

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**

A regular meeting of the Board of Supervisors of the Waterlefe Community Development District was held on **Tuesday, March 25, 2014 at 1:02 p.m.** at the Waterlefe Golf Club – Lefe Room, 1022 Fish Hook Cove, Bradenton, Florida.

Present and constituting a quorum were:

Ken Bumgarner	Board Supervisor, Chairman
Roz Warner	Board Supervisor, Assistant Secretary
Mark Kalish	Board Supervisor, Assistant Secretary
Chris Hogan	Board Supervisor, Assistant Secretary

Also present were:

Molly Syvret	District Manager, Rizzetta & Company, Inc.
Andy Cohen	District Counsel, Persson & Cohen, P.A.
Rick Schappacher	District Engineer, Schappacher Engineering
Joe Rasset	General Manager, Waterlefe Golf Club
Don McFadden	Golf Course Committee
Herb Krasow	Golf Course Committee
Marty Schuler	Erosion Committee
Dick Hall	MPOA and Erosion Committee

FIRST ORDER OF BUSINESS

Call to Order

Ms. Syvret called the meeting to order and conducted the roll call.

SECOND ORDER OF BUSINESS

Public Comment

Ms. Syvret stated for the record that there were no members of the public present.

THIRD ORDER OF BUSINESS

**Aquatic Maintenance Overview by
LakeMasters**

Mr. Mike Martin provided an overview of the services provided by LakeMasters as part of the contract with the Waterlefe CDD for aquatic maintenance. Mr. Martin also reviewed identified areas of concern and course of treatment. Mr. Martin further advised that they would be increasing the frequency of service to every ten days in the summer to stay on top of algae blooms. Mr. Martin indicated he would like to stock the irrigation lake with Tripoli carp,

advising LakeMasters would get the permit and stock the pond at their cost. Questions and comments from the Board were entertained.

FOURTH ORDER OF BUSINESS

Discussion Concerning Lake Bank Restoration Project

Mr. Schuler distributed a summary of the status of phase 4 erosion restoration. He noted that the bid from BioMass was accepted and a contract is underway for \$60,000. Mr. Schuler made a recommendation to approve another \$50,000, to be utilized from reserves, to complete the balance of phase 4 restoration in this year. He suggested that the budget for lake bank restoration in the next fiscal year could be reduced by this amount, and the reserve funding line item increased in an equal amount, in order to replenish the reserve. Discussion ensued.

On a Motion by Mr. Kalish, seconded by Ms. Warner, with all in favor, the Board approved use of \$50,000 from the reserve account in order to complete the balance of Phase 4 Erosion Control in the current year, subject to reduction of the erosion budget for Fiscal Year 2014/2015 by an equal amount and to increase funding of the reserve in next years budget by an equal amount to replenish the reserve account, for Waterlefe Community Development District.

Further discussion ensued concerning the lake bank restoration contract.

On a Motion by Mr. Kalish, seconded by Ms. Warner, with all in favor, the Board proposed expenditure of an additional \$5,000 to have BioMass secure a performance and payment bond, if contractor is bondable, since the contract amount will exceed \$100,000, for Waterlefe Community Development District.

FIFTH ORDER OF BUSINESS

Discussion Concerning Election Polling Station

Discussion ensued regarding use of the Lefe Room on August 26th by the Supervisor of Elections for the primary election. Mr. Cohen advised that is the Board is inclined to allow the use of the room, the County has a standard form that will need completed, which he has reviewed and is okay with.

On a Motion by Mr. Kalish, seconded by Ms. Warner, with all in favor, the Board approved use of the Lefe Room on August 26th as Polling Station for the Primary Election, for Waterlefe Community Development District.

SIXTH ORDER OF BUSINESS

Discussion Concerning Preserve Tree Encroachments

Mr. Schappacher provided an overview of some trees in the preserves behind 743 Foggy Morn, and 9822 and 9826 Discovery Terrace, he was asked to look at to determine if the CDD needs to take any action to remove or trim. Mr. Schappacher advised he recommended no action

but asking an arborist to look at the tree behind 739 Foggy Morn as one branch may be a cause for concern if it fell, but the tree appears healthy as of right now.

SEVENTH ORDER OF BUSINESS

**Consideration of the Minutes of the Board
of Supervisors' Meeting held on February
25, 2014**

Ms. Syvret presented the minutes of the Board of Supervisors' meeting held on February 25, 2014. She asked if there were any revisions to the minutes. Miscellaneous corrections to the minutes were noted.

On a Motion by Ms. Warner, seconded by Mr. Hogan, with all in favor, the Board approved the Minutes of the Board of Supervisors meeting held on February 25, 2014, subject to the revisions noted on the record, for Waterlefe Community Development District.

EIGHTH ORDER OF BUSINESS

**Consideration of the Minutes of the
Erosion Committee Meeting held on
November 19, 2013**

Ms. Syvret presented the minutes of the Erosion Committee meeting held on November 19, 2013 and asked for a motion to accept the minutes.

On a Motion by Mr. Bumgarner, seconded by Mr. Hogan, with all in favor, the Board accepted the Minutes of the Erosion Committee Meeting held on November 19, 2013, for Waterlefe Community Development District.

