

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 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
Richard 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.
David Jackson	District Counsel, Persson, Cohen & Mooney, P.A.
Rick Schappacher	District Engineer, Schappacher Eng.
Steve Dietz	General Manager, Waterlefe Golf Club
John Valletta	Representative, MPOA
Mike Jacobs	Representative, Landscape Committee
John Toborg	Field Services Manager, Rizzetta & Company, Inc. (phone)
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 2:00 p.m. and conducted roll call.

SECOND ORDER OF BUSINESS

Audience Comments

The Board received audience comments from Mr. Doug Horuczki who explained there is an issue with visitors and vendors using GPS and being directed to the back gates where they cannot access because they don't have the appropriate fob for access. Ms. Ruth Harenchar responded that they are aware of the issue and signage is on order for the monument to try and correct the issue.

50 **THIRD ORDER OF BUSINESS**

**Consideration of the Regular Meeting
Minutes from the Board of Supervisors'
Meeting held on February 15, 2021**

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The Board reviewed the minutes of the February 15th, 2021 meeting. The Board made an amendment to clarify lines 168-171 for the election of the \$50.00 sign replacement option.

On a motion by Mr. Davis, seconded by Ms. Harenchar, the Board unanimously approved the minutes of the February 15th, 2021 meeting as amended, for the Waterlefe Community Development District.

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59 **FOURTH ORDER OF BUSINESS**

**Consideration of the Operations and
Maintenance Expenditures for the
Month of February 2021**

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The Board reviewed the operations and expenditures for the month of February 2021 which totaled \$117,644.38. Mr. Dietz clarified the scope of work for the pressure washing invoice for The Board. Mr. Davis directed district management to inquire about the utility bills to find out why one area has a drastic fluctuation (15430-04442) and why some other invoices show several credits. Mr. Bumgarner directed district management to inquire about the deputy schedule, bill and summary that is missing.

On a motion by Mr. Bumgarner, seconded by Mr. Carroll, the Board unanimously approved to ratify the payment of invoices in the February 2021 Operations and Maintenance Expenditures report in the amount of \$117,644.38, for the Waterlefe Community Development District.

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71 **FIFTH ORDER OF BUSINESS**

**Staff Report – Aquatics Report and
Update**

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The Board received the Aquatics Report and Update from Mr. Alex Johnson who was in attendance and gave an update on ponds 18, 4 and 21. Mr. Johnson answered a few questions about differences in algae and its impact at different times of year. Mr. Carroll asked about the hydrilla in the community and Mr. Johnson confirmed they are treating it now. Mr. Bumgarner inquired about some erosion at pond 2 at the far-left end and directed Mr. Johnson to inspect that area.

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81 **SIXTH ORDER OF BUSINESS**

**Staff Report - Landscape & Irrigation
Update – Consideration of Landscape
Committee Meeting Minutes of
February 5, 2021**

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The Board considered the Landscape Committee Meeting Minutes for February 5, 2021 and Mr. Bumgarner asked for clarity on the warranty of some plants whose warranty had run out and that was provided.

On a motion by Mr. Xinos, seconded by Mr. Carroll, the Board approved to accept and file the minutes of the February 5, 2021 Landscape Committee meeting, for the Waterlefe Community Development District.

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SEVENTH ORDER OF BUSINESS

**Staff Report – Landscape Committee
Chairman Update**

The Board received the Landscape Committee Chairman Update from Mr. Mike Jacobs who was in attendance and reported about all ongoing projects including the gatehouse zone renovation, retaining wall erosion control, front entrance landscaping, annuals, plant replacement, mossy branch gate and the two-year plan update. The Board approved an estimate from Crosscreek Environmental totaling \$950.00.

On a motion by Mr. Davis, seconded by Ms. Harenchar, the Board unanimously approved a proposal from Artistree, Not to Exceed \$14,000.00, for the Waterlefe Community Development District.

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EIGHTH ORDER OF BUSINESS

Staff Report – Field Inspection Report

The Board received the Field Inspection Report from Mr. John Toborg who highlighted a palm in item 23 which is lacking in frond production and celebrated the landscaping crew. Mr. Toborg mentioned that for item 28 and the Bass In tree that he recommends only cutting one large limb per year there to avoid any unnecessary trauma to the tree. The Board directed Mr. Toborg to inspect a break along the buffer between lift station on Winding Stream and the pond on the North end.

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NINTH ORDER OF BUSINESS

Discussion of Capital Projects

Mr. Ken Bumgarner opened the discussion of capital projects. Board discussion ensued regarding different capital improvements, necessity, timelines, and variables. The discussion included speculation about the opportunity to purchase the Kelly property for District use either for additional amenities or for maintenance and how the access to that property may or may not be feasible for the community. District management is going to work with Mr. Dietz to prepare for upcoming workshop organization.

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TENTH ORDER OF BUSINESS

**Consideration of Holding a Workshop
for Renovation Options**

The Board considered holding a workshop to discuss capital improvement projects. The Board directed district management to schedule a workshop ahead of next month's regular meeting to begin at 12:00 p.m. on April 19th, 2021.

127 **ELEVENTH ORDER OF BUSINESS** **Consideration of Establishment of**
128 **Audit Committee**
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On a motion by Ms. Harenchar, seconded by Mr. Xinos, the Board unanimously approved appointing the existing Board of Supervisors to establish the Audit Committee, for the Waterlefe Community Development District.

