

**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, August 15, 2022, at 2:02 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 (via Phone)</b>
Richard Carroll	<b>Board Supervisor, Assistant Secretary (via Phone)</b>
Sydney Xinos	<b>Board Supervisor, Assistant Secretary</b>

Also present were:

Jerry Whited	<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>
Mike Jacobs	<b>Landscape &amp; Irrigation Committee</b>
John Toborg	<b>Rizzetta Landscape Manager</b>
Tim Drumgool	<b>Artistree Landscape</b>
Scott LaBallister	<b>Solitude Maintenance</b>
John Valletta	<b>MPOA</b>
Audience	<b>Present</b>

**FIRST ORDER OF BUSINESS**

**Call to Order**

Mr. Whited called the meeting to order at 2:02 p.m. and conducted roll call.

On a motion by Mr. Xinos, seconded by Ms. Harenchar, the Board unanimously approved to give Mr. Tosi and Mr. Carrol ability to make motions and vote remotely, for the Waterlefe Community Development District.

**SECOND ORDER OF BUSINESS**

**Audience Comments**

There were no audience comments on the agenda.

**THIRD ORDER OF BUSINESS**

**Consideration of Proposed  
Golf Course Budget for Fiscal  
Year 2022/2023**

The Board considered the Golf Course Budget for the 2022/2023 Fiscal Year. Mr. Dietz spoke to the budget and a discussion took place.

On a motion by Mr. Bumgarner, seconded by Mr. Xinos, the Board unanimously approved the FY22-23 Golf Course Budget, for the Waterlefe Community Development District.

**FOURTH ORDER OF BUSINESS**

**Public Hearing on Fiscal Year  
2022/2023 Budget**

On a motion by Ms. Harenchar, seconded by Mr. Tosi, the Board unanimously approved to open the Public Hearing on the FY22-23 Budget and Imposing Special Assessments, for the Waterlefe Community Development District.

On a motion by Mr. Xinos, seconded by Mr. Bumgarner, the Board unanimously approved to close the Public Hearing on the FY22-23 Budget and Imposing Special Assessments, for the Waterlefe Community Development District.

**1. Consideration of Resolution 2022-08, Adopting the Fiscal Year 2022/2023 Budget**

During the public hearing, there were audience comments and questions on the budget. There was a question about the "special" assessment language, Mr. Cohen addressed the question. There was a question about roadway repair, The Board and Mr. Whited addressed the question. There was a comment about landscape budgeting, Mr. Dietz addressed the questions.

On a motion by Mr. Xinos, seconded by Ms. Harenchar, the Board unanimously approved Resolution 2022-08, Adopting the FY22-23 Budget for the Waterlefe Community Development District.

**FIFTH ORDER OF BUSINESS**

**Consideration of Resolution 2022-09,  
Adopting the Imposing  
Special Assessments**

On a motion by Mr. Bumgarner, seconded by Mr. Xinos, the Board unanimously Adopted Resolution 2022-09, Adopting the Imposing Special Assessments, for the Waterlefe Community Development District.

**SIXTH ORDER OF BUSINESS**

**Consideration of Resolution 2022-10,**



**Setting the Fiscal Year  
2022/2023 Meeting Schedule**

On a motion by Mr. Bumgarner, seconded by Mr. Xinos, the Board unanimously approved Resolution 2022-10, Setting the FY22-23 Regular Meeting Schedule, for the Waterlefe Community Development District.

**SEVENTH ORDER OF BUSINESS**

**Consideration of the Regular Meeting  
Minutes from July 18, 2022**

On a motion by Ms. Harenchar, seconded by Mr. Xinos, the Board unanimously approved as revised the Regular Meeting Minutes of the Board of Supervisors Meeting held 07-18-2022, for the Waterlefe Community Development District.

**EIGHTH ORDER OF BUSINESS**

**Consideration of the Operations and  
Maintenance Expenditures for July  
2022**

On a motion by Mr. Bumgarner, seconded by Ms. Harenchar, the Board unanimously approved the Operations and Maintenance expenditures of the District for the Month of July 2022, for the Waterlefe Community Development District.

**NINTH ORDER OF BUSINESS**

**Presentation & Q&A for Watercolor Place**

The Board invited representatives for the Watercolor Place development project who gave a presentation and answered audience questions about the development. There is a BOCC Public Hearing scheduled for September 1<sup>st</sup>, 2022, to hear comments on the development proposal. There were many questions and concerns discussed during the presentation.

**TENTH ORDER OF BUSINESS**

**Consideration of Special Counsel  
Engagement Letter**

On a motion by Mr. Xinos, seconded by Ms. Harenchar, the Board unanimously approved the Special Counsel Engagement Letter for Bryant Miller Olive, for the Waterlefe Community Development District.

**ELEVENTH ORDER OF BUSINESS**

**Staff Reports**

**A. Aquatic Maintenance Report and Update**

The Board considered the Aquatic Maintenance Report. Mr. LaBallister representing Solitude spoke to alum testing in pond 18. The Board approved to

receive a proposal for alum testing. Mr. Dietz spoke to the local grant for planting reimbursement. More feedback about the coring sample for pond 18.

