

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, July 24, 2023, at 2:01 p.m.** at the Waterlefe River Club, located at 995 Fish Hook Cove, Bradenton, FL 34212

Present and constituting a quorum were:

Ken Bumgarner	Board Supervisor, 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.
Rick Schappacher	District Engineer, Schappacher Eng.
Steve Dietz	General Manager, Waterlefe Golf Club
Mary Paige Huisman	Representative, Waterlefe Golf Club
Tim Drumgool	Representative, ArtisTree
Scott Laballister	Representative, Solitude
Daniel Lewis	District Counsel, Persson, Cohen & Mooney, P.A.

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

Public Comments

Barb Lee made comments on the weeds in the cracks and gutter. Ms. Lee is requesting landscape to take care of this.

On a motion by Mr. Bumgarner, seconded by Mr. Carroll the Board of Supervisors unanimously approved to allow Mr. Tosi to participate and vote electronically, for the Waterlefe Community Development District.

THIRD ORDER OF BUSINESS

**Aquatic Maintenance Report
and Update**

1. Presentation of Waterway Inspection Report

Mr. Laballister presented the Waterway Inspection Report to the Board.

2. Presentation of Pond 18 Quarterly Nutrient Abatement Application

Mr. Laballister presented the Pond 18 Quarterly Nutrient Abatement Application.

FOURTH ORDER OF BUSINESS

**Landscape and
Irrigation Update**

1. Landscape Committee Update

No meeting, no update.

2. Field Inspection Report

Mr. Toborg presented the Field Inspection Report to the Board.

3. Landscape Contractor Report

Mr. Drumgool provided updates to the Board.

FIFTH ORDER OF BUSINESS

Golf Course Update

1. Director of Golf Course Operations Update

Mr. Dietz presented the Golf Course Operations Update to the Board. Mr. Dietz discussed the Golf Course budget.

On a motion by Mr. Xinos, seconded by Mr. Carroll, the Board of Supervisors unanimously, approved to authorize staff to begin the process of rate changes for the Golf Course as directed by the Board, for the Waterlefe Community Development District.

On a motion by Mr. Bumgarner, seconded by Mr. Carroll, the Board of Supervisors unanimously approved not to exceed \$350K for Golf Course projects and designate Mr. Carroll as point of contact, for the Waterlefe Community Development District.

SIXTH ORDER OF BUSINESS

Safety Committee

1. Safety Committee Update

No meeting, no update.

SEVENTH ORDER OF BUSINESS

Capital Projects Committee

Mr. Dietz provided Capital Project Committee updates to the Board.

EIGHTH ORDER OF BUSINESS

Property Management Update

1. CDD Completed Work Orders Maintenance Report

Mr. Dietz provided updates to the Board.

NINTH ORDER OF BUSINESS

**Consideration of Winding Stream
Gate Refurbish Proposal**

On a motion by Mr. Xinos, seconded by Mr. Carroll, the Board of Supervisors unanimously approved the Winding Stream Gate Refurbish Proposal for \$4,250, for the Waterlefe Community Development District.

TENTH ORDER OF BUSINESS

**Consideration of Winding Stream Gate
Strike Repair Proposal**

On a motion by Mr. Xinos, seconded by Mr. Tosi, the Board of Supervisors unanimously approved the Winding Stream Gate Strike Repair Proposal, and requested that the District gets reimbursed by the damaging party, for the Waterlefe Community Development District.

On a motion by Mr. Bumgarner, seconded by Mr. Xinos, the Board of Supervisors unanimously approved the removal of a concrete pad and replacing it, in the amount of \$1,750, for the Waterlefe Community Development District.

ELEVENTH ORDER OF BUSINESS

MPOA Liaison Update

There were updates provided.

TWELFTH ORDER OF BUSINESS

District Counsel

Mr. Lewis provided updates to the Board. Lennar served for deed reformation action, and required responses by 7/27/2023.

THIRTEENTH ORDER OF BUSINESS

District Engineer

Mr. Schappacher was present and provided updates.

On a motion by Mr. Bumgarner, seconded by Mr. Xinos, the Board of Supervisors unanimously approved to designate Mr. Bumgarner and Mr. Schappacher to continue discussion on a tentative agreement with the county for property "takings", for the Waterlefe Community Development District.

FOURTEENTH ORDER OF BUSINESS

District Manager

1. Discussion of Usage of Conference Call Option

The call-in option for residents was discussed.

The next regularly scheduled meeting will be held on Monday, August 21, 2023, at 2:00 p.m. at 995 Fishhook Cove, Bradenton, FL 34212, in the fitness room.

FIFTEENTH ORDER OF BUSINESS

**Consideration of Resolution 2023-10,
Revising the Location of the
Final Budget Public Hearing in August**

On a motion by Mr. Bumgarner, seconded by Mr. Carroll, the Board of Supervisors unanimously adopted Resolution 2023-10, Revising the Location of the Final Budget Public Hearing in August, for the Waterlefe Community Development District.

SIXTEENTH ORDER OF BUSINESS

**Consideration of Arbitrage
Engagement Letter for
Series 2016 Bonds**

On a motion by Mr. Bumgarner, seconded by Mr. Xinos, the Board of Supervisors unanimously approved the Arbitrage Engagement Letter for Series 2016 Bonds, for the Waterlefe Community Development District.

SEVENTEENTH ORDER OF BUSINESS

Consent Agenda Items

1. Consideration of Golf Committee Meeting Minutes from May 11, 2023

On a motion by Mr. Xinos, seconded by Mr. Carroll, the Board of Supervisors unanimously accepted the Golf Committee Meeting Minutes from May 11, 2023, for the Waterlefe Community Development District.

2. Consideration of the Regular Meeting Minutes from June 19, 2023

On a motion by Mr. Xinos, seconded by Mr. Carroll, the Board of Supervisors unanimously approved the Regular Meeting Minutes from June 19, 2023, for the Waterlefe Community Development District.

**3. Consideration of Operations & Maintenance Expenditures
for June 2023**

Mr. Huber presented the Operations & Maintenance Expenditures for June 2023 in the amount of \$64,083.95, which was tabled by the Board due to not having the Operations and Maintenance Expenditures in a timely manner.

EIGHTEENTH ORDER OF BUSINESS

SUPERVISORS REQUEST

There were no supervisor requests at this time.

NINETEENTH ORDER OF BUSINESS

Adjournment

On a motion by Mr. Bumgarner, seconded by Mr. Xinos, the Board of Supervisors, unanimously approved to adjourn the meeting at 5:10 p.m., for the Waterlefe Community Development District.



Secretary / Assistant Secretary



Chairman / Vice Chairman