

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, October 26, 2015 at 1:04 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:

Greg Cox	District Manager, Rizzetta & Company, Inc.
Pete Williams	Vice President, Rizzetta & Company, Inc.
Andy Cohen	District Counsel, Persson & Cohen, P.A.
Rick Schappacher	District Engineer, Schappacher Engineering
Tyree Brown	Operations Manager, Rizzetta & Company, Inc.
Steve Dietz	Interim General Manager of Golf Course Operations, Waterlefe Golf Club
Rita Cohen	Property Management
Tony Tierno	Golf Course Committee
Don McFadden	Golf Course Committee
Steve Sanborn	Golf Course Committee
Paul Lang	Shores HOA
Hunter Carroll	Special Litigation Counsel

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. Cox opened the floor for public comment. There were no audience comments.

THIRD ORDER OF BUSINESS

**Consideration of Shores Litigation
Settlement Agreement**

Mr. Hunter Carroll provided an explanation of the status of the on-going Shores litigation and the settlement options that have been offered to the District and the MPOA. At the conclusion of his summary, the Board offered an opportunity for members of the audience to comment.

Mr. Paul Lang provided his views and concerns regarding a settlement and the impact a settlement would have on Shores residents who have continually paid their assessments.

The Board members discussed their respective views on the settlement options and the costs associated with continued litigation. They also discussed the possible results of a settlement and that by accepting, there were still no guarantees that the litigation process would end. Mr. Pete Williams provided input to the discussion from his historical perspective and Mr. Carroll recommended the acceptance of Option 2. There were additional questions and answers from the audience.

On a Motion by Mr. Bumgarner, seconded by Mr. Haibach, with four in favor, and Mr. Brocki opposed, the Board approved the acceptance of Option 2 of the litigation settlement agreement and authorized the Chairman to execute the agreement for the Waterlefe Community Development District.

FOURTH ORDER OF BUSINESS

Property Management Update

Ms. Rita Cohen provided an update to the Board. She presented pressure washing proposals and addressed questions regarding the companies and proposed costs. The Board requested that a summary of the proposals be prepared and presented to the Chairman for final approval.

On a Motion by Ms. Warner, seconded by Mr. Hogan, with all in favor, the Board authorized the Chairman, upon his review, to approve a pressure washing proposal with a not to exceed amount of \$10,000 for the Waterlefe Community Development District.

FIFTH ORDER OF BUSINESS

**Consideration of Professional Field
Services Agreement**

Mr. Cox presented the Field Services Agreement and explained that it was a current service that was being separated out from the District Management agreement and that the cost of the services would remain the same.

Mr. Cohen noted that he had some administrative amendments to make to the agreement. The Board also requested that pond inspection services be included in the agreement.

On a Motion by Mr. Bumgarner, seconded by Ms. Warner, with all in favor, the Board approved the Rizzetta Amenity Services, Inc. Professional Field Services Agreement, subject to final review by District Staff for the Waterlefe Community Development District.

SIXTH ORDER OF BUSINESS

**Consideration of Minutes of the Board of
Supervisors' Meeting held on September
29, 2015**

On a Motion by Ms. Warner, seconded by Ms. Haibach, with all in favor, the Board approved the minutes of the Board of Supervisors' meeting held on September 29, 2015 for Waterlefe Community Development District.

SEVENTH ORDER OF BUSINESS

**Consideration of Minutes of the Joint
Special Meeting of the Board of
Supervisors and Golf Course Committee
held on October 2, 2015**

On a Motion by Mr. Haibach, seconded by Mr. Bumgarner, with all in favor, the Board approved the minutes of the Joint Special Meeting of the Board of Supervisors and Golf Course Committee held on October 2, 2015 (as amended) for Waterlefe Community Development District.

EIGHTH ORDER OF BUSINESS

**Consideration of Minutes of the Landscape
Committee Meeting held on August 11,
2015**

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 August 11, 2015 for Waterlefe Community Development District.

NINTH ORDER OF BUSINESS

**Consideration of Minutes of the Erosion &
Waterways Committee Meeting held on
September 15, 2015**

On a Motion by Mr. Bumgarner, seconded by Mr. Haibach, with all in favor, the Board accepted the minutes of the Erosion & Waterways Committee Meeting held on September 15, 2015 for Waterlefe Community Development District.

TENTH ORDER OF BUSINESS

**Consideration of Minutes of the Golf
Course Committee Meeting held on August
19, 2015 (under separate cover)**

On a Motion by Mr. Bumgarner, seconded by Mr. Brocki, with all in favor, the Board accepted the minutes of the Golf Course Committee Meeting held on August 19, 2015 for Waterlefe Community Development District.

