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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, March 24, 2015 at 1:04 p.m.** at the Waterlefe River Club, 995 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 Maggiano	<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>
Franklyn Dickson	<b>MPOA President</b>
Bob Griswold	<b>MPOA</b>
Don McFadden	<b>Golf Course Committee</b>
Audience	

**FIRST ORDER OF BUSINESS**

**Call to Order**

Ms. Maggiano called the meeting to order and conducted the roll call.

Mr. Bumgarner presented Mr. Kalish with a Waterlefe flag in recognition for his service on the Board.

**SECOND ORDER OF BUSINESS**

**Public Comment**

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

**THIRD ORDER OF BUSINESS**

**Consideration of Disclosure of Public Finance**

Mr. Cohen provided an overview of the legal requirements and purpose of the disclosure.

On a Motion by Mr. Bumgarner, seconded by Ms. Warner, with all in favor, the Board accepted the Disclosure of Public Finance and approved recording of the same, for Waterlefe Community Development District.

**FOURTH ORDER OF BUSINESS**

**Consideration of Responses Received  
Related to the Request for Proposals for  
Golf Course Maintenance Equipment**

Mr. Cohen provided an overview of the process for evaluating and scoring the proposals received.

Mr. Rassett provided an overview of the difference between the two options; 36 month lease or split 36/60 month lease with the District taking ownership of the equipment under the 60 month lease at the end of the term. Discussion ensued amongst the Board regarding the proposals.

On a Motion by Mr. Kalish, seconded by Ms. Warner, with all in favor, the Board, after tallying of score sheets, selected ShowTurf as the highest ranked proposer related to the Request for Proposals for Golf Course Maintenance Equipment, electing option 1, a 36 month lease, and directing Staff to begin the lease process, for Waterlefe Community Development District.

**FIFTH ORDER OF BUSINESS**

**Ratification of Additional Service/Work  
Order(s) from Artistree and Mid Florida  
Tree Service**

Ms. Maggiano provided an overview of the Additional Service proposals in the amounts of \$2,100, from Mid Florida Tree Service, and \$2,193.85, from Artistree. She advised the proposals had already been approved by Ms. Warner as part of the landscape renovation and the action requires ratification.

On a Motion by Mr. Kalish, seconded by Mr. Hogan, with all in favor, the Board ratified approval of the Mid Florida Tree Service proposal in the amount of \$2,100 and the Artistree proposal in the amount of \$2,193.85, for Waterlefe Community Development District.

**SIXTH ORDER OF BUSINESS**

**Consideration of Resolution 2015-05,  
Designating the Location of the District's  
Record of Proceedings**

Ms. Maggiano provided an overview of the Resolution, advising that it is a clean-up item from when the property management office moved during the reconstruction process.

On a Motion by Mr. Bumgarner, seconded by Mr. Hogan, with all in favor, the Board adopted Resolution 2015-05, Designating the Location of the District's Record of Proceedings as the Property Management Office, located at 995 Fish Hook Cove, Bradenton, Florida 34212, for Waterlefe Community Development District.

**SEVENTH ORDER OF BUSINESS**

**Consideration of Technology Services/Web Site Contract with Rizzetta Technology Services**

Ms. Maggiano provided an overview of the contract as it relates to ongoing maintenance of the existing Waterlefe CDD web site. Discussion ensued. This item was tabled.

**EIGHTH ORDER OF BUSINESS**

**Consideration of the Minutes of the Board of Supervisors' Meeting held on January 27, 2015**

Ms. Maggiano presented the minutes of the Board of Supervisors' meeting held on January 27, 2015 and asked if there were any questions related to the minutes. Revisions were noted.

On a Motion by Mr. Hogan, seconded by Mr. Bumgarner, with all in favor, the Board approved the Minutes of the Board of Supervisors' Meeting held on January 27, 2015, as revised on the record, for Waterlefe Community Development District.

**NINTH ORDER OF BUSINESS**

**Consideration of the Minutes of the Landscape Committee Meetings held on November 11, 2014 and January 13, 2015 and Consideration of the Minutes of the Erosion Committee Meetings held on October 21, 2014 and February 17, 2015**

Ms. Maggiano presented the minutes of the Landscape Committee meetings held on November 11, 2014 and January 13, 2015 and the minutes of the Erosion Committee meetings held on October 21, 2014 and February 17, 2015. She asked if there were any questions related to the minutes. There were none.

On a Motion by Mr. Kalish, seconded by Mr. Bumgarner, with all in favor, the Board accepted the Minutes of the Landscape Committee meetings held on November 11, 2014 and January 13, 2015 and the Minutes of the Erosion Committee meetings held on October 21, 2014 and February 17, 2015, for Waterlefe Community Development District.

**TENTH ORDER OF BUSINESS**

**Consideration of the Operations and Maintenance Expenditures for the Months of January and February 2015**

Ms. Maggiano presented the operations and maintenance expenditures for the period of January 1-31, 2015, which totaled \$124,043.97 and the period of February 1-28, 2015, which totaled \$50,949.39. She asked if there were any questions regarding any item of expenditure. Discussion ensued regarding various items.

On a Motion by Mr. Bumgarner, seconded by Ms. Warner, with all in favor, the Board approved the Operations and Maintenance Expenditures for the Month of January 2015, which totaled \$124,043.97 and the Month of February 2015, which totaled \$50,949.39, for Waterlefe Community Development District.

