

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**

A regular meeting of the Board of Supervisors of the Waterlefe Community Development District was held on **Tuesday, July 28, 2015 at 1:00 p.m.** at the Waterlefe River Club, 995 Fish Hook Cove, Bradenton, Florida.

Present and constituting a quorum were:

Ken Bumgarner	Board Supervisor, Chairman
John Brocki	Board Supervisor, Vice Chairman
Rosalyn Warner	Board Supervisor, Assistant Secretary <i>(joined meeting in progress at 1:11 pm)</i>
Chris Hogan	Board Supervisor, Assistant Secretary
Alan Haibach	Board Supervisor, Assistant Secretary

Also present were:

Eric Dailey	District Manager, Rizzetta & Company, Inc.
Andy Cohen	District Counsel, Persson & Cohen, P.A.
Chris Kolb	District Engineer, Schappacher Engineering
Joe Rassett	General Manager, Waterlefe Golf Club
Tyree Brown	Operations Manager, Rizzetta & Company, Inc.
Don McFadden	Golf Course Committee
Dick Hall	MPOA
Tucker Mackie	Hopping Green & Sams, (via speaker phone)
Audience	

FIRST ORDER OF BUSINESS

Call to Order

Mr. Dailey called the meeting to order and conducted the roll call.

SECOND ORDER OF BUSINESS

Public Comment

Mr. Dailey opened the floor for public comment. There were none.

THIRD ORDER OF BUSINESS

**Consideration of Lake Masters Proposal
for Fish Barriers**

Mr. Brocki asked that this item be tabled until after the SWFWMD workshop that is being scheduled for September. The Board tabled consideration of this proposal until after the SWFWMD workshop. A discussion ensued on a date and time for the SWFWMD workshop.

On a Motion by Mr. Brocki, seconded by Mr. Bumgarner, with all in favor, the Board authorized District Management to set up and advertise for a workshop on September 29, 2015 at 11:00 a.m. with SWFWMD subject to their availability, related to pond maintenance and grass carp, for Waterlefe Community Development District.

FOURTH ORDER OF BUSINESS

**Consideration of Watch II Tree Trimming
Project Contribution**

Mr. Bumgarner provided background to the Watch II HOA tree trimming project and the proposed District contribution. Discussion ensued.

On a Motion by Mr. Bumgarner, seconded by Mr. Brocki, with all in favor, the Board approved contributing \$2,000.00 to the Watch II HOA for the tree trimming project, for Waterlefe Community Development District.

Ms. Warner joined the meeting in progress at 1:11 pm.

FIFTH ORDER OF BUSINESS

**Discussion Regarding Air Potato Vine
Leaf Beetle Information**

Mr. Brown reviewed the Air Potato Vine Leaf Beetle information as provided to the Board in the agenda packages. Discussion ensued.

On a Motion by Mr. Hogan, seconded by Ms. Warner, with all in favor, the Board authorized Mr. Brown and Ms. Warner to work with the University of Florida to obtain Air Potato Vine Leaf Beetles for use in the District, for Waterlefe Community Development District.

SIXTH ORDER OF BUSINESS

**Consideration of Invitation to Quote
Package for Landscape and Irrigation
Maintenance Services**

Mr. Brown distributed a redline version of the Invitation to Quote for review with comments provided by District Counsel. Mr. Dailey stated they have asked Austin Outdoor to provide a thirty day extension of the current contract to allow for this process. He stated this would allow the current contract to remain in place until October 31, 2015. A discussion ensued.

The Board asked to get pricing on rain sensor controllers for future replacement; Mr. Rasset advised he is working on that with Toro for the Golf Course and would ask them to look at the District system.

On a Motion by Mr. Hogan, seconded by Ms. Warner, with all in favor, the Board authorized the District Manager to collect proposals for Landscape and Irrigation Maintenance Services to present to the Board at the September 29, 2015 meeting, for Waterlefe Community Development District.

SEVENTH ORDER OF BUSINESS

**Consideration of Manatee County Sheriff's
Office Off-Duty Contract**

Mr. Dailey provided an overview of the contract submitted by Manatee County Sheriff's Office for off-duty patrols. He advised they are proposing a rate increase of \$37 to \$42 per hour as of July 1, 2015, which would result in an increase of \$75 per month or \$900 per year. Mr. Cohen reviewed the changes from the version previously approved by the Board.

On a Motion by Mr. Bumgarner, seconded by Mr. Brocki, with all in favor, the Board approved the contract for the Manatee County Sheriff's Office for Off-Duty Patrols, for Waterlefe Community Development District.

