



Rizzetta & Company

Waterlefe Community Development District

**Board of Supervisors' Meeting
April 15, 2019**

**Waterlefe River Club
995 Fish Hook Cove
Bradenton, Florida 34212**

www.waterlefecdd.org

**WATERLEFE
COMMUNITY DEVELOPMENT DISTRICT
AGENDA
April 15, 2019 at 2:00 p.m.**

To be held at the Waterlefe River Club, 995 Fish Hook Cove, Bradenton, Florida 34212

District Board of Supervisors	Kenneth Bumgarner	Chairman
	Alan Haibach	Vice Chairman
	Bill Stollo	Assistant Secretary
	Jim Davis	Assistant Secretary
	Ruth Harenchar	Assistant Secretary
District Manager	Greg Cox	Rizzetta & Company, Inc.
District Counsel	Andrew Cohen	Persson, Cohen & Mooney, P.A.
District Engineer	Rick Schappacher	Schappacher Engineering, LLC

All Cellular Phones and Pagers must be turned off while in the Meeting Room.

The Audience Comment portion of the agenda is where individuals may make comments on matters that concern the District. Individuals are limited to a total of three (3) minutes to make comments during this time.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this meeting/hearing/workshop is asked to advise the District Office at least forty-eight (48) hours before the meeting/hearing/workshop by contacting the District Manager at 813-933-5571. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) 1-800-955-8770 (Voice), who can aid you in contacting the District Office.

A person who decides to appeal any decision made at the meeting/hearing/workshop with respect to any matter considered at the meeting/hearing/workshop is advised that person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made including the testimony and evidence upon which the appeal is to be based.

WATERLEFE COMMUNITY DEVELOPMENT DISTRICT
DISTRICT OFFICE · 12750 CITRUS PARK LANE, STE. 115 TAMPA, FL 33625

WWW.WATERLEFECDD.ORG

**Board of Supervisors
Waterlefe Community
Development District**

April 8, 2019

AGENDA

Dear Board Members:

The regular meeting of the Board of Supervisors of Waterlefe Community Development District will be held on **Monday, April 15, 2019 at 2:00 p.m.** at the Waterlefe River Club, located at 995 Fish Hook Cove Bradenton, FL 34212. The following is the agenda for this meeting:

- 1. CALL TO ORDER/ROLL CALL**
- 2. PUBLIC COMMENTS**
- 3. SPECIAL AGENDA TOPIC**
 - A. None
- 4. BUSINESS ADMINISTRATION**
 - A. Consideration of the Meeting Minutes from March 18, 2019 Tab 1
 - B. Consideration of the Audit Committee Meeting Minutes from March 18, 2019 Tab 2
 - C. Consideration of the Operations and Maintenance Expenditures for the month of March 2019..... Tab 3
- 5. BUSINESS ITEMS**
 - A. Discussion of 20-Year Celebration
 - B. Presentation of Proposed Fiscal Year 2019-2020 Budget..... Tab 4
 - C. Consideration of Resolution 2019-03; Approving Proposed Budget for Fiscal Year 2019-2020 Budget and Setting Public Hearing Date..... Tab 5
- 6. STAFF REPORTS**
 - A. Aquatic Report and Update Tab 6
 1. Consideration of Herbicide Treatment of Littoral Areas Proposal Tab 7
 - B. Landscape & Irrigation Update
 1. Consideration of Landscape Meeting Minutes held on February 28, 2019..... Tab 8
 2. Landscape Committee Chairman Update
 3. Field Inspection Report..... Tab 9
 4. Landscape Contractor Report
 5. Landscape Proposals Tab 10
 - C. Golf Course Update
 1. Consideration of Golf Course Meeting Minutes held on February 14, 2019 Tab 11
 2. Golf Course Committee Chairman Update
 3. Director of Golf Course Operations Update..... Tab 12

- D. Property Management Update
 - 1. CDD Completed Work Orders Maint. Report ... Tab 13
 - E. MPOA Liaison Update
 - F. District Counsel
 - G. District Engineer
 - 1. Lake Bank Restoration 2019
 - 2. Lake Bank Restoration 2018 Status Update
 - 3. Mossy Branch Update
 - H. District Manager
 - 1. Presentation of Monthly Financial Statement ... Tab 14
 - 2. Action Item List..... Tab 15
7. **SUPERVISOR REQUESTS AND COMMENTS**
8. **ADJOURNMENT**

We look forward to seeing you at the meeting. In the meantime, if you have any questions, please do not hesitate to contact me at (813) 933-5571.

Very truly yours,

Greg Cox

Greg Cox, District Manager

cc: Andrew Cohen, Persson & Cohen, P.A.

Tab 1

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

The regular meeting of the Board of Supervisors of the Waterlefe Community Development District was held on Monday, March 18, 2019 at 2:01 p.m. at the Waterlefe River Club, located at 995 Fish Hook Cove Bradenton, FL 34212.

