

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, June 20, 2022 at 2:01 p.m.** at the Waterlefe Golf Club – Lefe Room located at 1022 Fish Hook Cove Bradenton, FL 34212.

Present and constituting a quorum were:

Ken Bumgarner	Board Supervisor, Chair
Tom Tosi	Board Supervisor, Assistant Secretary
Richard Carroll	Board Supervisor, Assistant Secretary

Also present were:

Jerry Whited	District Manager, Rizzetta & Company, Inc.
Andy Cohen	District Counsel, Persson, Cohen & Mooney, P.A.
Rick Schappacher	District Engineer, Schappacher Eng.
Steve Dietz	General Manager, Waterlefe Golf Club
Mary Paige Huisman	Representative, Waterlefe Golf Club
Mike Jacobs	Representative, Landscape & Irrigation Committee
John Toborg	Division Manager Landscape Inspection Services, Rizzetta & Co.,
Jason Jaczack	Representative, Solitude Maintenance
Alex Johnson	Representative, Solitude Maintenance
Tom Drumgol	Representative, ArtisTree

Audience	Present
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FIRST ORDER OF BUSINESS

Call to Order

Mr. Whited called the meeting to order at 2:01 p.m. and conducted roll call.

SECOND ORDER OF BUSINESS

Audience Comments

There were no audience comments on the agenda.

THIRD ORDER OF BUSINESS

**Consideration of the Regular Meeting
Minutes from May 16, 2022**

On a motion by Mr. Bumgarner, seconded by Mr. Tosi, the Board unanimously approved the Minutes of the Regular Meeting of the Board of Supervisors held May 16, 2022 as amended, for the Waterlefe Community Development District.

FOURTH ORDER OF BUSINESS

**Consideration of the Operations and
Maintenance Expenditures for
the Month of May 2022**

The Board considered the Operations and Maintenance expenditures of the District for May 2022. A discussion took place about the gate maintenance and repairs.

On a motion by Mr. Xinos, seconded by Mr. Bumgarner, the Board unanimously approved the Operations and Maintenance Expenditures for the Month of May 2022, in the amount of \$62,069.20, for the Waterlefe Community Development District.

FIFTH ORDER OF BUSINESS

Consideration of Roadway Repair Bids

The board considered the Roadway Repair Bids. Mr. Schappacher presented the bids and gave an overview of the work to be completed.

On a motion by Mr. Bumgarner, seconded by Ms. Harenchar, the Board unanimously approved a not to exceed amount of \$37,000 for the Gator Grading & Paving bid for roadway repair, for the Waterlefe Community Development District.

SIXTH ORDER OF BUSINESS

Consideration on Pond Proposals

The Board received the Aquatic Maintenance report from Alex Johnson who was in attendance. There was a discussion about seasonal effects on the waterways and a discussion on pond 18 feedback and options. The Board discussed coring at pond 18.

SEVENTH ORDER OF BUSINESS

Staff Reports

A. Aquatic Maintenance Report and Update

On a motion by Mr. Carroll, seconded by Mr. Tosi, the Board unanimously approved the \$900 Solitude proposal, for coring at pond 18, for the Waterlefe Community Development District.

B. Landscape & Irrigation Update

The Board received the Landscape and Irrigation Update. Sand Crane N & Turning Leaf cul-de-sacs completed. Revised quotes coming for Bird Island. Confederate Jasmine being replaced at no charge from overspray. Holiday Decorations were approved. Winding Stream Berm proposal was approved. The committees 2-year plan and plans for the SE corner of UMRR were also discussed.

On a motion by Mr. Xinos, seconded by Mr. Carroll, the Board unanimously approved the Holiday Decorations proposal from Giella Designs, in the amount Not to Exceed \$18,700, for the Waterlefe Community Development District.

On a motion by Mr. Bumgarner, seconded by Ms. Harenchar, the Board unanimously approved the proposal for the Winding Stream Berm, in the amount of \$2,762.70, for the Waterlefe Community Development District.

1. Consideration of Landscape Committee Meeting Minutes held on May 6, 2022

On a motion by Mr. Bumgarner, seconded by Mr. Xinos, the Board unanimously approved to accept and file the Minutes of the Landscape Committee Meeting held May 6, 2022, for the Waterlefe Community Development District.

2. Landscape Committee Chairman Update

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

3. Field Inspection Report

The Board considered the Field Inspection report. Mr. Whited will start sending the Board a copy of ArtisTree's responses to the Field inspection report monthly, ahead of the meetings, once it is received from ArtisTree.

4. Landscape Contractor Report

The Board received the Landscape contractor update from Mr. Drumgool who was in attendance.

C. Golf Course Update

1. Consideration of Golf Club Committee Minutes held on April 14, 2022

On a motion by Mr. Xinos, seconded by Mr. Bumgarner, the Board unanimously approved to accept and file the Minutes of the Golf Club Committee Meeting held April 14, 2022, for the Waterlefe Community Development District.

2. Golf Course Committee Chairman Update

The Board received the Golf Course Committee Update from Mr. Dietz. There was a discussion about the short game facility. The Board asked that Mr. Schappacher circulate a copy of the site plan for the short game facility. There was a discussion about the mirror for the cart crossing.

3. Director of Golf Course Operations Update**D. Safety Committee**

The Board received the Safety Committee update from Mr. Dietz. There was a discussion about the radar sign.

1. Consideration of Safety Committee Minutes held on April 12, 2022

On a motion by Ms. Harenchar, seconded by Mr. Bumgarner, the Board unanimously approved to accept and file the Minutes of the Safety Committee held on April 12, 2022, for the Waterlefe Community Development District.
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E. Capital Improvements Committee

The Board received the Capital Improvements Committee update from Mr. Dietz. There was a discussion about the districts architect site visit plans, the RFP and a discussion about the roof and what materials might be an option for roof covering.

F. Property Management Update**1. CDD Completed Work Orders Maintenance Report**

The Board received the Property Management Update from Mr. Dietz. There was a discussion about gate repairs.

G. MPOA Liaison Update

The Board received the MPOA update from Mr. Valletta. The MPOA is interviewing for a new LCAM to take the place of Jackie Hannan.

H. District Counsel

The Board received the District Counsel update from Mr. Cohen. There was an update about the RFP. Mr. Cohen suggested special counsel from a construction perspective and the Board agreed Mr. Cohen should look to engage special counsel. An engagement letter will be prepared for an upcoming meeting. There was an update about the tax deed parcel. Conveyances were received from Rick. Recommendation received for action was a reformation of deed. There was an update for the County conversation, on the Interlocal Agreement, for improvements at the Mossy Branch and Winding Stream gate. Proposed that CDD does the work, and the County will reimburse, pursuant to an Interlocal Agreement. Mr. Cohen will be pursuing this route.

I. District Engineer

The Board received the District Engineer update from Mr. Schappacher. The golf course bridge inspection reports are completed, and Mr. Schappacher concluded that no action would be required at this time. The Stormwater Needs Analysis has been completed and turned in to the County ahead of the June 30, 2022, deadline. There was an update on County plans for development that included information about a possible storage facility being developed.

J. District Manager

Nothing to report at this time.

EIGHTH ORDER OF BUSINESS**Supervisor Requests**

There were no supervisor requests at the time.

NINTH ORDER OF BUSINESS**Adjournment**

On a motion by Mr. Bumgarner, seconded by Ms. Harenchar, the Board unanimously approved to adjourn the meeting at 4:21 p.m., at the Waterlefe Lefe Room, for the Waterlefe Community Development District.



Secretary / Assistant Secretary



Chairman / Vice Chairman