

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 continued meeting of the Board of Supervisors of the Waterlefe Community Development District was held on **Tuesday, March 6, 2013 at 9:35 a.m.** at the Waterlefe Golf & River Club, 995 Fish Hook Cove, Bradenton, Florida.

Present and constituting a quorum were:

Ken Bumgarner	Board Supervisor, Chairman
John Brocki	Board Supervisor, Vice Chairman
Rosalyn Warner	Board Supervisor, Assistant Secretary
Chris Hogan	Board Supervisor, Assistant Secretary

Also present were:

John Toborg	Rizzetta & Company, Inc.
Andy Cohen	District Counsel, Hankin, Persson, McClenathen, Cohen & Darnell
Patricia Castellano	Simply Verde
Audience	

FIRST ORDER OF BUSINESS

Call to Order

Mr. Cohen called the meeting to order and conducted the roll call. He advised Ms. Syvret would not be able to make the meeting today, however, Mr. Toborg is present and prepared to discuss the landscape matters.

SECOND ORDER OF BUSINESS

Landscape Improvements - Phase I and II

Mr. Toborg provided an overview of the areas encompassed by Phase I and Phase II, and the previous bidding for each phase. Ms. Warner asked if each phase could be completed by separate vendors. Mr. Toborg advised they could. Ms. Castellano added that was one of the reasons for separating the phases. Discussion ensued related to utilizing separate vendors. Mr. Toborg reviewed the bids received from Austin Outdoor (formerly Cornerstone), Sunrise, and ValleyCrest, as well as the lighting quote from Moonlighting. Discussion ensued. Mr. Toborg advised he has experience with each of the three responding landscape firms. Discussion ensued. Ms. Warner provided an overview of the Landscape Committee discussions related to the landscape improvements. Further discussion ensued regarding trees being removed and planned trees for replacement. Mr. Rasset provided background on the trees between the golf course and the sidewalk at hole number 4 and the irrigation at that location. He advised that adding more coverage in that area would prohibit proper watering of the course.

Ms. Warner advised that relating to the lighting, most landscapers contract out the lighting, and she would like to possible hold off until after the plantings to further review the lighting. It was determined that the lighting will be individually bid out after completion of the landscaping. Ms. Warner advised she would like to proceed with Alternate Two Phase Two.

Mr. Toborg provided an overview of the prices for those services. Combined landscape and irrigation installation with demolition and alternate two (Phase I and II combined): Austin Outdoor is \$123,760, Sunrise Landcare is \$114,486.75, and ValleyCrest is \$119,140.25. It was noted that ValleyCrest did not include the cost of the lighting fixtures in their price. Discussion ensued.

On a Motion by Ms. Warner, seconded by Mr. Hogan, with all in favor, the Board directed Staff to proceed with contract negotiations with Austin Outdoor, in an amount not to exceed \$123,760, for Phases I and II, with Alternate II, and further delegated authority to Ms. Warner to execute the contract, subject to Staff review, for Waterlefe Community Development District.

Further discussion ensued regarding landscaping along the south wall and communications to those residents. Ms. Warner advised she would work with the Committee regarding the communications and notifications.

THIRD ORDER OF BUSINESS

Discussion Concerning the Landscape Lighting Maintenance Contract with Moonlighting Corporation

Mr. Cohen advised there has been discussion concerning Moonlighting and the termination of their contract, as the Board is unhappy with their performance. Ms. Warner has provided background on the poor performance of Moonlighting and she does not want to pay their last invoice, as she does not believe they have provided the services outlined in the invoice.

On a Motion by Ms. Warner, seconded by Mr. Brocki, with all in favor, the Board terminated the contract with Moonlighting, and directed Staff to hold payment of the last invoice, for Waterlefe Community Development District.

The Board directed Staff to provide the official termination notice. Discussion ensued regarding who will be providing the light bulb service. Ms. Warner advised she will work with the MPOA and possibly utilize Matt.

FOURTH ORDER OF BUSINESS

Discussion Concerning Security

Mr. Bumgarner provided background on the security issues with the three break-ins/burglaries in the last two to three weeks. Mr. Hogan provided an update on security issues since the Board increased patrols and installation of the updated security cameras. Mr. Hogan further advised gate procedures have been tightened. He advised the most vulnerable area is the back gate. He provided information related to the vulnerability and steps to eliminate the issues. Mr. Hogan advised he would like to have more overhead lighting, however that will require more research. He also advised he would like to create deterrents. Mr. Hogan suggested training for the gate personnel.

He further suggested for a long term solution, the gate security should be revamped and the Board should study an updated system. He suggested putting in place a plan in case of an emergency, such as an evacuation of the community. He suggested delegating authority to the Chairman, or in his absence the Vice Chairman, to make executive decisions on the spot as they relate to emergency situations. Ms. Warner advised the Sheriff's department will be attending a luncheon as a speaker. Mr. Bumgarner advised Mr. Hogan does have a security background. He further advised he would like to price the security options at the back gate; whether to add fence/gates, or viburnum. Discussion ensued regarding the swing direction of the back gate. Further discussion ensued regarding the sheriff patrols. Audience questions and comments were entertained.

