

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, January 18, 2021 at 2:00 p.m.** at the Waterlefe Golf Club – Lefe Room located at 1022 Fish Hook Cove Bradenton, FL 34212.

Present and constituting a quorum were:

Ken Bumgarner	<b>Board Supervisor, Chair</b>
Ruth Harenchar	<b>Board Supervisor, Vice-Chair</b>
Jim Davis	<b>Board Supervisor, Assistant Secretary</b>
Dick Carroll	<b>Board Supervisor, Assistant Secretary</b>
Sydney Xinos	<b>Board Supervisor, Assistant Secretary</b>

Also present were:

Gary S. Moore	<b>District Manager, Rizzetta &amp; Company, Inc.</b>
Andy Cohen	<b>District Counsel, Persson, Cohen &amp; Mooney, P.A.</b>
Rick Schappacher	<b>District Engineer, Schappacher Eng.</b>
Steve Dietz	<b>General Manager, Waterlefe Golf Club</b>
John Toborg	<b>Field Services Manager, Rizzetta &amp; Company, Inc.</b>
Alex Johnson	<b>Representative, Solitude</b>
Eric Cerda	<b>Representative, ArtisTree</b>

Audience	<b>Present</b>
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**FIRST ORDER OF BUSINESS**

**Call to Order**

Mr. Moore called the meeting to order at 2:00 p.m. and conducted roll call.

**SECOND ORDER OF BUSINESS**

**Audience Comments**

The Board received audience comments from Ms. Barb Lee regarding a question about a dead tree on the island behind Misty Pond Court and the possible need to paint or clean street light poles.

46 **THIRD ORDER OF BUSINESS** **Consideration of the Regular Meeting**  
47 **Minutes from the Board of**  
48 **Supervisors' Meeting held on**  
49 **December 21, 2020.**  
50

51 The Board reviewed the minutes from the December 21, 2020 regular CDD Board  
52 meeting and made several amendments.  
53

On a motion from Mr. Davis, seconded by Mr. Xinos, the Board unanimously approved the December 21, 2020 regular CDD Board meeting minutes as amended, for the Waterlefe Community Development District.

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55 **FOURTH ORDER OF BUSINESS** **Consideration of the Operation and**  
56 **Maintenance Expenditures for**  
57 **December 2020**  
58

59 The Board reviewed and discussed the Operations and Maintenance  
60 Expenditures Report for December 2020 which totaled \$151,219.69. Mr. Davis  
61 suggested that the invoice from Crosscreek Environmental should reference landscape  
62 repair versus fence repair.  
63

On a Motion by Mr. Bumgarner, seconded by Mr. Davis, with all in favor, the Board unanimously approved to ratify the payment of the invoices in the Operations & Maintenance Expenditures for December 2020 in the amount of \$151,219.69, for the Waterlefe Community Development District.

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65 **FIFTH ORDER OF BUSINESS** **Staff Report - Aquatic Report and**  
66 **Update**  
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68 The Board received an aquatic maintenance update from Mr. Alex Johnson, with  
69 Solitude. Mr. Johnson addressed Board member questions regarding dead fish,  
70 Hydrilla, Alligator Weed, and the need to trim up the Bull Rush in front of tee box #10.  
71 Mr. Johnson also explained how aerator systems work versus pond fountains as far as  
72 improving water quality. Ms. Harenchar noted how pond #18 has improved with  
73 aeration and how bad grass clippings impact the pond quality.  
74

75 **SIXTH ORDER OF BUSINESS** **Staff Report - Landscape & Irrigation**  
76 **Update – Consideration of Landscape**  
77 **Committee Meeting Minutes of**  
78 **December 4, 2020**  
79

On a motion from Mr. Bumgarner, seconded by Mr. Carroll, the Board unanimously approved to accept and file the minutes of Landscape Committee meeting held December 4, 2020, for the Waterlefe Community Development District.

80  
81 Mr. Bumgarner noted that some of the flower beds out front have plants that are  
82 not looking good at this time. Mr. Mike Jacobs noted that these flower beds were

83 included in the two-year plan for work, but he would ask that Mr. John Toborg look at  
84 the plants.

85  
86 **SEVENTH ORDER OF BUSINESS** **Staff Report – Landscape Committee**  
87 **Chairman Update**  
88

89 The Board received a Landscape Committee update from Mr. Mike Jacobs,  
90 Chairman of the Landscape Committee. Mr. Jacobs discussed the gatehouse zone  
91 improvement plans and provided information to the Board. He requested feedback from  
92 the Board regarding the plans and approval from the Board to spend not-more-than  
93 \$7,500.00 on the project. Mr. Dietz explained that there is no issue with budgeting for  
94 the project.  
95

On a motion from Mr. Davis, seconded by Mr. Xinos, the Board unanimously approved a Not-to-Exceed amount of \$7,500.00 for landscape improvements at the gatehouse zone, for the Waterlefe Community Development District.

