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**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 **Monday, November 18, 2013 at 1:02 p.m.** at the Waterlefe Golf Club – Life Room, 1022 Fish Hook Cove, Bradenton, Florida.

Present and constituting a quorum were:

Ken Bumgarner	<b>Board Supervisor, Chairman</b>
John Brocki	<b>Board Supervisor, Vice Chairman</b>
Roz Warner	<b>Board Supervisor, Assistant Secretary</b>
Mark Kalish	<b>Board Supervisor, Assistant Secretary</b>
Chris Hogan	<b>Board Supervisor, Assistant Secretary</b>

Also present were:

Molly Syvret	<b>District Manager, Rizzetta &amp; Company, Inc.</b>
Andy Cohen	<b>District Counsel, Persson &amp; Cohen, P.A.</b>
Rick Schappacher	<b>District Engineer, Schappacher Engineering</b>
Joe Rassett	<b>General Manager, Waterlefe Golf Club</b>
Franklyn Dickson	<b>MPOA President</b>
Don McFadden	<b>Golf Course Committee</b>
Herb Krasow	<b>Golf Course Committee</b>
Steve Sanborn	<b>Golf Course Committee</b>
Paul Lang	<b>MPOA</b>
Bill Stasiuk	<b>MPOA</b>
Jack Ritchie	<b>MPOA Communications</b>
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. They were none.

Ms. Syvret introduced Tyree Brown, advising he would be taking over in the operations manager role from John Toborg. Mr. Brown provided the Board with background about himself and advised he has completed several inspections of the property already and going forward is the person they should contact with any concerns.

Ms. Syvret advised that she would like to have Mr. Brown review the back berm landscape with Austin Outdoor and come up with a proposal for the Board to refurbish the area. Ms. Syvret reminded the Board that this was an area that was looked at during the prior year, with some improvements made at that time, and it was suggested that additional improvements may be made in the next fiscal year. Ms. Syvret explained that the landscape is just old and past its useful life, and many of the plants cannot survive there now because there is not enough light getting in due to the larger plants and trees maturing around it.

**THIRD ORDER OF BUSINESS**

**Consideration of Resolution 2014-01,  
Amending the Fiscal Year 2012/2013  
General Fund Budget**

Ms. Syvret provided an overview of the resolution, advising the purpose of the resolution is to reallocate funds budgeted to reflect re-appropriated revenues and expenses incurred and approved during the prior fiscal year.

On a Motion by Mr. Kalish, seconded by Mr. Hogan, with all in favor, the Board adopted Resolution 2014-01, Amending the Fiscal Year 2012/2013 General Fund Budget, for Waterlefe Community Development District.

**FOURTH ORDER OF BUSINESS**

**Consideration of Proposal from SEL  
Security Systems for Installation of New  
Gate Access System**

Mr. Rassett provided an overview of the proposal received from SEL Security Systems for installation of a new gate access system. It was noted that SEL did agree to the payment schedule suggested by the Board at the last meeting, which would be a 1/3 deposit, 1/3 due during installation, and 1/3 at completion. Discussion ensued.

On a Motion by Mr. Bumgarner, seconded by Ms. Warner, with all in favor, the Board approved a contract with SEL Security Systems for installation of a new gate access system for the front and back gates, in an amount not to exceed \$50,000, subject to review by District Counsel, and authorizing Mr. Hogan to execute the contract, for Waterlefe Community Development District.

**FIFTH ORDER OF BUSINESS**

**Update from Waterlefe Strategic Planning  
Committee by Paul Lang**

Mr. Lang advised the planning task force has continued to evaluate the long term needs of the community and has developed an outline of a plan of what they think Waterlefe should look like. Mr. Lang suggested arranging another joint meeting of the MPOA and the CDD to review that outline and provide input, so a cohesive plan can eventually be rolled out to the community as a whole. The Board agreed that a joint meeting should occur. Mr. Lang noted it would likely be in the spring.

**SIXTH ORDER OF BUSINESS**

**Golf Course Update**

Ms. Syvret advised this item would be addressed under the Golf Course Committee report.

**SEVENTH ORDER OF BUSINESS**

**Consideration of the Minutes of the Board of Supervisors' Meeting held on October 22, 2013**

Ms. Syvret presented the minutes of the Board of Supervisors' meeting held on October 22, 2013, and asked if there were any questions or comments related to the minutes. It was noted that on page 5 the landscape discussion and the security update should be two separate items. Mr. Kalish advised he would not vote in favor of approval of the minutes, only for the reason that he was not in attendance at the subject meeting.

On a Motion by Mr. Hogan, seconded by Mr. Bumgarner, with four in favor and one opposed, the Board approved the Minutes of the Board of Supervisors meeting held on October 22, 2013, subject to the revisions made on the record, for Waterlefe Community Development District.

