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**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**

A regular meeting of the Board of Supervisors of the Waterlefe Community Development District was held on **Monday, February 15, 2016 at 2:02 p.m.** at the Waterlefe River Club, 995 Fish Hook Cove, Bradenton, Florida.

Present and constituting a quorum were:

Ken Bumgarner	<b>Board Supervisor, Chairman</b>
John Brocki	<b>Board Supervisor, Vice Chairman</b>
Rosalyn Warner	<b>Board Supervisor, Assistant Secretary</b>
Alan Haibach	<b>Board Supervisor, Assistant Secretary</b>
Chris Hogan	<b>Board Supervisor, Assistant Secretary</b>

Also present were:

Greg Cox	<b>District Manager, Rizzetta &amp; Company, Inc.</b>
Andy Cohen	<b>District Counsel, Persson &amp; Cohen, P.A.</b>
Rick Schappacher	<b>District Engineer, Schappacher Engineering</b>
Steve Dietz	<b>Interim General Manager of Golf Course Operations, Waterlefe Golf Club</b>
Representatives	<b>Golf Course Committee</b>
Representatives	<b>Landscape Committee</b>
Representatives	<b>Erosion &amp; Waterways Committee</b>
Representatives	<b>Bond Investigation Committee</b>
Representatives	<b>MPOA</b>

Audience

**FIRST ORDER OF BUSINESS**

**Call to Order**

Mr. Cox called the meeting to order and conducted the roll call.

**SECOND ORDER OF BUSINESS**

**Public Comment**

Mr. Adam Ellis inquired as to why the conservation area behind his residence at 811 Field Brook Court was not being maintained by the CDD as it was when he first moved in.

Mr. Carl Blazejewski, 10804 Winding Stream Way, expressed his concerns regarding the clearing of the area next to #13 fairway and how the homes there are now subjected to light and noise pollution from the roadway. He requested that some form of additional barrier be constructed. He also expressed concerns regarding illegal fishing in the canals that is occurring.

Mr. Bill Stollo on Winding Stream Way also expressed his concerns regarding the lack of a barrier from the roadway.

**THIRD ORDER OF BUSINESS**

**Consideration of Resolution 2016-03; Re-designating Officers**

Mr. Cox explained that with the appointment of Ms. Warner back to her seat on the Board, the Board members were required to re-designate the officers of the Board.

Mr. Haibach nominated Mr. Bumgarner as Chairman and there were no other nominations. Mr. Haibach nominated Mr. Brocki as Vice-Chairman and there were no other nominations. Mr. Cox explained that all other Supervisors would be identified in the Resolution as Assistant Secretaries along with himself and Mr. Matt Huber with Rizzetta and Company.

On a Motion by Mr. Hogan, seconded by Ms. Warner, with all in favor, the Board adopted Resolution 2016-03, designating Ken Bumgarner as Chairman, Mr. Brocki as Vice Chairman, Roz Warner, Alan Haibach, John Brocki, Gregory Cox and Matthew Huber as Assistant Secretaries for the Waterlefe Community Development District.

**FOURTH ORDER OF BUSINESS**

**Discussion of Parking at Gatehouse**

The Board discussed the issue of employee vehicles being struck by errant golf balls. They discussed the possibility of allowing the shrubbery to grow higher along with the possibility of having a golf cart available to shuttle the employees to the guard house. One suggested option was to use the older pickup truck as a shuttle. The Board requested that staff continue to explore options.

**FIFTH ORDER OF BUSINESS**

**Consideration of Aeration Maintenance Agreement Renewal**

The Board tabled this topic and directed staff to gather additional information regarding the total number of aerators in the District.

**SIXTH ORDER OF BUSINESS**

**Consideration of Termination of Finn Outdoor Cogongrass Treatments**

On a Motion by Ms. Bumgarner, seconded by Mr. Hogan, with all in favor, the Board authorized the termination of the Finn Outdoor Cogongrass Treatment Agreement for the Waterlefe Community Development District.

**SEVENTH ORDER OF BUSINESS**

**Discussion Regarding CDD Property Management Staffing**

The Board discussed the issue of the current practice of using the MPOA staff for property management service and if it would be more beneficial to use those funds to hire employees at the Golf Club who could also perform tasks that the MPOA staff are performing. MPOA representatives indicated that they are assessing the amount of work currently being done

by MPOA staff members and the hours associated with the work.

**EIGHTH ORDER OF BUSINESS**

**Consideration of Golf Course Walker Mower Leases**

Mr. Dietz presented two proposals for the leasing of walker mowers and explained his recommendation for the approval of the Westco Turf proposal at 36 months for \$1,144.57 per month.

