

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	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.
John Toborg	Field Service Manager,
Steve Dietz	General Manager, Waterlefe Golf Club
Mary Paige Huisman	Representative, Waterlefe Golf Club
Tm Drumgool	Representative, ArtisTree Landscaping Red
Alex Johnson	Representative, Solitude

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

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 18th, 2023, and May 22nd, 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 17th, 2023, or August 21st, 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

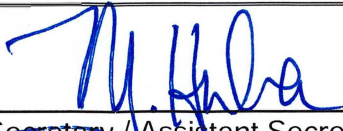
- A. Consideration of Acceptance of Landscape Committee
Meeting Minutes from March 31, 2023**
- B. Consideration of Acceptance of Safety Committee
Meeting Minutes from March 14, 2023**
- C. Consideration of Acceptance of Golf Committee
Meeting Minutes from March 16, 2023**
- D. Consideration of Acceptance 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