



Rizzetta & Company

Waterlefe Community Development District

**Board of Supervisors' Meeting
June 17, 2019**

Waterlefe River Club
995 Fish Hook Cove
Bradenton, Florida 34212

www.waterlefecdd.org

**WATERLEFE
COMMUNITY DEVELOPMENT DISTRICT
AGENDA
JUNE 17, 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

June 10, 2019

AGENDA

Dear Board Members:

The regular meeting of the Board of Supervisors of Waterlefe Community Development District will be held on **Monday, June 17, 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 May 20, 2019..... Tab 1
 - B. Consideration of the Audit Committee Meeting Minutes from May 20, 2019..... Tab 2
 - C. Consideration of the Operations and Maintenance Expenditures for the month of May 2019..... Tab 3
- 5. BUSINESS ITEMS**
 - A. Consideration Traffic Sign Proposals Tab 4
- 6. STAFF REPORTS**
 - A. Aquatic Report and Update Tab 5
 - B. Landscape & Irrigation Update
 1. Consideration of Landscape Meeting Minutes Minutes held on April 26, 2019 Tab 6
 2. Landscape Committee Chairman Update..... Tab 7
 3. Field Inspection Report (under separate cover)
 4. Landscape Contractor Report
 5. Landscape Proposals
 - C. Golf Course Update
 1. Consideration of Golf Course Meeting Minutes Minutes held on April 4, 2019 Tab 8
 2. Golf Course Committee Chairman Update
 3. Director of Golf Course Operations Update..... Tab 9
 - D. Property Management Update
 1. CDD Completed Work Orders Maintenance Report Tab 10
 - E. MPOA Liaison Update
 - F. District Counsel

- G. District Engineer
 - 1. 2018 Bank Restoration Status Update
 - 2. 2019 Bank Restoration Status Update
 - 3. Land Easement Exchange with Medallion
 - 4. Mossy Branch Update
 - H. District Manager
 - 1. Presentation of Monthly Financial Statement ... Tab 11
 - 2. Action Item List..... Tab 12
- 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, May 20, 2019 at 2:00 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
Jim Davis Board Supervisor, Assistant Secretary
Ruth Harenchar Board Supervisor, Assistant Secretary

Also present were:

- Greg Cox District Manager, Rizzetta & Company, Inc.
Andy Cohen 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 2:00 p.m. and conducted roll call.

SECOND ORDER OF BUSINESS

Discussion of Manatee County Storm Water Tax with Commissioner Trace

Manatee County Commissioner Priscilla Trace addressed questions related to the storm water tax issue as well as questions related to nearby roadway construction.

The meeting recessed at 2:39 p.m.

The meeting resumed at 2:47 p.m.

51 **THIRD ORDER OF BUSINESS**

Audience Comments

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53 Mr. Robert Swartz addressed the Board regarding how his backyard erosion repair
54 was conducted and the improper materials that were used.

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56 Ms. Laura Bryg requested an update of how the pond bank erosion repair work
57 was progressing along with the status of the effort to work with the surety bond
58 company.

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60 Mr. Cohen provided an update of the interaction he has had with the surety bond
61 company representatives and provided the Board with options moving forward. Mr.
62 Schappacher informed the Board that the surety company engineer representative
63 visited the site and agreed that there were numerous deficiencies in the work done by
64 Landshore. Mr. Schappacher provided a rough estimate of \$25,000 in repair work still
65 required and the Board requested that he seek estimates from service providers to do
66 those repairs in order to get an accurate estimate.

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On a motion by Mr. Haibach, seconded by Mr. Davis, with all in favor, the Board authorized Staff to send a Notice of Default to the surety bond company for the failure to make the required bank repairs, for the Waterlefe Community Development District.

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69 **FOURTH ORDER OF BUSINESS**

**Consideration of the Regular Meeting
Minutes from the Board of
Supervisors' Meeting held April 15,
2019**

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On a motion by Ms. Harenchar, seconded by Mr. Haibach, with all in favor, the Board approved the minutes from the regular meeting of the Board of Supervisors held on April 15, 2019 as presented, for the Waterlefe Community Development District.

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75 **FIFTH ORDER OF BUSINESS**

**Consideration of the Operation and
Maintenance Expenditures for April
2019**

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The Board requested staff to review the irrigation billings for 846 Whooping Crane Court due to the repeated high bills.

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

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83 **SIXTH ORDER OF BUSINESS**

**Acceptance of Audit Committee
Recommendation**

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On a motion by Ms. Harenchar, seconded by Mr. Bumgarner, with all in favor, the Board approved the recommendation from the Audit Review Committee to select McDermitt Davis as Audit Service Provider for the Waterlefe Community Development District.

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SEVENTH ORDER OF BUSINESS

Staff Report – Aquatic Report and Update

Mr. McGarry provided his report to the Board and noted that they will be adding more Carp to the ponds in the November timeframe to further assist with invasive vegetation removal.

EIGHTH ORDER OF BUSINESS

Consideration of April 5, 2019, Landscape Committee Meeting Minutes

On a motion by Mr. Bumgarner, seconded by Mr. Haibach, with all in favor, the Board approved to accept and file the minutes from the Landscape Committee meeting held on April 5, 2019, for the Waterlefe Community Development District.

