

2018 Annual Homeowner Meeting

**Bayside Community Church, 15800 SR64 East
Monday, January 22, 2018**

- 6:00PM Doors Open**
- 6:30PM Manatee County Sheriff's Office**
- 6:45PM Start Annual Meeting**
- 8:00PM Adjourn**

**MPOA – Master Property Owners' Association
CDD – Community Development District**

Crime Prevention

Manatee County Sheriff's Office

- ▶ Waterlife guard must remain at gate
 - ▶ Sheriff wants firsthand information
- ▶ Nuisances – During work hours
 - ▶ Not crime or safety concern
 - ▶ Can call Property Management or Pro Shop
- ▶ Listen carefully to:
 - ▶ “See Something – Say Something”
- ▶ Please welcome Captain Mealy

Introduce 2018 MPOA Board Members

- ▶ 2017 and 2018
 - ▶ Dik Hall
 - ▶ Bob Griswold
- ▶ 2018 and 2019
 - ▶ Jodi Carroll
 - ▶ Chuck Gregory
 - ▶ Tom Werner
- ▶ Only the 3 Board Members applied this year



Welcome

**Welcome Waterlefe Homeowners
to the January 24, 2018**

Master Property Owners' Association Annual Meeting

- ▶ **Review 2017**
- ▶ **Look to Future**

Agenda for Tonight

1. Motion to elect meeting chair
2. Open Meeting
3. Pledge of Allegiance to the flag
4. Board approve January 23, 2017 meeting minutes
5. Ken Bumgarner – our CDD Chair
6. Five MPOA board members
7. Old Business
8. New Business
9. Thank you comments
10. Adjourn Meeting

Elect Meeting Chair

- ▶ Motion to elect homeowner to chair meeting
- ▶ Motion – Second – Discuss – Vote
- ▶ Elected homeowner conduct meeting

Opening 2018 Annual Homeowner Meeting

- ▶ Open meeting and call to order
- ▶ Homeowner quorum (30%) not required
 - ▶ No homeowner votes tonight
- ▶ Confirm meeting properly noticed
- ▶ Proceed with meeting

Pledge of Allegiance

▶ Please Stand

I pledge Allegiance to the flag of the United States of America and to the Republic for which it stands, one nation under God, indivisible, with Liberty and Justice for all.

▶ Please be Seated



Board approve 2017 Meeting Minutes

- ▶ Board approve 1/23/17 meeting minutes
- ▶ Motion – Second – Discuss – Vote
- ▶ 2017 meeting minutes approved



Waterlefe CDD
Community Development District

Welcome CDD Chairman
Ken Bumgarner

MPOA Board Reports

Bob Griswold, President

- ▶ MPOA Overview
- ▶ Liaison – Property Management & Boat Lift
- ▶ Current MPOA Organization Activities
- ▶ Joint MPOA & CDD Strategic Plan

Jodi Carroll, Director at Large

- ▶ Joint MPOA & CDD Survey
- ▶ Spectrum cable contract
- ▶ Information Technology Committee
- ▶ Communications Committee

MPOA Board Reports

Chuck Gregory, VP Finance & Human Resources

- ▶ Finance Update
- ▶ Finance Committee

Dik Hall, Director at Large & Corporate Secretary

- ▶ River Club (our biggest asset)
- ▶ Activities and Welcome Committees

Tom Werner, Board Vice President

- ▶ Legal Update
- ▶ DRB, Covenants , and Amenities Committees

President's Report

Accomplishments – 2017 MPOA Organization

- ▶ Maintain, Fix and Upgrade
 - ▶ New River Club hardscape, railings and lighting
 - ▶ Erosion repair at boat lift
 - ▶ Upgrades for bar service in River Club
- ▶ Build new kayak racks & fishing dock at The Pointe
- ▶ Promote vibrant and active River Club
- ▶ Support Design Review Board & Legal activities
- ▶ Complete homeowner survey
 - ▶ Thank you Jim Davis (CDD) & Jodi Carroll (MPOA)

