

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, April 17, 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 a few audience comments from residents. One resident would like to advocate for a fountain at the end of the 14th hole and the beginning of the 16th hole as a sound barrier/ white noise. Another resident has inquired about if the District would be putting signage for boating and for the golfing community. There were also comments made regarding the type and cost for the roof installation for the building renovation.

THIRD ORDER OF BUSINESS

**Review and Consideration
of Financing Options for
Golf Course
Building Renovations**

Andy Cohen has informed the Board that the Bond Validation is going smoothly.

FOURTH ORDER OF BUSINESS

**Review of Upper Manatee
Road Project**

Rick Schappacher gave an update to the Board regarding the Upper Manatee River Road Project. Ken Bumgarner will meet with the county commissioner for updates. Tom Tosi requested Mr. Schappacher to create a "impact list" for the Board as a reference.

FIFTH ORDER OF BUSINESS

**Discussion of Home Purchased
by County on Winding Stream**

1106 Winding Stream Way has paid all CDD assessments for the 2022 tax bill.

SIXTH ORDER OF BUSINESS

**Consideration of
Revised Charter
for Capital Planning Committee**

There were two versions of the Revised Charter for Capital Planning Committee presented to the Board. A discussion ensued regarding a name change for the committee. The Board motioned to change the name from "Capital Planning Committee" to "Capital Project Committee."

On a motion by Mr. Bumgarner, seconded by Mr. Xinos, with all in favor, the Board of Supervisors, agreed to change the Capital Planning Committee to Capital Project Committee, for the Waterlefe Community Development District.

SEVENTH ORDER OF BUSINESS

**Aquatic Maintenance Report
and Update**

Mr. Alex Johnson reviewed his report with the Board. He informed the Board that the algae is increasing this month. Pond #18 appears to be getting better, however; he is unsure if its due to the treatment or because of rain. The Board would like proposals for

Pond #18 for treatments to the pond.

EIGHTH ORDER OF BUSINESS

Landscape and Irrigation Update

1. Consideration of Landscape Committee Meeting Minutes from March 3, 2023

On a motion by Mr. Bumgarner, seconded by Ms. Harenchar, with all in favor, the Board of Supervisors, accepted the minutes of the Landscape Committee meeting held on March 3, 2023, for the Waterlefe Community Development District.

2. Landscape Committee Chairman Update

i. Consideration of Plant and Tree Removal Proposal

Steve Dietz informed the Board that the replacement trees are not going back 4-6 diameters, there are still trees that exist in the area. All proposals were directed to Steve Dietz.

3. Field Inspection Report

John Toborg presented the Field Inspection Report to the Board. Mr. Toborg informed the Board that not all services provided from Artistree had been provided.

4. Landscape Contractor Report

Tim Drumgool was not present. Mr. Huber presented the Landscape Contractor Report to the Board. He informed the Board that #6 on Mr. Toborg's report has been completed. Mr. Toborg told the Board that the Allamanda and Plumbago along UMRR does not appear to have been selectively pruned.

NINTH ORDER OF BUSINESS

Golf Course Update

1. Consideration of Golf Committee Meeting Minutes from March 3, 2023

On a motion by Mr. Bumgarner, seconded by Mr. Tosi, with all in favor, the Board of Supervisors, approved the Golf Committee Meeting Minutes from February 16, 2023, for the Waterlefe Community Development District.

A resident made a comment regarding a lot of personal carts and dogs on the golf course at hole #7.

2. Director of Golf Course Operations Update

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

TENTH ORDER OF BUSINESS

Safety Committee

1. Consideration of Safety Committee Meeting Minutes from February 14, 2023

On a motion by Ms. Harenchar, seconded by Mr. Xinos, with all in favor, the Board of Supervisors, accepted the Safety Committee Meeting Minutes from February 14, 2023, for the Waterlefe Community Development District.

2. Safety Committee Update

Steve Dietz gave the Safety Committee Update to the Board.

ELEVENTH ORDER OF BUSINESS

Capital Planning Committee

Mr. Dietz informed the Board that Barbie Brand was resigning from the Capital Project Committee.

On a motion by Ms. Harenchar, seconded by Mr. Bumgarner, with all in favor, the Board of Supervisors, accepted Barbie Brand resignation from the Capital Project Committee, for the Waterlefe Community Development District.

TWELFTH ORDER OF BUSINESS

Property Management Update

1. CDD Completed Work Orders Maintenance Report

Mr. Huber presented the Completed Work Orders Maintenance Reports to the Board.

THIRTEENTH ORDER OF BUSINESS

MPOA Liaison Update

Mr. Dietz is working on getting a new location for CDD meetings.

FOURTEENTH ORDER OF BUSINESS

District Counsel

Andy Cohen informed the Board that the deed reformation action for hole #15 has no updates and they are still working on service of process.

FIFTEENTH ORDER OF BUSINESS

District Engineer

On a motion by Mr. Xinos, seconded by Mr. Carroll, with all in favor, the Board of Supervisors, approved for repairs to be done on the roadways, not to exceed \$132,000, for the Waterlefe Community Development District.

SIXTEENTH ORDER OF BUSINESS

District Manager

1. Presentation of Monthly Financial Statement

The next regularly scheduled meeting will be held on May 15, 2023, at 2:00 p.m.

WATERLEFE COMMUNITY DEVELOPMENT DISTRICT

April 17, 2023 Minutes of Meeting

Page 5

Mr. Huber presented the most-to-date Monthly Financial Statement to the Board. The Board will have a continued meeting on April 28, at 10:00 a.m.

SEVENTEENTH ORDER OF BUSINESS

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

Mr. Huber presented the Operations and Maintenance Expenditures for March 2023.

On a motion by Mr. Xinos, seconded by Mr. Harenchar, with all in favor, the Board of Supervisors, ratified the Operation and Maintenance Expenditures for March 2023 in the amount of \$191,291.74, for the Waterlefe Community Development District.

EIGHTEENTH ORDER OF BUSINESS

**Consideration of
Regular Meeting Minute
held on March 20, 2023**

The Regular Meeting Minutes for the March 20, 2023, meeting, have been tabled.

NINETEENTH ORDER OF BUSINESS

Supervisor Requests

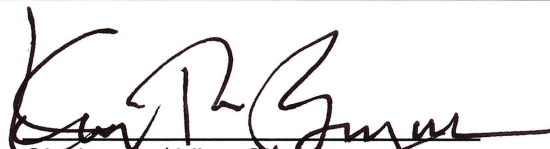
There were no supervisor requests.

TWENTIETH ORDER OF BUSINESS

Adjournment

On a motion by Ms. Harenchar, seconded by Mr. Bumgarner, the Board of Supervisors, unanimously approved to end the meeting at 4:50 p.m. and to continue the meeting to April 28, 2023, at 10:00 a.m. at the same location, for the Waterlefe Community Development District.


Secretary / Assistant Secretary


Chairman / Vice Chairman