

**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, May 15, 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	<b>Board Supervisor, Chair</b>
Ruth Harenchar	<b>Board Supervisor, Vice Chair</b>
Tom Tosi	<b>Board Supervisor, Assistant Secretary</b>
Richard Carroll	<b>Board Supervisor, Assistant Secretary</b>
Sydney Xinos	<b>Board Supervisor, Assistant Secretary</b>

Also present were:

Matthew Huber	<b>Regional District Manager, Rizzetta &amp; Company, Inc.</b>
Ruben Durand	<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>
John Toborg	<b>Field Service Manager,</b>
Steve Dietz	<b>General Manager, Waterlefe Golf Club</b>
Mary Paige Huisman	<b>Representative, Waterlefe Golf Club</b>
Tm Drumgool	<b>Representative, ArtisTree Landscaping Red</b>
Alex Johnson	<b>Representative, Solitude</b>

Audience	<b>Present</b>
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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**

**Public Comments**

A resident made comments regarding the condition of Pond 1.

**THIRD ORDER OF BUSINESS**

**Aquatic Maintenance Report  
and Update**

Mr. Alex Johnson reviewed his report with the Board. He informed the Board that he and Rick Schappacher will investigate the over excavating in the Ponds on the northside. The Board discussed supplemental pond treatments and testing; however, there was no decision made during the CDD meeting.

**FOURTH ORDER OF BUSINESS**

**Landscape and  
Irrigation Update**

**1. Landscape Committee Update**

Steve Dietz updated the Board on the meeting held with Artistree Landscape. Mr. Tosi advised Staff that the scope of work needs to be revised. Discussion ensued about a landscape RFP.

On a motion by Ms. Harenchar, seconded by Mr. Tosi, with all in favor, the Board of Supervisors, approved for Staff to move forward with RFP for Landscaping, for the Waterlefe Community Development District.

**2. Field Inspection Report**

John Toborg presented the Field Inspection Report to the Board. Mr. Toborg informed the Board that the fertilizer used does not have phosphorus in it.

**3. Landscape Contractor Report**

Tim Drumgool was present and presented the Landscape Contractor Report to the Board. He informed the Board that fertilizer has been scheduled for May 18<sup>th</sup>, 2023, and May 22<sup>nd</sup>, 2023.

**FIFTH ORDER OF BUSINESS**

**Golf Course Update**

**1. Director of Golf Course Operations Update**

Steve Dietz presented the Golf Course Operations Update to the Board. He informed the Board that the golf course budget is projected to be \$653,000. Mr. Tosi would like to have the golf course budget prior to the District's proposed budget.

**SIXTH ORDER OF BUSINESS**

**Safety Committee**

**1. Safety Committee Update**

Steve Dietz gave the Safety Committee Update to the Board The radar signs will be moved to a new location.

On a motion by Ms. Harenchar, seconded by Mr. Xinos, with all in favor, the Board of Supervisors, appointed Kevin Randolph as a new member of the Safety Committee, for the Waterlefe Community Development District.

**SEVENTH ORDER OF BUSINESS**

**Capital Project Committee**

Mr. Dietz presented the Capital Project Committee update to the Board.

On a motion by Mr. Bumgarner, seconded by Mr. Tosi, with all in favor, the Board of Supervisors, approved the Capital Project Committee to do an acoustic analysis for the new renovations projected at \$8,960.00, for the Waterlefe Community Development District.

**EIGHTH ORDER OF BUSINESS**

**Property Management Update**

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

The Completed Work Orders Maintenance Report was presented to the Board.

**NINTH ORDER OF BUSINESS**

**MPOA Liaison Update**

Not present, no report given.

**TENTH ORDER OF BUSINESS**

**District Counsel**

**1. Ratification of the Term Sheet**

Andy Cohen presented the Revised Term Sheet for the golf course amenity facility renovation financing action to the Board.

On a motion by Mr. Xinos, seconded by Mr. Bumgarner, with all in favor, the Board of Supervisors, ratified the Revised Term Sheet., for the Waterlefe Community Development District.

**ELEVENTH ORDER OF BUSINESS**

**District Engineer**

Rick Schappacher was present and informed the Board that the road paving will start next week at Fish Hook Cove and Winding Stream Way. The Board discussed the erosion project and the excavation of the ponds previously mentioned.

