

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, June 19, 2017 at 2:01 p.m.** at the Waterlefe River Club, located at 955 Fish Hook Cove Bradenton, FL 34212.

Present and constituting a quorum were:

Ken Bumgarner	Board Supervisor, Chairman
Alan Haibach	Board Supervisor, Vice Chairman (<i>via conf. call</i>)
Bill Strollo	Board Supervisor, Assistant Secretary
Rosalyn Warner	Board Supervisor, Assistant Secretary
Jim Davis	Board Supervisor, Assistant Secretary

Also present were:

Greg Cox	District Manager, Rizzetta & Company, Inc.
Andy Cohen	District Counsel, Persson & Cohen
Rick Schappacher	District Engineer, Schappacher Engineering
John Crawford	Field Services Manager, Rizzetta & Company, Inc.
Steve Dietz	GM, Waterlefe Golf Club
Jeff Dieter	Property Management
Representative	MPOA
Representative	Landscape & Irrigative Committee
Representative	Erosion Committee
Representative	Golf Committee
Audience	Present

FIRST ORDER OF BUSINESS

Call to Order

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

On a motion by Mr. Davis, seconded by Ms. Warner, with all in favor, the Board authorized Alan Haibach to participate and vote by phone, for the Waterlefe Community Development District.

SECOND ORDER OF BUSINESS

Public Comments

Ms. Mary Lou Kovac suggested that the Board look at its solar powered irrigation systems to verify they were pointed in the right direction.

THIRD ORDER OF BUSINESS

Landscape Committee

Mr. Bill Stollo presented the April 21, 2017 Landscape Committee Meeting Minutes for the Board. Mr. Stollo submitted to the Board information that Mr. Ron Kurtis, Sue Sauermilch and Ish Batjer were removed from the Landscape Committee and requested that Angela Potter be approved to be added.

On a motion by Mr. Bumgarner, seconded by Mr. Davis, with all in favor, the Board approved to accept and file the April 21, 2017 Landscape Committee Meeting Minutes, for the Waterlefe Community Development District.

On a motion by Mr. Stollo, seconded by Mr. Bumgarner, with all in favor, the Board accepted the removal of Ron Kurtis, Sue Sauermilch and Ish Batjer from the Landscape Committee and approved the addition of Angela Potter to the Landscape Committee, for the Waterlefe Community Development District.

Mr. Stollo noted that the Landscape Committee met on June 16, 2017 and met with four potential landscape contractors who were submitting proposals to the Board as part of the invitation to quote.

Mr. Cox presented an annuals installation proposal for ratification and informed the Board that the proposal had been previously approved so as to get the annuals installed in a timely manner.

On a motion by Ms. Warner, seconded by Mr. Stollo, with all in favor, the Board ratified the Yellowstone annuals install proposal in the amount of \$3,200.00, for the Waterlefe Community Development District.

FOURTH ORDER OF BUSINESS

**Consideration of Landscape & Irrigation
Quotes (*under separate cover*)**

Mr. Cohen opened the discussion regarding the Invitation to Quote (ITQ) for the District's landscape and irrigation contract and explained that while two companies (White Diamond and LMP) had submitted their bid on time, two companies submitted late bids (Sunrise and ArtisTree). The Board members discussed their displeasure with the low number of successfully submitted bids along with concerns that there was debate regarding the correctness of the fertilization schedule in the quote documents. Mr. Cohen explained options of rejecting/terminating this ITQ process and issuing new one or initiating a more formal Request for Proposal (RFP). The Board discussed the options as presented and acted to terminate the initial ITQ and to initiate an RFP. The Board members also requested that those bidding be instructed how to submit, as part of their bid, a regular fertilization proposal and also a separate one with information that was suggested by the Landscape Committee.

On a motion by Mr. Bumgarner, seconded by Mr. Stollo, with all in favor, the Board rejected all quotes for the Landscape and Irrigation Invitation to Quote and authorized staff to initiate a formal Request for Proposals (RFP) for the Landscape and Irrigation contract, for the Waterlefe Community Development District.

The Board will consider at the July 17, 2017 meeting to continue that meeting to July 24, 2017 for the sole purpose of scoring proposals.

FIFTH ORDER OF BUSINESS

Aquatics Report

Mr. Josh McGarry, with Aquatic Systems, provided an update on the status of the ponds. Mr. Haibach suggested that the two islands at pond #9 be addressed by the landscape contractor to see what plants could be installed. Mr. McGarry stated the fertilizer ban period is over and now that everyone is installing fertilizers, the Board can probably expect some algae issues to develop.

