



Rizzetta & Company

Waterlefe Community Development District

**Board of Supervisors' Meeting
October 16, 2023**

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

www.waterlefecdd.org

WATERLEFE COMMUNITY DEVELOPMENT DISTRICT AGENDA

To be held at the Waterlefe River Club – 995 Fish Hook Cove, Bradenton, Florida 34212

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

October 13, 2023

**Board of Supervisors
Waterlefe Community
Development District**

REVISED FINAL AGENDA

Dear Board Members:

The regular meeting of the Board of Supervisors of the Waterlefe Community Development District will be held on **Monday, October 16, 2023, at 2:00 p.m.** at the Waterlefe River Club - located at 995 Fish Hook Cove, Bradenton, FL 34212.

- 1. CALL TO ORDER / ROLL CALL**
- 2. PUBLIC COMMENTS**
- 3. STAFF REPORTS**
 - A.** Aquatic Maintenance Report and Update
 1. Presentation of Waterway Inspection Report Tab 1
 - B.** Landscape & Irrigation Update
 1. Landscape Committee Update
 2. Field Inspection Report Tab 2
 - 3. Artis Tree September Report..... (Tab 3)**
 4. Landscape Contractor Report
 - C.** Golf Course Update
 1. Director of Golf Course Operations Update Tab 4
 - D.** Safety Committee
 1. Safety Committee Update
 - E.** Capital Projects Committee
 - F.** Property Management Update
 1. CDD Completed Work Orders Maintenance Report Tab 5
 - G.** MPOA Liaison Update
 - H.** District Counsel
 - I.** District Engineer
 - J.** District Manager
- 4. BUSINESS ITEMS**
 - A.** Evaluation of the Landscape RFP's..... (USC)
- 5. BUSINESS ADMINISTRATION - CONSENT AGENDA ITEMS**
 - A.** Consideration of the Landscape Committee Meeting Minutes from August 4, 2023..... Tab 6
 - B.** Consideration of the Safety Committee Meeting Minutes from May 9, 2023 Tab 7
 - C.** Consideration of the Golf Committee Meeting Minutes from August 17, 2023..... Tab 8
 - D.** Consideration of the Regular Meeting Minutes from September 18, 2023 Tab 9
- 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

SOLITUDE

LAKE MANAGEMENT



Waterlefe CDD Waterway Inspection Report

Reason for Inspection: Scheduled-recurring

Inspection Date: 2023-10-03

Prepared for:

Ruben Durand, CDD District Manager
Rizzetta & Company
1022 Fish Hook Cove
Bradenton, FL 34212

Prepared by:

Alex Johnson, Service Manager

Sarasota Field Office
SOLITUDELAKEMANAGEMENT.COM
888.480.LAKE (5253)

TABLE OF CONTENTS

Pg

SITE ASSESSMENTS

PONDS 1, 2, 3 3

PONDS 4, 5, 6 4

PONDS 7, 8, 9 5

PONDS 10, 11, 12 6

PONDS 13, 14, 15 7

PONDS 16, 17, 18 8

PONDS 18A, 19, 20 9

PONDS 21, 22, 26 10

PONDS 28 11

PONDS

PONDS

PONDS

PONDS

PONDS

PONDS

PONDS

PONDS

MANAGEMENT/COMMENTS SUMMARY 11-13

SITE MAP 14

Site: 1

Comments:

Normal growth observed

Minor amount of algae noted growing in pond 1

Action Required:

Routine maintenance next visit

Target:

Surface algae



Site: 2

Comments:

Normal growth observed

Previous treatment of primrose and alligatorweed on the littoral shelf is evident

Action Required:

Routine maintenance next visit

Target:

Species non-specific



Site: 3

Comments:

Normal growth observed

Minimal amount of algae observed in pond 3

Action Required:

Routine maintenance next visit

Target:

Surface algae



Site: 4**Comments:**

Site looks good

Minimal amount of torpedograss
noted along the perimeter of pond
4

Action Required:

Routine maintenance next visit

Target:

Torpedograss

**Site: 5****Comments:**

Site looks good

Minimal amount of torpedograss
noted along the perimeter of pond
5

Action Required:

Routine maintenance next visit

Target:

Torpedograss

**Site: 6****Comments:**

Requires attention

Algae observed growing within
pond 6

Action Required:

Routine maintenance next visit

Target:

Surface algae



Site: 7

Comments:

Normal growth observed
Algae observed windblown in the south end of pond 7

Action Required:

Routine maintenance next visit

Target:

Surface algae



Site: 8

Comments:

Normal growth observed
Algae noted in pond 8

Action Required:

Routine maintenance next visit

Target:

Surface algae



Site: 9

Comments:

Algae observed within pond 9

Action Required:

Routine maintenance next visit

Target:

Surface algae



Site: 10

Comments:

Normal growth observed

Minor amount of algae observed along the perimeter of pond 10

Action Required:

Routine maintenance next visit

Target:

Surface algae



Site: 11

Comments:

Normal growth observed

Minor amount of algae noted along the perimeter

Action Required:

Routine maintenance next visit

Target:

Surface algae



Site: 12

Comments:

Normal growth observed

Minor amount of algae noted within pond 12

Action Required:

Routine maintenance next visit

Target:

Surface algae



Site: 13

Comments:

Normal growth observed

Torpedograss was observed growing along the edge of the littoral shelf. Minimal amount of algae noted along the perimeter

Action Required:

Routine maintenance next visit

Target:

Torpedograss



Site: 14

Comments:

Normal growth observed

Minor amount of algae observed in pond 14

Action Required:

Routine maintenance next visit

Target:

Surface algae



Site: 15

Comments:

Requires attention

Torpedograss observed growing on the littoral shelf

Action Required:

Routine maintenance next visit

Target:

Torpedograss



Site: 16

Comments:

Normal growth observed

Minor amount of algae noted along the perimeter of pond 16

Action Required:

Routine maintenance next visit

Target:

Surface algae



Site: 17

Comments:

Normal growth observed

Minimal amount of alligatorweed observed along the perimeter of pond 17

Action Required:

Routine maintenance next visit

Target:

Alligatorweed



Site: 18

Comments:

Requires attention

Algae observed growing within pond 18

Action Required:

Treat within 7 days

Target:

Surface algae



Site: 18A

Comments:

Requires attention

Algae observed growing within pond 18A

Action Required:

Treat within 7 days

Target:

Surface algae



Site: 19

Comments:

Site looks good

Minimal amount of torpedograss noted along the perimeter of pond 19

Action Required:

Routine maintenance next visit

Target:

Torpedograss



Site: 20

Comments:

Normal growth observed

Minor amount of algae noted along the perimeter of pond 20

Action Required:

Routine maintenance next visit

Target:

Surface algae



Site: 21

Comments:

Normal growth observed

Minor amount of algae observed along the perimeter of pond 21

Action Required:

Routine maintenance next visit

Target:

Surface algae



Site: 22

Comments:

Normal growth observed

Minimal amount of algae observed growing along the perimeter of pond 22

Action Required:

Routine maintenance next visit

Target:

Surface algae



Site: 26

Comments:

Normal growth observed

Minor amount of algae noted within pond 26

Action Required:

Routine maintenance next visit

Target:

Surface algae



Site: 28**Comments:**

Normal growth observed

Algae observed growing within pond 28

**Action Required:**

Routine maintenance next visit

Target:

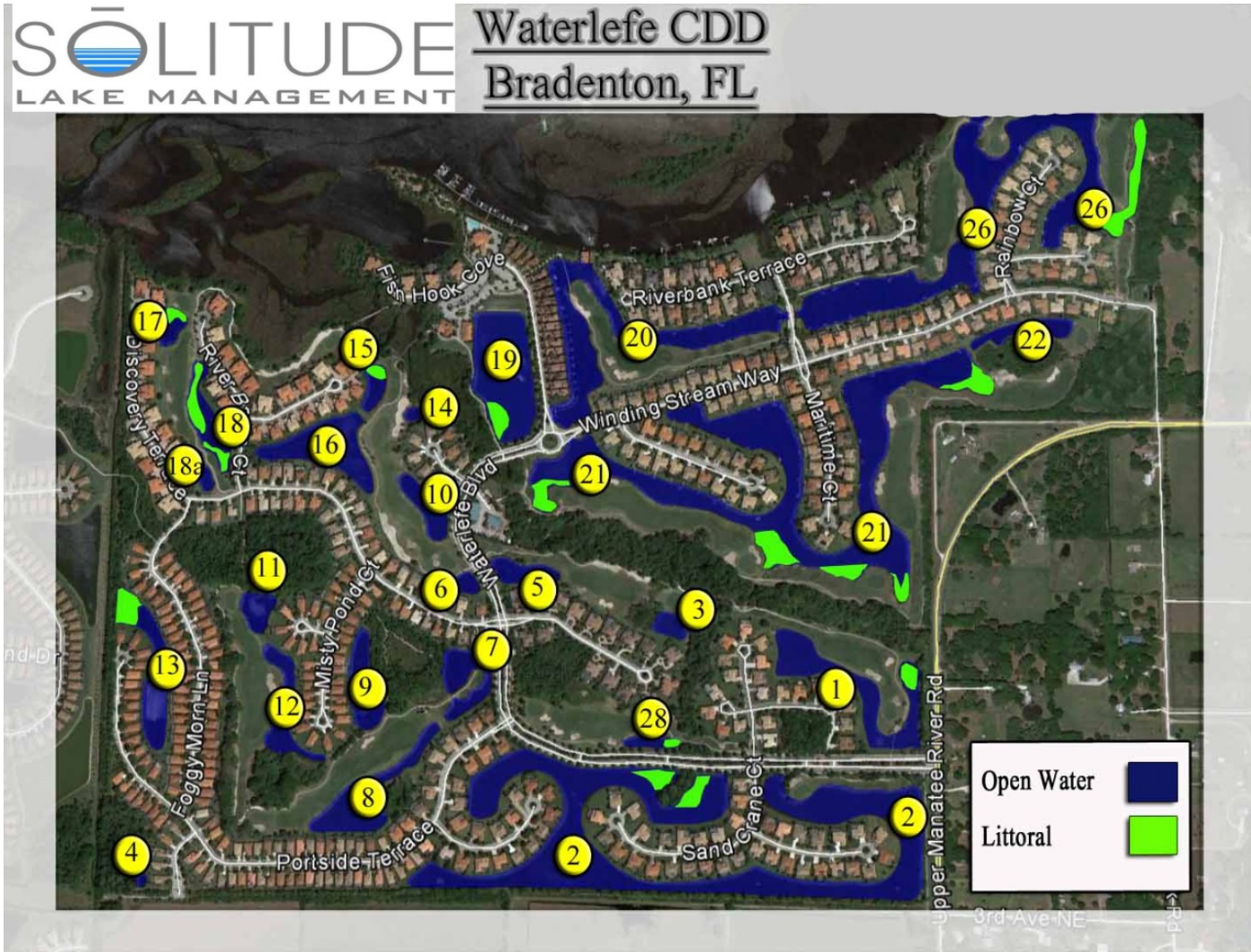
Surface algae

Management Summary

Pond #1: Minor amount of algae noted growing in pond 1
Pond #2: Previous treatment of primrose and alligatorweed on the littoral shelf is evident
Pond #3: Minimal amount of algae observed in pond 3
Pond #4: Minimal amount of torpedograss noted along the perimeter of pond 4
Pond #5: Minimal amount of torpedograss noted along the perimeter of pond 5
Pond #6: Algae observed growing within pond 6
Pond #7: Algae observed windblown in the south end of pond 7
Pond #8: Algae noted in pond 8
Pond #9: Algae observed within pond 9
Pond #10: Minor amount of algae observed along the perimeter of pond 10
Pond #11: Minor amount of algae noted along the perimeter
Pond #12: Minor amount of algae noted within pond 12
Pond #13: Torpedograss was observed growing along the edge of the littoral shelf. Minimal amount of algae noted along the perimeter
Pond #14: Minor amount of algae observed in pond 14
Pond #15: Torpedograss observed growing on the littoral shelf
Pond #16: Minor amount of algae noted along the perimeter of pond 16
Pond #17: Minimal amount of alligatorweed observed along the perimeter of pond 17
Pond #18: Algae observed growing within pond 18
Pond #18A: Algae observed growing within pond 18A
Pond #19: Minimal amount of torpedograss noted along the perimeter of pond 19
Pond #20: Minor amount of algae noted along the perimeter of pond 20
Pond #21: Minor amount of algae observed along the perimeter of pond 21
Pond #22: Minimal amount of algae observed growing along the perimeter of pond 22
Pond #26: Minor amount of algae noted within pond 26
Pond #28: Algae observed growing within pond 28

Site	Comments	Target	Action Required
1	Normal growth observed	Surface algae	Routine maintenance next visit
2	Normal growth observed	Species non-specific	Routine maintenance next visit
3	Normal growth observed	Surface algae	Routine maintenance next visit
4	Site looks good	Torpedograss	Routine maintenance next visit
5	Site looks good	Torpedograss	Routine maintenance next visit
6	Requires attention	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	Normal growth observed	Surface algae	Routine maintenance next visit
12	Normal growth observed	Surface algae	Routine maintenance next visit
13	Normal growth observed	Torpedograss	Routine maintenance next visit
14	Normal growth observed	Surface algae	Routine maintenance next visit
15	Requires attention	Torpedograss	Routine maintenance next visit
16	Normal growth observed	Surface algae	Routine maintenance next visit
17	Normal growth observed	Alligatorweed	Routine maintenance next visit
18	Requires attention	Surface algae	Treat within 7 days
18A	Requires attention	Surface algae	Treat within 7 days
19	Site looks good	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	Normal growth observed	Surface algae	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



Tab 2

WATERLEFE

LANDSCAPE INSPECTION REPORT



September 11, 2023
Rizzetta & Company
John R. Toborg – Division Manager
Landscape Inspection Services



Rizzetta & Company
Professionals in Community Management

Upcoming Events, UMRR, Waterlefe Blvd. (WLBld.)

General Updates, Recent & Upcoming Maintenance Events

- ❑ During the month of October, all Bahia turf shall receive an application of 600 lbs. (12 – 50 lb. bags) of 8-0-12+4Mg fertilizer. Additionally, all St. Augustine shall receive an application of 5877 lbs. (118 – 50 lb. bags) of 8-0-12+4Mg fertilizer, all Ornamentals shall receive an application of 1960 lbs. (39+ - 50 lb. bags) of 8-0-12+4Mg fertilizer and finally, all Palms shall receive an application of 653 lbs. (13+ - 50 lb. bags) of 8-0-12+4Mg fertilizer. That is a total of 183 – 50 lb. bags of 8-0-12+4Mg fertilizer.
- ❑ ArtisTree to notify STAFF and Landscape Specialist at least one week prior to the application being scheduled. Then on the day of application, ArtisTree is to notify staff so that staff can verify quantity and fertilizer types and write how many bags have been delivered, what it is being used for and date it on the label. This will need to be sent to me for verification.

