

**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 19, 2022, at 2:01 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</b>
Richard Carroll	<b>Board Supervisor, Assistant Secretary</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>Representative; Landscape &amp; Irrigation Committee</b>
Regina Kardash	<b>District Counsel, Persson, Cohen &amp; Mooney, P.A.</b>
Tim Drumgool	<b>Representative; Artistree Landscape</b>
Scott LaBallister	<b>Representative; Solitude Maintenance</b>
John Valletta	<b>MPOA</b>

Audience	<b>Present</b>
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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 Regular  
Meeting Minutes from August 15, 2022**

The Board wanted to make changes to the following lines. Line 19-20 “supervisors

listed as remote.” Line 67- close the public hearing first before announcing the resolutions. Line 97 and 195 had a typo, ‘were’ was used instead of ‘we’re.’ Line 127, spell check on ‘field’ instead of ‘filed.’ The Board has tabled the minutes until amends were made.

**FORTH ORDER OF BUSINESS**

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

This item has been tabled to the October meeting.

**FIFTH ORDER OF BUSINESS**

**Discussion of Golf Cart RFP**

Steve Dietz informed the Board that he has started the RFP process back. He will present the proposals for the Board at the October meeting. Mr. Tosi informed Mr. Dietz of the wear and tear on the golf carts. Mr. Bumgarner inquired of the ability to return golf carts early.

On a motion by Mr. Xinos, seconded by Mr. Carroll, the Board unanimously approved to let Steve Dietz start the RFPs for Golf Carts, for the Waterlefe Community Development District.

**SIXTH ORDER OF BUSINESS**

**Discussion of Implemented Parking  
Restrictions**

The Board tabled this agenda item. They would like Mr. Whited to circulate the resolution to everyone.

**SEVENTH ORDER OF BUSINESS**

**Discussion on Watercolor Place**

Mr. Whited informed the Board that this will be recorded with the County.

On a motion by Mr. Xinos, seconded by Ms. Harenchar, the Board unanimously approved the addendum for the Watercolor Place, for the Waterlefe Community Development District.

**EIGHTH ORDER OF BUSINESS**

**Discussion of District  
Insurance Proposals**

The CDD annual premium has \$16,533 in property, auto, lien liability and public officials. The golf course annual premium has \$61,034 in property, crime, and lien liability. Mr. Tosi inquired about special weapon coverage.



On a motion by Mr. Xinos, seconded by Mr. Carroll, the Board approved the district Insurance Proposals, for the Waterlefe Community Development District.

**NINTH ORDER OF BUSINESS**

**Consideration of Fifth Addendum to  
the Contract for Professional Services**

On a motion by Mr. Bumgarner, seconded by Mr. Tosi, the Board accepted the Fifth Addendum to the Contract for Professional District Services, for the Waterlefe Community Development District.

**TENTH ORDER OF BUSINESS**

**Staff Reports**

**A. Aquatic Maintenance Report and Update**

Mr. LaBallister informed the Board of the algae on the ponds are getting better. Mr. Dietz let the Board know that the planting program for Pond 7 and Pond 18 will begin.

**B. Landscape & Irrigation Update**

**1. Consideration of Landscape Committee Meeting Minutes for the July 8, 2022, and August 12, 2022**

On a motion by Mr. Bumgarner, seconded by Ms. Harenchar, the Board **accepted** the minutes for the Landscape Committee Meeting Minutes for the July 8, 2022, and August 12, 2022, for the Waterlefe Community Development District.

**2. Landscape Committee Chairman Update**

Mike Jacobs was present; he presented the Landscape Committee Chairman Update to the Board.

**3. Field Inspection Report**

The Board received presentation of the Field Inspection Report. There were concerns about the poor turf conditions on Couch Shell West, there is not improvement. They also let Staff know about the bed edge and back of the curb turf is dying. There is careless herbicide applied to ponds.

**4. Landscape Contractor Report**

The Board received the Landscape Contractor Report. Mr. Davidson asked about the palm tree trimming at the end of the cul-de-sac.

**C. Golf Course Update**

124           **1. Director of Golf Course Operations Update**

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126           Mr. Dietz informed the Board of the net income is up to \$4900 for the month. He  
127           also let the Board know that membership sales and fall promotion is in gears to  
128           begin.

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130           **D. Safety Committee**

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132           **1.       Safety Committee Update**

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134           Mary Paige let the Board know that the sign going in on Portside, collects driving  
135           data. Once completed, Mary Paige will be able to convey the data to the  
136           community.

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138           **E. Capital Planning Committee**

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140           **1.       Consideration of Capital Planning Committee Minutes held on**  
141           **August 18, 2022**

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143           On a motion by Mr. Bumgarner, seconded by Ms. Harenchar, the Board unanimously  
144           **accepted** the Capital Planning Committee Minutes held on August 18, 2022, for the  
145           Waterlefe Community Development District.

146           **2.       Capital Planning Committee Update**

147           Steve informed the Board that the contract is ~~still~~ being reviewed. He is hopeful to  
148           have it by the next committee meetings. He also let the Board know about the  
149           updated milestone schedule and he distributed it to the Board. **After conferring**  
150           **with bod counsel**, District Counsel; Andy Cohen; wanted to wait until we have  
151           **more information** before, they file **the bond validation**.

152           **F. Property Management Update**

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154           **1.       CDD Completed Work Orders Maintenance Report**

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156           The CDD completed work orders maintenance report was presented to the  
157           Board.

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159           **G. MPOA Liaison Update**

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161           There was no report given at the time.

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165           **H. District Counsel**  
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Mr. Cohen updated the Board on the Interlocal Agreement. The tax **parcel** deed **reformation action**, waiting for Rick's comments. The Eminent Domain- attorney feels there is a good argument for reimbursement to the CDD for Operations and Maintenance. The County is moving forward with purchases, and they will also be paying the attorney's fees **of the eminent domain attorney**.

**I. District Engineer**

The Bank Restoration has been tabled. The Road Repair will cost \$107,000 and the final bill is being worked on the with the vendor.

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**

Mr. Whited presented the District Manager Report to the Board.

**ELEVENTH ORDER OF BUSINESS**

**Supervisor Requests**

There were no supervisor requests at the time.

**TWELFTH ORDER OF BUSINESS**

**Adjournment**

On a motion by Mr. Bumgarner, seconded by Mr. Xinos, the Board unanimously approved to adjourn the meeting at 4:58 p.m. at the Waterlefe Lefe Room, for the Waterlefe Community Development District.

  
Secretary / Assistant Secretary

  
Chairman / Vice Chairman