On a Motion by Ms. Bumgarner, seconded by Ms. Warner, with all in favor, the Board approved the Westco Turf Walker Mower lease for 36 months at a rate of \$1,144.57 per month for the Waterlefe Community Development District.

**NINTH ORDER OF BUSINESS**

**Consideration of Minutes of the Audit Review Committee held on January 18, 2016**

On a Motion by Mr. Bumgarner, seconded by Mr. Brocki, with all in favor, the Board approved the minutes of the Audit Review Committee Meeting held on January 18, 2016 for Waterlefe Community Development District.

**TENTH ORDER OF BUSINESS**

**Consideration of Minutes of the Regular Board of Supervisors held on January 18, 2016**

Mr. Bumgarner corrected the spelling of a name noted in the minutes. The Board members discussed several topics that were included in the minutes.

On a Motion by Ms. Warner, seconded by Mr. Haibach, with all in favor, the Board approved the minutes of the Board of Supervisors' Regular Meeting held on January 18, 2016 as amended for Waterlefe Community Development District.

**ELEVENTH ORDER OF BUSINESS**

**Consideration of the Operations and Maintenance Expenditures for the Month of January 2016**

On a Motion by Mr. Hogan, seconded by Ms. Warner, with all in favor, the Board approved the Operation and Maintenance Expenditures for the month of January 2016, which totaled \$78,329.79, for Waterlefe Community Development District.

**TWELFTH ORDER OF BUSINESS**

**Review of Monthly Financial Report**

Mr. Cox explained that the January financials had not been completed in time for review at this meeting.

**THIRTEENTH ORDER OF BUSINESS**

**Staff Reports**

A. District Counsel

Mr. Cohen provided an update of the Shores litigation and indicated that there was still an effort underway to obtain 100% of the names of the bond holders for the Golf Course bond so options can be considered. A notice will be posted as an attempt to get contact information for the bond holders.

Mr. Bumgarner provided a brief update of the Bond Investigation Committee and noted that an email is being sent to all residents that provides an update to the residents regarding the Golf Course Bond (Exhibit A). He also discussed an article in the Observer regarding another community with golf course issues and how they dealt with it.

Mr. Brocki inquired if it was okay for the Ladies Member-Guest Golf Tournament to use the Waterlefe logo on its advertisements.

Mr. Brocki also discussed the damages to the irrigation lines that had occurred by the roadway construction and if the County would make the repairs. It was noted that the irrigation line will be capped off as the construction proceeds. Mr. Schappacher suggested that the District request that the County make the repairs. The Board requested that Mr. Schappacher reach out to his point of contact to put the County on notice regarding the damages.

Mr. Brocki asked about the status of the damages to the back gate by the landscape. The Board requested that staff prepare signage to advise non-residents not to use the back gates. The Board members also discussed the plans that will require the use of a transponder to open the gates to exit.

B. District Engineer

Mr. Schappacher discussed the underwater diver survey results and noted that depths remained at 4.5 and 5 feet. He also reviewed an assessment conducted of the golf course property and expressed concerns regarding the bridge surfaces and the undermining of some cart path areas. He indicated he has a draft report to provide to Mr. Dietz.

Mr. Bumgarner also addressed his concerns regarding erosion areas inside environmental area near hole #15. Mr. Schappacher indicated that he would inspect.

Mr. Schappacher provided an update of the upcoming sidewalk repairs that would soon be underway. He indicated that he was coordinating with Steve Dietz for needed golf course repairs as well.

Mr. Schappacher noted that he had found that there was no power source to the Mossy Branch gate at this time. He discussed his asset inventory report and presented a map (Exhibit B) he had prepared regarding his projections of a

roadway maintenance schedule for the District.

He discussed the construction at the entrance and how people will be able to enter the main entrance.

Mr. Schappacher discussed the possibility of altering the edge of the practice area that would possibly involve some filling that would expand the tee area but that more research is required.

C. Property Manager

The Board members reviewed the report submitted by the MPOA Property Manager (Exhibit C). The Board discussed the potential cost of installing a new fountain to replace the one we have had some maintenance issues with.

D. Golf Course Manager

Mr. Dietz provided an update of the Golf Course Operations.

E. Golf Course Committee

Mr. Dietz discussed a tree that fell on hole #6 and mentioned that there were more that might be ready to fall. He noted that three Oak trees were being installed along the driving range and he presented a picture of the design of the new golf course sign to be installed (Exhibit D).

He also informed the Board that the current lead security supervisor was resigning and that he has initiated interviews for the replacement.