Present and constituting a quorum were:

- Ken Bumgarner Board Supervisor, Chairman
Alan Haibach Board Supervisor, Vice Chairman
Bill Stollo Board Supervisor, Assistant Secretary
Jim Davis Board Supervisor, Assistant Secretary
Ruth Harenchar Board Supervisor, Assistant Secretary

Also present were:

- Greg Cox District Manager, Rizzetta & Company, Inc.
David Jackson District Counsel, Persson, Cohen & Mooney, P.A.
Rick Schappacher District Engineer, Schappacher Engineering
John Toborg Field Services Manager, Rizzetta & Company, Inc.
Steve Dietz GM, Waterlefe Golf Club
Representative Landscape & Irrigation Committee
Representative Golf Committee
Representative MPOA
John Ziegler Representative, ArtisTree
Josh McGarry Representative, Aquatic Systems, Inc.

Audience Present

FIRST ORDER OF BUSINESS

Call to Order

Mr. Cox called the meeting to order at 2:01 p.m. and conducted roll call.

SECOND ORDER OF BUSINESS

Audience Comments

The Board heard audience comments regarding the conditions of the canal with regards to Hydrilla and erosion; questions regarding limits for boats (MPOA issue); the need for Deed Restricted signage and signs to keep dogs off of the golf course; the need for additional visual abatement of the bridge; and Mr. Bumgarner's presentation of a resident's concerns regarding the CDD residents paying stormwater fees to Manatee County when they already pay CDD fees for similar purposes. The Board requested that Mr. Cohen assist with looking into the stormwater issue.

51 **THIRD ORDER OF BUSINESS**

Staff Report – District Engineer

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53 Mr. Schappacher informed the Board that with regards to the pond bank repair
54 issue, the Bonding Company had agreed to have the punch list items fixed and
55 that the work was to be done between March 25th and April 5th.

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57 Mr. Schappacher informed the Board that the Port Harbour Parkway work was
58 scheduled to be substantially complete by mid-May but he felt that was doubtful.

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60 Mr. Schappacher informed the Board of the easement on the south side of the
61 south wall where the power line currently resides. Because there is an easement
62 there, the power line should now not have to be moved to the north side of the
63 south wall which is a substantial savings to the District. Mr. Schappacher
64 indicated that he will be coordinating this issue with Medallion.

65
66 Mr. Schappacher provided an update regarding the Mossy Branch gate and how
67 the current plan was to move the gate motors around so that the gates opened
68 inward which impacts not having to move the gates. This item is still being
69 examined for options.

70
71 Mr. Schappacher informed the Board that he was in the early stages of
72 researching the possibility of having a portion of the aqua-range pond filled so as
73 to reclaim some land area to allow a golf practice area to be installed.

74
75 The Board discussed the issue of possibly installing a stop sign at Field Brook as
76 well as concerns noted that some residents are not complying with the yield
77 signs at traffic circles.

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79 **FOURTH ORDER OF BUSINESS**

**Consideration of February 1, 2019,
February 8, 2019 and February 15,
2019 Landscape Committee Meeting
Minutes**

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On a motion by Mr. Stollo, seconded by Mr. Davis, with all in favor, the Board approved to accept and file the minutes from the Landscape Committee meeting held on February 1, 2019, February 8, 2019 and February 15, 2019, for the Waterlefe Community Development District.

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85 **FIFTH ORDER OF BUSINESS**

**Staff Report - Landscape Chairman
Update**

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88 The Board received a Landscape Committee update from Mike Jacobs during
89 which he provided information regarding the annuals install by Artistree and other recent
90 activities as well as updates from the 2-year plan. Mr. Jacobs also informed the Board
91 that the Committee was in support of having the Winding Stream exit gate be put back
92 into the mode of opening by motion or pressure. He also noted that the Committee
93 was seeking more abatement proposals to fill in holes in the hedge for the next meeting.

On a motion by Mr. Strollo, seconded by Ms. Harenchar, with all in favor, the Board authorized the Chairman to approve a proposal with a not-to-exceed amount of \$6,000.00 for the renovation of the Discovery cul-de-sac, for the Waterlefe Community Development District.

94

95 The Board discussed the policy of residents' responsibility vs. CDD for the
96 trimming of overhanging branches at the property line.

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98 **SIXTH ORDER OF BUSINESS** **Staff Report – Field Inspection Report**

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100 Mr. Toborg presented his Field Inspection Report and addressed questions from
101 the Board.

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103 **SEVENTH ORDER OF BUSINESS** **Staff Report – Landscape Contractor**
104 **Report**

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106 Mr. Ziegler, with ArtisTree, provided the Board with a landscape update. He noted
107 that he had proposals being prepared and that he was planning to get a final count on
108 the latest annuals install.

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110 **EIGHTH ORDER OF BUSINESS** **Staff Report – Aquatic Report and**
111 **Update**

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113 Mr. McGarry, with Aquatic Systems, presented his inspection report to the Board
114 and discussed the status of Carp in the ponds and the issue of Hydrilla seemingly
115 getting worse. He also noted that more Carp had been installed recently.

