
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 **Tuesday, August 25, 2015 at 6:00 p.m.** at the Waterlefe River Club, 995 Fish Hook Cove, Bradenton, Florida.

Present and constituting a quorum were:

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

Also present were:

Eric Dailey	District Manager, Rizzetta & Company, Inc.
Andy Cohen	District Counsel, Persson & Cohen, P.A.
Rick Schappacher	District Engineer, Schappacher Engineering
Steve Dietz	Manager of Golf Course Operations, Waterlefe Golf Club
Rita Cohen	Property Management
Franklyn Dickson	MPOA President
Tony Tierno	Golf Course Committee
Don McFadden	Golf Course Committee
Dick Hall	MPOA
Tucker Mackie	Hopping Green & Sams, (via speaker phone)
Audience	

FIRST ORDER OF BUSINESS

Call to Order

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

SECOND ORDER OF BUSINESS

Public Comment

Mr. Dailey opened the floor for public comment. Mr. Mann addressed the Board regarding golf ball safety issues in regards to homeowners near the course. Questions and comments from the public regarding golf ball issues were entertained. Suggestions noted are attached to these minutes as an exhibit.

THIRD ORDER OF BUSINESS

**Public Hearing on the Final Budget for
Fiscal Year 2015/2016**

Mr. Dailey provided an overview of the public hearing process and asked for a motion to open the public hearing.

On a Motion by Ms. Warner, seconded by Mr. Bumgarner, with all in favor, the Board opened the Public Hearing on the Final Budget for Fiscal Year 2015/2016, for Waterlefe Community Development District.

Mr. Dailey provided an overview of the proposed final budget and asked if there were any questions. Mr. Dailey noted the following changes: the CERT line item of \$500 will come from the Miscellaneous Contingency, Line 67 for Wetland Monitoring & Maintenance should be \$18,800, and Line 93 for Miscellaneous Contingency should be reduced to \$15,300 for the increase to line 67.

The Board asked to add a line for Litigation Services for the Golf Course at \$70,000 and reduce the Litigation Services to \$30,000. Mr. Dailey explained that in order to do this a balance forward of \$35,000 will need to be added to the budget to offset the increase.

On a Motion by Mr. Bumgarner, seconded by Mr. Hogan, with all in favor, the Board added \$35,000 to Balance Forward, for Waterlefe Community Development District.

Mr. Dailey noted he has received email comments from residents and would attach them to the minutes as an exhibit. He asked if the audience had any questions or comments related to the budget. Questions and comments were entertained.

On a Motion by Mr. Bumgarner, seconded by Mr. Hogan, with all in favor, the Board closed the Public Hearing on the Final Budget for Fiscal Year 2015/2016, for Waterlefe Community Development District.

FOURTH ORDER OF BUSINESS

**Consideration of Resolution 2015-09,
Annual Appropriations and Adopting the
Final Budget for Fiscal Year 2015/2016**

Mr. Dailey provided an overview of the resolution and the budget numbers: the operations and maintenance budget is \$1,063,327 plus the \$35,000 to Balance Forward, totaling \$1,098,327; the Reserve budget is \$286,700, and the debt service budget is \$264,251.97. The total of the final budget for fiscal year 2015/2016 is \$1,649,278.97 exclusive of collection costs. Discussion ensued.

On a Motion by Mr. Hogan, seconded by Mr. Haibach, with all in favor, the Board adopted Resolution 2015-09, Adopting a Final Budget for Fiscal Year 2015/2016 in the amount of \$1,649,278.97, for Waterlefe Community Development District.

FIFTH ORDER OF BUSINESS

**Consideration of Resolution 2015-10,
Imposing Assessments and Certifying an
Assessment Roll**

Mr. Dailey provided an overview of the resolution and asked if there were any questions. There were none.

On a Motion by Ms. Warner, seconded by Mr. Haibach, with all in favor, the Board adopted Resolution 2015-10, Imposing Assessments and Certifying an Assessment Roll, for Waterlefe Community Development District.

SIXTH ORDER OF BUSINESS

Staff Reports

Ms. Cohen provided an update for Property Management.

