

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, July 17, 2017 at 1:00 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
Bill Strollo	Board Supervisor, Assistant Secretary
Jim Davis	Board Supervisor, Assistant Secretary

Also present were:

Greg Cox	District Manager, Rizzetta & Company, Inc.
Matthew Huber	Regional District Manager, Rizzetta & Company, Inc.
Eric Dailey	Director, District Services, Rizzetta & Company, Inc.
Andy Cohen	District Counsel, Persson & Cohen
Chris Kolb	District Engineer, Schappacher Engineering
John Crawford	Field Services Manager, Rizzetta & Company, Inc.
Steve Dietz	GM, Waterlefe Golf Club
Jeff Dieter	Property Management
Representative	Golf Committee

Audience	Present
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FIRST ORDER OF BUSINESS

Call to Order

Mr. Cox called the meeting to order at 1:00 p.m. and conducted roll call.

SECOND ORDER OF BUSINESS

Public Comments

Ms. Karen Bobo commented that the trees in the middle island should have never been allowed to get to the deteriorated condition they are in.

Mr. Art Miller asked the Board to consider if the current landscape reporting process is the right system for the landscaping issues.

Ms. Dona Lassiter requested that John Crawford attend the future Landscape Committee meetings.

THIRD ORDER OF BUSINESS

**Discussion Regarding Rizzetta &
Company Services**

Mr. Bumgarner opened the discussion and provided a general summary of concerns that the Board members had felt regarding District Management and Field Services Management in the recent past and how improvement had been noted. He noted that changes in administrative support had caused some issues but that those appear to have been resolved. Preparation by staff had improved but that it was felt that the number of inspections by Mr. Crawford was not enough and that communication needed to be improved. Mr. Strollo amplified Mr. Bumgarner's comments and had concerns that the improvements noted as needed by Mr. Crawford were not being made by the current landscape company. He expressed that Waterlefe was in a landscape crisis mode at that time. Mr. Haibach noted that he felt that administrative issues had been resolved but was not certain if Waterlefe was unique from other Districts which might have contributed to the previous issues. Mr. Davis provided that he was impressed with the meeting planning and conduct but that now was the time to get serious about daily operations. Mr. Bumgarner requested if there was anything the Board could do to help improve the overall operations.

Mr. Dailey discussed his experiences with other districts and provided information as to how Rizzetta & Company provides service. Mr. Dailey discussed various options available to the Board regarding additional services outside of the current District Management and Field Services contracts.

The discussion concluded with plans to work together to explore all options available to better serve the District with the focus being on the improved oversight of the new landscape and irrigation maintenance contractor that was to soon be selected.

FOURTH ORDER OF BUSINESS

**Consideration of the Regular Meeting
Minutes from the Board Supervisors'
Meeting held on June 19, 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 June 19, 2017, as amended, for the Waterlefe Community Development District.

FIFTH ORDER OF BUSINESS

**Consideration of the Operations and
Maintenance Expenditures for June 2017**

Mr. Cox presented the June 2017 Operations and Maintenance expenditures report totaling \$60,571.68 and explained its contents. The Board requested staff verify the correctness of the White Diamond Landscape payments and to look into the water bills that reflected a higher than normal amount for bills associated with 846 Whooping Crane Court, 10002 Day Lily Court and 1005 Winding Stream Way on the May 5, 2017 invoices.

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

SIXTH ORDER OF BUSINESS

Consideration of Holiday Design Proposal

Mr. Cox presented a proposal from Holiday Design for decorations for the up-coming holiday season.

On a motion by Mr. Haibach, seconded by Mr. Davis, with all in favor, the Board approved the Holiday Design proposal in the amount of \$6,300.00, for the Waterlefe Community Development District.

SEVENTH ORDER OF BUSINESS

Discussion of Landscape Request for Proposals

Mr. Crawford distributed three landscape and irrigation bid packages that were received as a result of the request for proposals (RFP). He also distributed bid package scoring sheets to the Board members and explained the scoring process. The staff explained to the Board that there would need to be a continuation of this meeting to July 24, 2017 at 2:00 p.m. solely for the purpose of finalizing the scoring of the bid packages and determining the highest scoring package. From this scoring, the Board would be able to select a landscape and irrigation contractor.

EIGHTH ORDER OF BUSINESS

Consideration of Tree Proposal

Mr. Cox explained that the proposal in the agenda had already been approved. In lieu of considering the tree proposal, Mr. Stollo presented a White Diamond proposal for Coleus plants to be installed in the roundabout circle as a temporary message to provide aesthetics until the full design plan could be developed and installed. This proposal was tabled and requested to be revised to include needed soil and possibly more annuals and resubmitted for approval. The Board authorized the District Manager to approve this proposal outside the meeting.

NINTH ORDER OF BUSINESS

Presentation of Field Inspection Report

Mr. Crawford presented his most recent field inspection report and addressed questions by the Board.

