

**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, December 19, 2016 at 2:00 p.m.** at the Waterlefe River Club, located at 995 Fish Hook Cove Bradenton, FL 34212.

Present and constituting a quorum were:

Ken Bumgarner	<b>Board Supervisor, Chairman</b>
Bill Strollo	<b>Board Supervisor, Assistant Secretary</b>
Alan Haibach	<b>Board Supervisor, Assistant Secretary</b>

Also present were:

Greg Cox	<b>District Manager, Rizzetta &amp; Company, Inc.</b>
Andy Cohen	<b>District Counsel, Hankin, Persson &amp; Cohen</b>
Rick Schappacher	<b>District Engineer, Schappacher Engineering</b>
John Crawford	<b>Field Services Manager, Rizzetta &amp; Company, Inc.</b>
Jeff Dieter	<b>Property Management</b>

Audience	<b>Present</b>
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**FIRST ORDER OF BUSINESS**

**Call to Order**

Mr. Cox called the meeting to order at 2:00 p.m. and conducted roll call.

**SECOND ORDER OF BUSINESS**

**Audience Comments**

No Audience comments.

**THIRD ORDER OF BUSINESS**

**Consideration of the Regular Meeting  
Minutes from the Board of Supervisors'  
Meeting held on October 17, 2016**

Mr. Cox presented the October 17, 2016 meeting minutes that were amended at the November 28, 2016 Board meeting and brought back for further consideration.

On a motion by Mr. Bumgarner, seconded by Mr. Haibach, with all in favor, the Board approved, as amended, the Meeting Minutes from the Board of Supervisors' Regular Meeting held on October 17, 2016, for the Waterlefe Community Development District.
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**FOURTH ORDER OF BUSINESS**

**Consideration of the Regular Meeting  
Minutes from the Board of Supervisors'  
Meeting held on November 28, 2016**

Mr. Cox presented the November 28, 2016 meeting minutes and the Board requested minor amendments.

On a motion by Mr. Haibach, seconded by Mr. Stollo, with all in favor, the Board approved, as amended, the Meeting Minutes from the Board of Supervisors' Regular Meeting held on November 28, 2016, for the Waterlefe Community Development District.

**FIFTH ORDER OF BUSINESS**

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

Mr. Cox presented the Operations & Maintenance Expenditures for the Month of November 2016, totaling \$84,498.96, and addressed Board members' questions. Mr. Stollo discussed data capability at the gate house from the back gate. A discussion ensued regarding the old modem and its low speed. Mr. Tony Tierno indicated that he had an email from Steve Dietz that indicated the speed had been increased and that they were monitoring it to see if data transmission was improved.

Mr. Stollo raised some concerns regarding the electric bills and the taxes on the bills that the CDD should not be paying. Mr. Cohen indicated he would research that question for the Board. Mr. Haibach questioned specific water bill increases and his concern that there could be irrigation leaks or other issues. The Board requested that Yellowstone examine the identified areas to determine if there has been a leak that was repaired that might provide an explanation for the increase or decrease.

Mr. Haibach also requested staff to separate out all the costs associated with the work on the guard house so the Board would be able identify the total costs.

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

**SIXTH ORDER OF BUSINESS**

**Presentation of EGIS Insurance**

This topic was tabled to the February meeting.

**SEVENTH ORDER OF BUSINESS**

**Consideration of District Services  
Agreement**

Mr. Cox presented the District Services Agreement and addressed questions from the Board.

On a motion by Mr. Haibach, seconded by Mr. Stollo, with all in favor, the Board approved the Rizzetta District Services Agreement for Waterlefe Community Development District.

**EIGHTH ORDER OF BUSINESS**

**Staff Report – District Counsel**

Mr. Cohen informed the Board that the Shores litigation appeal from the homeowners was

dismissed with prejudice and that the claim for fees was settled. Mr. Cohen noted that now that the litigation issue was resolved, he will begin processing the easements related to the 20<sup>th</sup> Supplement.

Mr. Cohen provided an update of the issue of the claim from Mr. and Ms. Joseph Groelly regarding the CDD fence being on their property and he noted that a title search was conducted and determined there was an easement in place. He explained that he had offered their attorney the option of the CDD working with Mr. and Mrs. Groelly on the fence issue to assist with improving their safety. The Board requested Mr. Dieter provide a copy of the submitted fence application that showed how Mr. Groelly proposed to place his fence.

Mr. Cohen stated that the contract for transitioning the golf course employees to TriNet for payroll purposes has been executed. He also indicated that the Crosscreek erosion repair contract has been prepared by Mr. Schappacher.

**NINTH ORDER OF BUSINESS**

**Staff Report – District Engineer**

- A. Mr. Schappacher updated the Board regarding the lake bank restoration and the aqua range littoral shelf modification request to be submitted to SWFWMD.
- B. Mr. Schappacher noted that the first phase no parking signs posts are in and the signs will now be installed with the new posts. The phase two signs are in production.
- C. Mr. Schappacher stated the District did receive reimbursement for the crosswalk work.
- D. Mr. Schappacher stated the curb damage will be repaired. The Board asked if there is a way to level up the ground at one curb area in the Discovery area to help avoid additional curb damage.
- E. Mr. Schappacher provided an update of the cracking in the roadway in the traffic circle. He explained that the roadway constructed with a soil cement base and the base, which is concrete, will crack and the cracks are reflected up through the asphalt and that this is normal and not usually a problem. He also discussed the status of the wall in the area that needs to be monitored and possibly repaired.
- F. Mr. Schappacher provided an update of the Kelley property along the golf course. He explained that it is 4.366 acres and is currently zoned agricultural. The Board discussed the status of the property the potential for the district purchasing the property and possible future uses.
- G. Mr. Schappacher provided an update of the drainage plans related to the new roadway. Mr. Bumgarner added additional information related to the detour status.

