



Rizzetta & Company

Waterlefe Community Development District

**Board of Supervisors' Meeting
November 18, 2019**

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

www.waterlefecdd.org

**WATERLEFE
COMMUNITY DEVELOPMENT DISTRICT
AGENDA**

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
	Ruth Harenchar	Assistant Secretary
	Jim Davis	Assistant Secretary
	Vacant	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**

November 13, 2019

REVISED AGENDA

Dear Board Members:

The regular meeting of the Board of Supervisors of Waterlefe Community Development District will be held on **Monday, November 18, 2019 at 2:00 p.m.** at the Waterlefe River Club, located at 995 Fish Hook Cove Bradenton, FL 34212. The following is the revised 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 October 21, 2019..... Tab 1
 - B. Consideration of the Operations and Maintenance Expenditures for the month of October 2019..... Tab 2
- 5. BUSINESS ITEMS**
 - A. Consideration of Appointment of Seat #4..... Tab 3
 - B. Consideration of Resolution 2020-01; Designating Officers Tab 4
 - C. Public Hearing on Golf Course Rules & Rates Changes
 1. Consideration of 2020-05; Approving Golf Course Rules & Rate Changes Tab 5
 - D. Discussion of Encroachment
 - E. Consideration of Club Mark Agreement (under separate Cover)
- 6. STAFF REPORTS**
 - A. Aquatic Report and Update Tab 6
 1. Consideration of Midge Survey Proposal Tab 7
 - B. Landscape & Irrigation Update
 1. Consideration of Landscape Committee Meeting Minutes October 2, 2019 Tab 8
 2. Landscape Committee Chairman Update
 3. Field Inspection Report..... Tab 9
 4. Landscape Contractor Report
 5. Landscape Proposals
 - C. Golf Course Update
 1. Consideration of Golf Course Committee Meeting Minutes September 9, 2019 and October 14, 2019..... Tab 10
 2. Golf Course Committee Chairman Update
 3. Director of Golf Course Operations Update

- 4. Presentation of Fiscal Year Status Report
(under separate cover)
 - D. Property Management Update
 - 1. CDD Completed Work Orders
Maintenance Report (under separate cover)
 - E. MPOA Liaison Update
 - F. District Counsel
 - G. District Engineer
 - 1. Port Harbour / Mossy Branch Connection Update
 - 2. Road Repair Update
 - 3. 2019 Bank Restoration Update
 - 4. Vegetation Removal Update
 - 5. Speed Humps on Winding Stream
 - 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, October 21, 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
Bill Strollo	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
Holly Schrader	Administrative Assistant, Waterlefe Golf Club
Representative	MPOA
Representative	Landscape Committee
Representative	Golf Committee
Josh McGarry	Representative, Aquatic Systems
Eric Cerda	Representative, ArtisTree

Audience	Present
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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

Audience Comments

No audience comments.

51 **THIRD ORDER OF BUSINESS**

Consideration of the Regular Meeting Minutes from the Board of Supervisors' Meeting held September 16, 2019

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On a motion by Mr. Davis, seconded by Ms. Harenchar, with all in favor, the Board approved the minutes from the regular meeting of the Board of Supervisors held on September 16, 2019 as presented, for the Waterlefe Community Development District.
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57 **FOURTH ORDER OF BUSINESS**

Consideration of the Operation and Maintenance Expenditures for September 2019

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On a motion by Mr. Haibach, seconded by Mr. Bumgarner, with all in favor, the Board approved to ratify the payment invoices in the September 2019 Operation and Maintenance report for the Waterlefe Community Development District.
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62 **FIFTH ORDER OF BUSINESS**

Discussion of Encroachments

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64 The Board discussed the topic of encroachment upon a CDD owned easement
65 area (wall) for which Notice of Encroachments had been previously recorded to protect
66 the CDD and to provide notice to homeowners that their structures were encroaching
67 upon the easement area. The Board heard a request from realtor Howie Drourr to
68 approve to have the Notice of Encroachment removed from a residence he was
69 attempting to sell (947 Fish Hook Cove). Mr. Drourr explained that the house may not
70 sell with this Notice in place. Mr. Drourr also noted that it was possible for the structure
71 at the home to be modified so as not to encroach upon the easement. The Board
72 discussed concerns regarding the need to continue to protect the community and
73 concerns for the precedent what would set for other encroachments in the area that also
74 have been recorded. The Board took no actions regarding the Notice of Encroachment.