Mr. Cohen provided an update on the funds that were being withheld from Yellowstone. He explained that he had sent a letter to Yellowstone outlining the items that were considered not complete and the funds being withheld for those items. Mr. Cohen noted that he did receive a response from Yellowstone's counsel. Mr. Cohen explained that he and Mr. Crawford were reviewing the outstanding items and would be composing a response to be sent back to Yellowstone.

TENTH ORDER OF BUSINESS

Staff Report – District Counsel

Mr. Cohen explained that he had received a letter from the MPOA that had been sent to Lennar regarding a potential trademark violation regarding Copperlefe community. The Board requested that Mr. Cohen send a letter to Lennar in support of the MPOA's position regarding the Waterlefe trademark issue.

ELEVENTH ORDER OF BUSINESS

Staff Report – District Engineer

Mr. Kolb commented that the curbing had been replaced at the end of the cul-de-sac and that he would inspect it after the meeting. The Board inquired about the repair work that needed to be done following the completion of the ANJ work. The Board requested that Schappacher Engineering contact the County to determine if they were intending to maintain the high vegetation now growing in the UMRR ditch.

TWELFTH ORDER OF BUSINESS

Staff Report – Property Manager

Mr. Dieter provided his report to the Board. Mr. Deiter noted that they were making progress on the Asset Inventory Report with their in-house maintenance staff.

THIRTEENTH ORDER OF BUSINESS

Staff Report – Director of Golf Course Operations

Mr. Dietz provided an update to the Board on the Golf Course financials. The Board reviewed the Golf Course 2017-2018 Budget with the understanding that it will be considered for approval at August 21, 2017 meeting.

FOURTEENTH ORDER OF BUSINESS

Staff Report – Golf Course Committee

Mr. Tony Tierno provided an update to the Board. The Board members discussed the need for additional Committee members in most of the Committees and Mr. Bumgarner indicated that he would address this in his message to the Community. The Board also discussed erosion issues on the Golf Course pond banks and canals that would need to be addressed in the future. Mr. Tierno noted that the new roadside sign for advertising the golf course was still in progress. Mr. Tierno also presented the minutes of the May 11, 2017 Golf Committee meeting for Board consideration.

On a motion by Mr. Bumgarner, seconded by Mr. Haibach, the Board accepted and filed the May 11, 2017 meeting minutes, for Waterlefe Community Development District.

Mr. Bumgarner provided additional comments that the MPOA is working on a Strategic Planning Group and that the previous survey has been scrapped. Mr. Davis indicated that he would be working with the MPOA.

FIFTEENTH ORDER OF BUSINESS

Staff Report – Erosion & Waterways Committee

Mr. Haibach commented that the next meeting would be in September. He stated they are looking for new committee members that are full time residents. Mr. Haibach requested information about the completion of the bank erosion repair areas and indicated that a homeowner had contracted the contractor directly regarding the repairs. He noted that the District Engineer would be contacting the homeowner and would check on the status of completion.

SIXTEENTH ORDER OF BUSINESS

Staff Report – Landscape Committee

No additional report was provided. Mr. Strollo noted that the traffic circle design plan was on hold until the new contractor was selected. Mr. Strollo noted that he and Ms. Dona Lassiter would be working together going forward on landscape issues.

SEVENTEENTH ORDER OF BUSINESS

Staff Report – MPOA Update

No report was provided. Mr. Bumgarner indicated that he had attended the last meeting and provided an update of the River Club hardscape project. Mr. Bumgarner noted that he will be asking what type of Board representation they would like to have. The Board members discussed the current open Board Supervisor seat and agreed that a notification of the vacancy should be sent out to the residents along with a request for biographies for the August Board meeting.

EIGHTEENTH ORDER OF BUSINESS

Staff Report – District Manager

Mr. Cox reminded the Board that the next CDD meeting was scheduled for August 21, 2017 at 2:00 p.m. and the public hearing at 6:00 p.m.

Mr. Cox reviewed the current financials with the Board.

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

NINETEENTH ORDER OF BUSINESS

Aquatic Report

The Board members discussed the status of Pond 18 and the complaints coming from the condos. The Board requested a status update from Mr. McGarry. The Board also requested information as to where the recently transplanted aquatic plants were transferred to.

TWENTIETH ORDER OF BUSINESS

Supervisor Requests


Mr. Bumgarner requested that Board members provide 2-3 sentences of information that can be included in his summer report.

Mr. Bumgarner also commented on a recent Observer article about a water usage and budgets increase in Lakewood Ranch.

TWENTY-FIRST ORDER OF BUSINESS

Continuance

On a Motion by Mr. Haibach, seconded by Mr. Davis, with all in favor, the Board of Supervisors at 3:30 p.m. continued the meeting to July 24, 2017 at 2:00 p.m. at the Waterlefe River Club, located at 955 Fish Hook Cove Bradenton, FL 34212 for the Waterlefe Community Development District.


Secretary / Assistant Secretary


Chairman / Vice Chairman