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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 **Tuesday, December 16, 2014 at 4:02 p.m.** at the Waterlefe Golf Club – Lefe 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 Rasset	<b>General Manager, Waterlefe Golf Club</b>
Steve Sanborn	<b>Golf Course Committee</b>
Don McFadden	<b>Golf Course Committee</b>
Herb Krasow	<b>Golf Course Committee</b>
Marty Schuler	<b>Erosion Committee</b>
Franklyn Dickson	<b>MPOA President</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**

**Public Comment**

Ms. Syvret opened the floor for public comment. Questions and comments from the public were entertained.

**THIRD ORDER OF BUSINESS**

**Consideration of Proposal from Simply Verde for Phase 5 Landscape Architecture Services**

Ms. Syvret presented the proposal received from SimplyVerde, noting the proposed lump sum fee of \$4,500 is within the budgeted funds for the current year. Ms. Warner provided an

overview of the areas included in Phase 5 and the nature of the improvements. Discussion ensued. The Board requested a change to paragraph 4(b), extending the time related to the invoices to 45 days.

On a Motion by Ms. Warner, seconded by Mr. Kalish, with all in favor, the Board accepted the Proposal from SimplyVerde for Phase 5 Landscape Architecture Services, in the amount of \$4,500, subject to the revision of paragraph 4(b), for Waterlefe Community Development District.

**FOURTH ORDER OF BUSINESS**

**Discussion Concerning Correspondence to WCI Regarding Renouncement of Alleged Debt**

Mr. Brocki provided an overview of correspondence drafted to WCI requesting WCI renounce the alleged debt relating to the golf course. The Board suggested changes to the letter: last paragraph, change from president to Chairman, 2<sup>nd</sup> paragraph, line 4 remove “gross” before revenues, 2<sup>nd</sup> paragraph last line “has never generated excess funds”, add “since its inception”.

On a Motion by Mr. Hogan, seconded by Mr. Brocki, with all in favor, the Board approved the Correspondence to WCI Regarding Renouncement of Alleged Debt, subject to the changes noted on the record, for Waterlefe Community Development District.

**FIFTH ORDER OF BUSINESS**

**Consideration of the Minutes of the Board of Supervisors’ Meeting held on November 25, 2014**

Ms. Syvret presented the minutes of the Board of Supervisors’ meeting held on November 25, 2014 and asked if there were any questions related to the minutes. Revisions were noted.

On a Motion by Mr. Kalish, seconded by Mr. Hogan, with all in favor, the Board approved the Minutes of the Board of Supervisors’ Meeting held on November 25, 2014, as revised on the record, for Waterlefe Community Development District.

**SIXTH ORDER OF BUSINESS**

**Consideration of the Operations and Maintenance Expenditures for the Month of November 2014**

Ms. Syvret presented the operations and maintenance expenditures for the month of November 2014, which totaled \$41,583.71. Ms. Syvret asked if there were any questions regarding any item of expenditure. Discussion ensued regarding various items.

On a Motion by Ms. Warner, seconded by Mr. Bumgarner, with all in favor, the Board approved the Operations and Maintenance Expenditures for the Month of November 2014, which totaled \$41,583.71, for Waterlefe Community Development District.

**SEVENTH ORDER OF BUSINESS**

**Presentation of Monthly Financial Report**

Ms. Syvret advised that the monthly financials had been emailed to the Board.

**EIGHTH ORDER OF BUSINESS**

**Staff Reports**

A. District Engineer

Mr. Schappacher advised that he found a contractor that believes he can clean the cart crossing pavers and restore their color at a cost of \$1.25 per square yard, for a total of \$525, for three areas at the golf cart crossing/median at Waterlefe Boulevard. Discussion ensued. No action was taken on this item.

Mr. Schappacher advised that with respect to the administrative determination related to the south wall; a draft letter was received back from the County and provided to Ms. Petruff. He noted that the CDD needs to maintain a 15' buffer so the most that can be transferred to them is 5', the CDD would still own a small portion.

Mr. Schappacher advised he is working to obtain proposals for repairs to the Northside of the wall at the con-span.

Mr. Schappacher advised he will look at the intersection of Rainbow Court and Winding Stream Way relating to stop sign installation as noted in the public comments at the beginning of the meeting.

B. Property Manager

Ms. Cohen was not present.

