

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, January 28, 2014 at 1:02 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
Roz Warner	Board Supervisor, Assistant Secretary
Chris Hogan	Board Supervisor, Assistant Secretary

Also present were:

Molly Syvret	District Manager, Rizzetta & Company, Inc.
Pete Williams	Rizzetta & Company, Inc.
Andy Cohen	District Counsel, Persson & Cohen, P.A.
Rick Schappacher	District Engineer, Schappacher Engineering
Joe Rasset	General Manager, Waterlefe Golf Club
Franklyn Dickson	MPOA President
Don McFadden	Golf Course Committee
Steve Sanborn	Golf Course Committee
Herb Krasow	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

Audience Comments

Ms. Syvret opened the floor to audience comments. Mr. Holtmeyer of 9631 Discovery Terrace addressed the Board concerning the aerator located on the pond behind his property. Mr. Bumgarner advised that this item is on the agenda for discussion and suggested that Mr. Holtmeyer provide his comments at that time. There were no further comments from the public.

THIRD ORDER OF BUSINESS

Discussion Concerning 13 Slip Marina

Mr. Jon Gillespie, partial owner of the 13 Slip Marina, discussed the possibility of “donating” the marina/slips to the CDD or MPOA. It was noted that three of the thirteen slips are currently owned. Discussion ensued. No action was taken.

FOURTH ORDER OF BUSINESS

Discussion Concerning Security Camera System

Mr. Hogan introduced Keith Howard of SEL. He advised the contract for the new transponder system was executed earlier in the day, and that the system should be installed within three to four weeks. It was explained that the new system would be operating concurrently with the current system until the District advises the new transponders have been distributed and is ready to switch over. Transition of old clicker turn in and distribution of a new tag will be coordinated with Property Management.

Mr. Brocki asked questions relating to the camera system relating to recording storage time, level of detail of images and other operational options. Mr. Howard explained recent changes made to increase the recording time, installation of a new hard drive, and the difference between resolutions of the cameras utilized at various locations. Discussion ensued. No further action was taken.

FIFTH ORDER OF BUSINESS

Discussion Concerning the Aerator System at Discovery Terrace

Mr. Bumgarner provided an overview of the reasons that brought about the installation of the aeration system and the basis for location of the placement, and a summary of concerns raised by residents adjacent to the location of the control panel/motor relating to noise that they say they have experienced from the operation of the aerator.

Homeowners at 9627 and 9631 Discovery Terrace addressed the Board, asserting that they find the noise from the aerator objectionable. Mr. Schappacher reported to the Board that he had visited the location and took decibel readings of the noise emitted from the aerator. He explained that the highest reading recorded was while standing within a few feet of the control box, but was still less than the sound emitted from the pool pump of one of the houses. Mr. Schappacher further advised that he also contacted County Code Enforcement relating to the readings and was advised they had already been out and taken their own readings, which matched Mr. Schappacher's, and that all are within allowable limits and not in violation. Discussion ensued about the feasibility and cost to relocate the equipment to another area of the pond. The determination was made to turn off the aerator completely while additional investigation is done, with the matter to be discussed further at the next meeting.

SIXTH ORDER OF BUSINESS

Consideration of the Minutes of the Board of Supervisors' Meeting held on December 17, 2013

Ms. Syvret presented the minutes of the Board of Supervisors' meeting held on December 17, 2013, noting a few revisions received from Supervisor Brocki. She asked if there were any further revisions. 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 December 17, 2013, subject to the revisions noted on the record, for Waterlefe Community Development District.

SEVENTH ORDER OF BUSINESS

Consideration of the Minutes of the Golf Course Committee Meeting held on November 15, 2013

Ms. Syvret presented the minutes of the Golf Course Committee meeting held on November 15, 2013 and asked for a motion to accept the minutes.

On a Motion by Ms. Warner, seconded by Mr. Hogan, with all in favor, the Board accepted the Minutes of the Golf Course Committee Meeting held on November 15, 2013, for Waterlefe Community Development District.

EIGHTH ORDER OF BUSINESS

Consideration of the Minutes of the Landscape Committee Meeting held on November 12, 2013

Ms. Syvret presented the minutes of the Landscape Committee meeting held on November 12, 2013 and asked for a motion to accept the minutes.

On a Motion by Mr. Bumgarner, seconded by Ms. Warner, with all in favor, the Board accepted the Minutes of the Landscape Committee Meeting held on November 12, 2013, for Waterlefe Community Development District.

NINTH ORDER OF BUSINESS

Consideration of the Minutes of the Landscape Committee Meeting held on December 10, 2013

Ms. Syvret presented the minutes of the Landscape Committee meeting held on December 10, 2013 and asked for a motion to accept the minutes.

On a Motion by Mr. Brocki, seconded by Ms. Warner, with all in favor, the Board accepted the Minutes of the Landscape Committee Meeting held on December 10, 2013, for Waterlefe Community Development District.

TENTH ORDER OF BUSINESS

Consideration of the Operations and Maintenance Expenditures for the Month of December 2013

Ms. Syvret presented the operations and maintenance expenditures for the month of December 2013, which totaled \$65,120.26. Ms. Syvret asked if there were any questions regarding any item of expenditure. Discussion ensued regarding various items.

On a Motion by Mr. Hogan, seconded by Mr. Bumgarner, with all in favor, the Board approved the Operations and Maintenance Expenditures for the Month of December 2013, which totaled \$65,120.26, for Waterlefe Community Development District.

