

**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, January 16, 2017 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>
John Brocki	<b>Board Supervisor, Vice Chairman</b>
Rosalyn Warner	<b>Board Supervisor, Assistant Secretary</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>
Steve Dietz	<b>Property Management</b>
Jeff Dieter	<b>Property Management</b>
Representative	<b>MPOA</b>
Representative	<b>Landscape &amp; Irrigation Committee</b>
Representative	<b>Erosion Committee</b>
Representative	<b>Golf Committee</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**

**Public Comments**

Mr. Jeff Dieter presented information from Mr. Tom Potter regarding Mr. Potter's concern over the placement of a No Parking sign in the right-of-way area in front of his house. The Board members discussed the issue and requested that Mr. Schappacher verify the proper placement of the sign and for Mr. Cox to contact Mr. Potter to explain the purpose of the signage.

Ms. Katherine Groelly was present and opened a discussion regarding the wall in the easement on her property.

Ms. Donna Lassiter informed the Board that the petition that was submitted at a previous meeting was not intended to ask that Mr. Brocki be replaced on the Landscape Committee.

**THIRD ORDER OF BUSINESS**

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

Mr. Cox identified errors in the minutes and requested that the item be postponed until the next meeting so he could bring back the corrected minutes.

**FOURTH ORDER OF BUSINESS**

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

Mr. Cox presented the December 2016 Operations and Maintenance expenditures report totaling \$84,310.92 and explained its contents. Mr. Brocki questioned the White Diamond expenditures for the tree work on the trail bridge and why the work was not done under the current contract by Yellowstone. Mr. Cox explained that the work done was the type of tree work that was not included in the normal landscape contract for tree trimming. The Board also discussed the variances in the water bills.

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

**FIFTH ORDER OF BUSINESS**

**Staff Report – Field Inspection Report**

Mr. John Crawford presented his monthly Field Inspection report and addressed questions from the Board. He noted that Yellowstone had corrected most of the deficiencies identified in the report. Mr. Brocki discussed the Yellowstone contract and the need for improvement. He noted the presence of excessive weeds; the lack of Palm trimming and the need for warranty plant replacements. He requested that staff send a letter to Yellowstone demanding improvement and to explain that work not completed in a timely manner would lead to the District requesting others to perform the work and reducing the cost of that work from the Yellowstone fees.

**SIXTH ORDER OF BUSINESS**

**Consideration of Irrigation Proposals for 743 Foggy Morn (under separate cover)**

Mr. Cox presented proposals from Yellowstone (\$3,500) and White Diamond (\$2,920) for the irrigation work required at the Foggy Morn location to reestablish the District's irrigation of that parcel. Mr. Crawford explained that the proposal from White Diamond would be modified to allow for reuse of the existing rotor heads and use of different valves.

On a motion by Mr. Brocki, seconded by Ms. Warner, the Board authorized the Chairman to approve a modified proposal from White Diamond for the Foggy Morn irrigation work with a not-to-exceed amount of \$2,900. for Waterlefe Community Development District.

The Board discussed the area outside the wall at the front entrance that belongs to the District and the need for maintenance. Mr. Brocki identified an issue along the south wall where trees need trimming off of the residents' property. He also identified the excessive growth of scrub vegetation along the outside of the fence in need of maintenance and Mr. Schappacher noted that this area belongs to the District. The Board requested that staff communicate with Yellowstone the need to clear and maintain this area.

**SEVENTH ORDER OF BUSINESS**

**Staff Report – District Counsel**

Mr. Cohen presented a report of the Shores litigation. He also discussed that Supplement 20 included the need for easements between the parties. He noted the need for an easement for boaters below the bridge and maintenance crews over the bridge. He described the second needed easement was a storm water easement from the District to the individual Shores properties. He noted that he had prepared the easements for the bridge and was waiting for the Shores to prepare the storm water easement documents. He also discussed the wing-walls around the bridge that are owned by the District. He explained that he had prepared a quit-claim deed for the wing walls of the bridge to transfer ownership to the MPOA. Mr. Cohen requested a motion from the Board to authorize the Chairman to approve these documents.

On motion from Ms. Warner, seconded by Mr. Haibach, the Board authorized the Chairman to execute bridge and storm water easement and quit-claim documents related to the Shores, subject to staff review, for the Waterlefe Community Development District.

**EIGHTH ORDER OF BUSINESS**

**Staff Report – District Engineer**

Mr. Schappacher discussed the roadway construction status and explained that the shoulders of the road would be paved during the next week. The Board discussed County plans to re-sod the right-of-way areas along the front entrance and the desire for St. Augustine versus the planned Bahia grass. The Board requested that staff contact the County regarding the need for a right-of-way maintenance agreement between the District and the County and also to inquire if St. Augustine could be installed as long as the District maintains it.

Mr. Schappacher provided an update of the pond bank erosion work that was beginning. He described the spot erosion areas that had been identified that were apparently caused from run off from water from residents' property. He noted that Cross Creek was offering to install a drainage system for any resident for \$450 that would help eliminate the erosion damage. The Board request staff coordinate to get information out to the residents that this offer was being made.

Mr. Schappacher informed the Board that the aqua-range littoral shelf plant removal project was moving forward. The Board discussed the need for the Golf Course and Mr. Schappacher needed to coordinate a mutual time to shut down the range during this work.

Mr. Schappacher informed the Board that the damaged curbs had been repaired.

