

Waterlefe Community Development District
Capital Planning Committee Minutes
January 26th, 2023

Present: John Valletta, Joe Stein, Richard Barber & Tom Fletcher

A quorum was established.

Absent: Barbie Brand

Other Attendees: Syd Xinos (CCD Liaison), Mary Paige Huisman (Executive Assistant), Scott Geresy (Architect), and Steve Dietz (General Manager) by phone.

Public Attendees: Phil Lodge & John Wilson

Call to Order: Meeting was called to order @ 10:00AM.

Public Comments:

- John Wilson wanted to thank the committee for the hard work they have been doing as he is a non-golfing resident and voiced that his current concerns were the financing of the project.

Business Administration:

- i. Mr. Fletcher had amendments to be made to the January 5th meeting minutes to include public attendance names and that he voted no on approving the minutes. There was a motion by Mr. Valletta to approve the meeting minutes with the changes. A second by Mr. Barber was made. Motion carried.

Budget and Contingency Level Discussion:

- Steve updated the committee on the “soft costs” that have been spent so far. Steve then also updated the committee on the current schedule. There was committee discussion on the estimated timeline of the permitting process.
- Steve also gave an update on the schedule of financing options and how it may affect the overall schedule. The committee discussed the potential financing of the project and how it will affect the community. Committee discussed the availability of the amenity post renovations to the community and the effect of amenities on home values.

Acoustics Proposal Discussion:

- Steve reviewed the acoustics proposal with the committee. After committee discussion it was decided staff will get further information on the proposal like decibel levels and check references.

Update from Scott:

- Scott gave an update on the final plans. He has received the final structural but is still waiting on plans from the MEP. The committee reviewed the recent structural changes with Scott. Scott discussed the permitting process & schedule.

Additional Committee Discussion:

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- The committee discussed the process for the GMP and who will be reviewing it when it comes in. The current plan is for the GMP to be received in time for February CDD meeting.

Liaison Comments: Mr. Xinos gave an update on the recent board meeting and the scheduling of bond validation. Mr. Xinos also updated the committee on his recent meeting with Manasota at their offices.

Adjournment: Motion by Mr. Barber to adjourn with a second from Mr. Stein. Meeting adjourned at 11:17AM.