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76 **SIXTH ORDER OF BUSINESS**

Staff Report – Aquatic Report and Update

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79 The Board received an aquatics maintenance update from Josh McGarry with
80 Aquatic Systems. He provided information regarding the plans to reduce the Water
81 Lilies in pond #5 and actions to reduce the turbidity of pond #4. He also discussed the
82 future testing for Midges in pond #4 and other areas. The Board members requested
83 that he have someone look at the excessive vegetation growth on the stormwater
84 structure between the 8th green and the 9th tee box. Mr. McGarry informed the Board
85 that Jason Jaszczak, with Aquatic Systems, would begin attending the meetings and will
86 be taking over for him beginning in January 2020.

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92 **SEVENTH ORDER OF BUSINESS**

**Staff Report – Landscape Committee
Chairman Update**

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On a motion by Mr. Bumgarner, seconded by Ms. Harenchar, with all in favor, the Board approved to accept and file the September 6, 2019 Landscape Committee Meeting Minutes, as amended for the Waterlefe Community Development District.

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Mr. Mike Jacobs provided an update of the projects completed for which the Board has approved a not-to-exceed amount of \$60,000. Mr. Jacobs explained that the projects have only cost approximately \$36,000 at this point and requested the Board to approve continuing on with additional projects utilizing the remainder of the funds.

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On a motion by Mr. Bumgarner, seconded by Ms. Strollo, with all in favor, the Board approved to authorize the Landscape Committee to continue with landscape projects for the Community including median island renovations and entrance monument areas not exceeding the original \$60,000, for the Waterlefe Community Development District.

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Mr. Jacobs provided an update regarding the mini-monument project at the Winding Stream entrance. The Board discussed and requested that the monument have a highly visible “Resident Entrance Only” signage component.

On a motion by Mr. Davis, seconded by Ms. Strollo, with all in favor, the Board approved moving forward with a monument structure estimated to cost an estimated \$10,000 and lighting and landscaping costs estimated at \$3,100 and authorized the Landscape Committee to proceed with the Winding Stream entrance mini-monument project with a not-to-exceed amount of \$14,000 for the monument construction, monument lighting, and landscaping for the Waterlefe Community Development District.

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Mr. Jacobs provided an additional update of the status of annuals installation, mulch installation, Sabol Palm replacements, Marina Cove weed treatment, and pressure washing progress.

EIGHTH ORDER OF BUSINESS

Staff Report – Field Inspection Report

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The Board received an update from Mr. John Toborg regarding his most recent landscape inspection.

NINTH ORDER OF BUSINESS

Staff Report – Landscape Contractor Update

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The Board received an update from Mr. Eric Cerda regarding the ArtisTree landscape work.

124 **TENTH ORDER OF BUSINESS**

**Consideration of ArtisTree Addendum
for Third Year of Contract**

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On a motion by Mr. Davis, seconded by Mr. Strollo, with all in favor, the Board approved ArtisTree Addendum for Third Year of Contract, for the Waterlefe Community Development District.

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129 **ELEVENTH ORDER OF BUSINESS**

**Staff Reports- Golf Course Committee
Chairman Update**

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On a motion by Mr. Davis, seconded by Mr. Haibach, with all in favor, the Board approved to accept and file the August 15, 2019 Golf Course Committee Meeting Minutes, as amended for the Waterlefe Community Development District.

132
133 The Board received a Golf Committee Chairman update from Mr. Tony Tierno.
134 Mr. Tierno informed the Board of the resignation of Tom Conrad from the Committee
135 and the selection of John Owens to join the Committee.

136
On a motion by Mr. Davis, seconded by Mr. Haibach, with all in favor, the Board approved to accepted the resignation of Tom Conrad and the selection of John Owens to the Golf Course Committee, for the Waterlefe Community Development District.

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138 **TWELFTH ORDER OF BUSINESS**

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

139
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141 Mr. Steve Dietz provided an update of Golf Course Operations. He informed the
142 Board that a complete fiscal year status report would be provided at the November CDD
143 Board meeting.

