

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, March 20, 2023, at 2:00 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.
Ruben Durand	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
John Valletta	Representative, MPOA
Alex Johnson	Representative, Solitude
Mike Jacobs	President, Landscape Committee
Clay Johnson	Representative, Manasota Commercial Construction

Audience	Present
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**NOTE:** There will be a hard stop at 4:50 p.m. for this room.

FIRST ORDER OF BUSINESS

Call to Order

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

**SECOND ORDER OF BUSINESS**

**Public Comments**

There were no audience comments.

**THIRD ORDER OF BUSINESS**

**Consideration of Revised  
Capital Planning Committee Charter**

Mr. Bumgarner reviewed the intent of the Capital Planning Committee, and its focus was purely on the renovation project only and not as an on-going permanent committee.

Mr. Dietz will review the Charter and report back to the Board if necessary.

**FOURTH ORDER OF BUSINESS**

**Discussion on Items to be Approved on  
Website**

Ms. Harenchar discussed what documents have been posted on the website historically and what documents should be posted going forward.

On a motion by Ms. Harenchar, seconded by Mr. Carroll, with all in favor, the Board of Supervisors, approved to post approved CDD and all Committee Meeting Minutes to the website, for the Waterlefe Community Development District.

**FIFTH ORDER OF BUSINESS**

**Aquatic Maintenance Report  
and Update**

Mr. Alex Johnson reviewed his report with the Board.

Mr. Bumgarner stated that Pond #18 needs another treatment and should be done consistently.

**SIXTH ORDER OF BUSINESS**

**Consideration of Landscape  
Committee Meeting Minutes for  
the February 3, 2023, Meeting**

On a motion by Mr. Bumgarner, seconded by Mr. Xinos, with all in favor, the Board of Supervisors, accepted the minutes of the landscape committee meeting held on February 3, 2023, for the Waterlefe Community Development District.

**SEVENTH ORDER OF BUSINESS**

**Landscape Committee  
Chairman Update**

**1. Consideration of MPOA Deed Restricted Sign Request**

Mr. Jacobs provided an update to the Board. Mr. Jacobs recommended requested work not to exceed \$4,500.00 for the roundabout and a not to exceed \$3,500.00 for the bird island projects.



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On a motion by Mr. Tosi, seconded by Mr. Xinos, with all in favor, the Board of Supervisors, approved the request for the Roundabout project with a not to exceed amount of \$4,500.00, for the Waterlefe Community Development District.

On a motion by Mr. Xinos, seconded by Mr. Bumgarner, with all in favor, the Board of Supervisors, approved the request for the Bird Island project with a not to exceed amount of \$3,500.00, for the Waterlefe Community Development District Development District.

On a motion by Mr. Xinos, seconded by Mr. Carroll, with all in favor, the Board of Supervisors, approved for the MPOA to present a design for a Deed Restricted Sign to the Landscape Committee that is consistent with current signage, and pending approval by the Board of the final location of the sign, for the Waterlefe Community Development District.

**EIGHTH ORDER OF BUSINESS**

**Field Inspection Report**

The Board reviewed the Landscape Inspection report.

**NINTH ORDER OF BUSINESS**

**Landscape Contractor Report**

The Board reviewed the Landscape Contractor report.

**TENTH ORDER OF BUSINESS**

**Consideration of Capital Planning  
Committee Meeting Minutes  
from January 16, 2023,  
February 23, 2023 and March 2, 2023**

Mr. Huber presented the Capital Planning Committee Meeting Minutes.

On a motion by Mr. Xinos, seconded by Mr. Tosi, the Board of Supervisors, accepted the Capital Planning Committee Meeting Minutes from January 16, 2023, February 23, 2023 and March 2, 2023, as presented, for the Waterlefe Community Development District.

**ELEVENTH ORDER OF BUSINESS**

**Capital Planning Committee**

Mr. Dietz and Mr. Clay Johnson provided an update to the Board of Supervisors.

Mr. Clay Johnson presented the updated GMP of \$2,975,025.00.

Mr. Tosi wants to see the float in the overall project, Clay to provide this report.

A limited notice to proceed was discussed.