SEVENTH ORDER OF BUSINESS

**Consideration of Vertex Water Features
Fountain Maintenance Contract Renewal**

Mr. Dailey provided an overview of the renewal letter received from Vertex Water Features for Fountain Maintenance, advising the current contract expires on September 30, 2015. He further advised the renewal does not contemplate an increase in fees, which are currently \$2,324.00.

On a Motion by Mr. Hogan, seconded by Mr. Haibach, with all in favor, the Board approved the Contract Renewal with Vertex Water Features for Fountain Maintenance, for Waterlefe Community Development District.

EIGHTH ORDER OF BUSINESS

**Consideration of Bellemare Total Systems
Integration Contract for Alarm
Sales/Monitoring/Service**

Mr. Dailey provided an overview of the contract with Bellemare for the golf course. Mr. Cohen stated this had already been executed and only requires ratification.

On a Motion by Mr. Bumgarner, seconded by Mr. Hogan, with all in favor, the Board ratified the contract with Bellemare for Alarm Sales/Monitoring/Service, for Waterlefe Community Development District.

NINTH ORDER OF BUSINESS

**Discussion on Golf Course Manager
Replacement**

Mr. McFadden provided an update to the Board advising Mr. Steve Dietz is being recommended to be the Interim General Manager of Golf Course Operations and is to handle gates and security for the District. They will fill this position with a Class A1 pro. He further advised Mr. Dietz will have no MPOA responsibilities and there will be a reduction in salary of \$18,000 overall to the Budget. Discussion ensued.

On a Motion by Mr. Hogan, seconded by Mr. Bumgarner, with all in favor, the Board accepted the recommendation of the Golf Course Committee, Appointing Mr. Steve Dietz as the Interim Manager of Golf Course Operations, for Waterlefe Community Development District.

TENTH ORDER OF BUSINESS

Consideration of the Minutes of the Board of Supervisors' Meeting held on July 28, 2015

Mr. Dailey presented the minutes of the Board of Supervisors' Meeting held on July 28, 2015.

On a Motion by Mr. Bumgarner, seconded by Ms. Warner, with all in favor, the Board approved the Minutes of the Board of Supervisors' Meeting held on July 28, 2015, for Waterlefe Community Development District.

ELEVENTH ORDER OF BUSINESS

Consideration of the Minutes of the Golf Course Committee Meetings held on May 18, 2015 and June 22, 2015

Mr. Dailey presented the minutes of the Golf Course Committee meetings held on May 18, 2015 and June 22, 2015. He asked if there were any questions. There were none.

On a Motion by Mr. Bumgarner, seconded by Mr. Hogan, with all in favor, the Board accepted the Minutes of the Golf Course Committee Meetings held on May 18, 2015 and June 22, 2015, for Waterlefe Community Development District.

TWELFTH ORDER OF BUSINESS

Consideration of the Minutes of the Landscape Committee Meeting held on June 9, 2015

Mr. Dailey presented the minutes of the Landscape Committee meeting held on June 9, 2015. He asked if there were any questions. There were none.

On a Motion by Mr. Bumgarner, seconded by Mr. Hogan, with all in favor, the Board accepted the Minutes of the Landscape Committee Meeting held on June 9, 2015, for Waterlefe Community Development District.

THIRTEENTH ORDER OF BUSINESS

Consideration of the Operations and Maintenance Expenditures for the Month of July 2015

Mr. Dailey presented the operations and maintenance expenditures for the period of July 1-31, 2015, which totaled \$75,873.37.

On a Motion by Mr. Bumgarner, seconded by Ms. Warner, with all in favor, the Board approved the Operation and Maintenance Expenditures for the Month of July, 2015, which totaled \$75,873.37, for Waterlefe Community Development District.

FOURTEENTH ORDER OF BUSINESS

Review of Monthly Financials

Mr. Dailey provided an overview of the financials for the month of June 2015. He advised the year to date line item for the MPOA staffing contract is over due to receiving billing too late for fiscal year 2013/2014 that was booked to fiscal year 2014/2015.