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. Remove a very large Brazilian Pepper atop the Simpson's Stoppers along the UMRR buffer south of the main entrance.
2. Dead-head the Birds-of-Paradise on the WLBld. median. (Pic 2)



3. Eradicate the large amount of "mock weed" in the Dwarf Asian Jasmine on the WLBld. median between the guardhouse and UMRR.
4. Although a Royal is self-cleaning, I feel hanging branches such as this one need to

be removed by hand due to their proximity to vehicular travel lanes. (Pic 4)



5. Turf weeds need to be treated in the St. Augustine turf, especially on the outbound lanes of the WLBld. median between the guardhouse and UMRR. (Pic 5>)
6. The Dwarf Asian Jasmine bed on the same median also needs to be trimmed down. (Pic 6>)

UMRR Berm, Main Entrance, Conch Shell East

7. Lift this Hong Kong Orchid off the pond bank. This is the one closest to the main entrance, south side. (Pic 7)



8. The Simpson's Stopper along UMRR still needs to be "topped" a few inches to



encourage lateral growth. (Pic 8)



9. ArtisTree will replace 10-12 dying or dead Liriope in front of the UMRR monuments the week of the date of this inspection – Sept. 11. (Pic 9)



10. The Blue Daze on the WLBlvd. median behind the guardhouse have taken a turn for the worse. Has something occurred here irrigation-wise?
11. Pull dead growth from the Foxtail Ferns on the Sand Crane north median.
12. Hand pull weeds from the Wedelia bed on the south side of Conch Shell east. (Pic 12>)
13. The heart-shaped vine is recurring on the Conch Shell west cul-de-sac, plus there is still a stressed patch of turf. (Pic 13>)



Conch Shell, East, Sand Crane South

14. What is being done to replace this dead area of turf on the Conch Shell east cul-de-sac? (Pic 14)



15. I still feel the Gold Dust Croton need to be lowered on the Sand Crane south median.



16. Remove water shoots from the Tree Ligustrum on the buffer on the outbound lanes of Sand Crane south.



17. I feel more work needs to be done to clean up the Split-Leaf Philodendron on the Sand Crane south cul-de-sac as well as removing the dead, hand-sprayed turf encroaching the mulch bed. (Pic 17)



18. The back side of the buffer on the south side of WL Blvd. east of Sand Crane south has still not been line trimmed (Item 31 – August report). AT addressed only the dead Oak limb in this comment in their response.



Sand Crane, Portside, Daylily

19. Trim out this dead limb on a Tree Ligustrum on the WLBlvd. median approaching Portside from Sand Crane. Cut back several inches into healthy wood and apply a preventative fungicide. (Pic 19)



23. The sideyard berm (specifically the western end) on the inbound side of Sand Crane south still requires attention. (Pic 23)



20. The King Sago has not had any of the dead fronds pruned from it on the outbound buffer on Portside. Plus, there are still a lot of Oak suckers and vines throughout this buffer. (Pic 20)



24. The buffer on the outbound side of Portside also still requires a lot of attention. There are many vines covering pour planted landscape. (Pic 24)



21. What is occurring to a bed of Blue Daze on the middle median between Portside and Sand Crane next to a bed of Mammy Crotons? Diagnose and treat accordingly.
22. Prune out all dead growth in the Hibiscus on the WLBlvd. median just before Sand Crane south from the west.

25. Eradicate and remove all weeds between the asphalt and curbing at the Daylily median. The Gold Dust Croton need to be lowered and the Variegated Confederate Jasmine is full of a Nutsedge-like weed and is climbing into other beds and the tree trunk. Rear of the median is weedy. (Pic 25>)



Mossy Branch, Portside, Discovery

26. This very invasive vine needs to be completely eradicated along the south wall west of Mossy Branch. (Pic 26)



27. The Sweet Viburnum hedge has become overgrown beyond the top of the south wall. This needs to be brought down to the top of the wall. **The bed also still needs to be defined and edged and St. Augustine needs to be pulled out once it is line trimmed.** (Pic 27>)

- 28. I don't understand why the very west end of the south wall was not cleaned up when the new Sweet Viburnum were installed. (Pic 28>)**

29. Hand pull weeds in the west property line along Portside.



30. The west side of Foggy Morn approaching Discovery from the south still needs to be cleaned up. **So does the area on the east side of Foggy Morn. This side is a mulched bed that has been allowed to become overgrown and weedy.**

31. Regardless of what caused this damage, AT still needs to trim out the dead leaves from the Split-Leaf Philodendron on the Discovery eyebrow cul-de-sac. (Pic 31>)



32. Eradicate the Cogongrass from the outer perimeter of the Discovery eyebrow cul-de-sac as well as up the wood fence. The wetland is being allowed to grow up and over the 2-rail wood fence on the west side of Discovery and the ground is also very weedy. (Pic 32>)



Discovery North Cul-de-sac, South Wall, WLBlvd. @ Discovery



38. This is the buffer on the outbound side of Discovery at WLBlvd. Remove the volunteer palm, dog fennel and tall weeds taller than the Split-Leaf Philodendron. (Pic 38)



33. Each of the trunks on the Reclinata on the Discovery north cul-de-sac has a dead petticoat and needs to be trimmed.

34. Trim the Golden Dewdrop and Split-Leaf Philodendron from the turf trail within River Basin Park.

35. This needs to be removed from the Sea Turtle cul-de-sac. (Pic 35>)

36. The Paurotis Palm on the outbound sideyard buffer of Misty Pond still needs to be trimmed.

37. The Sweet Viburnum along the trail behind the last house on the outbound lanes of Misty Pond still have not been trimmed.



39. AT has turned up the irrigation to address the drought. This was reported in the August report and that was the response. This is what the WLBlvd. ROW looks like outside Discovery west. (Pic 39>)

40. Lift some Tree Ligustrum on the WLBlvd. median between Portside and Discovery.

41. There are still no wetland cutbacks on the south side of Sand Crane east.

42. The Bougainvillea on Discovery east is 2'-3' above the Silver Buttonwood. Some are growing out the top of the Magnolia. (Pic 42>)



WLBld. Between Discovery and Field Brook, Roundabout

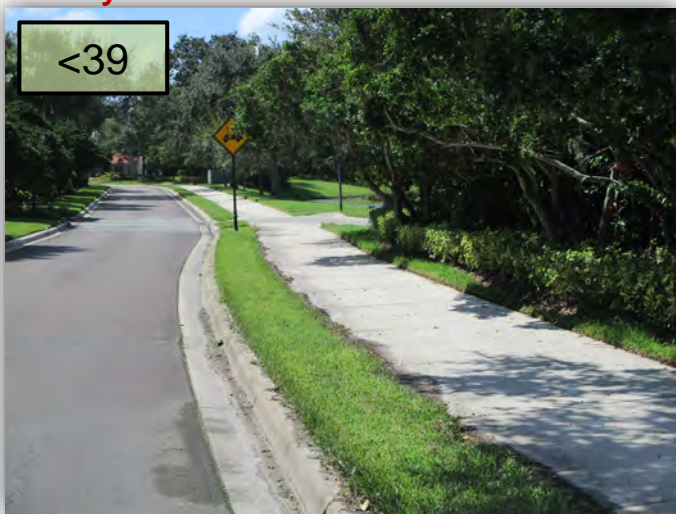
43. Leaving Discovery east and heading to the roundabout, lift a few Tree Ligustrums on the WLBld. median.

44. Pull weeds from the Carissa Holly at the crossing between holes 1 & 2 north of Discovery east.

45. Remove any Dw. Firebush that are not rejuvenating from the winter cutback outside golf maintenance.

46. The sideyard buffer berm at Field Brook is still overgrown and weedy. (Pic 46>)

47. The western end of the inbound side buffer of Discovery west has not improved. I have been reporting these for many months.



48. Plants in the Field Brook median (and others) are still being maintained all at the same height.

49. Newly installed Irises on the roundabout still need to be replaced, there is still a dead Bougainvillea in place on the roundabout as well as a downed Bougainvillea. Shrubs are all overgrown in the background of the roundabout. (Pics 49a, b, c & d>)



50. The bed of Blue Daze on the Winding Stream median is full of weeds.

51. Remove Variegated Confederate Jasmine from the tree trunk on Whooping Crane.

52. The understory of the Whooping Crane cul-de-sac needs to be cleaned up **and the solar controller/rain shut-off device are still blocked.**



Maritime, Rainbow, Winding Stream

53. Remove weeds from the annual bed at Maritime median.

54. This is what happens when palm seeds are not removed when they fall to the ground. (>)



55. What is occurring with the turf on the Maritime cul-de-sac? Diagnose and treat accordingly and report back findings.

56. Reportedly completed, I still feel the Arboricola at the Rainbow lift station is not being maintained as a hedge at a proper height. There are also still vines and invasives in the palm trunks. (Pic 56)



57. We may also have a dying Pine Tree in the Rainbow lift station. I will monitor this, and have it removed if it is, in fact, dying.

