
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, October 23, 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 Rassett	General Manager, Waterlefe Golf Club
Christine Brookfield	Property Management
Franklyn Dickson	MPOA President
Tony Tierno	Golf Course Committee
Don McFadden	Golf Course Committee
Dick Hall	MPOA and Erosion Committee
Steve Sanborn	Golf Course Committee
Marty Schuler	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

District Engineer Report

Mr. Schappacher advised the inspection of the Landings wall has been completed and he is awaiting receipt of the report.

Mr. Schappacher provided information relating to pricing for conducting inspections of the seventeen Golf Course bridges, three or four of which require dives. The cost would be approximately \$5,700.

Mr. Bumgarner advised that Property Management needs to make a decision in the near future concerning their office spaces, as the lease will be up soon. He also advised the golf maintenance building is in poor condition with leaks and flooring issues. He suggested that the two projects could possibly be unified to expand/renovate the maintenance building and including office space for property management. An estimate was obtained from an architect to prepare preliminary design plans at a cost of \$4,800, which could be shared by the MPOA. Mr. Cohen advised the project qualifies as a planning study, the amount of which is below the threshold for competitive bidding under CCNA.

Mr. Kalish made a motion, which was seconded by Ms. Warner to approve the expenditure of Not to Exceed \$6,000, to be split with the MPOA, to engage an architect to prepare preliminary design plans for renovation of the golf maintenance building. Discussion ensued.

On a Motion by Mr. Kalish, seconded by Ms. Warner, with all in favor, the Board approved an amount not to exceed \$6,000, to be split with the MPOA, to engage an architect to prepare the preliminary design plans for renovation of the golf maintenance building, for Waterlefe Community Development District.

Mr. Schappacher advised he has obtained one of three bids for road repairs/resurfacing. The first bid came in higher than expected at \$108,000, but he noted that the quantities increased as a result of the contractor determining the base has failed.

Mr. Kalish made a motion, which was seconded by Mr. Bumgarner, to authorize a contract in an amount not to exceed \$110,000 to resurface the entrance of Waterlefe Boulevard, Conch Shell Terrace, and Sand Crane Court; with \$80,000 to be paid out of the reserve account and \$30,000 to be paid from the operating budget; and authorizing the Chairman to execute a contract after receipt of all bids. Discussion ensued.

On a Motion by Mr. Kalish, seconded by Mr. Bumgarner, with all in favor, the Board authorized a contract in an amount not to exceed \$110,000 to resurface the entrance of Waterlefe Boulevard, Conch Shell Terrace, and Sand Crane Court; with \$80,000 to be paid out of the reserve account and \$30,000 to be paid from the operating budget; and authorizing the Chairman to execute a contract after receipt of all bids, for Waterlefe Community Development District.

Mr. Schappacher advised that he will be reviewing the Shores bridge and road to see if the reserve amount to be deducted from the additional annual assessment needs to be adjusted.

Mr. Schappacher advised the repair work has been completed at 975 Fish Hook Cove. He further advised that during the repair, the contractor found a water line running from the house to the dock which was leaking and likely contributed to the erosion. Property management was notified to effect repair of the line and the homeowner was made aware.

Mr. Schappacher provided an update regarding efforts to obtain approval to install a second well; advising that the Water Use Permit comes up for renewal in August of 2013 and he will put in the request with the renewal.

THIRD ORDER OF BUSINESS

Discussion Concerning 13 Slip Marina

Mr. Bumgarner advised the marina was in the process of being purchased by a resident within the community, so no further discussion is warranted at this time concerning possible purchase by the CDD or MPOA.

FOURTH ORDER OF BUSINESS

Review and Consideration of Proposals Received in Response to the RFP for Golf Cart Lease

Ms. Syvret advised no proposals were received in response to the RFP for Golf Cart Lease. Mr. Rasset advised he is pursuing lease of carts from EZ Go and if that can be achieved. He advised that in order to move forward they would need to confirm there are no transportation costs, cost per cart per month would need to be \$65.00, the District would need to receive pre-approval of financing. Mr. Rasset advised if EZ Go doesn't pan out he will pursue a lease with Yamaha, who has in house financing.