**ELEVENTH ORDER OF BUSINESS**

**Presentation of Monthly Financial Report**

Ms. Maggiano provided an overview of the February 2015 financials.

**TWELFTH ORDER OF BUSINESS**

**Consideration of the Resignation of Supervisor Mark Kalish, to be Effective April 30, 2015 and Announcement of Candidates to Fill the Vacated Term**

Ms. Maggiano presented the letter of resignation received from Mr. Kalish, who is moving out of the community, to be effective April 30, 2015.

On a Motion by Mr. Hogan, seconded by Ms. Warner, with all in favor, the Board accepted the Resignation of Supervisor Mark Kalish, Effective April 30, 2015, for Waterlefe Community Development District.

Ms. Maggiano provided an overview of the letters of interest received to fill the seat to be vacated as of April 30, 2015, noting the Board would consider the appointment of Mr. Kalish's successor at the May meeting.

**THIRTEENTH ORDER OF BUSINESS**

**Staff Reports**

A. District Counsel

Mr. Cohen advised a status conference related to the Shores matter has been scheduled for April 1, 2015 at 9:30 am.

Mr. Cohen advised he sent a copy of the Hampton Golf presentation to the Board prior to today's meeting, noting Hampton Golf is a consultant that was brought in to review the operations on behalf of the bondholders/trustee. He advised Mr. Rassett and staff are in the process of reviewing the recommendations to determine which may be ones that could or should be implemented now, in the future, or not at all.

Mr. Cohen reviewed a letter drafted by another attorney in his office regarding trademark concerns of a community in Hillsborough County using the name "Waterleaf". He advised this community does not appear to be competing with Waterlefe as it is not a golf course community and the spelling is different, however it is felt it would be prudent for the District to send the letter and put them on notice. The Board approved sending the letter.

Mr. Cohen advised WCI responded to the letter previously sent to it relating to the alleged debt, as drafted by Mr. Brocki. Essentially, their position was that the

matter was determined during the bankruptcy proceedings and there is nothing further they can do. Discussion ensued regarding a second letter drafted by Mr. Brocki. No action was taken.

B. District Engineer

Mr. Schappacher presented a proposal from J.N. Miller Concrete Pumping relating to grouting of the Marina retaining wall.

On a Motion by Mr. Kalish, seconded by Mr. Hogan, with all in favor, the Board approved a Not To Exceed amount of \$3,000 for grouting of the Marina retaining wall, for Waterlefe Community Development District.

Mr. Schappacher advised there are 17 broken wheel stops in the parking lot; he has obtained pricing for the purchase and install of replacement stops in the amount of \$80 per stop installed, or \$1,360 total, or \$25 each for purchase only, if the District has someone that can install them. The Board provided direction to purchase only.

Mr. Schappacher advised the Fort Hamer Bridge website is now up and running and the County will update the site as the project progresses.

Mr. Schappacher provided an update regarding stop signs and stop bars.

On a Motion by Mr. Kalish, seconded by Ms. Warner, with all in favor, the Board approved a Not To Exceed amount of \$1,000 to repair drainage issues in the center median in the parking lot, for Waterlefe Community Development District.

Mr. Schappacher advised the solar speed sign internal components are dead; it would cost approximately \$950 to have it sent back and refurbished with a one year warranty. Discussion ensued. It was determined that with the new stop signs in place, the speed sign may not be needed at the current location any longer.

C. Property Manager

Ms. Cohen advised cleaning is taking place at the guardhouse this month, including replacement of light bulbs and termite treatment. She advised the temporary water meter has been taken in for the annual inspection. She further advised an irrigation meter at Cove Marina, 905 Fish Hook Cove, which has been listed as belonging to the CDD and billed to the CDD seems to be the responsibility of the Marina, and not the CDD nor MPOA. She advised she will be working with staff to have this resolved.

D. Golf Course Manager

Mr. Rasett provided an overview of the Golf Course financials.

E. Golf Course Committee

The Committee advised they had no report.

F. Erosion Committee

Ms. Warner provided an update regarding the Erosion Committee and advised of a new member.

On a Motion by Mr. Bumgarner, seconded by Mr. Kalish, with all in favor, the Board appointed Mr. John Wilson to the Erosion Committee, for Waterlefe Community Development District.

G. Landscape Committee

Ms. Warner advised Phase V is finish up and she provided proposals from Austin Outdoor for installation of shrubbery and ornamental plants at the guardhouse to the circle and advised it is within the landscape renovation budget.

On a Motion by Mr. Kalish, seconded by Mr. Hogan, with four in favor and one opposed, the Board approved a Not To Exceed amount of \$37,000 for installation of shrubbery/ornamental plant installation from the guardhouse to the circle, for Waterlefe Community Development District.

H. District Manager

Ms. Maggiano advised the next meeting of the Board of Supervisors is scheduled for Tuesday, April 28, 2015 at 1:00 pm and the first budget workshop is scheduled for May 5<sup>th</sup>.

**FOURTEENTH ORDER OF BUSINESS**

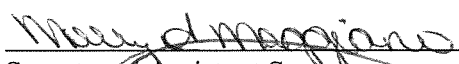
**Supervisor Requests**

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

**FIFTEENTH ORDER OF BUSINESS**

**Adjournment**

On a Motion by Mr. Brocki, seconded by Mr. Bumgarner, with all in favor, the Board adjourned the meeting at 3:58 p.m., for Waterlefe Community Development District.

  
Secretary / Assistant Secretary

  
Chairman / Vice Chairman