
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, July 24, 2012 at 2:02 p.m.** at the Waterlefe Golf and River Club, 995 Fish Hook Cove, Bradenton, Florida.

Present and constituting a quorum were:

Ken Bumgarner	Board Supervisor, Chairman
Tony Maddaloni	Board Supervisor, Vice Chairman
Mark Kalish	Board Supervisor, Assistant Secretary
John Brocki	Board Supervisor, Assistant Secretary

Also present were:

Molly Syvret	District Manager, Rizzetta & Company, Inc.
Andy Cohen	District Counsel, Hankin, Persson, Davis, McClenathen & Darnell
Rick Schappacher	District Engineer, Schappacher Engineering, LLC
Joe Rassett	General Manager, Waterlefe Golf Club
Christine Brookfield	Property Management
Don McFadden	Golf Course Committee
Herb Krasow	Golf Course Committee
Dick Hall	MPOA and Erosion 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

**Consideration of Draft Schedule, Bidders
List, and Project Phase for Landscape
Renovation Project**

Ms. Syvret reviewed the items provided by Ms. Castellano with Simply Verde relating to the landscape renovation, noting the documents were for informational purposes and no action was required. Ms. Syvret advised that a pre-bid meeting was scheduled for Friday, July 27th at 10:00 am at the River Club at which Ms. Castellano would be meeting with the vendors listed on the Bidder List, reviewing the project, and answering any questions they had. Bids are due August 17th so that they can be provided to the Board in advance of its August meeting at which time the Board would award the bid.

THIRD ORDER OF BUSINESS

Discussion Concerning South Wall Clearing

Ms. Syvret provided an overview of the status of the project and background for why the work was necessary. Mr. Bumgarner provided additional background related to the project. Audience questions and comments were entertained. Ms. Syvret reviewed a proposal received from Florida Lawn Pros. Discussion ensued.

On a Motion by Mr. Kalish, seconded by Mr. Maddaloni, with all in favor, the Board authorized Not To Exceed \$20,000 for stump grinding, oak tree installation, irrigation installation, and mulch, subject to District Staff obtaining additional proposals and authorizing the Chairman to make a selection, for Waterlefe Community Development District.

FOURTH ORDER OF BUSINESS

Consideration of Ecological Consultants, Inc. Proposal for Mitigation Maintenance Services

Ms. Syvret provided an overview of the proposal received from Ecological Consultants for Mitigation Maintenance Services. Discussion ensued.

On a Motion by Mr. Kalish, seconded by Mr. Maddaloni, with all in favor, the Board accepted the Proposal from Ecological Consultants for Mitigation Maintenance Services in the amount of \$17,600 or \$4,400 per event, to occur semi-annually for two years, for Waterlefe Community Development District.

FIFTH ORDER OF BUSINESS

Update Regarding Erosion Matter at 975 Fish Hook Cove

Ms. Syvret provided background on Board action and instructions related to the issue at 975 Fish Hook Cove.

Mr. Cohen provided a brief background of the situation. He advised a second inspection was conducted by the District Engineer with the homeowner present. Mr. Cohen advised based on Mr. Schappacher's findings, and review of the correspondence related to the issue, he responded to the homeowner's correspondence, asserting the District's opinion is consistent with what is set forth in the District's original correspondence to the homeowner on June 5th; that the erosion is caused by conditions on the homeowner's property and his deemed his responsibility, requesting the conditions on the owner's property be rectified to avoid future erosion and to repair the existing erosion. Mr. Cohen advised he did extend an invitation to the homeowner to attend today's meeting, but it did not appear the homeowner was present. Mr. Schappacher explained the conditions causing the problems and the possible repairs that should be undertaken to correct the problem. Discussion ensued.

Mr. Kalish made a motion, which was seconded by Bumgarner, to proceed with the repair of the erosion on CDD property, request reimbursement for the repairs within 30 days, and proceed with legal action if reimbursement is not made. With two in favor and two against, the motion

failed.

Mr. Maddaloni made a motion, which was seconded by Mr. Brocki, to proceed with legal action to compel the homeowner to fix his property and then proceed with the repair on District property once the repairs on the homeowner's property are completed. With two in favor and two against, the motion failed.

