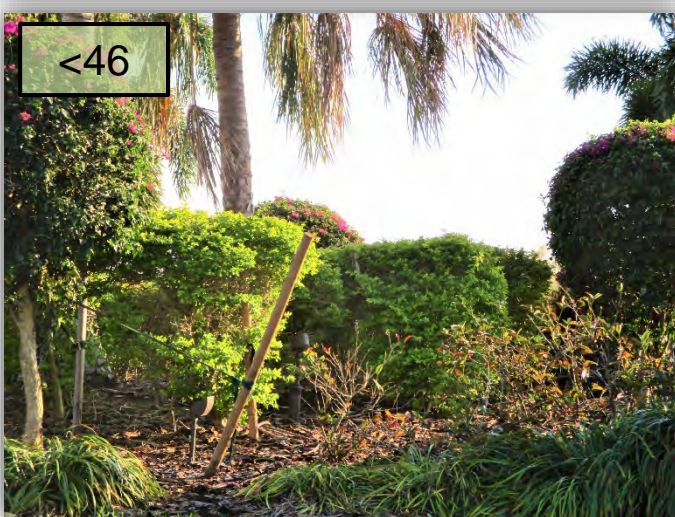
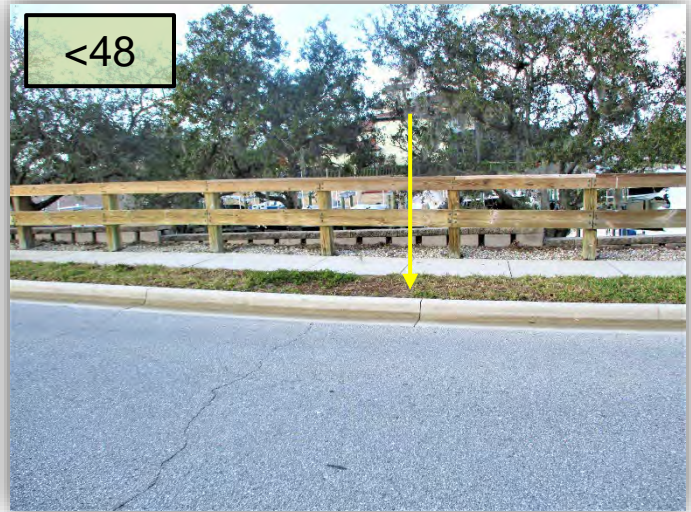
# Roundabout, Whooping Crane

47. Spot treat turf weeds on the roundabout.  
Remove dead growth from the Irises.

**48. The response to Item 45 in the previous report was "will look into this further". This has been like this for far too long and needs to be replaced. This response means little. (Pic 48>)**

49. Cut out dead growth in the buffer on the south side of Winding Stream leading to Whooping Crane. (Pic 49>)

**50. The damaged or missing Crotons on the Whooping Crane median were supposed to have been tended to by the next rotation. What is that date? They are still not straightened or replaced. (Pic 50>)**



51. Replace some damaged turf on the Whooping Crane cul-de-sac at around 7 o'clock.  
(Pic 51>)





# Maritime, Winding Stream Berm, Rainbow, Big Bass

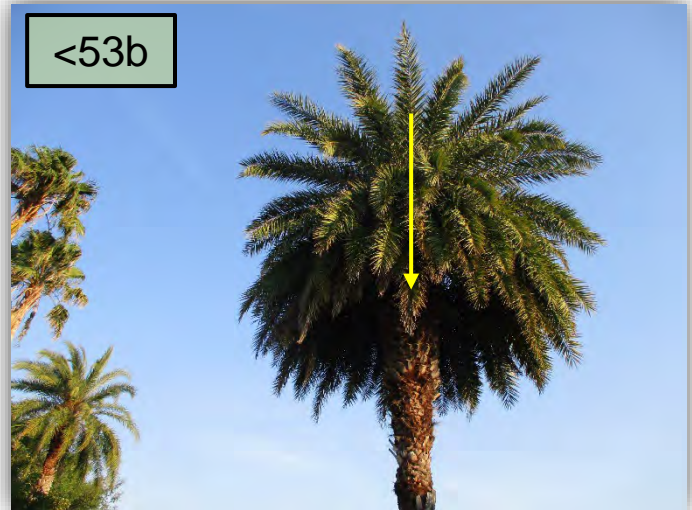
52. The response to the Maritime Ti Plant cutbacks was “will do in spring”. Please provide a date as to when it will be complete.

53. Although the Medjool Palms on the sides of Maritime and Rainbow were trimmed, those on the medians were not. I communicated this to AT personally. (Pics 53a & b>)



56. Why is the Winding Stream & Big Bass turf so dry? Is this affected by the downed pump & well?

57. Look at some rough turf between the Maritime inbound side buffer and street. Report back findings.



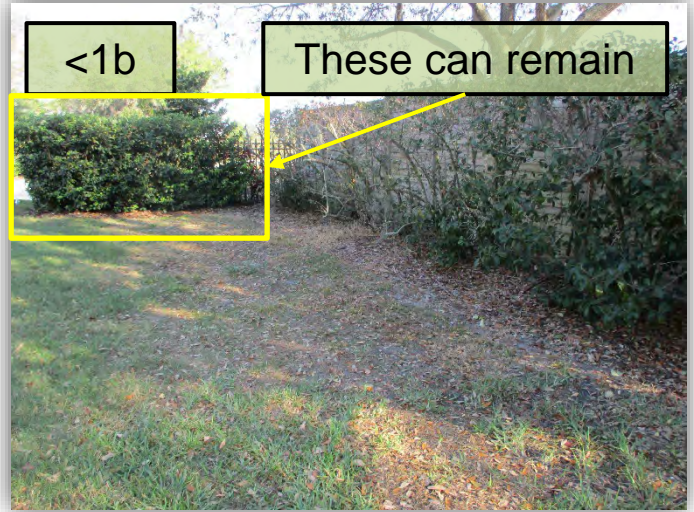
54. Trim off hanging fronds from the Maritime Canary Palm and treat weeds in the cul-de-sac.

55. Spanish Moss removal from the Winding Stream berm was supposed to have been completed by the next rotation. What is that date? It hasn't been completed yet. Remove dead growth from Variegated Ginger **and** **Flax Lily! (Pic 55>)**



# Proposals

1. ArtisTree to provide a proposal to remove the failing Sweet Viburnum west of the Mossy Branch gates along the south wall to the eastern end of the small pond. Replace with 7 Gal., FULL Sweet Viburnum on 36" centers. Those at the gates can remain – they are in good shape. However, AT to ensure there is sufficient drip lines and 100% operable irrigation here. If not, this needs to be included in the proposal. (Pic 1a & b>)



## **Tab 6**



**From:** Tim Drumgool <[timd@artistree.com](mailto:timd@artistree.com)>

**Sent:** Friday, March 10, 2023 10:11 AM

**To:** John Toborg <[JToborg@rizzetta.com](mailto:JToborg@rizzetta.com)>; Steve Dietz <[sdietz@waterlefehl.com](mailto:sdietz@waterlefehl.com)>; Mary Paige Huisman <[mphuisman@waterlefehl.com](mailto:mphuisman@waterlefehl.com)>; Matthew E. Huber <[MHuber@rizzetta.com](mailto:MHuber@rizzetta.com)>

**Subject:** [EXTERNAL]Toborg report

**NOTICE: This email originated from outside of the organization.**

Do not click links or open attachments unless you recognize the sender and know the content is safe. Please use the Phish Alert! button to report suspicious messages.

- 1] week of the 13<sup>th</sup>
- 2] week of the 13<sup>th</sup>
- 3]no there is no plan
- 4] this is done
- 5] this is broken again
- 6] this is done
- 7] we have treated the weeds as soon as the water is on we will replace some turf
- 8] week of the 13<sup>th</sup>
- 9] will replace the cocoplum under warranty, continue to treat the turf
- 10] this is scheduled for the week of the 13<sup>th</sup>
- 11] now that spring is here this area will recover more timely
- 12] we have treated the turf weeds
- 13] wek of the 13<sup>th</sup>
- 14] no date is set yet
- 15] we always trim the Crepe Myrtles in March 10, 2023
- 16] last month
- 17] I don't feel that this is that dramatic these trees will flush out just fine
- 18] as soon as the pump is fixed we will reschedule this in
- 19] week of the 13<sup>th</sup>
- 20] week of the 13<sup>th</sup>
- 21] week of the 13<sup>th</sup>
- 22] ok
- 23] we will mow what is Waterlefe property,
- 25] Blue daze has been replaced, I will look at the Foxtail ferns
- 24] I will look at this
- 25] this is closed
- 26] we will continue to work the Spanish moss from the trees during each rotation
- 27] there is no water source in this location to run irrigation along this wall
- 28] this is from the drought conditions, and we sprayed insecticide
- 29] week of the 13<sup>th</sup>
- 30] we do not use this chemical
- 31] we are working on thse during this pass
- 32i will have these treated
- 33] yes, we are trying to fix these
- 34] week of the 13<sup>th</sup>
- 35] will measure and give you a quote

36] yes,  
37] yes, we have worked on this  
38 ] we are working on this during this pass  
39] we have done a follow up treatment and applied a insecticide  
40] this is done I do not do hard cuts until the spring  
41] treated with a insecticide looks bad from the drought conditions  
42] we have adjusted the water here  
43] closed  
44] this was done  
45] ok  
46] we gave a estimate to replace these with Crinum Lily, per the landscape committee request  
47] this has been treated  
48] I will quote this sod replacement  
49] I will look at this and schedule in  
50] week of the 13<sup>th</sup> ]  
51] will quote this  
52] we start this in March  
53] these were done  
54] we will treat the weeds  
55] we are working on this  
56] the valve was shut off by a unknown person, it has been reopened  
57] We have treated this with a insecticide  
Thank you have a good weekend

Tim Drumgool/Account Executive  
ArtisTree Landscape Maintenance & Design  
941.488.8897 x609 / 941.483.9157 fax  
**Visit our website at [www.artistree.com](http://www.artistree.com)**

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## **Tab 7**

Waterlefe Community Development District  
Golf Committee Minutes  
January 12<sup>th</sup>, 2023

**Present:** Tony Maddaloni, Barbie Brand, Don Snowden, Bill Vernal, Bruce Ambrose, and Bob Buchanan

**A quorum was established.**

**Absent:** Bonnie Tyler, Ted Cole, and Joel Ambrose

**Other Attendees:** Steve Dietz (CDD GM & Golf Club GM), Mark Trotter (Director of Golf), Mary Paige Huisman (Executive Assistant), Sasha Jarquin (Director of Marketing and Membership), Jessica Kaufman (F&B Manager), Chris Threatt (Golf Course Superintendent) and Richard Carroll (CDD Liaison)

**Call to Order:** Meeting was called to order @ 12:01pm by Mr. Dietz

**Public Comments:** No public comments.

**Business Administration:**

**Consideration of the Meeting Minutes from December 15<sup>th</sup>, 2022:**

- The minutes from the December 2022 meeting were presented. There was a motion by B. Buchanan to accept the minutes with a second by B. Vernal; this was unanimously approved.

**Financial Review:**

- September and October finalized financials were reported on. It was noted that November is expected to be finalized soon. December preliminary financials were reported as well as January MTD.

**Business Items:** Steve informed the committee that Scott Smith, a member, has shown interest in joining the committee. After committee discussion B. Buchanan made a motion to accept Mr. Smith on the committee with him also joining the Golf Operations Subcommittee. This was seconded by B. Ambrose. Motion Carried.

**Staff Reports:**

**Golf Course Maintenance:**

- Chris reported on the current staffing levels of his crew. One full time employee is switching to part time and other staff is currently being trained to full fill this spot. This also included an announcement of his recent resignation.
- Chris reported on course conditions. He has been very pleased with set up for events.
- Chris updated on the status of contracts for the upcoming renovations. Steve and Chris updated the committee on plans for the renovation moving forward with a new superintendent and Chris' consulting help.

Waterlefe Community Development District  
Golf Committee Minutes  
January 12<sup>th</sup>, 2023

**Marketing Report:**

- Sasha updated on the current membership count; the club is at an all time highest at 255 and becoming 257 in February with two more additional members.
- Sasha also reported on a comparison report she created showing the current fees of other clubs in the area compared to Waterlefe.

**Pro Shop:**

- Mark reported on the recent events as well as upcoming events. The Men's member guest was reported as already full with a waiting list.
- There was committee discussion on the status of working with other golf courses for member group tee times during the green's renovations.
- Mark reported on the recent price increases for the public rate for winter.

**Grille Room:**

- Jessica reported that they surpassed their December budget and hope to continue this trend.
- Jessica also reported on recent events to include a catering event for a baby shower and the upcoming events like the Ryder Cup and Member Appreciation event.

**Fact Finding Subcommittee:**

- Steve reported on the current status of the Golf Cart RFP for the fleet. These RFPs will be presented to the board at the upcoming CDD meeting for final approval. There was committee discussion of the price changes and how this may affect cart fees for members in the future.
- Steve also reported on a breakeven analysis for post renovations.

**Operations Subcommittee:**

- No Report.

**Communications:**

- No Report.

**WMGA:**

- No Report

**WWGA:**

- No Report.

**Liaison Comments:**

- Mr. Carroll gave a brief update on the CDD reviewing financing options for the building renovations.

**Adjournment:**

- B. Ambrose motioned for adjournment; T. Maddaloni seconded. It was moved to adjourn the meeting @ 1:54PM.

Waterlefe Community Development District  
Golf Committee Minutes  
January 12<sup>th</sup>, 2023

## Tab 8



## JANUARY FINANCIAL NOTES

### REVENUE:

**Month:** Up \$92,319 (28%) to budget  
**Year-to-Date:** Up \$322,891 (27%) to budget  
**Prior Year:** Up \$49,509 (13%) to prior year

### COST OF GOODS SOLD:

**Month:** Up \$5,086 (15%) to budget  
**Year-To-Date:** Up \$40,886 (33%) to budget  
**Prior Year:** Up \$5,526 (17%) to prior year

### GROSS PROFIT:

**Month:** Up \$87,233 (29%) to budget  
**Year-to-Date:** Up \$282,005 (26%) to budget  
**Prior Year:** Up \$43,983 (13%) to prior year

### PAYROLL:

**Month:** Up \$15,628 (13%) to budget  
**Year-to-Date:** Up \$16,429 (4%) to budget  
**Prior Year:** Up \$29,618 (27%) to prior year

### COMBINED EXPENSES:

**Month:** Up \$25,406 (19%) to budget  
**Year-to-Date:** Up \$21,649 (4%) to budget  
**Prior Year:** Up \$28,833 (22%) to prior year

### NET INCOME:

**Month:** Up \$46,199 to budget  
**Year-To-Date:** Up \$243,927 to budget  
**Prior Year:** Down \$14,468 to prior year

### PUBLIC ROUNDS:

**Month:** Down 62 to budget while the per round average was \$11 more to budget  
**Year-to-Date:** Up 195 to budget while the per round average was \$10 more to budget  
**Prior Year:** Down 376 to prior year while the per round average was \$11 more to prior year

### TOTAL ROUNDS:

**Month:** Up 426 to budget while the per round average was \$6 more to budget  
**Year-to-Date:** Up 189 to budget while the per round average was \$11 more to budget  
**Prior Year:** Down 133 to prior year while the per round average was \$5 more to prior year



**Waterlefe Income Statement**  
Actual vs. Budget as of January 31, 2023

	January Actual	January Budget	MTD Budget Variance FAV / (UNFAV)	YTD Actual	YTD Budget	YTD Budget Variance FAV / (UNFAV)
<b>Combined Revenue</b>						
Pro Shop	382,632	297,606	85,026	1,362,773	1,068,600	294,173
Restaurant	42,547	35,254	7,293	157,563	128,845	28,718
Admin	30	30	-	120	120	-
<b>Total Revenues</b>	<b>425,209</b>	<b>332,890</b>	<b>92,319</b>	<b>1,520,456</b>	<b>1,197,565</b>	<b>322,891</b>
<b>Combined COGS</b>						
Pro Shop	19,553	17,895	(1,658)	86,874	66,643	(20,231)
Restaurant	18,751	15,323	(3,428)	76,429	55,774	(20,655)
<b>Total COGS</b>	<b>38,304</b>	<b>33,218</b>	<b>(5,086)</b>	<b>163,303</b>	<b>122,417</b>	<b>(40,886)</b>
<b>Gross Profit</b>	<b>386,905</b>	<b>299,672</b>	<b>87,233</b>	<b>1,357,153</b>	<b>1,075,148</b>	<b>282,005</b>
<b>Combined Salaries</b>						
Pro Shop	25,528	30,278	4,750	97,959	115,878	17,919
Restaurant	14,827	13,196	(1,631)	53,063	52,784	(279)
Maintenance	48,054	44,526	(3,528)	183,139	178,104	(5,035)
G&A	49,092	33,873	(15,219)	116,736	87,702	(29,034)
<b>Total Payroll</b>	<b>137,501</b>	<b>121,873</b>	<b>(15,628)</b>	<b>450,897</b>	<b>434,468</b>	<b>(16,429)</b>
<b>Combined Expenses</b>						
Pro Shop	6,448	5,765	(683)	54,150	55,623	1,473
Restaurant	5,855	7,197	1,342	18,502	22,635	4,133
Maintenance	46,791	32,205	(14,586)	172,561	158,270	(14,291)
G&A (Add Other Expenses)	99,175	87,696	(11,479)	305,456	292,492	(12,964)
<b>Total Expenses</b>	<b>158,269</b>	<b>132,863</b>	<b>(25,406)</b>	<b>550,669</b>	<b>529,020</b>	<b>(21,649)</b>
<b>Other Income</b>						
Interest Income	-	-	-	-	-	-
Other Income	-	-	-	-	-	-
<b>Total Other Income</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>
<b>Net Income / (Loss)</b>	<b>91,135</b>	<b>44,936</b>	<b>46,199</b>	<b>355,587</b>	<b>111,660</b>	<b>243,927</b>

Round Information	ACTUAL MTD	BUDGET MTD	VARIANCE	ACTUAL YTD	BUDGET YTD	VARIANCE
Outings & Events Rounds	0	0	-	180	200	(20)
Outings & Events \$'s/Round	#DIV/0!	#DIV/0!	#DIV/0!	\$ -	50	\$ (50)
Passport & Trail Fee Rounds	2,738	2,250	488	8,764	8,750	14
Passport & Trail Fees\$/Rounds	48	43	\$ 5	58	47	\$ 11
Public Rounds	2,438	2,500	(62)	8,895	8,700	195
Green Fees & Cart Rental \$/Round	78	67	\$ 11	67	57	\$ 10
Total Rounds	5,176	4,750	426	17,839	17,650	189
Passport & Public Revenue/Round	\$ 62	56	\$ 6	\$ 63	52	\$ 11
Total \$/Round	\$ 74	63	\$ 11	\$ 76	61	\$ 15

	RESIDENT			NON RESIDENT		
Passport Members	ACTUAL MTD	BUDGET MTD		ACTUAL MTD	BUDGET MTD	
Executive Family	44	45	(1)	12	0	12
Executive Single	49	75	(26)	46	0	46
Tenured Family	30	27	3	13	0	13
Tenured Single	21	26	(5)	15	0	15
Junior Executive Family	3	3	-	3	0	3
Junior Executive Single	1	6	(5)	8	0	8
Young Professional	2	8	(6)	8	0	8
Medallion Family	0	0	-	0	0	-
Medallion Single	0	0	-	0	0	-
Total	150	190	(40)	105	0	105
Combniend Total	255	190				

**Waterlefe Income Statement**  
Actual vs. Prior Year as of January 31, 2023

	January Actual	January Prior Year	MTD PY Variance FAV / (UNFAV)	YTD Actual	YTD Prior Year	YTD PY Variance FAV / (UNFAV)
<b>Combined Revenue</b>						
Pro Shop	382,632	336,598	46,034	1,362,773	1,187,974	174,799
Restaurant	42,547	39,072	3,475	157,563	146,439	11,124
Admin	30	30	-	120	120	-
<b>Total Revenues</b>	<b>425,209</b>	<b>375,700</b>	<b>49,509</b>	<b>1,520,456</b>	<b>1,334,533</b>	<b>185,923</b>
<b>Combined COGS</b>						
Pro Shop	19,553	15,608	(3,945)	86,874	89,684	2,810
Restaurant	18,751	17,170	(1,581)	76,429	66,163	(10,266)
<b>Total COGS</b>	<b>38,304</b>	<b>32,778</b>	<b>(5,526)</b>	<b>163,303</b>	<b>155,847</b>	<b>(7,456)</b>
<b>Gross Profit</b>	<b>386,905</b>	<b>342,922</b>	<b>43,983</b>	<b>1,357,153</b>	<b>1,178,686</b>	<b>178,467</b>
<b>Combined Salaries</b>						
Pro Shop	25,528	26,250	722	97,959	99,059	1,100
Restaurant	14,827	11,141	(3,686)	53,063	42,817	(10,246)
Maintenance	48,054	36,728	(11,326)	183,139	146,877	(36,262)
G&A	49,092	33,764	(15,328)	116,736	79,920	(36,816)
<b>Total Payroll</b>	<b>137,501</b>	<b>107,883</b>	<b>(29,618)</b>	<b>450,897</b>	<b>368,673</b>	<b>(82,224)</b>
<b>Combined Expenses</b>						
Pro Shop	6,448	5,752	(696)	54,150	57,283	3,133
Restaurant	5,855	7,101	1,246	18,502	22,258	3,756
Maintenance	46,791	34,392	(12,399)	172,561	164,794	(7,767)
G&A (Add Other Expenses)	99,175	82,191	(16,984)	305,456	284,444	(21,012)
<b>Total Expenses</b>	<b>158,269</b>	<b>129,436</b>	<b>(28,833)</b>	<b>550,669</b>	<b>528,779</b>	<b>(21,890)</b>
<b>Other Income</b>						
Interest Income	-	-	-	-	-	-
Other Income	-	-	-	-	-	-
<b>Total Other Income</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>
<b>Net Income / (Loss)</b>	<b>91,135</b>	<b>105,603</b>	<b>(14,468)</b>	<b>355,587</b>	<b>281,234</b>	<b>74,353</b>

Round Information	ACTUAL MTD	PRIOR YEAR	VARIANCE	ACTUAL YTD	PRIOR YEAR	VARIANCE
Outings & Events Rounds	0	0	-	180	186	(6)
Outings & Events \$'s/Round	#DIV/0!	#DIV/0!	#DIV/0!	\$ -	51	\$ (51)
Passport & Trail Fee Rounds	2,738	2,495	243	8,764	9,141	(377)
Passport & Trail Fees\$/Rounds	48	46	\$ 2	58	53	\$ 5
Public Rounds	2,438	2,814	(376)	8,895	9,272	(377)
Green Fees & Cart Rental \$/Round	78	67	\$ 11	67	57	\$ 10
Total Rounds	5,176	5,309	(133)	17,839	18,599	(760)
Passport & Public Revenue/Round	\$ 62	57	\$ 5	\$ 63	55	\$ 8
Total \$/Round	\$ 74	63	\$ 11	\$ 76	64	\$ 12

	RESIDENT			NON RESIDENT		
Passport Members	ACTUAL MTD	PRIOR YEAR		ACTUAL MTD	PRIOR YEAR	
Executive Family	44	42	2	12	6	6
Executive Single	49	37	12	46	36	10
Tenured Family	30	27	3	13	13	-
Tenured Single	21	20	1	15	12	3
Junior Executive Family	3	2	1	3	4	(1)
Junior Executive Single	1	1	-	8	10	(2)
Young Professional	2	1	1	8	3	5
Medallion Family	0	0	-	0	0	-
Medallion Single	0	0	-	0	0	-
Total	150	130	20	105	84	21
Combniend Total	255	214				

	ACTUAL	ACTUAL	ACTUAL	ACTUAL	Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget		
	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	2022/2023 Budget	2022-2023 Budget	Budget Diff (Unfav)/Fav
Combined Revenue															
Pro Shop	284,164	309,876	386,101	382,632	393,766	381,966	107,240	107,240	107,240	107,240	107,240	107,240	2,781,945	2,195,287	586,658
Restaurant	36,121	37,563	41,332	42,547	37,291	38,666	-	-	-	-	-	-	233,520	204,802	28,718
Admin	30	30	30	30	30	30	30	30	30	30	30	30	360	360	-
Total Revenue	320,315	347,469	427,463	425,209	431,087	420,662	107,270	107,270	107,270	107,270	107,270	107,270	3,015,825	2,400,449	615,376
Combined COGS															
Pro Shop	13,876	21,354	32,091	19,553	19,026	20,344	-	-	-	-	-	-	126,244	106,013	(20,231)
Restaurant	16,204	21,008	20,466	18,751	16,188	16,657	-	-	-	-	-	-	109,274	88,619	(20,655)
Total COGS	30,080	42,362	52,557	38,304	35,214	37,001	-	-	-	-	-	-	235,518	194,632	(40,886)
Gross Profit	290,235	305,107	374,906	386,905	395,873	383,661	107,270	107,270	107,270	107,270	107,270	107,270	2,780,307	2,205,817	574,490
Combined Payroll															
Pro Shop	21,327	25,551	25,553	25,528	30,278	38,283	16,523	16,523	16,523	16,523	21,225	16,873	270,710	288,629	17,919
F&B	11,335	12,731	14,170	14,827	13,196	19,794	7,398	7,398	7,398	7,398	11,096	7,398	134,139	133,860	(279)
Maintenance	41,842	45,931	47,312	48,054	44,526	64,802	49,793	49,793	49,793	49,793	72,088	50,408	614,135	609,100	(5,035)
G&A	22,969	23,227	21,448	49,092	17,943	25,323	17,943	17,943	17,943	17,943	24,773	18,493	275,040	246,006	(29,034)
Total Payroll	97,473	107,440	108,483	137,501	105,943	148,202	91,657	91,657	91,657	91,657	129,182	93,172	1,294,024	1,277,595	(16,429)
Combined Expenses															
Pro Shop	23,582	11,753	12,367	6,448	15,233	12,025	3,266	4,935	4,435	2,935	2,485	2,510	101,974	103,447	1,473
Restaurant	5,247	3,948	3,452	5,855	6,157	5,438	650	650	650	650	650	650	33,997	38,130	4,133
Maintenance	38,967	38,310	48,493	46,791	37,730	32,830	65,705	125,430	63,180	64,305	48,180	72,850	682,771	658,480	(24,291)
G&A	73,301	60,412	72,568	99,175	74,976	73,846	63,214	61,404	57,914	58,814	63,040	65,840	824,504	802,121	(22,383)
Total Expenses	141,097	114,423	136,880	158,269	134,096	124,139	132,835	192,419	126,179	126,704	114,355	141,850	1,643,246	1,602,178	(41,068)
Interest Income	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Other Income	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Total Other Income	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
All Expenses (including COGS)	268,650	264,225	297,920	334,074	275,253	309,342	224,492	284,076	217,836	218,361	243,537	235,022	3,172,788	3,074,405	(98,383)
Net Income From Operations	51,665	83,244	129,543	91,135	155,834	111,320	(117,222)	(176,806)	(110,566)	(111,091)	(136,267)	(127,752)	(156,963)	(673,956)	516,993

Calculated Data															
	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	2022/2023 Budget	2021-2022 Budget	Budget Diff (Unfav)/Fav
Round Information															
Outings & Events Rounds	180	-	-	-	-	-	-	-	-	-	-	-	180	200	20
Outings & Events \$\$/Round	-	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	-	50	50
Passport & Trail Fee Rounds	1,742	2,153	2,131	2,738	2,250	2,400	-	-	-	-	-	-	13,414	13,400	(14)
Passport & Trail Fees\$/Rounds	61	54	73	48	60	57	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	117	78	(39)
Public Play Rounds	2,193	1,886	2,378	2,438	2,800	3,000	-	-	-	-	-	-	14,695	14,500	(195)
Green Fees & Cart Rental \$/Round	54	67	68	78	79	69	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	70	64	(6)
Total Rounds	4,115	4,039	4,509	5,176	5,050	5,400	-	-	-	-	-	-	28,289	28,100	(189)
Passport & Public Revenue/Round	57	60	70	62	71	64	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	90	68	(22)
Total \$/Round	69	77	86	74	78	71	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	98	78	(20)

## Tab 9



# Waterlefe Community Development District

## Safety Committee Minutes

January 10<sup>th</sup>, 2023

**Present:** Tony Maddaloni, Dom Paturno, and Amber Browne

**A quorum was established.**

**Absent:** Sue Bryant

**Other Attendees:** Steve Dietz (CDD GM & Golf Club GM), Mary Paige Huisman (Executive Assistant), Ruth Harenchar (CDD Liaison), Susan Greene (MPOA Liaison) and Kathy McElligott (Public).