57. Hand pull vines from several Oaks on the Winding Stream berm.

58. Hand pull weeds from the rear gates Winding Stream median.



Winding Stream, Big Bass, Rainbow, Roundabout/Fish Hook

59. The newly enhanced Winding Stream buffer is very weedy. (Pic 59)



60. Turf on the inbound corner of Rainbow at Winding Stream is becoming non-existent. The August response was "waiting on a report for this". Has this report been received yet and what is the diagnosis? (Pic 60>)

61. None of the Cocoplum on Big Bass have been tipped yet. (Pic 61>)

62. No tipping of Cocoplum has occurred on Rainbow cul-de-sac either. Also, the bed is quite weedy, and the irrigation controller was left open again and no warranty replacements have been installed. (Pic 62>)

63. The Rainbow median Palm still needs to be trimmed. (Pic 63>>)



64. There is no change to the maintenance of the Bougainvillea on the lower portion of the roundabout retaining wall facing Fish Hook. (Pic 64>)



Roundabout, Fish Hook



Tab 3

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.

Good morning,

Here is the response to the September report

1] week of 16th

2] complete

3]done

4] if we can reach them from the ground we will pull down

5] treated with a herbocode

6] done

7] done

8] done]

9] done

10]irrigation is good might be to much water from the flowers running added some fertilizer

11] done

12] done

13]done

14] we will be fertilizing next week this will help

15] week of the 16th

16] done

17] done]

18] done

19] done

20] week of the 16th

21] we fertilized them to help them fill in

22] done

23] weel of the 16th

24] week of the 16th]

25] done

26] done

27] scheduled in November

28] done

29] done

30]week of the 16th

31] week of the 16th... there are a lot of roofing trucks in this area preventing us from gttng to some of these areas

32] week of the 16th

33] we will trim all the palms at the same time

34] week of the 16th

35] N/A
36]] we will trim all the palms at the same time
37] week of the 16th
38] done
39] irrigation has been adjusted back
40] done
41] week of the 16th
42] done
43] done
44] done
45] week of the 16th
46] done
47] fertilizer will help this
48] will cut back week of the 16th
49] week of the 16th
50] done
51] done
52] done
53] done
54] ok
55] we treated this with a fungicide
56] done
57]] ok
58] done
59] done
60] teated with a fungicide
61] done
62] done
63] we will trim them all at the same time '
64] week of the 16th
Thank you

Tim Drumgool/Account Executive
ArtisTree Landscape Maintenance & Design
941.488.8897 x609 / 941.483.9157 fax
Visit our website at www.artistree.com

*Our mission is to be the benchmark in landscape maintenance and design
by earning the satisfaction of our customers and the pride of our employees.*

20]
Connect with us on...



Tab 4



AUGUST FINANCIAL NOTES

REVENUE:

Month: Up \$60,278 (84%) to budget
Year-to-Date: Up \$789,490 (34%) to budget
Prior Year: Down \$153,405 (54%) to prior year

COST OF GOODS SOLD:

Month: Up \$8,540 (100%) to budget
Year-To-Date: Up \$159,350 (82%) to budget
Prior Year: Down \$13,155 (61%) to prior year

GROSS PROFIT:

Month: Up \$51,738 (72%) to budget
Year-to-Date: Up \$630,140 (30%) to budget
Prior Year: Down \$140,250 (53%) to prior year

PAYROLL:

Month: Up \$1,264 (1%) to budget
Year-to-Date: Down \$46,496 (4%) to budget
Prior Year: Down \$19,373 (13%) to prior year

COMBINED EXPENSES:

Month: Up \$17,501 (16%) to budget
Year-to-Date: Down \$164,757 (11%) to budget
Prior Year: Up \$1,506 (1%) to prior year

NET INCOME:

Month: Up \$32,973 to budget
Year-To-Date: Up \$841,393 to budget
Prior Year: Down \$122,383 to prior year

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

	Augst Actual	Augst Budget	MTD Budget Variance FAV / (UNFAV)	YTD Actual	YTD Budget	YTD Budget Variance FAV / (UNFAV)
Combined Revenue						
Pro Shop	132,052	71,740	60,312	2,852,373	2,123,547	728,826
Restaurant	(34)	-	(34)	263,940	204,802	59,138
Admin	30	30	-	1,856	330	1,526
Total Revenues	132,048	71,770	60,278	3,118,169	2,328,679	789,490
Combined COGS						
Pro Shop	8,540	-	(8,540)	218,847	106,013	(112,834)
Restaurant	-	-	-	135,135	88,619	(46,516)
Total COGS	8,540	-	(8,540)	353,982	194,632	(159,350)
Gross Profit	123,508	71,770	51,738	2,764,187	2,134,047	630,140
Combined Salaries						
Pro Shop	24,583	21,225	(3,358)	258,751	271,756	13,005
Restaurant	11,418	11,096	(322)	138,927	126,462	(12,465)
Maintenance	68,712	72,088	3,376	500,471	558,692	58,221
G&A	25,733	24,773	(960)	239,778	227,513	(12,265)
Total Payroll	130,446	129,182	(1,264)	1,137,927	1,184,423	46,496
Combined Expenses						
Pro Shop	4,082	2,485	(1,597)	97,035	100,937	3,902
Restaurant	3,647	650	(2,997)	38,664	37,480	(1,184)
Maintenance	53,656	46,930	(6,726)	414,557	586,880	172,323
G&A (Add Other Expenses)	68,069	61,888	(6,181)	747,717	737,433	(10,284)
Total Expenses	129,454	111,953	(17,501)	1,297,973	1,462,730	164,757
Other Income						
Interest Income	-	-	-	-	-	-
Other Income	-	-	-	-	-	-
Total Other Income	-	-	-	-	-	-
Net Income / (Loss)	(136,392)	(169,365)	32,973	328,287	(513,106)	841,393

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	0	0	-	14,231	13,400	831
Passport & Trail Fees\$/Rounds	#DIV/0!	#DIV/0!	#DIV/0!	93	72	\$ 21
Public Rounds	0	0	-	14,311	14,500	(189)
Green Fees & Cart Rental \$/Round	#DIV/0!	#DIV/0!	#DIV/0!	71	64	\$ 7
Total Rounds	0	0	-	28,722	28,100	622
Passport & Public Revenue/Round	#DIV/0!	#DIV/0!	#DIV/0!	\$ 82	68	\$ 14
Total \$/Round	#DIV/0!	#DIV/0!	#DIV/0!	\$ 99	76	\$ 23

	RESIDENT			NON RESIDENT		
Passport Members	ACTUAL MTD	BUDGET MTD		ACTUAL MTD	BUDGET MTD	
Executive Family	45	45	-	14	0	14
Executive Single	60	75	(15)	57	0	57
Tenured Family	32	27	5	15	0	15
Tenured Single	23	26	(3)	18	0	18
Junior Executive Family	3	3	-	4	0	4
Junior Executive Single	1	6	(5)	13	0	13
Young Professional	1	8	(7)	12	0	12
Medallion Family	0	0	-	0	0	-
Medallion Single	0	0	-	0	0	-
Total	165	190	(25)	133	0	133
Combnied Total	298	190				

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

	August Actual	August Prior Year	MTD PY Variance FAV / (UNFAV)	YTD Actual	YTD Prior Year	YTD PY Variance FAV / (UNFAV)
Combined Revenue						
Pro Shop	132,052	255,531	(123,479)	2,852,373	3,411,164	(558,791)
Restaurant	(34)	29,892	(29,926)	263,940	396,367	(132,427)
Admin	30	30	-	1,856	30,520	(28,664)
Total Revenues	132,048	285,453	(153,405)	3,118,169	3,838,051	(719,882)
Combined COGS						
Pro Shop	8,540	4,449	(4,091)	218,847	222,851	4,004
Restaurant	-	17,246	17,246	135,135	181,603	46,468
Total COGS	8,540	21,695	13,155	353,982	404,454	50,472
Gross Profit	123,508	263,758	(140,250)	2,764,187	3,433,597	(669,410)
Combined Salaries						
Pro Shop	24,583	36,521	11,938	258,751	304,402	45,651
Restaurant	11,418	17,247	5,829	138,927	136,360	(2,567)
Maintenance	68,712	58,894	(9,818)	500,471	444,924	(55,547)
G&A	25,733	37,157	11,424	239,778	210,172	(29,606)
Total Payroll	130,446	149,819	19,373	1,137,927	1,095,858	(42,069)
Combined Expenses						
Pro Shop	4,082	11,941	7,859	97,035	139,387	42,352
Restaurant	3,647	12,523	8,876	38,664	63,970	25,306
Maintenance	53,656	34,685	(18,971)	414,557	438,635	24,078
G&A (Add Other Expenses)	68,069	68,799	730	747,717	754,354	6,637
Total Expenses	129,454	127,948	(1,506)	1,297,973	1,396,346	98,373
Other Income						
Interest Income	-	-	-	-	-	-
Other Income	-	-	-	-	-	-
Total Other Income	-	-	-	-	-	-
Net Income / (Loss)	(136,392)	(14,009)	(122,383)	328,287	941,393	(613,106)

