

**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, September 18, 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>
Alan Haibach	<b>Board Supervisor, Vice Chairman</b>
Bill Strollo	<b>Board Supervisor, Assistant Secretary</b>
Jim Davis	<b>Board Supervisor, Assistant Secretary</b>
Ruth Harenchar	<b>Board Supervisor, Assistant Secretary</b>

Also present were:

Greg Cox	<b>District Manager, Rizzetta &amp; Company, Inc.</b>
Andy Cohen	<b>District Counsel, 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>GM, Waterlefe Golf Club</b>
Jeff Dieter	<b>Property Management</b>
Representative	<b>MPOA Committee</b>
Representative	<b>Erosion Committee</b>
Representative	<b>Landscape &amp; Irrigation Committee</b>
Representative	<b>Golf Committee</b>
Audience	<b>Present</b>

**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**

No audience comments.

**THIRD ORDER OF BUSINESS**

**Consideration of the Continued Meeting  
Minutes from the Board Supervisors'  
Meeting held on July 24, 2017**

On a motion by Mr. Bumgarner, seconded by Mr. Davis, with all in favor, the Board approved the Minutes from the Continued Meeting of the Board Supervisors held on July 24, 2017, as presented, for the Waterlefe Community Development District.
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**FOURTH ORDER OF BUSINESS**

**Consideration of the Regular Meeting  
Minutes from the Board Supervisors'  
Meeting held on August 21, 2017**

On a motion by Mr. Bumgarner, seconded by Mr. Haibach, with all in favor, the Board approved the Minutes from the Regular Meeting of the Board Supervisors held on August 21, 2017, as amended, for the Waterlefe Community Development District.

**FIFTH ORDER OF BUSINESS**

**Consideration of the Special Meeting  
Minutes from the Board Supervisors'  
Meeting held on August 21, 2017**

On a motion by Mr. Davis, seconded by Ms. Harenchar, with all in favor, the Board approved the Minutes from the Special Meeting of the Board Supervisors held on August 21, 2017, as amended, for the Waterlefe Community Development District.

**SIXTH ORDER OF BUSINESS**

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

Mr. Cox presented the August 2017 Operations and Maintenance expenditures report totaling \$127,234.52 and explained its contents. The Board requested staff to research an extra-high water bill for the 9602 Turning Leaf Terrace.

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

**SEVENTH ORDER OF BUSINESS**

**Consideration of Round-A-Bout  
Landscape Design**

Ms. Lassiter presented the round-a-bout traffic circle landscape design to the Board.

On a motion by Mr. Strollo, seconded by Ms. Harenchar, the Board approved the ArtisTree proposal for the round-a-bout landscape design in the amount of \$59,514.94 for Waterlefe Community Development District.

**EIGHTH ORDER OF BUSINESS**

**Presentation of Field Inspection Report**

Mr. Crawford handed out the most recent field inspection report and addressed questions by the Board. The Board reviewed ArtisTree landscape proposals and agreed to proceed with three areas – remove knockout roses, sod areas where roses are removed and remove the Canary Island Date Palm. The remainder of the items are to be done under the current contract. The Board considered a \$3,825 proposal to trim trees over roadways. The Board requested this be done under the contract. The Board directed staff to work with Yellowstone regarding the final payment withholding due to the dying Ligustrum trees. The Board requested a proposal from ArtisTree to remove the Ligustrum trees and sod over or mulch areas where removed. Mr. Davis discussed the

need for an entrance monument at the back gate and requested this item is to be added to the next agenda.

**NINTH ORDER OF BUSINESS**

**Staff Report – Landscape Committee**

Mr. Cox presented the Landscape Committee meeting minutes held on July 21, 2017.

On a motion by Mr. Stollo, seconded by Mr. Bumgarner, with all in favor, the Board accepted and filed the July 21, 2017 Landscape Committee Meeting Minutes for the Waterlefe Community Development District.

Ms. Lassiter provided an update of the Landscape Committee's work.

**TENTH ORDER OF BUSINESS**

**Consideration of UMRR Signage Proposal**

Mr. Cox presented the Pleasant Lighting entrance lighting proposal. The Board tabled the topic until a revised proposal is received. This item will be added to the action item list.

**ELEVENTH ORDER OF BUSINESS**

**Discussion of Mossy Branch Gate**

Mr. Bumgarner discussed the entrance gate that is to be connected to the Port Harbour Parkway extension. The Board is currently waiting on the final plan for new roadway. This item will be added to the action item list.

**TWELFTH ORDER OF BUSINESS**

**Discussion of CDD Assignments**

Mr. Bumgarner explained the CDD Board member area assignments to the Board.

Mr. Davis informed the Board that an agreement with ASC Consulting and Marketing had been reached for them to prepare the survey for the MPOA/CDD as well as to collect and assess data. The cost to the District will be \$2,375.00. This item will be added to the action item list.