FIFTH ORDER OF BUSINESS

Discussion Regarding Renovation of Golf Cart Maintenance Facility

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 Board of Supervisors Meeting Held on September 25, 2012

Ms. Syvret stated the next item on the agenda was consideration of the Minutes of the Board of Supervisors meeting held on September 25, 2012. She asked if there were any revisions to the minutes. It was noted that in the Eleventh Order of Business the word "stated" was left out of Item A, Second Paragraph. Hearing no further questions or comments, Ms. Syvret asked for a motion to approve the minutes as corrected on the record.

On a Motion by Mr. Maddaloni, seconded by Mr. Kalish, with all in favor, the Board approved the Minutes of the Board of Supervisors Meeting held on September 25, 2012, subject to the revision noted on the record, for Waterlefe Community Development District.

SEVENTH ORDER OF BUSINESS

Consideration of the Operations and Maintenance Expenditures for September 2012

Ms. Syvret presented the operation and maintenance expenditures for the period covering September 1-30, which totaled \$107,737.59. Questions were entertained regarding various invoices.

On a Motion by Mr. Bumgarner, seconded by Ms. Warner, with all in favor, the Board approved the Operations and Maintenance expenditures totaling \$107,737.59 for the Month of September 2012, for Waterlefe Community Development District.

EIGHTH ORDER OF BUSINESS

Staff Reports

A. District Counsel

Mr. Cohen advised he is continuing discussions with PNC regarding resolution of the PNC claim of damage to equipment.

Mr. Cohen advised that regarding the trademark matters, no appeal was made within the time frame relating to the second claim, and the third claim has been filed with a response due by October 30.

Mr. Cohen advised parties involved with the Shores are potentially trying to proceed with formal mediation. He asked the Board what their thoughts were. Discussion ensued.

B. District Engineer

Mr. Schappacher provided his report in the second order of business.

C. Property Manager

Ms. Brookfield provided updates related to various proposals.

D. Golf Course Manager

Mr. Rassetts reviewed the financials for the month of September. Discussion ensued.

Mr. Rassetts advised the lease for four walk mowers with John Deere financed through PNC is up in December. He further advised a buyout would be fair market value, so he is looking to enter into a new lease with John Deere through in-house financing.

E. Golf Course Committee

Mr. Sanborn highlighted some achievements by Escalante over the past year related to finances and increasing revenue in the restaurant.

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, November 27, 2012 at 2:00 pm.

TENTH ORDER OF BUSINESS

Supervisor Requests and Comments

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

Mr. Brocki advised several members have resigned from the Design Review Board. He further stated there are now two new members, but the transition has slowed progress in coming up with a checklist for reviews involving CDD property as discussed at the last meeting.

Ms. Warner advised she is working with Mr. Toborg relating to additional plants to be put in at corner of Waterlefe Blvd. and Discovery Terr. Additionally, she advised that the annual rotation is out of sync. In order to get it back in line, the fall annuals will need to be pulled after only about 6 weeks in the ground, so a credit is being requested from Cornerstone.

Mr. Kalish provided updates from the MPOA meeting; noting that CDD liaisons to Presidents Council, Communication Committee, Property Management, and IT will need to be replaced.

Hearing no further Supervisor requests or comments, Ms. Syvret opened the floor to audience comments. There were none.

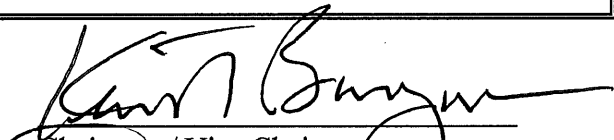
ELEVENTH ORDER OF BUSINESS

Continuance

Ms. Syvret stated that there was no further business to come before the Board.

On a Motion by Mr. Kalish, seconded by Mr. Brocki, with all in favor, the Board at 4:27 p.m. continued the meeting in progress to Monday, November 5, 2012 at 2:00 p.m., for Waterlefe Community Development District.


Secretary / Assistant Secretary


Chairman / Vice Chairman