Capital Spending Five Year Plan

- ▶ Identified, Costed & Prioritized MPOA Projects
- ▶ 2018
 - ▶ River Club Upgrades – including new landscape
 - ▶ New website & resort management software
 - ▶ Two boat lift projects
 - ▶ First half erosion fix at The Pointe

Capital Spending Five Year Plan

- ▶ 2018 Capital Spending Plan
 - ▶ \$140,000 Reserve
 - ▶ \$40,000 Expense
- ▶ New Item – Pool Gazebo needs replacement
- ▶ Remove Fishing Pier and replace Front Doors in 2020

MPOA Loans

- ▶ Loan for Bar & Bistro finalized in 2014
 - ▶ Pay off March 2024
 - ▶ Loan for kitchen paid off same date
- ▶ Both Loans
 - ▶ \$8000/month principal and interest
 - ▶ \$490k still owed
 - ▶ Eliminated monthly office & storage costs
- ▶ Current loans changed club use and increased River Club revenues
- ▶ Board supports paying down loans

Streamline MPOA Organization

Staff

- ▶ Two direct reports to Board
- ▶ Eleven full time staff
- ▶ Service staff varies seasonally

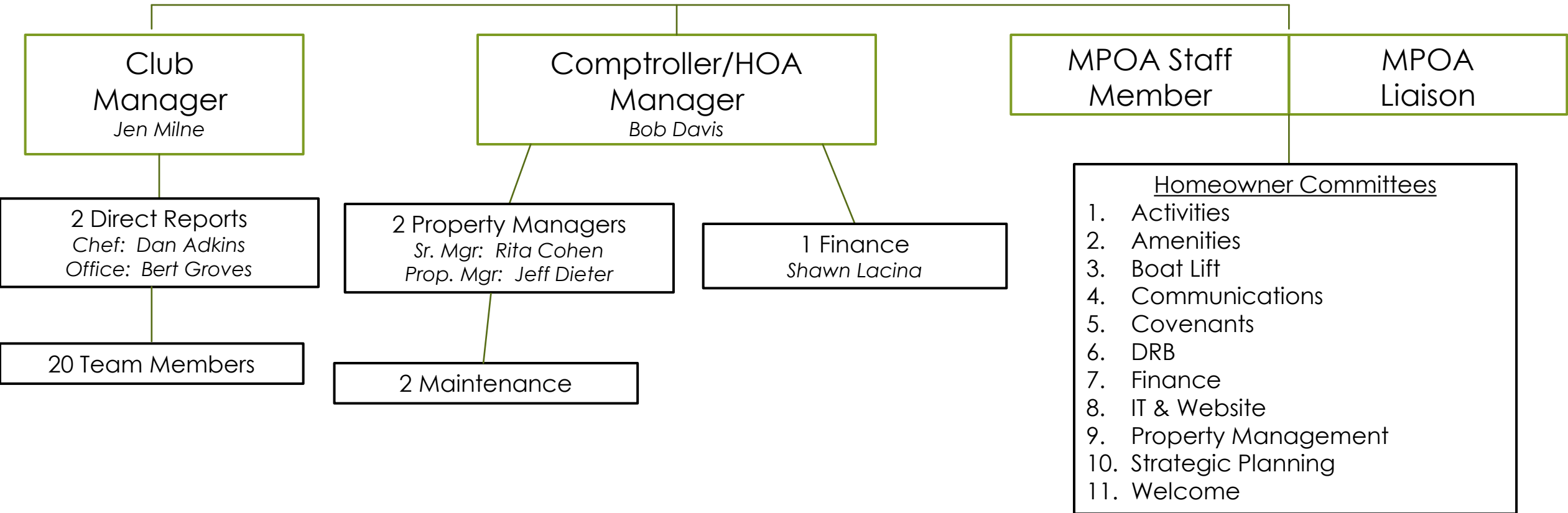
Committees

- ▶ Eleven homeowner committees
- ▶ Each committee has chair person & charter
- ▶ Each assigned 1 staff member & 1 Board liaison
- ▶ Output – Recommendations to Staff & Board

