

**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, November 20, 2023, at 2:02 p.m.** at the Waterlefe River Club located at 1022 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>
Sydney Xinos	<b>Board Supervisor, Assistant Secretary</b>

Also present were:

Ruben Durand	<b>District Manager, Rizzetta &amp; Company, Inc.</b>
Rick Schappacher	<b>District Engineer, Schappacher Eng. (via conf. call)</b>
Steve Dietz	<b>General Manager, Waterlefe Golf Club</b>
Scott Laballister	<b>Representative, Solitude</b>
Alex Johnson	<b>Representative, Solitude</b>
Andrew Cohen	<b>District Counsel, Persson, Cohen &amp; Mooney, P.A.</b>
John Toborg	<b>Rizzetta, Field Service Manager (via conf. call)</b>
Mary Paige Huisman	<b>Waterlefe Golf Club</b>
Audience	<b>Present</b>

**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.

An audience member made a comment that there should be a sign on Mossy Lane Gate to redirect vehicles.

**THIRD ORDER OF BUSINESS**

**Aquatic Maintenance  
Report and Update**

**1. Presentation of Waterway Inspection Report**

Mr. Laballister presented report.

**2. Solitude Lake Management – Services Contract Pleco Artificial Habitat –  
Initial Install (Pond 22) (\$1,845.77)**

Mr. Johnson spoke about Plecos and described the importance of the artificial habitat.

**3. Solitude Lake Management – Services Contract  
Pleco Artificial Habitat – Annual Service (Pond 22) (\$840.26)**

On a motion by Mr. Tosi, seconded by Mr. Xinos, the Board of Supervisors approved the initial pleco artificial habitat (\$1,845.77) and the annual service for the pleco artificial habitat (\$840.26) subject to modifications as recommended by district counsel, for the Waterlefe Community Development District.

**FOURTH ORDER OF BUSINESS**

**Landscape and  
Irrigation Update**

**1. Landscape Committee Update**

Mr. Dietz provided updates.

Mr. Dietz spoke to ArtisTrees deficiencies as they finish their contract at Waterlefe CDD.

Mr. Dietz stated SSLM installed annuals and did a great job.

**2. Field Inspection Report**

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

**3. Landscape Contractor Report**

Not present, Mr. Durand presented the report.

**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. The Golf Committee met the previous week.

**SIXTH ORDER OF BUSINESS**

**Safety Committee**

**1. Safety Committee Update**

Mr. Dietz provided updates to the Board. The Safety Committee did not meet in November 2023.

**SEVENTH 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. Bumgarner, the Board of Supervisors accepted the resignation of Tom Fletcher, for the Waterlefe Community Development District.

On a motion by Mr. Xinos, seconded by Mr. Tosi, the Board of Supervisors unanimously approved, Change Order #2, change structural revisions contract amount to **\$25,415**, and, Change order #4, the approval of the acoustic ceilings **\$53,640**, and denied Change Order #1 for schedule change for the Waterlefe Community Development District.

On a motion by Mr. Bumgarner, seconded by Mr. Xinos, the Board of Supervisors unanimously approved proposal in the amount of **\$22,232** to move irrigation, and proposal in the amount of **\$14,000** for new pro-shop a/c unit, for the Waterlefe Community Development District.

On a motion by Mr. Xinos, seconded by Mr. Tosi, the Board of Supervisors unanimously approved the roof replacement at cart barn **Not to exceed \$113,285.00**, for the Waterlefe Community Development District.

**EIGHTH ORDER OF BUSINESS**

**Property Management Update**

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

Mr. Dietz provided updates to the Board and mentioned that pressure washing was performed as well as holiday lighting install.

**NINTH ORDER OF BUSINESS**

**MPOA Liaison Update**

Not present. No report.



**TENTH ORDER OF BUSINESS**

**District Counsel**

Mr. Cohen provided updates on the pending Deed Reformation action.

On a motion by Mr. Xinos, seconded by Mr. Bumgarner, the Board of Supervisors unanimously approved the conveyance in fee simple of properties and the granting of easements to Manatee County in accordance with the documents prepared by Florida Acquisition & Appraisal, Inc. on behalf of Manatee County and acceptance of the amount of **(\$1,307,917.00)** as consideration for such conveyances and easements, for the Waterlefe Community Development District.

On a motion by Mr. Xinos, seconded by Mr. Tosi, the Board of Supervisors unanimously approved to authorize the Chairman (Ken Bumgarner) or the Vice-Chair in his absence to execute, on behalf of the Waterlefe CDD, such Deeds, Permanent Easements, Temporary Construction Easements, Affidavits and/or any contracts, closing statements and/or other related documents conveying real property interests to Manatee County to complete the sale of Real Property to Manatee County, for the Waterlefe Community Development District.

