

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, October 17, 2022, at 2:03 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	Board Supervisor, Chair
Ruth Harenchar	Board Supervisor, Vice Chair
Tom Tosi	Board Supervisor, Assistant Secretary
Richard Carroll	Board Supervisor, Assistant Secretary
Sydney Xinos	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
Tim Drumgool	Representative; Artistree Landscape
Scott LaBallister	Representative; Solitude Maintenance
John Valletta	MPOA

Audience	Present
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FIRST ORDER OF BUSINESS

Call to Order

Mr. Whited called the meeting to order at 2:03 p.m. and conducted roll call.

SECOND ORDER OF BUSINESS

Audience Comments

There were no audience comments on the agenda. Before Business items, the Board recognized the Haibachs' contributions to the community.

THIRD ORDER OF BUSINESS

Consideration of Regular
Meeting Minutes from
September 19, 2022

The Board considered the minutes of the Board of Supervisors regular meeting minutes for the meeting held September 19th, 2022. There were some comments and corrections to the minutes.

On a motion by Ms. Harenchar, seconded by Mr. Bumgarner, the Board unanimously approved as revised the minutes of the Board of Supervisors meeting held on September 19, 2022, for the Waterlefe Community Development District.

FORTH ORDER OF BUSINESS

**Consideration of Amended Regular
Meeting Minutes from
August 15, 2022**

The Board considered the revised minutes of the Board of Supervisors regular meeting minutes for the meeting held August 15, 2022.

On a motion by Ms. Harenchar, seconded by Mr. Bumgarner, the Board unanimously approved as revised the minutes of the Board of Supervisors meeting held on August 15, 2022, for the Waterlefe Community Development District.

FIFTH ORDER OF BUSINESS

**Upper Manatee Rive Road
Project Update**

The Board discussed the Upper Manatee River Road Project. They are planning to have a light at the main entrance. There was a discussion with questions and answers from the Board, District Counsel, and the District Engineer.

SIXTH ORDER OF BUSINESS

Staff Reports

A. Aquatic Maintenance Report and Update

The Board received the Aquatic Services update. There was a comment about the pond by hole 16.

B. Landscape & Irrigation Update

**1. Consideration of Landscape Committee Meeting Minutes for the September
2022 Meeting**

On a motion by Mr. Xinos, seconded by Mr. Tosi, the Board unanimously approved to accept and file the minutes of the Landscape Committee meeting for September 2022 for the Waterlefe Community Development District.

2. Landscape Committee Chairman Update

The Board received the Landscape Committee Chairman Update. There were updates and discussions pertaining to the storm damage and response by ArtisTree, Bird Island, Annuals, Rainbow Court Median Island, Palm Trimming, Mulch, and Land Priorities.

3. Field Inspection Report

The Board received the Field Inspection report. There was more discussion about the storm damage and response. There was a discussion about "Bot Rot".

4. Landscape Contractor Report

The Board received the Landscape Contractor update. Artistree has been treating for the "Bot Rot". There will be an initiative to build up the beds of the annuals. They are confident that the bougainvillea will survive, and they will take them back by 1/3. Fertilizer set to go on in the next 10 days. The Board gave a special thanks to the Artistree staff.

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

The Board received the Golf Course update. There were updates about preparations, closure days from the storm, September financials and new member numbers and projections. The RFP for the golf carts is close to being advertised. There was a discussion about the targets at the driving range.

2. Consideration of Golf Committee Meeting Minutes for the July 12, Meeting

On a motion by Mr. Bumgarner, seconded by Mr. Tosi, the Board unanimously approved to accept and file the meeting minutes of the Golf Committee meeting held on July 12, 2022, for the Waterlefe Community Development District.

D. Safety Committee**1. Safety Committee Update**

The Board received the Safety Committee update. The Portside radar sign is up and running and providing data.

E. Capital Planning Committee

1. Capital Planning Committee Update

The Board received the Capital Planning Committee update. There was discussion about the architect, need for a construction manager and a discussion about an RFQ for Architect Services.

On a motion by Mr. Tosi, seconded by Mr. Xinos, the Board unanimously approved staff to initiate an RFQ for Architect Services, for the Waterlefe Community Development District.

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

The Board received the property management update and completed work orders maintenance report. There was a discussion about Boardwalk repairs.

On a motion by Mr. Xinos, seconded by Ms. Harenchar, the Board unanimously approved the construction management services proposal subject to the preparation and review of the contract by staff and with the consideration that a full payment be made at the end of the work, for the Waterlefe Community Development District.

G. MPOA Liaison Update

There was no report given at the time.

H. District Counsel

The Board received the District Counsel update.

I. District Engineer

The Board received the District Engineer update. There was further discussion about the Upper Manatee River Road Project and surrounding development and including a discussion about the property under consideration for purchase from the County. Mr. Cohen and Mr. Schappacher engaged in question-and-answer discussion with the Board.

J. District Manager

Mr. Whited presented the District Manager Report to the Board. There was an update about the amendment for Watercolor Place.

SEVENTH ORDER OF BUSINESS**Supervisor Requests**

There were no supervisor requests at the time.

EIGHTH ORDER OF BUSINESS

Adjournment

On a motion by Mr. Xinos, seconded by Ms. Harenchar, the Board unanimously approved to adjourn the meeting at 4:30 p.m. at the Waterlefe Lefe Room, for the Waterlefe Community Development District.

Secretary / Assistant Secretary

Chairman / Vice Chairman