MPOA Board

Staff

Committees



Property Management

Staff Members

Bob Davis

Shawn Lacina

Rita Cohen

Jeff Dieter

George Ashurov

Jeffrey Warfel

Esperanza Garcia

Comptroller/HOA

Assistant to Comptroller

Sr. Property Manager

Property Manager

Maintenance

Maintenance

Housekeeping

Property Management Committee

Homeowners

Bill Shopovick

Carol Alexander, Dave Donnelly,
Terry Holinsky, Bill Stasiuk, John Stevens

Janice Ritchie

Bill Strollo

Bob Griswold

Committee Chair
Homeowners

Amenities Liaison
CDD Liaison
MPOA Liaison

Property Management 2017

- ▶ Provide Property Management services
 - ▶ Watch, Watch II, Sound, Shores
 - ▶ Marina, River Club mechanical/electrical systems
 - ▶ Pool, Fitness Center, Boat Lift & The Pointe
- ▶ Manage Yard Maintenance at Villas
- ▶ Perform specific maintenance services for CDD
- ▶ Support community security, parking restrictions & canal enforcement

Boat Lift Access to Manatee River & Gulf

- ▶ Annual assessment (110 homes plus 13 inner slips)
 - ▶ Lift enhances home values

Boat Lift Committee

Herb McCarty

Jeff Dieter

Bob Griswold

Committee Chair

Property Management

MPOA Liaison

Boat Lift

- ▶ Recent maintenance
 - ▶ Fix erosion
 - ▶ Rebuild 2 walkways & inner dock
 - ▶ Maintain mechanicals & cables
 - ▶ Replace lift straps
- ▶ Plan for 2018
 - ▶ Repair/Paint lower metal structure
 - ▶ Replace outer dock, including pylons

Marina Club

Joel Lengyel

Board President

Dennis Carkonen, Rob Young

Board Members

Strategic Planning Committee

- ▶ First Meeting February 2017
 - ▶ Develop mission & vision statements
 - ▶ Brainstorm strengths & weaknesses
 - ▶ Also support survey development

Strategic Planning Committee

Current Core Team

Bob Griswold

Jen Milne

Steve Dietz

Janice Reed

Jim Davis

Jodi Carroll

Committee Chair

River Club

Golf Club

Marketing

CDD

MPOA

Key Homeowners – Franklyn Dickson, Karen Enis, Mary Lou Kovac,
Art Miller, John Stevens

Strategic Planning

- ▶ Two Key Ideas
 - ▶ Promote Home Values
 - ▶ Make Waterlefe the Premier Golfing & Boating Community on the Florida Gulf Coast
- ▶ Captured All Team Ideas (Good & Bad)
- ▶ Developed Four Key Initiatives
 - ▶ Promote Homeowner Property Values
 - ▶ Promote Homeowner Satisfaction
 - ▶ Encourage Home Upgrades
 - ▶ Attract New Homeowners
- ▶ Preparing detailed recommendations for CDD & MPOA



Jodi Carroll

MPOA Director at Large

Jodi Carroll

MPOA Director at Large

- ▶ Joint MPOA & CDD Homeowner Survey
 - ▶ Jim Davis – CDD Representative
- ▶ Cable TV Committee
- ▶ Information Technology Committee
- ▶ Communications Committee

Waterlefe Homeowner Survey

- ▶ Information gathering for the CDD/MPOA Strategic Planning Committee
- ▶ Survey conducted October 15 – November 15, 2017
- ▶ 495 responses
 - ▶ Every HOMEOWNER the ability to complete a survey
 - ▶ No stuffing the ‘ballot box’
- ▶ Results shared on the Waterlefe website

Key Findings

- ▶ Support to maintain what we have before we incur debt or increase fees for anything new
 - ▶ Find ways to reduce fees
 - ▶ Support for improving EXISTING amenities
- ▶ Much support for compliance with covenants
- ▶ We feel safe in our community
- ▶ We want people to PICK UP after their pets

Key Findings

- ▶ We value our River Club and Golf Course as assets to our community
- ▶ Significant support to improve common area landscaping and lighting at the entrance
- ▶ Minimal support for adding Bocce ball, Pickleball to the community
- ▶ High ratings for cleanliness of River Club and Golf Club
 - ▶ Some improvement needed in the Fitness Classroom

We have some work to do...