**Call to Order:** Meeting was called to order @ 10:07AM by Mr. Dietz

**Public Comments:** No Report

### **Business Administration:**

**Approval of September Meeting Minutes:** There was a motion by T. Maddaloni to approve the September meeting minutes with a second from D. Paturno. This was unanimously approved.

### **Business Items:**

**New Committee Member Discussion:** Kathy McElligott attended today's meeting to voice her interest in filling the open spot on the Safety Committee. She gave a brief background on herself and how long she has lived in Waterlefe. There was a motion by A. Browne to accept Kathy McElligott to the committee with a second by T. Maddaloni. This was unanimously approved.

**Portside Terrace Radar Sign Data Discussion:** The committee reviewed the data from October- December on the Portside Terrace Radar Sign. It was discussed that the committee would like staff to put the data all together including data collected previously by staff to see if there are any trends and improvements to the trends post sign. The committee also discussed the goals now that data has been collected to include sending something out to the community showing the data. The committee plans to continue to monitor the speed data for a couple more months to see if there is a downward trend as the sign is up longer.

**Mossy Branch Parking Discussion:** Steve gave an update on the status of the Mossy branch gate and GPS issues and residents parking on the street. The CDD is working to create an inter local agreement with the county to help resolve some of the issues currently like non residents getting stuck in the queue. The committee also discussed looking into additional signage to put at the gate to help redirect visitors to the main entry way.

**Additional Committee Discussion:** Steve reviewed the sunshine laws and previous projects the committee has worked on so far.

**Liaison Comments:** No Report.

**Adjournment:** T. Maddaloni made a motion to adjourn the meeting with a second by A. Browne. Meeting was adjourned at 11:16am.

## **Tab 10**

Waterlefe Community Development District  
Capital Planning Committee Minutes  
January 26<sup>th</sup>, 2023

**Present:** John Valletta, Joe Stein, Richard Barber & Tom Fletcher

**A quorum was established.**

**Absent:** Barbie Brand

**Other Attendees:** Syd Xinos (CCD Liaison), Mary Paige Huisman (Executive Assistant), Scott Geresy (Architect), and Steve Dietz (General Manager) by phone.

**Public Attendees:** Phil Lodge & John Wilson

**Call to Order:** Meeting was called to order @ 10:00AM.

**Public Comments:**

- John Wilson wanted to thank the committee for the hard work they have been doing as he is a non-golfing resident and voiced that his current concerns were the financing of the project.

**Business Administration:**

- i. Mr. Fletcher had amendments to be made to the January 5<sup>th</sup> meeting minutes to include public attendance names and that he voted no on approving the minutes. There was a motion by Mr. Valletta to approve the meeting minutes with the changes. A second by Mr. Barber was made. Motion carried.

**Budget and Contingency Level Discussion:**

- Steve updated the committee on the “soft costs” that have been spent so far. Steve then also updated the committee on the current schedule. There was committee discussion on the estimated timeline of the permitting process.
- Steve also gave an update on the schedule of financing options and how it may affect the overall schedule. The committee discussed the potential financing of the project and how it will affect the community. Committee discussed the availability of the amenity post renovations to the community and the effect of amenities on home values.

**Acoustics Proposal Discussion:**

- Steve reviewed the acoustics proposal with the committee. After committee discussion it was decided staff will get further information on the proposal like decibel levels and check references.

**Update from Scott:**

- Scott gave an update on the final plans. He has received the final structural but is still waiting on plans from the MEP. The committee reviewed the recent structural changes with Scott. Scott discussed the permitting process & schedule.

**Additional Committee Discussion:**

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January 26<sup>th</sup>, 2023

- The committee discussed the process for the GMP and who will be reviewing it when it comes in. The current plan is for the GMP to be received in time for February CDD meeting.

**Liaison Comments:** Mr. Xinos gave an update on the recent board meeting and the scheduling of bond validation. Mr. Xinos also updated the committee on his recent meeting with Manasota at their offices.

**Adjournment:** Motion by Mr. Barber to adjourn with a second from Mr. Stein. Meeting adjourned at 11:17AM.

## **Tab 11**



Waterlefe Community Development District  
Capital Planning Committee Minutes  
February 23<sup>rd</sup>, 2023

**Present:** John Valletta, Joe Stein, Richard Barber & Tom Fletcher

**A quorum was established.**

**Absent:** Barbie Brand

**Other Attendees:** Syd Xinos (CCD Liaison), Steve Dietz (General Manager) Mary Paige Huisman (Executive Assistant), Scott Geresy (Architect), Clay Johnson and Michael Maxwell (Manasota)

**Public Attendees:** Phil Lodge, Mike Jacobs, Barb Lee, Bill Quigley, and Ted Cole

**Call to Order:** Meeting was called to order @ 10:08AM.

**Public Comments:**

- No Comments

**Business Administration:**

- i. There was a motion by Mr. Valletta to approve the minutes with a second by Mr. Stein. This was unanimously approved.
- ii. Mr. Fletcher brought to the committee that he thought there should be a charter for the committee and a committee chairman. Steve updated the committee that when the committee was first formed none of the members wanted to be a chairman so it was decided for the committee to have staff run administrative duties like making agendas similar to the Safety and Golf Committees. After further discussion there was a motion by Mr. Stein to have staff begin working on creating a charter and work to also outline the duties of a chairman with a second by Mr. Valletta. This was unanimously approved.

**GMP Presentation & Discussion:**

- Clay presented his GMP, stating that the numbers were significantly down from the changes made by Scott and the committee in previous meetings.
- Clay and the committee reviewed the different parts of his GMP, to include items like risk insurance, ADC's budget numbers, kitchen equipment and all other items.
- The committee did discuss Clay's purchase power on certain items. It was noted that the committee is still awaiting the construction schedule. There was also discussion on performance bonds.

**Additional Committee Discussion:**

- The committee discussed the status of adding bathrooms to the cart barn and making sure that they are completed before course re opening.

Waterlefe Community Development District  
Capital Planning Committee Minutes  
February 23<sup>rd</sup>, 2023

- Steve gave an update on the acoustics quote follow up. He was able to look further into the proposal and all that it encompasses like reverberation rates. He also gave an update on checking on references for the company.
- Mr. Xinos gave an update on the status of the bond validation and how the process works. Timing of this bond validation will have an effect on project timing.
- The prices discussed did include the interest payments over the 20-year amortization which are estimated to be in the range of \$1.5 million.
- Mr. Fletcher gave his opinion on the status of the project currently and also voiced feedback he has received from fellow residents. Mr. Fletcher indicated he had heard shock at the >\$4 million price and estimated interest of \$1.5 million. There was committee discussion on the financing of this project to include items like interest costs and rates.

**Liaison Comments:** No Report

**Adjournment:** Motion by Mr. Barber to adjourn with a second from Mr. Stein. Meeting adjourned at 12:52PM.

## **Tab 12**

Waterlefe Community Development District  
Capital Planning Committee Minutes  
March 2<sup>nd</sup>, 2023

**Present:** John Valletta, Joe Stein, Tom Fletcher, & Richard Barber (via Zoom)

**A quorum was established.**

**Absent:** Barbie Brand

**Other Attendees:** Syd Xinos (CCD Liaison), Steve Dietz (General Manager) Mary Paige Huisman (Executive Assistant), Scott Geresy (Architect), Clay Johnson and Michael Maxwell (Manasota)

**Call to Order:** Meeting was called to order @ 10:08AM.

- There was a motion by Mr. Fletcher to allow Mr. Barber to participate and vote in today's meeting virtually with a second by Mr. Stein. Motion was unanimously approved.

**Public Comments:**

- Phil Lodge voiced his opinion on the current technology being used during CDD meetings making it difficult to hear and follow along. He also brought up that minutes are missing from the CDD website and he feels that communication to residents is missing.
- John Wilson wanted to thank the committee for the recent email from the CDD that gave an update on the project status.
- Angela Potter voiced she and other residents are wanting more communication and information on the project and that's why she is attending these meetings as public. She also requested some more detailed minutes.

**Business Administration:**

- i. Revised minutes were presented to the committee. Revisions and comments were made by Mr. Fletcher. There was committee discussion on some of the revisions made and were adjusted after discussion. There was a motion by Mr. Valletta to approve the minutes as amended with a second by Mr. Fletcher. This was motion carried.
- ii. Steve updated the committee on the changes made to the charter to update the meeting times and number of committee members. There was committee discussion on the verbiage of the committee member breakdown. There was a motion by Mr. Barber and a second by Mr. Stein to approve the updated charter as amended and post it online after CDD approval; this motion carried. There was also discussion on the status of a committee chairman; during discussion Mr. Barber and Mr. Fletcher voiced interest in becoming the chair. There was a motion by Mr. Valletta to nominate Mr. Fletcher as the chairman. This was seconded by

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March 2<sup>nd</sup>, 2023

Mr. Stein; this motion carried. Steve is to confirm if the CDD Board will need to approve this selection of the chairman or not and inform the committee.

**Construction Manager Update:**

- i. Clay Johnson presented a memo to the committee showing specific alternate materials and methods for cost savings for the committee to review. The committee discussed each item with Clay. Clay is continuing to review bids and also get bids with the cost saving options to show the committee. When discussing any changes there was also committee discussion on the lead times of some of the optional materials in comparison the currently proposed ones.
- ii. The committee discussed the current schedule of the project with Clay. It was noted that if the project is approved long lead items will need to be ordered as soon as possible. Committee discussed specific items of concern like concrete or wood trusses. Clay voiced he only has 2 big items, the HVAC & Electrical Hookups, he's worried about being delayed or long lead and that the CDD can order them and Clay will store the items if necessary.
- iii. Clay reviewed the ordering process for the direct pay for the CDD to be able to use their tax exemption status for additional savings as well. Committee also discussed with Clay if there have been any supply chain issues. Mr. Xinos also confirmed with Clay that he will have the schedule ready for the joint CDD & Capital Planning meeting March 14<sup>th</sup>.
- iv. Steve reviewed the updated consolidated budget. Mr. Fletcher requested a summary showing all of the costs including items like the interest. This included adding in the \$214,000 cost to date for engineering and architecture fees and a potential \$1.5 Million for the interest payments over a 20 year term. Committee discussed the debt service, bond validation status, and financing rates. Steve also reviewed the project schedule he has been updating which includes the tentative schedule of the bond validation timing. Committee requested an outflow report and mobilization & demolition cost from Clay.

**Discussion of CDD Board Member Comments:**

- Steve read through all of the comments from Mr. Tosi provided at the previous meeting for current public attendees to follow along. Mr. Barber mentioned that he felt a lot of these comments & discussion



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is what would be discussed in the upcoming joint meeting. Mr. Valletta discussed the hours of operations being proposed and his feeling that this may create competition with the River Club which would affect MPOA costs. Steve discussed that the extended hours are meant to be quick bites for public golfers coming off the golf course. Committee continued to discussed the hours of operation post renovation and a current amenity analysis. Steve also reviewed the financials presented at the last meeting with projections based on membership numbers being reduced to pre covid numbers. Committee also discussed the revenue impact a public golfer has on the course.

**Cart Barn Restroom Plan:**

- Due to time constraints this item was moved to the next meeting. Current proposed plans were provided.

**CDD Joint Meeting Agenda:**

- Due to time constraints this item was moved to the next meeting.

**Communication Plan:**

- Due to time constraints this item was moved to the next meeting. There was brief discussion that there currently is no communication plan set in place. Mr. Fletcher also voiced that he was unhappy with the accuracy of the recent email that went out to the community as it did not first go to the committee for review and approval.

**Additional Public Comments:**

- John Wilson commented that his major concern is that the numbers are correct when proposing and deciding on this project budget. He has bene here for 12 years and has seen fees go up so he wants to make sure the club will be able to support itself.
- Rob Young voiced that previously revenue bonds were paid off with a bond secured by homeowner's properties and would like to know if that bond will be retired or how it will all fit together in a long-range capital plan.
- Angela Potter voiced that she has concern with the available parking post renovation. She also had questions on the financials and what the numbers were being based on. Mrs. Potter also wondered if there was currently any cross marketing being done with the River Club.

**Additional Committee Discussion:**

- Mr. Fletcher would like to have an additional plan for the building. This plan would be using the existing footprint of the building that

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was previously developed. The purpose for this was to be able to present an alternative to the CDD. Scott instructed Scott to bring this option to the next meeting for further discussion. This will be discussed in the next meeting in further detail.

- Mr. Barber thinks for the joint meeting it would be beneficial for the CDD board to know how each individual CPC member feels about the project and proposes the committee makes a vote at the next meeting on whether they are for or against the project.

**Liaison Comments:**

- Mr. Xinos' opinion was that if the clubhouse renovation does go through it will have a positive impact on membership and already has shown a positive impact on membership. Mr. Xinos' opinion also proposed that the affect the project would have on the marketability and value of homes in the community.

**Adjournment:** A motion by Mr. Valletta was made to adjourn the meeting with a second by Mr. Stein. Meeting was adjourned at 12:17pm.

## **Tab 13**

CDD Maintenance Log

Date	Time in	Time out	Work completed
Work Orders			
8-Feb	12:30	1:15	patched pot holes at property exit by 14 tee
9-Feb	11:30	12:30	cleaned solar panel on portside, rebooted system and checked volts and amps
14-Feb	10:30	11:30	cleaned cart crossing signs between holes 17&18
16-Feb	1:30	1:45	hung no parking sign on Misty Pond
26-Feb	10:00	10:30	moved sign on lake bank 10912 Big Bass Rd
Projects			
Regular Maintenance			
4-Feb	8:30	9:45	blow off nature walks
11-Feb			blow off nature walks
18-Feb	9:30	11:00	blow off nature walks
25-Feb			blow off nature walks

## Waterlefe CDD

Date M-Y:

Feb-23

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		
02/08/23	Crowder Bros	asphalt patch	44.97		44.97			
02/16/23	Crowder Bros	bolts for sign on misty pond	11.06		11.06			
			0.00					
			0.00					
			0.00					
			0.00					
			0.00					
			0.00					
			0.00					
			0.00					
			0.00					
			0.00					
			0.00					
	TOTAL		56.03	0.00	56.03	0.00	0.00	

## **Tab 14**



# Exhibit "A"

## Waterlefe Asphalt Repairs

Bid Form 3.9.23

Bid Item	Description	Quantity	Unit	Unit Price	Total
1	Mill approximately 4"	250	SY		
2	Spot Repairs S-1 ABC base (+/- 4")	50	Ton		
3*	Edge Mill for SP-4.75 Areas	1	LS		
4	Mill 1" for SP-9.5 Areas	5,040	SY		
5	Fish Hook Cove (SP-4.75)	2,280	SY		
6	Winding Stream Way (SP-9.5)	1,413	SY		
7	Winding Stream Way Near Back Gate (SP-9.5)	1,227	SY		
8	Whooping Crane Ct. (SP-4.75)	2,294	SY		
9	Winding Stream Way mid section (SP-9.5)	2,400	SY		
10**	Traffic Paint Pavement Markings	1	LS		
11	Miscellaneous cleanup and work	1	LS		
<b>TOTAL</b>					
<b>ADD ALTERNATE ITEMS</b>					
12*	Edge Mill for SP-4.75 Areas	1	LS		
13	Mill 1" for SP-9.5 Areas	1,027	SY		
14	Mossy Branch Lane (SP-9.5)	1,027	SY		
15	Portside Terrace (SP-4.75)	1,840	SY		
16***	Traffic Paint Pavement Markings	1	LS		

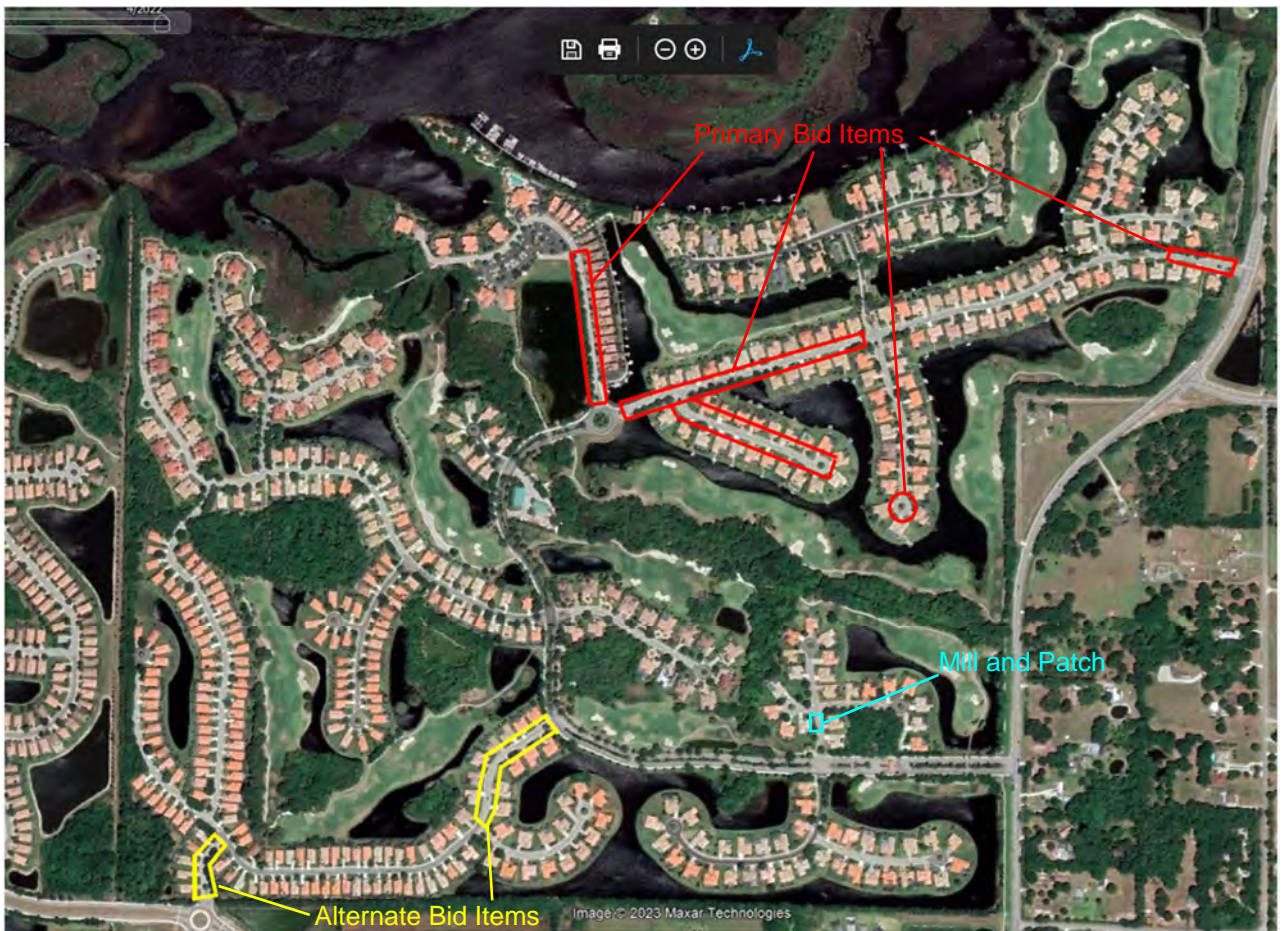
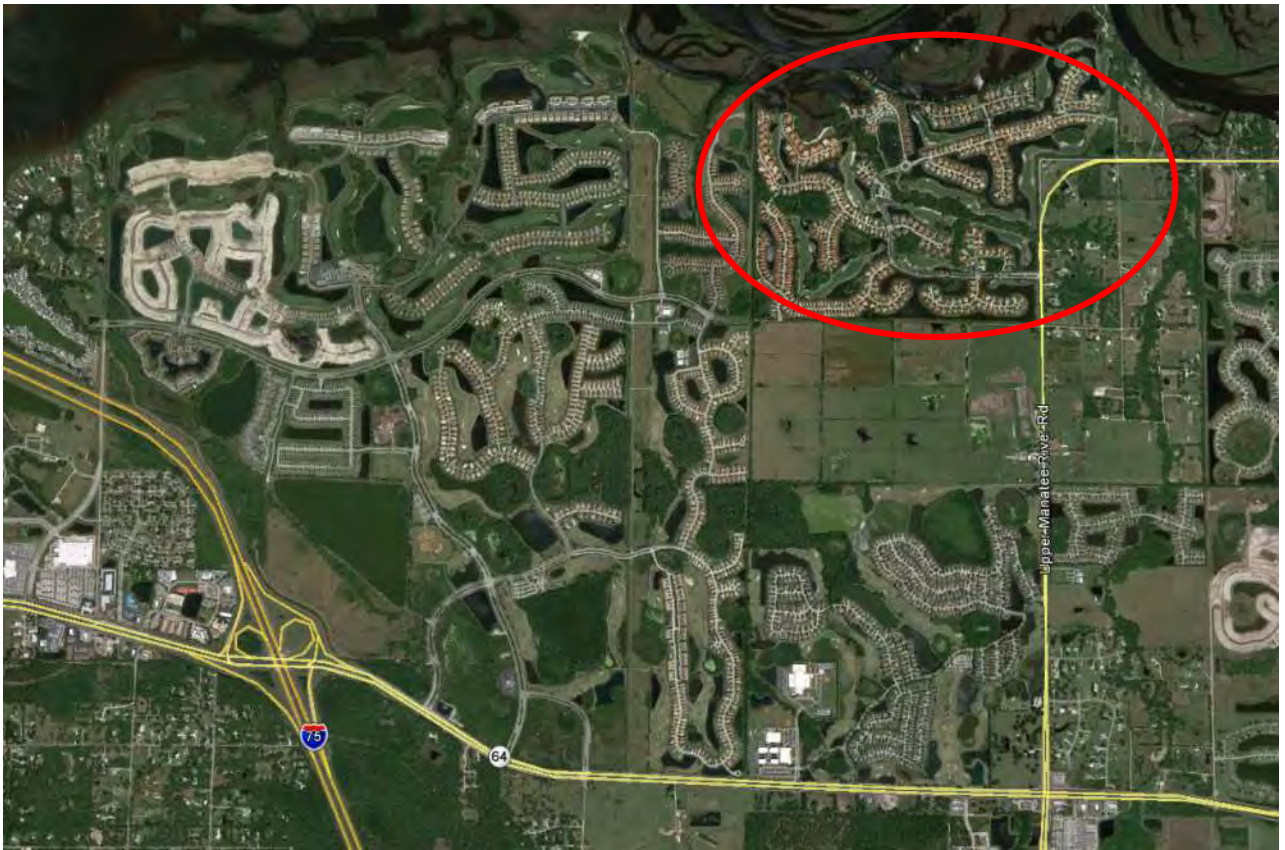
\*Item 3 & 12 includes edge milling for tie-in locations and around existing utility covers

\*\*Item 10 includes 1 crosswalk, 3 stop bars, and hydrant reflectors

\*\*\*Item 16 includes 3 stop bars, 200' of double yellow centerline striping and hydrant reflectors

Contractor: \_\_\_\_\_

**Bids are due by Friday March 17, 2023 by 5:00 PM**



## Waterlefe Roadway Repaving-February 2022

3604 53<sup>rd</sup> Ave. East - Bradenton, Florida 34203; Phone: (941) 251-7613

**02556**  
**Technical Specifications For**  
**SP 4.75 Granite Screenings Asphalt Mix**

**02556-1 Description:**

The work specified in this section consists of the application procedures for rut filling and or overlaying of existing surfaces for the full pavement width with a hot mix plant product of granite screenings and PG 76-22.