This item was tabled to the August meeting.

Mr. Schappacher provided an overview of inspections and reports prepared in relation to plantings within the CDD easement which are compromising the integrity of the CDD retaining wall at 939 Fish Hook Cove and 915 Fish Hook Cove.

On a Motion by Mr. Kalish, seconded by Mr. Maddaloni, with all in favor, the Board directed District Staff to send a letter to the homeowners in Landings as identified, requesting removal of the plants/trees located within the CDD easement along the wall, for Waterlefe Community Development District.

Mr. Schappacher advised the erosion at 9807 Port Side is being caused by channelized runoff on the homeowner's property, plus shrubs planted within the lake maintenance easement.

On a Motion by Mr. Kalish, seconded by Mr. Bumgarner, with all in favor, the Board directed District Staff to send a letter with a copy of Mr. Schappacher's report to the homeowner, with a and suggestion that their landscaper might be able complete the necessary repairs, for Waterlefe Community Development District.

SIXTH ORDER OF BUSINESS

Discussion Concerning Traffic Enforcement on District Roadways

Mr. Cohen advised concern was expressed during discussions at a prior meeting concerning having a lesser speed limit on some of the neighborhood roads than the main Boulevard and whether it would be enforceable. Based upon research by Mr. Cohen and discussions by Mr. Schappacher with County personnel, the limits would be enforceable.

On a Motion by Mr. Maddaloni, seconded by Mr. Kalish, with all in favor, the Board directed Staff to lower the speed limit on certain streets pursuant to recommendations of the District Engineer to make limits uniform throughout the community, with all funds coming from reserves, for Waterlefe Community Development District.

SEVENTH ORDER OF BUSINESS

Consideration of the Minutes of the Board of Supervisors Meeting held on June 26, 2012

Ms. Syvret stated the next item on the agenda was the consideration of the Minutes of the Board of Supervisors Meeting held on June 26, 2012. She asked if there were any revisions to the Minutes. It was noted that the word "joint" was misspelled on Page 4, the Motion box of the

10th Order of Business.

On a Motion by Mr. Kalish, seconded by Mr. Bumgarner, with all in favor, the Board approved the Minutes of the Board of Supervisors Meeting held on June 26, 2012, subject to the correction noted, for Waterlefe Community Development District.

EIGHTH ORDER OF BUSINESS

Consideration of the Minutes of the Golf Course Committee Meeting Held on May 21, 2012

Ms. Syvret stated the next item on the agenda was acceptance of the Minutes of the Golf Course Committee Meeting held on May 21, 2012.

On a Motion by Mr. Kalish, seconded by Mr. Maddaloni, with all in favor, the Board accepted the Minutes of the Golf Course Committee Meeting held on May 21, 2012, for Waterlefe Community Development District.

TENTH ORDER OF BUSINESS

Consideration of the Minutes of the Landscape Committee Meeting Held on April 10, 2012

Ms. Syvret stated the next item on the agenda was acceptance of the Minutes of the Landscape Committee Meeting held on April 10, 2012.

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 April 10, 2012, for Waterlefe Community Development District.

ELEVENTH ORDER OF BUSINESS

Consideration of the Operations and Maintenance Expenditures for June 2012

Ms. Syvret presented the operation and maintenance expenditures for the period covering June 1-30, which totaled \$94,474.73. Questions were entertained regarding various invoices.

On a Motion by Mr. Bumgarner, seconded by Mr. Kalish, with all in favor, the Board approved the Operation and Maintenance expenditures totaling \$94,474.73 for the Month of June 2012, for Waterlefe Community Development District.

TWELFTH ORDER OF BUSINESS

Presentation of Monthly Financial Summary

Ms. Syvret provided an overview of the financial summary for the period ending June 30,

2012.

THIRTEENTH ORDER OF BUSINESS

Staff Reports

A. District Counsel

Mr. Cohen provided an update related to the Shores litigation, advising the HOA has an attorney, the Shores have an attorney, and Mr. McNabb has a separate attorney. He advised the Shores counsel has filed a motion to withdraw and nothing will move forward until after a hearing on that motion.