**TWELFTH ORDER OF BUSINESS**

**Golf Course update**

Mr. Dietz provided an update on the golf course to the Board of Supervisors.

**THIRTEENTH ORDER OF BUSINESS**

**Consideration of Golf  
Committee Meeting Minutes  
for January 12, 2023**

On a motion by Mr. Bumgarner, seconded by Mr. Xinos, with all in favor, the Board of Supervisors, accepted the Golf Committee Minutes for the meeting held on January 12, 2023, for the Waterlefe Community Development District.

**FOURTEENTH ORDER OF BUSINESS**

**Director of Golf Course  
Operations Update**

There were no further updates for the Board at this time other than as earlier provided.

**FIFTEENTH ORDER OF BUSINESS**

**Safety Committee**

**1. Safety Committee Update**

Ms. Page gave updates on the Safety Committee.

The Committee is considering the Portside radar data.

Mr. Tosi stated that the 17<sup>th</sup> box is missing the rope guard rail.

**SIXTEENTH ORDER OF BUSINESS**

**Consideration of Safety  
Committee Meeting Minutes  
for January 10, 2023**

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

On a motion by Mr. Xinos, seconded by Ms. Harenchar, the Board of Supervisors, accepted the Safety Committee Meeting Minutes for January 10, 2023, for the Waterlefe Community Development District.

**A. Property Management Update**

**1. CDD Completed Work Orders Maintenance Report**

Mr. Dietz provided an update to the Board of Supervisors.

**B. MPOA Liaison Update**

Mr. Valletta provided an update to the Board of Supervisors.



**C. District Counsel**

Mr. Cohen stated that the previously filed deed reformation action is waiting for service of process.

Mr. Cohen mentioned the bond validation hearing is scheduled for Monday, March 27, 2023.

Mr. Cohen inquired regarding the previously discussed homeowner request for encroachments into the CDD easement – DRB to handle and in progress.

**D. District Engineer**

**1. Consideration of Road Repair Proposals**

Mr. Schappacher presented the road repair bid tabulation to the Board and Staff.

On a motion by Mr. Bumgarner, seconded by Mr. Xinos, the Board of Supervisors, approved the Superior Asphalt proposal for road repairs with a not to exceed amount of \$130,000.00 and authorized the Chairman to execute a Contract subject to staff approval, for the Waterlefe Community Development District.

Mr. Schappacher provided additional updates on roadways in the CDD.

**E. District Manager**

**1. Presentation of Monthly Financial Statement**

The next scheduled regular meeting is April 17, 2023, at 2:00 p.m.

The Board reviewed the January 31, 2023 financial statements.

**SEVENTEENTH ORDER OF BUSINESS**

**Consideration of Operations &  
Maintenance Expenditures  
for February 2023**

On a motion by Mr. Bumgarner, seconded by Mr. Xinos, with all in favor, the Board of Supervisors, ratified the Operation and Maintenance Expenditures for February 2023 in the amount of \$70,723.53, for the Waterlefe Community Development District.

**EIGHTEENTH ORDER OF BUSINESS**

**Consideration of Regular  
Meeting Minutes held  
on February 20, 2023**

There were a few changes to the minutes. On line 45 “mind experiment” strike, and line 130 “Dietz”.

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On a motion by Ms. Harenchar, seconded by Mr. Bumgarner, with all in favor, the Board of Supervisors, unanimously approved, as amended, the Regular Meeting Minutes for February 20, 2023, as amended, for the Waterlefe Community Development District.

**NINETEENTH ORDER OF BUSINESS**

**Supervisor Requests**


Mr. Xinos asked, "have we explored MPOA and CDD Combined." Mr. Cohen said this is a remote possibility.

Mr. Tosi inquired about why the CDD can't be merged w/ MPOA. Mr. Cohen provided an explanation.

**TWENTIETH ORDER OF BUSINESS**

**Adjournment**

On a motion by Mr. Bumgarner, seconded by Mr. Tosi, the Board of Supervisors, unanimously approved to adjourn the meeting at 4:38 p.m., for the Waterlefe Community Development District.

  
Secretary / Assistant Secretary

  
Chairman / Vice Chairman