NINTH ORDER OF BUSINESS

**Consideration of the Minutes of the
Landscape Committee Meeting held on
February 11, 2014**

Ms. Syvret presented the minutes of the Landscape Committee meeting held on February 11, 2014 and asked for a motion to accept the minutes.

On a Motion by Mr. Bumgarner, seconded by Mr. Hogan, with all in favor, the Board accepted the Minutes of the Landscape Committee Meeting held on February 11, 2014, for Waterlefe Community Development District.

TENTH ORDER OF BUSINESS

**Consideration of the Operations and
Maintenance Expenditures for the Month
of February 2014**

Ms. Syvret presented the operations and maintenance expenditures for the month of February 2014, which totaled \$70,969.63. Ms. Syvret asked if there were any questions regarding any item of expenditure. Discussion ensued regarding various items.

On a Motion by Mr. Kalish, seconded by Ms. Warner, with all in favor, the Board approved the Operations and Maintenance Expenditures for the Month of February 2014, which totaled \$70,969.63, for Waterlefe Community Development District.

ELEVENTH ORDER OF BUSINESS

Presentation of Monthly Financial Report

Ms. Syvret advised there was a delay of a few days in completion of the financials and that they would be e-mailed when complete.

TWELFTH ORDER OF BUSINESS

Staff Reports

- A. District Counsel
Mr. Cohen advised the Shores mediation is scheduled for July 2nd and Mr. Brocki is designated as the CDD representative at mediation. He advised he and Mr. Brocki should meet with the MPOA sometime before that and that the Board would need to schedule a meeting close to after the July 2nd mediation in order to consider any resolution that may come out of it. Discussion ensued. The Board directed staff to advertise a special meeting for July 2, 2014 at 6:30 pm.
- B. District Engineer
Mr. Schappacher advised the outfall structure at hole #10 was leaking and should be fixed. Mr. Schappacher further provided updates on various projects, advising the speed limit signs should be installed by the end of the week; the dive reports on the con-span are complete; all roadways have been reviewed, bid documents with alternates prepared, and proposals should be in and ready for consideration by the Board at the next meeting. He further advised some areas of segmented block walls have vegetation growing out that needs to be sprayed.
- C. Property Manager
Mr. Rasset advised the boardwalk on Discovery is closed due to undermining of the concrete slabs leading to it, which is in the process of repair. He also advised that he was just contacted by a construction company engaged by the County for a water main installation project, and that they told him that the work would be commencing April 7th and they will be closing the roadway outside the back gate. Discussion ensued. Mr. Cohen advised he will contact the county representative to discuss.
- D. Golf Course Manager
Mr. Rasset reviewed the February 2014 financials.
- E. Golf Course Committee
Mr. Sanborn provided an overview of capital projects that are commencing, as well as an update related to marketing and sales. He advised that Golf Now has given Waterlefe a rating of 4.5 out of 5 from 201 responses, and that 97% of the responders recommended playing the course. He further advised that Trip Advisor

rated Waterlefe #2 in sports attractions in Bradenton.

Mr. Sanborn advised they are looking at purchasing a 42' lift that could be used to trim trees and do roof work instead of renting a machine each time. The cost is approximately \$13,000. He further advised they have a tractor that is too big for their needs, which comes off lease after April with a \$1 buy out. He advise they are looking to trade that tractor in for a smaller one and use the difference to pay for the purchase of the lift, which will be split with the MPOA. Mr. Sanborn advised that overseeding would occur in the fall and explained a new process that is being looked at that would require less down time, which would save money in lost revenues and materials.

Mr. Sanborn advised they are looking into a golf consultant through Global Golf, who recommended Master Club Advisors. He advised their fee is \$2,500 per day with a \$5,000 minimum. The study would take seven to ten days of time for him to complete and make recommendations for marketing, strategic plans, etc. He advised the committee would need direction from the Board, if they were to engage him, as to what the Board is looking to accomplish. Discussion ensued.

F. Erosion Committee

Ms. Warner advised the Erosion Committee had no report.

G. Landscape Committee

Ms. Warner advised the contractor has completed refurbishment of landscape on Winding Stream and has started on Conch Shell. She advised the Committee is reviewing a tree to replace the one removed on Discovery Terrace, and may add some on Waterlefe Boulevard. Ms. Warner advised there are three new landscape committee members; Phyllis Balestra, Donna Mars, and John Stevens.

On a Motion by Ms. Warner, seconded by Mr. Kalish, with all in favor, the Board appointed Phyllis Balestra, Donna Mars, and John Stevens, to the Landscape Committee for Waterlefe Community Development District.

H. District Manager

Ms. Syvret advised the next meeting of the Board of Supervisors is scheduled for Tuesday, April 22, 2014 at 1:00 pm.

THIRTEENTH ORDER OF BUSINESS

Supervisor Requests

Ms. Syvret opened the floor for Supervisor requests and comments.

Mr. Dick Hall, upon the request of Mr. Kalish, provided a summary of the MPOA's plans for renovation of the River Club. It was also noted that the MPOA is reviewing a proposal from owners of the Cove Marina to take control of the marina.

FOURTEENTH ORDER OF BUSINESS

Adjournment

On a Motion by Mr. Hogan, seconded by Mr. Kalish, with all in favor, the Board adjourned the meeting at 3:43 p.m., for Waterlefe Community Development District.


Secretary / Assistant Secretary


Chairman / Vice Chairman