



CDD

WATERLEFE CDD SPRING UPDATE
APRIL 2018

I would like to begin this update with a discussion on community safety and security. This is not intended to alarm you or your family but to let you know what the CDD is doing and what you can do to protect your home and property.

As I have written in the past, Waterlefe generally has a low crime rate. However, if you utilize the **Crime Mapping App** from the Sheriff's office you will see a lot of activity going on around us. This activity is often breaking into vehicles, theft of property and vandalism. We encourage everyone to utilize the security systems that each home has installed. In addition, if you must leave your vehicles outside, please make certain that you lock them and do not leave valuables in them. Also, please keep your garage doors closed throughout the day. Below, I will identify some areas that the CDD is working on to control access of individuals coming into our community, and not utilizing our primary entrance.

SAFETY/SECURITY

Golf carts are not to be driven on Waterlefe streets by persons under the age of 14. The speed of most carts can reach 20MPH or more and are not to be driven on sidewalks. We have had several near misses with residents when these vehicles are used on the sidewalks.

Please do not drive the Golf carts on the sidewalks!

It is highly recommended that all homeowners who own and drive golf carts carry insurance if they are driven on the streets of Waterlefe. In addition, individuals driving carts are expected to obey all traffic signs and laws. Operation of private golf carts on the golf course is prohibited and limited to residents who pay the trail fees as part of their annual golf membership.

Resident only gates have been established at the Winding Stream Way entrance and once the **Mossy Branch** gate is connected to the new Port Harbour Parkway Extension it will also be restricted to residents only. The Mossy Branch project is dependent upon the Medallion Homes construction process which has begun its initial phase including

the road connection. Completion of this phase is anticipated in 2019. Access through referenced gates will be by utilizing the new access tags which can be obtained at the guard house.

Ft Hamer Bridge/Winding Stream Way Gate access is limited to residents only and new signage and lighting has been upgraded to better illuminate the area. Given the increase in traffic along the highway, residents are encouraged to check traffic coming off of the Bridge before turning onto the roadway. This is especially true when entering from Ft Hamer Road. Please stay in the left turn lane when other vehicles are entering Waterlefe since it takes a few seconds for the gate to operate allowing access. The County has placed crossover markings on the road allowing pedestrians to cross and additional signage has been placed indicating turns into Winding Stream Way from both north and southbound lanes of Ft Hamer. In addition, County Police have placed speed warning trailers from the red light as well as coming off of the Bridge toward Waterlefe to help regulate (45MPH) speeds of vehicles. They have also assigned radar enforcement vehicles along UM RR in an effort to slow speed at the entrance to Waterlefe. We appreciate their assistance.

The **pedestrian gate** at the Winding Stream entrance has been closed, however given access to new technology, the Board has agreed to reinstall this gate that will allow residents to utilize it for entering and exiting the community. **Access will require the use of the “fob” that is used to access the fitness center.** The fob will be able to track if/when the gate has not closed properly. If you do not have a fob you should check with Property Management.

GPS access has been improved to direct most non residents to our primary entrance on Waterlefe Blvd. This change is available if users of phone or vehicle guidance systems have been updated recently. If you know of a problem with these devices, please contact Ruth Harenchar ruth@waterlefecdd.com who is the Board member in charge of this project.

Cameras are being updated for each access area that will provide better clarity to vehicles and individuals entering and exiting Waterlefe. This project should be completed by this summer.

Landscape/fencing is being planned for areas along the new roadway in an effort to reduce some road noise and limit visibility of the vehicles traveling on UMRR and Ft Hamer roads. Additional fencing is planned along the perimeter of the community that will further control access by non-residents. This project should be completed by this summer. Safety and personal security is something to take seriously and we all want our community to be as safe as it can be. However, it is up to each of us to do what we can to protect our homes and property. The phrase, **See something Say something** is key to community safety and If you see something that does not look right within Waterlefe, please contact the Police and they will come to check it out. Under no circumstances should you take action yourself to engage anyone directly—call the

Police!

