

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, August 27, 2013 at 6:01 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
John Brocki	Board Supervisor, Vice Chairman
Mark Kalish	Board Supervisor, Assistant Secretary
Rosalyn Warner	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 Rassett	General Manager, Waterlefe Golf Club
Christine Brookfield	Property Management
Don McFadden	Golf Course Committee
Audience	

FIRST ORDER OF BUSINESS

Call to Order

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

SECOND ORDER OF BUSINESS

Audience Comments

Ms. Syvret opened the floor to audience comments.

Questions and comments from the audience were entertained

THIRD ORDER OF BUSINESS

**Consideration of Engagement Letter with
LLS Tax Solutions, Inc. for Arbitrage
Services Related to Series 2012 Capital
Improvement Revenue Bonds**

Ms. Syvret provided an overview of the engagement letter, advising LLS Tax Solutions is the current provider for Arbitrage Services and the contract amount is in line with the budget.

On a Motion by Mr. Kalish, seconded by Ms. Warner, with all in favor, the Board approved execution of the Engagement Letter with LLS Tax Solutions, Inc. for Arbitrage Services Related to Series 2012 Capital Improvement Revenue Bonds, for Waterlefe Community Development District.

FOURTH ORDER OF BUSINESS

**Consideration of Resolution 2013-07,
Adopting a Meeting Schedule for Fiscal
Year 2013/2014**

Ms. Syvret provided an overview of the meeting schedule presented, advising it is consistent with the current year meeting schedule. She noted a couple of dates have been moved due to holidays. The Board requested the November meeting be moved to November 18th and requested the addition of a budget workshop on May 6, 2014 at 2:00 pm.

On a Motion by Ms. Warner, seconded by Mr. Kalish, with all in favor, the Board adopted Resolution 2013-07, Designating Dates, Time and Location for Regular Meetings of the Board of Supervisors of the District for Fiscal Year 2013/2014, as amended on the record, for Waterlefe Community Development District.

FIFTH ORDER OF BUSINESS

**Consideration of Golf Course Budget for
Fiscal Year 2013/2014**

Mr. Rasset provided an overview of the proposed final budget for the Golf Course for Fiscal Year 2013/2104. Discussion ensued.

On a Motion by Mr. Kalish, seconded by Ms. Warner, with all in favor, the Board approved the Golf Course Budget for Fiscal Year 2013/2014, for Waterlefe Community Development District.

SIXTH ORDER OF BUSINESS

**Public Hearing Related to Fiscal Year
2013/2014 Budget**

Ms. Syvret provided an overview of the budget and public hearing process, and asked for a motion to open the public hearing related to the Fiscal Year 2013/2014 budget.

On a Motion by Mr. Kalish, seconded by Mr. Hogan, with all in favor, the Board opened the Public Hearing related to the Fiscal Year 2013/2014 Budget, for Waterlefe Community Development District.

SEVENTH ORDER OF BUSINESS

**Presentation of Proposed Final Budget for
Fiscal Year 2013/2014**

Ms. Syvret provided an overview of the proposed final budget, highlighting the line items experiencing a change since Board approval of the proposed budget and mailed notices.

Questions and comments from the public were entertained. Ms. Syvret noted for the record a few written comments objecting to an increase in the budget/assessments which were received from owners that could not attend the meeting. She advised copies of these letters would be attached to the meeting minutes.

On a Motion by Mr. Kalish, seconded by Mr. Bumgarner, with all in favor, the Board closed the public hearing related to the Fiscal Year 2013/2014 Budget, for Waterlefe Community Development District.

The Board discussed various items in the budget. The Board made reductions to several line items which would result in a budget and assessments consistent with the current year. Discussion ensued regarding lot 312 in the Shores and whether it should be getting assessed since it was determined it was not one of the original lots outlined in the covenants as retained by the developer not to be assessed. Mr. Cohen was directed to review the issue further and discuss special counsel, Hunter Caroll.

On a Motion by Mr. Kalish, seconded by Mr. Bumgarner, with all in favor, the Board authorized staff to work with the MPOA to proceed with billing of Lot 312 in the Shores for the amenities services additional assessment, for Waterlefe Community Development District.

EIGHTH ORDER OF BUSINESS

**Consideration of Resolution 2013-08,
Annual Appropriations and Adopting the
Final Budget for Fiscal Year 2013/2014**

Ms. Syvret provided an overview of the Resolution, advising that adoption of the Resolution would serve to adopt the budget as amended on the record.

On a Motion by Mr. Bumgarner, seconded by Ms. Warner, with all in favor, the Board adopted Resolution 2013-08, Annual Appropriations and Adopting the Final Budget for Fiscal Year 2013/2014, as amended on the record, which totals \$1,222,230.00, for Waterlefe Community Development District.