ELEVENTH ORDER OF BUSINESS

Staff Reports

A. Landscape Committee

Ms. Warner presented the report on behalf of the landscape committee, advising only one contractor ended up submitting a proposal for the next phase of the work. Ms. Warner reviewed the proposals received from Artistree, noting it came in slightly higher than expected. Ms. Warner advised that after speaking with Patricia at Simply Verde, the committee is comfortable moving forward with the portion of the proposal from Artistree related to the section including Upper Manatee to Sand Crane. She noted that Artistree has a good reputation, and if they wait and try to go back through the process to obtain more bids, they will miss the ideal planting time. Discussion ensued.

On a Motion by Ms. Warner, seconded by Mr. Hogan, with all in favor, the Board approved a Contract with Artistry, in an amount not to exceed \$75,000, for landscape upgrades, for Waterlefe Community Development District.

Ms. Warner advised the littoral shelves need to be replanted in many locations and now is the time to do the plantings.

On a Motion by Mr. Bumgarner, seconded by Ms. Warner, with all in favor, the Board approved a Not to exceed amount of \$5,000 or aquatic plant removal; \$4,000 to come from aquatic planting line item and \$1,000 to be reallocated from the aquatic plant removal line item, for Waterlefe Community Development District.

Ms. Warner left the meeting in progress.

B. District Counsel

Mr. Cohen advised the SEL contract had been negotiated and executed today. He further advised he had sent an e-mail to the Board regarding noise/work hours of the golf course. He asked if there were any questions. Mr. Cohen further advised that February 7th is the MPOA summary judgment hearing on the Shores matter.

C. District Engineer

Mr. Schappacher advised that related to the lake bank restoration; he is trying to find a product to work in that particular location that would be more cost effective. Approximately 1,800 square foot of bank requires repair at the lake between Foggy Morn and Portside Terrace, with limited access and the amount of material that needs to be brought in primarily driving up the costs of the work. He advised he is still reviewing the concerns and anticipates bringing options back next month.

Mr. Schappacher advised that he had received a request to perform an underwater inspection of the Shores bridge, and after checking his records determined it is probably a good time to also review the one at the circle for the CDD. He suggested have the same company that performed the inspections last time do the work, and to arrange to have them do both at the same time and split the costs accordingly between the MPOA and the CDD.

On a Motion by Mr. Brocki, seconded by Mr. Bumgarner, with all in favor, the Board authorized Mr. Schappacher to obtain a proposals for completion of an underwater inspection of the Shores bridge and one at the circle, and to proceed with having the inspection completed in an amount not to exceed \$800 for the CDD portion, for Waterlefe Community Development District.

D. Property Manager

Ms. Brookfield provided an overview of the work order history.

E. Golf Course Manager

Mr. Sanborn provided the Golf Course Manager update in item F below.

F. Golf Course Committee

Mr. Sanborn provided a financial summary for the month of December. He advised there were some cash flow issues early in January, largely related to timing issues of when course accounts are swept from one to another to allow payments. Funds were temporarily loaned from the CDD general fund to ensure payroll and other payables were timely made, and were repaid within a few days when funds were made available. The timing issues have been resolved, with the trustee agreeing to sweep the accounts earlier in the week, so it is not anticipated this will be an issue again.

Mr. Sanborn provided an overview of discussions amongst the Committee to transition management from Escalante to Rizzetta & Company. It is believed that the course can save approximately \$80,000/year with this transition. The MPOA is also transitioning to Rizzetta as well, effective February 1st.

At the last Committee meeting, the Committee made a motion, which passed unanimously, to recommend to the Board, to terminate the contract with Escalante and enter into a contract for management services with Rizzetta & Company.

Mr. Cohen advised he had spoken with Mr. Kalish, who could not attend today's meeting, and Mr. Kalish was not opposed to the transition but would like to have a workshop to discuss the transition process. Discussion ensued.

On a Motion by Mr. Hogan, seconded by Mr. Brocki, with all in favor, the Board accepted the recommendation of the Golf Course Committee to terminate the existing contracts for golf course management and gatehouse staffing with Escalante and authorizing contracts for these services with Rizzetta & Company, Inc., for Waterlefe Community Development District.

G. District Manager

Ms. Syvret advised the next meeting of the Board of Supervisors is scheduled for Tuesday, February 25, 2014 at 1:00 pm.

TWELFTH ORDER OF BUSINESS

Supervisor Requests

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

Mr. Brocki raised concern about speeds within the community and lack of signs in certain areas of Waterlefe Boulevard. He also suggested a speed limit sign is needed at the outbound side of Waterlefe Boulevard. Discussion ensued concerning moving the speed detection sign to the outbound side and ordering a permanent sign to replace it on the in-bound side. Discussion ensued regarding lowering the speed limit from 30 mph on Waterlefe Boulevard. It was further suggested that someone take a look at the intersection of Sand Crane and Waterlefe Blvd., as when turning left onto Waterlefe Boulevard there may be a possible line of sight issue from the landscaping.

On a Motion by Mr. Brocki, seconded by Mr. Hogan, with all in favor, the Board authorized District staff to pursue reduction of speed limit on Waterlefe Boulevard from 30 mph to 25 mph, for Waterlefe Community Development District.


Mr. Bumgarner advised Home Design Magazine ran a one page write up on Waterlefe.

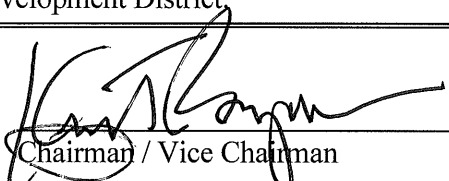
Mr. Dickson provided updates related to the MPOA, noting they are looking at disbanding the Strategic Planning Committee and folding it into the Presidents Council.

THIRTEENTH ORDER OF BUSINESS

Adjournment

On a Motion by Mr. Brocki, seconded by Mr. Hogan, with all in favor, the Board adjourned the meeting at 3:41 p.m., for Waterlefe Community Development District.


Secretary / Assistant Secretary


Chairman / Vice Chairman