
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, March 19, 2018 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	Board Supervisor, Chairman
Alan Haibach	Board Supervisor, Vice-Chairman
Bill Strollo	Board Supervisor, Assistant Secretary
Ruth Harenchar	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
Steve Dietz	GM, Waterlefe Golf Club
Jeff Dieter	Property Management
Representative	MPOA Committee
Representative	Erosion Committee
Representative	Landscape & Irrigation 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.

SECOND ORDER OF BUSINESS

Public Comments

Mr. Mike Jacobs informed the Board of a boat lift safety issue.

Ms. Dona Lasseter discussed the issue of non-residents fishing in CDD owned ponds.

Mr. Jim Diangelo had comments regarding how best to fill holes in landscaping to provide a buffer for the new bridge.

Mr. Kevin Mann informed the Board of a safety issue regarding driving range golf balls going over the side netting.

THIRD ORDER OF BUSINESS

Consideration of the Regular Meeting Minutes from the Board Supervisors' Meeting held on February 19, 2018

On a motion by Mr. Davis, seconded by Mr. Haibach, with all in favor, the Board approved the minutes from the regular meeting of the Board of Supervisors held on February 19, 2018 as amended, for the Waterlefe Community Development District.

FOURTH ORDER OF BUSINESS

Consideration of the Operations and Maintenance Expenditures for February 2018

Mr. Cox presented the February 2018 Operations and Maintenance expenditures report totaling \$76,148.30 and explained its contents.

On a motion by Mr. Bumgarner, seconded by Mr. Davis, with all in favor, the Board ratified the payment of the Operations & Maintenance expenditures for the month of February 2018, for the Waterlefe Community Development District.

FIFTH ORDER OF BUSINESS

Consideration of Bank Repair Restoration Proposals

Mr. Schappacher presented the proposals for the next round of bank repairs.

On a motion by Mr. Bumgarner, seconded by Mr. Haibach, with all in favor, the Board approved the Landshore Enterprises proposal in the amount of \$178,698.00 with the inclusion of performance bonds, for the Waterlefe Community Development District.

SIXTH ORDER OF BUSINESS

Discussion of Sidewalk Maintenance Responsibilities

Mr. Cohen explained how there was an absence of language in the MPOA documents that would require the residents to be held responsible for maintaining the sidewalks and curbing adjacent to their residences meaning that unless changed, the CDD would then be responsible. The Board requested that the Property Manager obtain pricing for the cleaning.

The Board discussed the encroachment issue at the Groelly property and concluded that the resident needs to have a survey completed to properly identify the boundaries.

SEVENTH ORDER OF BUSINESS

Discussion of Approving a Not-to-Exceed Amount for Pressure Washing/Painting

Ms. Lasseter presented a proposal from Certa Pro for \$5,800.00 for pressure washing and painting for the Board to consider.

On a motion by Mr. Stollo, seconded by Mr. Davis, with four in favor and Mr. Bumgarner opposed, the Board approved a not-to-exceed amount of \$6,000.00 for pressure washing and painting from Certa Pro, for the Waterlefe Community Development District.

EIGHTH ORDER OF BUSINESS

Staff Report – Landscape Committee

On a motion by Mr. Stollo, seconded by Mr. Bumgarner, with all in favor, the Board approved to accept and file the February 2, 2018 Landscape Committee meeting minutes for the Waterlefe Community Development District.

NINTH ORDER OF BUSINESS

Staff Report – Field Inspection Report

Mr. Cox reviewed the inspection report with the Board.

TENTH ORDER OF BUSINESS

**Consideration of Removal of Debris and
add Pine Straw Proposal**

Mr. Cox presented a proposal for ArtisTree for removal of debris and install pine straw at Portside.

On a motion by Mr. Stollo, seconded by Ms. Harenchar, with all in favor, the Board approved the ArtisTree proposal in the amount of \$3,375.00 for debris removal and pine straw installation at Portside, for the Waterlefe Community Development District.

ELEVENTH ORDER OF BUSINESS

**Consideration of Removal of Tree at Misty
Pond**

The Board considered a White Diamond proposal for tree removal and requested a revision to add ground cover at a not-to-exceed total of \$2,000. The Board also requested that the second island also be worked on and weeds and miscellaneous debris be removed

On a motion by Mr. Stollo, seconded by Ms. Harenchar, with all in favor, the Board approved the White Diamond proposal at a not to exceed price of \$2,000.00 for tree removal and the addition of ground cover, for the Waterlefe Community Development District.