Round Information	ACTUAL MTD	PRIOR YEAR	VARIANCE	ACTUAL YTD	PRIOR YEAR	VARIANCE
Outings & Events Rounds	0	131	(131)	180	485	(305)
Outings & Events \$'s/Round	#DIV/0!	0	#DIV/0!	\$ -	31	\$ (31)
Passport & Trail Fee Rounds	0	1,230	(1,230)	14,231	21,969	(7,738)
Passport & Trail Fees\$/Rounds	#DIV/0!	106	#DIV/0!	93	59	\$ 34
Public Rounds	0	2,552	(2,552)	14,311	28,828	(14,517)
Green Fees & Cart Rental \$/Round	#DIV/0!	40	#DIV/0!	71	56	\$ 15
Total Rounds	0	3,913	(3,913)	28,722	51,282	(22,560)
Passport & Public Revenue/Round	#DIV/0!	61	#DIV/0!	\$ 82	57	\$ 25
Total \$/Round	#DIV/0!	65	#DIV/0!	\$ 99	67	\$ 32

	RESIDENT			NON RESIDENT		
Passport Members	ACTUAL MTD	PRIOR YEAR		ACTUAL MTD	PRIOR YEAR	
Executive Family	45	42	3	14	7	7
Executive Single	60	39	21	57	36	21
Tenured Family	32	27	5	15	13	2
Tenured Single	23	18	5	18	13	5
Junior Executive Family	3	2	1	4	4	-
Junior Executive Single	1	1	-	13	11	2
Young Professional	1	1	-	12	5	7
Medallion Family	0	0	-	0	0	-
Medallion Single	0	0	-	0	0	-
Total	165	130	35	133	89	44
Combined Total	298	219				

	ACTUAL	ACTUAL	ACTUAL	ACTUAL	ACTUAL	ACTUAL	ACTUAL	ACTUAL	ACTUAL	ACTUAL	ACTUAL	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	385,354	438,633	172,096	122,693	121,514	117,258	132,052	114,645	2,967,018	2,195,287	771,731
Restaurant	36,121	37,563	41,332	42,547	38,982	44,736	13,305	5,905	3,483	-	(34)	-	263,940	204,802	59,138
Admin	30	30	30	30	30	30	30	30	1,556	30	30	30	360	360	-
Total Revenue	320,315	347,469	427,463	425,209	424,366	483,399	185,431	128,628	126,553	117,288	132,048	114,675	3,231,318	2,400,449	830,869
Combined COGS															
Pro Shop	13,876	21,354	32,091	19,575	20,813	54,784	32,238	7,717	3,451	4,408	8,540	-	218,847	106,013	(112,834)
Restaurant	16,204	21,008	20,466	18,751	16,957	22,199	9,195	6,091	6,526	(2,262)	-	-	135,135	88,619	(46,516)
Total COGS	30,080	42,362	52,557	38,326	37,770	76,983	41,433	13,808	9,977	2,146	8,540	-	353,982	194,632	(159,350)
Gross Profit	290,235	305,107	374,906	386,883	386,596	406,416	143,998	114,820	116,576	115,142	123,508	114,675	2,877,336	2,205,817	671,519
Combined Payroll															
Pro Shop	21,327	25,551	25,553	25,528	25,700	39,616	19,889	16,927	17,573	16,504	24,583	16,873	275,624	288,629	13,005
F&B	11,335	12,731	14,170	14,827	15,466	23,019	11,314	8,590	8,440	7,617	11,418	7,398	146,325	133,860	(12,465)
Maintenance	41,109	45,198	46,579	47,321	41,571	59,412	36,424	36,487	37,892	39,766	68,712	50,408	550,879	609,100	58,221
G&A	18,636	18,894	17,115	44,759	17,407	28,112	17,337	24,340	12,004	15,441	25,733	18,493	258,271	246,006	(12,265)
Total Payroll	92,407	102,374	103,417	132,435	100,144	150,159	84,964	86,344	75,909	79,328	130,446	93,172	1,231,099	1,277,595	46,496
Combined Expenses															
Pro Shop	23,582	11,753	12,367	6,448	16,109	7,041	2,243	6,585	3,737	3,088	4,082	2,510	99,545	103,447	3,902
Restaurant	5,247	3,948	3,452	5,855	3,746	3,995	1,269	3,192	1,705	2,608	3,647	650	39,314	38,130	(1,184)
Maintenance	38,967	38,310	48,493	46,791	11,075	58,237	(1,588)	50,549	43,064	27,003	53,656	222,371	636,928	658,480	21,552
G&A	72,967	60,078	73,661	98,841	67,943	72,995	61,800	60,155	49,699	61,509	68,069	66,018	813,735	802,121	(11,614)
Total Expenses	140,763	114,089	137,973	157,935	98,873	142,268	63,724	120,481	98,205	94,208	129,454	291,549	1,589,522	1,602,178	12,656
Interest Income	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Other Income	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Total Other Income	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
All Expenses (including COGS)	263,250	258,825	293,947	328,696	236,787	369,410	190,121	220,633	184,091	175,682	268,440	384,721	3,174,603	3,074,405	(100,198)
Net Income From Operations	57,065	88,644	133,516	96,513	187,579	113,989	(4,690)	(92,005)	(57,538)	(58,394)	(136,392)	(270,046)	56,715	(673,956)	730,671
Calculated Data															
Round Information	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	2022/2023 Budget	2021-2022 Budget	Budget Diff (Unfav)/Fav
Outings & Events Rounds	180	-	-	-	-	-	-	-	-	-	-	-	180	200	20
Outings & Events \$'s/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	2,341	2,658	469	(1)	-	-	-	-	14,231	13,400	(831)
Passport & Trail Fees\$/Rounds	61	54	73	48	41	53	245	(117,146)	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	105	78	(27)
Public Play Rounds	2,193	1,886	2,378	2,438	2,475	2,757	189	(5)	-	-	-	-	14,311	14,500	189
Green Fees & Cart Rental \$/Round	54	67	68	78	84	72	65	143	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	71	64	(7)
Total Rounds	4,115	4,039	4,509	5,176	4,816	5,415	658	(6)	-	-	-	-	28,722	28,100	(622)
Passport & Public Revenue/Round	57	60	70	62	63	63	193	(19,405)	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	85	68	(17)
Total \$/Round	69	77	86	74	80	81	262	(20,449)	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	103	78	(25)

Tab 5

CDD Maintenance Log

Date	Time in	Time out	Work completed
------	---------	----------	----------------

Work Orders

Projects

Regular Maintenance

2-Sep			blow off nature walks
9-Sep			blow off nature walks
21-Sep			trim and blow off nature walks
			blow off nature walks

Waterlefe CDD

Date M-Y: Sep-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		
			0.00					
			0.00					
			0.00					
			0.00					
			0.00					
			0.00					
			0.00					
			0.00					
			0.00					
			0.00					
			0.00					
			0.00					
			0.00					
			0.00					
			0.00					
TOTAL			0.00	0.00	0.00	0.00	0.00	

Tab 6

LANDSCAPE COMMITTEE MEETING MINUTES

August 4, 2023

I. The meeting was called to order at 2:04 p.m. in the breakroom of the maintenance building. A quorum was established with the attendance of committee members Becky Kutska, Dona Lasseter, Angela Potter, and Nancy Rechcigl. Also in attendance were CDD Liaison, Tom Tosi; Rizzetta Field Services Manager, John Toborg; ArtisTree Account Executive, Tim Drumgool; General Manager, Steve Dietz; and Executive Assistant, Mary Paige Huisman.