**02556-2 Mix Design:**

The Producer shall provide the Owner with a design mix for approval prior to beginning production. Use Table 1.1 for Gradation Design Range.

Table 1.1

Sieve Size	Gradation Design Range
3/8"	100
No. 4	85 - 100
No. 8	60 - 80
No. 16	35 - 55
No. 30	22 - 38
No. 50	10 - 25
No. 100	5 - 15
No. 200	4 - 10
Design Requirements	
Asphalt Binder Content %	6.0 - 8.0
Air Voids %	4.0 - 8.0

**02556-3 Materials:**

**Asphalt Binder Material:** The bituminous material shall be PG 76-22.

**Aggregate Material;** The aggregate used shall be granite screenings from an approved source, obtained from the crushing of material meeting the requirements of Section 902.

**Tack Coat:** A tack coat, as specified in Section 300 of the FDOT Standard Specifications for Road and Bridge Construction, latest version, will be required on existing pavements that are to be overlaid with an asphalt mix.

**02556-4 Construction Methods:**

**Application of SP 4.75:** The SP 4.75 mix shall be placed with a conventional paver and compacted with a steel wheel roller in accordance with Section 330 of the FDOT Standard Specifications for Road and Bridge Construction, latest version, and as directed by the Engineer. Should there be a need for herbicide application prior to placement of asphalt; the contractor shall apply the herbicide following manufacturer's recommendations.



**Layer Thickness:**

The allowable layer thickness for SP 4.75 shall be  $\frac{3}{4}$ " – 1" as specified by the Engineer.

Weather Limitations: Application must be made when the ambient temperatures are above 65° F, only when other weather conditions are determined favorable by the Engineer. Night application will not be allowed.

**02556-5 Acceptance at the Plant:**

The asphalt mixture will be accepted at the plant, with respect to gradation, air voids and asphalt binder content, on a Lot to Lot basis. However, any load or loads of mixture which, in the opinion of the Engineer, are unacceptable for reasons of excessive segregation, aggregates improperly coated, or of excessively high or low temperature will be rejected for use in the work.

Gradation, air voids and asphalt content of the mix will be determined by the Owner during production at the minimum frequency of once per 1,000 ton LOT produced. The producer shall also verify the gradation, air voids and asphalt content at a frequency of once per 200 ton Sublot or a minimum of once per day. The contractor shall maintain split samples of each day's production for verification testing by the Owner. Each split sample shall be properly boxed and labeled with the Lot #, Sublot #, date and mix design number. These split samples shall be stored for a period of 30 days, and shall be provided to the Owner upon request in order to determine the disposition of a whole or partial lot. Should any verification test result fall outside of the tolerance listed in Table 1.1, the Engineer will determine the removal and replacement of failing material at no cost to the Owner. Production shall be suspended until the Owner is satisfied that proper corrective action has been taken.

## **Technical Specifications For SP 9.5 Granite Screenings Asphalt Mix**

### **Description:**

The work specified in this section consists of the application procedures for rut filling and or overlaying of existing surfaces for the full pavement width with a hot mix plant product of granite screenings.

### **Mix Design:**

The Producer shall provide the Owner with a design mix for approval prior to beginning production. Use Table 1.1 for Gradation Design Range.

Table 1.1

Sieve Size	Gradation Design Range
3/8"	100
No. 4	85 - 100
No. 8	60 - 80
No. 16	35 - 55
No. 30	22 - 38
No. 50	10 - 25
No. 100	5 - 15
No. 200	4 - 10
Design Requirements	
Air Voids %	4.0 – 8.0

### **Materials:**

**Aggregate Material;** The aggregate used shall be granite screenings from an approved source, obtained from the crushing of material meeting the requirements of Section 902.

**Tack Coat:** A tack coat, as specified in Section 300 of the FDOT Standard Specifications for Road and Bridge Construction, latest version, will be required on existing pavements that are to be overlaid with an asphalt mix.

### **Reclaimed Asphalt Pavement (RAP):**

The use of Reclaimed Asphalt Pavement is limited to a maximum of 25% by weight of the total aggregate. RAP must be from an approved stockpile that is reasonably consistent in characteristics and contains no aggregate particles which are soft or conglomerates of fines. The coarse portion of the RAP shall be the portion of the RAP retained on the No. 4 sieve.

### **Construction Methods:**

**Application of SP 9.5:** The SP 9.5 mix shall be placed with a conventional paver and compacted with a steel wheel roller in accordance with Section 330 of the FDOT Standard Specifications for Road and Bridge Construction, latest version, and as directed by the Engineer. Should there be a need for herbicide application prior to placement of asphalt; the contractor shall apply the herbicide following manufacturer's recommendations.

**Layer Thickness:**

The allowable layer thickness for SP 9.5 shall be 1" – 1-1/2" as specified by the Engineer.

Weather Limitations: Application must be made when the ambient temperatures are above 65° F, only when other weather conditions are determined favorable by the Engineer. Night application will not be allowed.

**Acceptance at the Plant:**

The asphalt mixture will be accepted at the plant, with respect to gradation, and air voids, on a Lot to Lot basis. However, any load or loads of mixture which, in the opinion of the Engineer, are unacceptable for reasons of excessive segregation, aggregates improperly coated, or of excessively high or low temperature will be rejected for use in the work.

Gradation, air voids and asphalt content of the mix will be determined by the Owner during production at the minimum frequency of once per 1,000 ton LOT produced. The producer shall also verify the gradation, air voids and asphalt content at a frequency of once per 200 ton Sublot or a minimum of once per day. The contractor shall maintain split samples of each day's production for verification testing by the Owner. Each split sample shall be properly boxed and labeled with the Lot #, Sublot #, date and mix design number. These split samples shall be stored for a period of 30 days, and shall be provided to the Owner upon request in order to determine the disposition of a whole or partial lot. Should any verification test result fall outside of the tolerance listed in Table 1.1, the Engineer will determine the removal and replacement of failing material at no cost to the Owner. Production shall be suspended until the Owner is satisfied that proper corrective action has been taken.



## GENERAL REQUIREMENTS

### 1.01 SCOPE AND INTENT

#### A. Description

The work to be done consists of the furnishing of all labor, materials and equipment, and the performance of all work included in this Contract.

#### B. Work Included

The Contractor shall furnish all labor, superintendence, materials, plant, power, light, fuel, water, tools, appliances, equipment, supplies, shop drawings, working drawings and other means of construction necessary or proper for performing and completing the work. He shall perform and complete the work in the manner best calculated to promote rapid construction consistent with safety of life and property and to the satisfaction of the Engineer, and in strict accordance with the Contract Documents. The Contractor shall clean up the work and maintain it during and after construction, until accepted, and shall do all work and pay all incidental costs. He shall repair or restore all structures and property that may be damaged or disturbed during performance of the work.

The cost of incidental work described in these General Requirements, for which there are no specific Contract Items, shall be considered as part of the general cost of doing the work and shall be included in the prices for the various Contract Items. No additional payment will be made.

The Contractor shall be solely responsible for the adequacy of his workmanship, materials and equipment.

#### C. Public Utility Installations and Structures

Public utility installations and structures shall be understood to include all poles, tracks, pipes, wires, conduits, house service connections, vaults, manholes and all other appurtenances and facilities pertaining thereto.

The Contractor shall protect all installations and structures from damage during the work. Access across any buried public utility installation or structure shall be made only in such locations and by means approved by the Engineer. All required protective devices and construction shall be provided by the Contractor at his expense. All existing public utilities damaged by the Contractor which have been located in the field by the utility shall be repaired by the Contractor, at his expense, as approved by the Engineer. No separate payment shall be made for such protection or repairs to public utility installations or structures.

Public utility installations or structures owned or controlled by the Owner or other governmental body, which are required by this contract to be removed, relocated, replaced or rebuilt by the Contractor not identified in any separate bid item shall be considered as a part of the general cost of doing the work and shall be included in the prices bid for the various contract items. No separate payment shall be made.

Where public utility installations or structures owned or controlled by the Owner or other governmental body are encountered during the course of the work, and when, in the opinion of the Engineer, removal, relocation, replacement or rebuilding is necessary to complete the work under this Contract, such work shall be accomplished by the utility having jurisdiction, or such work may be ordered, in writing by the Engineer, for the Contractor to accomplish. If such work is accomplished by the utility having jurisdiction, it

will be carried out expeditiously and the Contractor shall give full cooperation to permit the utility to complete the removal, relocation, replacement or rebuilding as required. If such work is accomplished by the Contractor, it will be in accordance with the mutually agreeable terms arrived at by the parties in writing.

The Contractor shall give written notice to Owner and other governmental utility departments and other owners of public utilities of the location of his proposed construction operations, at least forty-eight hours in advance of breaking ground in any area or on any unit of the work. This can be accomplished by making the appropriate contact with the "Sunshine State One-Call of Florida, Inc. Call Center ("Call Sunshine") and per all requirements provided for in the Florida Underground Facilities Damage Prevention and Safety Act (Florida Statutes, Title XXXIII, Chapter 556).

The maintenance, repair, removal, relocation or rebuilding of public utility installations and structures, when accomplished by the Contractor as herein provided, shall be done by methods approved by the Engineer.

## **1.02 INSPECTION AND TESTING**

### **A. General**

Inspection and testing of materials will be performed by the Owner unless otherwise specified.

### **B. Costs**

All inspection and testing of materials furnished under this Contract will be performed by the Owner or duly authorized inspection engineers or inspections bureaus without cost to the Contractor, unless otherwise expressly specified.

### **C. Final Inspection**

During such final inspections, the work shall be clean and free from water. In no case will the final pay application be prepared until the Contractor has complied with all requirements set forth and the Engineer has made his final inspection of the entire work and is satisfied that the entire work is properly and satisfactorily constructed in accordance with the requirements of the Contract Document.

## **1.03 ADJACENT STRUCTURES AND LANDSCAPING**

### **A. Responsibility**

The Contractor shall also be entirely responsible and liable for all damage or injury as a result of his operations to all other adjacent public and private property, structures of any kind and appurtenances thereto met with during the progress of the work. The cost of protection, replacement in their original locations and conditions or payment of damages for injuries to such adjacent public and private property and structures affected by the work, and the removal, relocation and reconstruction of such items shall be included and no separate payments will be made therefore.

Contractor is expressly advised that the protection of buildings, structures, tunnels, tanks, pipelines, etc. and related work adjacent and in the vicinity of his operations, wherever they may be, is solely his responsibility. Conditional inspection of buildings or structures in the immediate vicinity of the project which may reasonably be expected to be affected by the Work shall be performed by and be the responsibility of the Contractor.

Contractor shall, before starting operations, make an examination of the interior and exterior of the adjacent structures, buildings, facilities, etc., and record by notes, measurements, photographs, etc., conditions which might be aggravated by open excavation and construction. Repairs or replacement of all conditions disturbed by the construction shall be made to the satisfaction of the Owner and to the satisfaction of the Engineer. This does not preclude conforming to the requirements of the insurance underwriters. Copies of surveys, photographs, reports, etc., shall be given to the Engineer.

Prior to the beginning of any excavations, the Contractor shall advise the Engineer of all buildings or structures on which he intends to perform work or which performance of the project work will affect.

**B. Protection of Trees**

1. All trees and shrubs shall be adequately protected by the Contractor with boxes and otherwise and in accordance with ordinances governing the protection of trees. No excavated materials shall be placed so as to injure such trees or shrubs. Trees or shrubs destroyed by negligence of the Contractor or his employees shall be replaced by him with new stock of similar size and age, at the proper season and at the sole expense of the Contractor.
2. Beneath trees or other surface structures, where possible, pipelines may be built in short tunnels, backfilled with excavated materials, except as otherwise specified, or the trees or structures carefully supported and protected from damage.
3. The Owner may order the Contractor, for the convenience of the Owner, to remove trees along the line or trench excavation. If so ordered, the Owner will obtain any permits required for removal of trees. Such tree removal ordered shall be paid for by separate written agreement.

**C. Lawn Areas**

Lawn areas shall be left in as good condition as before the starting of the work. Where sod is to be removed, it shall be carefully removed, and later replaced, or the area where sod has been removed shall be restored with new sod if necessary to restore to prior condition.

**D. Restoration of Fences**

Any fence, or part thereof, that is damaged or removed during the course of the Contract Work shall be replaced or repaired by the Contractor and shall be left in as good a condition as before the starting of the Contract Work. The manner in which the fence is repaired or replaced and the materials used in such work shall be subject to the approval of the Engineer. The cost of all labor, materials, equipment, and work for the replacement or repair of any fence shall be deemed included as part of the overhead cost of the Contract Work, and no additional payment will be made therefore.

**1.04 PROTECTION OF WORK AND PUBLIC**

**A. Noise**

The Contractor shall eliminate noise to as great an extent as practicable at all times. Air compressing plants shall be equipped with silencers and the exhaust of all engines or

other power equipment shall be provided with mufflers. In the vicinity of hospitals and schools, special care shall be used to avoid noise or other nuisances. The Contractor shall strictly observe all local regulations and ordinances covering noise control.

B. Access to Public Services

Neither the materials excavated nor the materials or plant used in the construction of the work shall be so placed as to prevent free access to all fire hydrants, valves or manholes.

C. Dust prevention

The Contractor shall prevent dust nuisance from his operations or from traffic by keeping the roads and/or construction areas sprinkled with water at all times.

**1.05 CLEANING**

A. During Construction

During construction of the Contract Work, the Contractor shall, at all times, keep the site of the work and adjacent premises as free from material, debris and rubbish as is practicable and shall remove the same from any portion of the site if, in the opinion of the Engineer, such material, debris, or rubbish constitutes a nuisance or is objectionable. The Contractor shall remove from the site all of his surplus materials and temporary structures when no further need therefore develops.

B. Final Cleaning

At the conclusion of the Contract Work, all equipment, tools, temporary structures and materials belonging to the Contractor shall be promptly taken away, and he shall remove and promptly dispose of all water, dirt, rubbish or any other foreign substances.

The Contractor shall thoroughly clean all equipment and materials installed by him and shall deliver such materials and equipment undamaged in a bright, clean, polished and new operating condition.

**1.06 MISCELLANEOUS**

A. Protection Against Siltation and Bank Erosion

1. The Contractor shall arrange his operations to minimize siltation and bank erosion on construction sites and on existing or proposed water courses and drainage ditches.
2. The Contractor, at his own expense, shall remove any siltation deposits and correct any erosion problems as directed by the Engineer which results from his construction operations.

**END OF SECTION**

## **SUMMARY OF WORK**

### **1.01 WORK COVERED BY CONTRACT DOCUMENTS/REQUIREMENTS INCLUDED**

- A. The work included in this contract consists of the roadway restoration, milling and micropaving utilizing the methods described in the bid form. The work shall also include all incidentals necessary for the completion of work including but not limited to the milling, maintenance of traffic, new asphalt, paint striping, replacement of hydrant reflectors, removal and replacement of curbs.
- B. The Contractor shall perform the Contract Work complete, in place and ready for continuous service and shall include any repairs, replacements, and/or restoration required as a result of damages caused prior to acceptance by the Owner.
- D. The Contractor shall furnish and install all materials, equipment and labor which is reasonably and properly inferable and necessary for the proper completion of the Contract Work, whether specifically indicated or not.

### **1.02 CONTRACTS**

Construct all the Work under a single contract.

### **1.03 WORK SEQUENCE**

- A. All work done under this Contract shall be done with a minimum of inconvenience to the users of the system or facility. The Contractor shall coordinate his work with private property owners such that existing utility services are maintained to all users to the maximum extent possible.
- B. The Contractor shall, if necessary and feasible, construct the work in stages to accommodate the Owner's use of the premises during the construction period; coordinate the construction schedule and operations with the owner.
- C. The Contractor shall, where feasible, construct the Contract Work in stages to provide for public convenience and not close off public use of any facility until completion of construction to provide alternative usage.

### **1.04 CONSTRUCTION AREAS**

- A. The Contractor shall: Limit his use of the construction areas for work and for storage, to allow for:
  - 1. Work by other Contractors.
  - 2. Owner's Use.
  - 3. Public Use.
- B. Coordinate use of work site under direction of Engineer or owner.
- C. Assume full responsibility for the protection and safekeeping of products under this Contract, stored on the site.
- D. Move any stored products under the Contractor's control, which interfere with operations

of the Owner or separate contractor.

- E. Obtain and pay for the use of additional storage of work areas needed for Contractor operations.

#### **1.05 OWNER OCCUPANCY**

- A. It is assumed that portions of the Contract Work will be completed prior to completion of the entire Work. Upon completion of construction of each individual area, if the Owner, at its sole discretion whether or not reasonable, desires to accept the individual area, the Contractor will be issued a dated certificate of completion and acceptance for each individual area. The Owner has the option of not accepting the entire work as a whole until it is completed, tested and approved by the Engineer and Owner in their sole and absolute discretion whether or not reasonable.

#### **1.06 PARTIAL OWNER OCCUPANCY**

The Contractor shall schedule his operations for completion of portions of the Contract Work, as designated, for the owner prior to substantial completion of the entire work.

**END OF SECTION**

## **CONTROL OF WORK**

### **1.01 WORK PROGRESS**

The Contractor shall furnish personnel and equipment which will be efficient, appropriate and adequately sized to secure a satisfactory quality of work and a rate of progress which will insure the completion of the Contract Work within the time stipulated in the Contract. If at any time such personnel appears to the Engineer to be inefficient, inappropriate, or insufficient for securing the quality of work required for producing the rate of progress aforesaid, he may order the Contractor to increase the efficiency, change the character, or increase the personnel and equipment and the Contractor shall conform to such order. Failure of the Engineer to give such order shall in no way relieve the Contractor of his obligations to secure the quality of the work and rate of progress required.

### **1.02 PRIVATE LAND**

The Contractor shall not enter or occupy private land outside of easements, except by permission of the affected property owner.

### **1.03 WORK LOCATIONS**

Contract Work shall be located substantially as indicated by the owner, but the Engineer reserves the right to make such modifications in locations as may be found desirable to avoid interference with existing structures or for other reasons.

### **1.04 DISTRIBUTION SYSTEMS AND SERVICES**

- A. The Contractor shall avoid interruptions to water, telephone, cable TV, sewer, gas, or other related utility services. He shall notify the Engineer and the appropriate agency well in advance of any requirement for dewatering, isolating, or relocating a section of a utility, so that necessary arrangements may be made.
- B. If it appears that utility service will be interrupted for an extended period, the Engineer may order the Contractor to provide temporary service lines at the Contractor's expense. Inconvenience of the users shall be kept to the minimum, consistent with existing conditions. The safety and integrity of the systems are of prime importance in scheduling work.

### **1.05 PROTECTION AND RELOCATION OF EXISTING STRUCTURES AND UTILITIES**

- A. The Contractor shall assume full responsibility for the protection of all buildings, structures and utilities, public or private, including poles, signs, services to building utilities, gas pipes, water pipes, hydrants, sewers, drains and electric and telephone cables and other similar facilities. The Contractor shall carefully support and protect all such structures and utilities from injury of any kind. Any damage resulting from the Contractor's operation shall be repaired by the Contractor at his expense.
- B. The Contractor shall bear full responsibility for obtaining locations of all underground structures and utilities (including existing water services, drain lines and sewers). Services to buildings shall be maintained and all costs or charges resulting from damage thereto shall be paid by the Contractor.



- C. Protection and temporary removal and replacement of existing utilities and structures as described in this Section shall be a part of the Contract Work and all costs in connection therewith shall be included in the unit prices established in the Bid.
- D. If, in the opinion of the Engineer, permanent relocation of a utility owned by the Owner is required, he may direct the Contractor, in writing, to perform the work. Work so ordered will be paid for at the Contract unit prices, if applicable, or as extra work. If relocation of a privately owned utility is required, the Owner will notify the utility to perform the work as expeditiously as possible. The Contractor shall fully cooperate with the Owner and utility and shall have no claim for delay due to such relocation. As previously referenced, the Contractor shall notify public utility companies in writing at least 48 hours (excluding Saturdays, Sundays and legal holidays) before excavating near their utilities.

#### **1.06 TEST PITS**

Test pits for the purpose of locating underground pipeline or structures in advance of the Contract Work shall be excavated and backfilled by the Contractor immediately after the utility location and the surface shall be restored in a manner equal or better than the original condition. No separate payment will be made.

#### **1.07 CARE AND PROTECTION OF PROPERTY**

- A. The Contractor shall be responsible for the preservation of all public and private property and shall use every precaution necessary to prevent damage thereto. If any direct or indirect damage is done to public or private property by or on account of any act, omission, neglect, or misconduct in the execution of the Contract Work on the part of the Contractor, such property shall be restored by the Contractor, at his expense, to a condition equal or better to that existing before the damage was done, or he shall make good the damage in another manner acceptable to the Engineer.
- B. All sidewalks which are disturbed by the Contractor's operations shall be restored to their original or better condition by the use of similar or comparable materials. All curbing shall be restored in a condition equal to the original construction and in accordance with the best modern practice.
- C. Along the location of this Contract Work, all fences, walks, bushes, trees, shrubbery and other physical features shall be protected and restored in a thoroughly workmanlike manner unless otherwise shown on the drawings. Fences and other features removed by the Contractor shall be replaced in the location indicated by the Engineer as soon as conditions permit. All grass areas beyond the limits of construction which have been damaged by the Contractor shall be regraded and sodded to equal or exceed original conditions.
- D. Trees close to the Contract Work which are not to be removed, shall be boxed or otherwise protected against injury. The Contractor shall trim all branches that are liable to damage because of his operations, but in no case shall any tree be cut or removed without prior notification to the Engineer. All injuries to bark, trunk, limbs and roots of trees shall be repaired by dressing, cutting and painting according to approved methods, using only approved tools and materials.
- E. The protection, removal and replacement of existing physical features as necessary shall be a part of the Contract Work and all costs in connection therewith shall be included in

the unit and/or lump sum prices established under the items in the bid submittal.

#### **1.08 MAINTENANCE OF TRAFFIC**

- A. Open pits, trenches, unpaved streets, debris, or other obstructions due to construction that will prevent the normal flow of pedestrian or vehicular traffic during an extended construction stoppage, for any reason, shall be minimized. In the event an extended construction stoppage is found to be necessary, Contractor shall, at his own expense, provide normal traffic flow during extended construction stoppage. Extended stoppage will be defined by the Engineer.
- B. All excavated material shall be placed so that vehicular and pedestrian traffic may be maintained at all times. If the Contractor's operations cause traffic hazards, he shall repair the surface, provide temporary roadways, erect wheel guards or fences, or take other safety measures which are satisfactory to the Engineer and Owner.
- C. Any changes to the traffic pattern require a Traffic Control Plan to be submitted to the Owner and Engineer for their review.

#### **1.09 WATER FOR CONSTRUCTION PURPOSES**

- A. In locations where public water supply is available, the Contractor may purchase water for all construction purposes.
- B. The Contractor shall be responsible for paying for all water tap fees incurred for the purpose of obtaining a potable water service or temporary use meter.

#### **1.10 MAINTENANCE OF FLOW**

The Contractor shall at his own cost, provide for the flow of sewers, drains and water courses interrupted during the progress of the Contract Work and shall immediately cart away and remove all offensive matter. The entire procedure of maintaining existing flow shall be fully discussed with the Engineer and Owner in advance of the interruption of any flow.

#### **1.11 CLEANUP**

During the course of the Contract Work, the Contractor shall keep the site of his operations in as clean and neat a condition as is possible. He shall dispose of all residue resulting from the construction work and at the conclusion of the work, he shall remove and haul away any surplus excavation, broken pavement, lumber, equipment, temporary structures and any other refuse remaining from the construction operations and shall leave the entire site of the work in a neat and orderly condition.

**END OF SECTION**

## **MEASUREMENT AND PAYMENT**

### **1.01 SCOPE**

- A. The scope of this section is to further define the items included in each Bid Item in the Bid Form. Payment will be made based on the specified items included in the description in this section for each bid item.
- B. All contract prices included in the Bid Form section will be full compensation for all shop drawings, working drawings, labor, materials, tools, equipment and incidentals necessary to complete the Contract Work. Actual quantities of each item bid on a unit price basis will be determined upon completion of the construction. Payment for all items listed in the Bid Form will constitute full compensation for all work shown and/or specified to be performed under this Contract.

### **1.02 WORK OUTSIDE AUTHORIZED LIMITS**

No payment will be made for work constructed outside the authorized limits of work without prior written approval.

### **1.03 MEASUREMENT STANDARDS**

Unless otherwise specified for the particular items involved, all measurements of distance shall be taken horizontally or vertically.

### **1.04 AREA MEASUREMENTS**

In the measurement of items to be paid for on the basis of area of finished Contract Work, the lengths and/or widths to be used in the calculations shall be the final dimensions measured along the surface of the completed work within the neat lines shown or designated.