TWELFTH ORDER OF BUSINESS

Consideration of Annuals Proposal

Ms. Lassiter presented the proposal for the installation of annuals for the Board's consideration.

On a motion by Mr. Davis, seconded by Mr. Stollo, with all in favor, the Board approved the ArtisTree annuals proposal as presented in the amount of \$5,500.01, for the Waterlefe Community Development District.

THIRTEENTH ORDER OF BUSINESS

Discussion of South Wall Shade

The Chairman requested that ArtisTree provide a cost for the removal of Brazilian Pepper trees that are encroaching on residential areas along the south wall.

FOURTEENTH ORDER OF BUSINESS

Landscape Update

The Board requested staff to fix a broken Verizon box cover near hole #14.

FIFTEENTH ORDER OF BUSINESS

Staff Report – Erosion & Waterways

Mr. Haibach noted that the Erosion Committee will be bringing information to the Board regarding the need for aquatic plantings to coincide with the pond bank erosion repairs. Mr. Josh McGarry discussed the issues with the pond near the #8 green with the Board.

SIXTEENTH ORDER OF BUSINESS

Staff Report – Golf Course Committee

On a motion by Mr. Bumgarner, seconded by Mr. Davis, with all in favor, the Board accepted and filed the January 11, 2018 Golf Course Committee meeting minutes for the Waterlefe Community Development District.

The Board approved to authorize the expenditure of a NTE \$2,000 amount to conduct the legal review / research into the viability to initiate a 170 C-1 program for tax deductible contributions to the Golf Club.

On a motion by Mr. Davis seconded by Mr. Bumgarner, with all in favor, the Board authorized the expenditure of a not-to-exceed amount of \$2,000.00 to conduct the legal review and research into the viability to initiate a 170 C-1 program for tax deductible contributions to the Golf Club, for the Waterlefe Community Development District.

Mr. Tony Tierno explained he is coming off the survey study committee and turning the work over to Jim Davis.

Mr. Tony Tierno explained that the Golf Committee is looking at capital projects such as bunker repairs and improvements to the driving range. They are also considering initiation fees for new members.

SEVENTEENTH ORDER OF BUSINESS

Staff Reports – Director of Golf Course Operations

Mr. Dietz provided an update to the Board and addressed their questions.

EIGHTEENTH ORDER OF BUSINESS

Staff Report – Property Manager

Mr. Jeff Dieter provided his report to the Board. Mr. Bumgarner discussed that the MPOA has downsized their staff. Mr. Haibach discussed the nature walk maintenance. Mr. Jeff Dieter presented several proposals for the Board's consideration.

On a motion by Mr. Bumgarner, seconded by Mr. Davis, with all in favor, the Board approved a proposal from Arrow Fence in the amount of \$635.51 for the gate installation for the Waterlefe Community Development District.

On a motion by Ms. Harenchar, seconded by Mr. Strollo, with all in favor, the Board approved a proposal from Arrow Fence in the amount of \$4,401.87 for additional fencing near the back gate for the Waterlefe Community Development District.

On a motion by Mr. Davis, seconded by Mr. Haibach, with all in favor, the Board approved a proposal from Siesta Key in the amount of \$1,840.00 for repairs to the front gate for the Waterlefe Community Development District.

On a motion by Ms. Harenchar, seconded by Mr. Bumgarner, with all in favor, the Board approved a proposal from RSS in the amount of \$1,968.77 for a maglock at the north pedestrian gate for the Waterlefe Community Development District.

On a motion by Mr. Davis, seconded by Mr. Haibach, with all in favor, the Board approved a proposal from Arrow Fence for additional fencing at the Groelly Property with a not to exceed amount of \$2,000.00 for the Waterlefe Community Development District.

On a motion by Mr. Bumgarner, seconded by Ms. Harenchar, with all in favor, the Board approved a proposal from Gorilla Kleen in the amount of \$2,695.00 for pressure washing along Waterlefe Boulevard for the Waterlefe Community Development District.

NINETEENTH ORDER OF BUSINESS

Staff Report – MPOA Update

No update.

TWENTIETH ORDER OF BUSINESS

Staff Report – District Counsel

No report. Mr. Cohen initiated a discussion of the pavers on CDD property at 983 Fish Hook Cove. Mr. Schappacher presented information to the Board regarding the pavers.

