

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, September 25, 2012 at 2:00 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
Rosalyn Warner	Board Supervisor, Assistant Secretary

Also present were:

Molly Syvret	District Manager, Rizzetta & Company, Inc.
Andy Cohen	District Counsel, Hankin, Persson, McClenathen, Cohen & Darnell
Rick Schappacher	District Engineer, Schappacher Engineering, LLC
Joe Rasset	General Manager, Waterlefe Golf Club
Christine Brookfield	Property Management
Herb Krasow	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

District Engineer Report

Mr. Schappacher provided an overview of proposals obtained to repair/alleviate the erosion issues resulting from conditions on homeowner property located at 975 Fish Hook Cove. The proposals ranged from a fabric/sod combination at a cost of \$3,325 to installation of a flume at a cost of \$9,885. Discussion ensued.

On a Motion by Mr. Kalish, seconded by Ms. Warner, with all in favor, the Board approved an amount not to \$3,500 for the fabric/sod combination repair at 975 Fish Hook Cove, for Waterlefe Community Development District.
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The Board directed to staff to send a letter to the homeowner at 975 Fish Hook Cove advising of when the work will commence.

Mr. Schappacher advised he was asked to look into removal of a tree between 9622 and 9626 Discovery Terrace that was thought to be located in a preserve area. Mr. Schappacher was asked whether there are just limbs hanging over homeowner property, or if the tree itself poses a hazard. Mr. Schappacher confirmed that the tree is leaning and advised he has contacted Patricia Castellano at Simply Verde to inquire if it is permissible to remove the tree from this location.

Mr. Schappacher advised that he conducted an inspection of the District roadways with Mr. Rasset. He explained that there are several areas which require overlay, including the roadway entrance to Waterlefe, which has been patched three times. Mr. Schappacher indicated that preliminary estimated costs to complete the work range from \$50,000 to \$75,000, but he is also looking further into the possibility of piggybacking on recent bids provided to other governmental entities and/or reaching out to vendors that recently bid those projects and seeing what numbers they might propose.

Mr. Schappacher stated that he reviewed the area around the property management office to determine whether it may be feasible to expand the facilities in the location, and advised that is up against a wetland buffer and there is not much room to expand.

Mr. Schappacher advised that a contract has been signed with Forge Engineering as a consultant to review the retaining wall with respect to the ongoing matter concerning the Landings properties, with the final contract amount coming in at \$7,800. Documents, reports, maps, photos, etc have been provided to the consultant and the intention is an on site inspection will be conducted next week with a report to follow in ten to fourteen days.

THIRD ORDER OF BUSINESS

Discussion Concerning Process and Procedures for MPOA/DRB Approvals Involving CDD Property

Mr. Brocki reviewed suggested processes which would provide for any architectural applications to be reviewed against a map to determine if CDD property could be impacted in any way. If so, he would, as a CDD representative to the DRB, be contacted along with property management and the engineer if necessary, to review and ensure all easements and restrictions are checked out before the application is approved. Discussion ensued.

Mr. Brocki advised he would relay the suggestions or request for use of checklist and governing documents review to the DRB at their next meeting and will report back to the Board at its next meeting.

FOURTH ORDER OF BUSINESS

Discussion Concerning 13 Slip Marina

It was advised that since Mr. Tierno was not present this item should be continued to the next meeting.

FIFTH ORDER OF BUSINESS

**Update Regarding Landings Easement
Encroachment Issues**

This item was discussed during the Engineer Report provided in the second order of business.

SIXTH ORDER OF BUSINESS

**Consideration of the Minutes of the Special
Board of Supervisors Meeting held on
August 28, 2012**

Ms. Syvret presented the minutes of the Special Board of Supervisors Meeting held on August 28, 2012. She asked if there were any revisions to the Minutes. Discussion ensued regarding performance bonds on contracts and scoring of points related to cost on RFPs.

Mr. Kalish made a motion, which was seconded by Mr. Maddaloni, to provide for the option of requiring a performance bond on all contracts and for all scoring for RFP cost points to be left blank and not filled in by mathematical calculation. Discussion ensued. Mr. Kalish withdrew and revised his previous motions.

On a Motion by Mr. Kalish, seconded by Mr. Maddaloni, with all in favor, the Board approved providing for the option of requiring a performance bond on all contracts, for Waterlefe Community Development District.

Mr. Kalish made a motion to leave the cost points section of RFP's blank and not be filled in by mathematical calculation. The motion was not seconded.

Ms. Syvret asked if there were any questions related to the minutes of the Special Board of Supervisors Meeting held on August 28, 2012. There were none.

On a Motion by Mr. Maddaloni, seconded by Ms. Warner, with all in favor, the Board approved the Minutes of the Special Board of Supervisors Meeting held on August 28, 2012, for Waterlefe Community Development District.

SEVENTH ORDER OF BUSINESS

**Consideration of the Minutes of the Board
of Supervisors Meeting Held on August 28,
2012**

Ms. Syvret stated the next item on the agenda was consideration of the Minutes of the Board of Supervisors meeting held on August 28, 2012. She asked if there were any questions related to those minutes. There were none.

