

**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 18, 2022 at 2:00 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	<b>Board Supervisor, Chair</b>
Ruth Harenchar	<b>Board Supervisor, Vice Chairman</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:

Debby Bayne-Wallace	<b>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>
John Toborg	<b>Rizzetta Landscape Manager</b>
Tim Drumgool	<b>ArtisTree</b>
Audience	<b>Present</b>

**FIRST ORDER OF BUSINESS****Call to Order**

Mr. Whited called the meeting to order at 2:05 p.m. and conducted roll call.

**SECOND ORDER OF BUSINESS****Audience Comments**

There were no audience comments on the agenda.

On a motion by Mr. Carroll, seconded by Mr. Tosi, the Board unanimously approved for Mr. Xinos to participate in motions at the meeting, for the Waterlefe Community Development District.
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**THIRD ORDER OF BUSINESS****Consideration of the Regular Meeting  
Minutes from June 20, 2022**

On a motion by Mr. Bumgarner, seconded by Ms. Harenchar, the Board unanimously approved the Meeting Minutes of the Regular Meeting held 06-20-2022 for the Waterlefe Community Development District.

**FOURTH ORDER OF BUSINESS**

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

The Board considered the Operations and Maintenance expenditures of the District for June 2022.

On a motion by Mr. Tosi, seconded by Ms. Harenchar, the Board unanimously approved the Operations and Maintenance Expenditures for June 2022 for the Waterlefe Community Development District.

**FIFTH ORDER OF BUSINESS**

**Presentation of RFP Rankings & Bids for Construction Services**

The Board discussed the RFP for Construction Services. Mr. Cohen reviewed the purpose and the background of the RFP. Mr. Dietz presented the RFP and there was a Board discussion.

On a motion by Mr. Xinos, seconded by Mr. Bumgarner, the board unanimously approved to accept the rankings of the committee, ranking Manasota Construction Company 1<sup>st</sup> and AO Construction Company as 2<sup>nd</sup> and to authorize staff to negotiate a contract with Manasota Construction Company, and if they are not successful then to negotiate a contract with AO Construction Company, and for the contract to be brought back to the Board for final approval for the Waterlefe Community Development District.

**SIXTH ORDER OF BUSINESS**

**Staff Reports**

**A. Aquatic Maintenance Report and Update**

The Board considered the Aquatic Maintenance report. A solitude representative was not present. Mr. Dietz gave an update about a site evaluation for our ponds and possibly grants that could be received for aquatic plants.

**B. Landscape & Irrigation Update**

The Board received the Landscape and Irrigation Update.

**1. Consideration of Landscape Committee Meeting Minutes held on June 3<sup>rd</sup>, 2022**



On a motion by Mr. Bumgarner, seconded by Mr. Carroll, the Board unanimously approved to accept and file the committee meeting minutes for the Landscape Committee Meeting held June 3<sup>rd</sup>, 2022, for the Waterlefe Community Development District.

## **2. Landscape Committee Chairman Update**

The Board received the Landscape Committee Chairman Update. The update included the installation of plants at the Winding Stream berm, the project at UMR South, update on Bird Island and that Mr. Toborg will meet with Artistree to clarify scope for proposal, Annual plantings and the committees two-year plan will be presented at the next Board meeting.

## **3. Landscape Inspection Report**

The Board received presentation of the Landscape Inspection Report from Mr. Toborg who was in attendance.

## **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 May 12, 2022**

On a motion by Mr. Bumgarner, seconded by Mr. Tosi, the Board unanimously approved to accept and file the Meeting Minutes for the Golf Course Committee Meeting held 05-12-2022, 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**

The Board received the Director of Golf Course Operations update from Mr. Dietz who was in attendance. The golf course budget was reviewed.

## **D. Safety Committee**

The Board received the Safety Committee update from Mr. Dietz who was in attendance.

**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.

**E. Capital Planning Committee**

On a motion by Ms. Harenchar, seconded by Mr. Bumgarner, the Board unanimously approved the Meeting Minutes for the Capital Planning Committee Meetings held on March 31<sup>st</sup>, 2022, April 28<sup>th</sup>, 2022, and June 2, 2022, for the Waterlefe Community Development District.

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 who was in attendance.

**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 who was in attendance. Mr. Cohen gave an update about bond validation.

**I. District Engineer**

The Board received the District Engineer update from Mr. Schappacher who was in attendance. There was an update about asphalt repairs.

**J. District Manager**

The Board received the District Manager update from Ms. Bayne-Wallace who was in attendance. The next meeting is 08-15-2022 and will be the public hearing for the

adopted budget and assessments. The Board asked for an update on mailed notices to residents.

**EIGHTH ORDER OF BUSINESS                      Supervisor Requests**

There were no additional Supervisor Requests.

**NINTH ORDER OF BUSINESS                      Adjournment**

On a motion by Mr. Bumgarner, seconded by Ms. Harenchar, the Board unanimously approved to adjourn the meeting at 4:14 p.m., at the Waterlefe Lefe Room, for the Waterlefe Community Development District.

  
Secretary / Assistant Secretary

  
Chairman / Vice Chairman