II. Public Comments

- A. Per John, the guard on duty during his inspection commented on the number of complaints he has heard about the weeds growing in the curbs and gutters.
- B. A resident complained about the proliferation of weeds among the recently installed annuals. Dona would like to return to letting the annual beds lay empty for a couple of weeks between annual rotations so the beds can be treated for weeds in between. As weeds are a problem everywhere, Nancy suggested the products Barricade and Fusillade, based on the excellent results in her own landscape. Tim made note of these products. It was discussed that the products could have a cumulative effect in the beds where annuals are being rotated 3-4 times a year and might be contraindicated in these areas.
- C. A resident complained about the appearance of the SE corner of the property, where it appears vegetation is not being trimmed. It was noted that, other than this segment, the drainage ditch along Upper Manatee River Road looks much better than it has in the past.
- D. Cul-de-sacs are not being properly edged and weeded, and some hedges are not being kept at the requested height. Tim informed us that the mow crew edges beds (which is currently done weekly), but debris is removed by the detail crew, which is on site once a month. When asked if the mow crew could remove the debris, Tim said, "No."

III. Business Administration

- A. The minutes from the June 2023 Landscape Committee meeting were reviewed. On motion by Nancy and seconded by Becky, the minutes were unanimously approved pending the one correction noted by Dona.
- B. The 2022-2023 Landscape Financial forecast provided by Steve was reviewed. This shows a balance of \$22,306 to finance costs through September 30, 2023. Nancy will supply a list of shrubs needed to supplement the Winding Stream berm and other minor projects that can be worked into this fiscal year. The CDD Board has stated a desire for the Rainbow Court median at Winding Stream to be addressed as soon as possible. To stop wasting money in this area, we discussed the need to find out why shrubs routinely fail to thrive here before moving forward. Though the soil analysis performed last year revealed it to be slightly alkaline and the irrigation is over spraying the bed in one place, neither issue should have yielded the results we have seen.

IV. Staff Reports

- A. Field Inspection Report: For full details, please see the Waterlefe Landscape Inspection Report dated July 31, 2023. Issues specifically discussed at this meeting include:
 - 1. Fertilizer: Annuals are not flourishing. The only fertilizer that can be performed at this time is 0-0-15, which Tim agreed to apply next week.
 - 2. Irrigation:
 - a. John has not received an update on the irrigation break in median behind the guardhouse.
 - b. There is a mangled irrigation drip line in the buffer along Winding Stream cited in Section IV.A.5.f.

3. Turf

- a. The Sand Crane south cul-de-sac turf that was to be replaced last month will be replaced next week, per Tim.
- b. Sea Turtle cul-de-sac turf continues to fail. No evidence of chinch bugs. The irrigation for this area is tied into that for the residents, and The Watch board may be turning it off. Steve will communicate with them. Since the CDD has responsibility for this area it could be worthwhile to separate irrigation systems. Discussion to continue.

4. Shrubs and Trees

- a. The Star Jasmine on Waterlefe Boulevard near Upper Manatee River Road (UMRR) needs to be lowered another inch.
- b. The Simpson's Stopper hedge along UMRR is being overtaken by weedy vines. These are to be eradicated and hand-pulled from the ground.
- c. What appears to be a dying oak on the Medallion property adjacent to the south wall is overhanging the fence. Steve will contact Medallion.
- d. Dead shrubs in the Mossy Branch median that were to be replaced under warranty in June and then July still have not been installed.
- e. Until the Sweet Viburnum hedge along the south wall west of Mossy Branch is replaced, it still needs to be maintained. It has not been for quite some time.
- f. Another Bougainvillea in the roundabout (opposite Fish Hook Cove) has pulled loose from soil and is leaning with many roots exposed. This should now be removed and replaced with a bush variety.
- g. Rainbow Court median is still unsightly. The shrubs most recently planted were very small and some are dying. The CDD Board would like the committee to fast track this renovation. See section III.B.
- h. Some shrubs planted in the recent renovation of the Rainbow Court and Big Bass cul-de-sacs have died and are to be replaced under warranty. Other shrubs here are to be trimmed.
- i. Pitch Apple shrubs that were to be installed at Rainbow Court lift station have still not been. Per Tim, this will occur toward the end of August.
- j. The two Tabebuia affected by the recent high winds were removed and have to be replaced.

5. Cleanup

- a. There are palm fronds on the ground near the main entrance.
- b. The back side UMRR berm has not be manicured.
- c. The Simpson's Stoppers are being allowed to fill in but still need to kept neat looking with the tops all kept at the same height.
- d. Many beds are not being edged correctly and have an ill-defined, sloppy appearance.
- e. Vines have invaded and are taking over many trees and shrubs. ArtisTree contract stipulates detail "as needed." We asked Tim to have this done at least twice a month during the growing season and suggested he talk to Scott Acton about making more resources available.
- f. Weeds and grass are not being kept out of the hardscape and creating a very unkempt appearance throughout Waterlefe.
- g. The back of the area leading to the Misty Pond boardwalk needs to be cleaned up with every maintenance event, including Areca Palms. Given the lack of irrigation on the side opposite this, we discussed replacing grass with mulch. Tim will also provide a proposal

to add irrigation to this area with 1-2 heads. If we go that route, we will change the grass to St. Augustine. No definitive course of action was decided.

- h. Pond-side buffer on Winding Stream leaving Whooping Crane toward Maritime is full of oak tree suckers and invasive grasses. This pond bank is to be mowed every week.
 - i. Area around the Rainbow Curt lift station was reported to have been pruned but height of hedge and unruly philodendron appears unchanged. The hedge should be even. This is adjacent to Sid Xinos' property, and he has called John complaining. Per Tim, this will be addressed with next detail/shrub crew pass.
 - j. Beds in the recently renovated Rainbow Court and Big Bass cul-de-sacs are very weedy. See Section IV.5.h. for comment on shrubs.
 - k. The lower bed at Winding Stream and Fish Hook Cove adjacent to the marina is again full of weeds.
 - l. The Shores' side of lower wall past roundabout still appears overgrown, though it was reported to have been completed the week of July 28.
6. Proposal 24026 for removal and replacement of the Cuban Royal Palm between Upper Manatee River Road and the guardhouse that appears to have died totals \$11,017.19. Tim explained why it is so costly. We may not proceed since the inbound and outbound lanes are not visible at the same time, making symmetry less necessary.
7. John showed us his calendar and we discussed the issue of changing his field inspection to give ArtisTree time to submit a written response at least a week prior to the monthly Landscape Committee meeting. The only way we will know if this will work is to try it.
- B. ArtisTree Report: In addition to Tim's participation elsewhere,
- 1. The Crepe Myrtle on the outbound side just inside the gate has been replaced.
 - 2. The invasive vines will be addressed with the detail pass the end of August.
 - 3. Nancy commented on crotons that are not doing well and asked that they be pruned 1.5 feet to promote new growth.
- C. Proposal Approval Process: Per Steve, he explained the approval process of proposals from Tim. If the proposal is referencing a request from John in the field inspection report John will handle the approval; if it is a proposal for a landscape committee enhancement Mary Paige and Steve will handle the approval process.

V. Business Items

- A. New Committee Member: Due to time constraints, this discussion will be carried over to the September 2023 meeting.
- B. Meeting Schedule: Due to time, this was rescheduled for the September 2023 meeting.
- C. 2023-2024 Project List: Mary Paige provided copies of the two responses she received. The two committee members who did not respond will do so, and the discussion will carry over to the September 2023 meeting.
- D. New Trees from County Permit
- E. Holiday Lights Update: Messages have been left but we have not received a response from Giella Designs.
- F. The replacement triple Foxtail Palm has been installed in the roundabout.
- G. Upper Manatee River Road widening is continuing to move forward, and Steve shared images from the Manatee County website to help us visualize the plan as it currently relates to Waterlefe. This work will require both temporary and permanent easements, for which we will be compensated. Details are being discussed.