Mr. Cohen advised that concerning he has drafted a letter in response to the letter from PNC demanding payment for alleged damages to the golf course equipment, asserting a majority is normal wear and tear. Mr. Cohen he also included a request for reimbursement for property taxes paid by the District, which were charged to the District for the entire year despite the District not being in possession of the equipment for such time.

Mr. Cohen further advised the Passport agreement has been updated in accordance with the revisions passed by the Board last month.

B. District Engineer

Mr. Schappacher provided an update regarding the additional irrigation well by the hole #2 tee box; he advised that two wells were initial approved however only one has been installed. He is working to permit the second one. After the application was submitted he received a letter requesting numerous items of information related to the first well (depth, which aquifer it pull from, etc). He doesn't have that information because it was not required to be permitted through SWFWMD and the only person who would have that information is the person/entity who drilled the well. The reviewer also wants to tie the two permits together however the CDD and Golf Course well were permitted separately so he is currently working on a response.

Mr. Bumgarner provided an overview to the rest of the Board relating to conversations he had with several architects regarding potential expansion/rebuild of the golf cart barn to accommodate additional offices, fitness center, etc. Discussion ensued. No action was taken.

C. Property Manager

Ms. Brookfield provided an overview of work orders for the month of June.

D. Golf Course

Mr. Rasset reviewed the financials for the month of June. Discussion ensued.

Mr. Rasset provided a copy of the forecasted budget which reflects promotional activity not included in the initial budget. The trust indenture allows for promotional items if accounted for in the budget.

On a Motion by Mr. Kalish, seconded by Mr. Maddaloni, with all in favor, the Board approved the amended golf course budget as presented for Fiscal Year 2011/2012 to account for promotional activities, for Waterlefe Community Development District.

Mr. Rasett requested that the District cover cost of repairs in the next year budget for certain items identified as crucial items in the golf course asset inventory prepared by Mr. Schappacher, and for the CDD to fund \$950 to complete the erosion project at Hole 16 which is also crucial. The Board agreed.

- E. Golf Course Committee
The Golf Course Committee had no report.
- F. Erosion Committee
The Erosion Committee had no report other than their next meeting will be held in September.
- G. Landscape Committee
The Landscape Committee had no report.
- H. District Manager
Ms. Syvret advised the next regularly scheduled meeting of the Board of Supervisors will be held on Tuesday, August 28, 2012 at 6:00 pm.

Ms. Syvret provided updated related to the Landscape RFP, the Golf Cart RFP, and advised the Landscape Renovation pre bid meeting is going to be held on July 27th at 10 am.

Discussion ensued regarding the August meeting and the number of items expected to be on the Agenda. The Board advised they would also like to hold a special meeting on August 28 at 2:00 pm., to cover all items except for the budget, which will be considered at the 6:00pm meeting.

FOURTEENTH ORDER OF BUSINESS Supervisor Requests and Comments

Ms. Syvret stated that the next item on the Agenda was Supervisor Requests and comments.

Mr. Bumgarner provided an update regarding the Fort Hamer Bridge.

Mr. Brocki requested Management forward the approved proposed budget to the Board.

Mr. Maddaloni inquired as to the status on the back gate and cameras. Mr. Rasett advising the deposit has been paid and the application has been turned in, he is expecting the permit in a few weeks.

Hearing no further Supervisor requests or comments, Ms. Syvret opened the floor to audience comments. Audience questions and comments were entertained. No Board action was


taken.

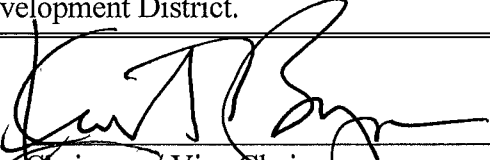
FIFTEENTH ORDER OF BUSINESS

Adjournment

Ms. Syvret stated that there was no further business to come before the Board and asked for a motion to Adjourn the meeting in progress.

On a Motion by Mr. Kalish, seconded by Mr. Brocki, with all in favor, the Board adjourned the meeting at 5:38 p.m. for Waterlefe Community Development District.


Secretary / Assistant Secretary


Chairman / Vice Chairman