
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, October 17, 2016 at 2:02 p.m.** at the Waterlefe River Club, located at 995 Fish Hook Cove Bradenton, FL 34212.

Present and constituting a quorum were:

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

Also present were:

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
Representative	MPOA
Representative	Landscape & Irrigation Committee
Representative	Erosion Committee
Representative	Golf Committee

Audience

FIRST ORDER OF BUSINESS

Call to Order

Mr. Cox called the meeting to order at 2:02 p.m. and conducted roll call.

SECOND ORDER OF BUSINESS

Audience Comments

Mr. Tom Davidson expressed his appreciation for the work performed by the Board and staff on the various on-going projects. He also addressed his concerns for the placement of the No Parking signage.

THIRD ORDER OF BUSINESS

**Consideration of the Regular Meeting
Minutes from the Board of Supervisors'
Special Meeting held on September 19,
2016**

Mr. Cohen and members of the Board noted minor changes to be made to the minutes.

On a motion by Mr. Bumgarner, seconded by Ms. Warner, with all in favor, the Board approved, as amended, the Meeting Minutes from the Board of Supervisors' Special Meeting held on September 19, 2016, for the Waterlefe Community Development District.

FOURTH ORDER OF BUSINESS

**Consideration of the Operations and
Maintenance Expenditures for September
2016**

Mr. Cox presented the Operations & Maintenance Expenditures for the Month of September 2016 and addressed Board members' questions.

On a motion by Mr. Bumgarner, seconded by Mr. Hogan, with all in favor, the Board ratified the payment of the Operations & Maintenance expenditures for the month of September 2016, for the Waterlefe Community Development District.

FIFTH ORDER OF BUSINESS

**Insurance Presentation by Egis Insurance
Brokers**

This presentation was tabled until the next meeting.

SIXTH ORDER OF BUSINESS

**Consideration of Amendment to Amenity
Services Agreement**

Mr. Cohen presented and explained to the Board that the Amendment to the Amenity Services Agreement is a "stop-gap" measure until such time as the District decides if there is a better course of action. It was noted that the amendment will result in a \$24,000 increase in costs to the golf course operations.

On a motion by Ms. Warner, seconded by Mr. Bumgarner, with all in favor, the Board approved the Amendment to the Amenity Services Agreement, for the Waterlefe Community Development District.

Mr. Cohen also addressed the issue of a new District Services contract that Rizzetta & Company has been working on with most of their Districts. He presented a proposed contract along with a summary prepared by Mr. Eric Dailey that denoted the changes from the current contract. Mr. Cohen explained that the intent was not to discuss the agreement at that time but to allow the Board Members a chance to review and discuss at the next meeting. He noted that it was anticipated that Mr. Dailey would be present to answer questions from the Board at that meeting.

A discussion ensued regarding the date of the next meeting set for November 21, 2016 and the possibility of moving it to another date. It was decided that the new meeting date would set for November 28, 2016 at 2:00 p.m., at which the golf course rate change public hearing would be held.

SEVENTH ORDER OF BUSINESS

Staff Reports

A. Golf Course Committee

Mr. Steve Sanborn informed the Board of plans to revise the setup of the driving range to help prevent safety issues with balls leaving the range. The plan included the movement of buoys, changing the angle of the boxes and the installation of netting.

Mr. Sanborn discussed the completion of bridge work, completion of hole #6 drainage work and the hole #10 re-sodding effort. He also provided an update of the Grill Room renovation. He noted the new carts will have a geo-fencing system that would prevent carts from traveling places they should not.

Ms. Warner requested information regarding the trimming of palms.

B. Director of Golf Course Operations

Mr. Dietz provided the Board with an update of the Golf Course financials. He also presented a list of benefits the Golf Committee created and would go into effect on January 1, 2017. He provided an update of the Curbing Installation project and noted that the new golf carts were scheduled to arrive that week. Mr. Brocki discussed some concerns about the irrigation systems as they spray on the oak trees.

EIGHTH ORDER OF BUSINESS

Discussion of Decorative Sign Post Estimates

Mr. Schappacher discussed a proposal for the purchase and installation of decorative sign posts for the new No Parking signs. A discussion ensued and it was determined that the MPOA maintenance crew would be able to install the new posts and move them to a better location. As a result, the proposal would need to be revised to remove the costs of installation.