**TWELFTH ORDER OF BUSINESS**

District Manager

**1. Presentation of Monthly Financial Statement**

**The next regularly scheduled meeting will be held on June 19, 2023, at 2:00 p.m.**

Mr. Huber presented the most-to-date Monthly Financial Statement to the Board. The Board discussed the location for the final budget hearing.

**2. Presentation of Registered Voters**

Mr. Huber presented the registered voters count as 990 as of April 15, 2023.

**THIRTEENTH ORDER OF BUSINESS**

**Consideration of  
Resolution 2023-05, Approving  
Special Assessments  
on Proposed Financing**

Mr. Cohen presented Resolution 2023-05, Approving Special Assessments on Proposed Financing to the Board.

On a motion by Mr. Bumgarner, seconded by Mr. Xinos, with all in favor, the Board of Supervisors adopted Resolution 2023-05, Approving the Special Assessments on the Proposed Financing, for the Waterlefe Community Development District.

**FOURTEENTH ORDER OF BUSINESS**

**Consideration of  
Resolution 2023-06, Setting  
a Public Hearing on the Special  
Assessments on  
Proposed Financing**

Mr. Cohen presented Resolution 2023-06, Setting a Public Hearing on the Special Assessments on Proposed Financing to the Board. The Board agreed to set the public hearing on June 19, 2023, at 2:00 p.m.

On a motion by Mr. Xinos, seconded by Mr. Carroll, with all in favor, the Board of Supervisors adopted Resolution 2023-06, Setting a Public Hearing on the Special Assessments on Proposed Financing, for the Waterlefe Community Development District.

**FIFTEENTH ORDER OF BUSINESS**

**Consideration of Resolution of  
2023-04, Approving the  
Fiscal Year 2023/2024  
Proposed Budget and  
Setting the Public Hearing on the  
Final Budget**

Mr. Huber presented Resolution 2023-04, Approving the Fiscal Year 2023-2024 Proposed Budget and Setting the Public Hearing on the Final Budget to the Board. The Final Budget Public Hearing meeting will need to be at least 60 days from today's meeting Meeting, which will either be July 17<sup>th</sup>, 2023, or August 21<sup>st</sup>, 2023.

On a motion by Ms. Harenchar, seconded by Mr. Xinos, with all in favor, the Board of Supervisors adopted Resolution 2023-04, Approving the Fiscal Year 2023-2024 Proposed Budget and Setting the Public Hearing on the Final Budget for August 21, 2023, for the Waterlefe Community Development District.

**SIXTEENTH ORDER OF BUSINESS**

**Discussion of the Future of  
Governance of Waterlefe**

The Board discussed the possibility of looking for a CDD Board Member to act as liaison for this resident non-CDD committee. Sydney Xinos volunteered for this role on behalf of the CDD.

**SEVENTEENTH ORDER OF BUSINESS**

**Consent Agenda Items**

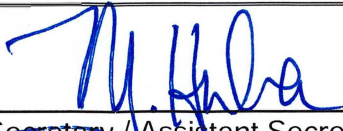
- A. Consideration of Acceptance of Landscape Committee  
Meeting Minutes from March 31, 2023**
- B. Consideration of Acceptance of Safety Committee  
Meeting Minutes from March 14, 2023**
- C. Consideration of Acceptance of Golf Committee  
Meeting Minutes from March 16, 2023**
- D. Consideration of Acceptance of the Regular  
Meeting Minutes from April 17, 2023**
- E. Consideration of Acceptance of Operations and  
Maintenance Expenditures for April 2023**

On a motion by Mr. Bumgarner, seconded by Ms. Harenchar, with all in favor, the Board of Supervisors unanimously approved the consent agenda items, for the Waterlefe Community Development District.

**EIGHTTEENTH ORDER OF BUSINESS**

**Adjournment**

On a motion by Mr. Xinos, seconded by Mr. Carroll, the Board of Supervisors, unanimously approved to adjourn the meeting at 5:01 p.m., for the Waterlefe Community Development District.

  
Secretary / Assistant Secretary

  
Chairman / Vice Chairman