

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, December 18, 2023, at 2:01 p.m.** at the Waterlefe River Club located at 1022 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
Sydney Xinos	Board Supervisor, Assistant Secretary
Richard Carroll	Board Supervisor, Assistant Secretary

Also present were:

Ruben Durand	District Manager, Rizzetta & Company, Inc.
Rick Schappacher	District Engineer, Schappacher Eng.
Steve Dietz	General Manager, Waterlefe Golf Club
Scott Laballister	Representative, Solitude
Liz Rocque	Representative, Solitude
Andrew Cohen	District Counsel, Persson, Cohen & Mooney, P.A.
John Toborg	Rizzetta, Field Service Manager
Mary Paige Huisman	Waterlefe Golf Club
Juan Castillo	Representative, Sunstate
Rick Clark	Representative, Water IQ

Audience	Present
----------	----------------

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 the petunias at Winding Stream are being pulled out.

THIRD ORDER OF BUSINESS

**Aquatic Maintenance
Report and Update**

1. Presentation of Waterway Inspection Report

Mr. Laballister presented report.

2. Presentation of Water IQ

Mr. Clark made a presentation on an experimental technology to help reduce algae.. They would like to do a three-month test, at no cost to the CDD, on pond 18.

On a motion by Ms. Harenchar, seconded by Mr. Bumgarner, the Board of Supervisors approved Solitude to prepare a proposal at zero cost for Water IQ technologies experimental treatment, and for Mr. Bumgarner to execute outside of the meeting, for the Waterlefe Community Development District.

FOURTH ORDER OF BUSINESS

**Landscape and
Irrigation Update**

1. Landscape Committee Update

Mr. Dietz provided updates on the landscape committee meeting and provided kudos to Sunstate on their work.

On a motion by Mr. Carroll, seconded by Mr. Xinos, the Board of Supervisors approved two proposals in the amounts of **\$1,400** and **\$400** for landscape lighting, for the Waterlefe Community Development District.

2. Field Inspection Report

Mr. Toborg presented the Field Inspection Report to the Board. Mr. Toborg discussed with the Board, the walk through that occurred in October, with ArtisTree, Waterlefe staff members and landscape committee members. Another landscape inspection occurred in November and a lot of items were not addressed by Artistree.

The discussion on ArtisTree's deficiencies ensued. District Counsel will look further into the contract to determine how to proceed.

District Counsel will prepare a letter to send to ArtisTree concerning deficiencies, Mr. Tosi and Mr. Toborg will collaborate with District Counsel on letter.

3. Landscape Contractor Report

Mr. Castillo presented the report.

On a motion by Mr. Bumgarner, seconded by Mr. Xinos, the Board of Supervisors approved a proposal for irrigation in the amount of **\$5,825.24**, 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

Mr. Dietz provided updates to the Board.

On a motion by Ms. Harenchar, seconded by Mr. Xinos, the Board of Supervisors approved to remove Dom Paturno from the safety committee, for the Waterlefe Community Development District.

SEVENTH ORDER OF BUSINESS

Capital Projects Committee

Mr. Dietz provided updates on the acoustic ceilings, change orders and building renovations.

EIGHTH ORDER OF BUSINESS

Property Management Update

1. CDD Completed Work Orders Maintenance Report

Mr. Dietz provided updates on the FEMA claim.

NINTH ORDER OF BUSINESS

MPOA Liaison Update

Not present. No update.

TENTH ORDER OF BUSINESS

District Counsel

Mr. Cohen provided updates on deed reformation, Mossy Branch project and conveyance of property.

ELEVENTH ORDER OF BUSINESS

District Engineer

Mr. Schappacher provided further updates on mossy branch project.

1. Unauthorized Fish Hook Cove Wall Penetrations

The Board asked questions regarding the wall penetrations and CDD easements along the wall.

2. Boardwalk Deficiencies

Mr. Schappacher provided updates and will work with Mr. Dietz to address boardwalk deficiencies.

3. Retaining Wall Deficiencies

Mr. Dietz to assign retaining wall deficiencies to staff members for corrections.

4. Sidewalk Repair Bid Package

Mr. Schappacher provided bid package to a few vendors. Only one vendor responded with a bid for a total cost of **\$4,635.00**. District Engineer will discuss other options with a CDD resident who has a suggestion.

5. Signage Repair Bid Package

Bids for signage repair are due by Friday, December 22, 2023.

Mr. Schappacher explained that the stop sign and the requirements for the information below the stop sign have changed and the signs will be updated over time to meet new requirements.

6. Striping Repair Bid Package

Mr. Schappacher provided updates. He will be reaching out to vendors for bid packages.

7. Roadway Repair Bid Package

Mr. Schappacher mentioned bids are due on Friday, January 5, 2024.

8. Guardrail Post Deficiencies

Mr. Schappacher is collaborating with Mr. Dietz on these deficiencies. Staff will take care of this.

9. Updated Roadway Life Expectancy Map

Mr. Tosi requested an update to the Funding Reserve Analysis.

TWELFTH ORDER OF BUSINESS

District Manager

Mr. Durand reminded the board that the next regularly scheduled meeting will be held on Monday, January 15, 2024, at 2:00 p.m. at the Waterlefe River Club.

THIRTEENTH ORDER OF BUSINESS

**Acceptance of the Capital Project
Committee Meeting Minutes from
October 12, 2023**

On a motion by Xinos, seconded by Mr. Tosi, the Board of Supervisors unanimously accepted the Capital Project Committee Meeting Minutes from October 12, 2023, for the Waterlefe Community Development District.

FOURTEENTH ORDER OF BUSINESS

**Acceptance of Landscape Committee
Minutes from October 13, 2023 &
November 10, 2023**

On a motion by Mr. Xinos, seconded by Mr. Tosi, the Board of Supervisors unanimously accepted the Landscape Committee Minutes from October 13, 2023, and November 10, 2023 for the Waterlefe Community Development District.

FIFTEENTH ORDER OF BUSINESS

**Approval of the Regular Meeting
Minutes from November 20, 2023**

On a motion by Mr. Xinos, seconded by Mr. Tosi, the Board of Supervisors unanimously approved the Regular Meeting Minutes from November 20, 2023, for the Waterlefe Community Development District.

SIXTEENTH ORDER OF BUSINESS

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

November 2023 - \$53,989.95

On a motion by Mr. Xinos, seconded by Mr. Tosi, the Board of Supervisors unanimously ratified the Operations & Maintenance Expenditures for November 2023 (**\$53,989.95**), for the Waterlefe Community Development District.

SEVENTEENTH ORDER OF BUSINESS

Supervisor Requests and Comments

No Supervisor Requests / Comments.

EIGHTEENTH ORDER OF BUSINESS

Adjournment

On a motion by Mr. Xinos, seconded by Mr. Bumgarner, the Board of Supervisors, unanimously approved to adjourn the meeting at 4:58 p.m., for the Waterlefe Community Development District.

R. Durand

Secretary / Assistant Secretary

[Signature]

Chairman / Vice Chairman