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117 **NINTH ORDER OF BUSINESS** **Consideration of the Regular Meeting**
118 **Minutes from the Board of**
119 **Supervisors' Meeting held February**
120 **18, 2019**

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On a motion by Mr. Bumgarner, seconded by Ms. Harenchar, with all in favor, the Board approved the minutes from the regular meeting of the Board of Supervisors held on February 18, 2019 as presented, for the Waterlefe Community Development District.

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123 **TENTH ORDER OF BUSINESS** **Consideration of the Operation and**
124 **Maintenance Expenditures for**
125 **February 2019**

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127 The Board discussed concerns regarding water use invoices for accounts that
128 did not seem to be operating.

129

On a motion by Mr. Davis, seconded by Mr. Haibach, with all in favor, the Board ratified the February 2019 Operation and Maintenance invoice payments for the Waterlefe Community Development District.

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131 **ELEVENTH ORDER OF BUSINESS**

**Discussion of Winding Stream Gate
Access Control**

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The Board discussed adjusting the Winding Stream gates and Mossy Branch gates to allow for automatic opening of the exit gates.

On a motion by Mr. Davis, seconded by Mr. Stollo, with all in favor, the Board authorized staff to adjust the Winding Stream gates and Mossy Branch gates to allow for automatic opening of the exit gates, for the Waterlefe Community Development District.

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Mr. Davis discussed the need to speed up the process of removing the plants at the Winding Stream gate entrance that are blocking the signage.

Ms. Harenchar discussed the issue of the current maintenance agreement with RSS and the possible need to change. It was agreed that the current projects should be completed before considering any changes.

TWELFTH ORDER OF BUSINESS

**Staff Report – Golf Course Committee
Chairman Update**

On a motion by Mr. Davis, seconded by Mr. Haibach, with all in favor, the Board approved to accept and file the minutes from the Golf Course Committee meeting held on January 17, 2019, for the Waterlefe Community Development District.

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Mr. Tony Tierno provided a Golf Committee update and discussed summer projects, bridge repairs planned and new ways to present net income that would coincide with how Rizzetta accounting prepares reports.

Mr. Tierno explained to the Board that due to the changes made in the accounting process, there would be no need to submit an amended Golf Course budget as previously thought.

THIRTEENTH ORDER OF BUSINESS

**Staff Reports- Director of Golf Course
Operations**

The Board requested that staff plan for scheduling a workshop for the Golf Course 10-year plan discussion on June 17, 2019 at noon.

Mr. Dietz provided an update on Golf Course operations. He explained a homeowner request to remove an Oak tree that is on CDD property (golf course) but overhanging the homeowner's property. The Board approved to allow the tree to be removed but it was contingent upon the homeowner acquiring the County permit for the Oak removal and homeowner agreement to be responsible for paying for the removal as well as any additional plantings that the County might require.

170 Mr. Dietz also discussed with the Board the issue of a home owner on hole #9
 171 who was very upset about people coming up onto their property to retrieve golf balls.
 172 He also discussed the “homeowner pass” program and how he planned to end but still
 173 retain the \$10 discount program.

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 175 **FOURTEENTH ORDER OF BUSINESS** **Staff Report – Property Manager**

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 177 Mr. Dietz presented the December Work Order Log and address questions from the
 178 Board.

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 180 **FIFTEENTH ORDER OF BUSINESS** **Staff Report – MPOA Liason Update**

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 182 Mr. Bob Griswold provided an update to the Board.

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 184 **SIXTEENTH ORDER OF BUSINESS** **Staff Report – District Counsel**

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 186 Mr. David Jackson, filling in for Andy Cohen, provided an update to the Board
 187 regarding work currently underway. Ms. Harenchar added information regarding the
 188 status of the website ADA accessibility program that was previously presented but that
 189 had hit some roadblocks. She noted that new options were being considered.

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 191 **SEVENTEENTH ORDER OF BUSINESS** **Staff Report – District Management**

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 193 Mr. Cox reminded the Board that the next CDD meeting will be held on April 15,
 194 2019 at 2:00 p.m. and that the Fiscal Year 2019-2020 proposed budget would be
 195 presented at this meeting.

196
 197 Mr. Cox reviewed the financials and action item list with the Board.

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 199 Mr. Dietz informed the Board of the conversion that would be taking place with
 200 their emails due to the renewal with Go Daddy and he also informed them that he had
 201 applied for a grant from the County.

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 203 **EIGHTEENTH ORDER OF BUSINESS** **Supervisor Requests**

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 205 There were no supervisors requests.

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 207 **NINETEEN ORDER OF BUSINESS** **Adjournment**

On a Motion by Mr. Bumgarner, seconded by Mr. Haibach, with all in favor, the Board adjourned the meeting at 4:32 p.m. for the Waterlefe Community Development District.