### **1.05 LUMP SUM ITEMS**

Where payment for items is shown to be paid for on a lump sum basis, no separate payment will be made for any item of work required to complete the lump sum items. Lump sum contracts shall be complete, tested and fully operable prior to request for final payment. Contractor may be required to provide a break-down of the lump sum totals.

No separate payment will be made for the following items and the cost of such work shall be included in the applicable pay items of work.

1. Shop Drawings, Working Drawings.
2. Clearing, grubbing and grading except as hereinafter specified.
3. Trench excavation, including necessary pavement removal and rock removal, except as otherwise specified.
4. Dewatering and disposal of surplus water.
5. Structural fill, backfill, and grading.
6. Replacement of unpaved roadways, and shrubbery plots.
7. Foundation and borrow materials, except as hereinafter specified.
8. Testing and placing system in operation.
9. Any material and equipment required to be installed and utilized for the tests.

10. Pipe, structures, pavement replacement, asphalt and shell driveways and/or appurtenances included within the limits of lump sum work, unless otherwise shown.
11. Maintaining the existing quality of service during construction.
12. Maintaining or detouring of traffic.
13. Appurtenant work as required for a complete and operable system.
14. Seeding and hydromulching.

**END OF SECTION**



## **CHANGE ORDER PROCEDURES**

### **1.01 DEFINITION**

- A. Change Order: Major change in contract scope, price or time (as defined by the owner's Engineer in his sole and absolute discretion) that must be approved and executed by the CDD Board before it becomes effective.
- B. Administrative Change Adjustment: Minor change order under 10% of project cost does not have to be CDD Board approved and to be approved by the owner's Engineer.
- C. Field Directive Change: Change to contract quantity that does not require a change of scope, price or time extension and does not require approval of owner or his representative(s).

### **1.02 REQUIREMENTS INCLUDED**

- A. The Contractor shall promptly implement change order procedures:
  - 1. Provide full written data required to evaluate changes.
  - 2. Maintain detailed records of work done on a time-and-material/force account basis.
  - 3. Provide full documentation to Engineer on request.
- B. The Contractor shall designate a member of the Contractor's organization who:
  - 1. Is authorized to accept any changes to the Contract Work.
  - 2. Is responsible for informing others in the Contractor's employ of the authorized changes into the Contract Work.

### **1.03 PRELIMINARY PROCEDURES**

- A. Owner may initiate changes by submitting a Request to Contractor. Request will include:
  - 1. Detailed description of the change, products, costs and location of the change in the Project.
  - 2. Supplementary or revised Drawings and Specifications.
  - 3. The projected time extension for making the change.
  - 4. A specified period of time during which the requested price will be considered valid.
  - 5. Such request is for information only and is not an instruction to execute the changes, nor to stop work in progress.
- B. Contractor may initiate changes by submitting a written notice to the Owner, containing:
  - 1. Description of the proposed changes.
  - 2. Statement of the reason for making the changes.
  - 3. Statement of the effect on the Contract Sum and the contract time.
  - 4. Statement of the effect on the work of separate contractors.
  - 5. Documentation supporting any change in Contract Sum or contract time, as appropriate.

#### **1.04 FIELD DIRECTIVE CHANGE**

- A. In lieu of a Change Order, the Owner may issue a Field Directive change for the Contractor to proceed with additional work within the original intent of the Contract Work.
- B. Field Directive change will describe changes in the work, with attachments of backup information to define details of the change.
- C. Contractor must sign and date the Field Directive change to indicate agreement with the terms therein.

#### **1.05 DOCUMENTATION OF PROPOSALS AND CLAIMS**

- A. Support each quotation for a lump sum proposal and for each unit price which has not previously been established, with sufficient substantiating data to allow the Engineer/Owner to evaluate the quotation.
- B. On request, provide additional data to support time and cost computations:
  - 1. Labor required.
  - 2. Equipment required.
  - 3. Products required.
    - a. Recommended source of purchase and unit cost.
    - b. Quantities required.
  - 4. Taxes, insurance and bonds.
  - 5. Credit for work deleted from Contract, similarly documented.
  - 6. Overhead and profit.
  - 7. Justification for any change in contract time.
- C. Support each claim for additional costs and for work done on a time-and-material/force account basis, with documentation as required for a lump-sum proposal.
  - 1. Name of the Owner's authorized agent who ordered the work and date of the order.
  - 2. Date and time work was performed and by whom.
  - 3. Time record, summary of hours work and hourly rates paid.
  - 4. Receipts and invoices for:
    - a. Equipment used, listing dates and time of use.
    - b. Products used, listing of quantities.
    - c. Subcontracts.

#### **1.06 PREPARATION OF CHANGE ORDERS**

- A. Engineer will prepare each Change Order.
- B. Change Order will describe changes in the Contract Work, both additions and deletions, with attachments as necessary to define details of the change.
- C. Change Order will provide an accounting of the adjustment in the Contract Sum and in the contract time.

**1.07 LUMP SUM/FIXED PRICE CHANGE ORDER**

- A. Owner/Engineer initiates the form, including a description of the changes involved and attachments based upon documents and proposals submitted by the Contractor, or requests from the Owner, or both.
- B. Once the form has been completed, all copies should be sent to Contractor for approval. After approval by Contractor, all copies should be sent to Owner for approval. The Owner will distribute executed copies after approval by the CDD Board.

**1.08 UNIT PRICE CHANGE ORDER**

- A. Contents of Change Orders will be based on, either:
  - 1. Owner's definition of the scope of the required changes.
  - 2. Contractor's Proposal for a change, as approved by the Owner.
  - 3. Survey of completed work.
- B. The amounts of the unit prices to be:
  - 1. Those stated in the Agreement.
  - 2. Those mutually agreed upon between Owner and Contractor.

**1.09 TIME AND MATERIAL/FORCE ACCOUNT CHANGE ORDER/CONSTRUCTION CHANGE AUTHORIZATION**

- A. At completion of the change, Contractor shall submit itemized accounting and supporting data as provided in the Article "Documentation of Proposals and Claims" of this Section.
- B. Engineer will determine the allowable cost of such work in his reasonable discretion.
- C. Engineer will sign and date the Change Order to establish the change in Contract Sum and in contract time.
- D. Owner and Contractor will sign and date the Change Order to indicate their agreement therewith.

**1.10 CORRELATION WITH CONTRACTOR'S SUBMITTALS**

- A. Periodically revise bonds to comport with new contract sum.
- B. Periodically revise the construction schedule to reflect each change in contract time. Revise sub schedules to show changes for other items of work affected by the changes.
- C. Upon completion of work under a Change Order, enter pertinent changes in any submittals.

**END OF SECTION**

## **CONSTRUCTION SCHEDULE & PROJECT RESTRAINTS**

### **1.01 GENERAL**

- A. Construction under this contract must be coordinated with the Owner and accomplished in a logical order to maintain utilization and flow through existing facilities and public properties and rights-of-way and to allow construction to be completed within the time allowed and in the manner set forth in the Contract.

### **1.02 CONSTRUCTION SCHEDULING GENERAL PROVISIONS**

- A. No work shall be done between 7:00 p.m. and 7:00 a.m. nor on weekends or legal holidays without written permission of the Owner. However, emergency work may be done without prior permission.
- B. The Contractor shall designate an authorized representative of his firm who shall be responsible for development and maintenance of the schedule and of progress and payment reports. This representative of the Contractor shall have direct project control and complete authority to act on behalf of the Contractor in fulfilling the commitments of the Contractor's schedule.

**END OF SECTION**



## **TEMPORARY AND PERMANENT UTILITIES**

### **1.01 REQUIREMENTS INCLUDED**

The Contractor shall be responsible for furnishing all requisite temporary utilities, i.e., power, water, sanitation, etc. The Contractor shall obtain and pay for all permits required as well as pay for all temporary usages. The Contractor shall remove all temporary facilities upon completion of work.

### **1.02 REQUIREMENTS OF REGULATORY AGENCIES**

- A. Comply with National Electric Code.
- B. Comply with Federal, State and Local codes and regulations and with utility company requirements.
- C. Comply with County Health Department regulations.

### **2.01 MATERIALS, GENERAL**

Materials for temporary utilities may be "used". Materials for electrical utilities shall be adequate in capacity for the required usage, shall not create unsafe conditions and shall not violate requirements of applicable codes and standards.

### **2.02 TEMPORARY ELECTRICITY AND LIGHTING**

Arrange with the applicable utility company for temporary power supply. Provide service required for temporary power and lighting and pay all costs for permits, service and for power used.

### **2.03 TEMPORARY WATER**

- A. The Contractor shall arrange with Manatee County Utilities Customer Service office to provide water for construction purposes, i.e., meter, pay all costs for installation, maintenance and removal, and service charges for water used.
- B. The Contractor shall protect piping and fitting against freezing.

### **2.04 TEMPORARY SANITARY FACILITIES**

- A. The Contractor shall provide sanitary facilities in compliance with all laws and regulations.
- B. The Contractor shall service, clean and maintain facilities and enclosures.

### **3.01 GENERAL**

- A. The Contractor shall maintain and operate systems to assure continuous service.
- B. The Contractor shall modify and extend systems as work progress requires.

### **3.02 REMOVAL**

- A. The Contractor shall completely remove temporary materials and equipment when their use is no longer required.
- B. The Contractor shall clean and repair damage caused by temporary installations or use of temporary facilities.

**END OF SECTION**

## **ASPHALT CONCRETE PAVING**

### **PART 1      GENERAL**

#### **1.01      SCOPE OF WORK**

The Contractor shall furnish all labor, materials and equipment necessary to complete all milling asphalt pavement and asphalt concrete paving (including restoration of driveways) as called out on the Contract Documents or as shown on the Drawings.

#### **1.02      QUALITY ASSURANCE**

- A.    Qualifications of Asphalt Concrete Producer: The only materials permitted shall be furnished by a bulk asphalt concrete producer exclusively engaged in the production of hot-mix, hot-laid asphalt concrete.
- B.    Qualification of Testing Agency: The Owner may employ a commercial testing laboratory to conduct tests and evaluations of asphalt concrete materials and design. The Contractor shall:
  - 1.    Provide asphalt concrete testing and inspection service acceptable to Engineer.
  - 2.    Include sampling and testing asphalt concrete materials proposed, and tests and calculations for asphalt concrete mixtures.
  - 3.    Provide field testing facilities for quality control testing during paving operations.
- C.    Requirements of Regulatory Agencies: The Contractor shall comply with the applicable requirements of:
  - 1.    Manatee County Utility Operations Department
  - 2.    Manatee County Transportation Department
  - 3.    State of Florida Dept. of Transportation

#### **1.03      PAVING QUALITY REQUIREMENTS**

- A.    General: In addition to other specified conditions, the Contractor shall comply with the following minimum requirements:
  - 1.    In-place asphalt concrete course shall be tested for compliance with requirements for density, thickness and surface smoothness.
  - 2.    Final surface shall be provided of uniform texture, conforming to required grades and cross sections.
  - 3.    A minimum of four inch diameter pavement specimens for each completed course shall be taken from locations as directed by the Engineer.
  - 4.    Holes from test specimens shall be repaved as specified for patching defective work.
- B.    Density:
  - 1.    When subjected to 50 blows of standard Marshall hammer on each side of an in place material specimen, densities shall be comparable to a laboratory specimen of same asphalt concrete mixture.
  - 2.    The minimum acceptable density of in-place course material shall be 98% of the

recorded laboratory specimen density.

- C. Thickness: In-place compacted thicknesses shall not be acceptable if less than the minimum thicknesses shown on the Drawings.
- D. Surface Smoothness:
  - 1. Finished surface of each asphalt concrete course shall be tested for smoothness, using a 10 ft. straightedge applied parallel to and at right angles to centerline of paved areas.
  - 2. Surface areas shall be checked at intervals directed by Engineer.
  - 3. Surfaces shall not be acceptable if they exceed the following:
    - a. Base Course: 1/4 in. in 10 ft.
    - b. Surface Course: 3/16 in. in 10 ft.
    - c. Crowned Surfaces:
      - (1) Test crowned surfaces with a crown template, centered and at right angles to the crown.
      - (2) Surfaces will not be acceptable if varying more than 1/4 in. from the template.

#### **1.04 SUBMITTALS**

- A. Samples: The Contractor may be required to provide samples of materials for laboratory testing and job-mix design.
- B. Test Reports: The Contractor shall submit laboratory reports for following materials tests:
  - 1. Coarse and fine aggregates from each material source and each required grading:
    - a. Sieve Analysis: ASTM C 136 (AASHTO T 27).
    - b. Unit Weight of Slag: ASTM C29 (AASHTO T 19).
    - c. Soundness: ASTM C 88 (AASHTO T 104) for surface course aggregates only.
    - d. Sand Equivalent: ASTM D 2419 (AASHTO T 176).
    - e. Abrasion of Coarse Aggregate: ASTM C131 (AASHTO T 96), for surface course aggregates only.
  - 2. Asphalt cement for each penetration grade:
    - a. Penetration: ASTM D5 (AASHTO T49).
    - b. Viscosity (Kinematic): ASTM D2170 (AASHTO T 201).
    - c. Flash Point: ASTM D92 (AASHTO T 48).
    - d. Ductility: ASTM D 113 (AASHTO T 51).
    - e. Solubility: ASTM D 4 (AASHTO T 44).
    - f. Specific Gravity: ASTM D 70 (AASHTO T 43).
  - 3. Job-mix design mixtures for each material or grade:
    - a. Bulk Specific Gravity for Coarse Aggregate: ASTM C 117(AASHTO T 85).
    - b. Bulk Specific Gravity for Fine Aggregate: ASTM C 128(AASHTO T 84).
  - 4. Uncompacted asphalt concrete mix: Maximum Specific Gravity: ASTM D 2041 (AASHTO T 209).
  - 5. Compacted asphalt concrete mix:
    - a. Bulk Density: ASTM D 1188 (AASHTO T 166).
    - b. Marshall Stability and Flow: ASTM D 1559.
  - 6. Density and voids analysis:
    - a. Provide each series of asphalt concrete mixture test specimens, in

- accordance with A.I. MS-2 "Mix Design Methods for Asphalt Concrete".
  - b. Use Marshall method of mix design unless otherwise directed or acceptable to the Engineer.
  - c. Report the quantity of absorbed asphalt cement in pounds of dry aggregate, percent air voids, and percent voids in mineral aggregate.
- 7. Sampling and testing of asphalt concrete mixtures for quality control during paving operations:
  - a. Uncompacted asphalt concrete mix.
    - (1) Asphalt Cement Content: ASTM D 2172 (AASHTO T 164).
    - (2) Penetration of Recovered Asphalt Cement: ASTM D 5(AASHTO T 49).
    - (3) Ductility of Recovered Asphalt Cement: ASTM D 113(AASHTO T 51).
  - b. Compacted asphalt concrete mix:
    - (1) Bulk Density: ASTM D 1188 (AASHTO T 166).
    - Marshall Stability and Flow: ASTM D1559).
  - c. Perform at least one test for each day's paving.
- 8. Asphalt plant inspection: ASTM D 290.
- 9. Additional testing:
  - a. Retesting shall be required if previous tests indicate insufficient values, or if directed by the Engineer.
  - b. Testing shall continue until specified values have been attained.
- 10. Asphalt concrete materials which do not comply with specified requirements shall not be permitted in the work.

## 1.05 JOB CONDITIONS

- A. Weather Limitations:
  - 1. Apply bituminous prime and tack coats only when the ambient temperature in the shade is 50 degrees F. and when the temperature has not been below 35 degrees F. for 12 hours immediately prior to application.
  - 2. Do not apply when the base surface is wet or contains an excess of moisture which would prevent uniform distribution and the required penetration.
  - 3. Construct asphalt concrete surface course only when atmospheric temperature is above 40 degrees F., when the underlying base is dry, and when weather is not rainy.
  - 4. Base course may be placed when air temperature is not below 30 degrees F. and rising, when acceptable to the Engineer.
- B. Grade Control: Establish and maintain the required lines and grades, including crown and cross-slope, for each course during construction operations.
- C. Traffic Control: Maintain vehicular and pedestrian traffic during paving operations, as required for other construction activities.

## PART 2 PRODUCTS

### 2.01 MATERIALS

- A. Soil Cement or Shell Base Course: as specified in FDOT Section 270, "Material for Base and Stabilized Base", and as called for in the Contract Documents.



B. Aggregate for Asphalt Concrete, General:

1. Sound, angular crushed stone, crushed gravel, or crushed slag: ASTM D 692.
2. Sand, stone, or slag screening: ASTM D 1073.
3. Provide aggregate in gradations for various courses to comply with local highway standards.

C. Surface Course Aggregates:

1. Provide natural sand, unless sand prepared from stone, slag, or gravel or combinations are required to suit local conditions.

D. Asphalt Cement: Comply with ASTM D 946 for 85-100 penetration grade.

E. Prime Coat:

1. Cut-back liquid asphalt.
2. Medium-Curing type: ASTM D 2027, Grade MC-70.

## **2.02 ASPHALT-AGGREGATE MIXTURES**

A. Job-mix criteria:

1. Provide job-mix formulas for each required asphalt-aggregate mixture.
2. Establish a single percentage of aggregate passing each required sieve size, a single percentage of asphalt cement to be added to aggregate, and a single temperature at which asphalt concrete is to be produced.
3. Comply with the mix requirements of local governing highway standards.
4. Maintain material quantities within allowable tolerances of the governing standards.

## **2.03 TRAFFIC AND PARKING MARKING MATERIALS**

A. Traffic lane marking paint with chlorinated rubber base.

B. Factory mixed, quick drying and non bleeding, FS TT-P-115C, Type III.

C. Color: Driving Lane Dividers - White  
No Parking Zone - Yellow  
Parking Dividers - White

## **PART 3 EXECUTION**

### **3.01 SURFACE PREPARATION**

A. Subbase Preparation:

1. The Contractor shall remove from the area all organic substance encountered to a depth of six or eight inches (6" or 8"), or to such depth and width as directed by the Engineer. The entire area shall be plowed and dragged prior to placing a stabilizing additive, if required to meet minimum bearing value.

2. Subbase shall be compacted to a minimum density of 98 percent of the maximum as determined by the Modified Proctor Density AASHTO T180, and shall have a minimum bearing value of 40 pounds per square inch as determined by the Florida Bearing Test.

B. Base Course:

1. Check subgrade for conformity with elevations and section immediately before placing base material.
2. Place base material in compacted layers not more than 6 inches thick, unless continuing tests indicate the required results are being obtained with thicker layers.
3. In no case will more than 8-inches of compacted base be placed in one lift.
4. Spread, shape, and compact all base material deposited on the subgrade during the same day.
5. Compact base course material to be not less than 95% of maximum density: ASTM D 1557, Method D (98 percent maximum density: AASHTO T-180).
6. Test density of compacted base course: ASTM D 2167.
7. Conduct one test for each 250 sq. yds. of in-place material, but in no case not less than one daily for each layer.

C. Loose and Foreign Material:

1. Remove loose and foreign material from compacted subbase surface immediately before application of paving.
2. Use power brooms or blowers, and brooming as required.
3. Do not displace subbase material.

D. Prime Coat:

1. Uniformly apply at rate of 0.20 to 0.5 gal. per sq. yd. over compacted and cleaned subbase surface.
2. Apply enough material to penetrate and seal, but not flood the surface.
3. Allow to cure and dry as long as required to attain penetration and evaporation of volatile, and in no case less than 24 hours unless otherwise acceptable to the Engineer.
4. Blot excess asphalt with just enough sand to prevent pick-up under traffic.
5. Remove loose sand before paving.

E. Tack Coat:

1. Dilute material with equal parts of water and apply to contact surfaces of previously constructed asphalt concrete or portland cement concrete and similar surfaces.
2. Apply at rate of 0.05 to 0.15 gal. per sq. yd. of surface.
3. Apply tack coat by brush to contact surfaces of structures projecting into or abutting asphalt concrete pavement.
4. Allow surfaces to dry until material is at condition of tackiness to receive pavement.

### **3.02 MANHOLE FRAME / VALVE BOX ADJUSTMENTS (IF APPLICABLE)**

A. Placing Manhole frames:

1. Surround manhole frames set to elevation with a ring of compacted asphalt

2. concrete base prior to paving.  
Place asphalt concrete mixture up to 1 in. below top of frame, slope to grade, and compact by hand tamping.
- B. Adjust manhole frames to proper position to meet paving.
- C. If permanent covers are not in place, provide temporary covers over openings until completion of rolling operations.
- D. Set cover manhole frames to grade, flush with surface of adjacent pavement.

### **3.03 PREPARING THE MIXTURE**

- A. Comply with ASTM D 995 for material storage, control, and mixing, and for plant equipment and operation.
- B. Stockpiles:
  1. Keep each component of the various-sized combined aggregates in separate stockpiles.
  2. Maintain stockpiles so that separate aggregate sizes shall not be intermixed.
- C. Heating:
  1. Heat the asphalt cement at the mixing plant to viscosity at which it can be uniformly distributed throughout mixture
  2. Use lowest possible temperature to suit temperature-viscosity characteristics of asphalt.
  3. Do not exceed 350 degrees F. (176.6 degrees C.).
- D. Aggregate:
  1. Heat-dry aggregates to reduce moisture content to not more than 2.0%.
  2. Deliver dry aggregate to mixer at recommended temperature to suit penetration grade and viscosity characteristics of asphalt cement, ambient temperature, and workability of mixture.
  3. Accurately weigh or measure dry aggregates and weigh or meter asphalt cement to comply with job-mix formula requirements.
- E. Mix aggregate and asphalt cement to achieve 90-95% of coated particles for base mixtures and 85-90% of coated particles for surface mixture, when tested in accordance with ASTM D 2489.
- F. Transporting:
  1. Transport asphalt concrete mixtures from mixing site in trucks having tight, clean compartments.
  2. Coat hauling compartments with a lime-water mixture to prevent asphalt concrete mixture from sticking.
  3. Elevate and drain compartment of excess solution before loading mix.
  4. Provide covers over asphalt concrete mixture when transporting to protect from weather and to prevent loss of heat.

5. During periods of cold weather or for long-distance deliveries, provide insulation around entire truck bed surfaces.

### **3.04 EQUIPMENT**

- A. Provide size and quantity of equipment to complete the work specified within project time schedule.
- B. Bituminous Pavers: Self-propelled that spread hot asphalt concrete mixtures without tearing, shoving or gouging surfaces, and control pavement edges to true lines without use of stationary forms.
- C. Rolling Equipment:
  1. Self-propelled, steel-wheeled and pneumatic-tired rollers that can reverse direction without backlash.
  2. Other type rollers may be used if acceptable to the Engineer.
- D. Hand Tools: Provide rakes, lutes, shovels, tampers, smoothing irons, pavement cutters, portable heaters, and other miscellaneous small tools to complete the work specified.

### **3.05 PLACING THE MIX**

- A. Place asphalt concrete mixture on prepared surface, spread and strike-off using paving machine.
- B. Spread mixture at a minimum temperature of 225 degrees F. (107.2 degrees C.).
- C. Inaccessible and small areas may be placed by hand.
- D. Place each course at thickness so that when compacted, it will conform to the indicated grade, cross-section, finish thickness, and density indicated.
- E. Paver Placing:
  1. Unless otherwise directed, begin placing along centerline of areas to be paved on crowned section, and at high side of sections on one-way slope, and in direction of traffic flow.
  2. After first strip has been placed and rolled, place succeeding strips and extend rolling to overlap previous strips.
  3. Complete base courses for a section before placing surface courses.
  4. Place mixture in continuous operation as practicable.
- F. Hand Placing:
  1. Spread, tamp, and finish mixture using hand tools in areas where machine spreading is not possible, as acceptable to Engineer.
  2. Place mixture at a rate that will insure handling and compaction before mixture becomes cooler than acceptable working temperature.

G. Joints:

1. Carefully make joints between old and new pavements, or between successive days' work, to ensure a continuous bond between adjoining work.
2. Construct joints to have same texture, density and smoothness as adjacent sections of asphalt concrete course.
3. Clean contact surfaces free of sand, dirt, or other objectionable material and apply tack coat.
4. Offset transverse joints in succeeding courses not less than 24 inches.
5. Cut back edge of previously placed course to expose an even, vertical surface for full course thickness.
6. Offset longitudinal joints in succeeding courses not less than 6 inches.
7. When the edges of longitudinal joints are irregular, honeycombed, or inadequately compacted, cut back unsatisfactory sections to expose an even, vertical surface for full course thickness.

### 3.06 COMPACTING THE MIX

- A. Provide sufficient rollers to obtain the required pavement density.
- B. Begin rolling operations as soon after placing when the mixture will bear weight of roller without excessive displacement.
- C. Do not permit heavy equipment, including rollers to stand on finished surface before it has thoroughly cooled or set.
- D. Compact mixture with hot hand tampers or vibrating plate compactors in areas inaccessible to rollers.
- E. Start rolling longitudinally at extreme lower side of sections and proceed toward center of pavement. Roll to slightly different lengths on alternate roller runs.
- F. Do not roll centers of sections first under any circumstances.
- G. Breakdown Rolling:
1. Accomplish breakdown or initial rolling immediately following rolling of transverse and longitudinal joints and outside edge.
  2. Operate rollers as close as possible to paver without causing pavement displacement.
  3. Check crown, grade, and smoothness after breakdown rolling.
  4. Repair displaced areas by loosening at once with lutes or rakes and filling, if required, with hot loose material before continuing rolling.
- H. Second Rolling:
1. Follow breakdown rolling as soon as possible, while mixture is hot and in condition for compaction.
  2. Continue second rolling until mixture has been thoroughly compacted.