On a motion by Mr. Strollo, seconded by Mr. Haibach, with four in favor and Mr. Davis opposed, the Board directed staff to send a letter to the resident to remove items installed on CDD property for the Waterlefe Community Development District.

TWENTY-FIRST ORDER OF BUSINESS

Staff Report – District Engineer

Mr. Schappacher presented his annual asset report and a road life span map to the Board. Mr. Schappacher explained how the planned median at the Mossy Branch gate will probably have to be moved back further into the CDD roadway to allow for a proper turn-around.

The Board discussed the tree install design prepared by John Toborg and the Landscape Committee and asked for more time to study what had been proposed in the study and to have the various areas individually price estimations applied to each so that the Board can assess the value and effectiveness of each area.

TWENTY-SECOND ORDER OF BUSINESS Staff Report – District Manager

Mr. Cox reminded the Board that the next CDD meeting has been scheduled for April 16, 2018 at 2:00 p.m. and the proposed budget will be presented.

Mr. Cox reminded the Board that three seats (1, 3, and 5) were up for election in 2018 and that the Qualifying period is Noon June 18, 2018 through Noon June 22, 2018.

Mr. Cox reviewed the current financials with the Board.

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

TWENTY-THIRD ORDER OF BUSINESS Supervisor Requests

Mr. Davis handed out the Survey review notes to the Board members and requested the Board members submit any suggested changes or additions to Mr. Cox.

TWENTY-FOURTH ORDER OF BUSINESS Adjournment

On a Motion by Mr. Bumgarner, seconded by Mr. Davis, with all in favor, the Board adjourned the meeting at 5:00 p.m. for the Waterlefe Community Development District.



Secretary / Assistant Secretary



Chairman / Vice Chairman

Exhibit "A"

Waterlefe Bank Restoration

Bid Form 2018 Bank Repairs

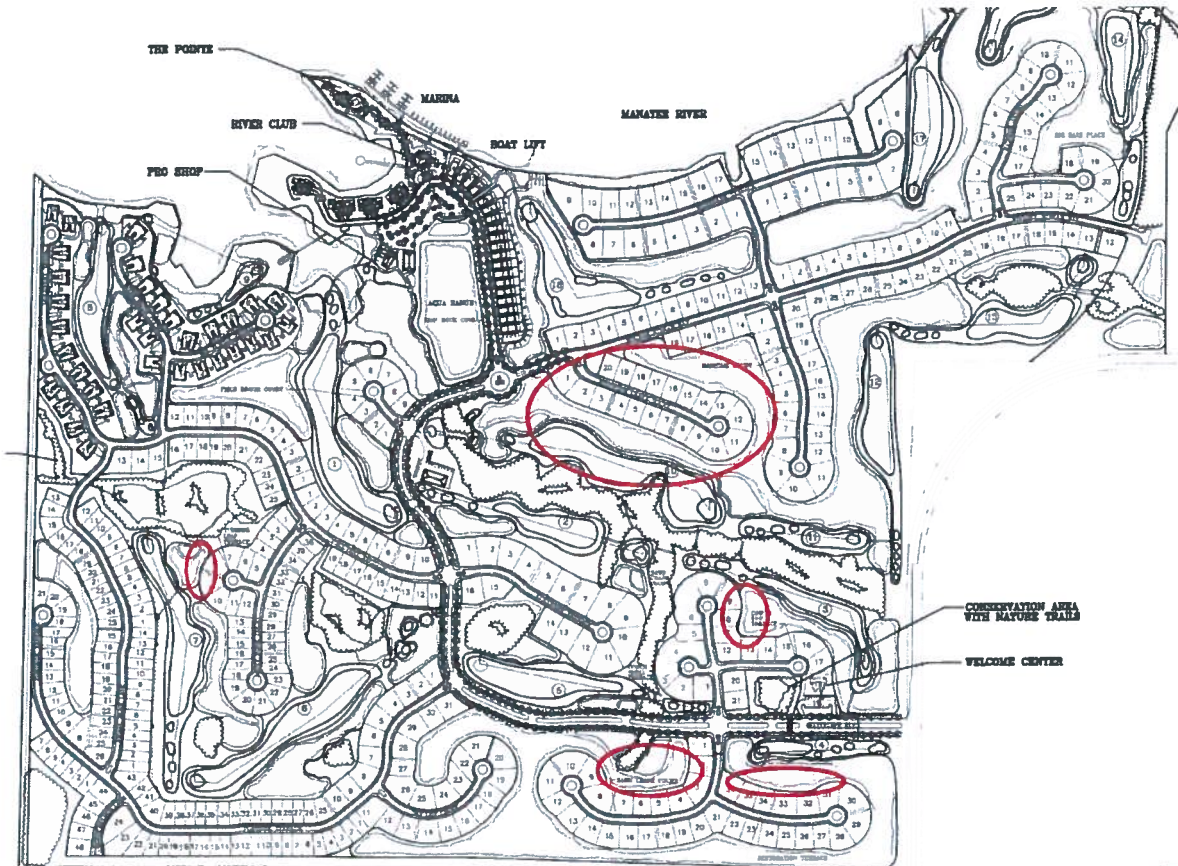
Bid Item	Description	Quantity	Unit	Unit Price	Total
1	Bank Stabilization utilizing FW404 Geotubes including back and staking, C-350 turf reinforcement, Mirafi FW404 fabric and 4"-6" rip-rap	3,180	LF		
2	Sodding with St. Augustine	5,000	SY		
3	Access repair and Miscellaneous	1	LS		
4*	Yard Drains	10	EA		
5**	Miscellaneous cleanup and work	1	LS		
6	Bid Bond	1	LS		
Total					\$