On a motion by Mr. Hogan, seconded by Ms. Warner, with all in favor, the Board authorized the Chairman to execute a revised proposal from Creative Sign Designs for decorative sign posts with a not-to-exceed amount of \$1,500, for the Waterlefe Community Development District.

The Board also requested that Mr. Schappacher proceed with getting estimates for the cost to install the No Parking signage in the remainder of the cul-de-sacs in the community.

NINTH ORDER OF BUSINESS

Consideration of Boardwalk Tree Trimming Estimates

The Board considered and discussed two proposals for the clearing of dead tree branches from above the nature trail, as well as three Washingtonian Palms and one Oak tree. Following the discussion, the Board proceeded to approve the proposal from White Diamond which was amended to change the number of Washingtonian Palm removal from three to two and to remove the removal of the Oak tree from the proposal since that was a golf course expense.

On a motion by Mr. Brocki, seconded by Ms. Warner, with all in favor, the Board approved a proposal from White Diamond for the removal of two Washingtonian Palms and clearing dead tree branches from the nature trail for \$2,866.66, for the Waterlefe Community Development District.

TENTH ORDER OF BUSINESS

Consideration of Yellowstone Landscape & Irrigation Renewal Contract

Mr. Cox presented the Yellowstone Landscape and Irrigation contract and explained that it expires on December 1, 2016. He asked the Board to determine if they wanted to renew it for a second year or to put it out for bid. Mr. Brocki indicated that he supported the renewal but presented a list of improvements the contractor needed to comply with moving forward (Exhibit).

On a motion by Mr. Brocki, seconded by Ms. Warner, with all in favor, the Board approved the renewal of the Yellowstone Landscape & Irrigation contract and authorized staff to prepare the renewal agreement, for the Waterlefe Community Development District.

ELEVENTH ORDER OF BUSINESS

Ratification of Golf Course Lease

Mr. Cohen presented the Golf Cart Lease and reminded the Board that the Chairman had previously approved the lease for new golf carts and was seeking ratification of that approval from the Board.

On a motion by Mr. Bumgarner, seconded by Mr. Hogan, with all in favor, the Board ratified the Chairman's execution of the Golf Course golf cart lease, for the Waterlefe Community Development District.

TWELFTH ORDER OF BUSINESS

Discussion of Unit 4 Plat Conservation Encroachment

Mr. Brocki explained that there was a parcel of CDD owned property adjacent to a resident's lot that had been continually irrigated by the resident's irrigation system. He noted that the resident had requested this be changed so that they were not irrigating the parcel. No actions were taken by the Board at this time and Mr. Brocki explained he wanted the Board to be aware of the situation. Mr. Schappacher indicated he would perform some research on the parcel to determine if the Board had options of how to proceed.

THIRTEENTH ORDER OF BUSINESS

Staff Reports Cont'd

C. District Counsel

Mr. Cohen provided the Board with an update of the Shores litigation and explained that negotiations were on-going between those residents involved and the MPOA. Mr. Cohen explained there was a request for the CDD to waive any claim for attorney fees and costs from the residents.

On a motion by Ms. Warner, seconded by Mr. Brocki, with all in favor, the Board approved to waive any claim for attorney fees and costs from the residents in the Shores litigation and to authorize the Chairman to execute a forthcoming negotiated settlement, for the Waterlefe Community Development District.

D. District Engineer

Mr. Schappacher advised that he researched the status of the Mossy Creek gate at the rear of the community in regards to the status as the Port Harbour Parkway progresses. He also discussed his conversation with County representatives regarding the possible alterations of the detour at the front entrance and stated that he was waiting for responses.

Mr. Schappacher presented information regarding new types of paver crossing overlays. Mr. Brocki requested the option of installing actual pavers as crossings. Mr. Brocki also discussed the issue of how the roadway construction project was resulting in severely cut roots along the right-of-way and questioned who would be responsible should the trees die.

E. Property Manager

Mr. Jeff Dieter presented his monthly operations report to the Board. A discussion ensued regarding signs being posted prohibiting the riding of bikes on the nature trail due to hazards and also discussed the need to continue posting of other required signage within the community.

Mr. Bumgarner addressed the topic of the next CDD meeting scheduled for November 21st and how it might be possible to change.

F. Erosion & Waterways Committee

Mr. Haibach was not present to provide a report.