LANDSCAPE/LIGHTING

The CDD Landscape Committee has produced a plan to add trees, shrubs and fencing along our perimeter as a noise and nuisance buffer from the traffic along Ft. Hamer and Upper Manatee River Roads. The Committee is also engaged in refurbishing our main entrance monuments to include power washing, painting and replanting the shrub beds; our other monuments in the community will also be cleaned and repainted.

The Spring annuals have been approved by the CDD Board; and the Landscape Committee has already requested the specific plants from our vendor, and the planting of the annual beds is scheduled for April.

Property Management is assisting the Landscape Committee in restoring the landscape lighting, and expanding the lights along the median to the guard house and eventually to the remainder of Upper Manatee River Road.

Our landscaper, ArtisTree, plans a hard cut-back to our shrubs in the Spring to re-invigorate the plants after the recent harsh weather. The plants may appear distressed after this initial trimming, but their quick return to a healthy appearance is anticipated by ArtisTree.

EROSION/PONDS & CANALS

Landshore Enterprises was the successful bidder to correct erosion problems along the areas of Conch Shell Ter, Sand Crane Ct, Turning Leaf Ter, and portions of Whooping Crane Ct. This is part of a long term project to reduce erosion in our ponds and canals. The project should begin this Spring when the water levels are lowest.

Fishing in ponds and canals—many residents enjoy fishing in our ponds and canals, however, please be respectful and avoid crossing over other residents' property or utilizing the canals along the golf course during playing hours.

WALKS/ROADWAYS/ & WALLS

The annual assessment of the walks, walls and roadways has been completed and plans for correcting several walk sections that have raised during the year will be repaired. Some minor patching on roadways is anticipated during the Spring/Summer. The CDD Engineer has indicated that the walls are in good shape and will only require cleaning during the year

GOLF COURSE

Finance

-For the fiscal year to date from 10/1/2017 to 2/28/2018, the Golf Course generated net income before depreciation of \$135,736 versus a budget of \$151,755. March was a very

good month with better than expect public play. Based on a preliminary analysis net income is now slightly higher than budgeted.

Membership

-The current Passport Membership of the Golf Club is 143. Forty two (42) Passport Members live outside the community. Non-resident Passport membership has grown significantly this past year. Registration for the Summer Golf Program is in full swing which begins on May 1st. This year we raised the fee and included certain amenities at the River Club. We are hopeful the enhancement to the Program will yield new golf members and social members to the River Club.

Website

-The new updated public website went live the end of January 2018. The response has been favorable by both our members and golfers as well as prospective new golf members. In conjunction with the new website, a national campaign was launched via digital and social media to increase our brand awareness and visibility with web placements. This campaign benefits the whole community with home sales, the River Club and the Marina.

Signage on Upper Manatee River Road

-A permit has been secured to install another community sign to the north of Waterlefe property similar to the sign on the south end. The sign is scheduled to be installed in the second quarter.

Grille Room

-The Grille Room is open to all Waterlefe residents serving breakfast and lunch from 8am to 3:30pm seven days a week. Be sure to come by to sample Chef Jeff's excellent selection of dishes.

-Our Grille Room Chef, Jeff, offers weekly specials to go along with the regular menu. Don't miss out on his weekend breakfast specials either!

Maintenance

-The piling repair on two bridges, #1 and #9, was recently completed. This was identified in the bridge inspection report that is conducted every 2-3 years.

-Our bunker restoration project will begin in August. Please note that the reservation of the bunkers will not change the location or size of the bunkers.

-The aerification schedule for this summer is May 29-31, July 9-11, and August 13-15.

Golf Activities

-Golfing activities among various groups will continue through the summer months. As many of you may know, various individuals have formed groups that play golf weekly. There is group play almost every day of the week. Each group supports different ability

levels and each group is open to both Passport and non-passport members. Anyone interested in playing with a group should contact the Pro Shop.

-The Inaugural Battle Of The Bridge interclub tournament with River Wilderness was recently completed. The first round was played at Waterlefe and the second round was played at River Wilderness. In the end, River Wilderness edged out Waterlefe to claim the trophy.