EIGHTH ORDER OF BUSINESS

Consideration of Flood Insurance Quotes

Mr. Dailey presented the flood insurance quotes received from Stahl and Associates and Egis for maintenance buildings A, B, and the golf pro shop. Mr. Rasset recommended the Board consider the Egis proposals with deductibles at \$3,000.00. Discussion ensued.

On a Motion by Mr. Bumgarner, seconded by Mr. Hogan, with all in favor, the Board approved the Egis Proposals with a \$3,000.00 deductible totaling \$5,116.00 for Flood Insurance for Maintenance Building A, Maintenance Building B, and the Golf Pro Shop, for Waterlefe Community Development District.

NINTH ORDER OF BUSINESS

**Consideration of Resolution 2015-08, Re-
Designating Depository**

Mr. Dailey advised the purpose of the resolution changing the depository is to save the District from paying bank fees each month with the current bank. He noted that Rizzetta & Company, Inc. has an agreement in place with SunTrust Bank for the Districts they manage to waive standard banking fees.

On a Motion by Mr. Hogan, seconded by Mr. Bumgarner, with all in favor, the Board adopted Resolution 2015-08, Re-Designating Depository to SunTrust Bank, for Waterlefe Community Development District.

TENTH ORDER OF BUSINESS

**Ratification of Special Legal Counsel
Retainer Agreement**

Mr. Cohen provided an overview of the Special Legal Counsel Retainer Agreement with Bryant Miller Oliver, advising for services related to analyzing the District's options concerning negotiating with the bondholders of the Golf Course Revenue Bonds. He stated that this agreement has previously been ratified and was presented for informational purposes only. A Discussion ensued on limiting and controlling expenses as it relates to legal fees.

ELEVENTH ORDER OF BUSINESS

Consideration of Proposal from Florida Reserve Study and Appraisal for Update with Site Inspection

Mr. Dailey provided an overview of the proposal from Florida Reserve Study to provide an update to the most recent reserve study report dated March 3, 2014 for \$1,800.00. He stated that the District Engineer recommended that the Board wait to have the report updated based upon his review. The Board asked to table this item and review it again in twelve months with the District Engineer.

TWELFTH ORDER OF BUSINESS

Consideration of Proposal from Radarsign for Repairs

Mr. Rasset provided an overview of the proposal received from Radarsign, which totaled \$925.00. A discussed ensued on making the repairs to the current signs.

On a Motion by Ms. Warner, seconded by Mr. Haibach, with all in favor, the Board approved the Proposal from Radarsign for Repairs with a One Year Warranty, in the amount of \$925.00, for Waterlefe Community Development District.

THIRTEENTH ORDER OF BUSINESS

Ratification of Agreement for Golf Course Pump Station

Mr. Cohen and Mr. Rasset presented two agreements, one with Systematic Services in the amount of \$19,815.00 and one from WESCO/Flowtronex in the amount of \$109,245.00, which totaled \$129,060.00. They noted a reduced delivery time of six weeks as opposed to twelve weeks with Metro PSI for the pump station. Discussion ensued.

On a Motion by Mr. Hogan, seconded by Mr. Haibach, with all in favor, the Board Rescinded approval to execute a contract with Metro PSI and Authorized Execution of the WESCO and Systematic Services Contracts, in an amount not to exceed \$130,000.00 subject to District Counsel review, for Waterlefe Community Development District.

Mr. Cohen noted that financing for the pump station would show as a transfer from the District to the golf course per his conversation with Mr. Kennedy and the auditor for the District. He stated working on the details of the financing plan between the District and the golf course would be discussed at a later date.

FOURTEENTH ORDER OF BUSINESS

Discussion Regarding Golf Course Study

Mr. Cohen presented the resume of Mr. Richard Hohman, and discussed the recommendation by Bond Counsel for an independent golf course study by the District. Discussion ensued.

On a Motion by Mr. Hogan, seconded by Ms. Warner, with all in favor, the Board Authorized the Chairman to execute a Contract with Mr. Hohman, in an amount not to exceed \$6,000.00, for Waterlefe Community Development District.

FIFTEENTH ORDER OF BUSINESS

Update on Website Compliance

Mr. Dailey advised the draft version of the new website will be available for review by August 31, 2015. He will provide the links to the Board once he receives them.

SIXTEENTH ORDER OF BUSINESS

Consideration of the Minutes of the Board of Supervisors' Meeting held on June 23, 2015

Mr. Dailey presented the minutes of the Board of Supervisors' Meeting held on June 23, 2015.

On a Motion by Mr. Bumgarner, seconded by Mr. Brocki, with all in favor, the Board approved the Minutes of the Board of Supervisors' Meeting held on June 23, 2015, for Waterlefe Community Development District.