144
145 Mr. Dietz presented proposals to the Board for the acquisition of golf course
146 maintenance equipment from Statewide Turf Equipment for \$41,500 and requested the
147 Board consider funding the purchase of this equipment. He also presented proposal
148 information for irrigation equipment that was in the process of being acquired but had
149 arrived at the Golf Club location prematurely. He explained that the cost of this
150 equipment was \$146,987.36 of which the Golf Club intended to use the previously
151 approved \$81,000 to partially fund and due to the early arrival, and now was requesting
152 that the CDD Board approve the remaining \$65,987.36 to fund the equipment as a loan
153 to the Golf Club to be repaid by June 2020. The impact of this would create a savings
154 from the interest not having to be paid.

155
On a motion by Mr. Davis, seconded by Mr. Haibach, with all in favor, the Board approved to fund the acquisition of golf course maintenance equipment from Statewide Turf Equipment for \$41,500 and to fund, in the form of a \$65,987.36 loan, to be combined with the previously approved funding of \$81,000 for the acquisition of golf course irrigation equipment with a cost of \$146,987.36, for the Waterlefe Community Development District.

156 **THIRTEENTH ORDER OF BUSINESS** **Consideration of Golf Course**
157 **Consultant Proposal**
158

159 Mr. Tierno requested that the Board begin to consider adding funds to the golf
160 course reserve fund on a continual basis to help funds items such as these in the future.
161

162 The Board received a Golf Club consultant proposal update from Tony Tierno
163 who explained options the Golf Committee had been considering. Mr. Tierno explained
164 how one individual, Rick Coyne, had stood out from the rest and that the cost was being
165 negotiated and might include potential commission paid to the consultant for the
166 addition of new members. The Board members discussed the pros and cons of the
167 commission and acknowledged that Mr. Cohen would need to work with the Committee
168 on these negotiations
169

170 **FOURTEENTH ORDER OF BUSINESS** **Staff Report – Property Manager**
171

172 The Board received an update from Mr. Dietz regarding the Property Manager
173 report.
174

175 **FIFTEENTH ORDER OF BUSINESS** **Staff Report – MPOA Liaison Update**
176

177 Mr. John Valletta an MPOA update to the Board.
178

179 **SIXTEENTH ORDER OF BUSINESS** **Acceptance of Resignation of Bill**
180 **Strollo**
181

<p>On a motion by Mr. Haibach, seconded by Ms. Harenchar, with all in favor, the Board accepted the resignation of Bill Strollo effective October 23, 2019, for the Waterlefe Community Development District.</p>

182 **SEVENTEENTH ORDER OF BUSINESS** **Consideration of Appointment of Seat**
183 **#4**
184
185

186 The Board tabled this item until the November 18, 2019 meeting. Mr. Richard
187 Carroll, Mr. Ron Seitz, and Mr. Jeffrey Bland were present at the meeting and all three
188 have submitted their interest in being appointed.
189

190 **EIGHTEENTH ORDER OF BUSINESS** **Consideration of Resolution 2020-01;**
191 **Designating Officers**
192

193 The Board tabled this item until the November 18, 2019 meeting.
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201 **NINETEENTH ORDER OF BUSINESS** **Ratification of Rule Making Process**
202 **Regarding Golf Course Rates**
203

On a motion by Mr. Bumgarner, seconded by Mr. Haibach, with all in favor, the Board approved to ratify the Chairman’s approval to initiate the Rule-Making procedures regarding Golf Course Rates and the authorization for staff to publish the legal notice for the required public hearing, for the Waterlefe Community Development District.

204
205 **TWENTIETH ORDER OF BUSINESS** **Consideration of Third Addendum for**
206 **Professional District Services**
207 **Contract**
208

On a motion by Ms. Harenchar, seconded by Mr. Davis, with all in favor, the Board approved the Rizzetta & Company, Inc., Third Addendum for Professional District Services Contract, for the Waterlefe Community Development District.

209
210 **TWENTY-FIRST ORDER OF BUSINESS** **Consideration of First Addendum for**
211 **Professional Field Services Contract**
212

On a motion by Mr. Davis, seconded by Mr. Bumgarner, with all in favor, the Board approved the Rizzetta & Company, Inc., First Addendum for Professional Field Services Contract, for the Waterlefe Community Development District.

213
214 **TWENTY-SECOND ORDER OF BUSINESS** **Staff Report – District Counsel**
215

216 The Board received a District Counsel update from Andy Cohen who informed
217 the Board that the Landshore work was finally completed. He also introduced three
218 separate Resolutions regarding the procuring of three Golf Club equipment leases.
219

On a motion by Mr. Bumgarner, seconded by Mr. Haibach, with all in favor, the Board approved to adopt Resolution 2020-02; Golf Club Equipment Leases, for the Waterlefe Community Development District.

