

WATERGRASS COMMUNITY DEVELOPMENT DISTRICT I

November 17, 2016 Minutes of the Regular Meeting

Minutes of the Regular Meeting

The Regular Meeting of the Board of Supervisors for WaterGrass Community Development District I was held on **Thursday, November 17, 2016 at 6:00 p.m.** at the WaterGrass Club, located at 32711 Windelstraw Drive., Wesley Chapel, FL 33545.

1. CALL TO ORDER/ROLL CALL

Brian Lamb called the Regular Meeting and Public Hearing of the Board of Supervisors of the WaterGrass Community Development District I to order on **Thursday, November 17, 2016 at 6:00 p.m.**

Board Members Present and Constituting a Quorum:

Tiffaney Randolph	Chairman
William Wright	Vice Chairman
Michael Leavor	Supervisor
Robert Landgraf	Supervisor
Christin Behrens	Supervisor

Staff Members Present:

Brian Lamb	District Manager
Nicole Chamberlain	Meritus

Tanner Oldenburger	Reserve Advisors (call-in)
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There were four audience members present.

2. AUDIENCE QUESTIONS AND COMMENTS ON AGENDA ITEMS

There were no audience questions.

3. VENDOR AND STAFF REPORTS

A. District Counsel

B. District Engineer

Ms. Chamberlain reported for the District Engineer, who was not present, and stated that the monitoring wells for the pavement seepage were put in.

4. BUSINESS ITEMS

A. First Choice Aquatic Weed Management Proposal

The Board went over the proposal and discussed whether or not the correct pond was listed in the proposal. The correct pond should be the long, skinny pond off of Overpass, past Angelstem on the right.

MOTION TO: Approve the First-Choice Aquatic Weed Proposal,
contingent on confirming it lists the correct pond
MADE BY: Supervisor Wright
SECONDED BY: Supervisor Landgraf
DISCUSSION: None Further
RESULT: Called to Vote: Motion PASSED
5/0 - Motion Passed Unanimously

It was brought up that there is an odor coming from pond #12; staff will ask Sonny for a proposal on how to remedy this issue. Supervisor Wright asked about putting up "No Fishing" signs. Mr. Lamb stated that to enforce the rule, the previous rules need to be updated, and this item should be placed on the next meeting agenda. Ms. Chamberlain will get pricing for the signs.

B. Watergrass Elementary 5K Race

Supervisor Randolph stated that the school has the race every year and asks for permission from the Board as a courtesy.

MOTION TO: Approve the Watergrass Elementary 5K Race
MADE BY: Supervisor Landgraf
SECONDED BY: Supervisor Behrens
DISCUSSION: None Further
RESULT: Called to Vote: Motion PASSED
5/0 - Motion Passed Unanimously

C. Reserve Study

The following section occurred directly after audience questions in the meeting.

Tanner Oldenburger, from Reserve Advisors, called into the meeting to discuss the Reserve Study. Mr. Oldenburger summarized the reserve study process. Supervisor Wright brought up expenditures over time and said asked how they are calculated because there are so many variables. Mr. Oldenburger explained how expenditures are calculated; he also explained his suggestion for contributions moving forward and the reason behind the amounts. Mr. Lamb explained how the contributions would work. Supervisor Wright asked about what will happen when CDD I and II merge. Supervisor Landgraf stated that there are things that can be done to not make the merger contentious.

D. General Matters of the District

Mr. Lamb stated that overall the District performed well and was under budget. There were some landscaping expenses that were higher than anticipated. Mr. Lamb also stated that management would be coming back with an amended budget recommendation.

5. CONSENT AGENDA

- A. Consideration of Board of Supervisors Meeting Minutes October 20, 2016**
- B. Review of Financial Statements from WaterGrass CDD II**
- C. Consideration of Operations and Maintenance Expenditures November 2016**
- D. Review of Financial Statements Month Ending September 30, 2016**

The Board reviewed the Consent Agenda.

MOTION TO:	Approve Consent Agenda Items
MADE BY:	Supervisor Landgraf
SECONDED BY:	Supervisor Leavor
DISCUSSION:	None Further
RESULT:	Called to Vote: Motion PASSED
	5/0 - Motion Passed Unanimously

6. MANAGEMENT REPORTS

A. District Manager

- 1. Staff Task List**
- 2. Community Inspection Reports**
- 3. First Choice Aquatic Reports**

Ms. Chamberlain went through the staff task list and provided a landscaping update. There was a question as to who is responsible for maintaining the landscaping around the walkway behind the main entry monument; Ms. Chamberlain will check with the District Engineer to answer this question. Ms. Chamberlain then discussed pressure-washing the District and asked what the Board would like to have pressure-washed at this time. The Board answered that they would like to have the fences pressure-washed, and Ms. Chamberlain said she will obtain proposals for this.

The Board then discussed the Luke Brothers proposal to remove 15 dead pine trees.

MOTION TO:	Approve the Luke Brothers Proposal to Remove 15 Dead Pine Trees
MADE BY:	Supervisor Landgraf
SECONDED BY:	Supervisor Wright
DISCUSSION:	None Further
RESULT:	Called to Vote: Motion PASSED 5/0 - Motion Passed Unanimously

7. SUPERVISORS REQUESTS

Supervisor Wright requested a complete overlay map with all assets, including sidewalks, from the District Engineer. There was also a request to repair the pothole in front of Bridgeview, and the Board noted that there are possible depressions at the gates that also need to be repaired. The Board then requested to have Mr. Chang provide options on how to deal with speeding; the Board also requested for staff to send information to the clubhouse manager to include in the community newsletter.

8. AUDIENCE QUESTIONS, COMMENT AND DISCUSSION FORUM

There were no questions or comments from the audience.

9. ADJOURNMENT

MOTION TO:	Adjourn.
MADE BY:	Supervisor Wright
SECONDED BY:	Supervisor Landgraf
DISCUSSION:	None Further
RESULT:	Called to Vote: Motion PASSED 5/0 - Motion Passed Unanimously

*Please note the entire meeting is available on disc.

*These minutes were done in summary format.

*Each person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that 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.

Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a publicly noticed meeting held on December 12, 2016

Signature

Printed Name

Title:

☒ Chairman

☐ Vice Chairman

Signature

Printed Name

Title:

☐ Secretary

☒ Assistant Secretary

Recorded by Records Administrator

Signature

Date