item 4* *Includes the installation of one 12" catch basin at the top of the slope and extending a 4" HDPE corrugated pipe under the geofabric down the slope and discharging into the lake below the low water level. Locations to be field determined in areas of existing drainage pipes and significant erosion*

item 5** *Includes the repair and replacement of sprinkler heads and damaged pipe, adjusting and adding sprinklers to provide full coverage of repair area, and setting the timers to run everyday for 30 days, then readjusting the heads back to the normal run times*

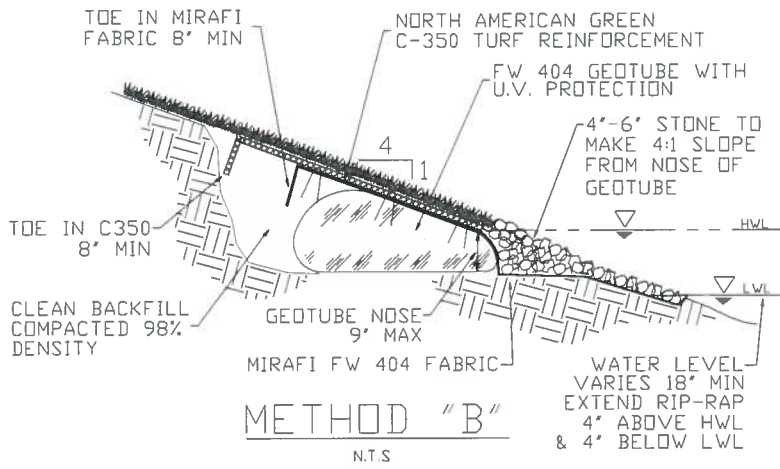
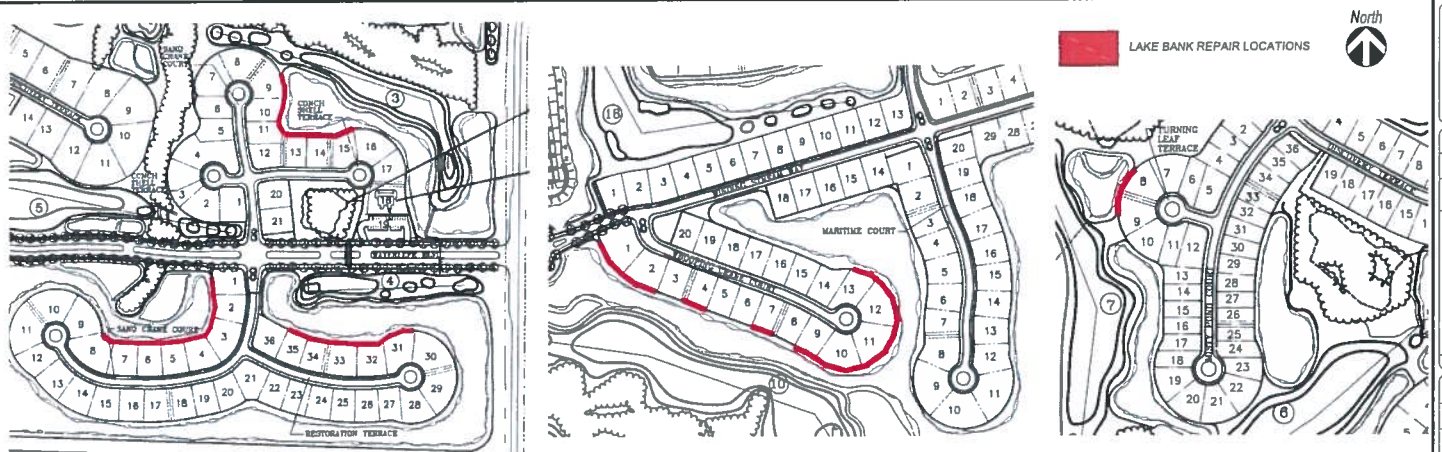
Contractor: _____