On a motion by Mr. Bumgarner, seconded by Mr. Haibach, with all in favor, the Board approved to adopt Resolution 2020-03; Golf Club Equipment Leases, for the Waterlefe Community Development District.

On a motion by Mr. Haibach, seconded by Ms. Harenchar, with all in favor, the Board approved to adopt Resolution 2020-04; Golf Club Equipment Leases, for the Waterlefe Community Development District.

222
223 Mr. Cohen provided additional information to the Board regarding a stormwater
224 meeting in which Commissioner Trace was in attendance along with a forthcoming
225 townhall meeting that would be held in the future.
226
227

228 **TWENTY-THIRD ORDER OF BUSINESS** **Staff Report – District Engineer**
229

230 Mr. Rick Schappacher provided an update regarding the Port Harbour / Mossy
231 Branch connection; community roadway repairs forthcoming and the need for an email
232 blast to inform the residents; 2018 and 2019 pond bank restoration projects and how the
233 2018 project was complete and how a walk-through for 2019 was scheduled; sidewalk
234 repairs and how some areas are going to worked on more to reduce humps; the
235 completion of SWFWMD inspections; and a discussion of how an additional well could
236 be installed by the CDD if desired.

237
238 **TWENTY-FOURTH ORDER OF BUSINESS** **Staff Report – District Management**
239

240 Mr. Cox reminded the Board that the next CDD meeting will be held on November
241 18, 2019 at 2:00 p.m.

242
243 Mr. Cox informed the Board that the Aquatic Systems contract was coming up for
244 renewal in December and that the contract will most likely be re-written in its entirety
245 due to the purchase of Aquatic Systems by Solitude.

246
247 Mr. Cox reviewed the financials and action item list with the Board.
248

249 **TWENTY-FIFTH ORDER OF BUSINESS** **Supervisor Requests**
250

251 Mr. Davis requested that staff add the consideration of solar power systems to
252 the action item list.
253

254 The Board members all expressed their strong gratitude to Bill Strollo for his
255 service to the Community as a CDD Board Member and wished him well in his future
256 endeavors.
257

258 **TWENTY-SUXTH ORDER OF BUSINESS** **Adjournment**
259

On a Motion by Mr. Bumgarner, seconded by Mr. Strollo, with all in favor, the Board adjourned the meeting at 5:00 p.m. for the Waterlefe Community Development District.
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Secretary / Assistant Secretary

Chairman / Vice Chairman

Tab 2

WATERLEFE COMMUNITY DEVELOPMENT DISTRICT

DISTRICT OFFICE · 12750 CITRUS PARK LANE · SUITE 115 · TAMPA, FL 33625

Operation and Maintenance Expenditures October 2019 For Board Approval

Attached please find the check register listing the Operation and Maintenance expenditures paid from October 1, 2019 through October 31, 2019. This does not include expenditures previously approved by the Board.

The total items being presented: **\$117,897.58**

Approval of Expenditures:

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

Waterlefe Community Development District

Paid Operation & Maintenance Expenditures

October 1, 2019 Through October 31, 2019

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Alan G. Haibach	008340	AH102119	Board of Supervisors Meeting 10/21/19	\$ 200.00
Andrew Omar Quijano	008330	388	Pressurewash Sidewalks 09/19	\$ 4,500.00
Andrew Omar Quijano	008330	398	Pressurewash Sidewalks 09/19	\$ 3,495.00
Aquatic Systems, Inc	008336	0000457507	Monthly Lake & Wetland Service 10/19	\$ 2,870.00
Aquatic Systems, Inc	008336	0000459828	One Time Removal & Treatment 10/19	\$ 2,399.00
Artistree Landscape Maintenance & Design STE B	008313	143217	Monthly Grounds Maintenance 09/19	\$ 11,354.31
Artistree Landscape Maintenance & Design STE B	008316	143548	Fertilizer & Pest Control 09/19	\$ 667.00
Artistree Landscape Maintenance & Design STE B	008327	143592	Irrigation Repairs 09/19	\$ 592.67
Artistree Landscape Maintenance & Design STE B	008327	143593	Irrigation Repairs 09/19	\$ 594.78
Bradenton Herald	008314	0004375719 09/13/19	Legal Advertising 09/19	\$ 70.20
Bradenton Herald	008317	0004386245 09/20/19	Legal Advertising 09/19	\$ 90.09
Brewer's Landscape Services, Inc.	008328	32041	CDD Front Entrance North Monument	\$ 150.00