On a Motion by Ms. Warner, seconded by Mr. Bumgarner, with all in favor, the Board approved the Minutes of the Board of Supervisors Meeting held on August 28, 2012, for Waterlefe Community Development District.

EIGHTH ORDER OF BUSINESS

**Consideration of the Minutes of the
Continued Board of Supervisors Meeting
Held on September 6, 2012**

Ms. Syvret stated the next item on the agenda was consideration of the Minutes of the Continued Board of Supervisors meeting held on September 6, 2012. She asked if there were any revisions to the Minutes. There were none.

On a Motion by Mr. Kalish, seconded by Mr. Maddaloni, with all in favor, the Board approved the Minutes of the Continued Board of Supervisors Meeting held on September 6, 2012, for Waterlefe Community Development District.

NINTH ORDER OF BUSINESS

**Consideration of the Operations and
Maintenance Expenditures for August
2012**

Ms. Syvret presented the operation and maintenance expenditures for the period covering August 1-31, which totaled \$85,209.31. Questions were entertained regarding various invoices.

On a Motion by Mr. Kalish, seconded by Ms. Warner, with all in favor, the Board approved the Operations and Maintenance expenditures totaling \$85,209.31 for the Month of August 2012, for Waterlefe Community Development District.

TENTH ORDER OF BUSINESS

**Presentation of Monthly Financial
Summary**

Ms. Syvret provided an overview of the District's finances for the month of August 2012. Discussion ensued.

ELEVENTH ORDER OF BUSINESS

Staff Reports

A. District Counsel

Mr. Cohen provided an update related to the pending trademark issue, advising that no challenge was filed to the decision and the domain name has been transferred to the District.

Mr. Cohen advised that he is reviewing information from Mr. Rasset in order to prepare a response to PNC concerning golf course equipment dispute, and noted that he is awaiting color photos from PNC. Mr. Cohen stated that the most recent demand for damages is \$31,768.99, so it has come down from the initial demand.

Mr. Cohen advised that the Golf Cart Lease RFP has been published and is available for pick up as of Monday, September 24th, with proposals being due Friday, October 12th. He further advised that in relation to the Landscape RFP, no protests were received and a new contract has been drafted and submitted to the contractor for review.

- B. District Engineer
Mr. Schappacher provided his report in the second order of business.
- C. Golf Course Committee
Mr. Rasset discussed marketing efforts for gaining more membership and outside play and events. He suggested the course hire a marketing director to help facilitate marketing efforts and goal setting with the cost possibly being shared with the MPOA, who is looking to increase revenues for the River Club. Discussion ensued.
- D. Golf Course Manager
Mr. Rasset provided an overview of the revised budget, noting that the prior budget contained a few mathematical errors. The revisions to the budget have the effect of showing \$2,000 less profit than the initial budget.

On a Motion by Mr. Kalish, seconded by Ms. Warner, with all in favor, the Board approved the Revised Golf Course Budget for Fiscal Year 2012/2013 as presented, for Waterlefe Community Development District.

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

- E. Property Manager
Ms. Brookfield reviewed proposals for sidewalk repair in The Watch resulting from tree roots. Ms. Syvret advised that she had approved the proposal in advance of the meeting due to potential safety hazards posed by the sidewalk conditions, but it was agreed that because the damage was caused by the trees on The Watch property, the Watch should be requested to pay for the repair costs. Ms. Brookfield also reviewed proposals for pressure cleaning of various areas of sidewalk. Ms. Brookfield advised she received a quote from Beautiful Mailbox for replacement of signs along the canals, which was distributed to and approved by the Board. Discussion ensued regarding various maintenance items.
- F. Erosion Committee
The Erosion Committee had no report.
- 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, October 23, 2012 at 2:00 pm.

TWELFTH ORDER OF BUSINESS

Supervisor Requests and Comments

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

Mr. Bumgarner asked if the Board is in favor of him continuing talks with BB&T concerning possible loan options related to possible capital projects, including renovation or expansion of the Golf Cart Barn and Maintenance Building. Discussion ensued. The Board was in favor of having Mr. Bumgarner continue discussions.

Ms. Warner advised that sod installation for the Northeast area around the circle should be applied to the erosion budget for the current year.

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.

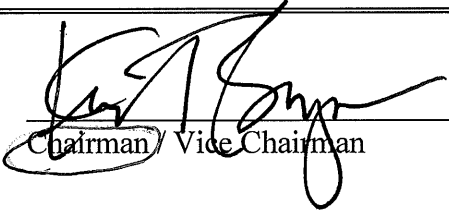
THIRTEENTH ORDER OF BUSINESS

Adjournment

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

On a Motion by Ms. Warner, seconded by Mr. Kalish, with all in favor, the Board adjourned the meeting at 4:19 p.m., for Waterlefe Community Development District.


Secretary / (Assistant Secretary)


Chairman / Vice Chairman