

WATERGRASS COMMUNITY DEVELOPMENT DISTRICT I

April 20, 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, April 20, 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

Nicole Chamberlain called the Regular Meeting and Public Hearing of the Board of Supervisors of the WaterGrass Community Development District I to order on **Thursday, April 20, 2017 at 11:00 a.m.**

Board Members Present and Constituting a Quorum:

William Wright	Vice Chairman	
Robert Landgraf	Supervisor	<i>via speakerphone</i>
Michael Leavor	Supervisor	
Christin Behrens	Supervisor	

Staff Members Present:

Nicole Chamberlain	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

4. VENDOR AND STAFF REPORTS

A. District Counsel

Mr. Vericker said that since Supervisor Randolph recently closed on her house, she will need to resign soon, and the Board will need to look to find a new supervisor. The Board agreed they should post about this on the website and advertise in the community newsletter.

B. District Engineer

Mr. Chang updated the Board about the Bridgeview entrance paving. He also discussed the pavement seepage assessment and stated that he had to have another company come in because the previous company was taking too long. He explained that there was a blockage, and the pipes are now clear. However, the road will have to be monitored over the summer to make sure the issue has been resolved. Mr. Chang will have a final report at the next meeting. Supervisor Wright asked for a map that also includes the electric meters, and Mr. Chang said he will provide an updated map. Supervisor Wright also mentioned that the Board has been overspending on the District Engineer based on the budget, and they might want to think about increasing the amount for this item in the next budget.

5. BUSINESS ITEMS

A. Ratifying Resolution 2017-03; 2005 Project Completion Certificate

Mr. Vericker explained the certificate. He said that it is important to show that the project is complete for refinancing purposes.

MOTION TO:	Ratify Resolution 2017-03.
MADE BY:	Supervisor Wright
SECONDED BY:	Supervisor Behrens
DISCUSSION:	None Further
RESULT:	Called to Vote: Motion PASSED
	4/0 - Motion Passed Unanimously

B. Discussion on Landscape Enhancement Proposals – Lukes' Landscaping **i. Bridgeview**

Supervisor Behrens said she does not like the fountain grass and would like something with more color. The Board also agreed that there should be something with more color on the hill.

ii. Main Fountain

Supervisor Wright said he does not like the white rock and would like to see tan. Staff will obtain updated proposals.

C. OLM Inspection Reports & Agreements for Service

There was a discussion on the reports and how this service would benefit the CDD. The Board would like for OLM to come to the next meeting and discuss what they can do to help with the current landscaping contract.

D. General Matters of the District

6. CONSENT AGENDA

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

The Board reviewed the minutes.

MOTION TO:	Approve March 16, 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. Consideration of Operations and Maintenance Expenditures April 2017

The Board went over the O&Ms. Supervisor Wright asked for the check number needs to be put back with the O&M's. The Board discussed the electric bills, including late charges and invoices for the gates. The Board said that since the gates belong to the HOA, the CDD should not be paying for them. Mr. Vericker agreed that the CDD should not pay for HOA infrastructure. Ms. Chamberlain will speak with the HOA and CDD II.

MOTION TO:	Approve the April 2017 O&Ms.
MADE BY:	Supervisor Wright
SECONDED BY:	Supervisor Leavor
DISCUSSION:	None Further
RESULT:	Called to Vote: Motion PASSED
	4/0 - Motion Passed Unanimously

D. Review of Financial Statements Month Ending February 28, 2017

The financials were reviewed and accepted. Supervisor Wright asked why the District Engineer fees went down and inquired about the details of the \$1,175 in dues, licenses, and fees. Supervisor Wright mentioned again that he thinks the allocated amount for the District Engineer likely should be increased in the new budget.

7. MANAGEMENT REPORTS

A. District Manager

1. Staff Task List

2. Community Inspection Reports

Ms. Chamberlain went over her report.

8. SUPERVISOR REQUESTS

Supervisor Wright said that he does not want to see any late fees on invoices and that Meritus should pay for late fees; he would also like to see itemized invoices for irrigation repairs.

Supervisor Landgraf would like eight "no trespassing" signs.

9. AUDIENCE QUESTIONS, COMMENT AND DISCUSSION FORUM

There were no audience questions or comments.

10. ADJOURNMENT

MOTION TO:	Adjourn at 12:25 p.m.
MADE BY:	Supervisor Behrens
SECONDED BY:	Supervisor Leavor
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 5-23-17.

Tiffany S. Randolph
Signature
TIFFANY S. RANDOLPH
Printed Name

Title:

- ☒ Chairman
☐ Vice Chairman

Nicole Chamberlain
Signature
Nicole Chamberlain
Printed Name

Title:

- ☐ Secretary
☒ Assistant Secretary

Recorded by Records Administrator

Battony Dint
Signature
6/1/17
Date