Waterlefe Community Development District

Paid Operation & Maintenance Expenditures

October 1, 2019 Through October 31, 2019

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Crosscreek Environmental Inc	008329	6849	Waterlefe Bank Restoration	\$ 37,908.13
Dye, Harrison, Kirkland, Petruff, Pratt & St. Paul, PLLC	008319	979879	Legal Services 07/19	\$ 4,654.00
Florida Power & Light Company	008320	Electric Summary 09/19	FPL Electric Summary 09/19	\$ 1,634.11
Gate Pros, Inc.	008321	3040	Gate Service Call 09/19	\$ 200.00
HomeTeam Pest Defense, Inc.	008322	65292211	Pest Control Services 09/19	\$ 54.70
James A. Davis	008338	JD102119	Board of Supervisors Meeting 10/21/19	\$ 200.00
Kenneth E. Bumgarner	008337	KB102119	Board of Supervisors Meeting 10/21/19	\$ 200.00
M & G Painting & Sealing, Inc.	008323	091619	CDD Gate House Dry Wall 09/19	\$ 750.00
Manatee County Utilities Department	008324	MCUD Water Summary 09/19	MCUD Water Summary 09/19	\$ 1,855.26
MCSO Off Duty Employment	008315	38546	Security/Escort/Traffic Service 10/19	\$ 900.00
Persson, Cohen & Mooney P.A.	008331	23197	Legal Services 09/19	\$ 3,225.00
Phil Lentsch	008342	00029872	5 Books Copied 10/15/19	\$ 242.45

Waterlefe Community Development District

Paid Operation & Maintenance Expenditures

October 1, 2019 Through October 31, 2019

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Pleasant Lightscapes, Inc.	008325	7716	Service Call/Labor	\$ 645.00
ProPump and Controls, Inc.	008343	0036949-IN	CDD Well Pump Repair	\$ 1,987.92
Rapid Security Solutions, LLC	008344	47682	Waterlefe CDD Access 10/19	\$ 247.80
Rizzetta & Company, Inc.	008326	INV0000043771	Assessment Roll Preparation FY 19/20	\$ 5,250.00
Rizzetta & Company, Inc.	008326	INV0000043899	District Management Fees 10/19	\$ 5,933.33
Rizzetta Technology Services	008345	INV0000004806	Website Hosting Services 10/19	\$ 100.00
Ruth A Harenchar	008341	RH102119	Board of Supervisors Meeting 10/21/19	\$ 200.00
Schappacher Engineering, LLC	008335	1461	Engineering Services 09/19	\$ 3,262.50
Solitude Lake Management	008346	PI-A00310201	Lake & Pond Management Services 10/01/19- 03/31/20	\$ 186.00
Spectrum Business	008334	047506901100719	Cable Internet Guard House 10/19	\$ 386.43
Spectrum Business	008318	076499601092719	Guardhouse - Winding Stream Way - 09/19	\$ 194.98
US Bank	008332	5500859	Trustee Fees Bond Series 2016 09/01/19 - 08/31/20	\$ 3,771.25

Waterlefe Community Development District

Paid Operation & Maintenance Expenditures

October 1, 2019 Through October 31, 2019

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Waterlefe Golf Club	PR October 19	Payroll ppe 09.24, 10.11 & 10.25	Payroll ppe 09.24, 10.11 & 10.25	\$ 12,641.62
Waterlefe Master POA Inc	008333	100119 MPOA	Reimburse - 3rd Qtr Supplement 20 Expenses	\$ 4,084.05
William J. Stollo, Jr.	008347	BS102119	Board of Supervisors Meeting 10/21/19	<u>\$ 200.00</u>
Report Total				<u>\$ 117,897.58</u>

Tab 4

RESOLUTION 2020-01

A RESOLUTION OF THE BOARD OF SUPERVISORS OF WATERLEFE COMMUNITY DEVELOPMENT DISTRICT DESIGNATING THE OFFICERS OF THE DISTRICT, AND PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, Waterlefe Community Development District (hereinafter the “District”) is a local unit of special-purpose government created and existing pursuant to Chapter 190, Florida Statutes, being situated entirely within Manatee County, Florida; and

WHEREAS, the Board of Supervisors of the District desires to designate the Officers of the District.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF WATERLEFE COMMUNITY DEVELOPMENT DISTRICT:

Section 1. _____ is appointed Chairman.

