

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, January 16, 2023, 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	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:

Matthew Huber	Regional 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
Tim Drumgool	Representative; Artistree Landscape
John Toborg	Landscape Inspection Services, Rizzetta & Company Inc.
John Valletta	Representative, MPOA

Audience	Present
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FIRST ORDER OF BUSINESS

Call to Order

Mr. Huber called the meeting to order and conducted roll call.

SECOND ORDER OF BUSINESS

Audience Comments

A resident indicated parking lot concerns and mentioned meeting using the zoom format.

THIRD ORDER OF BUSINESS

**Consideration of Regular Meeting
Minutes from December 19, 2022**

Mr. Huber presented the Regular Meeting Minutes from December 19, 2022, and asked if there were any changes needed. There was a revision needed on line 145 where it referenced the Golf Committee Meeting Minutes, which needed to be moved.

On a motion by Mr. Xinos, and seconded by Mr. Carroll, the Board unanimously approved the Regular Meeting Minutes, as amended, from December 19, 2022, for the Waterlefe Community Development District.

FOURTH ORDER OF BUSINESS

**Consideration of Continued Meeting
Minutes from December 27, 2022**

On a motion by Mr. Bumgarner, seconded by Mr. Tosi, the Board unanimously approved the Continued Meeting Minutes from December 27, 2022, for the Waterlefe Community Development District.

FIFTH ORDER OF BUSINESS

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

The Board was presented with the December 2022, Operations and Maintenance Expenditures.

On a motion by Mr. Bumgarner, seconded by Mr. Xinos, the Board unanimously approved the Operations & Maintenance Expenditures for December 2022, in the amount of \$142,069.66, for the Waterlefe Community Development District.

SIXTH ORDER OF BUSINESS

Update on FEMA Claim Status

The Board received an update on the FEMA claim application.

SEVENTH ORDER OF BUSINESS

**Building Renovation Update and
Discussion**

A resident commented that the building renovation design should be based on the budget, not the construction cost, and the manager should be held accountable.

EIGHTH ORDER OF BUSINESS

Presentation of the Golf Cart RFP

Mr. Dietz discussed the Golf Cart RFP. Mr. Cohen recommended that the Board exclude the quote from Club Car, as they did not adhere to the RFP guidelines.

On a motion by Mr. Xinos, seconded by Mr. Carroll, with all in favor, the Board of Supervisors unanimously agreed to enter into a contract with EZGO as the vendor for golf carts and deem the Club Car bid as non-responsive, and authorized the Chair to execute the agreement, for the Waterlefe Community Development District.

NINTH ORDER OF BUSINESS

Staff Reports

A. Aquatic Maintenance Report and Update

1. Consideration of Solitude Renewal Agreement

The Board received the Aquatic Maintenance Update and Report. The pricing of the Solitude Renewal Agreement was also discussed. Mr. Huber indicated the cost is approximately \$2,000 over the budgeted amount. The Board agreed that the budget could be adjusted to cover the additional costs for this service.

On a motion by Ms. Harenchar, seconded by Mr. Tosi, with all in favor, the Board of Supervisors unanimously approved the Solitude Renewal Agreement and authorized the Chair to execute the agreement, for the Waterlefe Community Development District.

B. Landscape & Irrigation Update

1. Consideration of Landscape Committee Meeting Minutes for December 2, 2022

Mr. Huber presented the Landscape Committee Meeting Minutes and asked if there were any changes needed. There were none.

On a motion by Mr. Bumgarner, seconded by Mr. Tosi, the Board unanimously accepted the Landscape Committee Meeting Minutes, for the Waterlefe Community Development District.

2. Landscape Committee Chairman Update

The Board received the Landscape Committee Chairman update. Mr. Carroll requested the Committee provide the Board with the total cost of all hurricane repairs and suggested the Board have a contingency fund for storms in the budget.

On a motion by Mr. Xinos, seconded by Mr. Tosi, the Board unanimously approved the ArtisTree proposal to remove damaged ligustrums for \$3,193.70, and the proposal of \$1,495 to flush cut five ligustrums, for the Waterlefe Community Development District.

