

Waterlefe Community Development District  
Capital Planning Committee Minutes  
February 23<sup>rd</sup>, 2023

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

**A quorum was established.**

**Absent:** Barbie Brand

**Other Attendees:** Syd Xinos (CCD Liaison), Steve Dietz (General Manager) Mary Paige Huisman (Executive Assistant), Scott Geresy (Architect), Clay Johnson and Michael Maxwell (Manasota)

**Public Attendees:** Phil Lodge, Mike Jacobs, Barb Lee, Bill Quigley, and Ted Cole

**Call to Order:** Meeting was called to order @ 10:08AM.

**Public Comments:**

- No Comments

**Business Administration:**

- i. There was a motion by Mr. Valletta to approve the minutes with a second by Mr. Stein. This was unanimously approved.
- ii. Mr. Fletcher brought to the committee that he thought there should be a charter for the committee and a committee chairman. Steve updated the committee that when the committee was first formed none of the members wanted to be a chairman so it was decided for the committee to have staff run administrative duties like making agendas similar to the Safety and Golf Committees. After further discussion there was a motion by Mr. Stein to have staff begin working on creating a charter and work to also outline the duties of a chairman with a second by Mr. Valletta. This was unanimously approved.

**GMP Presentation & Discussion:**

- Clay presented his GMP, stating that the numbers were significantly down from the changes made by Scott and the committee in previous meetings.
- Clay and the committee reviewed the different parts of his GMP, to include items like risk insurance, ADC's budget numbers, kitchen equipment and all other items.
- The committee did discuss Clay's purchase power on certain items. It was noted that the committee is still awaiting the construction schedule. There was also discussion on performance bonds.

**Additional Committee Discussion:**

- The committee discussed the status of adding bathrooms to the cart barn and making sure that they are completed before course re opening.

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- Steve gave an update on the acoustics quote follow up. He was able to look further into the proposal and all that it encompasses like reverberation rates. He also gave an update on checking on references for the company.
- Mr. Xinos gave an update on the status of the bond validation and how the process works. Timing of this bond validation will have an effect on project timing.
- The prices discussed did include the interest payments over the 20-year amortization which are estimated to be in the range of \$1.5 million.
- Mr. Fletcher gave his opinion on the status of the project currently and also voiced feedback he has received from fellow residents. Mr. Fletcher indicated he had heard shock at the >\$4 million price and estimated interest of \$1.5 million. There was committee discussion on the financing of this project to include items like interest costs and rates.

**Liaison Comments:** No Report

**Adjournment:** Motion by Mr. Barber to adjourn with a second from Mr. Stein. Meeting adjourned at 12:52PM.