

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**

The regular meeting of the Board of Supervisors of the Waterlefe Community Development District was held on **Monday, September 19, 2016 at 2:00 p.m.** at the Waterlefe Golf Club Life Room, located at 1022 Fish Hook Cove Bradenton, FL 34212.

Present and constituting a quorum were:

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

Also present were:

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| Greg Cox | Regional District Manager, Rizzetta & Company, Inc. |
| Andy Cohen | District Counsel, Persson & Cohen |
| Rick Schappacher | District Engineer, Schappacher Engineering |
| Steve Dietz | General Manager of Golf Course Operations, Waterlefe Golf Club |
| John Crawford | Field Services Manager, Rizzetta & Company, Inc. |
| Jeff Dieter | Property Management |
| Grant Philips | District Manager, Rizzetta & Company, Inc. |
| Deborah Durell | Administrative Assistant, Rizzetta & Company, Inc. |
| Representative | MPOA |
| Representative | Landscape & Irrigation Committee |
| Representative | Erosion Committee |
| Representative | Bond Investigation Committee |
| Representative | Golf Committee |

Audience

FIRST ORDER OF BUSINESS

Call to Order

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

SECOND ORDER OF BUSINESS

Audience Comments

Mr. Bill Stollo expressed his concern regarding the potential drainage issue that could result from the height of the roadway construction near the rear gate. Mr. Schappacher addressed the question and provided an explanation of how it would be resolved.

Ms. Iris Mahon addressed the Board about concerns regarding the Golf Course Committee and its Members. Ms. Mahon recommended the following changes to the way Committee members are selected, their terms of office, and the need to have both men and women on the Committee. She also suggested ideas to enhance more membership and suggested benefits for property owners.

Mr. John Valletta inquired about new No Parking signage at the cul-de-sacs and how signage would be enforced.

Mr. Tom Davidson also inquired about the new No Parking signage not being on decorative posts and if locations are permanent. Also, inquired about the Oak trees on Winding Stream not being maintained and now hanging over the fence.

Ms. Anita Johnston spoke regarding residents parking on traffic circle on Conch Shell and the Washingtonian Palms on hole number five need trimming. Discussion ensued regarding cul-de-sac parking issues.

Ms. Marge Robinson inquired about water drainage issue on hole number six and Oak tree behind it.

THIRD ORDER OF BUSINESS

Consideration of Minutes from the Board of Supervisors' Regular Meeting held August 15, 2016

Mr. Cox presented the minutes for the Board's review and Board requested amendments be made.

On a Motion by Ms. Warner, seconded by Mr. Hogan, with all in favor, the Board approved the minutes of the Board of Supervisors' meeting held on August 15, 2016, as amended, for the Waterlefe Community Development District.

FOURTH ORDER OF BUSINESS

Consideration of Minutes from the Board of Supervisors' Special Meeting held August 25, 2016

Mr. Cox presented the minutes for the Board's review and the Board requested amendments be made.

On a Motion by Mr. Bumgarner, seconded by Ms. Warner, with all in favor, the Board approved the minutes of the Board of Supervisors' Special meeting held on August 25, 2016, as amended, for the Waterlefe Community Development District.

FIFTH ORDER OF BUSINESS

Consideration of the Operations and Maintenance Expenditures for August 2016

Mr. Bumgarner discussed the methods for tracking the invoices from Property Management with regards to the Shores services. Mr. Brocki discussed the need to get water bills in the hands of the landscape contractor as quickly as possible in order that they can investigate higher than normal bills.

On a Motion by Ms. Warner, seconded by Mr. Brocki, with all in favor, the Board ratified the payment of the Operations and Maintenance expenditures for the month of August 2016 for the Waterlefe Community Development District.

SIXTH ORDER OF BUSINESS

Consideration of Rizzetta Dissemination Agent Agreement

Mr. Cox presented the Rizzetta proposal for Dissemination Agent services and explained the reason this is needed.

On a Motion by Mr. Bumgarner, seconded by Mr. Hogan, with all in favor, the Board approved the Rizzetta and Company, Dissemination Agent Agreement for the Waterlefe Community Development District.

SEVENTH ORDER OF BUSINESS

Consideration of Waterlefe MPOA and CDD Memorandum Agreement Relating to the Shores.

Mr. Cohen presented the updated version and answered questions from the Board.

On a Motion by Ms. Warner, seconded by Mr. Haibach, with all in favor, the Board approved the Waterlefe MPOA and CDD Memorandum Agreement relating to The Shores, as amended, for the Waterlefe Community Development District.

EIGHTH ORDER OF BUSINESS

Consideration of EGIS Insurance Proposal, FY 16-17

Mr. Cox presented the EGIS Insurance proposal and answered questions from the Board.