**ELEVENTH ORDER OF BUSINESS**

**District Engineer**

Mr. Schappacher provided updates on slip and fall on sidewalk.

Mr. Schappacher shared his plan on measuring the sidewalk differential  
And collecting all the documents he may need later on.

Mr. Schappacher stated that he will be doing his annual inspection of the  
assets that the community has.

**TWELFTH ORDER OF BUSINESS**

**District Manager**

Mr. Durand reminded the board that the next regularly scheduled meeting will be held on Monday, December 18, 2023, at 2:00 p.m. at the River Club.

**1. Presentation of 3<sup>rd</sup> Quarter Website Audit**

Mr. Durand presented the 3<sup>rd</sup> Quarter Website Audit to the Board.

**THIRTEENTH ORDER OF BUSINESS**

**Consideration of ASI Tree Removal  
Proposal**

The Board requested to remove the Royal Palm from the proposal as it is not intended to remove the palm tree at this time.

**FOURTEENTH ORDER OF BUSINESS**

**Waterlefe Governance Committee  
Report**

Mr. Xinos presented updates.

On a motion by Mr. Xinos, seconded by Mr. Tosi, the Board of Supervisors unanimously approved to allow District Counsel up to 10 hours to collaborate with MPOA Counsel and the Governance Committee, contingent upon the MPOA agreeing to the allowance of time for their counsel, for the Waterlefe Community Development District.

**FIFTEENTH ORDER OF BUSINESS**

**Acceptance of the Capital Project  
Committee Meeting Minutes  
from August 17, 2023**

On a motion by Mr. Xinos, seconded by Mr. Bumgarner, the Board of Supervisors unanimously accepted the Capital Project Committee Meeting Minutes from August 17, 2023, for the Waterlefe Community Development District.

**SIXTEENTH ORDER OF BUSINESS**

**Acceptance of Golf Committee Meeting  
Minutes from September 14, 2023**

On a motion by Mr. Xinos, seconded by Mr. Bumgarner, the Board of Supervisors unanimously accepted the Golf Committee Meeting Minutes from September 14, 2023, for the Waterlefe Community Development District.

**SEVENTEENTH ORDER OF BUSINESS**

**Acceptance of Landscape Committee  
Minutes from September 1, 2023**

On a motion by Mr. Xinos, seconded by Mr. Bumgarner, the Board of Supervisors unanimously accepted the Landscape Committee Minutes from September 1, 2023, for the Waterlefe Community Development District.

**EIGHTEENTH ORDER OF BUSINESS**

**Approval of the Regular Meeting  
Minutes from October 16, 2023**

On a motion by Mr. Xinos, seconded by Mr. Bumgarner, the Board of Supervisors unanimously approved the Regular Meeting Minutes from October 16, 2023, for the Waterlefe Community Development District.

**NINETEENTH ORDER OF BUSINESS**

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

**October 2023 - \$56,452.71**

On a motion by Mr. Xinos, seconded by Mr. Bumgarner, the Board of Supervisors unanimously ratified the Operations & Maintenance Expenditures for October 2023 (\$56,452.71), for the Waterlefe Community Development District.

**TWENTIETH ORDER OF BUSINESS**

**Supervisor Requests and Comments**

Mr. Bumgarner will be sending through, Mr. Durand, the self-evaluation of Steve Dietz. Each Board Member should provide their individual evaluation of Mr. Dietz.

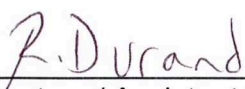
Ms. Harenchar stated that someone in the community has experience with water IQ to assist Solitude.

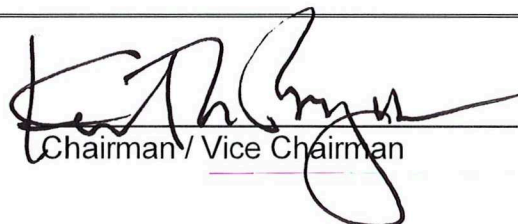
Mr. Tosi said, "Kudos to Steve and team!"

**TWENTY - FIRST ORDER OF BUSINESS**

**Adjournment**

On a motion by Ms. Harenchar, seconded by Mr. Bumgarner, the Board of Supervisors, unanimously approved to adjourn the meeting at 4:28 p.m., for the Waterlefe Community Development District.

  
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Secretary / Assistant Secretary

  
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Chairman / Vice Chairman