

Waterlefe Community Development District  
Capital Planning Committee Minutes  
March 2<sup>nd</sup>, 2023

**Present:** John Valletta, Joe Stein, Tom Fletcher, & Richard Barber (via Zoom)

**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)

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

- There was a motion by Mr. Fletcher to allow Mr. Barber to participate and vote in today's meeting virtually with a second by Mr. Stein. Motion was unanimously approved.

**Public Comments:**

- Phil Lodge voiced his opinion on the current technology being used during CDD meetings making it difficult to hear and follow along. He also brought up that minutes are missing from the CDD website and he feels that communication to residents is missing.
- John Wilson wanted to thank the committee for the recent email from the CDD that gave an update on the project status.
- Angela Potter voiced she and other residents are wanting more communication and information on the project and that's why she is attending these meetings as public. She also requested some more detailed minutes.

**Business Administration:**

- i. Revised minutes were presented to the committee. Revisions and comments were made by Mr. Fletcher. There was committee discussion on some of the revisions made and were adjusted after discussion. There was a motion by Mr. Valletta to approve the minutes as amended with a second by Mr. Fletcher. This was motion carried.
- ii. Steve updated the committee on the changes made to the charter to update the meeting times and number of committee members. There was committee discussion on the verbiage of the committee member breakdown. There was a motion by Mr. Barber and a second by Mr. Stein to approve the updated charter as amended and post it online after CDD approval; this motion carried. There was also discussion on the status of a committee chairman; during discussion Mr. Barber and Mr. Fletcher voiced interest in becoming the chair. There was a motion by Mr. Valletta to nominate Mr. Fletcher as the chairman. This was seconded by

Waterlefe Community Development District  
Capital Planning Committee Minutes  
March 2<sup>nd</sup>, 2023

Mr. Stein; this motion carried. Steve is to confirm if the CDD Board will need to approve this selection of the chairman or not and inform the committee.

**Construction Manager Update:**

- i. Clay Johnson presented a memo to the committee showing specific alternate materials and methods for cost savings for the committee to review. The committee discussed each item with Clay. Clay is continuing to review bids and also get bids with the cost saving options to show the committee. When discussing any changes there was also committee discussion on the lead times of some of the optional materials in comparison the currently proposed ones.
- ii. The committee discussed the current schedule of the project with Clay. It was noted that if the project is approved long lead items will need to be ordered as soon as possible. Committee discussed specific items of concern like concrete or wood trusses. Clay voiced he only has 2 big items, the HVAC & Electrical Hookups, he's worried about being delayed or long lead and that the CDD can order them and Clay will store the items if necessary.
- iii. Clay reviewed the ordering process for the direct pay for the CDD to be able to use their tax exemption status for additional savings as well. Committee also discussed with Clay if there have been any supply chain issues. Mr. Xinos also confirmed with Clay that he will have the schedule ready for the joint CDD & Capital Planning meeting March 14<sup>th</sup>.
- iv. Steve reviewed the updated consolidated budget. Mr. Fletcher requested a summary showing all of the costs including items like the interest. This included adding in the \$214,000 cost to date for engineering and architecture fees and a potential \$1.5 Million for the interest payments over a 20 year term. Committee discussed the debt service, bond validation status, and financing rates. Steve also reviewed the project schedule he has been updating which includes the tentative schedule of the bond validation timing. Committee requested an outflow report and mobilization & demolition cost from Clay.

**Discussion of CDD Board Member Comments:**

- Steve read through all of the comments from Mr. Tosi provided at the previous meeting for current public attendees to follow along. Mr. Barber mentioned that he felt a lot of these comments & discussion

Waterlefe Community Development District  
Capital Planning Committee Minutes  
March 2<sup>nd</sup>, 2023

is what would be discussed in the upcoming joint meeting. Mr. Valletta discussed the hours of operations being proposed and his feeling that this may create competition with the River Club which would affect MPOA costs. Steve discussed that the extended hours are meant to be quick bites for public golfers coming off the golf course. Committee continued to discussed the hours of operation post renovation and a current amenity analysis. Steve also reviewed the financials presented at the last meeting with projections based on membership numbers being reduced to pre covid numbers. Committee also discussed the revenue impact a public golfer has on the course.

**Cart Barn Restroom Plan:**

- Due to time constraints this item was moved to the next meeting. Current proposed plans were provided.

**CDD Joint Meeting Agenda:**

- Due to time constraints this item was moved to the next meeting.

**Communication Plan:**

- Due to time constraints this item was moved to the next meeting. There was brief discussion that there currently is no communication plan set in place. Mr. Fletcher also voiced that he was unhappy with the accuracy of the recent email that went out to the community as it did not first go to the committee for review and approval.

**Additional Public Comments:**

- John Wilson commented that his major concern is that the numbers are correct when proposing and deciding on this project budget. He has bene here for 12 years and has seen fees go up so he wants to make sure the club will be able to support itself.
- Rob Young voiced that previously revenue bonds were paid off with a bond secured by homeowner's properties and would like to know if that bond will be retired or how it will all fit together in a long-range capital plan.
- Angela Potter voiced that she has concern with the available parking post renovation. She also had questions on the financials and what the numbers were being based on. Mrs. Potter also wondered if there was currently any cross marketing being done with the River Club.

**Additional Committee Discussion:**

- Mr. Fletcher would like to have an additional plan for the building. This plan would be using the existing footprint of the building that

Waterlefe Community Development District  
Capital Planning Committee Minutes  
March 2<sup>nd</sup>, 2023

was previously developed. The purpose for this was to be able to present an alternative to the CDD. Scott instructed Scott to bring this option to the next meeting for further discussion. This will be discussed in the next meeting in further detail.

- Mr. Barber thinks for the joint meeting it would be beneficial for the CDD board to know how each individual CPC member feels about the project and proposes the committee makes a vote at the next meeting on whether they are for or against the project.

**Liaison Comments:**

- Mr. Xinos' opinion was that if the clubhouse renovation does go through it will have a positive impact on membership and already has shown a positive impact on membership. Mr. Xinos' opinion also proposed that the affect the project would have on the marketability and value of homes in the community.

**Adjournment:** A motion by Mr. Valletta was made to adjourn the meeting with a second by Mr. Stein. Meeting was adjourned at 12:17pm.