On a Motion by Mr. Bumgarner, seconded by Mr. Hogan, with all in favor, the Board approved the EGIS insurance proposal for the Waterlefe Community Development District.

Mr. Cox presented the EGIS Insurance Proposal for the Golf Course and answered questions from the Board.

On a Motion by Mr. Bumgarner, seconded by Ms. Warner, with all in favor, the Board approved the EGIS Golf Course Insurance proposal for the Waterlefe Community Development District.

NINTH ORDER OF BUSINESS

Discussion of Gate House Renovation

Mr. Haibach reviewed the current status of the front gate house and estimated costs of

repairs. Mr. Cox reviewed the current financials and state of funds for renovations.

On a Motion by Mr. Brocki, seconded by Mr. Bumgarner, with all in favor, the Board authorized Mr. Haibach to proceed with the gate house renovations with a not to exceed amount of \$50,000.00 and authorized Mr. Haibach to execute all proposals for the Waterlefe Community Development District.

TENTH ORDER OF BUSINESS

Discussion of Golf Course Human Resources

Mr. Dietz updated the Board regarding the meeting with Rizzetta & Company to discuss fees related to human resources and payroll management for the District. The Board members discussed the option of using PEO versus Rizzetta & Company for those services and requested more information be presented on both options. The Board members discussed delaying the decision until December to be effective in January. Mr. Dietz recommended that a decision would need to be made in November to be effective January 1st.

Mr. Cohen updated Board regarding upcoming changes to the Rizzetta District Management Services contract and informed the Board that he would be reviewing any addendums prior to them being presented to the Board.

ELEVENTH ORDER OF BUSINESS

Staff Reports

A. District Counsel

Mr. Cohen recommended the disbandment of the Bond Investigation Committee and asked for a formal motion from the Board. Mr. Cox requested comments from the public as this was an off-agenda item.

On a Motion by Mr. Hogan, seconded by Mr. Haibach, with all in favor, the Board disbanded the Bond Investigation Committee for the Waterlefe Community Development District.

Mr. Cohen provided an update regarding The Shores matter.

B. District Engineer

Mr. Schappacher provided an update regarding the damage to the boardwalk on the nature trail. The Board members discussed the potential insurance claim and what could be included in the claim. Mr. Brocki recommended closing trails to allow a cleanup. The Board members discussed the conditions of the nature trails and what could be done to resolve the ongoing issues with the trees and algae. The Board members requested that staff inquire to determine which trees could be trimmed or removed per guidance from SWFWMD. Mr. Cox presented the Gorilla Kleen, LLC proposal to pressure wash the bridges and inquired if the Board would like to table until after the staff assessment. Ms. Warner addressed her concerns regarding pressure cleaning #4 prior to the assessment due to safety concerns.

On a motion by Ms. Warner, seconded by Mr. Hogan, with Mr. Brocki voting no, the Board approved with a 4-1 vote, to approve the pressure cleaning for nature trail #4, with a not-to-exceed amount of \$1,300.00 for the Waterlefe Community Development District.

Board inquired about installing signage on wooden structures to warn of slippery surfaces. Mr. Dieter stated he would look into signage options.

Mr. Schappacher reviewed the drainage issue at hole #6. He provided the Board with an update regarding the golf cart paths and reviewed the options for skid resistant surfaces. Mr. Schappacher informed Board that the railing of the fence at the Sound is coming off but that is on the Sounds property. Mr. Schappacher provided an update on the planned pond bank repairs and inquired as to annual budget for repairs. Mr. Schappacher provided the Board with an update regarding the parking signage and the cost to install decorative poles. Board requested staff look into options for pole types and placement and bring them back to the next meeting.

C. Property Manager

Mr. Dieter provided his monthly report and answered questions from the Board. Mr. Dieter noted that he was receiving concerns from residents regarding where landscapers were allowed to park.

D. Director of Golf Course Operation

Mr. Dietz reviewed the Golf Course financials with the Board. He provided an update of the request for proposals (RFP) for the Golf Course carts. Ms. Warner informed the Board of recent complaints regarding the money being spent on Golf Club renovations and receiving no benefit in return. Mr. Dietz addressed the intent to increase rates by 2.5 percent. Mr. Cohen explained that a rate change would require that the Board follow the rule making process prior to the changes which would involve public notice and a public hearing.

On a Motion by Mr. Hogan, seconded by Mr. Brocki, with all in favor, the Board authorized staff to proceed with the rule making process for the rate increase for the Golf Course for the Waterlefe Community Development District.

Mr. Brocki discussed his support for Mr. Dietz's efforts to getting curbing installed around the parking lot medians to keep the mulch from washing out. and the estimated costs.