NINTH ORDER OF BUSINESS

**Consideration of Resolution 2013-09,
Imposing Special Assessments and
Providing for the Collection of Assessments**

Ms. Syvret provided an overview of the Resolution, advising it imposes the assessments and provides for the collection of assessments necessary to fund the adopted budget.

On a Motion by Mr. Kalish, seconded by Mr. Bumgarner, with all in favor, the Board adopted Resolution 2013-09, Imposing Special Assessments and Providing for the Collection of Assessments, for Waterlefe Community Development District.

TENTH ORDER OF BUSINESS

Discussion Concerning Landscape Lighting

Ms. Warner provided an overview of proposals received and reviewed by the Landscape Committee for landscape lighting installation. She also showed examples of the type of fixtures and advised the Committee recommended moving forward with the proposal from Double D Lawn Service. Discussion ensued.

On a Motion by Mr. Hogan, seconded by Mr. Kalish, with all in favor, the Board approved a Contract with Double D Lawn Services, in an amount not to exceed \$9,400, for Landscape Lighting Installation, for Waterlefe Community Development District.

ELEVENTH ORDER OF BUSINESS

Discussion Concerning Aerator at Pond 16

Ms. Syvret advised the next item on the agenda was a discussion concerning installation of an aerator at pond site #16. Ms. Syvret noted that the Board had already reviewed the proposals for the installation of the aerator itself and determined it would like to proceed with the proposal from Vertex in the amount of \$3,415.85, but had tabled the item until proposals could be obtained for the cost of running the new electrical service that would be needed to operate the system. Ms. Syvret provided an overview of estimates received from two electricians and recommended the proposal from Rayco in the amount of \$2,550.00. Discussion ensued.

On a Motion by Mr. Kalish, seconded by Mr. Bumgarner, with all in favor, the Board approved installation of an aerator at pond 16, in an amount not to exceed \$6,000 for installation and further provided authorization for a maintenance agreement in the amount of \$362 annually, for Waterlefe Community Development District.

TWELFTH ORDER OF BUSINESS

Consideration of the Minutes of the Special Board of Supervisors Meeting held on July 30, 2013

Ms. Syvret presented the minutes of the Special Board of Supervisors meeting held on July 30, 2013 and asked if there were any revisions to the Minutes. Discussion ensued regarding various revisions.

On a Motion by Ms. Warner, seconded by Mr. Kalish, with all in favor, the Board approved the Minutes of the Special Board of Supervisors meeting held on July 30, 2012, subject to the revisions made on the record, for Waterlefe Community Development District.

THIRTEENTH ORDER OF BUSINESS

Consideration of the Minutes of the Golf Course Committee Meeting held on May 22, 2013

Ms. Syvret presented the Minutes of the Golf Course Committee meeting held on May 22, 2013. She asked if there were any questions. There were none.

On a Motion by Mr. Bumgarner, seconded by Ms. Warner, with all in favor, the Board accepted the Minutes of the Golf Course Committee Meeting held on May 22, 2013, for Waterlefe Community Development District.

FOURTEENTH ORDER OF BUSINESS

**Consideration of the Minutes of the
Landscape Committee Meeting held on
June 11, 2013**

Ms. Syvret presented the Minutes of the Landscape Committee meeting held on June 11, 2013. She asked if there were any questions. There were none.

On a Motion by Mr. Kalish, seconded by Mr. Bumgarner, with all in favor, the Board accepted the Minutes of the Landscape Committee Meeting held on June 11, 2013, for Waterlefe Community Development District.

FIFTEENTH ORDER OF BUSINESS

**Consideration of the Operations and
Maintenance Expenditures for the Month
of July 2013**

Ms. Syvret presented the operations and maintenance expenditures for the month of July 2013. Discussion ensued regarding various items of expenditure.

Mr. Bumgarner suggested the Board members contact District Management prior to the meetings to address issues or concerns related to monthly expenditures.

On a Motion by Mr. Brocki, seconded by Mr. Kalish, with all in favor, the Board approved the Operations and Maintenance Expenditures for the Month of July 2013, which totaled \$74,241.95, for Waterlefe Community Development District.

SIXTEENTH ORDER OF BUSINESS

Presentation of Monthly Financial Report

Ms. Syvret provided an overview of the monthly financial report.

SEVENTEENTH ORDER OF BUSINESS

Staff Reports

A. District Counsel

Mr. Cohen provided an update regarding the Shores; advising counsel is trying to work out the terms of the Order to be presented to the judge.

Mr. Cohen advised that Ms. Temin's counsel has provided correspondence acknowledging her intention to have the fence located on to her property.

Mr. Cohen advised that with respect to The Landings matters, a "Notice of Encroachment" document for recording has been worked out with Mr. Brocki,

executed, and will be recorded for each of the four affected properties.