FIFTEENTH ORDER OF BUSINESS

Staff Reports

A. District Counsel

Mr. Cohen provided an overview of the Golf Course Study Report requested by the Board.

On a Motion by Mr. Hogan, seconded by Ms. Warner, with all in favor, the Board accepted the Golf Course Study Report, for Waterlefe Community Development District.

Mr. Cohen provided an update on the Shores matter: August 27th is the hearing on the motion in county court, August 28th is the mediation for the remaining action and trial is set for October 12th if the mediation is unsuccessful. He stated Supplement 20 was approved and being recorded along with various easements.

B. District Engineer

Mr. Schappacher advised the directional sign is done, and the permits are up to date. He further advised some of the Golf Cart crossings are peeling; damaged ones are being replaced. Mr. Schappacher advised the weir on the front of the 13th green is holding water.

C. Property Manager

Ms. Cohen provided her report as the Sixth Order of Business.

D. Golf Course Manager

Mr. Dietz reviewed the golf course financials. He advised the pump is being built and is scheduled for delivery on September 15th. Mr. Dietz advised the Ford Ranger needs tires.

On a Motion by Mr. Hogan, seconded by Mr. Haibach, with all in favor, the Board approved a Not to Exceed amount of \$500 for new tires for the Ford Ranger with the costs to be split with the MPOA, for Waterlefe Community Development District.

A request was made to ask the MCSO to monitor morning traffic with school back. He further provided updates on the parking lot trees and the ones at hole 4.

- E. Golf Course Committee
Mr. McFadden provided an update regarding the loan for the pump which Mr. Cohen said will be an interfund transfer to the Golf Course and needs to be discussed at a later date. He also provided an update on the cart usage agreement.
- F. Erosion and Waterways Committee
Ms. Warner advised the Committee has requested the District Engineer attend the September 15th meeting.

On a Motion by Mr. Hogan, seconded by Mr. Haibach, with all in favor, the Board approved attendance of the District Engineer at the September 15 Erosion and Waterways Committee Meeting, for Waterlefe Community Development District.

Ms. Warner advised the Committee would like to add another member, Mr. Tom Bryne.

On a Motion by Ms. Warner, seconded by Mr. Bungarner, with all in favor, the Board appointed Mr. Tom Bryne to the Erosion and Waterways Committee, for Waterlefe Community Development District.

- G. Landscape Committee
Ms. Warner advised the Committee does not want a water feature for the Circle project in fiscal year 2015/2016.
- H. District Manager
Mr. Dailey advised the next meeting of the Board of Supervisors is scheduled for Tuesday, September 29, 2015 at 1:00 pm, with the SWFWMD pond and grass carp workshop being held that morning at 11:00 am.

Mr. Dailey reviewed the Action Items list and advised the fiscal year 2015/2016 meeting schedule will be presented at the September meeting. Mr. Dailey advised the MCSO reports were e-mailed to the Board. He further advised the proposals for Landscape and Irrigation Maintenance Services will be reviewed at the September meeting. The Board asked they be sent via email as soon as Mr. Brown has reviewed them.
- I. Maintenance Reports
Mr. Dailey provided an overview of the Vertex Water Features fountain maintenance report and the pond report; he also advised the Landscape report was e-mailed prior to the meeting for review. The Board asked the landscaper stop using the edger between the sidewalk joints.

SIXTEENTH ORDER OF BUSINESS

Supervisor Requests

Mr. Dailey opened the floor for Supervisor requests and comments.

Mr. Haibach asked to review the bid from Mr. Brown for the landscape design service.

Mr. Hogan thanked Mr. Rasset for his service to the community.

Mr. Brocki discussed moving the meeting schedule for the next fiscal year to 2pm. The Board asked the email with options be circulated again.


Mr. Bumgarner stated that with the approval of Supplement 20 they need three people to work with Ms. Cohen, one from the MPOA, the Shores, and the District.

On a Motion by Mr. Bumgarner, seconded by Ms. Warner, with all in favor, the Board appointed Mr. Alan Haibach, for Waterlefe Community Development District.