Mr. Herb Krasow with the Golf Committee informed the Board that that Steve Dietz has now been selected as the full time General Manager for Golf Operations and Security and is no longer interim.

F. Erosion and Waterways Committee

Mr. Haibach provided an update to the Board. He explained that the Committee was planning to do away with buoys and install signage instead to advise boaters of speed limits, etc. He discussed pond #13 and its littoral shelf and an email proposal from Aquatic Systems to remove invasive grasses and replant with desired aquatic plants. Mr. Brown indicated that a proposal would be available to the Board by the next meeting.

G. Landscape Committee

Mr. Brocki informed the Board that a new Committee member needed to be appointed.

<p>On a Motion by Mr. Brocki, seconded by Mr. Hogan, with all in favor, the Board appointed Mike Kilbride to the Landscape Committee for Waterlefe Community Development District.</p>
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Mr. Brocki presented a proposal from Yellowstone to remove Juniper from all the cul-de-sac landscape circles.

On a Motion by Mr. Brocki, seconded by Mr. Bumgarner, with all in favor, the Board approved Yellowstone proposal #15 to remove Juniper from all cul-de-sac landscape circles totaling \$3,334.97 for Waterlefe Community Development District.

Mr. Brocki next presented Yellowstone proposals #7 thru #12 for plant installs in areas throughout the community.

On a Motion by Mr. Hogan, seconded by Mr. Brocki, with all in favor, the Board approved Yellowstone proposals #7 - #12 for landscape installation totaling \$7,496.00 for Waterlefe Community Development District.

H. District Manager

Mr. Cox reminded the Board that the next meeting was scheduled for March 21, 2016 at 2:00 p.m. at the Waterlefe River Club.

Mr. Cox reviewed the current Action Item List with the Board.

I. Maintenance Reports

1. Aquatic Report

a. Presentation of Water Analysis Report

The Board members tabled discussion of the Aquatic Systems Water Analysis report.

2. Field Inspection Report

Mr. Ed Tanguay, with Yellowstone, presented information to the Board regarding new technology available for revising the irrigation system. He indicated he was still in the process of gathering information on the new system and would bring back additional information for the Board to consider. The Board questioned whether there might be grants of some sort for Districts who install the latest technology irrigation systems.

**FOURTEENTH ORDER OF BUSINESS**

**Supervisor Requests**

Mr. Brocki indicated that he wanted to have the hard bound agendas again versus the tablets.

Mr. Bumgarner discussed how there were still some monuments at neighborhood entrances that needed renovation.

Mr. Bumgarner suggested that the Board hold a separate workshop to discuss how the District would organize and function in the future with a 3-5 year look ahead.

**FIFTEENTH ORDER OF BUSINESS**

**Adjournment**

On a Motion by Ms. Warner, seconded by Mr. Haibach, with all in favor, the Board adjourned the meeting at 4:37 p.m. for Waterlefe Community Development District.

  
Secretary / Assistant Secretary

  
Chairman / Vice Chairman

# **Exhibit A**



Golf Course Bond Update  
February 2016

Dear residents,

This email is to bring you up to date on the status with the CDD Golf Course Bonds. After an initial CDD meeting with our Bond Counsel, the Board conducted an open community meeting to explain the status of the Bonds. Many residents attended the meeting and we appreciate your input.

Since that time, the CDD has been working diligently and meeting with both Bond Counsel and additional consultants to assist the CDD.

Three existing bond holders that hold the majority of the bonds have asked the CDD Board to make a proposal to resolve the bond issue. The board is in the process of identifying all of the bondholders so any solution that is proposed can be made to all bond holders not just a majority.

The Board established a Bond Investigation Committee which is meeting regularly to review options, identify the pro's and con's of each and make a recommendation to the CDD Board. The committee's report is due in March. In addition, the Board authorized the Chairman of the CDD to work with the Committee Chairman, District Counsel, and Bond Counsel to investigate options that could resolve the Bonds as well as the WCI debt allegedly owed to WCI related to the Golf Course.

As of this writing, the Bonds remain in default as they have been since 2010, but the CDD continues to work on charting a course for a resolution of this complex issue.

Please know that no decisions have been made; the discussions are ongoing, and when additional information is available you will be updated.

