

WATERGRASS COMMUNITY DEVELOPMENT DISTRICT I

March 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, March 16, 2017 at 11:00 a.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, March 16, 2017 at 11:00 a.m.**

Board Members Present and Constituting a Quorum:

Tiffany Randolph	Chairman	<i>via conference call</i>
Robert Landgraf	Supervisor	
Michael Leavor	Supervisor	
Christin Behrens	Supervisor	

Staff Members Present:

Brian Lamb	Meritus
John Vericker	District Counsel
Phil Chang	District Engineer

There were no 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

Mr. Lamb updated the Board about the MBS Capital Markets refinance.

4. VENDOR AND STAFF REPORTS

B. District Engineer

Mr. Chang gave the Board an update regarding the underdrainage and said there is a suspected blockage. There has been a holdup with one of the previous companies regarding doing a camera inspection of the underdrainage. Mr. Chang has contacted some other companies about it.

Supervisor Randolph asked for clarification about the paving and potholes, and Mr. Chang said he took pictures in December and will forward those to the Board. He said there are many issues with the asphalt. Supervisor Behrens asked if this was occurring because of aging, and Mr. Chang answered affirmatively. Mr. Chang further clarified the locations of some of the problem areas. Supervisor Behrens asked if the Reserve Study accounted for the road issues. Mr. Chang also discussed the time frame of some of the road repairs.

A. District Counsel

Mr. Vericker discussed an issue he discovered related to the refinancing, where the project in Watergrass I had never been officially declared as completed. Mr. Vericker had asked Mr. Chang go through the paperwork and check to see if there were any unbilled CDD items in Watergrass I, and Mr. Chang did this and then drafted a letter certifying that the project had been completed. Mr. Vericker said that the Board, as a formality, needs to pass a Resolution stating that the CDD infrastructure in Watergrass I is complete, which will then finalize the assessments.

MOTION TO:	Approve a form of Resolution 2017-03 to accept the District certification that the 2005 project is complete, with a final draft to be approved at a later date.
MADE BY:	Supervisor Behrens
SECONDED BY:	Supervisor Leavor
DISCUSSION:	None Further
RESULT:	Called to Vote: Motion PASSED 3/0 - Motion Passed Unanimously

5. BUSINESS ITEMS

A. General Matters of the District

6. CONSENT AGENDA

A. Consideration of Board of Supervisors Meeting Minutes February 16, 2017

The Board went over the minutes.

MOTION TO:	Approve February 16, 2017 meeting minutes.
MADE BY:	Supervisor Landgraf
SECONDED BY:	Supervisor Behrens
DISCUSSION:	None Further
RESULT:	Called to Vote: Motion PASSED 3/0 - Motion Passed Unanimously

87
88 **B. Review of Financial Statements from WaterGrass CDD II**
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90 The Board reviewed the WaterGrass CDD II financials.
91

92 **C. Consideration of Operations and Maintenance Expenditures March 2017**
93

94 The Board went over the O&Ms. Mr. Lamb answered Supervisor Randolph's emailed question
95 about the power bill.
96

MOTION TO:	Approve the March 2017 O&Ms.
MADE BY:	Supervisor Landgraf
SECONDED BY:	Supervisor Leavor
DISCUSSION:	None Further
RESULT:	Called to Vote: Motion PASSED
	3/0 - Motion Passed Unanimously

103
104 **D. Review of Financial Statements Month Ending January 31, 2017**
105

106 The financials were reviewed and accepted.
107
108

109 **7. MANAGEMENT REPORTS**

110 **A. District Manager**

111 **1. Staff Task List**

112 **2. Community Inspection Reports**
113

114 Mr. Lamb went over the management report.
115
116

117 **8. SUPERVISOR REQUESTS**
118

119 There were no supervisor requests.
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122 **9. AUDIENCE QUESTIONS, COMMENT AND DISCUSSION FORUM**
123

124 There were no audience questions or comments.
125
126
127

10. ADJOURNMENT


MOTION TO:	Adjourn.
MADE BY:	Supervisor Landgraf
SECONDED BY:	Supervisor Leavor
DISCUSSION:	None Further
RESULT:	Called to Vote: Motion PASSED 3/0 - Motion Passed Unanimously

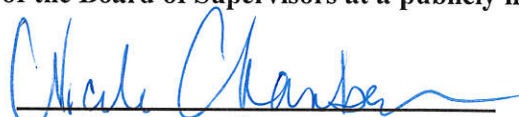
**Please note the entire meeting is available on disc.*

**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.*

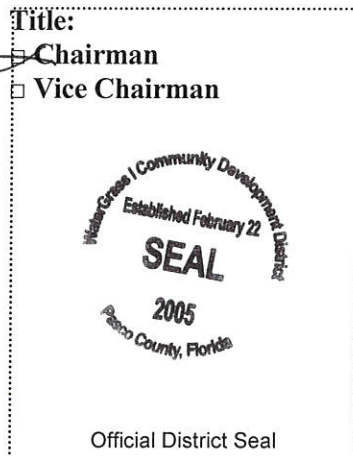
Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a publicly noticed meeting held on 4-20-17.


Signature
WILLIAM WRIGHT
Printed Name

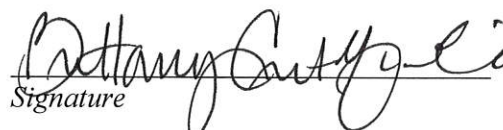

Signature
Nicole Chamberlain
Printed Name

Title:
☒ Chairman
☐ Vice Chairman

Title:
☐ Secretary
☒ Assistant Secretary



Recorded by Records Administrator


Signature
4-27-17
Date