On a Motion by Mr. Brocki, seconded by Ms. Warner, with all in favor, the Board authorized Mr. Dietz to proceed with having curbing installed in the Golf Course parking area with a not-to-exceed amount of \$19,000.00 for the Waterlefe Community Development District.

E. Golf Course Committee

Mr. Tierno informed the Board of issues regarding the financing of the golf carts lease. He also indicated that new golf course sign would be installed on October 15th. Mr. Tierno informed the Board that the bridge surface by the tee box for hole #1 is going to be replaced. He provided an update on activities to be held for the residents.

F. Erosion and Waterways Committee

Mr. Haibach provided an update on the upcoming Committee meeting and what

items will be discussed. Mr. Haibach informed the Board that the Waterway signage is almost complete. Mr. Haibach discussed the need to notice the community to inform them about the effects of wave action and the need to slow down.

Mr. Cox presented the August 16, 2016 Erosion & Waterways Committee Meeting Minutes for approval.

On a Motion by Mr. Hogan, seconded by Ms. Warner, with all in favor, the Board approved the minutes of the Erosion & Waterways Committee meeting held on August 16, 2016, as presented, for the Waterlefe Community Development District.

G. Landscape Committee

Mr. Brocki updated the Board regarding palm tree trimming and informed the Board that Yellowstone has requested that palm tree trimming be removed from their contract upon renewal. Mr. Cohen stated he will work with the District Manager to amend the renewal contract. The Board discussed options for future palm tree trimming. Mr. Brocki informed the Board that the Oak tree on hole #4 needs to be removed and that the rose bushes on Waterlefe Boulevard are suffering from a fungus.

Mr. Brocki presented design options that were developed by Simply Verde for the landscaping in the main circle (Exhibit A). The Board discussed the different landscape options and heard comments from the audience on the topic. The options included placement of a bronze artwork depicting Sand Cranes. The Board discussed the proposed artwork for the circle, its location and whether it was desired. There was a discussion regarding a need to place a deposit down to hold the artwork from being purchased by someone else.

On a Motion by Mr. Bumgarner, seconded by Ms. Warner, with Mr. Bumgarner and Ms. Warner voting yes and Mr. Brocki, Mr. Hogan and Mr. Haibach voting no, the Board failed to approve the motion to pay a 20% deposit on the \$12,000.00 invoice for the bronze artwork in the main circle for the Waterlefe Community Development District.

Mr. Brocki asked for directions on how the Board would like him to proceed.

On a Motion by Ms. Warner, seconded by Mr. Bumgarner, with Mr. Bumgarner and Ms. Warner voting yes and Mr. Brocki, Mr. Hogan and Mr. Haibach voting no, the Board failed to pass the motion to approve the Simply Verde proposal with the artwork to be installed facing Waterlefe Boulevard for the Waterlefe Community Development District.

The Board directed Mr. Brocki to go back to the Landscape Committee and Simply Verde and come back with a more complete set of detailed plans. The topic was tabled until after the next landscape committee meeting.

H. Bond Investigation Committee

Mr. Cox confirmed that the Board had disbanded the Bond Investigation Committee.

I. MPOA Update

Ms. Warner provided an update from the MPOA. She noted that the fishing pier is being planned to be removed and another one installed. She discussed issues with individuals bringing glass into the pool area.

J. District Manager

Mr. Cox reminded the Board that the next regular meeting is set for 2:00 p.m., October 17, 2016 at the River Club.

1. Monthly Financial Update

Mr. Cox reviewed the monthly financials with the Board.

2. Action Item List

Mr. Cox reviewed the current action item list with the Board members and updated accordingly. Mr. McGarry provided an update on the Carp Barrier and the fish stocking. He noted that two barriers were approved and four more were needed to be added. He indicated the Carp stocking would happen in the November-December timeframe, Bream in October with Bass around April. Mr. McGarry provided an update on pond #13 and planting of the littoral shelf.

3. Field Inspection Report

Mr. Crawford provided an update on landscaping and the most recent landscape inspections. Mr. Crawford answered questions from the Board.

4. Aquatics Report

Mr. McGarry presented the Aquatic Systems report to the Board.

TWELFTH ORDER OF BUSINESS

Supervisor Requests

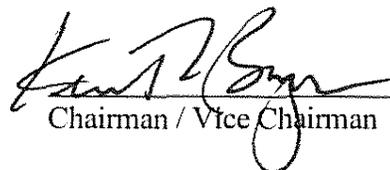
No Supervisor Requests

THIRTEENTH ORDER OF BUSINESS

Adjournment

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| On a Motion by Mr. Bumgarner, seconded by Mr. Hogan, with all in favor, the Board adjourned the meeting at 5:07 p.m. for the Waterlefe Community Development District. |
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Secretary / Assistant Secretary


Chairman / Vice Chairman