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132 **TWELFTH ORDER OF BUSINESS** **Consideration of Mossy Branch Traffic**
133 **Calming**
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135 The Board considered the Mossy Branch Traffic Calming item and Mr. Dietz
136 opened and introduced the item. Mr. Dietz presented a couple of options for slowing
137 traffic in the area including installing speed humps or tables at 3 different locations in
138 the community as well as possibly installing stop signs. A discussion by the Board
139 ensued. Ms. Harenchar suggested that Mr. Bumgarner include a note about the traffic
140 calming proposition in his regular newsletter and that the district makes an effort to
141 survey the community about the preference to add speed humps, speed tables or add
142 signage.

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144 **THIRTEENTH ORDER OF BUSINESS** **Staff Report - Golf Course Update**
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146 The Board received the Golf Course Update from Mr. Dietz which included an
147 update about membership and possible capital improvements to the golf course
148 amenities including a short game practice area.

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150 **FOURTEENTH ORDER OF BUSINESS** **Staff Reports – Consideration of Golf**
151 **Course Committee Meeting Minutes**
152 **held on January 14, 2021**
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154 The Board considered the Golf Course Committee Meeting Minutes for the
155 meeting held January 14, 2021.
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On a motion from Mr. Davis, seconded by Mr. Carroll, the Board approved to accept and filed the minutes of the January 14, 2021 Golf Committee meeting, for the Waterlefe Community Development District.

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158 **FIFTEENTH ORDER OF BUSINESS** **Work Order Log**
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160 The Board received an update on the Work Order Log from Mr. Dietz who
161 discussed complaints received about pond aerator noise for a couple of the ponds and
162 the steps he is taking with the vendor Vertex for a positive resolution, including possibly
163 relocating the unit if needed. Mr. Xinos inquired about lights for one of the bridges, Mr.
164 Dietz in hoping to have an update soon on the timetable for the completion of that item.
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166 **SIXTEENTH ORDER OF BUSINESS** **Staff Report – MPOA Liaison Update**

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168 The Board received an MPOA Liaison Update from Mr. John Valletta who
169 discussed measures they are taking to be able to live stream their meetings via their
170 YouTube Channel.

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172 **SEVENTEENTH ORDER OF BUSINESS** **Staff Report – District Counsel**

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174 The Board received the District Counsel Update from Mr. David Jackson who
175 explained the E-Verify process and how it effects the district moving forward. Mr. Davis
176 asked that the Board receives a confirmation about independent contractors and how
177 the play into the E-Verify program for special work authorizations that are agreed to
178 outside of contract. Mr. Jackson also noted that the districts Federal Trademarks need
179 to be renewed.

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On a motion by Mr. Davis, seconded by Mr. Xinos, the Board unanimously approved the District to be enrolled in the E-Verify program, for the Waterlefe Community Development District.
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182 **EIGHTEENTH ORDER OF BUSINESS** **Staff Report – District Engineer**

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184 The Board received the District Engineer update from Mr. Rick Schappacher who
185 presented information and bids for several maintenance items including sidewalk repair,
186 roadway repair, striping repair, retaining wall repair and a maintenance area renovation
187 update. Mr. Schappacher purchased a new product for guard rail repair that a vendor
188 will be applying next week to test that product. Mr. Xinos inquired about the dropping
189 inlet by the 8th & 9th tee, Mr. Schappacher gave some feedback on that item.

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On a motion by Ms. Harenchar, seconded by Mr. Carroll, the Board unanimously approved a Not to Exceed Limit of \$4,500.00 in coordination with the sidewalk repair bids, for the Waterlefe Community Development District. Vote was 4-0 as Mr. Davis had stepped out momentarily from the meeting.
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On a motion by Mr. Xinos, seconded by Mr. Davis, the Board unanimously approved a Not to Exceed Limit of \$190,125.20 from Superior for roadway repair, for the Waterlefe Community Development District.

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On a motion by Mr. Xinos, seconded by Mr. Bumgarner, the Board unanimously approved a Not to Exceed Limit of \$1,447.00 for striping repair, for the Waterlefe Community Development District.
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194 **NINETEENTH ORDER OF BUSINESS** **Staff Report – District Management**

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196 The Board received the District Manager update from Mr. Greg Cox who informed
197 the Board that the next regular meeting will be held on Monday April 19, 2021 at 2:00 p.m.
198 which will follow the workshop planned for 12:00 p.m. earlier that day. There were also

199 notifications about the budget proceedings in that May will be for the proposed budget with
200 the final budget meeting planned for August. Mr. Cox also did a brief review of the
201 financials for the FY to date.

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203 **TWENTIETH ORDER OF BUSINESS** **Supervisor Requests**

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205 The Board was addressed by Mr. Dietz with concern to a scheduling deadline to
206 consider creating a short game area for the golf course. The project is estimated around
207 \$200,000. The Board directed Mr. Dietz to notify the vendor that the district will decide if
208 that is an improvement they want to seek out after the workshop next month.

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210 **TWENTY-FIRST ORDER OF BUSINESS** **Adjournment**

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On a motion from Mr. Bumgarner, seconded by Mr. Davis, the Board unanimously approved to adjourn the meeting at 5:00 p.m., for the Waterlefe Community Development District.

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DocuSigned by:

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Secretary / Assistant Secretary


Chairman / Vice Chairman