Mr. Cohen advised a letter to the Kelley's went out regarding use of the road on CDD property.

B. District Engineer

Mr. Schappacher provided an update on projects he is working on with various members of the Board and staff.

Mr. Brocki advised he asked Mr. Schappacher to look at some erosion of the path coming off the 16th tee box.

C. Property Manager

Mr. Rasset provided an overview of the work order report for the month.

D. Golf Course Manager

Mr. Rasset reviewed financials for the month of July and provided an overview of scheduled projects for the golf course.

E. Golf Course Committee

No report, no August meeting.

F. Erosion Committee

Ms. Warner advised there was no meeting in August. She advised the next area for repair has been identified and the Committee is looking at various repair options for this section of work.

G. Landscape Committee

Ms. Warner advised the remaining punch list items from the renovation are almost complete. Two palms are being injected to see if they will survive, if not they will be replaced.

H. District Manager

Ms. Syvret advised the next meeting of the Board of Supervisors is scheduled for Tuesday, September 24, 2013 at 2:00 pm.

The Board requested that copies of the landscape inspection reports be e-mailed to the entire Board.

Ms. Syvret reviewed a proposal for increasing the maintenance along the south wall from quarterly, to include up to another two mowings per month from March through October.

<p>On a Motion by Mr. Bumgarner, seconded by Mr. Hogan, with all in favor, the Board approved an increase in maintenance along the South wall to include up to an additional two mowings per month from March through October, at a cost of \$2,640, for Waterlefe Community Development District.</p>
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EIGHTEENTH ORDER OF BUSINESS

Supervisor Requests


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

Ms. Warner provided an update from the MPOA meeting, advising that mailbox painting was not successful so they will be replaced.

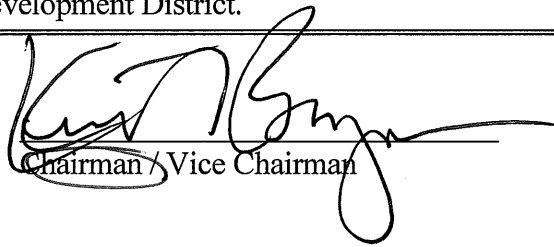
NINETEENTH ORDER OF BUSINESS

Adjournment

On a Motion by Mr. Kalish, seconded by Ms. Warner, with all in favor, the Board adjourned the meeting at 8:52 p.m., for Waterlefe Community Development District.



Secretary / Assistant Secretary



Chairman / Vice Chairman

RECEIVED
AUG 16 2013

BY:.....

Roberta Burish
632 Misty Pond Court
Bradenton, FL 34212

August 9, 2013

Molly Syvret
9530 Marketplace Road
Suite 206
Fort Myers, FL 33912

RE: Waterlefe Community District
Objection to Budget

Dear Sirs;

I am writing to voice by concern over the current budget and past expenditures of the Waterlefe Community District Board. I also object to the increase of my proposed Operation and Maintenance Assessment.

My CDD Assessments have been increasing each year to the extent that they now exceed my ad valorem tax on my property. There is little communication or input requested from the District Board to the residents of Waterlefe about how our tax dollars are being spent. I also feel that a \$650,000.00 refurbishing of landscape was a gross misappropriation of tax dollars.

In the current economy where our property values have declined almost 30% I do not feel that fiscally responsible decisions are being made. Waterlefe now has the most expensive CDD O&M assessment in Manatee County! Here are comparables within 5 miles of Waterlefe.

Stoneybrook at Heritage Harbour	2000sq.ft.	CDD O&M	\$ 836.00
GreyHawk Landing	2000sq.ft.	CDD O&M	\$1,539.00
River Strand Golf Club	2000sq.ft.	CDD O&M	\$1,368.00
Waterlefe Golf & Country	2000sq.ft.	CDD O&M	\$2,194.00

I would like to know what avenues are available to the residents to have input prior to spending in order to cease the constant increases.

Sincerely,

Roberta Burish
Waterlefe Resident

Molly Syvret

From: nalyom3@hotmail.com
Sent: Tuesday, August 13, 2013 9:24 PM
To: Molly Syvret
Subject: Waterlefe Community Development District

Terrence Moylan
9606 Sea Turtle Terrace, 101
Bradenton FL 34212
631-656-8458
nalyom3@hotmail.com

Message: In regards to the upcoming assessments of \$2,194, ENOUGH IS ENOUGH! Half of the condo units are up for sale, and not selling! These increases are tempting many owners to just walk away! Why are assessment meetings held when a very large portion of the owners (snowbirds) are not in FL? For what it is worth, register me as entirelyly against any work or maintenance that will require any assessment. Why not schedule these meetings, between December and April so the owners can voice an opinion?