I. Finish Rolling:

1. Perform finish rolling while mixture is still warm enough for removal of roller marks.
2. Continue rolling until roller marks are eliminated and course has attained specified density.

J. Patching:

1. Remove and replace defective areas.
2. Cut-out and fill with fresh, hot asphalt concrete.
3. Compact by rolling to specified surface density and smoothness.
4. Remove deficient areas for full depth of course.
5. Cut sides perpendicular and parallel to direction of traffic with edges vertical.
6. Apply tack coat to exposed surfaces before placing new asphalt concrete mixture.

**3.07 MARKING ASPHALT CONCRETE PAVEMENT**

A. Cleaning:

1. Sweep surface with power broom supplemented by hand brooms to remove loose material and dirt.
2. Do not begin marking asphalt concrete pavement until acceptable to the Engineer.

B. Apply paint with mechanical equipment.

1. Provide uniform straight edges.
2. Not less than two separate coats in accordance with manufacturer's recommended rates.

**3.08 CLEANING AND PROTECTION**

A. Cleaning: After completion of paving operations, clean surfaces of excess or spilled asphalt materials to the satisfaction of the Engineer.

B. Protection:

1. After final rolling, do not permit vehicular traffic on asphalt concrete pavement until it has cooled and hardened, and in no case sooner than 6 hours.
2. Provide barricades and warning devices as required to protect pavement.
3. Cover openings of structures in the area of paving until permanent coverings are placed (if applicable).

**END OF SECTION**

## PAVEMENT REPAIR AND RESTORATION

### PART 1 GENERAL

#### 1.01 SCOPE OF WORK

The Contractor shall furnish all labor, materials, equipment, obtain County or State right-of-way permits and incidentals required and remove and replace pavements over trenches excavated for installation of water or sewer lines and appurtenances as shown on the Contract Drawings.

#### 1.02 GENERAL

- A. The Contractor shall take before and after photographs.
- B. The Contractor shall repair in a manner satisfactory to the County or State, all damage done to existing structures, pavement, driveways, paved areas, curbs and gutters, sidewalks, shrubbery, grass, trees, utility poles, utility pipe lines, conduits, drains, catch basin, flagstones, or stabilized areas or driveways and including all obstructions not specifically named herein, which results from this Project.
- C. The Contractor shall keep the surface of the backfilled area of excavation in a safe traffic bearing condition and firm and level with the remaining pavement until the pavement is restored in the manner specified herein. All surface irregularities that are dangerous or obstructive to traffic are to be removed. The repair shall conform to applicable requirements of Manatee County Transportation Department requirements for pavement repair and as described herein, including all base, subbase and asphalt replacement.
- D. All materials and workmanship shall meet or exceed the County requirements and as called for in the Contract Documents and nothing herein shall be construed as to relieve the Contractor from this responsibility.
- E. All street, road and highway repair shall be made in accordance with the FDOT and County details indicated on the Drawings and in accordance with the applicable requirements and approval of affected County and State agencies.

### PART 2 PRODUCTS

#### 2.01 PAVEMENT SECTION

- A. Asphaltic concrete shall consist of asphalt cement, coarse aggregate, fine aggregate and mineral filler conforming to FDOT Type S-III Asphalt. Pavement replacement thickness shall match that removed but in no case shall be less than 1-1/2" compacted thickness. All asphalt concrete pavement shall be furnished, installed and tested in accordance with FDOT Specifications for Road and Bridge Construction.
- B. Asphalt or crushed concrete or approved equal base material shall be furnished and installed under all pavement sections restored under this Contract. Asphalt base shall have a minimum 6" compacted thickness, meet requirements for FDOT ABC III (Minimum Marshall Stability of 1000) and be furnished, installed and tested in accordance with the requirements of the FDOT Standards. Crushed concrete base shall be 10" minimum compacted thickness. Crushed concrete aggregate material shall have a minimum LBR of

140 compacted to 99% T-180 AASHTO density. Asphalt base and crushed concrete base are acceptable. Other bases shall be submitted for approval.

- C. Prime and tack will be required and applied in accordance with Section 300 - FDOT Specifications: Prime and Tack Coat for Base Courses.

## **PART 3 EXECUTION**

### **3.01 CUTTING PAVEMENT**

- A. The Contractor shall saw cut in straight lines and remove pavement as necessary to install the new pipelines and appurtenances and for making connections to existing pipelines.
- B. Prior to pavement removal, the Contractor shall mark the pavement for cuts nearly paralleling pipe lines and existing street lines. Asphalt pavement shall be cut along the markings with a rotary saw or other suitable tool. Concrete pavement shall be scored to a depth of approximately two (2) inches below the surface of the concrete along the marked cuts. Scoring shall be done by use of a rotary saw, after which the pavement may be broken below the scoring with a jackhammer or other suitable equipment.
- C. The Contractor shall not machine pull the pavement until it is completely broken and separated along the marked cuts.
- D. The pavement adjacent to pipe line trenches shall neither be disturbed or damaged. If the adjacent pavement is disturbed or damaged, irrespective of cause, the Contractor shall remove and replace the pavement. In addition, the base and sub-base shall be restored in accordance with these Specifications, Florida Dept. of Transportation Standard Specifications and as directed by the Engineer.

### **3.02 PAVEMENT REPAIR AND REPLACEMENT**

- A. The Contractor shall repair, to meet or exceed original surface material, all existing concrete or asphaltic pavement, driveways, or sidewalks cut or damaged by construction under this Contract. He shall match the original grade unless otherwise specified or shown on the Drawings. Materials and construction procedures for base course and pavement repair shall conform to those of the Florida Dept. of Transportation.
- B. The Contractor's repair shall include the preparation of the subbase and base, place and maintain the roadway surface, any special requirements whether specifically called for or implied and all work necessary for a satisfactory completion of this work. Stabilized roads and drives shall be finished to match the existing grade. Dirt roads and drives shall have the required depth of backfill material as shown on the Contract Drawings.
- C. The width of all asphaltic concrete repairs shall extend the full width and length of the excavation or to the limits of any damaged section. The edge of the pavement to be left in place shall be cut to a true edge with a saw or other approved method so as to provide a clean edge to abut the repair. The line of the repair shall be reasonably uniform with no unnecessary irregularities.

### **3.03 MISCELLANEOUS RESTORATION**

Sidewalks or driveways cut or damaged by construction shall be restored in full sections or blocks to a minimum thickness of four inches. Concrete curb or curb and gutter shall be restored to the existing height and cross section in full sections or lengths between joints. RCP pipe shall be repaired or installed in accordance with manufacturer's specifications. Grassed yards, shoulders and parkways shall be restored to match the existing sections with grass sod of a type matching the existing grass.

### **3.04 SPECIAL REQUIREMENTS**

The restoration of all surfaces, as described herein, disturbed by the installation of pipelines shall be completed as soon as is reasonable and practical. The complete and final restoration of both paved and shell stabilized roads within a reasonable time frame is of paramount importance. To this end, the Contractor shall, as part of his work schedule, complete the restoration of any area of road within five weeks after removing the original surface. Successful leak testing shall be performed prior to restoring any area of road. All restoration and replacement or repairs are the responsibility of the Contractor.

### **3.05 CLEANUP**

After all repair and restoration or paving has been completed, all excess asphalt, dirt and other debris shall be removed from the roadways. All existing storm sewers and inlets shall be checked and cleaned of any construction debris.

### **3.06 MAINTENANCE OR REPAIR**

All wearing surfaces shall be maintained by the Contractor in good order suitable for traffic prior to completion and acceptance of the work.

**END OF SECTION**

## **MISCELLANEOUS WORK AND CLEANUP**

### **PART 1 GENERAL**

#### **1.01 SCOPE OF WORK**

- A. This Section includes items and operations which are not specified in detail as separate items, but may be sufficiently described as to the kind and extent of work involved. The Contractor shall furnish all labor, materials, equipment and incidentals necessary to complete all work under this Section.
- B. The work of this Section may include, but is not limited to the following:
  - 1. Restoration of roads, sidewalks, driveways, curbing and gutters, fences, guardrails, lawns, shrubbery and any other existing items damaged or destroyed.
  - 2. Crossing utilities.
  - 3. Relocation of existing water, reclaim water, or sewer lines less than four inches diameter, water and sanitary sewer services, low pressure gas lines, telephone lines, electric lines, cable TV lines as shown on the Contract Drawings.
  - 4. Restoring easements (servitudes) and rights-of-way.
  - 5. Clean up.
  - 6. Incidental work (project photographs, testing, shop drawings, traffic control, record drawings, etc.).
  - 7. Excavation and Embankment - As defined in the Florida Department of Transportation Standard Specifications for Road and Bridge Construction (1991 Edition or latest revision).
  - 8. Stormwater and erosion control devices.

#### **1.02 SUBMITTAL OF LUMP SUM BREAKDOWN**

Contractor shall submit to the Owner/Engineer, a breakdown of the lump sum bid for Miscellaneous Work and Cleanup Item in the Proposal within 10 days after date of Notice to Proceed.

#### **1.03 WORK SPECIFIED UNDER OTHER SECTIONS**

All work shall be completed in a workmanlike manner by competent workmen in full compliance with all applicable sections of the Contract Documents.

### **PART 2 PRODUCTS**

#### **2.01 MATERIALS**

Materials required for this Section shall equal or exceed materials that are to be restored. The Contractor may remove and replace or reuse existing materials with the exception of paving.

### **PART 3 EXECUTION**

#### **3.01 RESTORING OF SIDEWALKS, ROADS, CURBING, FENCES AND GUARDRAILS**

- A. The Contractor shall protect existing sidewalks & curbing. If necessary, sidewalks &



curbing shall be removed from joint to joint and replaced after backfilling. Curbing damaged during construction because of the Contractor's negligence or convenience, shall be replaced with sidewalks & curbing of equal quality and dimension at no cost to the Owner.

- B. At the locations necessary for the Contractor to remove, store and replace existing fences and guardrails during construction, the sections removed shall be only at the direction of the Engineer. If any section of fence is damaged due to the Contractor's negligence, it shall be replaced at no cost to the Owner with fencing equal to or better than that damaged and the work shall be satisfactory to the Engineer.
- C. Guardrails in the vicinity of the work shall be protected from damage by the Contractor. Damaged guardrails shall be replaced in a condition equal to those existing
- D. Road crossings shall be restored in accordance with the Contract Documents and current FDOT Standards. Compensation for road restoration shall be included under the Road Restoration Bid Item if specified or under Miscellaneous Cleanup if it is not specified.

### **3.02 CROSSING UTILITIES**

This item shall include any extra work required in crossing culverts, water courses, drains, water mains and other utilities, including all sheeting and bracing, extra excavation and backfill, or any other work required or implied for the proposed crossing, whether or not shown on the Drawings.

### **3.03 RELOCATIONS OF EXISTING GAS LINES, TELEPHONE LINES, ELECTRIC LINES AND CABLE TV LINES**

The Contractor shall notify the proper utility involved when relocation of these utility lines is required. The Contractor shall coordinate all relocation work by the utility so that construction shall not be hindered.

### **3.04 RESTORING THE EASEMENTS AND RIGHTS-OF-WAY**

The Contractor shall be responsible for all damage to private property due to his operations. He shall protect from injury all walls, fences, cultivated shrubbery, pavement, underground facilities, including water, sewer and reclaimed water lines and services, or other utilities which may be encountered along the easement. If removal and replacement is required, it shall be done in a workmanlike manner, at his expense, so that the replacement are equivalent to that which existed prior to construction.

### **3.05 STORMWATER AND EROSION CONTROL DEVICES**

The Contractor shall be responsible for, provide, and install all stormwater and erosion control devices necessary to insure satisfactory compliance with the Florida Department of Environmental Protection Stormwater, Erosion, and Sedimentation Control Inspector's Manual.

**END OF SECTION**

## CONCRETE REINFORCEMENT

### PART 1 GENERAL

#### 1.01 WORK INCLUDED

- A. Reinforcing steel bars and welded steel wire fabric for cast-in-place concrete, complete with tie wire.
- B. Support chairs, bolsters, bar supports and spacers, for reinforcing.

#### 1.02 QUALITY ASSURANCE

Perform concrete reinforcing work in accordance with ACI 318 unless specified otherwise in this Section.

#### 1.03 REFERENCES

- A. ACI 318 - Building Code Requirements for Reinforced Concrete.
- B. ASTM A185 - Welded Steel Wire Fabric for Concrete Reinforcement.
- C. ASTM A615 - Deformed and Plain Billet Steel Bars for Concrete Reinforcement.
- D. CRSI 63 - Recommended practice for placing reinforcing bars.
- E. CRSI 65 - Recommended practice for placing bar supports, specifications and nomenclature.
- F. ACI 315 - American Concrete Institute - Manual of Standard Practice.

#### 1.04 SHOP DRAWINGS

- A. Submit shop drawings in accordance with Contract Documents.
- B. Indicate bar sizes, spacings, locations and quantities of reinforcing steel and wire fabric, bending and cutting schedules and supporting and spacing devices.
- C. Manufacturer's Literature: Manufacturer's specifications and installation instructions for splice devices.

### PART 2 PRODUCTS

#### 2.01 REINFORCING

- A. Reinforcing steel: Grade 60, Minimum Yield Strength 60,000 psi, deformed billet steel bars, ASTM A615; plain finish.
- B. Welded steel wire fabric: Deformed wire, ASTM A497; smooth wire ASTM A185 in flat sheets; plain finish.

## **2.02 ACCESSORY MATERIALS**

- A. Tie wire: Minimum 16 gauge annealed type, or patented system accepted by Engineer.
- B. Chairs, bolsters, bar supports, spacers: Sized and shaped for strength and support of reinforcing during construction conditions.
- C. Special chairs, bolsters, bar supports, spacers (where adjacent to architectural concrete surfaces): Stainless steel type sized and shaped as required.

## **2.03 FABRICATION**

- A. Fabricate concrete reinforcing in accordance with ACI 315.
- B. Locate reinforcing splices, not indicated on Drawings, at points of minimum stress. Location of splices shall be reviewed by Engineer.
- C. Where indicated, weld reinforcing bars in accordance with AWS D12.1.

## **PART 3 EXECUTION**

### **3.01 PLACEMENT**

- A. Reinforcing shall be supported and secured against displacement. Do not deviate from true alignment.
- B. Before placing concrete, ensure reinforcing is clean, free of loose scale, dirt, or other foreign coatings which would reduce bond to concrete.

### **3.02 QUALITY ASSURANCE**

- A. Acceptable Manufacturers: Regularly engaged in manufacture of steel bar and welded wire fabric reinforcing.
- B. Installer Qualifications: Three years experience in installation of steel bar and welded wire fabric reinforcing.
- C. Allowable Tolerances:
  - 1. Fabrication:
    - a. Sheared length:  $\pm 1$  in.
    - b. Depth of truss bars:  $+0, -1/2$  in.
    - c. Stirrups, ties and spirals:  $\pm 1/4$  in.
    - d. All other bends:  $\pm 1$  in.
  - 2. Placement:
    - a. Concrete cover to form surfaces:  $\pm 1/4$  in.
    - b. Minimum spacing between bars: 1 in.
    - c. Top bars in slabs and beams:
      - (1) Members 8 in. deep or less:  $\pm 1/4$  in.
      - (2) Members more than 8 in.:  $\pm 1/2$  in.
    - d. Crosswise of members: Spaced evenly within 2 in. of stated separation.
    - e. Lengthwise of members: Plus or minus 2 in.

3. Maximum bar movement to avoid interference with other reinforcing steel, conduits, or embedded items: 1 bar diameter.

#### **3.04 PRODUCT DELIVERY, STORAGE AND HANDLING**

- A. Deliver reinforcement to project site in bundles marked with metal tags indicating bar size and length.
- B. Handle and store materials to prevent contamination.

#### **3.05 INSTALLATION**

- A. Placement:
  1. Bar Supports: CRSI 65.
  2. Reinforcing Bars: CRSI 63.
- B. Steel Adjustment:
  1. Move within allowable tolerances to avoid interference with other reinforcing steel, conduits, or embedded items.
  2. Do not move bars beyond allowable tolerances without concurrence of Engineer.
  3. Do not heat, bend, or cut bars without concurrence of Engineer.
- C. Splices:
  1. Lap splices: Tie securely with wire to prevent displacement of splices during placement of concrete.
  2. Splice devices: Install in accordance with manufacturer's written instructions.
  3. Do not splice bars without concurrency of Engineer, except at locations shown on Drawings.
- D. Wire Fabric:
  1. Install in longest practicable length.
  2. Lap adjoining pieces one full mesh minimum, and lay splices with 16 gauge wire.
  3. Do not make end laps midway between supporting beams, or directly over beams of continuous structures.
  4. Offset end laps in adjacent widths to prevent continuous laps.
- E. Cleaning: Remove dirt, grease, oil, loose mill scale, excessive rust, and foreign matter that will reduce bond with concrete.
- F. Protection During Concreting: Keep reinforcing steel in proper position during concrete placement.

**END OF SECTION**

## **CAST-IN-PLACE CONCRETE**

### **PART 1      GENERAL**

#### **1.01      WORK INCLUDED**

Poured-in-place concrete slabs, thrust blocks, pile caps and pipe support cradles.

#### **1.02                      QUALITY ASSURANCE**

Perform cast-in-place concrete work in accordance with ACI 318, unless specified otherwise in this Section.

#### **1.03                      TESTING LABORATORY SERVICES**

- A.      Inspection and testing will be performed by the testing laboratory currently under contract to Manatee County in accordance with the Contract Documents.
- B.      Provide free access to work and cooperate with appointed firm.
- C.      Submit proposed mix design of each class of concrete to inspection and testing firm for review prior to commencement of work.
- D.      Tests of cement and aggregates may be performed to ensure conformance with requirements stated herein.
- E.      Three concrete test cylinders will be taken for every 100 cu. yds. or part thereof of each class of concrete placed each day. Smaller pours shall have cylinders taken as directed by the Engineer.
- F.      One slump test will be taken for each set of test cylinders taken.

#### **1.04                      REFERENCES**

- A.      ASTM C33 - Concrete Aggregates
- B.      ASTM C150 - Portland Cement
- C.      ACI 318 - Building Code Requirements for Reinforced Concrete
- D.      ASTM C260 - Air Entraining Admixtures for Concrete
- E.      ASTM C94 - Ready-Mixed Concrete
- F.      ACI 304 - Recommended Practice for Measuring, Mixing, Transporting and Placing Concrete
- G.      ACI 305 - Recommended Practice for Hot Weather Concreting



## **PART 2 PRODUCTS**

### **2.01 CONCRETE MATERIALS**

- A. Cement: Moderate-Type II, High early strength-Type III, Portland type, ASTM C150.
- B. Fine and Coarse Aggregates: ASTM C33.
- C. Water: Clean and free from injurious amounts of oil, alkali, organic matter, or other deleterious material.

### **2.02 ADMIXTURES**

- A. Air Entrainment: ASTM C260.
- B. Chemical: ASTM C494 Type A - water reducing admixture.

### **2.03 ACCEPTABLE MANUFACTURERS**

Acceptable Products:

- 1. Pozzolith
- 2. WRDA

### **2.04 ACCESSORIES**

Non-shrink grout: Premixed compound consisting of non-metallic aggregate, cement, water reducing and plasticizing agents; capable of developing minimum compressive strength of 2400 psi in 2 days and 7000 psi in 28 days.

### **2.05 CONCRETE MIXES**

- A. Mix concrete in accordance with ASTM C94.
- B. Provide concrete of following strength:
  - 1. Required concrete strengths as determined by 28 day cylinders shall be as shown on the Drawings, but shall not be less than 3000 psi.
  - 2. Select proportions for normal weight concrete in accordance with ACI 301 3.8 Method 1, Method 2, or Method 3. Add air entraining agent to concrete to entrain air as indicated in ACI 301 Table 3.4.1.
  - 3. All mixes shall be in accordance with FDOT Specifications.
- C. Use set-retarding admixtures during hot weather only when accepted by Engineer.
- D. Add air entraining agent to concrete mix for concrete work exposed to exterior.

### **2.06 FORMS**

- A. Forms shall be used for all concrete masonry, including footings. Form shall be so

constructed and placed that the resulting concrete will be of the shape, lines, dimensions, appearance and to the elevations indicated on the Drawings.

- B. Forms shall be made of wood, metal, or other approved material. Wood forms shall be constructed of sound lumber or plywood of suitable dimensions, free from knotholes and loose knots; where used for expose surfaces, boards shall be dressed and matched. Plywood shall be sanded smooth and fitted with tight joints between panels. Metal forms shall be of an approved type for the class of work involved and of the thickness and design required for rigid construction.
- C. Edges of all form panels in contact with concrete shall be flush within 1/32-inch and forms for plane surfaces shall be such that the concrete will be plane within 1/16-inch in four feet. Forms shall be tight to prevent the passage of mortar and water and grout.
- D. Forms for walls shall have removable panels at the bottom for cleaning, inspection and scrubbing-in of bonding paste. Forms for walls of considerable height shall be arranged with tremies and hoppers for placing concrete in a manner that will prevent segregation and accumulation of hardened concrete on the forms or reinforcement above the fresh concrete.
- E. Molding or bevels shall be placed to produce a 3/4-inch chamfer on all exposed projecting corners, unless otherwise shown on the Drawings. Similar chamfer strips shall be provided at horizontal and vertical extremities of all wall placements to produce "clean" separation between successive placements as called for on the Plans.
- F. Forms shall be sufficiently rigid to withstand vibration, to prevent displacement or sagging between supports and constructed so the concrete will not be damaged by their removal. The Contractor shall be entirely responsible for their adequacy.
- G. Forms, including new pre-oiled forms, shall be oiled before reinforcement is placed, with an approved nonstaining oil or liquid form coating having a non-paraffin base.
- H. Before form material is re-used, all surfaces in contact with concrete shall be thoroughly cleaned, all damaged places repaired, all projecting nails withdrawn, all protrusions smoothed and in the case of wood forms pre-oiled.
- I. Form ties encased in concrete shall be designed so that after removal of the projecting part, no metal shall be within 1-inch of the face of the concrete. That part of the tie to be removed shall be at least 1/2-inch diameter or be provided with a wood or metal cone at least 1/2-inch in diameter and 1-inch long. Form ties in concrete exposed to view shall be the cone-washer type equal to the Richmond "Tyscru". Throughbolts or common wire shall not be used for form ties.

## **PART 3        EXECUTION**

### **3.01            PLACING CONCRETE**

- A. Place concrete in accordance with ACI 304.
- B. Notify Engineer minimum 24 hours prior to commencement of concreting operations.
- C. Verify anchors, seats, plates and other items to be cast into concrete are placed, held

securely and will not cause hardship in placing concrete. Rectify same and proceed with work.

- D. Maintain records of poured concrete items. Record date, location of pour, quantity, air temperature and test samples taken.
- E. Ensure reinforcement, inserts, embedded parts, formed expansion and contraction joints are not disturbed during concrete placement.
- F. Prepare previously placed concrete by cleaning with steel brush and applying bonding agent. Apply bonding agent in accordance with manufacturer's recommendations.
- G. Pour concrete continuously between predetermined construction and control joints. Do not break or interrupt successive pours such that cold joints occur.
- H. In locations where new concrete is dowelled to existing work, drill holes in existing concrete, insert steel dowels and pack solidly with non-shrink grout.
- I. Excessive honeycomb or embedded debris in concrete is not acceptable. Notify Engineer upon discovery.
- J. Conform to ACI 305 when concreting during hot weather.

### **3.02                    SCREEDING**

Screed surfaces level, maintaining flatness within a maximum deviation of 1/8" in 10 feet.

### **3.03                    PATCHING**

Allow Engineer to inspect concrete surfaces immediately upon removal of forms. Patch imperfections as directed. All patching procedures shall be submitted to and approved by the Engineer prior to use.

### **3.04                    DEFECTIVE CONCRETE**

- A. Modify or replace concrete not conforming to required lines, details and elevations.
- B. Repair or replace concrete not properly placed resulting in excessive honeycomb and other defects. Do not patch, fill, touch-up, repair, or replace exposed architectural concrete except upon express direction of Engineer for each individual area.

### **3.05                    CONCRETE FINISHING**

Provide concrete surfaces to be left exposed, columns, beams and joists with smooth rubbed finish.

### **3.06                    CURING AND PROTECTION**

Beginning immediately after placement, protect concrete from premature drying, excessively hot or cold temperatures and mechanical injury. Maintain concrete with minimal moisture loss at relatively constant temperature for a period of 7 days or until concrete strengths reaches 75% of the 28 day design strength.

Protection against moisture loss may be obtained with spray on curing compounds or plastic sheets. Protection against heat or cold may be obtained with insulated curing blankets or forms.

### **3.07 CONCRETE DRIVEWAY RESTORATION**

Concrete driveways shall be restored with 6 inches of 3,000 psi concrete with W2.5 X W2.5, 6X6 wire mesh. Place ½ inch expansion joint between back of curb and new concrete. Area beneath restoration shall be mechanically tamped prior to placing concrete.

### **3.08 CONCRETE SIDEWALK RESTORATION**

Concrete sidewalks across driveways shall be restored with 6 inches of 3,000 psi concrete with W2.5 X W2.5, 6X6 wire mesh. Place ½ inch expansion joint between back of curb and new concrete. Area beneath restoration shall be mechanically tamped prior to placing concrete.

Concrete sidewalks outside of driveways shall be restored with 4 inches of 3,000 psi concrete per FDOT Design Standards, Sections 522 & 310

**END OF SECTION**

## **CONCRETE FINISHES**

### **PART 1 GENERAL**

#### **1.01 SCOPE OF WORK**

Furnish all labor, materials, equipment and incidentals required to finish cast-in-place concrete surfaces as specified herein.

