

**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	<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</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 2:02 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. Xinos, seconded by Ms. Harenchar, the Board unanimously approved for Mr. Tosi to have the ability to vote and make motions remotely, for the Waterlefe Community Development District.

**THIRD ORDER OF BUSINESS**

**Consideration of Regular  
Meeting Minutes from  
October 17, 2022**

The Board considered the Minutes of the Board of Supervisors Regular meeting held October 17, 2022. Line #64 had a typo to correct "River" vs "Rive".

On a motion by Mr. Xinos, seconded by Ms. Harenchar, the Board unanimously approved the Minutes of the Regular meeting of the Board of Supervisors held October 17, 2022, as revised, for the Waterlefe Community Development District.

**FORTH ORDER OF BUSINESS**

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

The Board was presented with the August & September 2022 Operations and Maintenance Expenditures Board Packages. There was a discussion about the delay in receiving the August & September financial reports. Mr. Huber from Rizzetta joined the call for the meeting and offered feedback. The Board shared their disappointment with the delay in receiving the financial reports from Rizzetta. Mr. Huber acknowledged the delay and replied that additional resources have been provided to expedite the completion of the reports moving forwards and he will escalate the complaint to Rizzetta upper management to see what can be done from an accounting invoice reimbursement or credit perspective. There was a discussion about amended budgets and the procedure surrounding amending the budget. Mr. Whited informed the Board that Rizzetta has run the numbers of expenditures versus revenues and the District is in no danger of needing to amend the fiscal year 2021-2022 budget. Mr. Dietz highlighted December 19<sup>th</sup> as a drop-dead date to need the most recent golf course financials ahead of their committee meeting.

On a motion by Ms. Harenchar, seconded by Mr. Bumgarner, the Board unanimously approved the Operations & Maintenance Expenditures of the District for the months of August (\$77,077.81) & September (\$200,633.13) 2022, for the Waterlefe Community Development District.

**SIXTH ORDER OF BUSINESS**

**Presentation of Bank  
Restoration Update**

The Board discussed the Upper Manatee 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

**SEVENTH ORDER OF BUSINESS**

**Staff Reports**

**A. Aquatic Maintenance Report and Update**



85  
86 The Board received the Aquatic Maintenance report and update from Mr.  
87 Laballister who was in attendance. There was a discussion about pond 18 and  
88 plantings.  
89

90 **B. Landscape & Irrigation Update**

91  
92 **1. Consideration of Landscape Committee Meeting Minutes for the October 2,**  
93 **2022**  
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<p>On a motion by Mr. Xinos, seconded by Mr. Bumgarner, the Board unanimously approved to accept and file the minutes of the landscape committee meeting held October 2, 2022, for the Waterlefe Community Development District.</p>
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97 **2. Landscape Committee Chairman Update**  
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99 The Board received the Landscape Committee Chairman update from Mr.  
100 Jacobs who was in attendance. The Board received updates on storm damage  
101 siting that the projected cost for landscape storm damage not including the  
102 boardwalks is around \$9,950. The Board received updates on annuals, the Bird  
103 Island project, mulch, cuts to the priorities list, palm trimming, tire ruts and solar  
104 curb lights. The solar curb lights initiative has been turned over to the Safety  
105 Committee.  
106

107 **3. Field Inspection Report**  
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109 The Board was presented with the Field Inspection report by Mr. Whited. There  
110 we're 6 items highlighted on the report for discussion. RE: #15 on the report, the  
111 Board directed staff to highlight to progress with the turf at Conch Shell after the  
112 next field inspection report comes out to check the progress. If no progress is  
113 noted, ArtisTree will be asked to replace the turf at their expense.  
114

115 **4. Landscape Contractor Report**  
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117 The Board received the Landscape Contractor Report from Mr. Drumgool who  
118 was in attendance. Mr. Drumgool noted answers to the deficiencies in the Field  
119 Inspection Report. Mr. Whited asked that ArtisTree include dates for resolution in  
120 all updates from here on out. It was noted that Mr. Drumgools responses to the  
121 Field Inspection report we're cutoff and not all of the deficiencies had answers  
122 that we're received for Board review.  
123

124 **C. Golf Course Update**  
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126 **1. Director of Golf Course Operations Update**  
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The Board received the Golf Course Operations update from Mr. Dietz who was in attendance. There is a need to update the members of the golf course committee. For the month of October rounds and revenue was up. November rounds we're slightly down due to the storms. With 41 new members and 8 churned members, membership is looking like a net 33. There was positive feedback from residents in response to the last golf course update. There was Board discussion about the fee structure and strategy moving forward. The new lease for the golf carts could impact the need to adjust fees. Ms. Harenchar asked for more clarity on terminology used in conjunction with the renovations.

On a motion by Mr. Bumgarner, seconded by Mr. Xinos, the Board unanimously approved to accept the resignation of Bill Stasiac and Jeryl Hibach and to appoint Don Snowdon to the Golf Course Committee, for the Waterlefe Community Development District.