SEVENTEENTH ORDER OF BUSINESS

Continuance

On a Motion by Mr. Hogan, seconded by Mr. Bumgarner, with all in favor, the Board at 8:27 pm Continued the meeting in progress to Monday, August 31, 2015 at 2:00 pm, to be held at the Waterlefe River Club, 995 Fish Hook Cove, Bradenton, Florida 34212, for Waterlefe Community Development District.


Secretary / Assistant Secretary


Chairman / Vice Chairman

GOLF BALL ISSUE FOR RESIDENTS OF FISH HOOK COVE.... 8/25/15

SOME SUGGESTIONS TO MITIGATE THE ISSUES:

We recognize that we each bought a home that is possibly going to be hit by golf balls from the front and back. Clearly we understood this. What we are requesting is the Golf Club try to reduce the number of golf balls that could injure residents. We have had vehicles struck by balls and residents with near misses. When the Golf Club was built, a very high fence was constructed on the West Side of the Driving Range. Although no one has specifically told us why there and no equivalent on the East Side, it can only be assumed it was to protect the golfers driving from the Club House to #10 tee, or possibly to reduce the number of golf balls lost on the other side of the cart path.

1. On a Day to Day basis, can the Driving Range Tees on the East Side be moved to the West side to eliminate or at least reduce the number of balls being hit onto Fish Hook Cove? Particularly the Teaching Tee.
2. Install NETTING along the East Side of the driving range up to the top of the railroad ties or up to 2 ft above the lowest branches of the trees lining Fish Hook Cove to catch the majority of the balls being hit onto Fish Hook Cove.
3. When Tournaments are going to be played, Fish Hook Cove residents realize the entire Driving Range will be utilized . Can the Golf Club send out an email a day or two in advance to the Fish Hook Cove residents advising them of the time frames that the golfers would be practicing so that we can be aware of this in advance, and take precautions to protect our properties and ourselves.
4. Can the practice Sand Trap be moved from the East side of the range to the West side of the range? This would virtually eliminate errant shots doing any damage to property of persons on Fish Hook Cove with very little expense.

From: [Roberta Burish](#)
To: [Eric Dailey](#)
Subject: CDD Increase
Date: Saturday, August 08, 2015 3:52:06 PM

Hi Eric,

Thanks for the info recently on the Maritime Home.

I have to say that I think that CDD board has not been fiscally responsible with our financial position and certainly do not agree on any increase. Expenditures for landscaping, etc. is excessive in my opinion and as residents we had no say in what was spent.

Running the numbers show that we are the highest priced CDD in the east county. Comparables in Lakewood Ranch, and surrounding neighborhoods show that. Just my opinion.....

Regards,

Roberta Burish, Owner

REALTOR, GRI, TRC, CLHMS

Keller Williams Realty of Manatee

Direct (941)704-4223

www.floridagulfcoasthomes.net

To download my mobile property search app: <http://app.kw.com/KWJWWBBB>

From: [Patricia Laviolette](#)
To: [Eric Dailey](#)
Subject: Continual increases to homeowners
Date: Friday, August 07, 2015 7:48:18 PM

Ed, thank you for the information. I am concerned that yet again homeowners are faced with annual fee increases. I am hopeful that prudence will be taken with respect to ongoing spending for "nice to have" projects in order to provide sufficient funds to cover reserve requirements. Regards.

Sent from my iPhone

From: [terrence moylan](#)
To: [Eric Dailey](#)
Subject: Increase of \$100
Date: Friday, August 07, 2015 10:13:49 PM

This is getting ridiculous!! how about cutting back on some of the waste and reducing the budget?
Increases in CCD, HOA, mpoa, and taxes! North Carolina is going to get crowded!
Sent from my iPad

From: [Donna Hartung](#)
To: [Eric Dailey](#)
Cc: [Frank Porpotage](#)
Subject: Proposed Increase
Date: Saturday, August 08, 2015 4:24:18 PM

Hi -

What do you mean that the increase includes "collection costs" per unit (in addition to the \$100)? I would like to know what that entails/encompasses and specifically how much that will add per unit.

Thank you.

Donna Hartung
626 Sand Crane Court
Waterlefe

Sent from Donna's iPad