SIXTH ORDER OF BUSINESS

Consideration of the Regular Meeting Minutes from the Board Supervisors' Meeting held on May 15, 2017

The Board reviewed and requested several amendments.

On a motion by Mr. Davis, seconded by Mr. Bumgarner, with all in favor, the Board approved the Minutes from the Regular Meeting of the Board Supervisors held on May 15, 2017, as amended, for the Waterlefe Community Development District.

SEVENTH ORDER OF BUSINESS

Consideration of the Operations and Maintenance Expenditures for May 2017

Mr. Cox presented the May 2017 Operations and Maintenance expenditures report totaling \$49,012.69 and explained its contents. Mr. Cox explained the credit being provided by Rizzetta for late fees on power bills and updated the Board on the status of the currently held and unpaid Yellowstone invoices.

On a motion by Mr. Bumgarner, seconded by Mr. Stollo, with all in favor, the Board ratified the payment of the Operations & Maintenance expenditures for the month of May 2017, for the Waterlefe Community Development District.

EIGHTH ORDER OF BUSINESS

Discussion of Fish Hook Cove (The Sounds) Clearing of Preservation Area

Mr. Cox introduced the discussion with an email from Jeff Dieter and presented to the Board a picture from the Asset Inventory Report that showed areas that have been cleared without authorization. The Board requested that the District Manager send a letter to each of the eight residents who reside along the cleared area with instructions not to clear further.

NINTH ORDER OF BUSINESS

Discussion of Proposed Survey

The Board discussed the Strategic Planning Sub-Committee draft resident survey and concluded that the Board will work towards using an outside source to prepare the survey.

TENTH ORDER OF BUSINESS

Field Inspection Report

Mr. Crawford reviewed his report with the Board. The Board members discussed their interest in having Mr. Crawford visit/inspect the community more than he currently does. Mr. Cox explained that this issue would need to be taken up with Mr. Crawford's supervisors.

ELEVENTH ORDER OF BUSINESS

Discussion of Security Gate

Mr. Cox presented the topic of individuals being allowed to enter the community to the displeasure of residents. Mr. Cohen explained how the roadways were considered public roadways and how that legally, the CDD cannot deny entry into the community. Mr. Bumgarner discussed how the resident gate was currently standing open due to a maintenance issue and suggested that the security guards should implement a procedure to close that lane at a predetermined time and have the gate guards verify that each vehicle is authorized to enter the community. Mr. Strollo discussed a report of kids riding around in a golf cart in a manner they should not. The Board suggested the off-duty Deputies be notified to observe for the golf cart during their visits.

TWELFTH ORDER OF BUSINESS

**Consideration of Resolution 2017-06;
Adopting the Alternative Guidelines Policy**

Mr. Cox presented Resolution 2017-06 and explained that with the adoption of the resolution, the Board would be adopting the Alternative Investment Guidelines that is identified in Florida Statutes as a method of financially investing public funds in excess of amounts needed to meet current operating expenses in accordance with Florida Statutes.

On a motion by Mr. Davis, seconded by Ms. Warner, with all in favor, the Board adopted Resolution 2017-06 Alternative Guidelines Policy, for the Waterlefe Community Development District.

THIRTEENTH ORDER OF BUSINESS

Staff Report – District Counsel

No report.

FOURTEENTH ORDER OF BUSINESS

Staff Report – District Engineer

Mr. Schappacher did not have any further update of the UMRR work. He discussed how the lake bank restoration areas had a few places where there were gaps and that Crosscreek Environmental was mobilizing on June 20, 2017 to fill those gaps. Mr. Haibach addressed the topic of how punch list items from the repair work was being worked on. Mr. Bumgarner discussed the status of the bridge opening. Mr. Schappacher presented and reviewed the proposals received for sidewalk and asphalt repairs.

On a motion by Ms. Warner, seconded by Mr. Strollo, with all in favor, the Board approved the proposal from ANJ Excavation in the amount of \$3,115.00 for the sidewalk repairs, for the Waterlefe Community Development District.

On a motion by Ms. Warner, seconded by Mr. Haibach, with all in favor, the Board approved the proposal from Gator Grading & Paving in the amount of \$50,991.50 for the asphalt repairs, for the Waterlefe Community Development District.

Mr. Schappacher noted that he was working with Steve Dietz on obtaining bids for the golf cart bridge repairs. Mr. Schappacher also discussed the missing No Parking signage in certain cul-de-sac areas. The Board and Mr. Dieter discussed the current towing procedures within the community and Mr. Dieter will inquire with the Sheriff's Office if they can issue a ticket for parking violations.