I and the other members of the Board appreciate your patience.  
Ken Bumgarner, Chairman  
Waterlefe CDD

# **Exhibit B**



# **Exhibit C**

## Completed Work orders - report for January 2016

### **At the guard house 4 total**

Daily inspection – minor work, replaced light bulbs, etc.  
Made temporary repair to jagged edge  
Replaced filter  
Replaced chair castor

### **CDD Common 8 total**

Blow off nature walks  
Trim vegetation off walks  
Adjust landscape light timers  
Went to lumber yard to purchase lumber to replace rotted boards on nature walks  
Replaced rotted boards on nature walks  
Checked and re-set fountain & light timers  
Repaired River Basin lamp post due to power surge  
Removed and stored holiday lights

### **Pro Shop: 6 total**

Routine inspection – replace light bulbs, etc  
Re-set light timer (2)  
Purchased and installed light bulbs – restrooms  
Misc. minor repairs to Grille Room  
Cleaned drain in walk-in  
Repaired mop closet door panels

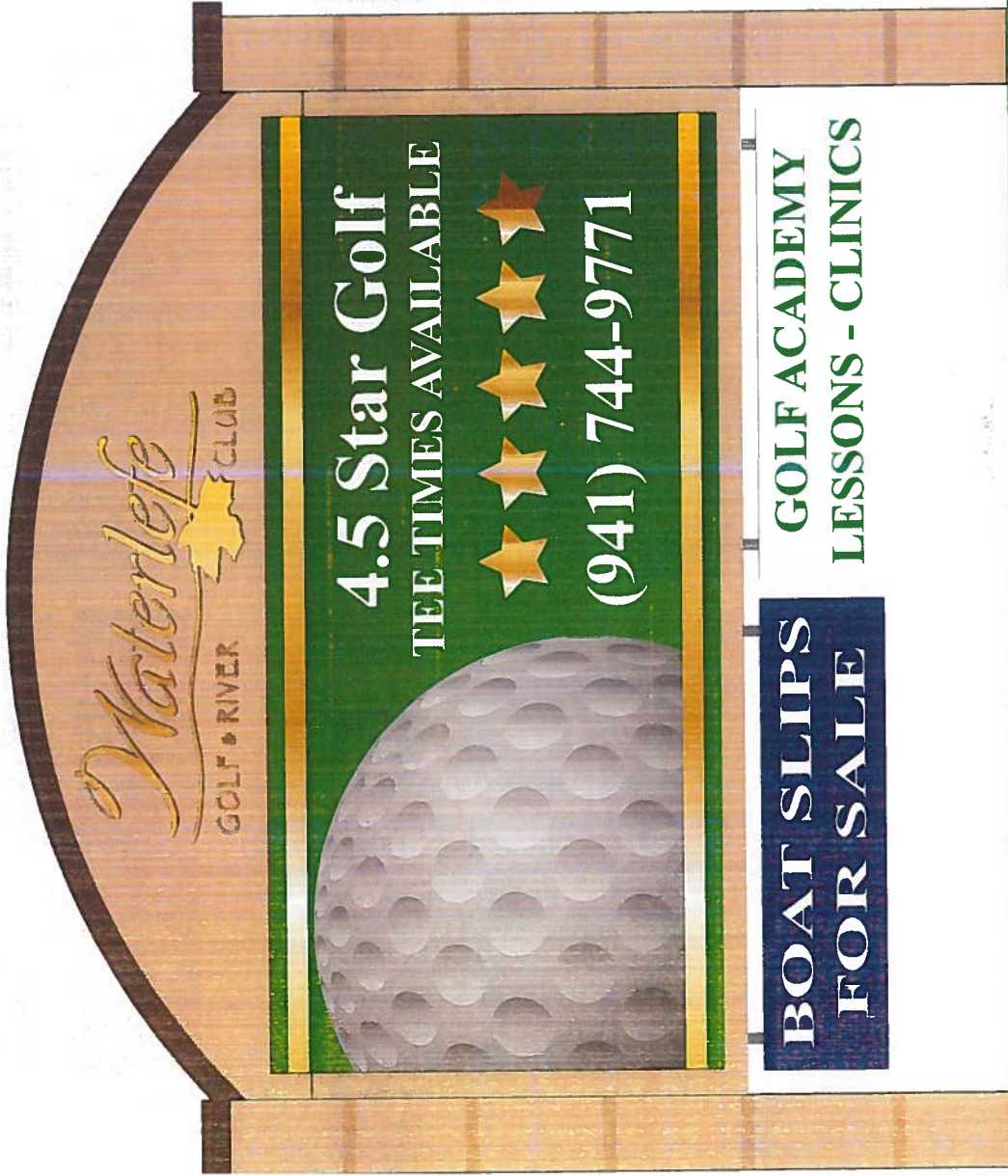
### **GOLF: 3 total**

Repaired toilet – Golf Maint.  
Purchased supplies for repairs to #15 area  
Repair to stairs on #15

### **ADMINISTRATIVE:**

Receive calls/email – advised Tyree of required repair or action by CDD vendor  
Provide information to and reports from Lake Masters  
Monitor incident and PM reports from guards  
Invoice processing

# **Exhibit D**



Colors To Match Existing Sign  
As Close As Possible.