Section 2. _____ is appointed Vice Chairman.

Section 3. _____ is appointed Assistant Secretary.

_____ is appointed Assistant Secretary.

_____ is appointed Assistant Secretary.

Greg Cox is appointed Assistant Secretary.

Angel Montagna is appointed Assistant Secretary.

Section 4. This Resolution shall not supersede any appointments made by the Board other than those specified in Sections 1, 2 and 3.

Section 5. This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED THIS 18th DAY OF NOVEMBER 2019.

**WATERLEFE COMMUNITY
DEVELOPMENT DISTRICT**

CHAIRMAN/VICE CHAIRMAN

ATTEST:

SECRETARY/ASST SECRETARY

Tab 5

RESOLUTION 2020-05

A RESOLUTION OF THE BOARD OF SUPERVISORS OF WATERLEFE COMMUNITY DEVELOPMENT DISTRICT ADOPTING CERTAIN FEES AND PROGRAMS FOR USE OF THE DISTRICT'S GOLF COURSE; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Waterlefe Community Development District (hereinafter the "District") is a local unit of special-purpose government created and existing pursuant to Chapter 190, Florida Statutes, being situated entirely within Manatee County, Florida; and

WHEREAS, Chapter 190, Florida Statutes, authorizes the District to adopt rules to govern the administration of the District and to adopt resolutions as may be necessary for the conduct of District business and to adopt administrative rules with respect to any project of the District; and

WHEREAS, the District is the owner of a golf course located within the boundaries of the District; and

WHEREAS, the District has previously established rules governing usage of the golf course and has previously established a fee structure for use of the golf course; and

WHEREAS, the District desires to amend the fee structure regarding the District-owned golf course and allow for promotional programs as further outlined in the attached Rule 20-01; and

WHEREAS, the Board of Supervisors finds that it is in the best interests of the District to adopt by this Resolution the attached Rule and related documentation as just and equitable having been based upon operational practices and other factors affecting the use of the District golf course; and

WHEREAS, Rule 20-01 attached hereto, incorporated herein by reference, is for immediate use and application, having been adopted after having held a public hearing before the District Board of Supervisors on November 18, 2019.

NOW THEREFORE BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE WATERLEFE COMMUNITY DEVELOPMENT DISTRICT:

SECTION 1. Rule 20-01, and related documentation attached hereto is hereby adopted pursuant to this Resolution. Rule 20-01 shall stay in full force and effect until such time as the Board of Supervisors may amend the information in accordance with Chapter 190, Florida Statutes.

SECTION 2. District staff has provided notice to the general public in accordance with Chapters 120 and 190, Florida Statutes, and scheduled a public hearing before the Board of Supervisors.

SECTION 3. If any provision of this Resolution is held to be illegal or invalid, the other provisions shall remain in full force and effect.

SECTION 4. This Resolution shall become effective upon its passage and shall remain in effect unless rescinded or repealed.

PASSED AND ADOPTED this ____ day of _____, 2019.

ATTEST:

**WATERLEFE COMMUNITY
DEVELOPMENT DISTRICT**

Secretary / Assistant Secretary

Chairman / Vice Chairman

WATERLEFE CDD Rule No. 20-01

A RULE OF THE WATERLEFE COMMUNITY DEVELOPMENT DISTRICT AMENDING GOLF CLUB USAGE AND FEES AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Waterlefe Community Development District wishes to amend certain usage and fees regarding the Waterlefe Community Development District Golf Club.

NOW, therefore be it adopted by the Board of Supervisors of the Waterlefe Community Development District:

1. **PROGRAMS.** The Waterlefe Community Development District hereby adopts the programs and pricing in accordance with the attached Exhibit "A".
2. **REPEAL OF PRIOR POLICY.** The programs and fees adopted in this Rule shall replace all previously adopted items which are in conflict and staff is directed to take all necessary steps to implement the policies adopted herein.
3. **EFFECTIVE DATE.** This Rule shall become effective immediately upon adoption.

PASSED AND DULY ADOPTED by the Waterlefe Community Development District Board of Supervisors on this _____ day of _____, 2019.