- ▶ Keep Costs Down – across the board
 - ▶ Balancing act – costs for services increase; will need to compromise
- ▶ Many comments about the fishing pier
 - ▶ UPDATE: Fishing Pier ‘relocated’
- ▶ Keep homeowners better informed of decisions
 - ▶ Communications Committee will work toward improvements
- ▶ River Club menu options
 - ▶ Some love the menu; others made suggestions for improvement

We have some work to do...

- ▶ Term limits mentioned consistently – for both MPOA and CDD
- ▶ Poor ratings for noise level in River Club Bar
- ▶ On course restrooms need attention
 - ▶ UPDATE: Improvements on the way
- ▶ **Next Steps:** MPOA and CDD analyze the data and look for trends
 - ▶ Some issues addressed by staff, others by focus groups
- ▶ Established a benchmark – survey every three years

Cable TV Committee

Homeowners

Jack Ritchie

Tony Maddaloni

Tony Tierno

Jodi Carroll

Committee Chair

Homeowner

Homeowner

MPOA Liaison

Cable TV Contract

- ▶ Currently under **third** bulk cable TV contract since 2000
 - ▶ Current contract with BrightHouse until February 2022
for cable TV ONLY
- ▶ Basic cable TV service paid through MPOA fees
 - ▶ Additional service (Internet, house phone, DVR paid by homeowner)
- ▶ In 2017 Spectrum invited us to re-negotiate package that **INCLUDES Internet**

Cable TV Contract

- ▶ Committee conducted extensive research and recommended approval of a new contract to include CABLE TV and INTERNET
 - ▶ New contract extends one additional year to March 31, 2023
- ▶ MPOA approved contract and increase in MPOA fees to accommodate the increased expense (\$10/mo.)
- ▶ Information about the change available on CABLE TV tab of Waterlefe website
- ▶ Implementation April 2018
 - ▶ Each resident must make decision about their individual service April 1-5, 2018
- ▶ Expect to see improvement on bill by June 2018

Information Technology Committee

Dyana Young

Committee Chair/Homeowner

- ▶ River Club AND Property Management moving to a new Resort Management Software System
- ▶ Streamline operations
 - ▶ No longer have 5 databases to update and maintain
- ▶ Improved service to residents
 - ▶ Access to account information and online payment available
 - ▶ Darn! You will likely be assigned a new member number
- ▶ NEW website and up-to-date content
- ▶ Implementation expected third quarter 2018
 - ▶ Your support and patience requested in advance 😊!

Communication Committee

- ▶ Special thank you to Franklyn Dickson and Keith Wenzel for their leadership
 - ▶ Thanks to community members who contributed content to our communications
- ▶ Fairways and Waterways publication very successful
 - ▶ Challenges finding material and timeliness of material
 - ▶ Recently brainstormed ideas for more 'evergreen' timeless content
- ▶ Looking to broaden the scope of the Committee in 2018 to include:
 - ▶ Using feedback from Homeowner Survey
 - ▶ Website and Social Media Content
 - ▶ Standardization and update of Waterlefe Golf and River Club brochures



Chuck Gregory

**MPOA Vice President of Finance
& Human Resources**

Finance Committee

Ben Strader

Mary Lou Kovac, Pete Lippa,
Art Miller, Frank Papp,
John Valletta, Hank Young

Bob Davis

Shawn Lacina

Chuck Gregory

Committee Chair
Homeowners

Comptroller
Assistant to Comptroller
MPOA Liaison

Waterlefe MPOA Financials 2017

Cash as of December 31, 2017

Operating - \$122,905

Reserves - \$281,147

Total Cash - \$404,052



Loan Balance - (\$486,628)