Bids Due Friday March 9, 2018 by 5:00 PM



Waterlefe Lake Bank Repairs

3604 53rd Ave. East - Bradenton, Florida 34203; Phone: (941) 251-7613



PROJECT: WATERLEFE CDD CLIENT: LAKE BANK EROSION	
SHEET NUMBER:	DATE: OCT 2018 SCALE: AS NOTED
DESIGNER: SCHWAPPACHER ENGINEERING, LLC 3815 E. AVENUE 200, SUITE 100, DENVER, CO 80231 WWW.SCHWAPPACHER.COM	
PROJECT ENGINEER: RICHARD SCHWAPPACHER, P.E. LICENSE NUMBER: 115851	

OMAR CLEANING SERVICE
Me, My Staff and Your House!



4954 Bookelia Cir.
 Bradenton, FL 34203
 941-726-3468

Estimate

Date	Invoice #
2/10/2018	174

Bill To
Waterlefe CDD 5844 Old Pasco Rd Suite # 100 Wasley Chapel FL 33544

Description	Rate	Amount
Pressure Wash southbound Balusters, Columns, Front main enter Signs, Balusters, Discovery Signs, Balusters and Northbound Exit Columns Note: We warrantee NOT to damage or kill any plants or grass,	575.00	575.00
Sales Tax	7.00%	0.00
Total		\$575.00

Signature _____

Walter's Painting & Staining, Inc.
5106 Woodlawn Circle East
Palmetto, FL 34221
941-524-4477

Estimate for: Waterlefe Property Management

Description of work to be done:

1. Fill & repair cracks where needed.
2. Paint currently painted areas with one color and the unpainted baalusters and railing with a contrasting color.

Signs to be painted:

1. Main entry on Upper Manatee River Road
2. Southern boundary of Waterlefe adjoining Moore's Dairy Road
3. Northbound Exit on Hamer Bridge Road
4. Both sides of north turn onto Discovery Terrace

*Using Sherwin Williams' product "Resilience" Satin

Labor + material: \$3200



DEEPER ROOTS. HIGHER STANDARDS.®

ArtisTree

Irrigation # RGLAIR-SIS-A914
 Landscape # RGLAN-SL-17
 Sarasota County, Florida

Phone: (941) 488-8897
 Fax: (941) 484-0945
 Web: www.artistree.com

Sales Quotation

Quotation Number: 11227

Quotation Date: 03/12/2018

Valid Until Date: 04/12/2018

Customer Number: C17067

Printed On: 3/12/2018

Contract Ref No:

Customer Information	Jobsite / Contract Information
Waterlefe Community Dev. District 12750 Citrus Park Lane Tampa FL 33625 USA Attn: John Toborg 813-933-5571	Waterlefe Blvd Roundabout Waterlefe Blvd Bradenton FL 34212 USA Attn: John Toborg 813-933-5571

Contract Description:

Quantity	Item Code	Description	Extended
Compact 'Orchid'			
2500.00	SS61934	Sunpatiens 4.5"	
Subtotal for Compact 'Orchid'			5,500.01
Contract Total			\$5,500.01

Job Summary:

Compact Sunpatiens in Orchid to be installed in beds throughout property as per contract

ACCEPTED THIS _____ DAY OF _____

 Salesperson signature

 Owner/Client Signature