

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, July 20, 2020 at 2:00 p.m. by means of communications media technology.

Present and constituting a quorum were:

- Ken Bumgarner Board Supervisor, Chairman
Alan Haibach Board Supervisor, Vice-Chairman
Jim Davis Board Supervisor, Assistant Secretary
Dick Carroll Board Supervisor, Assistant Secretary
Ruth Harenchar Board Supervisor, Assistant Secretary

Also present were:

- Greg Cox District Manager, Rizzetta & Company, Inc.
Gary Moore District Manager, Rizzetta & Company, Inc.
Taylor Nielsen District Manager, Rizzetta & Company, Inc.
Andy Cohen District Counsel, Persson, Cohen & Mooney, P.A.
John Toborg Field Services Manager, Rizzetta & Company, Inc.
Steve Dietz GM, Waterlefe Golf Club
Representative MPOA
Representative Landscape Committee
Representative Golf Committee
Alex Johnson Representative, Solitude
Eric Cerda Representative, ArtisTree

Audience Present

FIRST ORDER OF BUSINESS Call to Order

Mr. Cox called the meeting to order at 2:00 p.m. and conducted roll call.

SECOND ORDER OF BUSINESS Audience Comments

The Board received audience comments regarding resident notification of meetings and a request for an update regarding treatment of pond # 2.

51 **THIRD ORDER OF BUSINESS** **Consideration of the Regular Meeting**  
52 **Minutes from the Board of**  
53 **Supervisors' Meeting held June 15,**  
54 **2020**  
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On a motion by Mr. Haibach, seconded by Mr. Davis, with all in favor, the Board approved the minutes from the regular meeting of the Board of Supervisors held on June 15, 2020, for the Waterlefe Community Development District.

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57 **FOURTH ORDER OF BUSINESS** **Consideration of the Operation and**  
58 **Maintenance Expenditures for June**  
59 **2020**  
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61 The Board asked staff to verify if the District should be paying sales tax on  
62 electric utility bills and to investigate why they have not been receiving detailed reports  
63 from the off-duty Deputies from their shifts.  
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On a motion by Mr. Bumgarner, seconded by Mr. Haibach, with all in favor, the Board approved to ratify the payment invoices in the June 2020 Operation and Maintenance report for the Waterlefe Community Development District.

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66 **FIFTH ORDER OF BUSINESS** **Ratification of 2018-2019 Audit**  
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68 Mr. Davis asked the staff to research the details surrounding the "uncollectible"  
69 accounts receivable noted on page 18 of the audit report.  
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On a motion by Mr. Davis, seconded by Ms. Harenchar, with all in favor, the Board ratified the Chairman's approval of the Fiscal Year 2018-2019 Audit, for the Waterlefe Community Development District.

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72 **SIXTH ORDER OF BUSINESS** **Consideration of Solar Panel**  
73 **Proposals**  
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75 The Board discussed and postponed the consideration of solar panel proposals  
76 until additional bids are received and when they have a better understanding of the  
77 current roof life expectancy.  
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79 **SEVENTH ORDER OF BUSINESS** **Consideration of ArtisTree Contract**  
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81 The Board considered the current ArtisTree Landscape and Irrigation contract  
82 that was scheduled to expire August 31, 2020. The Board requested that a new  
83 contract be prepared with revisions made to update the fertilization schedule and  
84 annuals quantities. Mr. Dietz presented the Landscape Committee recommendation  
85 and it was to proceed with extending the contract with ArtisTree with the first-year rate  
86 not changing (\$169,994) and then a 2% increase the next year followed by a 3%  
87 increase. It was noted that the current rate will adjust based on addendums created

88 due to proposed scope changes. The Board also noted that the landscape map would  
89 also need to be updated.  
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On a motion by Mr. Davis, seconded by Mr. Bumgarner, with all in favor, the Board authorized staff to prepare a new 3-year landscape and irrigation contract with ArtisTree, with a revised scope of work and the rate structure presented, for the Waterlefe Community Development District.

