

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, February 20, 2023, at 2:04 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:

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
Scott Laballister	Representative, Solitude Lake Management
Mike Jacobs	President, Landscape Committee

Audience	Present
----------	----------------

FIRST ORDER OF BUSINESS

Call to Order

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

SECOND ORDER OF BUSINESS

Audience Comments

The residents had the following comments: will the grill times be changed, are there planned events during the closure for renovations, assistance regarding a market, financial and accounting analyst, comments regarding the member of the Landscape Committee, and concerns on the road noise.

THIRD ORDER OF BUSINESS

**Consideration of Resolution 2023-02,
Re-Designating Officers of the District**

Mr. Huber presented Resolution 2023-02, Re-Designating Officers of the District to the Board mentioning that Mr. Huber would be added as an Assistant Secretary for signature purposes only.

On a motion by Mr. Carroll, seconded by Mr. Xinos, the Board adopted Resolution 2023-02, Re-Designating Offices of the District, for the Waterlefe Community Development District.

FOURTH ORDER OF BUSINESS

**Consideration of Tri-Party Succession
Agreement**

Mr. Cohen spoke about the changes to the agreement and responded to questions that the Board had. Mr. Cohen informed the Board that the District is currently in default.

On a motion by Mr. Bumgarner, seconded by Ms. Harenchar, the Board approved the Tri-Party Succession Agreement, for the Waterlefe Community Development District.

FIFTH ORDER OF BUSINESS

**Consideration of Architect
RFQ Submission**

Mr. Cohen presented the Architect RFQ Submission for renovation and expansion of the Waterlefe Golf Clubhouse.

On a motion by Mr. Xinos, seconded by Ms. Harenchar, the Board approved the RFQ submission from SGA, for the Waterlefe Community Development District.

SIXTH ORDER OF BUSINESS

Approval of Engineer's Report

Mr. Cohen presented the Engineer's report as well as a discussion of Bond validation. Mr. Cohen informed the Board that there is no commitment to spend the funds.

On a motion by Mr. Xinos, seconded by Mr. Tosi, the Board approved the Engineer's report, for the Waterlefe Community Development District.

SEVENTH ORDER OF BUSINESS

**Consideration of Resolution 2023-03,
Master Bond Resolution**

Ms. Taylor presented Resolution 2023-03, Master Bond Resolution with a Not To Exceed amount of \$6,000,000.00 to the Board. There also was discussion of the Master Trust Indenture. Mr. Cohen stated special counsel will file the complaint

89 immediately and he will keep the Board of Supervisors posted on timing after a judge
90 has been assigned.
91

92 On a motion by Mr. Xinos, seconded by Mr. Bumgarner, with all in favor, the Board approved
93 Resolution 2023-03, for the Waterlefe Community Development District.

94
95 **EIGHTH ORDER OF BUSINESS**

**Consideration of the Regular Meeting
Minutes from January 16, 2023**

96
97
98 Mr. Huber presented the Regular Meeting Minutes from January 16, 2023 to the
99 Board. Revisions were made.
100

101 On a motion by Mr. Bumgarner, seconded by Mr. Xinos, with all in favor, the Board approved
102 the Minutes of the Board of Supervisors' Regular Meeting held on January 16, 2023, as
103 amended, for the Waterlefe Community Development District.

104
105 **NINTH ORDER OF BUSINESS**

**Consideration of Operation
& Maintenance Expenditures
for January 2023**

106
107
108
109 Mr. Huber presented the January 2023 Operations and Maintenance
110 Expenditures to the Board.
111

112 On a motion by Mr. Bumgarner, seconded by Mr. Tosi, with all in favor, the Board of
113 Supervisors ratified the Operation and Maintenance Expenditures for January in the amount
114 of \$142,069.66, for the Waterlefe Community Development District.

115
116 **TENTH ORDER OF BUSINESS**

Staff Reports

117
118 **A. Aquatic Maintenance Report and Update**

119
120 Mr. Laballister presented the Aquatics Maintenance Report to the Board.
121

122 Ms. Harenchar mentioned that pond 18 looks better since it has been treated.
123

124 **1. Consideration of Solitude Fountain Repair Proposal**

125
126 The Board discussed the sound mitigation and fountain quote, per resident
127 request. There was a prior quote given for approximately \$10,000. Mr. Carroll
128 wanted to know what the decibels for the fountains are and Mr. Dietz will follow
129 up.
130

131 **B. Landscape & Irrigation Update**

132
133 A discussion ensued.