96  
97 Mr. Jacobs discussed the lighting on the cart path bridge between the 2nd and  
98 3rd holes. He explained that the Committee now feels that the proposed lighting under  
99 the bridge is not desirable and would recommend rope lighting instead. He reminded  
100 the Board that a \$3,500.00 estimate was previously approved by the Board for under-  
101 bridge lighting, but rope lighting was expected to be less. The Board discussed the  
102 merits of rope lighting versus under-bridge lighting and the availability of power.  
103

104 Mr. Jacobs next discussed annuals installation on February 28th and the  
105 schedule moving forward.  
106

107 Mr. Jacobs indicated that the Committee desires to post Committee agendas and  
108 minutes on the CDD website along with an introduction to the Committee. Ms.  
109 Harenchar noted that she will be working with Mr. Dietz and the Committee on how to  
110 best address this. She reminded the Board that anything done for the Landscape  
111 Committee might also be mirrored by the Golf Committee.  
112

113 Mr. Jacobs informed the Board that Committee member Sig Feile had submitted  
114 his resignation from the Committee.  
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On a motion from Mr. Davis, seconded by Ms. Harenchar, the Board unanimously approved to accept the resignation of Sig Feile from the Landscape Committee, for the Waterlefe Community Development District.

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117 **EIGHTH ORDER OF BUSINESS** **Staff Report – Field Inspection Report**  
118

119 The Board received an update from Mr. John Toborg, with Rizzetta Field Services,  
120 and he reviewed his most recent inspection report. Mr. Toborg discussed the plans to  
121 replace a leaning Palm tree and a proposal for the removal of a thicket of Brazilian Pepper  
122 trees for \$3,800. He discussed the plans to get with Bay Area Environmental regarding a  
123 quote to clean up a catch basin. He explained the plans to remove some limbs from the

124 tree on "Bird Island" and is in the process of getting quotes. Regarding the ArtisTree  
125 contract, he explained how the contract describes annual increases in the contract and  
126 how he is having ArtisTree provide details in the bid document regarding how the  
127 increases are apportioned.

128  
129 Mr. Bumgarner addressed his concern regarding the clearing of the Brazilian  
130 Pepper trees regarding how much more will need to be done if this batch is removed. Mr.  
131 Schappacher recommended the work and to do periodic maintenance. The Board  
132 discussed whether this was a CDD responsibility or not. The Board requested that staff  
133 obtain additional quotes to have the Brazilian Pepper trees removed.

134  
135 Mr. Bumgarner requested why the entire tree on "Bird Island" is not being removed.  
136 Mr. Toborg indicated that it is a bird roosting tree, and it would be costly to remove the  
137 entire tree.

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139 **NINTH ORDER OF BUSINESS** **Staff Report – Landscape Contractor**  
140 **Report**

141  
142 The Board received a landscape update from Eric Cerda, with ArtisTree. He noted  
143 that the next annuals install would be in early March. He described the recent work on  
144 staking trees in the community.

145  
146 **TENTH ORDER OF BUSINESS** **Staff Reports - Director of Golf Course**  
147 **Operations Update**

148  
149 The Board received a Golf Course update from Mr. Steve Dietz. He discussed  
150 the Golf Course Committee charter and changes that were being considered.

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152  
153 On a motion from Mr. Xinos, seconded by Mr. Davis, the Board approved to accept the  
154 revised Golf Course Committee Charter, for the Waterlefe Community Development  
155 District.

156  
157 Mr. Dietz discussed vacancies on the Golf Committee and informed the Board of  
158 two new members the Committee wishes to add. Mr. Dietz indicated that the  
159 Committee wishes to accept Bob Buchanan (non-resident member) and Steve Byrne  
160 (resident member) to the Committee.

161  
162 On a motion from Mr. Davis, seconded by Mr. Bumgarner, the Board unanimously  
163 approved to add Mr. Bob Buchanan and Mr. Steve Byrne to the Waterlefe Golf  
164 Committee, for the Waterlefe Community Development District.

165  
166 Mr. Dietz provided an update of the issue with the golf range and issues of golf  
167 balls hitting homes alongside the range. He noted that there were some areas where  
168 the netting could be improved. He indicated they were looking at other options to help  
169 prevent issues at the range. Mr. Dietz discussed how staff is currently being utilized to  
170 monitor those using the range.

164 Mr. Dietz provided the Board with an update of the Golf Course financials. He  
165 noted that the membership rate is higher than it has been previously.

166  
167 Mr. Dietz discussed the golf course maintenance equipment lease and how the  
168 current lease expires in May. He requested that the Board approve for staff to begin the  
169 RFP process at this time in case an RFP is required due to the acquisition dollar  
170 amount threshold.