#### **1.02 SUBMITTALS**

Submit to the Engineer as provided in the Contract Documents, the proposed chemical hardener manufacturer's surface preparation and application procedures.

#### **1.03 SCHEDULE OF FINISHES**

- A. Concrete for the Project shall be finished in the various specified manners either to remain as natural concrete or to receive an additional applied finish or material under another Section.
- B. The base concrete for the following conditions shall be finished as noted and as further specified herein:
  - 1. Exterior, exposed concrete slabs and stairs - broomed finish.
  - 2. Interior, exposed concrete slabs - steel trowel finish.
  - 3. Concrete on which process liquids flow or in contact with sludge - steel trowel finish.
  - 4. Concrete where not exposed in the finished work and not scheduled to receive an additional applied finish or material - off-form finish.
  - 5. Provide concrete surfaces to be left exposed such as walls, columns, beams and joists with smooth rubbed finish.

#### **1.04 RESPONSIBILITY FOR CHANGING FINISHES**

- A. The surface finishes specified for concrete to receive additional applied finishes or materials are the finishes required for the proper application of the actual products specified under other Sections. Where different products are approved for use, it shall be the Contractor's responsibility to determine if changes in finishes are required and to provide the proper finishes to receive these products.
- B. Changes in finishes made to accommodate product different from those specified shall be performed at no additional cost to the Owner. Submit the proposed new finishes and their construction methods to the Engineer for approval.

### **PART 2 PRODUCTS**

#### **2.01 MATERIALS**

- A. Portland cement and component materials required for finishing the concrete surfaces shall be as specified in the Contract Documents.
- B. Hardener shall be Lapidolith as manufactured by Sonneborn Building Products or



approved equal. Hardener shall be used on all floors, stair treads and platforms.

## **PART 3 EXECUTION**

### **3.01 FORMED SURFACES**

- A. Forms shall not be stripped before the concrete has attained a strength of at least 50 percent of the ultimate design strength. This is equivalent to approximately five "100 day-degrees" of moist curing.
- B. Care shall be exercised to prevent damaging edges or obliterating the lines of chamfers, rustications, or corners when removing the forms or doing any work adjacent thereto.
- C. Clean all exposed concrete surfaces and adjoining work stained by leakage of concrete, to the satisfaction of the Engineer.
- D. Off-form finish. Fins and other projections shall be removed as approved. Tie cone holes and other minor defects shall be filled with non-shrink grout specified under the Contract Documents.

### **3.02 FLOORS AND SLABS**

- A. Floors and slabs shall be screeded to the established grades and shall be level with a tolerance of 1/8-inch when checked with a 10 foot straight edge, except where drains occur, in which case floors shall be pitched to drains as indicated. Failure to meet either of above shall be cause for removal, grinding, or other correction as approved by the Engineer.
- B. Following screeding as specified above, power steel trowel as follows:
  - 1. Immediately after final screeding, a dry cement/sand shake in the proportion of 2-sacks of portland cement to 350-pounds of coarse natural concrete sand shall be sprinkled evenly over the surface at the rate of approximately 500 pounds per 1,000 square feet of floor. Neat, dry cement shall not be sprinkled on the surface. This shake shall be thoroughly floated into the surface with an approved disc type power compacting machine weighing at least 200 pounds if a 20-inch disc is used or 300 pounds if a 24-inch disc is used (such as a "Kelly Float" as manufactured by the Weisner-Rapp Corporation of Buffalo, New York). A mechanical blade-type float or trowel is not acceptable for this work.  
NOTE: This operation (application of the cement/sand shake) may be eliminated at the discretion of the Engineer if the base slab concrete exhibits adequate fattiness and homogeneity.
  - 2. In lieu of power steel troweling, small areas as defined by the Engineer shall be compacted by hand steel troweling with the dry cement/sand shake as ordered.
  - 3. The floor or slab shall be compacted to a smooth surface and the floating operation continued until sufficient mortar is brought to the surface to fill all voids. The surfaces shall be tested with a straight edge to detect high and low spots which shall be eliminated.
  - 4. Compaction shall be continued only until thorough densification is achieved and a small amount of mortar is brought to the surface. Excessive floating shall be avoided.

- C. After Paragraph 3.02 A and B procedures are accomplished, floors and slabs for particular conditions shall be completed as scheduled in one of the following finishes:
1. Wood float finish. Hand wood float, maintaining the surface tolerance to provide a grained, nonslip finish as approved.
  2. Broomed finish. Hand wood float maintaining the surface tolerance and then broom with a stiff bristle broom in the direction of drainage to provide a nonslip finish as approved.
  3. Steel trowel finish. Hand steel trowel to a perfectly smooth, hard even finish free from high or low spots or other defects as approved.
- D. Floors, stair treads and platforms shall be given a floor hardener. Application shall be according to manufacturer's instructions.

### **3.03 APPROVAL OF FINISHES**

- A. All concrete surfaces will be inspected during the finishing process by the Engineer.
- B. Surfaces which, in the opinion of the Engineer, are unsatisfactory shall be refinished or reworked until approved by the Engineer.

**END OF SECTION**

## **Tab 15**



Rizzetta & Company

# **Waterlefe Community Development District**

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**Financial Statements  
(Unaudited)**

**January 31, 2023**

**Prepared by: Rizzetta & Company, Inc.**

[waterlefecdd.org](http://waterlefecdd.org)  
[rizzetta.com](http://rizzetta.com)

**Waterlefe Community Development District**

Balance Sheet

As of 01/31/2023

(In Whole Numbers)

	General Fund	Reserve Fund	Debt Service Fund	Total Gvmnt Fund	Enterprise Fund	Enterprise Reserve	Fixed Assets Group	Long-Term Debt
<b>Assets</b>								
Cash In Bank	883,318	33,768	0	917,085	1,778,087	0	0	0
Investments	116,040	1,307,308	631,671	2,055,020	0	502,906	0	0
Accounts Receivable	193,866	0	40,062	233,928	160,089	0	0	0
Allowance for Uncollectible Accounts	(69,186)	0	0	(69,186)	0	0	0	0
Prepaid Expenses	0	0	0	0	107,575	0	0	0
Inventory	0	0	0	0	247,105	0	0	0
Refundable Deposits	720	0	0	720	10,848	0	0	0
Due From Other	117,140	36,777	0	153,917	0	0	0	0
Fixed Assets	0	0	0	0	7,978,930	0	14,265,228	0
Amount Available in Debt Service	0	0	0	0	0	0	0	671,733
Amount To Be Provided Debt Service	0	0	0	0	0	0	0	3,153,267
<b>Total Assets</b>	<b>1,241,898</b>	<b>1,377,853</b>	<b>671,733</b>	<b>3,291,484</b>	<b>10,282,634</b>	<b>502,906</b>	<b>14,265,228</b>	<b>3,825,000</b>
<b>Liabilities</b>								
Accounts Payable	22,673	0	0	22,673	162,413	0	0	0
Deferred Revenue	0	0	0	0	424,126	0	0	0
Other Current Liabilities	437	0	0	437	50,107	0	0	0
Due To Other	2,627	0	0	2,627	137,291	0	0	0
Revenue Bonds Payable-Long Term	0	0	0	0	287,688	0	0	3,825,000
<b>Total Liabilities</b>	<b>25,737</b>	<b>0</b>	<b>0</b>	<b>25,737</b>	<b>1,061,625</b>	<b>0</b>	<b>0</b>	<b>3,825,000</b>
<b>Fund Equity &amp; Other Credits</b>								
Beginning Fund Balance	306,465	1,358,565	298,805	1,963,835	8,867,466	500,884	0	0
Investment In General Fixed Assets	0	0	0	0	0	0	14,265,228	0
Net Change in Fund Balance	909,696	19,288	372,928	1,301,912	353,543	2,022	0	0
<b>Total Fund Equity &amp; Other Credits</b>	<b>1,216,161</b>	<b>1,377,853</b>	<b>671,733</b>	<b>3,265,747</b>	<b>9,221,009</b>	<b>502,906</b>	<b>14,265,228</b>	<b>0</b>
<b>Total Liabilities &amp; Fund Equity</b>	<b>1,241,898</b>	<b>1,377,853</b>	<b>671,733</b>	<b>3,291,484</b>	<b>10,282,634</b>	<b>502,906</b>	<b>14,265,228</b>	<b>3,825,000</b>

See Notes to Unaudited Financial Statements



**Waterlefe Community Development District**

## Statement of Revenues and Expenditures

As of 01/31/2023

(In Whole Numbers)

	Year Ending 09/30/2023	Through 01/31/2023	Year To Date 01/31/2023	
	Annual Budget	YTD Budget	YTD Actual	YTD Variance
<b>Revenues</b>				
Interest Earnings				
Interest Earnings	0	0	264	(264)
Special Assessments				
Tax Roll	1,362,126	1,362,126	1,369,064	(6,938)
Contributions & Donations from Private Sources				
MPOA - Amenities Services	63,454	63,454	0	63,454
Other Misc. Revenues				
Miscellaneous Revenue	0	0	5,725	(5,725)
Key/Access/Transponder Revenue	7,500	2,500	4,131	(1,631)
<b>Total Revenues</b>	<b>1,433,080</b>	<b>1,428,080</b>	<b>1,379,184</b>	<b>48,896</b>
<b>Expenditures</b>				
Legislative				
Supervisor Fees	14,000	4,667	4,800	(133)
<b>Total Legislative</b>	<b>14,000</b>	<b>4,667</b>	<b>4,800</b>	<b>(133)</b>
Financial & Administrative				
Administrative Services	9,176	3,058	3,059	0
District Management	29,490	9,830	9,830	0
District Engineer	40,000	13,334	9,337	3,995
Disclosure Report	1,000	1,000	0	1,000
Trustees Fees	6,883	6,883	6,568	315
Assessment Roll	5,569	5,569	5,570	0
Financial & Revenue Collections	5,569	1,856	1,856	0
Property Management	75,000	75,000	75,000	0
Accounting Services	20,155	6,718	4,199	2,519
Auditing Services	8,300	0	0	0
Arbitrage Rebate Calculation	500	500	0	500
Public Officials Liability Insurance	8,986	8,986	8,050	936
Legal Advertising	1,500	500	588	(88)
Miscellaneous Mailings	500	167	0	166
Dues, Licenses & Fees	500	500	175	325
Website Hosting, Maintenance, Backup & Email	4,500	1,610	1,169	442
<b>Total Financial &amp; Administrative</b>	<b>217,628</b>	<b>135,511</b>	<b>125,401</b>	<b>10,110</b>
Legal Counsel				
District Counsel	65,000	21,667	19,493	2,173
<b>Total Legal Counsel</b>	<b>65,000</b>	<b>21,667</b>	<b>19,493</b>	<b>2,173</b>

See Notes to Unaudited Financial Statements

**Waterlefe Community Development District**

## Statement of Revenues and Expenditures

As of 01/31/2023

(In Whole Numbers)

	Year Ending 09/30/2023	Through 01/31/2023	Year To Date 01/31/2023	
	Annual Budget	YTD Budget	YTD Actual	YTD Variance
Law Enforcement				
Off Duty Deputy	10,000	3,333	1,260	2,073
Total Law Enforcement	10,000	3,333	1,260	2,073
Security Operations				
Guard & Gate Facility Maintenance & Repair	15,000	5,000	9,052	(4,052)
Security Services & Patrols	146,000	48,667	43,507	5,160
Guardhouse Maintenance	1,500	500	668	(168)
Total Security Operations	162,500	54,167	53,227	940
Electric Utility Services				
Utility Services	23,000	7,666	6,845	823
Total Electric Utility Services	23,000	7,666	6,845	823
Water-Sewer Combination Services				
Utility Services	23,500	7,834	6,892	941
Total Water-Sewer Combination Services	23,500	7,834	6,892	941
Stormwater Control				
Aquatic Maintenance	41,268	13,756	13,928	(172)
Lake/Pond Bank Maintenance & Repair	150,000	50,000	74,271	(24,271)
Wetland Monitoring & Maintenance	2,000	666	0	666
Fountain Service Repair & Maintenance	5,000	1,667	2,179	(512)
Aquatic Plant Replacement	2,000	667	0	667
Stormwater System Maintenance	1,000	333	0	333
Total Stormwater Control	201,268	67,089	90,378	(23,289)
Other Physical Environment				
Property Insurance	5,480	5,480	4,934	546
General Liability Insurance	3,883	3,883	3,569	314
Entry & Walls Maintenance & Repair	2,500	833	0	833
Landscape Maintenance	203,728	67,910	53,154	14,755
Ornamental Lighting & Maintenance	5,000	1,666	5,315	(3,648)
Landscape Replacement Plants, Shrubs, Trees	62,500	20,834	7,613	13,221
Landscape Inspection Services	10,500	3,500	3,500	0
Landscape - Annuals/Flowers	30,360	10,120	7,912	2,208
Holiday Decorations	20,000	20,000	18,700	1,300
Landscape - Miscellaneous	10,000	3,333	0	3,333
Landscape - Mulch	35,000	11,667	17,850	(6,183)
Irrigation Repair	6,000	2,000	1,643	357
Total Other Physical Environment	394,951	151,226	124,190	27,036

See Notes to Unaudited Financial Statements

**Waterlefe Community Development District**

## Statement of Revenues and Expenditures

As of 01/31/2023

(In Whole Numbers)

	Year Ending 09/30/2023	Through 01/31/2023	Year To Date 01/31/2023	
	Annual Budget	YTD Budget	YTD Actual	YTD Variance
Road & Street Facilities				
Sidewalk Maintenance & Repair	15,000	5,000	24,340	(19,340)
Parking Lot Repair & Maintenance	500	166	0	166
Street Sign Repair & Replacement	1,000	334	0	334
Roadway Repair & Maintenance	202,000	67,333	600	66,733
Total Road & Street Facilities	218,500	72,833	24,940	47,893
Parks & Recreation				
Pedestrian Bridge/Boardwalk Maintenance	9,500	3,167	6,806	(3,639)
Total Parks & Recreation	9,500	3,167	6,806	(3,639)
Contingency				
Miscellaneous Contingency	20,733	6,911	5,256	1,655
Capital Projects - Golf Course	67,500	22,500	0	22,500
Contingency - Golf Course Committee	5,000	1,666	0	1,666
Total Contingency	93,233	31,077	5,256	25,821
Total Expenditures	1,433,080	560,237	469,488	90,749
Total Excess of Revenues Over(Under) Expenditures	0	867,843	909,696	(41,854)
Fund Balance, Beginning of Period	0	0	306,465	(306,465)
Total Fund Balance, End of Period	0	867,843	1,216,161	(348,319)

**Waterlefe Community Development District**

## Statement of Revenues and Expenditures

As of 01/31/2023

(In Whole Numbers)

	Year Ending 09/30/2023	Through 01/31/2023	Year To Date 01/31/2023	
	Annual Budget	YTD Budget	YTD Actual	YTD Variance
<b>Revenues</b>				
Interest Earnings				
Interest Earnings	0	0	15,350	(15,350)
Special Assessments				
Tax Roll	31,141	31,141	31,141	0
Total Revenues	31,141	31,141	46,491	(15,350)
<b>Expenditures</b>				
Contingency				
Bridge Repair	75,000	75,000	12,245	62,755
Facility Renovations	109,350	109,350	0	109,350
Wall Repair	20,000	20,000	0	20,000
Capital Reserve	38,500	38,500	18,000	20,500
Total Contingency	242,850	242,850	30,245	212,605
Total Expenditures	242,850	242,850	30,245	212,605
Total Excess of Revenues Over(Under) Expenditures	(211,709)	(211,709)	16,246	(227,955)
<b>Total Other Financing Sources(Uses)</b>				
Carry Forward Fund Balance				
Carry Forward Fund Balance	211,709	211,709	0	211,709
Gain or Loss on Investments				
Gain or (Loss) on FA	0	0	3,042	(3,042)
Total Gain or Loss on Investments	0	0	3,042	(3,042)
Total Other Financing Sources(Uses)	211,709	211,709	3,042	208,667
Fund Balance, Beginning of Period	0	0	1,358,565	(1,358,565)
Total Fund Balance, End of Period	0	0	1,377,853	(1,377,853)

**Waterlefe Community Development District**

## Statement of Revenues and Expenditures

As of 01/31/2023

(In Whole Numbers)

	Year Ending 09/30/2023	Through 01/31/2023	Year To Date 01/31/2023	
	Annual Budget	YTD Budget	YTD Actual	YTD Variance
<b>Revenues</b>				
Interest Earnings				
Interest Earnings	0	0	1,915	(1,915)
Special Assessments				
Tax Roll	263,542	263,542	263,502	40
Total Revenues	<u>263,542</u>	<u>263,542</u>	<u>265,417</u>	<u>(1,875)</u>
<b>Expenditures</b>				
Debt Service				
Interest	93,542	93,542	43,832	49,710
Principal	170,000	170,000	0	170,000
Total Debt Service	<u>263,542</u>	<u>263,542</u>	<u>43,832</u>	<u>219,710</u>
Total Expenditures	<u>263,542</u>	<u>263,542</u>	<u>43,832</u>	<u>219,710</u>
Total Excess of Revenues Over(Under) Expenditures	<u>0</u>	<u>0</u>	<u>221,585</u>	<u>(221,585)</u>
Fund Balance, Beginning of Period	<u>0</u>	<u>0</u>	<u>202,705</u>	<u>(202,705)</u>
Total Fund Balance, End of Period	<u>0</u>	<u>0</u>	<u>424,290</u>	<u>(424,290)</u>



**Waterlefe Community Development District**

## Statement of Revenues and Expenditures

As of 01/31/2023

(In Whole Numbers)

	Year Ending 09/30/2023	Through 01/31/2023	Year To Date 01/31/2023	
	Annual Budget	YTD Budget	YTD Actual	YTD Variance
<b>Revenues</b>				
Interest Earnings				
Interest Earnings	0	0	714	(714)
Special Assessments				
Tax Roll	185,800	185,800	186,406	(606)
Total Revenues	<u>185,800</u>	<u>185,800</u>	<u>187,120</u>	<u>(1,320)</u>
<b>Expenditures</b>				
Debt Service				
Interest	70,800	70,800	35,778	35,022
Principal	115,000	115,000	0	115,000
Total Debt Service	<u>185,800</u>	<u>185,800</u>	<u>35,778</u>	<u>150,022</u>
Total Expenditures	<u>185,800</u>	<u>185,800</u>	<u>35,778</u>	<u>150,022</u>
Total Excess of Revenues Over(Under) Expenditures	<u>0</u>	<u>0</u>	<u>151,342</u>	<u>(151,342)</u>
Fund Balance, Beginning of Period	<u>0</u>	<u>0</u>	<u>96,101</u>	<u>(96,101)</u>
Total Fund Balance, End of Period	<u>0</u>	<u>0</u>	<u>247,443</u>	<u>(247,443)</u>

**Waterlefe Community Development District**

## Statement of Revenues and Expenditures

As of 01/31/2023

(In Whole Numbers)

	Year Ending 09/30/2023	Through 01/31/2023	Year To Date 01/31/2023	
	Annual Budget	YTD Budget	YTD Actual	YTD Variance
<b>Revenues</b>				
Golf Course Revenues				
Driving Range	29,000	17,400	17,874	(474)
Initiation Fees	30,000	30,000	104,811	(74,811)
Food	91,326	57,363	80,304	(22,941)
Passport Dues	879,675	305,755	516,970	(211,215)
Deferred Revenue Adjustment	0	0	(137,814)	137,814
Green Fees	604,100	303,500	395,801	(92,301)
Cart Rental Sales Public	319,000	191,400	199,040	(7,640)
Cart Rental Sales Member	57,888	37,800	47,330	(9,530)
Merchandise	147,526	92,663	125,191	(32,528)
Rental - Clubs	10,875	6,525	8,505	(1,980)
Trail Fees	101,225	71,557	85,065	(13,508)
Rental - Memberships	2,000	0	0	0
Liquor	77,276	48,538	54,934	(6,396)
Outings & Events Patio	10,000	10,000	0	10,000
Trial Program Fees	4,000	2,000	0	2,000
Golf Course Beverage Machines	1,124	706	251	455
Beverage Cart Liquor	18,266	11,473	14,907	(3,434)
Beverage Cart Sales	2,810	1,765	2,163	(398)
Catering Patio/Lefe Room	14,000	9,000	5,004	3,996
Vendor Rebates	360	120	120	0
<b>Total Revenues</b>	<b>2,400,451</b>	<b>1,197,565</b>	<b>1,520,456</b>	<b>(322,891)</b>

**Expenditures**

## Financial &amp; Administrative

Promotional Advertising	68,100	33,000	36,805	(3,805)
Classified Ads/Employment	2,400	800	682	117
Accounting Services	27,000	9,000	7,313	1,687
Auditing Services	5,250	0	0	0
Supplies	3,600	1,200	1,165	36
Telephone	3,640	1,260	1,400	(140)
Cleaning Supplies	1,200	400	113	286
Postage & Delivery	1,200	400	149	251
Licenses, Fees & Permits	125	0	0	0
Employee - Salaries	218,182	78,440	103,955	(25,515)
Employee - Payroll Taxes	13,524	5,261	6,180	(919)
Employee - Health Insurance	14,300	4,400	4,601	(201)
Employee - Incentives and Bonuses	0	0	2,000	(2,000)
Employee - Payroll Processing Fees	106,423	39,585	29,855	9,730
Personal Property Taxes	8,500	8,500	8,573	(73)
Property Insurance	57,600	19,200	21,286	(2,085)
Bank Fees	57,611	28,741	42,800	(14,059)

See Notes to Unaudited Financial Statements

**Waterlefe Community Development District**

## Statement of Revenues and Expenditures

As of 01/31/2023

(In Whole Numbers)

	Year Ending 09/30/2023	Through 01/31/2023	Year To Date 01/31/2023	
	Annual Budget	YTD Budget	YTD Actual	YTD Variance
Dues, Licenses & Fees	925	650	1,202	(553)
Cable & Internet	1,500	500	480	20
Training & Education	1,050	650	0	650
R&M - IT/Data/Phone	3,600	1,200	1,352	(151)
Total Financial & Administrative	595,730	233,187	269,911	(36,724)
Food & Beverage				
COGS - Food	59,000	37,171	54,244	(17,074)
COGS - Liquor	29,618	18,603	22,185	(3,582)
Supplies	14,893	8,698	10,647	(1,949)
Licenses, Fees & Permits	823	273	273	0
Employee - Salaries	116,986	46,916	44,211	2,705
Employee - Payroll Taxes	7,254	3,272	6,005	(2,733)
Employee - Health Insurance	9,620	3,330	2,847	484
Utility Services	3,400	1,800	1,192	608
Cable & Internet	2,192	842	1,740	(898)
Uniforms & Laundry	354	0	340	(341)
Training & Education	600	200	316	(116)
Repair & Maintenance - Equipment	8,357	4,664	1,693	2,972
R&M - Building & Land	6,898	5,908	2,207	3,700
R&M - IT/Data/Phone	613	250	94	156
Total Food & Beverage	260,608	131,927	147,994	(16,068)
Pro Shop				
COGS - Merchandise	101,793	63,937	83,373	(19,436)
COGS - Freight	4,220	2,706	3,525	(819)
Supplies	43,859	29,889	24,855	5,034
Telephone	1,075	280	280	0
Employee - Salaries	263,208	106,476	87,495	18,981
Employee - Payroll Taxes	16,321	7,049	7,546	(497)
Employee - Health Insurance	9,100	2,800	2,917	(117)
Utility Services	14,214	7,090	7,049	41
Utility - Water & Sewer	2,747	1,004	1,229	(224)
Trash Removal	3,342	1,110	573	536
Dues, Licenses & Fees	15,025	4,118	3,458	660
Security System	975	300	2,280	(1,980)
Uniforms & Laundry	3,753	3,480	664	2,816
Training & Education	2,000	0	0	0
Repair & Maintenance - Equipment	3,369	1,961	179	1,782
R&M - Building & Land	6,106	3,641	8,943	(5,302)
R&M - IT/Data/Phone	4,910	1,568	5,990	(4,422)
R&M - Carts Pro Shop	2,072	1,182	671	511
Total Pro Shop	498,089	238,591	241,027	(2,436)

Golf Course Maintenance

See Notes to Unaudited Financial Statements

**Waterlefe Community Development District**

## Statement of Revenues and Expenditures

As of 01/31/2023

(In Whole Numbers)

	Year Ending 09/30/2023	Through 01/31/2023	Year To Date 01/31/2023	
	Annual Budget	YTD Budget	YTD Actual	YTD Variance
Supplies	4,800	1,600	2,919	(1,319)
Telephone	1,750	560	280	280
Employee - Salaries	558,542	163,092	163,562	(469)
Employee - Payroll Taxes	34,628	11,260	13,140	(1,880)
Employee - Health Insurance	15,930	4,900	6,436	(1,537)
Utility Services	36,000	12,000	11,852	148
Utility - Water & Sewer	4,800	1,600	2,762	(1,162)
Trash Removal	4,500	1,500	1,440	60
Chemicals	103,200	28,800	32,057	(3,257)
Gas, Diesel Fuel and Oil	28,800	9,600	11,847	(2,247)
Course Accessories	9,200	5,000	6,490	(1,490)
Fertilizer Maintenance	107,500	30,000	35,217	(5,217)
Sand, Gravel, Drain Tile Maintenance	50,000	12,000	4,061	7,939
Seed & Sod Maintenance	12,000	12,000	10,167	1,833
Landscape Maintenance	37,450	7,100	1,150	5,950
Dues, Licenses & Fees	1,200	200	430	(230)
Security System	500	250	0	250
Cable & Internet	780	260	344	(83)
Uniforms & Laundry	8,000	3,000	2,609	390
Training & Education	600	200	0	200
Equipment Lease	18,000	6,000	15,000	(9,000)
Repair & Maintenance - Equipment	32,400	10,800	18,375	(7,575)
R&M - Building & Land	4,800	1,600	1,748	(148)
R&M - Pumps & Wells Maintenance	4,800	1,600	1,519	82
R&M - Irrigation Maintenance	41,100	5,400	3,433	1,966
R&M - Grounds Maintenance	86,300	7,200	8,863	(1,663)
R&M - Course Projects	60,000	0	0	0
Total Golf Course Maintenance	1,267,580	337,522	355,701	(18,179)
Depreciation-Other Than Buildings				
Depreciation & Amortization	452,400	150,800	152,281	(1,480)
Total Depreciation-Other Than Buildings	452,400	150,800	152,281	(1,480)
Total Expenditures	3,074,407	1,092,027	1,166,914	(74,887)
Total Excess of Revenues Over(Under) Expenditures	(673,956)	105,538	353,542	(248,004)
Fund Balance, Beginning of Period	0	0	8,867,467	(8,867,467)
Total Fund Balance, End of Period	(673,956)	105,538	9,221,009	(9,115,471)