On a motion by Mr. Xinos, seconded by Mr. Bumgarner, the Board unanimously approved the Plantings Proposal from Solitude in the amount of \$8,896 with the expectation that there will be a \$3,000 grant awarded to offset that cost, for the Waterlefe Community Development District.

## **B. Landscape & Irrigation Update**

### **1. Landscape Committee Chairman Update**

The Board received the Landscape Committee Chairman update. The committee requested a not to exceed amount of \$2,000 for the Bird Island project. New perennials have been installed. New mirror has been installed by cart path. There was an update about ArtisTree's plan to set an additional day for catch up work in addition to the typical detail pass.

On a motion by Mr. Xinos, seconded by Ms. Harenchar, the Board approved a not to exceed amount of \$2000 for the Bird Island project, for the Waterlefe Community Development District.

### **2. Field Inspection Report**

The Board received presentation of the Field Inspection Report. There are concerns with turf. Staff has asked ArtisTree to provide additional feedback about the turf issues.

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

### **3. Landscape Contractor Report**

The Board received the Landscape Contractor Report answering a few of the questions that arose during the Field Inspection Report.

## **C. Golf Course Update**

### **1. Consideration of Golf Club Committee Minutes held on June 12, 2022**

On a motion by Mr. Bumgarner, seconded by Ms. Harenchar, the Board unanimously approved to accept and file the Golf Club Committee Meeting Minutes from the meeting on June 12, 2022, for the Waterlefe Community Development District.



**2. Golf Course Committee Chairman Update**

The Board received the Golf Course Update.

**D. Safety Committee**

The Board received the Safety Committee update.

**1. Consideration of Safety Committee Minutes held on May 10, 2022**

On a motion by Mr. Bumgarner, seconded by Ms. Harenchar, the Board unanimously approved to accept and file the Safety Committee Meeting Minutes for the meeting held May 10, 2022, for the Waterlefe Community Development District.

**E. Capital Planning Committee**

The Board received the Capital Planning Committee Update. The draft contract is being finalized with the construction vendor. The Guaranteed Maximum Price should be identified by the December meeting.

**1. Consideration of Capital Planning Committee Meeting Minutes for June 30, 2022**

On a motion by Mr. Xinos, seconded by Mr. Bumgarner, the Board unanimously approved to accept and file the Capital Planning Committee Meeting Minutes for the meeting held on June 30, 2022, for the Waterlefe Community Development District.

On a motion by Ms. Harenchar, seconded by Mr. Bumgarner, the Board unanimously approved to empower Mr. Xinos to work with staff on finalizing the construction contract and to approve contingent upon staff review for the Waterlefe Community Development District.

**F. Property Management Update**

The Board received the Property Management Update and Completed Work Orders Report.

**1. CDD Completed Work Orders Maintenance Report****2. Consideration of Pressure Washing Proposal**

On a motion by Ms. Harenchar, seconded by Mr. Xinos, the Board unanimously

approved the OC2 Pressure Washing Proposal in the amount of \$3,000, for the Waterlefe Community Development District.

### 3. Consideration of Mulch Program

On a motion by Mr. Bumgarner, seconded by Mr. Xinos, the Board unanimously approved the Ramco Mulch Proposal in the amount of \$33,600, for the Waterlefe Community Development District.

### G. MPOA Liaison Update

### H. District Counsel

#### 1. Update on Interlocal Agreement

The Board received the District Counsel update. There was an update on the Tax Parcel and the Interlocal Agreement.

### I. District Engineer

The Board received the District Engineer update. There was an update on paving, road repair and lake bank restoration. There was Board discussion on the deterioration of specific roadway areas needing to be addressed. Different specs for the roadway repair were discussed. Mr. Schappacher plans to do a change order for the additional areas to be addressed by the current provider. There was a discussion about the swale regrade repair project behind homes near Foggy Morn. Mr. Dietz commented that the existing vendor for the golf course may be able to do the swale regrade after the rainy season. There was a discussion about lake bank restoration. The Board elected to differ the swale and lake bank work to the 4<sup>th</sup> quarter to bypass the rainy season.

On a motion by Mr. Bumgarner, seconded by Mr. Xinos, the Board approved a not to exceed amount of \$70,000 for roadway repair, for the Waterlefe Community Development District.

### J. District Manager

#### 1. Presentation of Monthly Financial Statement

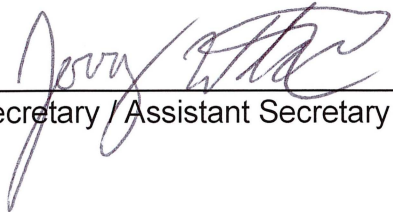
The Board received the District Manager update. There was an update on the monthly financials. The next meeting is scheduled for September 19<sup>th</sup>, 2022.

There were no supervisor requests at the time.

**THIRTEENTH ORDER OF BUSINESS**

**Adjournment**

On a motion by Mr. Bumgarner, seconded by Ms. Harenchar, the Board unanimously approved to adjourn the meeting at 5:44 p.m. at the Waterlefe Lefe Room, for the Waterlefe Community Development District.

  
Secretary / Assistant Secretary

  
Chairman / Vice Chairman