171  

On a motion from Mr. Bumgarner, seconded by Mr. Xinos, the Board unanimously approved for staff to proceed with the RFP process for golf course maintenance equipment, for the Waterlefe Community Development District.
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172  
173 The Board requested that Mr. Dietz seek information regarding the purchase  
174 costs versus leasing the maintenance equipment.

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176 **ELEVENTH ORDER OF BUSINESS**

**Staff Report – Property Manager**

177  
178 The Board received a Property Manager update from Mr. Dietz. He informed the  
179 Board that the Winding Stream gate operator installation was to be completed that  
180 week. He also noted that there are complaints of speeders on Mossy Branch, so he  
181 and Mr. Schappacher were discussing options to bring to the Board such as a speed  
182 cushion or additional stop sign.

183  
184 Mr. Davis described his recent observations of the operation of the gate and  
185 presented some suggestions to changing the gates and installation of a speed hump.  
186 Mr. Schappacher explained the details of what must occur regarding the installation of a  
187 speed cushion as a more acceptable solution and the requirements of adding more stop  
188 signs. The Board discussed the issue at length and requested staff continue to work on  
189 options that the Board can further consider and to add to the next agenda for further  
190 discussion.

191  
192 Mr. Dietz provided the Board with information regarding the work he is doing with  
193 residents regarding the timers on irrigation systems and the work they are doing  
194 regarding the future for making facility changes to the golf course club house. The  
195 Board discussed at length the proposed changes for modifying the clubhouse. The  
196 Board determined that a workshop would be required to discuss the topic of preferences  
197 for the future development of the golf club amenities. Mr. Dietz suggested that the  
198 workshop be held the same date as the next CDD meeting prior to the CDD meeting.

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200 **TWELFTH ORDER OF BUSINESS**

**Work Order Log**

201  
202 The Board received the work order log that was prepared by Mr. Dietz.  
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204 **THIRTEENTH ORDER OF BUSINESS** **Staff Report – MPOA Liaison Update**

205  
206 The Board received an MPOA Liaison update from Mr. Bob Griswold. He  
207 provided the Board with his concern regarding the yield signs at traffic circles that  
208 drivers do not observe. He also informed the Board of MPOA meetings that were  
209 upcoming.

210  
211 **FOURTEENTH ORDER OF BUSINESS** **Staff Report – District Counsel**

212  
213 The Board received a District Counsel update from Mr. Cohen. He provided an  
214 update on the trespass issue and explained that he is still working with the Sheriff's  
215 Department. He informed the Board of a request to install a 20-foot flagpole on a  
216 resident's dock which is over CDD owned property. Mr. Cohen discussed the HOA  
217 statutes that addresses flag poles on a resident's real property, but that this was not a  
218 real property situation. He described it as a "grey area" since it is the resident's dock  
219 that is installed on CDD property.

220  
221  
222 On a motion from Mr. Carroll, seconded by Mr. Xinos, the Board approved to prohibit  
223 flag poles from being installed on the District property, for the Waterlefe Community  
224 Development District.

225  
226  
227 Mr. Bumgarner requested that Mr. Cohen respond to the resident's request.

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229 **FIFTEENTH ORDER OF BUSINESS** **Staff Report – District Engineer**

230  
231 The Board received a District Engineer update from Mr. Schappacher. He  
232 provided the Board with an update of the bank restoration project. He explained that  
233 the project was moving slowly at this time.

234  
235 He noted that The Shores were planning to do paving work which would be  
236 patching versus a complete overlay.

237  
238 He informed the Board that the next week he would be performing the annual  
239 inspection of the Community.

240  
241 He informed the Board of the status of the maintenance area renovation and that  
242 he has been speaking with the architect along with Mr. Dietz. He was hoping to have  
243 the total cost put together so that this could be presented to the residents to see if this is  
244 something with which they want to move forward. Mr. Bumgarner expressed his  
245 support for a long-term plan for continual development of community amenities.

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247 **SIXTEENTH ORDER OF BUSINESS** **Staff Report – District Management**

248  
249 Mr. Moore reminded the Board that the next meeting is scheduled for February 15,  
250 2021 at 2:00 p.m. and that he was in the early stages of putting together the proposed  
251 budget for next fiscal year.

248 **SEVENTEENTH ORDER OF BUSINESS**            **Supervisor Requests**

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250            During Supervisor Requests, Mr. Bumgarner reminded the Board about the  
251 importance of the upcoming MPOA Board meeting. He also informed the Board that he  
252 had to cancel his meeting with the County Commissioner but will be rescheduling.

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254 **EIGHTEENTH ORDER OF BUSINESS**            **Adjournment**

On a motion from Mr. Bumgarner, seconded by Ms. Harenchar, the Board approved to adjourn the meeting at 4:59 p.m., for the Waterlefe Community Development District.

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Secretary / Assistant Secretary

  
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Chairman / Vice Chairman