**EIGHTH ORDER OF BUSINESS**

**Consideration of the Minutes of the Golf Course Committee Meeting held on September 19, 2013**

Ms. Syvret presented the minutes of the Golf Course Committee meeting held on July 22, 2013 and asked if there were any questions. It was noted the word "to" should be deleted from item 11.

On a Motion by Mr. Kalish, seconded by Mr. Brocki, with all in favor, the Board accepted the Minutes of the Golf Course Committee Meeting held on September 19, 2013, as revised, for Waterlefe Community Development District.

**NINTH ORDER OF BUSINESS**

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

Ms. Syvret presented the operations and maintenance expenditures for the month of October 2013, which totaled \$198,814.11. Ms. Syvret asked if there were any questions regarding any item of expenditure. Discussion ensued.

On a Motion by Mr. Bumgarner, seconded by Mr. Kalish, with all in favor, the Board approved the Operations and Maintenance Expenditures for the Month of October 2013, which totaled \$198,814.11, for Waterlefe Community Development District.

**TENTH ORDER OF BUSINESS**

**Presentation of Monthly Financial Report**

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

**ELEVENTH ORDER OF BUSINESS**

**Staff Reports**

A. District Engineer

Mr. Schappacher advised the pile wrap repairs have been completed. He also advised he received a copy of the first draft of the reserve study from District Management for review; he will review and provide his comments to the District Manager.

B. Erosion Committee

Mr. Schuler advised Phase three of the erosion work was finished this past year, and the committee has conducted review of recently repaired areas and they are holding up well. She will be walking shorelines with the District Engineer in upcoming weeks to determine what areas to be completed in the current fiscal year. Mr. Schuler advised that the approach to be used for areas along the pond on Foggy Morn and Portside likely to be fixed this year will be different than the type of fix used in the past to correct the canal shoreline.

C. District Counsel

Mr. Cohen advised related to the Shores matter, the MPOA stipulated to the motion of the Shores owners to amend answers to include additional defenses. The MPOA may amend its motion for summary judgment to address the additional defenses.

Mr. Cohen advised related to the McNabb property located at 10510, the billing initially sent to the MPOA by District Management included this property, but representatives of the MPOA advised that it could not bill for that property per opinion of its counsel, so District Management sent a revised bill to the MPOA with the lot removed. Mr. Cohen advised he has since spoke with Kevin Edwards, the MPOA's counsel, and he believes he is now also of the opinion that the property can be billed.

Mr. Cohen suggested that Waterlefe CDD email addresses be provided for all committee members.

D. Property Manager

There was no update from the Property Manager.

E. Golf Course Manager

Mr. Rassett provided an overview of the golf course financials for the month of October.

F. Golf Course Committee

Mr. Sanborn provided an overview of marketing efforts and current projected membership at the beginning of the calendar year.

Mr. Sanborn provided background of the management contract with Escalante and benefits realized through the contract versus the cost of \$10,000 per month for management fee. He advised that the Committee feels that it is time to look at options outside of Escalante, and reviewed various options that have been identified to date. He advised the committee is still in the process of reviewing options and is not at a point to make a recommendation yet. Discussion ensued.

G. Landscape Committee

Ms. Warner advised they are tweaking the lighting that was installed in conjunction with landscape refurbishment to locate more lighting at the south end, and removing some from the magnolias and other trees in order to focus more lighting on palm tree grouping areas and signage.

Ms. Warner advised the committee is unhappy with the aquatic company; noting that aside from algae problems that have been ongoing, they sprayed areas of shoreline they are not supposed to spray and now there is a burn ring around the shoreline.

H. District Manager

Ms. Syvret advised the next meeting of the Board of Supervisors is scheduled for Tuesday, December 17, 2013 at 1:00 pm.

Ms. Syvret provided updates on various maintenance items she is currently working on.

**TWELFTH ORDER OF BUSINESS**

**Supervisor Requests**

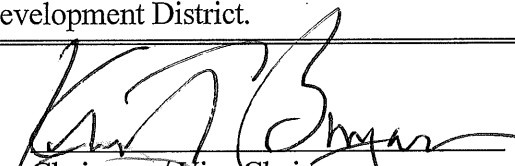
Ms. Syvret opened the floor for Supervisor requests and comments. There were none.

**THIRTEENTH ORDER OF BUSINESS**

**Adjournment**

On a Motion by Mr. Brocki, seconded by Mr. Kalish, with all in favor, the Board adjourned the meeting at 3:28 p.m., for Waterlefe Community Development District.

  
Secretary / Assistant Secretary

  
Chairman / Vice Chairman