Mr. Bumgarner asked the Board to broaden the assets within the community, which includes security, and to have a community-wide meeting to provide information to the community as a whole. Further discussion ensued.

FIFTH ORDER OF BUSINESS

Update Regarding the Fort Hamer Bridge

Mr. Tom Davidson provided an update regarding the Fort Hamer Bridge.

SIXTH ORDER OF BUSINESS

Discussion Concerning Communications

Mr. Sanborn provided a brief update related to the discussion concerning CDD funds expended on golf course items. He advised that he and Mr. Bumgarner discussed having someone come in to provide a better explanation of the items for which expenditures are being made. Discussion ensued regarding reinforcing the fact that the District no longer has ties to WCI and that representations previously made by WCI concerning the District may not be accurate as they relate to present day operations of the CDD. Mr. Bumgarner discussed the idea of having a community meeting to help the residents understand these things, and suggested that the meeting should take place prior to residents leaving after Easter. Discussion ensued.

Mr. Bumgarner advised that Mr. Rasett sent him communication relating to the Board approaching Property Management for miscellaneous items, and he asked that the Board please work with Property Management and District Staff so as not to confuse or double the efforts provided. He asked that the Board be mindful that District Staff may already be working on things that Property Management may not know about. Mr. Rasett advised it seems that District Staff is not always kept up to date and everyone needs to be mindful of not leaving District Staff out when they make request to Property Management.

SEVENTH ORDER OF BUSINESS

Discussion Concerning the Coleman Property

Mr. Brocki advised he has spoken with Mr. Coleman regarding the landscape concerns. However, he got the impression this was not a priority for Mr. Coleman. He spoke to the letter he provided last week and asked the Board for comments they may have and for permission to send the letter to Mr. Coleman. Mr. Cohen advised the letter should be revised to ask which modifications will be pursued and when. Mr. Brocki advised he will make the changes noted and forward to District Staff for review. Mr. Cohen advised the letter may be better received coming from Mr. Brocki.

EIGHTH ORDER OF BUSINESS

Discussion Concerning Winding Stream Way

Mr. Brocki advised the sprinklers are being blocked at Winding Stream Way and he would like to move forward with changes. Mr. Toborg advised a new meter has been installed and there is not a leak. He advised he has met with the resident in the area and discussed the matter. Discussion ensued. Mr. Toborg will contact Mr. Schappacher to review the area in question.

NINTH ORDER OF BUSINESS

Discussion Concerning Fountain #1

It was noted that the fountain has been down for some time, and discussion ensued regarding repairing or replacing the fountain. The Board directed Mr. Toborg to have Ms. Syvret look into repairing the fountain and then explore the options for possibly a new system.

On a Motion by Mr. Brocki, seconded by Mr. Hogan, with all in favor, the Board authorized an expenditure in an amount not to exceed \$500 for repairs of fountain #1, for Waterlefe Community Development District.

TENTH ORDER OF BUSINESS

Staff Reports

A. District Counsel

Mr. Cohen advised the inside marina easement agreement is being finalized. He further advised with regards to the Shores, he has reached out to special counsel and he will try to set up a meeting. He advised the interrogatories related to the benefits received by the Shores has been sent to the Board and he is looking for responses from the Board. Mr. Cohen advised Ms. Syvret has provided the information related to the invoices to the MPOA, which has been sent to Mr. Peterson.

B. Property Manager

Mr. Rassett advised he is looking to take the VoIP system off the guardhouse phone and he has been in contact with Brighthouse. He recommended the guardhouse go back to the hard line phone line. The Board directed Mr. Rassett to continue with the switch.

C. District Manager

Mr. Bumgarner advised the reason for the higher insurance for the vehicles is due to it being a commercial policy due to exposure.

Mr. Bumgarner advised that Ms. Syvret is working with Mr. Kalish to put together a projects list for budget season and she will come up with a base budget which will be sent to the Board for their input.

Mr. Bumgarner advised in April there will be a public hearing related to the fee schedule for the golf course.

ELEVENTH ORDER OF BUSINESS


**Supervisor Requests and Audience
Comments**

Ms. Warner asked about the requirement for the advertising for the community meeting. Mr. Cohen advised it would have to be a separate advertisement.

TWELFTH ORDER OF BUSINESS

Adjournment

On a Motion by Ms. Warner, seconded by Mr. Hogan, with all in favor, the Board adjourned the meeting at 11:55 a.m., for Waterlefe Community Development District.


Secretary / Assistant Secretary


Chairman / Vice Chairman