ELEVENTH ORDER OF BUSINESS

**Consideration of the Operations and
Maintenance Expenditures for the Month
of September 2015**

The Board discussed an invoice from Waterworks and a late charge that was paid. Mr. Cox indicated he would research and provide a response to the Board.

On a Motion by Mr. Bumgarner, seconded by Mr. Hogan, with all in favor, the Board approved the Operation and Maintenance Expenditures for the Month of September, 2015, which totaled \$107,748.21, for Waterlefe Community Development District.

TWELFTH ORDER OF BUSINESS

Review of Monthly Financial Report

Mr. Cox provided a summary of the September 2015 financials report and addressed questions from the Board.

THIRTEENTH ORDER OF BUSINESS

Staff Reports

A. District Counsel

Mr. Cohen provided a brief update to the Board and reminded them that there was the Special Meeting scheduled for November 13, 2015 to discuss the current Golf Course Bond issues.

Mr. Bumgarner addressed his concerns that a task force or study group be formed for the purpose of addressing the Golf Course Bond situation.

On a Motion by Mr. Hogan, seconded by Mr. Brocki, with all in favor, the Board authorized the Chairman to designate a Golf Course Bond Committee for Waterlefe Community Development District.

B. District Engineer

Mr. Schappacher discussed the drainage repair work along the future road near Hole 13 and addressed questions from the Board members.

C. Golf Course Manager

Mr. Dietz presented an amended Golf Course Budget for fiscal year 2015-2016. Mr. Cox requested the Board take action to approve an amendment to the agenda to take this item up for consideration.

On a Motion by Ms. Warner, seconded by Mr. Hogan, with all in favor, the Board amended the Board of Supervisors' agenda to consider the amended Golf Course Budget for fiscal year 2015-2016 for Waterlefe Community Development District.

There were no comments from the audience on this topic.

On a Motion by Mr. Bumgarner, seconded by Mr. Hogan, with all in favor, the Board approved the amended fiscal year 2015-2016 Golf Course budget for Waterlefe Community Development District.

D. Golf Course Committee

Mr. Sanborn provided the Board with an update of the Golf Course financials, membership growth and on-going issues with cart stickers.

E. Erosion and Waterways Committee

Ms. Warner discussed the missing buoys and the issue of lack of depth at the bridge going to the Shores. Mr. Schappacher indicated he would initiate action to see if the depth can be improved.

Ms. Warner also expressed her interest in having the aquatic service contract put out for bid due to the declining service by Lake Masters. The Board discussed and requested that Gaydos Hydro Services be considered for the bidding.

On a Motion by Mr. Brocki, seconded by Mr. Bumgarner, with all in favor, the Board authorized District Staff to obtain proposals for aquatic services for Waterlefe Community Development District.

The Board requested that staff research the status of the previously approved Carp install and the barrier construction that was awarded to Lake Masters.

F. Landscape Committee

Ms. Warner noted that Austin Outdoor will once more be changing the name of its company and will become Yellowstone Landscape.

She also introduced proposals to change the landscape lighting to LED lights and the Board tabled this to the next meeting.

G. District Manager

Mr. Cox reminded the Board that there was a Special Meeting scheduled for November 13, 2015 at 2:00 p.m. at the Golf Club and also a regular meeting set for November 16, 2015 at 2:00 p.m. at the River Club.

H. Maintenance Reports

The Board reviewed the Lake Masters and Field Inspection Report.

FOURTEENTH ORDER OF BUSINESS

Supervisor Requests

Mr. Brocki indicated that the radar speed indicator was not functioning properly. He discussed the issue of access using stickers versus clickers.

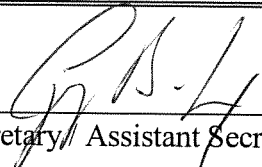
Ms. Warner noted the issue of the timing of the security.

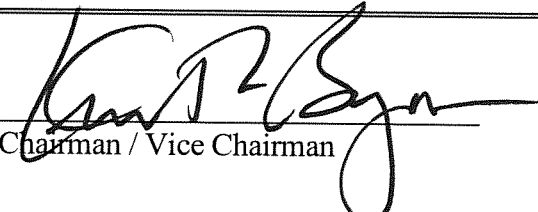
Mr. Hogan discussed the need for the front gate security personnel to be able to open the back gate remotely when needed.

FIFTEENTH ORDER OF BUSINESS

Adjournment

On a Motion by Mr. Brocki, seconded by Mr. Hogan, with all in favor, the Board adjourned the meeting at 3:49 p.m., for Waterlefe Community Development District.


Secretary / Assistant Secretary


Chairman / Vice Chairman