## **2. Consideration of Golf Committee Meeting Minutes for the September 15, 2022**

On a motion by Mr. Xinos, seconded by Mr. Bumgarner, the Board unanimously approved to accept and file the Minutes of the Golf Course Committee Meeting held September 15, 2022, for the Waterlefe Community Development District.

### **D. Safety Committee**

#### **1. Safety Committee Update**

The Board received the Safety Committee update from Mr. Dietz who was in attendance. The last meeting had to be rescheduled to December 5<sup>th</sup>. There is a committee member resignation to accept.

On a motion by Mr. Xinos, seconded by Ms. Harenchar, the Board unanimously accepted the resignation of Brett Steffy from the Safety Committee, for the Waterlefe Community Development District.

### **E. Capital Planning Committee**

#### **1. Capital Planning Committee Update**

The Board received the Capital Planning Committee update from Mr. Dietz who was in attendance. There is a need to accept the resignation of one member and appoint two members to the Capital Planning Committee. Mr. Tosi asked that Mr. Dietz share the background of the two appointees with the Board. Plans have been reviewed and there are some outlier items being considered. Mr. Tosi asked for the cost to date of the renovation of the pro shop. Mr. Dietz was able to provide a number but asked to get clarity on the recent invoices for counsel and



engineer services. The Architect RFQ is almost ready and will be sent for cooperation with District staff to advertise. Mr. Xinos asked for an update on the site plan. Mr. Schappacher responded that they are expecting to have feedback from the County by Friday. Mr. Tosi requested a line item in the Capital Planning Committee Minutes moving forward that would highlight the cost to date of the pro shop renovation.

On a motion by Mr. Bumgarner, seconded by Mr. Xinos, the Board unanimously approved to accept the resignation of Al Hibach and to appoint Joe Stein and Rick Barber to the Capital Planning Committee, for the Waterlefe Community Development District.

**2. Consideration of Capital Planning Committee Meeting Minutes for the August 25, 2022**

On a motion by Mr. Xinos, seconded by Ms. Harenchar, the Board unanimously approved to accept and file the Minutes of the Capital Planning Committee regular meetings held on August 25, 2022, for the Waterlefe Community Development District.

**3. Consideration of Capital Planning Committee Meeting Minutes for the October 13, 2022**

On a motion by Mr. Xinos, seconded by Ms. Harenchar, the Board unanimously approved to accept and file the Minutes of the Capital Planning Committee regular meetings held on October 13, 2022, for the Waterlefe Community Development District.

**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. The projected completion date for the bridge repair is December 7<sup>th</sup>. We are still looking for proposals for the repair of the South Wall.

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**

The Board received the MPOA update from Mr. Valletta who was in attendance. The HOA received an estoppel request for the sale of the Burns property. Mr. Cohen advised the Board that he advised Rizzetta to look out for an estoppel request on Rizzetta's end.

#### H. District Counsel

The Board received the District Counsel Update from Mr. Cohen who was in attendance. The Architect RFQ is almost ready to advertise. The Contract for the renovation of the greens has been completed. A note was received on October 26th for the Eminent Domain Attorney in conjunction with the Burns property. Mr. Tosi asked if there was any traction in response to the note received from Mr. Whited on Mr. Carrols behalf after the previous meeting in relation to the bridge/gate project. Mr. Bumgarner reported that he spoke to the director of Public Works. The Bridge decision was made some time ago and that they never contemplated taking additional property. Mr. Tosi expressed safety concerns relating back to the last meetings discussions, for example golf balls getting hit into traffic. Mr. Schappacher advised about communication with the County to this effect. Ms. Harenchar shared feedback about the County meetings she has attended and the expectations that there will be no change to the 2<sup>nd</sup> phase of the project by the County commissioners.

#### I. District Engineer

The Board received the District Engineer update from Mr. Schappacher who was in attendance. The Bank Restoration of lake 16 has been completed. The rip rap along the green at hole 15 is concerning and minor areas need to be repaired at this time. Mr. Cohen and Mr. Schappacher communicated about the need for Mr. Schappacher's feedback on a prepared complaint and which deed they need to hook that item too.

#### J. District Manager

##### 1. Presentation of Monthly Financial Statement

The Board received the District Manager update from Mr. Whited. The FEMA exploratory call was completed and an on-site appointment with a FEMA representative has been scheduled. The next meeting for the CDD is scheduled for December 19, 2022.

#### EIGHTH ORDER OF BUSINESS

#### Supervisor Requests


1. Mr. Tosi asked that an action items list be circulated with the meeting informal summary. Mr. Bumgarner informed the Board that Mr. Dietz evaluation is coming up and to look for more information coming from Mr. Whited for that evaluation.



**NINTH ORDER OF BUSINESS**

**Adjournment**

On a motion by Mr. Xinos, seconded by Ms. Harenchar, the Board unanimously approved to adjourn the meeting at 4:22 p.m, at the Waterlefe Lefe Room, for the Waterlefe Community Development District.

  
Secretary / Assistant Secretary

  
Chairman / Vice Chairman