

Waterlefe Newsletter Highlights Edition #20

An informal summary of community news plus a review of recent MPOA, CDD (incl. golf) meetings

BOAT SLIPS and the RIVER's MARINA, *Maggie Averso*: See Maggie Averso at the Pro Shop if you are interested in purchasing one of the several slips / boat lifts at the river-side marina. WCI has just now started the process of transferring management of the 59-slip marina to Waterlefe's existing Marina Club. The boat slips / lifts at the roundabout will be available shortly. For more details, see Maggie Averso or Doug Egly. Attention residents living in the Marina Landings section of Fish Hook Cove: Please do not power-wash the retaining wall next to your docks.

BOOK EXCHANGE: Did you know that we have a free book exchange program? It's in the hallway next to the fitness center. Simply donate your used books and/or borrow another one or two yourself.

BRIGHT HOUSE NETWORKS (BHN), MPOA, *Jack Ritchie*: As a reminder, our 10-year contract for special bulk-rate discounted cable TV pricing expires *next* December (2010). If you would like to be part of the bidding process, contact Jack Ritchie or an MPOA Board member. In the interim, specific inquiries about your Bright House account should be addressed by first calling 1-888-832-7346, and if you still have any unanswered questions, then call Carrie Sullivan for further assistance (locally at 545-7450).

CALENDAR OF UPCOMING EVENTS, MPOA, *Bert Groves and Stephanie Lang*: Call Bert Groves (744-9881) to reserve your table(s) at these special upcoming River Club events listed below:

July 23	Trivia Challenge	Aug 6	Pizza and Pasta Night
July 25	Saturday Night a la carte Dinner	Aug 15	Saturday Night a la carte Dinner
Aug 1	Summer Pool Party	Aug 20	Trivia Challenge
Aug 6	Men's Luncheon	Aug 29	Saturday Night a la carte Dinner

Reservations are always recommended. Reminder, the dates / times for all events are subject to change.

CERT, *Stephanie Lang*: Waterlefe's Community Emergency Response Team will be conducting another training exercise on July 27th to be better prepared in the event of an actual emergency. As you may know, CERT's purpose is to function as first-responders if the local fire department or EMS cannot reach us. CERT is always looking for volunteers to be new or part-time members, particularly those with medical background to assist in first aid. Anyone interested should contact Phyllis Schuler or Stephanie Lang.

CDD FINANCES, *Terry Holinsky and Tony Maddaloni*: We're now nine months into the current fiscal year and we're still approximately on budget; exceeding our budget in some categories (i.e. legal fees) while under budget in other categories. Fortunately, the CDD Board's budget plans call for *no increase* in assessments (taxes) for the 2009-2010 fiscal year. Note: The recent audits of the CDD and the golf course books proved that these finances are being accounted for properly.

COMMUNICATING WITH THE CDD, *Tony Maddaloni*: For any issues that you may have about Waterlefe's CDD services, your initial contact should be with Molly Syvret at msyvret@rizetta.com. As you may know, all official communication must include the CDD Management Company for "Sunshine Law" purposes. You should also know that communicating with the CDD might cause your correspondence to become part of the public record. This reminder is only significant if you want to keep your e-mail address private.

COMMUNICATIONS, MPOA, *Jack Ritchie and Bert Groves*: As a reminder, see Bert Groves in the River Club if you do *not* know how to access the private member section of Waterlefe's Website, www.waterlefeclub.com. This Website is Waterlefe's only official Website. It is also linked to the official Waterlefe CDD Website, www.waterlefecdd.org.

DESIGN REVIEW BOARD: MPOA, *Karen Ohnmacht*: Having lawn problems? New options are now available to residents when you might consider replacement of your lawn. Two varieties of grass are now being offered; “Captiva” which is a newly released variety of St. Augustine, and also “Empire Zoysia”. These options are based on whether it is a section of your lawn or the entire lawn that needs replacement. Please check with the Property Management (747-6898) office regarding this request or any other requests you may have.

DUES DOLLARS AT WORK: Between the CDD and the MPOA, the large scale projects either in progress or being considered include: replacement of several large palm trees, replacement of shrubbery in certain areas, anti-erosion aquatic planting, and roadway repair, a new fence for the Pointe’s playground, anti-speeding radar equipment, and improvements to the A/C system in the fitness center.

EROSION at WATER’S EDGE, CDD, *Molly Syvret and Roz Warner*: Because the CDD owns the property at the water’s edge of all canals and ponds, it has implemented Phase I of its program to minimize / prevent further erosion. This phase is almost complete and consists of one of six different aquatic plants being planted in the water on the resident’s side of the canals. As a reminder, homeowners are prohibited from planting any aquatic plants on their own. The only approved planting will be done by our contractor.

GOLF COURSE CONDITION, CDD, *Ken Bumgarner*: For those of you away for the summer, you might be interested to learn that the golf course is in very good lush-green condition, especially the tees, fairways, fringe, and long rough. The greens are nearly back to their excellent shape, running smooth but still a bit slower than normal. You may have noticed the sign out front that indicates Waterlefe was voted the number one golf course in the area. For an update on recent and pending improvements to the course, contact Ken Bumgarner or Doug Egly.

GOLF COURSE FINANCES, CDD, *Tony Tierno*: The golf course’s financial results for the month of June were better than budget and forecast. These results were very pleasing considering the state of the economy and compared to the operations at other similar golf facilities. The Golf Committee is working closely with Escalante Golf with the expectation of generating a positive improvement in earnings compared to prior years.

GOLF MEMBERSHIPS, *Maggie Averso*: A new and exciting offer is being finalized for an August 1st promotion. For anyone wishing to become a golf member (passport-holder), they’ll be a significant price discount (up to \$7,000!). For more details, call Maggie Averso in the Pro Shop (744-0393) or send her an e-mail at maverso@escalantegolf.com.