WATERLEFE COMMUNITY DEVELOPMENT DISTRICT

Chairman, Board of Supervisors

ATTESTED BY:

Greg Cox, Assistant Secretary

Tab 8

10/2/19 Landscape Committee Meeting

In Attendance- Mike Jacobs, Dona Lasseter, Nancy Rechcigl, Angela Potter, Karen Bobo, Steve Dietz-GM, Dustin Bailey-Golf and Eric Cerda-Artistree

Guests- Carol Alexander, Robert Plenge and Dee Quigley

2:00 Meeting called to order

Public Comments- Carol and Robert own homes on Misty Pond and Discovery Terrace. Her concern is our annual plantings. She is concerned they do not look good. We let Carol know that we are aware of the poor condition. We have had problems with too much rain and then not enough rain and then the sprinklers were broken last week. The summer heat is tough to deal with also. Dee owns a home on Portside Terrace. She said Daylily median looks horrible. She has a question about our annual planting scheduling. We have a quarterly rotation plan. We are looking at revising our schedule. Dee also asked about some annuals in shaded areas and some in sunny areas. That is a challenge for us. Angela asked her if she would rather see continuity or see 2 different flowers, one for sun and one for shade. She likes continuity but would be ok with 2 different plants, but same color.

Chairman Update- Bill Strollo is resigning from CDD board, due to him selling his house and moving out of community. Thank you to Bill for all his work with the community.

The board authorized us to do the WLB median project from Sand Crane to the circle. Dona, Steve, Dustin and Mike walked the entire area today. Dona gave a review of their walk through. All trees will stay. Most hedges will be pulled out except elephant ears, magnificent crotons and the healthy bridal bouquets. We are keeping the firebushes in median by golf maintenance area and add more firebush. All of the end medians will be planted like the end median at Sand Crane and some Hibiscus as well. All 4 end caps at Discovery Terrace will stay with annuals. Nancy commented on the copperleaf planted too close to the Ligustrums by front entrance. She said some of these could be planted in some of these areas, if we take some of them out. Dona mentioned she would have had the lemon-yellow marigolds throughout community instead of orange. Jim will start demo on Monday 7th and then start plantings, in time for the mulch on October 28th. Nancy mentioned the fertilizer needs to be applied. It will be applied on October 25th and she wanted to make sure Artistree uses the palm tree fertilizer, per contract. Nancy said the section behind the guard house needs soil added now that the new plantings are in. Jim took out a lot of plants, which took soil and soil was not replaced. Nancy reiterated that we need soil replaced when rest plants are removed.

Board is conflicted about mini-monuments at Winding Stream gate. Two want full monuments and one wants to consider a W on the gates. We decided the W was not descriptive enough. As Nancy stated, the new community going in next door to us is Water Colors so it would be a W too. Karen is getting a price on adding the travertine to the smaller sign we have a price on for \$9600. Not sure if it can be put on this kind of sign. She will check with Cornerstone.

Artistree has ordered the Coleus for our October planting. 70%redhead and 30% livelime green. Delivery date is October 17th and install on 18th, per Eric. He will be here to oversee the planting. We want dense planting. We are looking what to plant in the raised planters at monuments. Livelime green will not look good against signs. We decided to do permanent Mongo grass. Eric will get us a price.

Steve is authorized to hire other vendors to complete projects if Artistree fails to address in a timely manner. Board prefers Steve communicate with Artistree to get projects done, using bill-backs as a last resort. Mike mentioned a board member emailed him about a weed issue in flower beds all over community. We told Eric this issue needs to be corrected quickly. Eric said they would be in the community 7th-9th to weed. Mike also mentioned Portside cul-de-sac needs to be trimmed and weeded on the left side.

General Manager Update- Pressure washing of curbs and gutters and common area sidewalks will be in 2 phases- September and November.

We are still waiting on a price for a retaining wall at the front monuments area This would include sod and wall.

Sabal palms on 13 and 14 will be removed with center median removal and replaced under warranty. The Foxtail at Winding stream and circle will be replaced when doing remodel of center median. Dona asked if it would be replaced with a triple palm and Steve said he would find out.

Dustin Update- He will oversee Jim P. during the install of Sand Crane to Circle and mulch install. 3inches for the mulch. In the Portside cul-de-sac area, trying to decide to keep as mulch or do pinestraw. Steve will get a price for pinestraw for this area. Eric will spray for weeds.

