

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, February 15, 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	Board Supervisor, Chair
Ruth Harenchar	Board Supervisor, Vice-Chair
Jim Davis	Board Supervisor, Assistant Secretary
Dick Carroll	Board Supervisor, Assistant Secretary
Sydney Xinos	Board Supervisor, Assistant Secretary

Also present were:

Greg Cox	Interim District Manager, Rizzetta & Company, Inc.
Jerry Whited	District Manager, Rizzetta & Company, Inc.
Andy Cohen	District Counsel, Persson, Cohen & Mooney, P.A.
Rick Schappacher	District Engineer, Schappacher Eng.
Steve Dietz	General Manager, Waterlefe Golf Club
Bob Griswold	Representative, MPOA
Mike Jacobs	Representative, Landscape Committee
John Toborg	Field Services Manager, Rizzetta & Company, Inc.
Alex Johnson	Representative, Solitude

Audience	Present
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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 received audience comments from an audience member who questioned if the Golf Course could offer additional discounts to the resident members and asked about the ownership of the roadways in the community and the public access status. The Board and staff addressed both questions during the meeting.

49 **THIRD ORDER OF BUSINESS**

**Consideration of the Regular Meeting
Minutes from the Board of Supervisors'
Meeting held on January 18, 2021**

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The Board reviewed the minutes of the January 18, 2021 CDD Board meeting. The Board made several minor amendments to the minutes.

On a motion from Mr. Davis, seconded by Ms. Harenchar, the Board unanimously approved the minutes of the January 18, 2021 CDD Board meeting, as amended, for the Waterlefe Community Development District.

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57 **FOURTH ORDER OF BUSINESS**

**Consideration of the Operations and
Maintenance Expenditures for the
month of January 2021**

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The Board reviewed the Operations and Maintenance Expenditures report invoices for the month of January 2021 which totaled \$66,092.28. The Chairman requested information from staff as to why the water utility invoices had numerous credits associated with them. The Board also requested that staff verify that the two payments to the MPOA were not a mistake and were just for this fiscal year and last fiscal year. (Note: Per accounting staff, the utility company had billed the District twice erroneously and was paid and then credited back the over-billing. Also, it was verified that one MPOA invoice paid was last year and the second one for this year – nothing was paid twice).

On a motion from Mr. Xinos, seconded by Mr. Bumgarner, the Board unanimously approved to ratify the payment of the invoices in the January 2021 Operations and Maintenance Expenditures report in the amount of \$66,092.28, for the Waterlefe Community Development District.

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72 **FIFTH ORDER OF BUSINESS**

**Consideration of Annuals and Mulch
Proposals**

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On a motion from Mr. Bumgarner, seconded by Mr. Xinos, the Board unanimously approved the ArtisTree Landscape annuals and mulch installation proposal for \$8,224.50, for the Waterlefe Community Development District.

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76 **SIXTH ORDER OF BUSINESS**

**Consideration of Bird Island Tree
Trimming Proposals**

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On a motion from Mr. Xinos, seconded by Mr. Davis, the Board unanimously approved a proposal from Terry's Tree Services to trim branches and remove Spanish Moss from the Bird Island tree for \$1,750, for the Waterlefe Community Development District.

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81 **SEVENTH ORDER OF BUSINESS** **Consideration of Life Room**
82 **Renovation**
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84 The Board received an update from Mr. Dietz regarding options for the
85 renovation plans for the Golf Course clubhouse, putting green and putting green area.
86 After discussion, the Board indicated it favored continuing to move forward with work on
87 the putting green, pavers, and pathway. The Board also indicated it favored continuing
88 with planning for the other areas and that a workshop was desired to discuss the
89 options in more depth. The Chairman requested that staff plan to add these topics to
90 the next agenda: proposal for acquiring new clubhouse furniture, presentation of
91 information from a design architect, and to hold a workshop immediately prior to the
92 next CDD Board meeting about the renovation options.
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94 **EIGHTH ORDER OF BUSINESS** **Consideration for the Sale of the CDD**
95 **Truck**
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97 The Board received a request from Mr. Dietz for approval to declare the CDD
98 owned 2003 Ford Ranger truck as surplus and authorization to sell it for \$800.
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On a motion from Mr. Carroll, seconded by Mr. Bumgarner, the Board unanimously approved to declare the CDD owned 2003 Ford Ranger truck as surplus and authorized staff to sell the truck for \$800, for the Waterlefe Community Development District.