ELEVENTH ORDER OF BUSINESS

**Consideration of Landscape
Committee Meeting Minutes for
January 6, 2023**

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 accepted the Landscape Committee Meeting Minutes for January 6, 2023, for the Waterlefe Community Development District.

1. Landscape Committee Chairman Update

The Board received the Landscape Committee Chairman update. Mr. Jacobs indicated ArtisTree doesn't have a water truck and one is needed due to the well being down. Mr. Dietz stated that the wells liquid end would need to be pulled to know what is needed for replacement. Mr. Dietz will check to see if the old pump is able to be rebuilt to have as a backup.

2. Landscape Inspection Report

Mr. Toborg presented the Landscape Inspection report. He noted that the photos and text received with fertilizer on pallet are not within the scope of services. Mr. Toborg also noted that item #45 on the report should be under warranty, so there is no need for the proposal to replace the potato vine.

3. Landscape Contractor Report

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

C. Golf Course Update

Mr. Dietz indicated EZGO is moving forward with their order and the golf carts should be available for pick up sometime in late April 2023. He also indicated membership has increased. The Golf Course Committee will report the number of ideal members needed in the next few months.

TWELFTH ORDER OF BUSINESS

**Consideration of the Golf Committee
Meeting Minutes for December 15,
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. Carroll, seconded by Mr. Xinos, with all in favor, the Board of Supervisors accepted the Minutes of the Golf Committee Meeting held on December 15, 2022, for the Waterlefe Community Development District.

1. Director of Golf Course Operations Update

The Board was provided with an update on the December 2022 financials.

D. Safety Committee

1. Safety Committee Meeting Update

Mr. Dietz provided an update on the Safety Committee.

THIRTEENTH ORDER OF BUSINESS

Consideration of the Safety Committee Meeting Minutes for September 13, 2022

On a motion by Mr. Xinos, seconded by Ms. Harenchar, with all in favor, the Board of Supervisors accepted the Minutes of the Safety Committee Meeting held on September 13, 2022, for the Waterlefe Community Development District.

E. Capital Planning Committee

There was discussion about having a special meeting with the CDD Board of Supervisors and the Capital Planning Committee sometime during the week of March 13, 2023. This would allow the Capital Planning Committee to review the plans and pricing prior to the March 20, 2023, regular CDD meeting. Staff will coordinate this meeting.

FOURTHTEENTH ORDER OF BUSINESS

Consideration of Capital Planning Committee Meeting Minutes for from January 5, 2023

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

On a motion by Mr. Xinos, seconded by Mr. Tosi, the Board accepted the Capital Planning Committee Meeting Minutes from January 5, 2023, for the Waterlefe Community Development District.

1. Capital Planning Committee Update

On a motion by Mr. Xinos, seconded by Mr. Carroll, with four in agreement and one opposed, the Board agreed to move forward with the building permit submittal, for the Waterlefe Community Development District.

**A. Presentation of the Clubhouse Renovation Update
On Guaranteed Maximum Price
(Under Separate Cover)**

Mr. Dietz presented the Clubhouse Renovation update to the Board.

F. Property Management Update

1. CDD Completed Work Orders Maintenance Report

The Board received the presentation of the completed work orders maintenance report. The Board discussed #7 in the amount of \$3,350. Mr. Dietz agreed to have Staff remove some debris that was previously cut down and is being complained about by residents.

G. MPOA Liaison Update

There was a request on behalf of MPOA to post signs in the community letting the public know the community is "Deed Restricted" to govern deed restrictions. The Landscape committee will review this.

H. District Counsel

Mr. Cohen indicated for the minutes that the deed reformation has been filed and there is ongoing discussion with the County regarding eminent domain.

I. District Engineer

Mr. Schappacher indicated that the Lake Bank still has unfinished punch list items. The sod looks rough and needs watering. He also informed the Board Winding Stream and Whopping Crane need road repairs. There was discussion about a homeowner making improvements on a CDD easement and potentially needing a variance. The Board of Supervisors requested more information before making any decisions on this item.

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 March 20, 2023, at 2:00 p.m. Mr. Huber also indicated there will also be a special joint meeting on the week of March 13, 2023.

FIFTEENTH ORDER OF BUSINESS

Supervisor Requests

There were no Supervisor Requests currently.

SIXTEENTH ORDER OF BUSINESS

Adjournment

On a motion by Mr. Bumgarner, seconded by Ms. Harenchar, the Board unanimously approved to adjourn the meeting at 5:21 p.m., for the Waterlefe Community Development District.



Secretary / Assistant Secretary



Chairman / Vice Chairman