Other Business- With regard to annuals vs perennials, we will revisit which areas to convert to perennials. Steve asked Nancy to email suggestions and pictures to Holly.

The Bougainvillea in the cove area are overgrown and hard to keep trimmed. Steve got a bid to get rid of weeds and put down pinestraw. Dona asked about putting Bougainvillea on the other side by 10th. Steve will get a price.

Dona suggested we put out an email to community regarding Waterlefe Blvd remodel and future plans to do medians.

Mike reminded committee to check CDD email and remember Sunshine Laws.

Next meeting is November 1st at 2pm

Meeting adjourned at 3:58.

Tab 10

Waterlefe Community Development District
Golf Operations Meeting Minutes
September 9, 2019

1. The meeting was called to order at 2 pm in the Lefe Room.
2. Present were Bill Shopovick, Jerri Haibach, Bill Stasiuk, Bill Vernal and John Owens.
3. John Owens was introduced as a new candidate for both the Golf Committee and the Golf Operations Committee.
4. A brief explanation was made to John by the committee to explain the purpose of the Golf Operations Committee and its relation to the Golf Committee and in turn the Golf Committee's relation to the CDD.
5. Concerns were brought up regarding the landscaping around the two comfort stations.
6. Progress is being made on the white tee box on hole 9 that includes new drainage and fabric in addition to levelling and resodding.
7. The bridge repairs for this year have been successfully completed.
8. The committee then reemphasized its 5-year plan that had been presented to the Golf Committee earlier in the year.
9. With the addition of the 18th hole bridge being completed this year instead of at a later date, the drainage issues on holes 6, 13 and 17 must wait until 2020 to be corrected. Also in 2020, the much needed irrigation valve boxes will be replaced. It is important that these two concerns be addressed as soon as possible to limit potential damage to the golf course.
10. The following three years, 2021-2023, the remaining bridges on the course will be replaced.
11. The committee was in agreement that this 5 year plan meets the most important needs first.
12. The meeting was adjourned at 3 pm. The next meeting will take place on October 14 at 2pm on the golf course starting on the first hole.

Respectfully submitted,

Jerri Haibach

Waterlefe Community Development District
Golf Operations Meeting Minutes
October 14, 2019

1. The meeting was called to order at 2 pm on the first tee.
2. Present were Bill Shopovick, Jerri Haibach, Bill Stasiuk, Bill Vernal, Bill Gratsch, Chris Threatt, and Steve Dietz.
3. Discussion involved the condition of the blue tee on the first hole. Chris Threatt explained that a hydraulic problem caused damage to the turf. He feels the best solution for the tee box is to resod every year with Zoysia on the perimeter and Bermuda grass in the interior.
4. The committee decided to shift its focus to the bridges on the back nine and determine which bridges need attention first.
5. On the tenth hole, the bridge by the fairway is in good shape. Only part of the guardrail needs replacing for now. This might be accomplished in-house.
6. The bridge on the tenth hole leading to the gold tees should be a priority. The framing underneath needs attention.
7. The bridge on hole thirteen is in fairly good shape but might be done at the same time as the rest of the back nine bridges.
8. The bridge leading away from hole sixteen should be a high priority.
9. The bridge leaving the ninth green is a safety concern and should be our highest priority.
10. Probably the most immediate concerns for the bridges should be the bridge leaving the third green, the ninth hole, the tenth tee bridge, the thirteenth hole and the bridge leaving the sixteenth hole. These five bridges would cost approximately \$123,000 out of the \$287,000 for all the remaining bridges.
11. Attention next turned to the conditions of the greens and the encroachment of other contaminating grasses. Chris Threatt explained that he was taking steps both chemically and mechanically to slow down its growth. It is worse in spring and summer, less so in the winter. He also strongly

believes that when the greens are redone, they must all be done at the same time.

12. Steve Dietz considers the repaving of the parking lot another important issue. This could cost about \$90,000 between the paving, painting lines and fixing the drainage issues. He also showed the committee his idea for finishing the area behind the driving range with pavers and a short wall with a hedge behind the wall to obstruct the view of the parking lot.
13. The meeting was adjourned at 3:30. The next meeting will take place on Monday, November 11 at 2 pm in the Lefe Room.

Respectfully submitted,

Jerri Haibach