C. Golf Course Manager

Mr. Rasset provided an overview of the financials for the month of November. He advised that the golf course irrigation system required repairs; specifically explaining that pump #1 motor had to be completely renovated, he further added that the motor should have 10 to 12 year life span now. Mr. Rasset advised that this project had been budgeted at \$30,000 (in capital improvement for golf course), however the total bill came to \$36,764.13 and he was therefore requesting the Board to approve the additional expense. Discussion ensued.

On a Motion by Mr. Kalish, seconded by Ms. Warner, with all in favor, the Board approved the Additional \$6,784.13 to be paid from the Golf Course Committee line item; for total expenditures not to exceed \$37,000, for Waterlefe Community Development District.

**NINTH ORDER OF BUSINESS**

**Consideration of Shores Settlement Agreement**

Mr. Bumgarner advised Mr. Carroll will provide an overview of the proposed settlement, and then the Board will open the floor to questions and comments from the public.

Mr. Cohen advised that we do not have the settlement documents available for review as of today for the Board to vote on, despite the best efforts of all of the attorneys involved, but Mr. Carroll will present the framework of the terms of the settlement contemplated to be reduced into writing.

Mr. Carroll provided an overview of the litigation and proposed settlement terms.

The Board opened the floor to public comment related to the proposed settlement. Questions and comments from the public were entertained.

Board questions were entertained. Discussion ensued. No action was taken.

**TENTH ORDER OF BUSINESS**

**Staff Reports (Continued)**

- D. Golf Course Committee  
Mr. Sanborn provided additional information relating to the financials and erosion projects on the course.
  
- E. District Counsel  
Mr. Cohen advised the trustee has been looking at potentially bringing in a consultant to review the golf course operations and see if they can assist in operating more efficiently.
  
- F. Erosion Committee  
Ms. Warner advised the Committee has no report.
  
- G. Landscape Committee  
Ms. Warner advised the Committee is working with SimplyVerde on the next phase of the landscape renovations and will have a better idea of how much can be done in terms of actual landscaping once the proposals come in and the costs are known.

Ms. Warner advised Janis Bumgarner and Steve Duerwachter are no longer on the Landscape Committee, and Judy Jones has been added as a new member of the committee.

On a Motion by Mr. Bumgarner, seconded by Mr. Hogan, with all in favor, the Board appointed Ms. Judy Jones to the Landscape Committee, for Waterlefe Community Development District.

- H. District Manager  
Ms. Syvret advised the next meeting of the Board of Supervisors is scheduled for Tuesday, January 27, 2015, which will be held at the River Club, at 1:00 pm.

**ELEVENTH ORDER OF BUSINESS**

**Supervisor Requests**

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

Mr. Hogan noted that they had still been trying to determine a way to handle gate access for seasonal residents and rental car users where use of the windshield transponder is not an option. He advised that there is the ability to issue the old style clickers to these individuals and program them to only be valid while for a certain period of time, becoming deactivated after the resident leaves.

On a Motion by Mr. Hogan, seconded by Mr. Bumgarner, with all in favor, the Board amended the gate policy to make clickers available to seasonal residents and others that rent cars, for Waterlefe Community Development District.


Mr. Brocki advised of concerns regarding vendors parking on roadways, inhibiting traffic, and creating safety issues. It was determined that Austin Outdoors would be requested not to park their landscape trucks in certain locations and that an email communication should also be sent out to the residents to request assistance in instructing their private service providers as to appropriate places to park when on site.

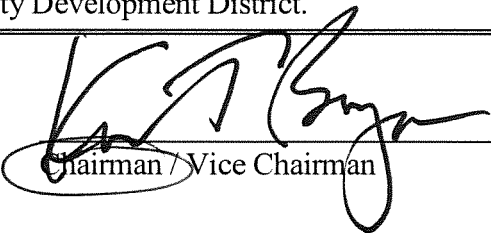
Mr. Bumgarner advised that after the earlier discussion regarding the proposed settlement with the Shores and the feedback from the audience, he still thinks some sort of settlement is in the interests of the community.

**TWELFTH ORDER OF BUSINESS**

**Adjournment**

On a Motion by Ms. Warner, seconded by Mr. Bumgarner, with all in favor, the Board adjourned the meeting at 6:45 p.m., for Waterlefe Community Development District.

  
Secretary / Assistant Secretary

  
Chairman / Vice Chairman