G. Landscape Committee

Mr. Brocki provided an update of the Committee projects to include the need to replace Hong Kong Orchid plants with other more appropriate plants. He also discussed the need to find better ways to check for irrigation leaks.

Mr. Brocki presented a proposal from Yellowstone for the installation of winter annuals at a cost of \$4,712.71. Mr. Cox prompted for comments from the attending public on this proposal since this was a non-agenda item. Members of the audience questioned the cost of the annuals and whether or not this represented an increase to the CDD.

On a motion by Mr. Brocki, seconded by Mr. Hogan, with all in favor, the Board approved the proposal from Yellowstone for the winter annuals installation for \$4,712.71, for the Waterlefe Community Development District.

Note: Mr. Hogan departed the meeting at this point leaving a quorum of Mr. Bumgarner, Mr. Brocki and Ms. Warner.

Mr. Brocki then presented the revised drawing of the circle landscape renovation design and explained it to the Board. Mr. Cohen read an email to the Board from Mr. Haibach who expressed his disapproval for the purchase of the Sand Crane artwork. Mr. Brocki requested that the Board be able to decide at the November meeting if they want to keep the palm tree in the circle or what to place in the middle of the design.

H. MPOA Update

Bob Griswold, with MPOA, provided his update to the Board. He advised that the Shore settlement litigation has not been finalized and that the kitchen renovation has been completed for the River Club.

I. District Manager

Mr. Cox reminded the Board that the next meeting has been changed to 2:00 p.m., November 28, 2016 at the River Club. He reviewed the financials for the month ending August 31, 2016 and explained the budget status. He also reviewed the current action item list with the Board.

FOURTEENTH ORDER OF BUSINESS

Field Inspection Report

Mr. Crawford presented his monthly report to the Board and addressed their questions.

FIFTEENTH ORDER OF BUSINESS

Aquatics Report

Mr. Cox presented the Aquatic Systems report to the Board and addressed their concerns. Mr. Brocki indicated that the pond at the #6 tee box had serious algae issues and that Hydrilla was apparently returning.

SIXTEENTH ORDER OF BUSINESS

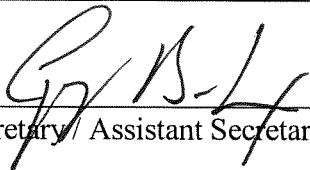
Supervisor Requests

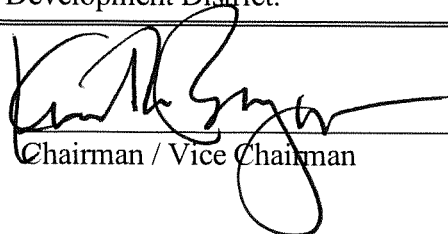
Mr. Bumgarner suggested the Board consider a meeting with the MPOA to discuss future planning guidelines for the community.

SEVENTEENTH ORDER OF BUSINESS

Adjournment

On a Motion by Mr. Brocki, seconded by Ms. Warner, with all in favor, the Board adjourned the meeting at 4:26 p.m. for the Waterlefe Community Development District.


Secretary / Assistant Secretary


Chairman / Vice Chairman

Andy Cohen - Persson & Cohen

From: john@waterlefecdd.com
Sent: Thursday, October 13, 2016 1:36 PM
To: jf@waterlefecdd.com
Cc: Andy Cohen - Persson & Cohen; Gregory Cox
Subject: Landscape Contract

John,

AS you know the Landscape contract is up for renewal, and I plan to recommend approval for another year, with the proviso that more attention needs to be placed on the following areas:

1. Timely pruning of palm trees as provided in the contract.
2. Timely trimming of shrubs and clean up of cuttings and debris along the south wall.
3. Trimming of low hanging oak tree branches to appropriate heights along Waterlefe Blvd and other streets.
4. More timely start and completion of enhancement projects such as the cul-de-sac upgrades, parking lot upgrade and replacement of dead shrubs.
5. Faster response to irrigation problems such as faulty/leaking equipment and inappropriate run times.
6. Removal of weeds.
7. General cleanup, such as removal of fallen branches and fronds.

All the above areas are provided for in the current contract, and do not require any change orders or extra cost to effect their completion. If you disagree, please advise me as to which areas are outside of the current contract.

John