-The Waterlefe Women's Golf Association (WWGA) and the Waterlefe Men's Golf Association (WMGA) recently completed their event season. The WWGA Member-Guest winners were Rene Eppard & Cathy Rogers and the WMGA Year End Tournament winners were Scott Ellsworth and Dan Webb. Congratulations to both teams! Other Waterlefe Golf Club major event winners were:

Men's Member-Member: Franklyn Dickson & Bill Batjer

Ladies' Member-Member: Joyce Goldstein & Bonnie Tyler

Men's Member-Guest: Duke VanDyke & Matt Hoekema

Men's Club Champion: Tom Tosi

Women's Club Champion: Jean Paddison

The **Waterlefe Junior Golf Camp & Matt Hill's Advanced Junior Camp** are both scheduled in July. The Waterlefe Junior Camp is from July 9-12 and Matt Hill's Advanced Camp is from July 17-20. Please contact the Golf Shop for more information about these great camps!

FINANCIAL UPDATE

CDD Budget—Our current budget is in line with spending objectives set out at the beginning of the year Preliminary discussion for the 2018/19 CDD budget took place during the April CDD meeting. Final budget discussion will take place during the August meeting and a public hearing will be held the evening of the 20th at 6:00 PM. **The proposed budget for next year has no increase in fees or assessments.** The link to the CDD financial information is as follows—<http://www.waterlefecdd.org/finances>

Golf Course bonds—This is the second year for this assessment. Remember you can always consider paying off this assessment by contacting Rizzetta at 813-933-5571.

STRATEGIC PLANNING UPDATE

The final analysis of the responses has been completed and the following represents a summary of the relevant comments provided by the planning group. It should be noted

that no decisions regarding funding or priority for these projects has been made.
These are only suggestions from the survey by residents.

Golf Committee

* develop a capital budget and plan for required maintenance and upgrades needed on the **Golf Course**

* funding for this plan will include revenues from the operation of the golf course with possible support from the CDD

* plans also include improvement of the practice areas and club house.

* plans for shared marketing services with MPOA, boat owners and golf course to benefit all

Landscaping

* focus on the primary entrance and monuments as well as entrances to residential areas

* adding upgraded security equipment including fencing and a new pedestrian gate

* supplement plantings along the North side of holes 12, 13, and 14 on the golf course to help reduce noise and visibility of traffic along the highway

* plan for the opening of the Mossy Branch Gate that will connect to the extension of Port Harbour Parkway as part of the Medallion project.

* plan for removal of old plant material that is overgrown or no longer growing to improve the look to our community.

Waterways and Boating

* increase cooperation between the CDD/MPOA on issues related to boating and waterways

* continue to enhance the attractiveness of our waterways and banks along the ponds that border the golf course and are visible to residents and golfers

Technology and Virtual Visibility

* continue plans to upgrade and keep current with technology for promoting our community

* maintain and upgrade as needed technology for security cameras, gates, GPS, and cable/ satellite connections for the benefit of residents

* investigate use of solar and other energy saving systems to control electrical costs

* review irrigation systems to make certain they are efficient and using the latest technology.

Roadways/Walks/Curbs

* create a plan to address the issue of ongoing maintenance to ensure quality, appearance and durability

Finally

Many residents tell us it is difficult to navigate the various websites and I agree with them. Accordingly, we are taking steps to make it easier to get information that includes minutes of meetings, financial data, and news about the community and golf course. Included here I have indicated the links to the CDD website, Golf course site, and the MPOA website to help you get access to information and events at Waterlefe.

CDD- <http://waterlefecdd.org>

Golf Club & River Club- <http://www.waterlefegolfandriverclub.com>

MPOA- <http://www.waterlefemembers.com>

As you plan to leave Waterlefe for the Summer or travel to distant locations we want to wish you safe travels and hurry home to Waterlefe.

Ken Bumgarner, Chairman
Waterlefe CDD

[CLICK HERE](#) for a printable version of the update.

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