

**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	<b>Board Supervisor, 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>
Rick Schappacher	<b>District Engineer, Schappacher Eng.</b>
Steve Dietz	<b>General Manager, Waterlefe Golf Club</b>
Mary Paige Huisman	<b>Representative, Waterlefe Golf Club</b>
Tim Drumgool	<b>Representative, ArtisTree</b>
Scott Laballister	<b>Representative, Solitude</b>
Daniel Lewis	<b>District Counsel, Persson, Cohen &amp; Mooney, P.A.</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**

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.
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**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