SEVENTEENTH ORDER OF BUSINESS

Consideration of the Minutes of the Continued Board of Supervisors' Meeting held on June 30, 2015

Mr. Dailey presented the minutes of the Continued Board of Supervisors' Meeting held on June 30, 2015.

On a Motion by Mr. Bumgarner, seconded by Mr. Hogan, with all in favor, the Board approved the Minutes of the Continued Board of Supervisors' Meeting held on June 30, 2015, for Waterlefe Community Development District.

EIGHTEENTH ORDER OF BUSINESS

Consideration of the Minutes of the Landscape Committee Meeting held on May 12, 2015

Mr. Dailey presented the minutes of the Landscape Committee meeting held on May 12, 2015. He asked if there were any questions. There were none.

On a Motion by Mr. Bumgarner, seconded by Ms. Warner, with all in favor, the Board accepted the Minutes of the Landscape Committee Meeting held on May 12, 2015, for Waterlefe Community Development District.

NINETEENTH ORDER OF BUSINESS

**Consideration of the Operations and
Maintenance Expenditures for the Month
of June 2015**

Mr. Dailey presented the operations and maintenance expenditures for the period of June 1-30, 2015, which totaled \$132,322.07.

On a Motion by Mr. Bumgarner, seconded by Ms. Warner, with all in favor, the Board approved the Operation and Maintenance Expenditures for the Month of June, 2015, which totaled \$132,322.07, for Waterlefe Community Development District.

TWENTIETH ORDER OF BUSINESS

Review of Monthly Financials

Mr. Dailey provided an overview of the financials for the month of May 2015. A question was asked regarding the year to date line item for the MPOA staffing contract. Mr. Dailey stated he would research and update the Board at the August meeting.

TWENTY-FIRST ORDER OF BUSINESS

Staff Reports

- A. District Counsel
Mr. Cohen provided updates regarding the Shores matter and Trademark issues.

- B. District Engineer
Mr. Kolb reviewed a sign template; the Board asked questions related to line of sight and permits; they also asked that the word "Entrance" be added to the template.

The Board requested that Schappacher Engineering provide a break out of fees by project on the monthly billing going forward.

- C. Property Manager
Mr. Rasset provided an overview of ongoing maintenance items.

- D. Golf Course Manager
Mr. Rasset provided an update regarding Cart insurance and reviewed the monthly financials for the golf course.

- E. Golf Course Committee
No report, it was included with the Golf Course Manager's.

- F. Erosion and Waterways Committee
Ms. Warner requested approval of new Committee Members: Linda Anderson, Lou Balestra, Ron Kurtis, Frank Papp, Ken Kutska, Carol Alexander, and Chris Pierson.

On a Motion by Mr. Hogan, seconded by Mr. Bumgarner, with all in favor, the Board appointed the new Members to the Erosion and Waterway Committee, for Waterlefe Community Development District.

- G. Landscape Committee
Ms. Warner provided an updated regarding the recent annual rotation.

- H. District Manager
Mr. Dailey advised the next meeting of the Board of Supervisors is scheduled for Tuesday, August 25, 2015 at 6:00 pm, at which time the public hearing on the final budget for fiscal year 2015/2016 will be held.

Mr. Dailey reviewed the Action Items list. Mr. Dailey advised the name plates have been put on hold until the new District Manager with Rizzetta & Company, Inc. takes over in September.

The Board requested an email be sent to the community explaining the reason for the proposed increase in the budget and addition of the separate Reserve Fund budget. Mr. Dailey stated he will work with Mr. Rasett to draft an email to be circulated to the community.

- I. Maintenance Reports
Mr. Dailey provided an overview of the Ecological Consultants report as well as the Field Inspection report.

TWENTY-SECOND ORDER OF BUSINESS Supervisor Requests

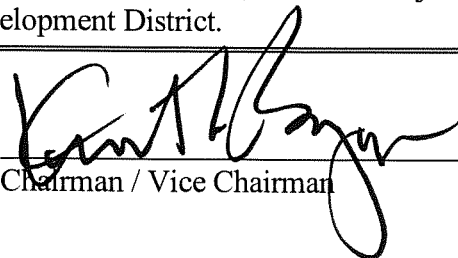
Mr. Dailey opened the floor for Supervisor requests and comments.

TWENTY-THIRD ORDER OF BUSINESS Adjournment

On a Motion by Ms. Warner, seconded by Mr. Brocki, with all in favor, the Board adjourned the meeting at 3:47 p.m., for Waterlefe Community Development District.



Secretary / Assistant Secretary



Chairman / Vice Chairman