2017

Waterlefe MPOA Summary Income Statement

Description	2017 BUDGET	2017 ACTUALS	% DIFFERENCE
MPOA PROPERTY MANAGEMENT REVENUE	\$1,961,973	\$1,932,996	-1.48%
RIVER CLUB REVENUE	\$650,460	\$733,382	+12.75%
TOTAL REVENUE	\$2,612,433	\$2,666,378	+2.07%
RC COST OF SALES	(\$263,398)	(\$289,066)	+9.75%
REVENUE LESS COGS	\$2,349,035	\$2,377,312	
PAYROLL EXPENSES	(\$1,042,942)	(\$975,907)	-6.43%
OPERATING EXPENSES (NOT INCLUDING DEPRECIATION)	(\$1,312,845)	(\$1,279,703)	-2.52%
TOTAL EXPENSES & PAYROLL	(\$2,355,787)	(\$2,255,610)	-4.25%
NET OPERATING SURPLUS/(DEFICIT)	(\$6,752)	\$121,702	
PRIOR YEARS' SURPLUS	\$6752		
BALANCE	\$0		



MPOA financial questions?
Call or email Bob Davis at the
Property Management Office
941-747-6898
bdavis@waterlefevl.com



Tom Werner

MPOA Board Vice President

Design Review Board

LETS CONTINUE TO KEEP WATERLEFE BEAUTIFUL

Michaela Valletta

Barbie Brand, Rich Donoghue,
Don Hughes, Bob Jackson,
Louise Nugent

Rita Cohen

Tom Werner

Ruth Harenchar

Committee Chair
Homeowners

Sr. Property Manager
MPOA Liaison
CDD Liaison

Covenant Enforcement Committee

Paul Lynch

Dan Jeff

Gail Padgett

Rita Cohen

Tom Werner

Committee Chair

Homeowner

Homeowner

Sr. Property Manager

MPOA Liaison

Amenities Committee

Janice Ritchie

Committee Chair

Barbara Gleason, Bobbie Griswold,
Kris Mott, Stephanie O'Donnell,
Jill Pokorn, Dyana Young

Homeowners

Vicki Joshpe

Activities Liaison

Tom Werner

MPOA Liaison

Jen Milne

Club Manager

Bert Groves

Office Manager



Dik Hall

**MPOA Director at Large
& Corporate Secretary**

Activities Committee

Bobbie Griswold & Vicki Joshpe

Committee Chairs

Nancy Cole, Dianne Diskin,
Alma Paturno, Jill Pokorn,
Janice Ritchie, Deb Steines,
Giselle Sweeney, Sarah Wiley,
Deborah Young, Dyana Young

Homeowners

Dik Hall

MPOA Liaison

Jen Milne

Club Manager

Bert Groves

Office Manager

Welcome Committee

Barb Lee

Roberta Burish, Karen Enis,
Sarah Wiley, Deborah Young

Dik Hall

Committee Chair
Homeowners

MPOA Liaison

River Club Staff

Jen Milne

Dan Adkins

Bert Groves

Club Manager

Executive Chef

Office Manager

Front of the House

**Chad Burnett, Nick Thigpen, Dom Giglio, Hal Dearing, Arika Westgate
Jasmin, Jessica, Chelsey, Gina, Cheyenne, Chris, Savannah, Josh, Sofia, James**

Back of the House

Mike, Jeff, Angel, Jeff, Hernaldo, Maria



Waterlefe[®]

MPOA

Any Old Business &
Any New Business

Wrap Up

- ▶ Thank you to all Waterlefe Homeowners who attended tonight's meeting
- ▶ Thank you to all the Homeowners who Champion their own initiatives and help make Waterlefe a better place to live
- ▶ Thank you to all the Homeowners who join our eleven chartered committees & contribute to the business of running Waterlefe
- ▶ Thank you to my fellow Board Members who give so many hours of their time.

Homeowner Initiatives

Watering Hole

Artists Guild

Annual Yard Sale

Holiday Decorations at River Club

Kids Easter Egg Hunt

Golf Cart Parade

Boat Parade

MPOA “Turnabout” Employee Party

2018 MPOA Meeting Adjourned

- ▶ MPOA Board Organizational Meeting to Follow
- ▶ Regular MPOA Board Meeting 1/31/17 at 2PM



2018 MPOA Board Organizational Meeting

MPOA Board Organizational Meeting Agenda

- OPENING
- Call to Order, Roll Call, Establish Quorum
- Proof of Notice of Meeting
- Approval of Minutes
 - January 23, 2017
- Elect Officers
- Discuss Liaison Roles & Reach Agreement
- President to Assign Liaison Roles
- Motion to Close Meeting