

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, August 21, 2023, at 2:06 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	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.
Rick Schappacher	District Engineer, Schappacher Eng.
Steve Dietz	General Manager, Waterlefe Golf Club
Tim Drumgool	Representative, ArtisTree (Via call)
Scott Laballister	Representative, Solitude (Via call)
Andy Cohen	District Counsel, Persson, Cohen & Mooney, P.A.
John Toborg	Rizzetta, Field Service Manager
John Valletta	Rep. MPOA
Alex Johnson	Representative, Solitude (Via call)
Liz Rocque	Solitude Lake Management (Via call)

Audience	Present
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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

Audience Present / No Comments

THIRD ORDER OF BUSINESS

**Aquatic Maintenance
Report and Update**

1. Presentation of Waterway Inspection Report

Mr. Laballister presented report.

FOURTH ORDER OF BUSINESS

**Landscape and
Irrigation Update**

1. Landscape Committee Update

Mr. Dietz provided updates.

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.

4. Landscape Contractor Report

Mr. Drumgool provided updates to the Board.

FIFTH 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.

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.

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

FEMA updates were provided.

NINTH ODER OF BUSINESS **MPOA Liaison Update**

Mr. Valletta discussed the River Club renovation.

TENTH ORDER OF BUSINESS **District Counsel**

Mr. Cohen provided updates.

ELEVENTH ORDER OF BUSINESS **District Engineer**

Mr. Schappacher was present and provided updates.

On a motion by Mr. Bumgarner, seconded by Mr. Carroll, 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.

TWELVTH ORDER OF BUSINESS **District Manager**

Mr. Durand reminded the board that the next regularly scheduled meeting will be held on Monday, September 18, 2023, at 2:00 p.m. at 995 Fishhook Cove, Bradenton, FL 34212, in the fitness room.

THIRTEENTH ORDER OF BUSINESS **Presentation of Website Audit for August 2023**

Ms. Harenchar provided updates.

FOURTEENTH ORDER OF BUSINESS **Public Hearing**

**Public Hearing on the Fiscal Year
2023-2024 Final Budget and Imposing Special Assessments.**

On a motion by ~~Mr.~~ ^{Mr.} Xinos, seconded by Mr. Carroll, the Board of Supervisors approved to open the Public Hearing on the Fiscal Year 2023-2024 Final Budget & 2023-2024 Imposing Special Assessments, for the Waterlefe Community Development District.

Audience present, no comments.

On a motion by ~~Ms.~~ ^{Mr.} Xinos, seconded by Mr. Carroll, the Board of Supervisors approved to close the Public Hearing on the Fiscal Year 2023-2024 Final Budget & 2023-2024 Imposing Special Assessments, for the Waterlefe Community Development District.

FIFTEENTH ORDER OF BUSINESS

**Consideration of Resolution 2023-11;
Adopting the Fiscal Year 2023-2024
Final Budget**

On a motion by Mr. Bumgarner, seconded by Mr. Carroll, the Board of Supervisors unanimously adopted Resolution 2023-11, Adopting the Fiscal Year 2023-2024 Final Budget, for the Waterlefe Community Development District.

SIXTEENTH ORDER OF BUSINESS

**Consideration of Resolution 2023-12;
Adopting the Special Assessments for
Fiscal Year 2023-2024**

On a motion by Mr. Bumgarner, seconded by ~~Ms.~~ ^{Mr.} Xinos, the Board of Supervisors unanimously adopted Resolution 2023-12, Adopting the Special Assessments for Fiscal Year 2023-2024 Final Budget, for the Waterlefe Community Development District.

SEVENTEENTH ORDER OF BUSINESS

**Consideration of Resolution 2023-13;
Adopting the Fiscal Year 2023-2024
Meeting Schedule**

On a motion by ~~Ms.~~ ^{Mr.} Xinos, seconded by Mr. Bumgarner, the Board of Supervisors unanimously adopted Resolution 2023-13, Adopting the Fiscal Year 2023-2024 Meeting Schedule, for the Waterlefe Community Development District.

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EIGHTEENTH ORDER OF BUSINESS

**Consideration of Resolution 2023-14;
Authorizing the Negotiation of Lease
No. 008-0600265-109**

On a motion by Mr. ~~Ms.~~ Xinos, seconded by Mr. Bumgarner, the Board of Supervisors unanimously adopted Resolution 2023-14, Authorizing the Negotiation of Lease No. 008-0600265-109, for the Waterlefe Community Development District.

NINETEENTH ORDER OF BUSINESS

**Consideration of Resolution 2023-15;
Authorizing the Negotiation of
Equipment Schedule No.
008-0600265-304**

On a motion by Mr. Tosi, seconded by Mr. ~~Ms.~~ Xinos, the Board of Supervisors unanimously adopted Resolution 2023-15, Authorizing the Negotiation of Equipment Schedule No. 008-0600265-304, for the Waterlefe Community Development District.

TWENTIETH ORDER OF BUSINESS

**Ratification of Fiscal Year 2021-2022
Final Audit**

On a motion by Ms. Harenchar, seconded by Mr. Carroll, the Board of Supervisors ratified the Fiscal Year 2021-2022 Final Audit, for the Waterlefe Community Development District.

TWENTY-FIRST ORDER OF BUSINESS

Consent Agenda Items

**A. Consideration of Landscape Committee Meeting Minutes from
June 2, 2023**

B. Consideration of Golf Committee Meeting Minutes from June 15, 2023

C. Consideration of the Regular Meeting Minutes from July 24, 2023

**D. Consideration of Operations & Maintenance Expenditures for
June and July 2023**

June 2023: \$64,083.95 July 2023: \$107,060.31

On a motion by Ms. Harenchar, seconded by Mr. ~~Ms.~~ Xinos, the Board of Supervisors unanimously accepted the Landscape Committee Meeting Minutes from June 2, 2023, and Golf Committee Meeting Minutes from June 15, 2023 and approved the Regular Meeting Minutes from July 24, 2023, for the Waterlefe Community Development District.

On a motion by Ms. Harenchar, seconded by Mr. Carroll, the Board of Supervisors ratified the Operations & Maintenance Expenditures for June & July 2023, for the Waterlefe Community Development District.

TWENTY-SECOND ORDER OF BUSINESS Supervisor Requests and Comments

Mr. Carroll made comments on the watershed problem.

TWENTY-THIRD 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 5:11 p.m., for the Waterlefe Community Development District.


Secretary / Assistant Secretary


Chairman / Vice Chairman