

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, December 19, 2022, at 2:07 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 (via Phone)
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
Regina Kardash	District Counsel, Persson, Cohen & Mooney, P.A.
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 2:07 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 Mr. Carroll, the Board unanimously approved for Mr. Tosi to be able to participate with motions and voting, remotely, for the Waterlefe Community Development District.

THIRD ORDER OF BUSINESS

Presentation of Oath of Office

The Oath of Office was presented to Ken Bumgarner & Ruth Harenchar.

FOURTH ORDER OF BUSINESS

**Consideration of Resolution 2023-01,
Redesignating Officers**

The Board considered resolution 2023-01, designating officers of the District.
There was a brief discussion about officers and the Board elected to keep the
same officers in place.

On a motion by Mr. Xinos, seconded by Mr. Carroll, the Board unanimously approved
Resolution 2023-01, Designating Officers, for the Waterlefe Community Development
District.

FIFTH ORDER OF BUSINESS

**Consideration of Regular
Meeting Minutes from
November 21, 2022**

On a motion by Mr. Xinos, seconded by Mr. Carroll, the Board unanimously approved
as revised the Minutes of the Regular Meeting of the Board of Supervisors held
November 21, 2022, for the Waterlefe Community Development District.

SIXTH ORDER OF BUSINESS

**Consideration of the Operations and
Maintenance Expenditures for October
& November 2022**

The Board was presented with the August & September 2022 Operations and
Maintenance Expenditures Board Packages.

On a motion by Mr. Bumgarner, seconded by Mr. Xinos, the Board unanimously
approved the Operations & Maintenance Expenditures of the District for October &
November 2022, for the Waterlefe Community Development District.

SEVENTH ORDER OF BUSINESS

Update on FEMA Claim Status

The Board received an update on the FEMA claim application.

EIGHTH ORDER OF BUSINESS

**Ratification of EGIS
Supplemental Insurance
Coverage Policies**

Mr. Whited presented the EGIS Supplemental Insurance Coverage Policies to the
Board.

NINTH ORDER OF BUSINESS

Staff Reports

A. Aquatic Maintenance Report and Update

The Board received the Aquatic Maintenance Update and Report. Pond 18 was discussed, and direction was given from the Board to approve a Solitude proposal for treatment to pond 18. The Board asked for Solitudes renewal contract to be reviewed by District Counsel ahead of the next meeting.

B. Landscape & Irrigation Update

**1. Consideration of Landscape Committee Meeting Minutes
for the November 4, 2022 Meeting**

On a motion by Mr. Bumgarner, seconded by Mr. Xinos, the Board unanimously approved to accept and file the Minutes of the Landscape Committee Meeting held November 4th, 2022, for the Waterlefe Community Development District.

2. Landscape Committee Chairman Update

The Board received the Landscape Committee Chairman update. The committee is accepting proposals to replace ligustrums with sod. Leaning Ribbon Palm and Bougainvillea in Roundabout have been straightened and staked. Damaged Hong Kong Orchids along UMRR South have been cleaned up. Rainbow Court median island has been supplemented with additional shrubs. Committee voted to begin renovating cul-de-sacs, which have overgrown Philodendrons. First two are on Rainbow Court and Big Bass. Committee voted to begin second phase of Oak Tree trimming, including parking lot, end of Fish Hook, and Winding Stream. Many compliments on Holiday Lighting.

On a motion by Mr. Bumgarner, seconded by Ms. Harenchar, the Board unanimously approved the proposals for Cul-de-sac renovation as proposed, for the Waterlefe Community Development District.

3. Field Inspection Report

The Board received presentation of the Field Inspection report. Items 8, 11, 13, 17, 22, 23, 24, 28, 30, 40, 41, 50, 51, 59, 60, 66 & 68 we're all noted as red deficiencies. Discussion for these items took place.

4. Landscape Contractor Report

The Board received the Landscape Contractor update. The Board and District manager questioned the landscaper on the deficient items in the field inspection report. Mr. Drumgool provided feedback on some of the deficient items.

C. Golf Course Update

1. Director of Golf Course Operations Update

The Board received the Golf Course Update. There was no quorum for the November golf committee meeting. The Golf Cart RFP will be coming up at the January Meeting. There was a discussion about easy-go carts. There was an update about annual memberships, 48 new memberships and 12 resignations at the time of the meeting.

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 October 13, 2022

On a motion by Mr. Xinos, seconded by Mr. Bumgarner, the Board unanimously approved the Minutes of the Golf Committee Meeting held on October 13th, 2022, for the Waterlefe Community Development District.

D. Safety Committee

1. Safety Committee Update

The Board received the Safety Committee update. There was a discussion about security and guard services. Using FHP and county resources was considered. There was an update on the Solar Curb Lights, areas we're lights we're damaged we're prioritized and now on to newer areas.

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.

2. Consideration of Golf Committee Minutes for the October 13, 2022 Meeting

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

E. Capital Planning Committee

1. Capital Planning Committee Update

The Board received the Capital Planning Committee update. The Committee hoped to have the GMP estimate and more pricing details available for this December meeting, but the contractor fell short of that because of sub-contractors not getting their estimates in by then. The Committee is expecting to have those number in by 12-22-2022, at which point when they are received, they will be circulated to the Board. The Board discussed the possibility of continuing the Board meeting to next week to meet again on the estimates.

On a motion by Mr. Xinos, seconded by Mr. Bumgarner, the Board unanimously approved the Minutes of the Capital Planning Committee Meeting held November 10th, 2022, for the Waterlefe Community Development District.

2. Consideration of Capital Planning Committee Meeting Minutes for the November 10, 2022 Meeting

On a motion by Mr. Xinos, seconded by Mr. Bumgarner, the Board unanimously approved the Minutes of the Capital Planning Committee Meeting held November 10th, 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 and presentation of the completed work orders maintenance report. The Board considered a proposal for repairing 3, 12' sections of boardwalk. The Board considered a proposal for changing the light on pond 2 and gave direction to contract with Solitude to make that improvement.

On a motion by Mr. Xinos, seconded by Mr. Carroll, the Board unanimously approved the \$6,600 proposal to rebuild 3, 12' sections of Boardwalk, for the Waterlefe Community Development District.

G. MPOA Liaison Update

The Board received the MPOA liaison update. The Board has received the drawings for the renovation of the River Club. There are 2 new MPOA members. There is a new Winter menu at the River Club.

H. District Counsel

The Board received the District Counsel update. There was an update on the deed reformation. The Board was asked for consideration for the chairperson to be able to execute easements for submerged lands. There was an update on the

Burns property, the sale has closed and the claim with the County is still alive.
There was a discussion about the area around hole 15.

I. District Engineer

The Board received the District Engineer update. There was a need to redo the meter forms. *for the Pro-shop renovation project.*

J. District Manager

1. Presentation of Monthly Financial Statement

The Board received the District Manager update. The next meeting is January 16th, 2022.

2. Review of the September Financial Statement

The Board received presentation of the September financials

3. Intacct Accounting and Portal Update

There was a discussion about Intacct, financial reports and viewing the reports on any device.

TENTH ORDER OF BUSINESS

Supervisor Requests

There was a supervisor request from Mr. Carroll asking for consideration to have 2 workshops a year as review sessions.

ELEVENTH ORDER OF BUSINESS

Adjournment

On a motion by Mr. Xinos, seconded by Mr. Carroll, the Board unanimously approved to continue the meeting to Tuesday December 27th at 11am at the Lefe Room located at 1022 Fish Hook Cove. Bradenton, FL 34212, for the Waterlefe Community Development District.



Secretary / Assistant Secretary



Chairman / Vice Chairman