Landscape Committee Meeting
July 7, 2023

- H. Light posts in need of attention due to leaning and flaking paint were reported to Florida Power and Light (FPL). FPL said they are busy elsewhere and will get to our neighborhood when they can.

VI. Committee Discussion

- A. It was suggested that we have the committee discussion done before the vendors leave since their input is sometimes needed.
- B. Dona noted there is still damage to a section of the southeast wall and the gate still does not stay closed. Steve will have his staff take a look at this.

VI. Liaison Comments: In addition to Tom's participation throughout,

- A. We again discussed how to affect more efficient communication, and Tom asked that we think about this for discussion at September's meeting.
- B. The RFP deadline for landscaping contracts is September 1, meaning we have to go on a month-to-month basis with ArtisTree until an RPF can be issued and a contract signed.

VII. Adjournment: On motion by Nancy seconded by Dona and with unanimous approval, this meeting was adjourned at 4:28 p.m.

08/20/2023/ahp

Tab 7

Waterlefe Community Development District

Safety Committee Minutes

May 9, 2023

Present: Tony Maddaloni, Amber Browne, Dom Paturno, Kathy McElligott

A quorum was established.

Absent: Sue Bryant

Other Attendees: Steve Dietz (CDD GM & Golf Club GM), Mary Paige Huisman (Executive Assistant), Susan Green (MPOA & River Club GM) and Ruth Harenchar (CDD Board Liaison)

Call to Order: Meeting was called to order @ 10:04AM by Mr. Dietz.

Public Comments: Staff reported on comments from residents. One included a resident's concern about the intersection of Discovery Terrace and Foggy Morn specifically for cars turning left onto foggy not having a stop sign while those leaving the condos do. It was suggested getting a sign to place under the stop sign reminding vehicles the other cars do not stop. There were also comments from Sue Bryant presented regarding recent issues of the boat lift being used improperly and recently having a person in her back yard at night. Susan also reported that a resident asked about adding speed bumps at the stop signs. Ruth informed Susan that previously the CDD decided against adding speed bumps in the community which led to the purchase of the portable radar sign.

Approval of April Meeting Minutes: There was a motion by T. Maddaloni to approve minutes with a second by K. McElligott. This was unanimously approved.

Business Items:

Speeding Data Discussion: Staff updated the committee on the recent speeding data and did note that some results reflect the sign being down for a period of time. It was decided in the next life the data and trends will be presented.

Foggy Morn Radar Sign Location Update: staff presented the two options for locations of the radar sign. Committee discussed the two locations and their benefits. It was decided to go with the second option that way the data to be collected will allow the committee to determine if there is a problem with speeding on the roadway. Staff will begin working on reaching out to the affected residents and getting the sign moved.

Golf Cart Gate Stickers Discussion: Staff updated the committee on River Strand's golf cart policy and reviewed information presented in the April meeting by Mr. Randolph. After committee discussion it was decided at this time to make no changes to the current policy based on current mossy branch gate concerns like cars getting backed up and caged in the intersection and the concern of risk added when allowing golf carts to use that entrance as well and the volume of golf carts requesting stickers. This subject is tabled but may be reconsidered at a later date by the committee.

Waterlefe Community Development District

Safety Committee Minutes

May 9, 2023

New Committee Member Discussion: Staff reached out to Kevin Randolph to see if he would be interested in joining the committee and updated the committee on his background. There was a motion by A. Browne with a second by T. Maddaloni to recommend to the CDD Board that he be added to the committee. This was unanimously approved.

Additional Committee Discussion: Steve updated the committee on the status of working with the county to address the mossy and winding stream gates.

Liaison Comments: Ruth Harenchar gave an update to the committee about the upcoming CDD meeting and renovations.

Adjournment: D. Paturno made a motion to adjourn the meeting with a second by T. Maddaloni. Meeting was adjourned at 11:21am.

Tab 8

Waterlefe Community Development District
Golf Committee Minutes
August 17th, 2023

Present: Ted Cole, Tony Maddaloni, Barbie Brand, Bonnie Tyler, Don Snowden, Scott Smith, Bill Vernal, and Bob Buchanan

A quorum was established.

Absent: Joel Ambrose and Bruce 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 & Membership), Jessica Kaufman (F&B Manager), and Chris Noll (Golf Course Superintendent)

Call to Order: Meeting was called to order @ 12:03pm by Mr. Dietz

Public Comments: No Report.

Business Administration:

Consideration of the Meeting Minutes from July 20th, 2023:

- There was a motion by T. Maddaloni to accept the minutes with a second by B. Vernal; this was unanimously approved.

Financial Review:

- June finalized financials were reviewed. July preliminary and August month to date financials were also reported on.

Business Items:

Schedule of Events: Steve presented the schedule of events for the upcoming season. It was noted we will be working with the River Club to maintain the F&B for some of the events with the current renovations. There was committee discussion on moving the Men's Member-Member event in January. Staff will be looking further into this.

Locker & Bag Storage Fees: Steve presented the comments back from the CDD board regarding locker and bag storage fees. There was discussion on what the bathrooms and bag storage will look like post renovations and the usage of membership prior to the closure. The committee also discussed the different fees to be presented and what competitor clubs currently charge for locker & bag storage fees. After committee discussion there was a motion by B. Brand to charge \$120 for bag storage and \$120 for lockers annually with a second by T. Cole. This motion passed 6 to 2 with opposing votes from B. Buchanan and B. Tyler.

Staffing Service & Standards: Steve updated the committee on a packet that was sent out prior to the meeting. It included service standards and job descriptions for the Grille Room & Outside staff. Committee members were encouraged to read through the document and let staff know of any feedback they have. Some committee members did already voice some feedback on the packets. Others suggested having information about where places & carts will be staged when the club re opens in October for September's meeting. Committee also discussed the duties of starters & rangers and the pace of play, tee time intervals and the cart GPS units.

Waterlefe Community Development District
Golf Committee Minutes
August 17th, 2023

Staff Reports:

Golf Course Maintenance: Chris reported on staffing over the next couple of months to allow detail work around the course in preparation for reopening. It was reported the cart path concrete work was almost finished up. Mangrove trimming was completed and the pine straw install and palm trimming is scheduled to happen the following month. There was also committee discussion and questions to Chris.

Marketing Report: Sasha reviewed the current membership count including a potential new member to hopefully be added to the count. There was also committee discussion on the classification of members and the necessity of a young executive passport versus the Jr executive passport. The amount of business brought in and the effect of the young executive was also reported on. After discussion there was a motion by B. Brand to get rid of the young executive classification with a second by B. Vernal; this motion unanimously passed.

There was also discussion on the option of offering a discount or payment option for the initiation fee for the Jr. executive classification. It was noted Rosedale does offer a similar discount for their younger members. This would allow the Jr. executive classification to pay \$5,000 when first signing up and then the remainder of the initiation fee when they age up to the full executive classification. There was a motion by T. Cole with a second by S. Smith to allow this; the motion unanimously passed.

There was discussion on membership counts and creating a soft cap for staff. Committee discussed the effect of tee time availability with current membership count for both member and public play. After committee discussion with staff a motion was made by T. Cole to create a soft cap of 325 with a second by B. Brand. This motion passed 5 to 3 with opposing votes from S. Smith, D. Snowden, B. Vernal. Sasha also reported on upcoming adds and marketing starting back up in preparation for the reopening of the course.

Pro Shop: Discussion throughout other sections of the meeting. No additional report.

Grille Room: Jessica updated on the status of the food trailer. The gas line has been hooked up and staff is currently waiting to finalize the licensing for the trailer. Staff is also looking into shade coverage and potential fans for the seating area outside the trailer.

Fact Finding Subcommittee:

- Steve updated on the cart path & bridge work going on the golf course. Steve also update on the UMRR roadway expansion and continued conversations with the county.