FITNESS CENTER and COMMUNITY POOL, MPOA, *Charlie Sheets*: See Charlie about the new group exercise program (started in June), or see Jana about each Friday morning’s Pilates classes that are now held indoors for the summer. As mentioned above, the fitness center’s air conditioning system is being repaired.

JUNIOR GOLF CAMP, *Steve Dietz*: The Pro Shop is hosting its 2nd junior camp this summer; again providing golf instructions for your children or grandchildren ages 6 thru 14. The dates are Tuesday July 28th thru Friday July 31st. Contact the Pro Shop for more details.

LANDSCAPING of COMMON AREAS, CDD, *Roz Warner*: The CDD and the MPOA are working with a consultant (OLM) to help us negotiate our upcoming landscaping contracts. We are confident OLM will be successful in raising the performance standards while possibly reducing the total landscaping expenses for Waterlefe’s common areas as well as the villa and condo associations.

MPOA BOARD: *Mike Long*: At June’s meeting, Bob Pinto was approved by the Board to fill a mid-term vacancy left by Paul Lynch, who had resigned.

MPOA FINANCES, MPOA, *Karen Clark and Mike Long*: The MPOA's financial condition is healthy compared to budget, despite the unfortunate upturn in foreclosures.

NEWS OUTSIDE THE GATES: (SR64 update): Current plans for the construction on SR64 shows that multiple *westbound* lanes will be re-opened prior to the new school year. Completion of this project is supposedly scheduled for February 2010. In a report this week by the Sarasota and Manatee County tax collectors, 842 businesses (25% of total) have failed during the past year, far more than the normal number of failures. It doesn't help that Bradenton's un-employment rate just hit 11.7%, four times higher than it was in 2004. Let's hope that *this* is rock bottom and we're about to see better times.

OPEN MEETINGS: Each month, a minimum of 12 meetings are held by the MPOA, CDD, formal committees or ad hoc committees. As a reminder, these meetings are always open to all residents. Your participation is appreciated and encouraged.

PROPERTY MANAGEMENT, MPOA, *Doug Egly and April Lipstein*: As a reminder, the Property Management office has relocated to a new building near the golf maintenance buildings. Their mailing address is 10025 Waterlefe Blvd. Their phone # remains 747-6898. New e-mail addresses for April Lipstein, Sandra Ferraiola, and Matt Schmitt are april@waterlefempoa.com, sandra@waterlefempoa.com, and matt@waterlefempoa.com respectively.

REAL ESTATE (SALES), *MLS data*: As of last week, there are 62 active listings and three pending sales. Waterlefe's inventory of properties-for-sale is down from the past which hopefully will stabilize the prices that continue to drop. The median price for property sold this year is now about \$160 per square foot. Twelve properties have been sold this year with seven being condos, a good sign for condo sales.

REAL ESTATE (RENTAL POLICY), MPOA and PROPERTY MANAGEMENT: Did you know that Waterlefe property owners can only rent their property three times per year, and each rental period must be 30+ days? Please register your tenants so that they can take advantage of any special deals at the River Club or on the golf course. Contact the Property Management office (747-6898) to complete their "Statement by Tenants" form. Note: A policy is being considered to better track rentals. It may call for new badges in order to use the pool, or de-activating gatehouse clickers of unauthorized rentals.

REMINDER: We still get too many complaints about some residents not picking up after their dogs, and about some boaters ignoring the no-wake policy. We live in a beautiful community, let's keep it that way.

RIVER CLUB'S FOOD and BEVERAGE MINIMUM, MPOA, *Karen Clark*: At the July 27th MPOA meeting, the Board will vote to renew and/or modify the existing policy which assigns each property owner a 'minimum' at the River Club. The current policy expires this July 31, 2009.

RIVER CLUB OPERATIONS, MPOA, *Bill Bower*: Vision Golf, the new vendor we've contracted with to oversee operations of the River Club, Fitness Center and the pool, has already had a positive impact on operations. Some of the upcoming enhancements to their program include a new and improved menu for lunches (effective August), and a new and improved menu for dinner (starting in October). Year-to-date, attendance is up 18% over 2008.

SECURITY, CDD, MPOA, *April Lipstein*: We continue to tighten security at the gatehouse via new computer software and more thorough questioning of outsiders. A "Gate House Entry Authorization" form was distributed to our residents via email. The participation of the community is critical with regards to the security of the neighborhood. To date, Property Management and Security operations have only received about 1/3 of the residents' information. Call 747-6898 to get your copy of this important form.

TIDEWATER / WATERLEFE JUNIOR CAMPS: Effective today, Monday July 20th, Tidewater Preserve and Waterlefe are co-hosting Junior Fun Camps for children and grandchildren ages 7 thru 12 every Monday, Wednesday and Friday through the end of August. At your option, the activities can include tennis, wiffle ball, kickball, ultimate Frisbee, water balloons, capture the frog, kite flying, swimming, water volleyball, jart toss game, canoe races, arcade style shooter competition, and inner tube raft water wars.

WEBSITES OWNED BY RESIDENTS: It has come to our attention that at least two Waterlefe residents own and operate Websites that could easily confuse other residents to think that those Websites are endorsed by the MPOA or CDD Boards. To confirm, these Websites, and the vendors advertising in the 'business referral directory' within them, are not endorsed by the Waterlefe Master Property Owners' Association or the Waterlefe Community Development District.

If you have any comments or suggestions about any topic in this newsletter, or a suggestion for an issue you'd like to see addressed, contact one of the MPOA or CDD Board officers or you can e-mail mpoa@waterlefempoa.com. or cdd@waterlefecdd.com.