See Notes to Unaudited Financial Statements

**Waterlefe Community Development District**

## Statement of Revenues and Expenditures

As of 01/31/2023

(In Whole Numbers)

	Year Ending 09/30/2023	Through 01/31/2023	Year To Date 01/31/2023	
	Annual Budget	YTD Budget	YTD Actual	YTD Variance
Revenues				
Interest Earnings				
Interest Earnings	0	0	2,022	(2,022)
Total Revenues	<u>0</u>	<u>0</u>	<u>2,022</u>	<u>(2,022)</u>
Total Excess of Revenues Over(Under) Expenditures	<u>0</u>	<u>0</u>	<u>2,022</u>	<u>(2,022)</u>
Fund Balance, Beginning of Period	<u>0</u>	<u>0</u>	<u>500,884</u>	<u>(500,884)</u>
Total Fund Balance, End of Period	<u>0</u>	<u>0</u>	<u>502,906</u>	<u>(502,906)</u>

**Waterlefe CDD**  
**Investment Summary**  
**December 31, 2022**

<u>Account</u>	<u>Investment</u>	<u>Balance as of December 31, 2022</u>
State Board of Administration	Local Government Investment Pool	\$ 280
The Bank of Tampa	Money Market	9,329
The Bank of Tampa ICS Program: First Republic Bank	Money Market	106,431
<b>Total General Fund Investments</b>		<b>\$ 116,040</b>
FL CLASS General Fund Reserve	FL Class General Fund Reserve - 4.5660% Monthly	\$ 246,308
FL CLASS Enhanced Cash Reserve	FL Class Enhanced Cash Reserve - 4.0403% Monthly	1,016,714
The Bank of Tampa ICS Capital Reserve Program: First Republic Bank	Money Market	44,286
<b>Total Reserve Fund Investments</b>		<b>\$ 1,307,308</b>
US S2012 Capital Improvement Refunding Prepayment	First American Treasury Obligation Fund Class Z	\$ 33,507
US S2012 Capital Improvement Refunding Reserve	First American Treasury Obligation Fund Class Z	126,336
US S2012 Capital Improvement Refunding Revenue	First American Treasury Obligation Fund Class Z	240,985
US 2016 Benefit Special Assessment Prepayment	First American Government Obligation Fund Class Y	14,925
US 2016 Benefit Special Assessment Reserve	First American Government Obligation Fund Class Y	45,797
US 2016 Benefit Special Assessment Revenue	First American Government Obligation Fund Class Y	170,121
US 2016 Benefit Special Assessment Purchase Price Fund	First American Government Obligation Fund Class Y	
<b>Total Debt Service Fund Investments</b>		<b>\$ 631,671</b>
The Bank of Tampa ICS Capital Reserve Program: EagleBank	Money Market	\$ 156,303
First Republic Bank	Money Market	97,943
NexBank	Money Market	248,660
<b>Total Enterprise Reserve Fund Investments</b>		<b>\$ 502,906</b>



**Waterlefe Community Development District**  
**Summary A/R Ledger**  
**From 01/1/2023 to 01/31/2023**

	Fund ID	Fund Name	Customer name	Document num- ber	Date created	Balance Due	AR Account
<b>700, 2661</b>							
	700-001	700 General Fund	Manatee County Tax Collector	AR00000180	10/01/2022	124,679.83	12110
	700-001	700 General Fund	Waterlefe Master Property Owners Assoc	AR00000326	07/31/2022	69,186.32	11510
<b>Sum for 700, 2661</b>						<b>193,866.15</b>	
<b>700, 2663</b>							
	700-200	700 Debt Service Fund S2012	Manatee County Tax Collector	AR00000180	10/01/2022	23,463.25	12110
<b>Sum for 700, 2663</b>						<b>23,463.25</b>	
<b>700, 2664</b>							
	700-201	700 Debt Service Fund S2016	Manatee County Tax Collector	AR00000180	10/01/2022	16,598.37	12110
<b>Sum for 700, 2664</b>						<b>16,598.37</b>	
<b>Sum for 700</b>						<b>233,927.77</b>	
<b>Sum Total</b>						<b>233,927.77</b>	

See Notes to Unaudited Financial Statements

**Waterlefe Community Development District**  
**Summary A/P Ledger**  
**From 01/1/2023 to 01/31/2023**

	Fund Name	GL posting date	Vendor name	Document number	Description	Balance Due
<b>700, 2661</b>						
	700 General Fund	01/26/2023	Artistree Landscape Maintenance & Design STE B	168971	Plant & Tree Removal 01/23	1,495.00
	700 General Fund	01/11/2023	Maglio Christopher & Toale, PA	00010195	Legal Services 12/22	725.00
	700 General Fund	01/01/2023	Maglio Christopher & Toale, PA	00009636	Legal Services 10/22	2,354.50
	700 General Fund	01/31/2023	McClatchy Company, LLC	171869	Print Legal Ad 01/23	173.16
	700 General Fund	01/31/2023	Persson, Cohen & Mooney, P.A.	3118	Legal Services 01/23	840.00
	700 General Fund	01/26/2023	SEL Security, Inc.	9280	Windshield Tags 01/23	4,375.00
	700 General Fund	01/26/2023	Solitude Lake Management, LLC	PSI-44924	Splice Kit 01/23	127.08
	700 General Fund	01/26/2023	Solitude Lake Management, LLC	PSI-44923	Splice Kit 01/23	110.50
	700 General Fund	12/08/2022	Solitude Lake Management, LLC	PSI-32679	Lake & Pond Management Services 12/22	3,439.00
	700 General Fund	01/27/2023	Solitude Lake Management, LLC	PSI-44996	Lake & Pond Maintenance 01/23	3,611.00
	700 General Fund	01/01/2022	Waterlefe Master POA Inc.	123122 MPOA	4th Qtr Supplemental Invoices	5,422.77
	<b>Sum for 700, 2661</b>					<b>22,673.01</b>
<b>700, 2666</b>						
	700 Enterprise Fund	11/04/2022	Acushnet Company	914491571	Merchandise 11/22	18.81
	700 Enterprise Fund	11/02/2022	Acushnet Company	914479004	Merchandise 11/22	672.00
	700 Enterprise Fund	01/05/2023	Acushnet Company	914786386	Merchandise 01/23	23.54
	700 Enterprise Fund	01/05/2023	Acushnet Company	914786386	Merchandise 01/23	1,500.00
	700 Enterprise Fund	01/09/2023	Acushnet Company	914797652	Merchandise 01/23	14.20
	700 Enterprise Fund	01/09/2023	Acushnet Company	914797652	Merchandise 01/23	360.00
	700 Enterprise Fund	01/17/2023	Acushnet Company	914825644	Merchandise 01/23	130.48
	700 Enterprise Fund	01/17/2023	Acushnet Company	914825644	Merchandise 01/23	4,980.00
	700 Enterprise Fund	01/17/2023	Acushnet Company	914825519	Merchandise 01/23	31.38
	700 Enterprise Fund	01/17/2023	Acushnet Company	914825519	Merchandise 01/23	1,014.00
	700 Enterprise Fund	11/04/2022	Acushnet Company	914491571	Merchandise 11/22	1,134.00
	700 Enterprise Fund	11/01/2022	Acushnet Company	914441017	Merchandise 10/22	37.97
	700 Enterprise Fund	11/01/2022	Acushnet Company	914441017	Merchandise 10/22	2,541.50
	700 Enterprise Fund	09/01/2022	Acushnet Company	914078097	Merchandise 08/22	32.40
	700 Enterprise Fund	11/02/2022	Acushnet Company	914479004	Merchandise 11/22	19.97
	700 Enterprise Fund	10/12/2022	Acushnet Company	914362363	Merchandise 10/22	264.00
	700 Enterprise Fund	10/12/2022	Acushnet Company	914362363	Merchandise 10/22	12.58
	700 Enterprise Fund	10/18/2022	Acushnet Company	914397016	Merchandise 10/22	78.00
	700 Enterprise Fund	10/18/2022	Acushnet Company	914397016	Merchandise 10/22	2.73
	700 Enterprise Fund	10/03/2022	Acushnet Company	914298008	Merchandise 10/22	546.00
	700 Enterprise Fund	10/03/2022	Acushnet Company	914298008	Merchandise 10/22	15.78
	700 Enterprise Fund	10/01/2022	Acushnet Company	914228844	Merchandise 09/22	936.00
	700 Enterprise Fund	10/01/2022	Acushnet Company	914228844	Merchandise 09/22	20.95
	700 Enterprise Fund	10/05/2022	Acushnet Company	914315977	Merchandise 10/22	78.00
	700 Enterprise Fund	10/05/2022	Acushnet Company	914315977	Merchandise 10/22	2.73
	700 Enterprise Fund	10/01/2022	Acushnet Company	914263532	Merchandise 09/22	1,014.00
	700 Enterprise Fund	10/01/2022	Acushnet Company	914263532	Merchandise 09/22	32.16
	700 Enterprise Fund	01/03/2023	Acushnet Company	914775810	Merchandise 01/23	1,217.00
	700 Enterprise Fund	01/03/2023	Acushnet Company	914775810	Merchandise 01/23	22.15
	700 Enterprise Fund	01/04/2023	Acushnet Company	914781473	Merchandise 01/23	590.00
	700 Enterprise Fund	01/04/2023	Acushnet Company	914781473	Merchandise 01/23	15.15
	700 Enterprise Fund	12/01/2022	Acushnet Company	914620863	Merchandise 12/22	1,008.00
	700 Enterprise Fund	12/01/2022	Acushnet Company	914620863	Merchandise 12/22	16.76
	700 Enterprise Fund	12/12/2022	Acushnet Company	914685667	Merchandise 12/22	1,386.00
	700 Enterprise Fund	12/12/2022	Acushnet Company	914685667	Merchandise 12/22	18.68

**Waterlefe Community Development District**  
**Summary A/P Ledger**  
**From 01/1/2023 to 01/31/2023**

<b>Fund Name</b>	<b>GL posting date</b>	<b>Vendor name</b>	<b>Document number</b>	<b>Description</b>	<b>Balance Due</b>
700 Enterprise Fund	12/12/2022	Acushnet Company	914685681	Merchandise 12/22	2,642.00
700 Enterprise Fund	12/12/2022	Acushnet Company	914685681	Merchandise 12/22	48.83
700 Enterprise Fund	09/03/2022	Acushnet Company	914096049	Merchandise 09/22	72.00
700 Enterprise Fund	09/03/2022	Acushnet Company	914096049	Merchandise 09/22	2.72
700 Enterprise Fund	09/01/2022	Acushnet Company	914078097	Merchandise 08/22	1,092.00
700 Enterprise Fund	12/14/2022	Adidas America, Inc.	6158517940	Merchandise 12/22	144.00
700 Enterprise Fund	01/03/2023	Adidas America, Inc.	6158670585	Merchandise 01/23	348.50
700 Enterprise Fund	01/01/2023	Adidas America, Inc.	6158638266	Uniform 12/22	152.24
700 Enterprise Fund	01/17/2023	Adidas America, Inc.	6158757185	Uniforms 01/23	42.19
700 Enterprise Fund	12/21/2022	Adidas America, Inc.	6158580641	Merchandise 12/22	3,417.32
700 Enterprise Fund	01/16/2023	Affordable First Aid & Safety	73703	Supplies 01/23	52.65
700 Enterprise Fund	01/16/2023	Affordable First Aid & Safety	73704	Supplies 01/23	68.95
700 Enterprise Fund	01/01/2023	Ahead, LLC	INV0547718	Merchandise 12/22	398.40
700 Enterprise Fund	01/05/2023	Ahead, LLC	INV0548193	Merchandise 01/23	141.60
700 Enterprise Fund	01/04/2023	Ahead, LLC	INV0548047	Merchandise 01/23	59.60
700 Enterprise Fund	01/05/2023	Ahead, LLC	INV0548193	Merchandise 01/23	18.11
700 Enterprise Fund	01/04/2023	Ahead, LLC	INV0548047	Merchandise 01/23	1,082.34
700 Enterprise Fund	01/01/2023	Ahead, LLC	INV0547718	Merchandise 12/22	18.88
700 Enterprise Fund	11/02/2022	Callaway Golf Company	935639077	Merchandise 11/22	193.50
700 Enterprise Fund	11/02/2022	Callaway Golf Company	935639077	Merchandise 11/22	12.29
700 Enterprise Fund	11/01/2022	Callaway Golf Company	935632080	Merchandise 11/22	1,016.52
700 Enterprise Fund	11/01/2022	Callaway Golf Company	935632080	Merchandise 11/22	28.95
700 Enterprise Fund	11/01/2022	Callaway Golf Company	935620232	Merchandise 10/22	183.18
700 Enterprise Fund	11/01/2022	Callaway Golf Company	935620232	Merchandise 10/22	21.00
700 Enterprise Fund	11/01/2022	Callaway Golf Company	935616680	Merchandise 10/22	193.18
700 Enterprise Fund	11/01/2022	Callaway Golf Company	935616680	Merchandise 10/22	11.00
700 Enterprise Fund	11/01/2022	Callaway Golf Company	934902469	Merchandise 05/22	406.10
700 Enterprise Fund	11/01/2022	Callaway Golf Company	935605703	Merchandise 10/22	555.56
700 Enterprise Fund	11/01/2022	Callaway Golf Company	935605703	Merchandise 10/22	37.00
700 Enterprise Fund	11/01/2022	Callaway Golf Company	934910718	Merchandise 05/22	643.20
700 Enterprise Fund	10/17/2022	Callaway Golf Company	935589159	Merchandise 10/22	454.08
700 Enterprise Fund	10/17/2022	Callaway Golf Company	935589159	Merchandise 10/22	13.20
700 Enterprise Fund	10/14/2022	Callaway Golf Company	935584109	Merchandise 10/22	2,096.60
700 Enterprise Fund	10/14/2022	Callaway Golf Company	935584109	Merchandise 10/22	121.15
700 Enterprise Fund	10/25/2022	Callaway Golf Company	935612101	Pro Shop Supplies 10/22	196.08
700 Enterprise Fund	10/25/2022	Callaway Golf Company	935612101	Pro Shop Supplies 10/22	12.29
700 Enterprise Fund	10/17/2022	Callaway Golf Company	935589128	Pro Shop Supplies 10/22	1,362.24
700 Enterprise Fund	10/17/2022	Callaway Golf Company	935589128	Pro Shop Supplies 10/22	39.60
700 Enterprise Fund	01/01/2023	Callaway Golf Company	935745741	Merchandise 12/22	577.28
700 Enterprise Fund	01/01/2023	Callaway Golf Company	935745741	Merchandise 12/22	18.54
700 Enterprise Fund	01/01/2023	Callaway Golf Company	935773140	Merchandise 12/22	864.48

**Waterlefe Community Development District**  
**Summary A/P Ledger**  
**From 01/1/2023 to 01/31/2023**

<b>Fund Name</b>	<b>GL posting date</b>	<b>Vendor name</b>	<b>Document number</b>	<b>Description</b>	<b>Balance Due</b>
700 Enterprise Fund	01/01/2023	Callaway Golf Com- pany	935773140	Merchandise 12/22	20.62
700 Enterprise Fund	01/01/2023	Callaway Golf Com- pany	935734170	Merchandise 12/22	272.55
700 Enterprise Fund	01/01/2023	Callaway Golf Com- pany	935734170	Merchandise 12/22	14.84
700 Enterprise Fund	01/01/2023	Callaway Golf Com- pany	935766304	Merchandise 01/23	460.10
700 Enterprise Fund	01/01/2023	Callaway Golf Com- pany	935766304	Merchandise 01/23	15.04
700 Enterprise Fund	01/01/2023	Callaway Golf Com- pany	935756354	Merchandise 12/22	165.56
700 Enterprise Fund	01/01/2023	Callaway Golf Com- pany	935756354	Merchandise 12/22	14.59
700 Enterprise Fund	01/01/2023	Callaway Golf Com- pany	935752051	Merchandise 01/23	940.41
700 Enterprise Fund	12/14/2022	Callaway Golf Com- pany	935745716	Merchandise 12/22	1,807.52
700 Enterprise Fund	12/14/2022	Callaway Golf Com- pany	935745716	Merchandise 12/22	21.64
700 Enterprise Fund	12/15/2022	Callaway Golf Com- pany	935750883	Merchandise 12/22	95.82
700 Enterprise Fund	12/15/2022	Callaway Golf Com- pany	935750883	Merchandise 12/22	11.65
700 Enterprise Fund	12/16/2022	Callaway Golf Com- pany	935752050	Merchandise 12/22	197.80
700 Enterprise Fund	12/16/2022	Callaway Golf Com- pany	935752050	Merchandise 12/22	43.24
700 Enterprise Fund	12/19/2022	Callaway Golf Com- pany	935758208	Merchandise 12/22	120.30
700 Enterprise Fund	12/20/2022	Callaway Golf Com- pany	935760198	Merchandise 12/22	1,011.36
700 Enterprise Fund	12/20/2022	Callaway Golf Com- pany	935760198	Merchandise 12/22	20.63
700 Enterprise Fund	12/16/2022	Callaway Golf Com- pany	935752055	Merchandise 12/22	1,449.53
700 Enterprise Fund	12/01/2022	Callaway Golf Com- pany	935705946	Merchandise	90.30
700 Enterprise Fund	12/01/2022	Callaway Golf Com- pany	935705946	Merchandise	12.12
700 Enterprise Fund	12/01/2022	Callaway Golf Com- pany	935713723	Merchandise 12/22	198.18
700 Enterprise Fund	12/01/2022	Callaway Golf Com- pany	935713723	Merchandise 12/22	12.00
700 Enterprise Fund	08/01/2022	Callaway Golf Com- pany	935242949	Pro Shop Supplies 07/22	102.20
700 Enterprise Fund	08/01/2022	Callaway Golf Com- pany	935242949	Pro Shop Supplies 07/22	14.81
700 Enterprise Fund	09/01/2022	Callaway Golf Com- pany	935407102	Merchandise 08/22	102.20
700 Enterprise Fund	09/01/2022	Callaway Golf Com- pany	935407102	Merchandise 08/22	14.62
700 Enterprise Fund	11/16/2022	Callaway Golf Com- pany	935674589	Merchandise 11/22	103.20
700 Enterprise Fund	11/16/2022	Callaway Golf Com- pany	935674589	Merchandise 11/22	11.72
700 Enterprise Fund	11/15/2022	Callaway Golf Com- pany	935667568	Merchandise 11/22	1,122.60
700 Enterprise Fund	11/15/2022	Callaway Golf Com- pany	935667568	Merchandise 11/22	75.00
700 Enterprise Fund	11/22/2022	Callaway Golf Com- pany	935687815	Merchandise	215.00
700 Enterprise Fund	11/22/2022	Callaway Golf Com- pany	935687815	Merchandise	12.83
700 Enterprise Fund	08/01/2022	Callaway Golf Com- pany	935259084	Merchandise 07/22	204.40
700 Enterprise Fund	08/01/2022	Callaway Golf Com- pany	935259084	Merchandise 07/22	16.03
700 Enterprise Fund	11/01/2022	Callaway Golf Com- pany	935626544	Merchandise 11/22	386.36

**Waterlefe Community Development District**  
**Summary A/P Ledger**  
**From 01/1/2023 to 01/31/2023**

<b>Fund Name</b>	<b>GL posting date</b>	<b>Vendor name</b>	<b>Document number</b>	<b>Description</b>	<b>Balance Due</b>
700 Enterprise Fund	11/01/2022	Callaway Golf Company	935626544	Merchandise 11/22	22.00
700 Enterprise Fund	01/16/2023	Callaway Golf Company	935842772	Merchandise 01/23	987.93
700 Enterprise Fund	01/16/2023	Callaway Golf Company	935842772	Merchandise 01/23	21.61
700 Enterprise Fund	01/26/2023	Cintas Corporation	4144695804	Uniforms 01/23	124.15
700 Enterprise Fund	01/01/2023	Cintas Corporation	1903533304	Uniforms Laundry	273.71
700 Enterprise Fund	01/01/2023	Commercial Air & Refrigeration LLC	63039	Repairs 12/22	314.55
700 Enterprise Fund	01/25/2023	Copy Concepts Inc.	78889783	Lease - Toshiba	305.01
700 Enterprise Fund	01/24/2023	Edison Oil Company	270930	Gas - Fuel	1,944.42
700 Enterprise Fund	01/16/2023	EFE, Inc.	P0010587	Repairs 01/23	189.34
700 Enterprise Fund	01/18/2023	EFE, Inc.	P0012107	Repairs 01/23	89.64
700 Enterprise Fund	01/14/2023	ESD Waste2Water, Inc.	134423	R&M Pumps	400.00
700 Enterprise Fund	01/20/2023	Everglades Equipment Group	P0012107	R&M	89.64
700 Enterprise Fund	01/25/2023	Everglades Equipment Group	P0016469	Repair 01/23	118.18
700 Enterprise Fund	01/24/2023	Everglades Equipment Group	W58574	R&M	274.51
700 Enterprise Fund	01/19/2023	Everglades Equipment Group	P0012642	R&M	41.69
700 Enterprise Fund	01/10/2023	Everglades Equipment Group	P0003793	Repairs and Maint 01/23	77.69
700 Enterprise Fund	01/23/2023	Everglades Equipment Group	P0006781	R&M	135.07
700 Enterprise Fund	01/26/2023	Florida Power & Light Company	FPL Summary GC 01/23	Utility Services 01/23	1,689.49
700 Enterprise Fund	01/26/2023	Florida Power & Light Company	FPL Summary GC 01/23	Utility Services 01/23	2,732.86
700 Enterprise Fund	01/19/2023	Frontier Florida, LLC	020415-5 01/2023	Cable & Internet 01/23	85.98
700 Enterprise Fund	01/17/2023	Genuine Automotive Supply, Inc.	982082	R&M	372.28
700 Enterprise Fund	01/31/2023	Global HR Research, Inc.	17580969	Ads 01/23	96.57
700 Enterprise Fund	01/31/2023	Grant Price	62154	Lessons 01/16/23-01/31/23	3,300.00
700 Enterprise Fund	01/04/2023	Grease Free, LLC	4779	Kitchen Cleaning 01/23	525.00
700 Enterprise Fund	01/04/2023	Heritage Landscape Supply Group	0009121831-001	Fertilizer 01/23	63.00
700 Enterprise Fund	01/19/2023	Heritage Landscape Supply Group	0009240085-001	Chemicals 01/23	998.85
700 Enterprise Fund	01/25/2023	Maintenance Too Paper Company, Inc.	218502	Supplies 01/23	255.70
700 Enterprise Fund	01/25/2023	Maintenance Too Paper Company, Inc.	218502	Supplies 01/23	320.47
700 Enterprise Fund	01/31/2023	Mary Paige Huisman	Petty Cash 01/23	Petty Cash 01/23	100.48
700 Enterprise Fund	01/31/2023	Mary Paige Huisman	Petty Cash 01/23	Petty Cash 01/23	60.96
700 Enterprise Fund	01/31/2023	Mary Paige Huisman	Petty Cash 01/23	Petty Cash 01/23	626.38
700 Enterprise Fund	01/31/2023	Mary Paige Huisman	Petty Cash 01/23	Petty Cash 01/23	113.81
700 Enterprise Fund	01/25/2023	MCUD	MCUD Summary GC 01/23	Utility & Trash 01/23	415.67
700 Enterprise Fund	01/25/2023	MCUD	MCUD Summary GC 01/23	Utility & Trash 01/23	136.54
700 Enterprise Fund	01/25/2023	MCUD	MCUD Summary GC 01/23	Utility & Trash 01/23	359.83
700 Enterprise Fund	01/25/2023	MCUD	MCUD Summary GC 01/23	Utility & Trash 01/23	510.89
700 Enterprise Fund	01/24/2023	Monarch Deli Provisions LLC	819107	Food 01/23	353.39
700 Enterprise Fund	01/10/2023	Monarch Deli Provisions LLC	819021	Food 01/23	579.76
700 Enterprise Fund	01/31/2023	Monarch Deli Provisions LLC	819153	Food 01/23	320.10