Operations Subcommittee:

- No Report.

Communications:

- No Report.

WMGA:

Waterlefe Community Development District
Golf Committee Minutes
August 17th, 2023

- No Report.

WWGA:

- No Report.

Liaison Comments:

- No Report

Adjournment:

- B. Buchanan motioned for adjournment; B. Vernal seconded. It was moved to adjourn the meeting @ 2:13PM.

Tab 9

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, September 18, 2023, at 2:00 p.m.** at the Waterlefe Golf Club – Fitness Studio Room, located at 995 Fish Hook Cove, Bradenton, FL 34212

Present and constituting a quorum were:

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

Also present were:

Matthew Huber	Regional District Manager, Rizzetta & Company, Inc. (Via con. call)
Ruben Durand	District Manager, Rizzetta & Company, Inc.
Rick Schappacher	District Engineer, Schappacher Eng.
Steve Dietz	General Manager, Waterlefe Golf Club
Tim Drumgool	Representative, ArtisTree
Scott Laballister	Representative, Solitude
Andy Cohen	District Counsel, Persson, Cohen & Mooney, P.A.
John Toborg	Rizzetta, Field Service Manager
John Valletta	Rep. MPOA
Liz Rocque	Solitude Lake Management (Via call)
Mary Paige Huisman	Waterlefe Golf Club

Audience	Present
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FIRST ORDER OF BUSINESS

Call to Order

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

SECOND ORDER OF BUSINESS

Public Comments

A resident made a comment about the financial statement audit.

THIRD ORDER OF BUSINESS

**Aquatic Maintenance
Report and Update**

1. Presentation of Waterway Inspection Report

Mr. Laballister presented report.

FOURTH ORDER OF BUSINESS

**Consideration of Pond 18
Quarterly Eutrosorb WC
Treatment Services
Contract**

On a motion by Mr. Bumgarner, seconded by Ms. Harenchar, the Board of Supervisors unanimously approved the Pond 18 Quarterly Eutrosorb WC Treatment Service Contract, subject to staff approval, for the Waterlefe Community Development District.

FIFTH ORDER OF BUSINESS

**Landscape and
Irrigation Update**

1. Landscape Committee Update

Mr. Dietz provided updates.

On a motion by Mr. Xinos, seconded by Mr. Bumgarner, the Board of Supervisors unanimously approved proposal # 24151 in the amount of \$1,698.70, for the Waterlefe Community Development District.

On a motion by Mr. Tosi, seconded by Ms. Harenchar, the Board of Supervisors unanimously approved proposal # 24149 in the amount of \$2,196.36, for the Waterlefe Community Development District.

On a motion by Mr. Tosi, seconded by Ms. Harenchar, the Board of Supervisors unanimously approved the ASI proposal for trimming 21 oak trees and orchids in the amount of \$7,520.00, for the Waterlefe Community Development District.

2. Field Inspection Report

Mr. Toborg presented the Field Inspection Report to the Board.

3. Update on RPF for Landscape and Irrigation Proposal

Mr. Toborg reviewed the bid process for the Board.

The Board discussed ArtisTree's failure to appear at the mandatory pre-bid Meeting.

4. Landscape Contractor Report

Mr. Drumgool provided updates to the Board.

SIXTH ORDER OF BUSINESS

**Consideration of Second
Addendum to Landscape
& Irrigation Agreement**

On a motion by Ms. Harenchar, seconded by Mr. Tosi, the Board of Supervisors unanimously, approved the Second Addendum to Landscape & Irrigation Agreement, for the Waterlefe Community Development District.

SEVENTH ORDER OF BUSINESS

Golf Course Update

1. Director of Golf Course Operations Update

Mr. Dietz presented the Golf Course Operations Update to the Board.

EIGHTH ORDER OF BUSINESS

Safety Committee

1. Safety Committee Update

Mr. Dietz provided updates to the Board.

NINTH ORDER OF BUSINESS

Capital Projects Committee

Mr. Dietz provided Capital Project Committee updates to the Board.

On a motion by Mr. Xinos, seconded by Mr. Tosi, the Board of Supervisors unanimously approved the cart barn renovation in the amount of \$167,850.90, for the Waterlefe Community Development District.

TENTH ORDER OF BUSINESS

Property Management Update

1. CDD Completed Work Orders Maintenance Report

Mr. Dietz provided updates to the Board.

On a motion by Mr. Bumgarner, seconded by Mr. Xinos, the Board of Supervisors unanimously approved pressure washing the common areas of the community in the amount of \$35,000, subject to preparation of a contract by counsel, for the Waterlefe Community Development District.

ELEVENTH ORDER OF BUSINESS

MPOA Liaison Update

Mr. Valletta discussed the River Club renovation.

TWELVTH ORDER OF BUSINESS

District Counsel

Mr. Cohen provided updates.

THIRTEENTH ORDER OF BUSINESS

District Engineer

Mr. Schappacher provided updates.

FOURTEENTH ORDER OF BUSINESS

District Manager

Mr. Durand reminded the board that the next regularly scheduled meeting will be held on Monday, October 16, 2023, at 2:00 p.m. at 995 Fishhook Cove, Bradenton, FL 34212, in the fitness room.

FIFTEENTH ORDER OF BUSINESS

Public Hearing

**Public Hearing on Resolution 2023-16,
Adopting Certain Fees and Policies for the Golf Course**

On a motion by Mr. Xinos, seconded by Mr. Bumgarner, the Board of Supervisors approved to open the Public Hearing on Resolution 2023-16, Adopting Certain Fees and Policies for the Golf Course, for the Waterlefe Community Development District.

Audience present, no comments.

On a motion by Mr. Xinos, seconded by Mr. Tosi, the Board of Supervisors approved to close the Public Hearing on Resolution 2023-16, Adopting Certain Fees and Policies for the Golf Course, for the Waterlefe Community Development District.

On a motion by Mr. Xinos, seconded by Mr. Carroll, the Board of Supervisors adopted Resolution 2023-16, Adopting Certain Fees and Policies for the Golf Course, for the Waterlefe Community Development District.

SIXTEENTH ORDER OF BUSINESS

**Acceptance of the Capital
Project Committee Meeting
Minutes from June 15, 2023 &
August 10, 2023**

On a motion by Mr. Bumgarner, seconded by Mr. Tosi, the Board of Supervisors unanimously accepted the Meeting Minutes from June 15, 2023 & August 10, 2023, for the Waterlefe Community Development District.

WATERLEFE COMMUNITY DEVELOPMENT DISTRICT

September 18, 2023, Minutes of Meeting

Page 5

SEVENTEENTH ORDER OF BUSINESS

**Acceptance of Golf Committee Meeting
Minutes from July 20, 2023**

On a motion by Mr. Bumgarner, seconded by Mr. Tosi, the Board of Supervisors unanimously accepted the Golf Committee Meeting Minutes from July 20, 2023, for the Waterlefe Community Development District.

EIGHTEENTH ORDER OF BUSINESS

**Approval of the Regular Meeting
Minutes from August 21, 2023**

On a motion by Mr. Bumgarner, seconded by Mr. Tosi, the Board of Supervisors unanimously approved the Regular Meeting Minutes from August 21, 2023, as amended, for the Waterlefe Community Development District.

NINETEENTH ORDER OF BUSINESS

**Ratification of Operations &
Maintenance Expenditures for August
2023**

August - \$60,618.36

On a motion by Mr. Bumgarner, seconded by Mr. Tosi, the Board of Supervisors unanimously ratified the Operations & Maintenance Expenditures for August 2023, in the amount of \$60,618.36, for the Waterlefe Community Development District.

TWENTIETH ORDER OF BUSINESS

Supervisor Requests and Comments

No requests or comments were made.

TWENTY-FIRST ORDER OF BUSINESS

Adjournment

On a motion by Mr. Bumgarner, seconded by Mr. Tosi, the Board of Supervisors, unanimously approved to adjourn the meeting at 4:57 p.m., for the Waterlefe Community Development District.

Secretary / Assistant Secretary

Chairman / Vice Chairman