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101 **NINTH ORDER OF BUSINESS** **Staff Report – Aquatics Report and**
102 **Update**
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104 The Board received an aquatics maintenance report from Mr. Johnson, with
105 Solitude Lake Maintenance. Along with the presentation of his monthly report, Mr.
106 Johnson provided an update of pond 18 (looking better), pond 4 (might need Alum
107 treatment), and pond 21 (10 ft. of floral removed from edge). The Board requested that
108 Solitude continue to perform clearing at pond 21.
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110 **TENTH ORDER OF BUSINESS** **Staff Report - Landscape & Irrigation**
111 **Update – Consideration of Landscape**
112 **Committee Meeting Minutes of**
113 **January 8, 2021**
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On a motion from Mr. Xinos, seconded by Mr. Carroll, the Board approved to accept and file the minutes of the January 8, 2021 Landscape Committee meeting, for the Waterlefe Community Development District.

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116 Mr. Bumgarner noted that some of the flower beds out front have plants that are
117 not looking good at this time. Mr. Jacobs noted that these flower beds were included in
118 the two-year plan for work, but he would ask that Mr. Toborg look at the plants.
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121 **ELEVENTH ORDER OF BUSINESS**

**Staff Report – Landscape Committee
Chairman Update**

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124 The Board received a Landscape Committee Chairman update from Mr. Jacobs.
125 Mr. Jacobs provided an update of the gatehouse zone renovation project; gatehouse
126 hedge; lighting of cart path bridge; cart path crossing safety; annuals; plant
127 replacement; Mossy Branch gate; Website presence – charter revision; Winding Stream
128 berms. Mr. Jacobs explained that it was the goal of the Committee to reduce annuals
129 rotation to three times per year but so far had not had success with the life of the
130 annuals. The Board was requested to approve the conduct of a survey of the Mossy
131 Branch entrance to identify the proper location of the entrance signage for County
132 permitting purposes.

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On a motion from Ms. Harenchar, seconded by Mr. Bumgarner, the Board unanimously authorized a survey of the Mossy Branch entrance for \$2,400.00, to determine the proper location of the entrance signage, for the Waterlefe Community Development District.

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On a motion from Ms. Harenchar, seconded by Mr. Davis, the Board unanimously approved the revised Landscape Committee Charter/Mission Statement, for the Waterlefe Community Development District.

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136 **TWELFTH ORDER OF BUSINESS**

Staff Report – Field Inspection Report

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138 The Board reviewed the Field Inspection Report prepared by Mr. Toborg, with
139 Rizzetta Field Services.

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141 **THIRTEENTH ORDER OF BUSINESS**

**Staff Report – Landscape Contractor
Report**

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144 Mr. Dietz discussed the detailed schedule required for fertilizers from ArtisTree.

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146 **FOURTEENTH ORDER OF BUSINESS**

**Staff Reports – Consideration of Golf
Course Committee Meeting Minutes
held on December 3, 2020**

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On a motion from Mr. Davis, seconded by Ms. Harenchar, the Board approved to accept and file the minutes of the December 3, 2020 Golf Committee meeting, for the Waterlefe Community Development District.

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151 **FIFTEENTH ORDER OF BUSINESS**

**Staff Reports – Director of Golf Course
Operations Update**

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154 The Board received a Golf Operations update from Mr. Dietz. Mr. Dietz
155 described an increase in membership and profits not before experienced. He noted that
156 the membership number remains in the 205 range. He addressed comments made at

157 the beginning of the meeting regarding the level of discounts offered to golf club
158 members.