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**EIGHTH ORDER OF BUSINESS**

**Aquatic Report and Update**

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**NINTH ORDER OF BUSINESS**

**Staff Report – Landscape Committee  
Chairman Update**

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The Board received a Landscape Committee Chairman's update from Mr. Mike Jacobs. He addressed annuals issues that had been resolved and provided an update of the southeast corner monument project and the Mossy Point gate area. Mr. Cohen addressed the issue of a right of way maintenance agreement with Medallion and found that there currently was not one. He explained that there were on-going efforts to work with the County on this issue. Mr. Jacobs described the phase II landscape plans for the Mossy Branch entrance area. He described the improvements to the Winding Stream gate area and other areas in the community. Mr. Jacobs noted that Ms. Karen

132 Bobo had resigned from the landscape committee and requested all to help seek out a  
133 replacement for her on the committee. Mr. Bumgarner requested information regarding  
134 soil testing that had been previously discussed and Mr. Jacobs indicated that the results  
135 had not yet been received.

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137 The Board reviewed the Mossy Branch entrance gate landscape design as  
138 presented by Mr. Jacobs who explained that the plans may be tweaked a bit as it  
139 proceeds.

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141 **TENTH ORDER OF BUSINESS** **Staff Report – Field Inspection Report**  
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143 Mr. John Toborg presented Field Inspection Report to the Board of Supervisors.  
144 He discussed that healthy Palm fronds should not be pruned because they are an  
145 important food source for the Palm. He addressed a multitude of areas needing  
146 maintenance as noted in his report.

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148 **ELEVENTH ORDER OF BUSINESS** **Staff Report – Landscape Contractor**  
149 **Report**  
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151 The Board received a landscape update from Eric Cerda, with ArtisTree. Mr.  
152 Cerda discussed the on-going work within the community and efforts to improve  
153 irrigation. Mr. Bumgarner discussed how he has observed the equipment causing bad  
154 ruts in area too wet to operate on. Mr. Toborg noted the issue of an area where there  
155 is potato vine growing in nature areas behind some residences and how he had no  
156 current contact information regarding how to obtain the beetles previously used to help  
157 control the vines. A discussion ensued regarding using Round Up to control weeds on  
158 a Bougainvillea retention wall and if it would cause staining of the wall. Mr. Cerda  
159 indicated he would test Round Up in an inconspicuous area prior to full treatment.

On a motion by Mr. Bumgarner, seconded by Ms. Harenchar, with all in favor, the Board approved to accept the resignation of Karen Bobo from the Landscape Committee, for the Waterlefe Community Development District.

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162 **TWELFTH ORDER OF BUSINESS** **Staff Reports- Golf Committee**  
163 **Chairman Update**  
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165 The Board received a Golf Course Committee Chairman's update from Mr. Tony  
166 Tierno. He noted that the Committee was considering reinstating initiation fees for new  
167 members beginning January 2021 and that additional information will be presented in  
168 August. Mr. Dietz added information regarding cart use issues and trail fee programs.  
169 It was noted that the putting green renovation plans included a cost estimate of  
170 \$160,000. The Board discussed the possibility of doing a bond refunding that could  
171 create a source of capital funds for the District in a few years. Mr. Tierno concluded  
172 with an update of the membership consultant reporting and that an executive summary  
173 would be presented to the Board. Mr. Tierno requested that a presentation be  
174 presented to the Board at meeting sometime in August.

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225 **EIGHTEENTH ORDER OF BUSINESS**                      **Staff Report – District Management**  
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227            Mr. Cox reminded the Board that the next CDD meeting will be held on August 17,  
228 2020 at 2:00 p.m. during which the Fiscal Year 2020/2021 Budget Public Hearing would  
229 be held. He also noted that there would be a possible workshop on August 10<sup>th</sup> or 11<sup>th</sup>  
230 for presentations. Mr. Cox also presented the Board of Supervisors with a financial  
231 update from the June 2020 financials and reviewed the current action item list.  
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233            Mr. Cox explained to the Board that the auditor had incorrectly connected the  
234 uncollectible funds in the audit report to the golf course. Mr. Davis requested  
235 information regarding funding off-sets for the loss that had previously occurred with the  
236 Shores resulting in uncollectible revenues noted in the report. Mr. Bumgarner indicated  
237 he recalled funds were eventually recovered and may have off-set the loss.  
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239 **NINETEENTH ORDER OF BUSINESS**                      **Supervisor Requests**  
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241            No supervisor requests.  
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243 **TWENTIETH ORDER OF BUSINESS**                      **Adjournment**  
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On a Motion by Mr. Bumgarner, seconded by Ms. Harenchar, with all in favor, the Board adjourned the meeting at 5:00 p.m. for the Waterlefe Community Development District.

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Secretary / Assistant Secretary

  
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Chairman / Vice Chairman