

WATERGRASS COMMUNITY DEVELOPMENT DISTRICT I

February 16, 2017 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, February 16, 2017 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, February 16, 2017 at 6:00 p.m.**

Board Members Present and Constituting a Quorum:

Tiffany Randolph	Chairman
William Wright	Vice Chairman
Michael Leavor	Supervisor
Christin Behrens	Supervisor

Staff Members Present:

Brian Lamb	Meritus
Nicole Chamberlain	Meritus
John Vericker	District Counsel

There were seven audience members present.

2. AUDIENCE QUESTIONS AND COMMENTS ON AGENDA ITEMS

There were no audience questions or comments on agenda items.

3. MBS CAPITAL MARKETS – REFINANCE UPDATE

Robbie Cox provided the Board with an update regarding lowering the interest rate on the 2005 bonds. Mr. Cox stated that the market came back in early to mid-January, and he will continue to work on the deal. At the next meeting, he will have a better idea of what buyers can offer.

5. BUSINESS ITEMS

A. General Matters of the District

The Girl Scout Troop did a presentation for the Board regarding putting up bird houses in the community that would hold books for residents to borrow. The Girl Scouts discussed specific

locations and said they would be responsible for maintaining the bird houses. Supervisor Behrens asked if the CDD needs anything in writing regarding the maintenance, and Mr. Vericker answered no, because if there is an issue, then the CDD can take the bird houses down.

MOTION TO:	Approve the Girls Scouts to install bird houses for books.
MADE BY:	Supervisor Randolph
SECONDED BY:	Supervisor Wright
DISCUSSION:	None Further
RESULT:	Called to Vote: Motion PASSED 4/0 - Motion Passed Unanimously

4. VENDOR AND STAFF REPORTS

A. District Counsel

B. District Engineer

1. Discussion on Bridgeview Pavement Proposal

The Board discussed the proposals to repair the pavement at the Bridgeview entrance. Supervisor Wright asked if the repair is on the sensor side. The Board asked why the proposals were so high. Ms. Chamberlain said she has received several complaints regarding this issue. The Board requested an explanation from Mr. Chang on the scope of work.

MOTION TO:	Approve the Bridgeview entrance pavement work contingent on follow-up with the District Engineer.
MADE BY:	Supervisor Behrens
SECONDED BY:	Supervisor Randolph
DISCUSSION:	None Further
RESULT:	Called to Vote: Motion PASSED 4/0 - Motion Passed Unanimously

5. BUSINESS ITEMS

A. General Matters of the District (cont.)

Mr. Lamb said that management had a productive discussion with the management company for the CDD II. The reserve study was discussed, and the CDD II management company is going to recommend that the CDD II does the same.

Supervisor Wright asked if there is a replacement for the aquatics vendor. Ms. Chamberlain said yes and that she met with them last week.

6. CONSENT AGENDA

A. Consideration of Board of Supervisors Meeting Minutes January 19, 2017

The Board went over the minutes.

MOTION TO:	Approve January 19, 2017 meeting minutes.
MADE BY:	Supervisor Wright
SECONDED BY:	Supervisor Leavor
DISCUSSION:	None Further
RESULT:	Called to Vote: Motion PASSED
	4/0 - Motion Passed Unanimously

B. Review of Financial Statements from WaterGrass CDD II

The Board reviewed the WaterGrass CDD II financials.

C. Consideration of Operations and Maintenance Expenditures February 2017

The Board went over the O&Ms. Supervisor Wright asked about the large electric bill, and Ms. Chamberlain said she will look into it.

MOTION TO:	Approve the February 2017 O&Ms subject to investigation of the electric bill.
MADE BY:	Supervisor Randolph
SECONDED BY:	Supervisor Wright
DISCUSSION:	None Further
RESULT:	Called to Vote: Motion PASSED
	4/0 - Motion Passed Unanimously

D. Review of Financial Statements Month Ending December 31, 2016

The financials were reviewed and accepted.

7. MANAGEMENT REPORTS

A. District Manager

1. Staff Task List

2. Community Inspection Reports

Ms. Chamberlain provided the Board with an update about the pipe camera inspection.

8. SUPERVISOR REQUESTS

The Board requested for Luke Brothers to clean up and edge the area behind the fountain; the Board would also like Luke Brothers to treat ant hills and remove a dead pine tree.

9. AUDIENCE QUESTIONS, COMMENT AND DISCUSSION FORUM

There were no audience questions or comments.

10. ADJOURNMENT


MOTION TO:	Adjourn.
MADE BY:	Supervisor Randolph
SECONDED BY:	Supervisor Behrens
DISCUSSION:	None Further
RESULT:	Called to Vote: Motion PASSED
	4/0 - 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 3-16-2017.



Signature
WILLIAM WRIGHT

Printed Name

Title:
☐ Chairman
☐ Vice Chairman

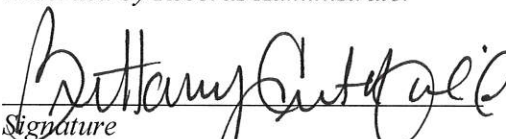


Signature
Nicole Chamberlain

Printed Name

Title:
☐ Secretary
☒ Assistant Secretary

Recorded by Records Administrator



Signature
4-27-17

Date