FIFTEENTH ORDER OF BUSINESS

Staff Report – Property Manager

Mr. Dieter provided his report to the Board. Ms. Warner asked about the new bulletin board and Mr. Dieter said it should be installed in about 2 weeks. The Board provided guidance that meeting notices will take priority over other notices on the new bulletin board, but that other notices would be allowed. Mr. Haibach and Mr. Dieter met with Mr. Schappacher to review the most recent Asset Inventory Report and they will be pro-active on repairs. Mr. Schappacher addressed questions from the Board regarding the Medallion Planning Committee meeting.

SIXTEENTH ORDER OF BUSINESS

Staff Report – Director of Golf Course Operations

Mr. Dietz provided an update to the Board on the Golf Course financials. He explained that the permit for the next new Golf Course sign would hopefully be received the next week. Mr. Bumgarner discussed the approval Medallion had given for a temporary sign to be installed on their property for the Golf Course. Mr. Dietz updated the Board on membership status and course maintenance. Mr. Davis discussed the possibility of using solar power for certain golf course facilities and that he was expecting solar information from a company to present to the Board.

SEVENTEENTH ORDER OF BUSINESS

Staff Report – Golf Course Committee

Mr. Dietz provided an update to the Board. Mr. Dietz stated that Bill Dunn was leaving the Golf Course Committee and the Golf Course was looking for new committee members. Mr. Cox presented the April 13, 2017 Golf Committee meeting minutes. Mr. Dietz also noted that they were in the process of working on the Golf Course budget that would be presented to the Board at the August final budget adoption meeting. Mr. Haibach requested if there was any feedback related to the installation of the netting next to the driving range.

On a motion by Mr. Davis, seconded by Mr. Bumgarner, the Board accepted and filed the April 13, 2017 meeting minutes, for Waterlefe Community Development District.

EIGHTEENTH ORDER OF BUSINESS

Staff Report – Erosion & Waterways Committee

Mr. Haibach stated they had an informal meeting in May and the next meeting would be in September.

NINETEENTH ORDER OF BUSINESS

Staff Report – MPOA Update

No report.

TWENTIETH ORDER OF BUSINESS

Staff Report – District Manager

Mr. Cox reminded the Board that the next CDD meeting was scheduled for July 17, 2017 at 1:00 p.m. and explained that representatives from Rizzetta & Company would attend this meeting to discuss the services being provided. Mr. Bumgarner further explained that the discussion with Rizzetta would be to discuss the services and any changes that might be desired.

Mr. Cox reviewed the current financials with the Board.

Mr. Cox reviewed the current action item list with the Board. Mr. Bumgarner discussed the views of one resident who objects to the closing off of the resident gate at the back gate. Mr. Schappacher explained that the County was still examining if the resident gate could be permanently closed off.

Mr. Haibach requested to know if the back gate clicker system had been completely turned off. Mr. Dietz explained it had except for emergency vehicle access. Steve explained that each time a FEDEX or other vehicles entering in a non-emergency situation enters, it is addressed.

TWENTY-FIRST ORDER OF BUSINESS

Supervisor Requests

Mr. Bumgarner stated he has a copy of the signed Medallion property agreement and that the District Manager could provide copies if desired.

Mr. Bumgarner stated he had received a resignation letter from Rosalyn Warner to be effective June 20, 2017 from the CDD Board.

On a Motion by Mr. Bumgarner, seconded by Mr. Davis, with all in favor, the Board accepted the resignation of Rosalyn Warner, for the Waterlefe Community Development District.

Mr. Bumgarner presented Ms. Warner with a framed Golf Course flag as a token of the Board's and community's appreciation for her service.

Mr. Bumgarner noted the need to find a replacement for the open seat and suggested if anyone knows someone that might be interested that they should contact Greg Cox.

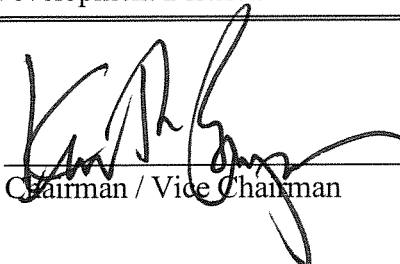
TWENTY-SECOND ORDER OF BUSINESS

Adjournment

On a Motion by Ms. Warner, seconded by Mr. Davis, with all in favor, the Board adjourned the meeting at 4:40 p.m. for the Waterlefe Community Development District.



Secretary / Assistant Secretary



Chairman / Vice Chairman