**Waterlefe Community Development District**  
**Summary A/P Ledger**  
**From 01/1/2023 to 01/31/2023**

<b>Fund Name</b>	<b>GL posting date</b>	<b>Vendor name</b>	<b>Document number</b>	<b>Description</b>	<b>Balance Due</b>
700 Enterprise Fund	01/30/2023	PFG Florida	7940244	Food 01/23	1,557.50
700 Enterprise Fund	01/23/2023	PFG Florida	7937997	Food & Supplies 01/23	107.67
700 Enterprise Fund	01/23/2023	PFG Florida	7937997	Food & Supplies 01/23	1,199.02
700 Enterprise Fund	01/23/2023	PFG Florida	7937997	Food & Supplies 01/23	172.46
700 Enterprise Fund	01/19/2023	PFG Florida	7936943	Food & Supplies 01/23	1,751.77
700 Enterprise Fund	01/19/2023	PFG Florida	7936943	Food & Supplies 01/23	95.49
700 Enterprise Fund	01/26/2023	PFG Florida	7939086	Food & Supplies 01/23	161.35
700 Enterprise Fund	01/26/2023	PFG Florida	7939086	Food & Supplies 01/23	1,276.36
700 Enterprise Fund	01/30/2023	PNC Equipment Finance LLC	1623460	Lease 98978922-5	910.79
700 Enterprise Fund	01/30/2023	PNC Equipment Finance LLC	1623461	Lease 98978922-6	1,353.78
700 Enterprise Fund	01/30/2023	PNC Equipment Finance LLC	1623462	Lease 98978922-3	994.82
700 Enterprise Fund	01/25/2023	Postnet FL171	258663	Fed Ex Ground	18.84
700 Enterprise Fund	01/13/2023	Postnet FL171	257943	Advertising 01/23	188.93
700 Enterprise Fund	01/31/2023	Postnet FL171	259084	Supplies 01/23	30.97
700 Enterprise Fund	01/24/2023	Postnet FL171	258627	Supplies 01/23	21.61
700 Enterprise Fund	01/20/2023	ProPump and Controls, Inc.	0052309-IN	R&M Pump Service	825.00
700 Enterprise Fund	01/24/2023	Publix Super Markets Inc	0305232469	Food 02/23	41.51
700 Enterprise Fund	01/30/2023	Publix Super Markets Inc	0309396981	Food 01/23	307.87
700 Enterprise Fund	01/28/2023	Publix Super Markets Inc	0419091595	Liquor 01/23	24.99
700 Enterprise Fund	01/28/2023	Publix Super Markets Inc	0419087080	Food and Supplies 01/23	11.51
700 Enterprise Fund	01/28/2023	Publix Super Markets Inc	0419087080	Food and Supplies 01/23	11.53
700 Enterprise Fund	01/30/2023	Publix Super Markets Inc	0306406167	Food 01/23	52.14
700 Enterprise Fund	01/30/2023	Safehouse Security Solutions Inc.	8772	Security Monitoring 01/30/23-04/30/23	150.00
700 Enterprise Fund	01/31/2023	Sasha Jarquin	013123 Jarquin	Commission for 2023 New Members	26,171.50
700 Enterprise Fund	01/31/2023	Sasha Jarquin	Marketing Expenses 01/23	Marketing Expenses 01/23	368.90
700 Enterprise Fund	12/01/2022	SiteOne Landscape Supply, LLC	123177182-001	Seed & Sod 11/22	9,910.05
700 Enterprise Fund	10/17/2022	SiteOne Landscape Supply, LLC	124147473-0012	Accessories 10/22	967.20
700 Enterprise Fund	01/17/2023	SiteOne Landscape Supply, LLC	126332757-001	Supplies 01/23	182.40
700 Enterprise Fund	12/08/2022	Solitude Lake Management, LLC	PSI-31381	R&M	736.00
700 Enterprise Fund	01/27/2023	Southern Glazers Wine and Spirits, LLC	1176040	Liquor 01/23	375.44
700 Enterprise Fund	01/28/2023	Spectrum	047507101012823	Cable & Internet 02/23	119.98
700 Enterprise Fund	01/28/2023	Spectrum	047507101012823	Cable & Internet 02/23	170.11
700 Enterprise Fund	12/12/2022	Srixon/Cleveland/XXIO	7229549 SO	Merchandise	50.40
700 Enterprise Fund	12/12/2022	Srixon/Cleveland/XXIO	7229549 SO	Merchandise	993.60
700 Enterprise Fund	09/01/2022	Srixon/Cleveland/XXIO	7129521 SO	Merchandise 09/22	662.40
700 Enterprise Fund	09/01/2022	Srixon/Cleveland/XXIO	7129521 SO	Merchandise 09/22	48.00
700 Enterprise Fund	09/06/2022	Srixon/Cleveland/XXIO	7135991 SO	Merchandise 09/22	331.20
700 Enterprise Fund	09/06/2022	Srixon/Cleveland/XXIO	7135991 SO	Merchandise 09/22	16.80
700 Enterprise Fund	01/23/2023	The Huntington National Bank	8132644	Lease 008-0600265-108/303	2,552.40
700 Enterprise Fund	01/29/2023	The Huntington National Bank	8144939	Lease 008-0600265-107	164.57



**Waterlefe Community Development District**  
**Summary A/P Ledger**  
**From 01/1/2023 to 01/31/2023**

<b>Fund Name</b>	<b>GL posting date</b>	<b>Vendor name</b>	<b>Document number</b>	<b>Description</b>	<b>Balance Due</b>
700 Enterprise Fund	01/31/2023	The Observer Group, Inc.	167086 01.23	Promotional Advertising 01/23	1,146.00
700 Enterprise Fund	01/06/2023	TravisMathew, LLC	91079010	Merchandise 01/23	25.20
700 Enterprise Fund	08/01/2022	TravisMathew, LLC	90701685 CM	Merchandise - Credit 04/22	(1,530.00)
700 Enterprise Fund	01/06/2023	TravisMathew, LLC	91079010	Merchandise 01/23	888.00
700 Enterprise Fund	01/05/2023	TravisMathew, LLC	91077872	Merchandise 01/23	9.00
700 Enterprise Fund	01/05/2023	TravisMathew, LLC	91077872	Merchandise 01/23	324.00
700 Enterprise Fund	01/18/2023	Trigon Turf Sciences, LLC	449442	Fertilizer Maint	1,578.97
700 Enterprise Fund	01/20/2023	VIP Networks, Inc.	17558	Phone Repair 01/23	35.00
700 Enterprise Fund	01/09/2023	Wells Fargo Financial Leasing, Inc.	5023442726	Equip Lease	3,369.64
700 Enterprise Fund	01/27/2023	Wesco Turf, Inc.	41119976	Repair 01/23	38.09
700 Enterprise Fund	01/13/2023	Wesco Turf, Inc.	41118059	Pump Kit 01/23	1,312.12
700 Enterprise Fund	01/27/2023	Wesco Turf, Inc.	39603006	Rental 01/23	1,250.00
700 Enterprise Fund	01/27/2023	Wesco Turf, Inc.	39603005	Rental 01/23	1,500.00
700 Enterprise Fund	11/18/2022	Wilson Sporting Goods Co.	4539753539	Merchandise 11/22	36.00
700 Enterprise Fund	11/18/2022	Wilson Sporting Goods Co.	4539753539	Merchandise 11/22	276.00
700 Enterprise Fund	12/01/2022	Winfield Solutions, LLC	65265231	Grounds Maint supplies	3,816.00
700 Enterprise Fund	12/01/2022	Winfield Solutions, LLC	65265231	Grounds Maint supplies	4,500.26
700 Enterprise Fund	12/01/2022	Winfield Solutions, LLC	65286240	Maintenance 10/22	1,974.37
700 Enterprise Fund	11/01/2022	Winfield Solutions, LLC	65280386	Fertilizer 11/22	1,266.00
700 Enterprise Fund	11/01/2022	Winfield Solutions, LLC	65265230	Chemicals - Maintenance 11/22	7,200.00
700 Enterprise Fund	12/01/2022	Winfield Solutions, LLC	65265230B	Chemicals 11/22	2,478.00
700 Enterprise Fund	10/10/2022	Winfield Solutions, LLC	65265233	Chemicals 10/22	4,457.52
700 Enterprise Fund	10/10/2022	Winfield Solutions, LLC	65265234	Chemicals 10/22	3,454.92
700 Enterprise Fund	10/20/2022	Winfield Solutions, LLC	65277895	Chemicals 10/22	380.50
700 Enterprise Fund	10/01/2022	Winfield Solutions, LLC	65242224	Chemicals 09/22	673.20
700 Enterprise Fund	01/01/2023	Winfield Solutions, LLC	0008645772-007A	Chemicals 10/22	7,200.00
700 Enterprise Fund	01/01/2023	Winfield Solutions, LLC	0008645772-005	Fertilizer	3,240.00
700 Enterprise Fund	01/01/2023	Winfield Solutions, LLC	0009063181-001	Fertilizer credit for in#0008645772-011	(58,275.00)
700 Enterprise Fund	01/01/2023	Winfield Solutions, LLC	0008645772-011	Fertilizer 12/22	58,275.00
700 Enterprise Fund	01/01/2023	Winfield Solutions, LLC	0008645772-004	Maint	588.72
700 Enterprise Fund	09/02/2022	Winfield Solutions, LLC	65224573	Chemicals 09/22	3,796.50
700 Enterprise Fund	12/01/2022	Winfield Solutions, LLC	65265229	Fertilizer Maintenance 11/22	1,026.45
<b>Sum for 700, 2666</b>					<b>178,847.51</b>
<b>Sum for 700</b>					<b>201,520.52</b>
<b>Sum Total</b>					<b>201,520.52</b>

**Waterlefe Community Development District**  
**Notes to Unaudited Financial Statements**  
**January 31, 2023**

**Balance Sheet**

1. Trust statement activity has been recorded through 01/31/23.
2. See EMMA (Electronic Municipal Market Access) at <https://emma.msrb.org> for Municipal Disclosures and Market Data.
3. For presentation purposes, the Reserves are shown in a separate fund titled Reserve Fund.

**Summary A/R Ledger – Payment Terms**

4. Payment terms for landowner assessments are (a) defined in the FY22-23 Assessment Resolution adopted by the Board of Supervisors, (b) pursuant to Florida Statutes, Chapter 197 for assessments levied via the county tax roll.

## **Tab 16**

# WATERLEFE COMMUNITY DEVELOPMENT DISTRICT

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District Office · Riverview, Florida · (813) 533-2950  
Mailing Address · 3434 Colwell Avenue, Suite 200 · Tampa, Florida 33614  
[www.waterlefecdd.org](http://www.waterlefecdd.org)

## **Operation and Maintenance Expenditures February 2023 For Board Approval**

Attached please find the check register listing the Operation and Maintenance expenditures paid from February 1, 2023 through February 28, 2023. This does not include expenditures previously approved by the Board.

The total items being presented: **\$70,723.53**

Approval of Expenditures:

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\_\_\_\_\_ Chairperson

\_\_\_\_\_ Vice Chairperson

\_\_\_\_\_ Assistant Secretary

## Waterlefe Community Development District

### Paid Operation & Maintenance Expenditures

February 1, 2023 Through February 28, 2023

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Artistree Landscape Maintenance & Design STE B	100157	168971	Plant & Tree Removal 01/23	\$ 1,495.00
Artistree Landscape Maintenance & Design STE B	100166	169226	Plant & Tree Removal 02/23	\$ 292.50
Artistree Landscape Maintenance & Design STE B	100172	169404	Monthly Ground Maintenance 02/23	\$ 11,928.83
Dye, Harrison, Kirkland, Petruff, Pratt & St. Paul, PLLC	100170	993523	Legal Services 01/23	\$ 70.00
Florida Power & Light Company	20230228-3	FPL Summary 01/23 AUTOPAY - 700	FPL Summary 01/23	\$ 2,169.20
Gate Pros, Inc.	100173	8604	Gate Service Call 02/23	\$ 595.00
Gate Pros, Inc.	100173	8639	Gate Maintenance 02/23	\$ 90.00
Kenneth E. Bumgarner	100174	KB022023	Board of Supervisors Meeting 02/20/23	\$ 200.00
Maglio Christopher & Toale, PA	100161	9636	Legal Services 10/22	\$ 2,354.50
Maglio Christopher & Toale, PA	100161	10195	Legal Services 12/22	\$ 725.00
Manatee County Utilities Department	20230228-2	MCUD CDD 01/23- 700 AUTOPAY	MCUD Summary 01/23	\$ 3,122.12
McClatchy Company, LLC	100162	171869	Print Legal Ad 01/23	\$ 173.16
Persson, Cohen & Mooney, P.A.	100167	3117	Legal Services 02/23	\$ 5,110.00

## Waterlefe Community Development District

### Paid Operation & Maintenance Expenditures

February 1, 2023 Through February 28, 2023

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Persson, Cohen & Mooney, P.A.	100163	3118	Legal Services 01/23	\$ 840.00
ProPump and Controls, Inc.	100175	0052625-IN	Irrigation Pump Maintenance 02/23	\$ 1,219.80
ProPump and Controls, Inc.	100181	ProPump 022823 CK RQ	50% Deposit Irrigation Equipment Replacement 02/23	\$ 4,078.17
Richard E Carroll	100176	RC022023	Board of Supervisors Meeting 02/20/23	\$ 200.00
Rizzetta & Company, Inc.	100169	INV0000074909	Annual Dissemination 01/23	\$ 1,000.00
Rizzetta & Company, Inc.	100156	INV0000075358	District Management Fees 02/23	\$ 6,340.83
Ruth A Harenchar	100177	RH022023	Board of Supervisors Meeting 02/20/23	\$ 200.00
Schappacher Engineering, LLC	100168	2347	Engineering Services 01/23	\$ 2,680.00
SEL Security, Inc.	100158	9280	Windshield Tags 01/23	\$ 4,375.00
Solitude Lake Management, LLC	100159	PSI-31381	R&M	\$ 736.00
Solitude Lake Management, LLC	100159	PSI-32679	Lake & Pond Management Services 12/22	\$ 3,439.00
Solitude Lake Management, LLC	100159	PSI-44923	Splice Kit 01/23	\$ 110.50
Solitude Lake Management, LLC	100159	PSI-44924	Splice Kit 01/23	\$ 127.08



## Waterlefe Community Development District

### Paid Operation & Maintenance Expenditures

February 1, 2023 Through February 28, 2023

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Solitude Lake Management, LLC	100159	PSI-44996	Lake & Pond Maintenance 01/23	\$ 3,611.00
Solitude Lake Management, LLC	100178	PSI-45260	Lake & Pond Management Services 02/23	\$ 3,611.00
Solitude Lake Management, LLC	100178	PSI-52105	Pond Maintenance 02/23	\$ 1,391.00
Spectrum	20230228-1	0041827021023 1827 02/23 Auto-700	Cable Internet Guard House 02/23	\$ 418.13
Spectrum	20230228-1	088958501012423 01/23 Auto-700	Cable/Internet 02/23	\$ 197.96
Spectrum	20230228-1	168629201012123 02/23 AUTOPAY	Guardhouse - Winding Stream Way 02/23	\$ 199.98
Sydney S. Xinos	100179	SX022023	Board of Supervisors Meeting 02/20/23	\$ 200.00
Thomas A Tosi	100180	TT022023	Board of Supervisors Meeting 02/20/23	\$ 200.00
True Tree Inc	100171	3929	Tree Removal 02/23	\$ 1,800.00
Waterlefe Master POA Inc.	100160	123122 MPOA	4th Qtr Supplemental Invoices	\$ <u>5,422.77</u>
<b>Report Total</b>				<b>\$ <u>70,723.53</u></b>

## Tab 17

**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, February 20, 2023, at 2:04 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	<b>Board Supervisor, Chair</b>
Ruth Harenchar	<b>Board Supervisor, Vice Chair</b>
Tom Tosi	<b>Board Supervisor, Assistant Secretary</b>
Richard Carroll	<b>Board Supervisor, Assistant Secretary</b>
Sydney Xinos	<b>Board Supervisor, Assistant Secretary</b>

Also present were:

Matthew Huber	<b>Regional District Manager, Rizzetta &amp; Company, Inc.</b>
Andy Cohen	<b>District Counsel, Persson, Cohen &amp; Mooney, P.A.</b>
Rick Schappacher	<b>District Engineer, Schappacher Eng.</b>
Steve Dietz	<b>General Manager, Waterlefe Golf Club</b>
Mary Paige Huisman	<b>Representative, Waterlefe Golf Club</b>
Tim Drumgool	<b>Representative; ArtisTree Landscape</b>
John Toborg	<b>Landscape Inspection Services, Rizzetta &amp; Company Inc.</b>
John Valletta	<b>Representative, MPOA</b>
Scott Laballister	<b>Representative, Solitude Lake Management</b>
Mike Jacobs	<b>President, Landscape Committee</b>

Audience	<b>Present</b>
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**FIRST ORDER OF BUSINESS**

**Call to Order**

Mr. Huber called the meeting to order and conducted roll call.

**SECOND ORDER OF BUSINESS**

**Audience Comments**

The residents had the following comments: mind experiment of the Capital Plan Committee, will the grill times be changed, are there planned events during the closure for renovations, assistance regarding a market, financial and accounting

analyst, comments regarding the member of the Landscape Committee, and concerns on the road noise.

**THIRD ORDER OF BUSINESS**

**Consideration of Resolution 2023-02,  
Re-Designating Officers of the District**

Mr. Huber presented Resolution 2023-02, Re-Designating Officers of the District to the Board mentioning that Mr. Huber would be added as an Assistant Secretary for signature purposes only.

On a motion by Mr. Carroll, seconded by Mr. Xinos, the Board adopted Resolution 2023-02, Re-Designating Offices of the District, for the Waterlefe Community Development District.

**FOURTH ORDER OF BUSINESS**

**Consideration of Tri-Party Succession  
Agreement**

Mr. Cohen spoke about the changes to the agreement and responded to questions that the Board had. Mr. Cohen informed the Board that the District is currently in default.

On a motion by Mr. Bumgarner, seconded by Ms. Harenchar, the Board approved the Tri-Party Succession Agreement, for the Waterlefe Community Development District.

**FIFTH ORDER OF BUSINESS**

**Consideration of Architect  
RFQ Submission**

Mr. Cohen presented the Architect RFQ Submission for renovation and expansion of the Waterlefe Golf Clubhouse.

On a motion by Mr. Xinos, seconded by Ms. Harenchar, the Board approved the RFQ submission from SGA, for the Waterlefe Community Development District.

**SIXTH ORDER OF BUSINESS**

**Approval of Engineer's Report**

Mr. Cohen presented the Engineer's report as well as a discussion of Bond validation. Mr. Cohen informed the Board that there is no commitment to spend the funds.

On a motion by Mr. Xinos, seconded by Mr. Tosi, the Board approved the Engineer's report, for the Waterlefe Community Development District.

**SEVENTH ORDER OF BUSINESS**

**Consideration of Resolution 2023-03,  
Master Bond Resolution**

Ms. Taylor presented Resolution 2023-03, Master Bond Resolution with a Not To Exceed amount of \$6,000,000.00 to the Board. There also was discussion of the Master Trust Indenture. Mr. Cohen stated his office will file the complaint immediately and will keep the Board of Supervisors posted on timing after a judge has been assigned.

On a motion by Mr. Xinos, seconded by Mr. Bumgarner, with all in favor, the Board approved the form of Master Trust Indenture, for the Waterlefe Community Development District.

**EIGHTH ORDER OF BUSINESS**

**Consideration of the Regular Meeting  
Minutes from January 16, 2023**

Mr. Huber presented the Regular Meeting Minutes from January 16, 2023 to the Board.

On a motion by Mr. Bumgarner, seconded by Mr. Xinos, with all in favor, the Board approved the Minutes of the Board of Supervisors' Regular Meeting held on January 16, 2023, as amended, for the Waterlefe Community Development District.

**NINTH ORDER OF BUSINESS**

**Consideration of Operation  
& Maintenance Expenditures  
for January 2023**

Mr. Huber presented the January 2023 Operations and Maintenance Expenditures to the Board.

On a motion by Mr. Bumgarner, seconded by Mr. Tosi, with all in favor, the Board of Supervisors ratified the Operation and Maintenance Expenditures for January in the amount of \$142,069.66, for the Waterlefe Community Development District.

**TENTH ORDER OF BUSINESS**

**Staff Reports**

**A. Aquatic Maintenance Report and Update**

Mr. Laballister presented the Aquatics Maintenance Report to the Board.

Ms. Harenchar mentioned that pond 18 looks better since it has been treated.

**1. Consideration of Solitude Fountain Repair Proposal**

The Board discussed the sound mitigation and fountain quote, per resident request. There was a prior quote given for approximately \$10,000. Mr. Carroll wanted to know what the decibels for the fountains are and Mr. Diets will follow up.

**B. Landscape & Irrigation Update**

A discussion ensued.

**ELEVENTH ORDER OF BUSINESS**

**Consideration of Landscape  
Committee Meeting Minutes for  
January 6, 2023**

Mr. Huber presented the Landscape Committee Meeting Minutes and asked if there were any changes needed. There were none.

On a motion by Mr. Bumgarner, seconded by Mr. Tosi, the Board accepted the Landscape Committee Meeting Minutes for January 6, 2023, for the Waterlefe Community Development District.

**1. Landscape Committee Chairman Update**

The Board received the Landscape Committee Chairman update. Mr. Jacobs indicated ArtisTree doesn't have a water truck and one is needed for this project. Mr. Jacobs stated that the wells liquid end would need to be pulled to know what is needed for replacement. Mr. Dietz will check to see if the old pump is able to be rebuilt to have as a backup.

**2. Landscape Inspection Report**

Mr. Toborg presented the Landscape Inspection report. He noted that the photos and text received with mulch on pallet are not within the scope of services. Mr. Toborg also noted that item #45 on the report should be under warranty, so there is no need for the proposal to replace the potato vine.

**3. Landscape Contractor Report**

The Board received the Landscape Contractor update. Items that were all noted as red deficiencies were discussed.

**C. Golf Course Update**

Mr. Dietz indicated EZGO is moving forward with their order and the golf carts should be available for pick up sometime in late April 2023. He also indicated membership has increased. The Golf Course Committee will report the number of ideal members needed in the next few months.

**TWELFTH ORDER OF BUSINESS**

**Consideration of the Golf Committee  
Meeting Minutes for December 15,  
2022**



Mr. Huber presented the Golf Committee Meeting Minutes and asked if there were any changes needed. There were none.

On a motion by Mr. Carroll, seconded by Mr. Xinos, with all in favor, the Board of Supervisors accepted the Minutes of the Golf Committee Meeting held on December 15, 2022, for the Waterlefe Community Development District.

**1. Director of Golf Course Operations Update**

The Board was provided with an update on the December 2022 financials.

**D. Safety Committee**

**1. Safety Committee Meeting Update**

Mr. Dietz provided an update on the Safety Committee.

**THIRTEENTH ORDER OF BUSINESS**

**Consideration of the Safety  
Committee Meeting Minutes for  
September 13, 2022**

On a motion by Mr. Xinos, seconded by Ms. Harenchar, with all in favor, the Board of Supervisors accepted the Minutes of the Safety Committee Meeting held on September 13, 2022, for the Waterlefe Community Development District.

**E. Capital Planning Committee**

There was discussion about having a workshop with the CDD Board of Supervisors and the Capital Planning Committee sometime during the week of March 13, 2023. This would allow the Capital Planning Committee to review the plans and pricing prior to the March 23, 2023, regular meeting. Staff will coordinate this meeting.

**FOURTHTEENTH ORDER OF BUSINESS**

**Consideration of Capital Planning  
Committee Meeting Minutes for from  
January 5, 2023**

Mr. Huber presented the Capital Planning Meeting Minutes and asked if there were any changes needed. There were none.

On a motion by Mr. Xinos, seconded by Mr. Tosi, the Board accepted the Capital Planning Committee Meeting Minutes from January 5, 2023, for the Waterlefe Community Development District.

**1. Capital Planning Committee Update**

On a motion by Mr. Xinos, seconded by Mr. Carroll, with four in agreement and one opposed, the Board agreed to move forward with the building permit submittal, for the Waterlefe Community Development District.

**A. Presentation of the Clubhouse Renovation Update  
On Guaranteed Maximum Price  
(Under Separate Cover)**

Mr. Dietz presented the Clubhouse Renovation update to the Board.

**F. Property Management Update**

**1. CDD Completed Work Orders Maintenance Report**

The Board received the presentation of the completed work orders maintenance report. The Board discussed #7 in the amount of \$3,350. Mr. Dietz agreed to have Staff remove the debris that was previously cut down.

**G. MPOA Liaison Update**

There was a request on behalf of MPOA to post signs in the community letting the public know the community is "Deed Restricted" to govern deed restrictions. The Landscape committee will review this.

**H. District Counsel**

Mr. Cohen indicated for the minutes that the deed reformation has been filed and there is ongoing discussion with the County regarding eminent domain.

**I. District Engineer**

Mr. Schappacher indicated that the Lake Bank still has unfinished punch list items. The sod looks rough and needs watering. He also informed the Board Winding Stream and Whopping Crane need road repairs. There was discussion about easement variance. The Board of Supervisors requested more information before making any decisions on this item.

**J. District Manager**

**1. Presentation of Monthly Financial Statement**

The Board received the District Manager update. Mr. Huber informed the Board that the next regularly scheduled meeting would be on March 20, 2023, at 2:00 p.m. Mr. Huber also indicated there will also be a special joint meeting on March 13, 2023, or sooner.

**FIFTEENTH ORDER OF BUSINESS**

**Supervisor Requests**

There were no Supervisor Requests currently.

**SIXTEENTH ORDER OF BUSINESS**

**Adjournment**

On a motion by Mr. Bumgarner, seconded by Ms. Harenchar, the Board unanimously approved to adjourn the meeting at 5:21 p.m., for the Waterlefe Community Development District.

\_\_\_\_\_  
Secretary / Assistant Secretary

\_\_\_\_\_  
Chairman / Vice Chairman