**Sign Details**

Manufacture & Install 1" PVC Post Sign.

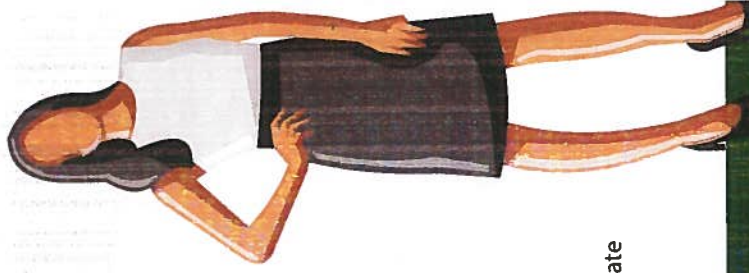
Sign Fabricated From (2) Panels

5x5"x120" PVC Posts with PT Lumber.

Graphic 3/8" Rasied Logo with MPS Gold Paint

Lower Rider Mounted Beneath Sign 1" PVC  
with 3M Applied Decal 180cV3 with Gloss Laminate

Overall Size 98" above grade and 95" wide.



**Customer Approval**

Suncoast Sign Shop, Inc. does NOT provide primary electrical to sign location.  
**RESPONSIBILITY OF OTHERS!**

Client Signature \_\_\_\_\_ Date \_\_\_\_\_

Landlord/Management Signature \_\_\_\_\_ Date \_\_\_\_\_

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1621 W. University Pkwy - Sarasota, FL 34243  
Tel: 941.866.7504 • Fax: 941.866.7554  
Proofs@SuncoastSignShop.com

Name: Waterlefe Golf & River Club		Date:	REVISIONS
Address:			<input type="checkbox"/> <input type="checkbox"/>
City, State, Zip:			<input type="checkbox"/> <input type="checkbox"/>
Designer: Mike Connery	Project Manager: Mike Connery		<input type="checkbox"/> <input type="checkbox"/>
Drawn by: Brian Gregg	Scale: 1:1		<input type="checkbox"/> <input type="checkbox"/>

# WATERWAYS & EROSION COMMITTEE

## MEETING MINUTES

2/16/16

### PRESENT:

Alan Haibach  
Ron Kurtis  
Carol Alexander  
Chris Pierson  
Frank Papp

John Wilson  
Tom Byrne

Linda Anderson

### NOT PRESENT:

Ron Myers  
Lou Balestra

Meeting called to order at 2:00 PM

### TOPICS OF DISCUSSION:

1. Alan advised the Committee that Bolt Underwater Services, Inc. has completed the inspection of the shallow areas of the waterways under the two bridges. *Their report is attached..*
2. Waterway Signage: Ron K. mentioned that he had talked to Herb McCarty and has gotten the signs from Lou Balestra. Ron should be able to install the signs asap. Ron also mentioned that he tried to remove the existing buoy adjacent to the 11<sup>th</sup> hole but was unable to do so. It will remain in place for the foreseeable future. Use of additional buoys is not anticipated at this time.
3. Fish: Alan confirmed that the fish barriers were in place and that the fish permit was being filed with the State. Aquagenics will provide pricing for large mouth bass and bluegill fish. No change in status at this time.

Alan will contact Aquagenics to request their presence at the next meeting.

#### 4. Sub-Committee Volunteers:

As a matter of policy each subcommittee volunteer will be responsible for the specific issues relevant to their committee. The Committee Chairman will assist in the coordination and communication with the appropriate Consultant.

1. Erosion – Lou Balestra
2. Aquatic Vegetation – Carol Alexander
3. Water Quality – Ron Kurtis
4. Wildlife – Linda Anderson
5. Chris Pierson suggested that the pond and waterways erosion inspection be divided up between the various committee members who have an interest in a particular area. It was agreed by all that this should be done. Alan will coordinate the inspection with the CDD engineer, Rick Schappacher.
6. Additional topics for next meeting:
  1. Erosion Inspection
  2. Q & A with Aquagenix representative

Next meeting will be Tuesday, March 15, 2016 at 2:00 PM in the Lefe Room.

Meeting adjourned at 3:00 PM.

Submitted By: Alan Haibach, 3/8/16

Attachment: Inspection reports