**NINTH ORDER OF BUSINESS**

**Staff Report – Property Manager**

Mr. Dieter did not have a report for the Board but he did present a proposal for LED lighted guard house gate arms/poles. The Board tabled the item and requested that Mr. Dieter inquire if SEL had a similar product they could consider.

**TENTH ORDER OF BUSINESS**

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

Mr. Dietz presented an update of the Golf Course financials to the Board. He also explained that the current parking lot median curb work would be completed during that week. He also discussed the future curbing of the perimeter of the parking lot and the need to coordinate the timing of this work so as to avoid affecting the Golf Course and River Club as much as possible.

Mr. Dietz also discussed the homeowner benefits packages and that he would be sending information out to the residents.

Mr. Brocki requested information regarding the speed detection signage. Mr. Dietz explained the recent receipt of restoration estimates versus the purchase of a new one. Mr. Cox explained that it was determined that the restoration was the most cost efficient route

**ELEVENTH ORDER OF BUSINESS**

**Staff Report – Golf Course Committee**

Mr. Sanborn provided an update regarding the intent to install netting along the roadway adjacent to the aqua-range as a way of protecting the residents and vehicles from stray golf balls as well as the intent for additional plantings. He suggested that the Board consider sharing the cost of the netting. He noted that the total cost was yet to be determined. He also provided an update of the work on the Grill Room and that drapes would be installed to help with sound attenuation. He discussed the Capital plan for the next year and noted that the GEO Fencing capability on the golf carts appeared to be working well but needed some additional work.

**TWELFTH ORDER OF BUSINESS**

**Staff Report - Consideration of Erosion & Waterways Committee Meeting Minutes**

Mr. Haibach provided an update and discussed the need to get the Carp installed in the ponds. He noted that the Carp were supposed to be installed in the December-January timeframe. The Board also discussed the possibility of having Bass installed.

On motion from Mr. Bumgarner, seconded by Ms. Warner, the Board accepted and filed the November 15, 2016 Erosion & Waterways Committee Meeting Minutes for the Waterlefe Community Development District.

**THIRTEENTH ORDER OF BUSINESS**

**Staff Report – Landscape Committee – Discussion of Traffic Circle**

Mr. Brocki provided an update of the plans to modify the traffic circle. He described the plants and trees intended to be installed along with decorative walls. The Board discussed the possibility of replacing the existing soil in the circle so that new Palm trees could be installed.

**FOURTEENTH ORDER OF BUSINESS**

**Consideration of Landscape Committee Meeting Minutes November 16, 2016 and December 14, 2016**

On motion from Mr. Brocki, seconded by Mr. Haibach, the Board accepted and filed the November 16, 2016 and December 14, 2016 Landscape Committee Meeting Minutes for the Waterlefe Community Development District.

**FIFTEENTH ORDER OF BUSINESS**

**Staff Report – MPOA Update**

Mr. Chuck Gregory and Ms. Warner provided updates from the MPOA. They noted that the work was being planned for the River Club with the hardscape being completed in May and the landscape in November 2017.

There was discussion regarding the possibility of the CDD donating some property on which pickle ball courts could be built. There was additional discussion regarding the need for lights in the parking lot to all be the same color (yellow vs. white) and there are erosion repairs needed around the boat lift area.

**SIXTEENTH ORDER OF BUSINESS**

**Staff Report – District Manager**

Mr. Cox reviewed the current action item list with the Board.

Mr. Haibach provided an update on the work still being done on the guard house.

The Board and Mr. Dietz discussed the residents' only use of the back gate and the need to continue to notify everyone of this. The Board discussed various methods of notifying residents, guests and commercial vehicle operators.

Mr. Cohen discussed the on-hold item related to the MPOA management agreement and the Board agreed that this item would come off the action item list.

Mr. Cox presented a renewal of the LLS Tax Solutions arbitration calculation agreement for the Board to consider at the rate of \$500 per year.

On a motion from Mr. Bumgarner, seconded by Ms. Warner, the Board unanimously approved the agreement with LLS Tax Solutions for Arbitrage Calculation services for the Waterlefe Community Development District.

**SEVENTEENTH ORDER OF BUSINESS**

**Staff Report – Aquatics Report**

Mr. Cox presented the Aquatic Systems report to the Board. Mr. Stollo noted that pond #21 had extensive Hydrilla.

**EIGHTEENTH ORDER OF BUSINESS**

**Supervisor Requests**

Mr. Stollo noted that the pedestrian gate at the back entrance still does not lock.

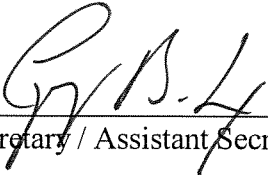
Mr. Bumgarner reminded the Board that he will be providing a CDD update at the January 23, 2017 MPOA meeting.

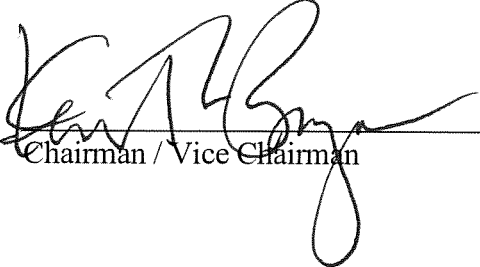
Mr. Brocki requested the date of the next meeting and was informed that it was February 20, 2017.

**NINETEENTH ORDER OF BUSINESS**

**Adjournment**

On a Motion by Mr. Brocki, seconded by Mr. Haibach, with all in favor, the Board adjourned the meeting at 4:25 p.m. for the Waterlefe Community Development District.
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Secretary / Assistant Secretary

  
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Chairman / Vice Chairman