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NINTH ORDER OF BUSINESS

Staff Report - Landscape Chairman Update

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Mr. Mike Jacobs provided an update regarding the status of on-going landscape projects. The projects included the entrance monument work; the \$10,000.00 grant; the Waterlefe Boulevard renovation and the possible need for more funds; UMR North and South landscape; cul-de-sac renovation (man-hole cover); resolution of the south wall gaps; new annuals rotation considerations; annual beds near cart crossings; issues with the Waterlefe Boulevard median at Fieldbrook; solar lights at median islands; Juniper removal status; and landscape lighting repair.

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Mr. Davis discussed the possibility of a monument sign guiding people to the entrance with the possible re-purposing of the Waterlefe sign lettering from the other monument work. This led the Board to discussion of numerous signage options.

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TENTH ORDER OF BUSINESS

Staff Report – Field Inspection Report

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Mr. Toborg reviewed his Field Inspection report with the Board and addressed their questions. He also discussed how the annuals being utilized at Waterlefe are ones that can be tipped / trimmed back so that they will last longer. Mr. Toborg requested that a recent proposal submitted for Palm removal needed to be revised to include stump grinding due the possible disease in the ball.

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ELEVENTH ORDER OF BUSINESS

Staff Report – Landscape Contractor Report

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Mr. John Zeigler, with ArtisTree, provided an update to the Board regarding recent landscape work and keeping up with growth. The Board also decided against cutting back the hedges, as proposed, at Whooping Crane and Winding Stream.

On a motion by Ms. Harenchar, seconded by Mr. Haibach, with all in favor, the Board approved the ArtisTree proposals for annuals and pine mulch in the amount of \$6,238.00, for the Waterlefe Community Development District.

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TWELFTH ORDER OF BUSINESS **Presentation of Registered Voter Count**

On a motion by Mr. Davis, seconded by Ms. Harenchar, with all in favor, the Board approved to accept the Manatee County registered voter count of 863 as of April 15, 2019, for the Waterlefe Community Development District.

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THIRTEENTH ORDER OF BUSINESS **Consideration of Traffic Sign Proposal**

The Board tabled this to the June 17, 2019 CDD meeting.

FOURTEENTH ORDER OF BUSINESS **Staff Report – Golf Course Committee Chairman Update**

On a motion by Mr. Bumgarner, 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 March 14, 2019, for the Waterlefe Community Development District.

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Mr. Tierno, Golf Committee Chairman, reminded the Board of the June 17, 2019 two-hour workshop prior to the CDD meeting to discuss Golf Course future planning.

FIFTEENTH ORDER OF BUSINESS **Staff Reports- Director of Golf Course Operations**

Mr. Dietz provided an update regarding Golf Course Operations. He reviewed the current financials along with the bridge work being done on hole #14 and #15 and possibly #18. He also described the pending assessments for the bridge supports. Mr. Dietz noted that the golf cart lease was entering its third year of the four-year lease agreement.

SIXTEENTH ORDER OF BUSINESS **Staff Report – Property Manager**

The Board received an update from Mr. Dietz regarding Property Management on-going work.

SEVENTEENTH ORDER OF BUSINESS **Staff Report – MPOA Liason Update**

Mr. Bumgarner informed the Board of the on-going issue related to MPOA dredging considerations and the shared responsibilities of the MPOA and CDD.

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EIGHTEENTH ORDER OF BUSINESS Staff Report – District Counsel

Mr. Cohen provided an update of the efforts to decide upon a vendor for providing website ADA accessibility work. He and Mr. Cox explained that he will be providing proposals from ADA SC and VGlocal for this work.

Mr. Bumgarner asked if there was any further advancement of the idea of local area CDD’s partnering to address mutual issues such as the county storm water tax issue. Mr. Cohen indicated that it has been discussed but not acted on at this time.

NINETEENTH ORDER OF BUSINESS Staff Report – District Engineer

Mr. Schappacher provided an update regarding the 2018 and 2019 bank restoration projects and he indicated that the work is scheduled to start next month on the 2019 project. Mr. Schappacher also provided an update of the on-going work at the Mossy Branch entrance as it relates to the gates there.

TWENTIETH ORDER OF BUSINESS Staff Report – District Management

Mr. Cox reminded the Board that the next CDD meeting will be held on June 17, 2019 at 2:00 p.m. and a workshop starting at 12:00 p.m.

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

He also informed the Board that following recent communications with FEMA, there still existed a chance of some reimbursement of funds used to remove storm debris.

TWENTY-FIRST ORDER OF BUSINESS Supervisor Requests

Mr. Bumgarner discussed the need for the Landscape Committee to submit a report to be put into the agenda, if possible, and then provide an update of highpoints.

Ms. Harenchar discussed the upcoming 20th anniversary of Waterlefe Community and possible events being scheduled for the celebration.

TWENTY-SECOND ORDER OF BUSINESS Adjournment

On a Motion by Mr. Bumgarner, seconded by Mr. Davis, with all in favor, the Board adjourned the meeting at 4:57 p.m. for the Waterlefe Community Development District.

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Secretary / Assistant Secretary

Chairman / Vice Chairman