

**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, September 18, 2023, at 2:00 p.m.** at the Waterlefe Golf Club – Fitness Studio Room, located at 995 Fish Hook 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. (Via con. call)</b>
Ruben Durand	<b>District Manager, Rizzetta &amp; Company, Inc.</b>
Rick Schappacher	<b>District Engineer, Schappacher Eng.</b>
Steve Dietz	<b>General Manager, Waterlefe Golf Club</b>
Tim Drumgool	<b>Representative, ArtisTree</b>
Scott Laballister	<b>Representative, Solitude</b>
Andy Cohen	<b>District Counsel, Persson, Cohen &amp; Mooney, P.A.</b>
John Toborg	<b>Rizzetta, Field Service Manager</b>
John Valletta	<b>Rep. MPOA</b>
Liz Rocque	<b>Solitude Lake Management (Via call)</b>
Mary Paige Huisman	<b>Waterlefe Golf Club</b>

Audience	<b>Present</b>
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**FIRST ORDER OF BUSINESS**

**Call to Order**

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

**SECOND ORDER OF BUSINESS**

**Public Comments**

A resident made a comment about the financial statement audit.

**THIRD ORDER OF BUSINESS**

**Aquatic Maintenance  
Report and Update**

**1. Presentation of Waterway Inspection Report**

Mr. Laballister presented report.

**FOURTH ORDER OF BUSINESS**

**Consideration of Pond 18  
Quarterly Eutrosorb WC  
Treatment Services  
Contract**

On a motion by Mr. Bumgarner, seconded by Ms. Harenchar, the Board of Supervisors unanimously approved the Pond 18 Quarterly Eutrosorb WC Treatment Service Contract, subject to staff approval, for the Waterlefe Community Development District.

**FIFTH ORDER OF BUSINESS**

**Landscape and  
Irrigation Update**

**1. Landscape Committee Update**

Mr. Dietz provided updates.

On a motion by Mr. Xinos, seconded by Mr. Bumgarner, the Board of Supervisors unanimously approved proposal # 24151 in the amount of \$1,698.70, for the Waterlefe Community Development District.

On a motion by Mr. Tosi, seconded by Ms. Harenchar, the Board of Supervisors unanimously approved proposal # 24149 in the amount of \$2,196.36, for the Waterlefe Community Development District.

On a motion by Mr. Tosi, seconded by Ms. Harenchar, the Board of Supervisors unanimously approved the ASI proposal for trimming 21 oak trees and orchids in the amount of \$7,520.00, for the Waterlefe Community Development District.

**2. Field Inspection Report**

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

**3. Update on RPF for Landscape and Irrigation Proposal**

Mr. Toborg reviewed the bid process for the Board.

The Board discussed ArtisTree's failure to appear at the mandatory pre-bid Meeting.



**4. Landscape Contractor Report**

Mr. Drumgool provided updates to the Board.

**SIXTH ORDER OF BUSINESS**

**Consideration of Second  
Addendum to Landscape  
& Irrigation Agreement**

On a motion by Ms. Harenchar, seconded by Mr. Tosi, the Board of Supervisors unanimously approved the Second Addendum to Landscape & Irrigation Agreement, for the Waterlefe Community Development District.

**SEVENTH ORDER OF BUSINESS**

**Golf Course Update**

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

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

**EIGHTH ORDER OF BUSINESS**

**Safety Committee**

**1. Safety Committee Update**

Mr. Dietz provided updates to the Board.

**NINTH ORDER OF BUSINESS**

**Capital Projects Committee**

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

On a motion by Mr. Xinos, seconded by Mr. Tosi, the Board of Supervisors unanimously approved the cart barn renovation in the amount of \$167,850.90, for the Waterlefe Community Development District.

**TENTH ORDER OF BUSINESS**

**Property Management Update**

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

Mr. Dietz provided updates to the Board.

On a motion by Mr. Bumgarner, seconded by Mr. Xinos, the Board of Supervisors unanimously approved pressure washing the common areas of the community in the amount of \$35,000, subject to preparation of a contract by counsel, for the Waterlefe Community Development District.

**ELEVENTH ORDER OF BUSINESS**

**MPOA Liaison Update**

Mr. Valletta discussed the River Club renovation.

**TWELVTH ORDER OF BUSINESS**

**District Counsel**

Mr. Cohen provided updates.

**THIRTEENTH ORDER OF BUSINESS**

**District Engineer**

Mr. Schappacher provided updates.

**FOURTEENTH ORDER OF BUSINESS**

**District Manager**

Mr. Durand reminded the board that the next regularly scheduled meeting will be held on Monday, October 16, 2023, at 2:00 p.m. at 995 Fishhook Cove, Bradenton, FL 34212, in the fitness room.

**FIFTEENTH ORDER OF BUSINESS**

**Public Hearing**

**Public Hearing on Resolution 2023-16,  
Adopting Certain Fees and Policies for the Golf Course**

On a motion by Mr. Xinos, seconded by Mr. Bumgarner, the Board of Supervisors approved to open the Public Hearing on Resolution 2023-16, Adopting Certain Fees and Policies for the Golf Course, for the Waterlefe Community Development District.

Audience present, no comments.

On a motion by Mr. Xinos, seconded by Mr. Tosi, the Board of Supervisors approved to close the Public Hearing on Resolution 2023-16, Adopting Certain Fees and Policies for the Golf Course, for the Waterlefe Community Development District.

On a motion by Mr. Xinos, seconded by Mr. Carroll, the Board of Supervisors adopted Resolution 2023-16, Adopting Certain Fees and Policies for the Golf Course, for the Waterlefe Community Development District.

**SIXTEENTH ORDER OF BUSINESS**

**Acceptance of the Capital  
Project Committee Meeting  
Minutes from June 15, 2023 &  
August 10, 2023**

On a motion by Mr. Bumgarner, seconded by Mr. Tosi, the Board of Supervisors unanimously accepted the Meeting Minutes from June 15, 2023 & August 10, 2023, for the Waterlefe Community Development District.



**WATERLEFE COMMUNITY DEVELOPMENT DISTRICT**  
**September 18, 2023, Minutes of Meeting**  
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**SEVENTEENTH ORDER OF BUSINESS**

**Acceptance of Golf Committee Meeting  
Minutes from July 20, 2023**

On a motion by Mr. Bumgarner, seconded by Mr. Tosi, the Board of Supervisors unanimously accepted the Golf Committee Meeting Minutes from July 20, 2023, for the Waterlefe Community Development District.

**EIGHTEENTH ORDER OF BUSINESS**

**Approval of the Regular Meeting  
Minutes from August 21, 2023**

On a motion by Mr. Bumgarner, seconded by Mr. Tosi, the Board of Supervisors unanimously approved the Regular Meeting Minutes from August 21, 2023, as amended, for the Waterlefe Community Development District.

**NINETEENTH ORDER OF BUSINESS**

**Ratification of Operations &  
Maintenance Expenditures for August  
2023**

**August - \$60,618.36**

On a motion by Mr. Bumgarner, seconded by Mr. Tosi, the Board of Supervisors unanimously ratified the Operations & Maintenance Expenditures for August 2023, in the amount of \$60,618.36, for the Waterlefe Community Development District.

**TWENTIETH ORDER OF BUSINESS**

**Supervisor Requests and Comments**

No requests or comments were made.

**TWENTY-FIRST 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 4:57 p.m., for the Waterlefe Community Development District.

  
Secretary / Assistant Secretary

  
Chairman / Vice Chairman