On a motion by Mr. Bumgarner, seconded by Mr. Tosi, the Board approved the proposal of \$9,050 for the second phase of oak tree trimming, including parking lot, end of Fish Hook, and Winding Stream, for the Waterlefe Community Development District.

3. Landscape Inspection Report

The Board received a presentation of the Landscape Inspection report. Mr. Toborg informed the Board they are fertilizing the entire community in February 2023.

4. Landscape Contractor Report

The Board received the Landscape Contractor update. Items that were all noted as red deficiencies were discussed.

C. Golf Course Update

1. Consideration of the Golf Committee Meeting Minutes for November 17, 2022

Mr. Huber presented the Golf Committee Meeting Minutes and asked if there were any changes needed. There were none.

On a motion by Mr. Bumgarner, seconded by Mr. Xinos, the Board unanimously accepted the Minutes of the Golf Committee Meeting held on November 17, 2022, for the Waterlefe Community Development District.

2. Director of Golf Course Operations Update

Mr. Dietz provided an update on the September 2022 financials. He informed the Board they had positive revenue and membership is increasing.

On a motion by Mr. Carroll, seconded by Mr. Tosi, the Board unanimously appointed Mr. Scott Smith to the Golf Committee, for the Waterlefe Community Development District

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

The Board received the Safety Committee update. The Board discussed the radar sign set up. There was a discussion about the challenges with staffing the off-duty deputies, and a suggestion by District Counsel to possibly use FHP.

On a motion by Ms. Harenchar, seconded by Mr. Bumgarner, the Board unanimously appointed Kathy McGuligt to the Safety Committee, for the Waterlefe Community Development District.

E. Capital Planning Committee**1. Consideration of Capital Planning Committee Meeting Minutes for November 17, December 15, and December 22, 2022**

Mr. Huber presented the Capital Planning Meeting Minutes and asked if there were any changes needed. There was a revision to the December 22, 2022, minutes. Richard Barber was not present.

On a motion by Mr. Bumgarner, seconded by Mr. Xinos, the Board unanimously accepted the Capital Planning Committee Meeting Minutes for November 17, December 15, and December 22, as amended, for the Waterlefe Community Development District.

2. Capital Planning Committee Update

An update was provided, and Mr. Dietz indicated the committee filed for a permit on January 25th, 2023, to get updated plans. Mr. Bumgarner reviewed the budget for renovations and bond validation was reviewed by District Counsel.

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

The Board received an update on the FEMA claim application and the presentation of the completed work orders maintenance report. Also, the south wall damages were discussed.

G. MPOA Liaison Update

John Voleta, the president of the HOA indicated their annual meeting would be on January 24th, 2023, at 6:00 p.m. He asked if those who are not able to attend to please submit a proxy as they need 186 members present to meet quorum. He also indicated the regular monthly meeting would be on Friday, January 20, 2023, at 10:00 a.m.

H. District Counsel

Mr. Cohen discussed deed reformation. He also indicated special counsel is in discussions with the County regarding eminent domain and the County is to respond by Friday, January 20, 2023.

I. District Engineer

Watercolor cottages were discussed. Mr. Schappacher indicated he has had difficulty in getting someone to come out to the property to evaluate the damage to the southern wall repairs that are needed.

J. District Manager**1. Presentation of Monthly Financial Statement**

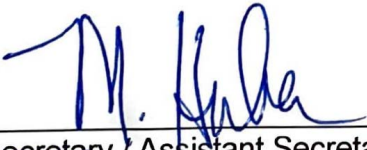
The Board received the District Manager update. Mr. Huber informed the Board that the next regularly scheduled meeting would be on February 20, 2023, at 2:00 p.m.

TENTH ORDER OF BUSINESS**Supervisor Requests**

A supervisor indicated there will be a garage sale for the community on April 1, 2023. Mr. Bumgarner indicated road improvement should be a top priority.

ELEVENTH ORDER OF BUSINESS**Adjournment**

On a motion by Mr. Bumgarner, seconded by Mr. Xinos, the Board unanimously approved to adjourn the meeting at 5:04 p.m., for Waterlefe Community Development District.


Secretary / Assistant Secretary


Chairman / Vice Chairman