*Mr. Davis left the meeting at 3:20 p.m.*

**THIRTEENTH ORDER OF BUSINESS**

**Staff Report – District Counsel**

No report.

**FOURTEENTH ORDER OF BUSINESS**

**Staff Report – District Engineer**

Mr. Schappacher informed the Board that the UMRR bridge would close that evening at 8:00 p.m. and the opening date had not been determined. He also discussed the ponding issue on the 14<sup>th</sup> tee box and that he was working with Manatee County on this issue.

Mr. Schappacher described the additional roadway repair work discovered to be needed during current work on the District's roadways and explained that the Chairman had approved the additional work of \$25,800.

On a motion by Mr. Bumgarner, seconded by Mr. Haibach, with all in favor, the Board ratified the Chairman's authorization of the additional roadway work for \$25,800, for the Waterlefe Community Development District.

**FIFTEENTH ORDER OF BUSINESS**

**Staff Report – Property Manager**

Mr. Jeff Dieter provided his report to the Board. Mr. Dieter explained the damage to the #3 nature walk from a tree falling. The Board requested that Mr. Dieter provide proposals for repairs to Mr. Cox for approval. Mr. Dieter also addressed the issue of the vegetation growing on the retention wall and the need to have the vegetation sprayed.

**SIXTEENTH ORDER OF BUSINESS**

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

Mr. Cox informed the Board that the Chairman had already approved the EGIS insurance proposals for the District and the Golf Course and requested that the Board ratify those approvals.

On a motion by Mr. Bumgarner, seconded by Mr. Stollo, with all in favor, the Board unanimously ratified the Chairman's approval of the EGIS insurance proposals for the CDD and the Golf Club for the Waterlefe Community Development District.

Mr. Dietz explained how the District had in previous years funded the Golf Club's insurance payment and allowed the Golf Club to repay the CDD over the course of the year.

On a motion by Mr. Haibach, seconded by Mr. Stollo, with all in favor, the Board authorized to have the District finance the Golf Course insurance payment for the year with monthly reimbursements to the District for the Waterlefe Community Development District.

Mr. Dietz provided an update to the Board on the Golf Course financials and the status of the Request for Proposals (RFP) for the golf equipment. Mr. Dietz informed the Board that he would be meeting with the EGIS insurance adjustor to discuss storm damages. Mr. Dietz informed the Board that the leaning range net posts could be straightened up and would not need repairs to net poles.

Mr. Dietz discussed the need for rate increases and Mr. Cohen explained the process for authorizing the changes to the rates as it related to the rule making procedures required by Florida Statutes.

On a motion by Ms. Harenchar, seconded by Mr. Bumgarner, with all in favor, the Board authorized staff to initiate the rule making procedures for increasing the rates for the Golf Course for the Waterlefe Community Development District.

**SEVENTEENTH ORDER OF BUSINESS**

**Staff Report – Golf Course Committee**

Mr. Tony Tierno informed the Board that he and Mr. Dietz were working on a long-term financial plan for the golf course and would present the plan to the Board at the November CDD meeting.

**EIGHTEENTH ORDER OF BUSINESS**

**Staff Report – Erosion & Waterways Committee**

Mr. Haibach informed the Board that the next Erosion and Waterways committee meeting will be September 19, 2017.

**NINETEENTH ORDER OF BUSINESS**

**Staff Report – MPOA Update**

No report was provided.

**TWENTIETH ORDER OF BUSINESS**

**Staff Report – District Manager**

Mr. Cox reminded the Board that the next regular CDD meeting was scheduled for October 16, 2017 at 2:00 p.m.

Mr. Cox reviewed the current financials with the Board.

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

**TWENTY-FIRST ORDER OF BUSINESS**

**Aquatics Report**

Mr. Haibach requested that Aquatic Systems address with the Board the plan to control the Water Lilies. This item will be added to the action item list.

**TWENTY-SECOND ORDER OF BUSINESS**

**Supervisor Requests**

Mr. Bumgarner requested a name plate be provided for Ms. Ruth Harenchar.

Ms. Harenchar informed the Board of the work she was doing to try to get GPS instructions changed for the Community entrances.

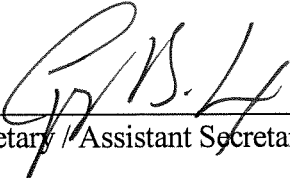
Mr. Strollo thanked Ms. Dona Lassiter for her work on the Landscape Committee.

Mr. Haibach thanked the Golf Course staff and crew for their work.

**TWENTY-THIRD ORDER OF BUSINESS**

**Adjournment**

On a Motion by Mr. Bumgarner, seconded by Mr. Haibach, with all in favor, the Board adjourned the meeting at 4:15 p.m. for the Waterlefe Community Development District.
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Secretary / Assistant Secretary

  
Chairman / Vice Chairman