**TENTH ORDER OF BUSINESS**

**Staff Report – Property Manager**

Mr. Dieter provided his monthly report to the Board and addressed questions from the Board.

**ELEVENTH ORDER OF BUSINESS**

**Staff Report – Director of Golf Course  
Operations**

Mr. Tierno, with the Golf Committee, provided an update in Mr. Dietz' absence. He provided an update on the golf course budget. He explained to the Board some of the accounting methods for documenting reserves and how one might misinterpret the amount of expenditures when funds were transferred to the reserves. Mr. Tierno informed the Board that Mr. Dietz is being tasked additional work with respect to property management which he did not expect and is an issue for the golf course. Mr. Tierno noted that the curb install project should be completed on the golf course side by the end of the year and the parking lot curbing will be done in early 2017. Mr. Bumgarner informed the Board that the Golf Course has been included on the cover of a local golf magazine and Mr. Tierno provided additional membership update information.

**TWELFTH ORDER OF BUSINESS**

**Staff Report – Golf Course Committee**

No report provided.

**THIRTEENTH ORDER OF BUSINESS**

**Consideration of Erosion & Waterways  
Committee Meeting Minutes**

On a motion by Mr. Bumgarner, seconded by Mr. Haibach, with all in favor, the Board approved to accept and file the minutes of the Erosion & Waterway Committee meeting held October 25, 2016, for Waterlefe Community Development District.

**FOURTEENTH ORDER OF BUSINESS**

**Staff Report – Landscape Committee**

At the request of Mr. Bumgarner, Mr. Crawford discussed the current plans for the circle renovation. He discussed the soil status and the tentative plans to install walls in the circle to create tiers. He explained that the Committee was not intending to install additional Palms.

Mr. Schappacher discussed the status of some Live Oaks that Mr. Brocki had asked him to look at. Mr. Haibach requested an update of several other Oaks that were not looking healthy.

Mr. Crawford presented his Field Inspection report and reviewed its contents with the Board. He informed the Board of some of the planned activities of the Landscape Committee. He explained some areas that need to be added to the maintenance map due to the new roadway construction. Mr. Crawford and the Board discussed landscape items and tree trimming needs. Mr. Crawford discussed a proposal from Yellowstone submitted to address the trimming of the Hong Kong Orchids. The Board requested that Mr. Crawford seek additional proposals. Mr. Crawford discussed some areas that are in need of additional plantings.

Mr. Crawford addressed the Foggy Morn irrigation issue where the CDD irrigation system needed to be separated from the resident's system. He presented a proposal from Yellowstone to perform the work and the Board requested additional quotes for the work. He also explained that authorization from the homeowner would be needed before the irrigation work was performed. Mr. Cohen explained that he would be able to assist with the authorization.

**FIFTEENTH ORDER OF BUSINESS**

**Staff Report – MPOA Update**

No report was provided. Mr. Bob Griswold informed the Board that the next MPOA meeting is December 28, 2016 at 2:00 p.m. with the key subject being the design at the front of the River Club made of hardscape and landscape and start work in May 2017. Mr. Griswold discussed the growing interest in having a Bocce Ball Court installed. He also noted that January 23, 2017 is the annual MPOA homeowner meeting with a candidate meeting set for January 9, 2017.

**SIXTEENTH ORDER OF BUSINESS**

**Staff Report – District Manager**

Mr. Cox reviewed the monthly financial status report with the Board along with the current action item list. Mr. Haibach provided additional information regarding the work being done at the Guard House. Mr. Cox reminded the Board that the next CDD meeting will be January 16, 2017 at 2:00 p.m.

**SEVENTEENTH ORDER OF BUSINESS**

**Staff Report – Aquatics Report**

Mr. Cox presented the monthly aquatic service report. Mr. Bumgarner noted that the Hydrilla seems to be getting worse.

**EIGHTEENTH ORDER OF BUSINESS**

**Supervisor Requests**

Mr. Strollo stated that back pedestrian gate is not locking, needs to be adjusted.

Mr. Bumgarner suggested lighting the palms next year.

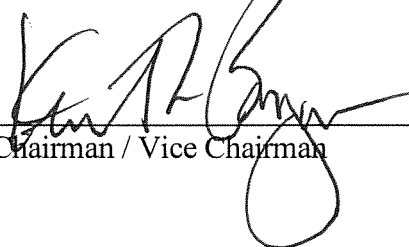
Mr. Bumgarner would like the Board to consider the SEL contract that relates to the main gate house and its connectors. He noted that a connection to Mossy Branch will be necessary in the future and the Board might want to consider selecting a different vendor.

**NINETEENTH ORDER OF BUSINESS**

**Adjournment**

On a Motion by Mr. Bumgarner, seconded by Mr. Haibach, with all in favor, the Board adjourned the meeting at 3:50 p.m. for the Waterlefe Community Development District.
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Secretary / Assistant Secretary

  
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Chairman / Vice Chairman