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160 **SIXTEENTH ORDER OF BUSINESS** **Staff Report – Property Manager**
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162 The Board received a Property Manager update from Mr. Dietz and he presented
163 proposals for gate arms replacement.
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On a motion from Mr. Davis, seconded by Mr. Xinos, the Board unanimously approved a proposal from Gate Pros for six gate barrier arms, for \$1,650.00, for the Waterlefe Community Development District.

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166 **SEVENTEENTH ORDER OF BUSINESS** **Work Order Log**
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168 Mr. Dietz described complaints regarding traffic circle signage and presented a
169 proposal for new lighted signage from National Traffic Signs for \$2,044.72 or the option of
170 just replacing the current signage for approximately \$50.00. The Board directed Mr. Dietz
171 to proceed with the replacement option for the current sign.

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173 Mr. Dietz explained the need for a topographic survey for the development of the
174 short game practice area with an estimated cost of \$4,800.00.
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On a motion from Mr. Davis, seconded by Mr. Xinos, the Board approved to authorize the Chairman to approve a topographic survey proposal with a not-to-exceed amount of \$5,000.00, for the Waterlefe Community Development District.

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177 **EIGHTEENTH ORDER OF BUSINESS** **Staff Report – MPOA Liaison Update**
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179 The Board received an MPOA update from Mr. Griswold who informed the Board
180 that the next meeting of the MPOA was scheduled for Wednesday, February 24, 2021
181 at 2:00 p.m.

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183 **NINETEENTH ORDER OF BUSINESS** **Staff Report – District Counsel**
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185 The Board received a District Counsel update from Mr. Cohen. He explained to
186 the Board that he felt the trespassing incident that he has been pursuing for the Board
187 was not proceeding as he hoped, and he recommended that it was time to stop
188 pursuing. The Board members generally agreed, and Mr. Davis recommended that the
189 Community be informed of this decision in the next Chairman's update.
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191 **TWENTIETH ORDER OF BUSINESS** **Staff Report – District Engineer**
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193 The Board received a District Engineer update from Mr. Schappacher. He and
194 Mr. Bumgarner jointly discussed the Kelly property that adjoins the community and the
195 limitations to access it from the District. Mr. Bumgarner discussed the possible creation
196 of sporting amenities such as pickle ball courts and how he had learned of the planned
197 creation of a small sports complex across from the District that would reportedly have

198 pickle ball courts. Mr. Schappacher provided an update of the pond bank restoration
199 project and provided the Board with bid templates for paving repairs, wall repairs,
200 sidewalk repairs, signage repairs, striping repairs, and miscellaneous deficiencies which
201 he was preparing to use to get proposals for the Board to consider.

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203 **TWENTY-FIRST ORDER OF BUSINESS** **Staff Report – District Management**

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205 The Board received a District Manager update from Mr. Cox and he reminded the
206 Board that the next CDD Board meeting was scheduled for March 15, 2021 at 2:00 p.m.
207 Mr. Cox provided a summary review of the December 2020 financial and the action item
208 list to the Board. Mr. Davis requested that the topic of the Southeast Corner Monument be
209 added to the action item list as being “on hold”.

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211 **TWENTY-SECOND ORDER OF BUSINESS** **Supervisor Requests**


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213 Under Supervisor Requests, Mr. Davis shared with the Board his experiences with
214 attempting to get the COVID vaccinations.

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216 **TWENTY-THIRD ORDER OF BUSINESS** **Adjournment**

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On a motion from Mr. Davis, seconded by Mr. Carroll, the Board unanimously
approved to adjourn the meeting at 4:34 p.m., for the Waterlefe Community
Development District.

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Secretary / Assistant Secretary


Chairman / Vice Chairman