

WATERGRASS COMMUNITY DEVELOPMENT DISTRICT I

1 **October 19, 2017 Minutes of the Regular Meeting**

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3 **Minutes of the Regular Meeting**

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5 The Regular Meeting of the Board of Supervisors for WaterGrass Community Development
6 District I was held on **Thursday, October 19, 2017 at 6:00 p.m.** at the WaterGrass Club,
7 located at 32711 Windelstraw Drive, Wesley Chapel, FL 33545.
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10 **1. CALL TO ORDER/ROLL CALL**

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12 Brian Lamb called the Regular Meeting of the Board of Supervisors of the WaterGrass
13 Community Development District I to order on **Thursday, October 19, 2017 at 6:00 p.m.**
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15 Board Members Present and Constituting a Quorum:

16 Christin Behrens Chair
17 Ashley Johnson Supervisor
18 Cathy Billington Supervisor
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20 Staff Members Present:

21 Brian Lamb Meritus
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23 Paul Woods OLM
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25 Chris Witherington Buccaneer
26 Scott Carlson LMP
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28 There were no members of the general public present.
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31 **2. AUDIENCE QUESTIONS AND COMMENTS ON AGENDA ITEMS**

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33 There were no audience questions or comments on agenda items.
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36 **3. VENDOR AND STAFF REPORTS**

37 **A. District Counsel**

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39 Mr. Lamb stated that Counsel will not be attending the meeting, but he is aware of the decisions
40 that the Board is making for landscaping services.
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42 **B. District Engineer**
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46 **4. BUSINESS ITEMS**

47 **A. Discussion on Landscape Proposals**

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49 Mr. Lamb stated that the budget for landscaping services is \$192,000. The current provider was
50 working for \$155,000 a year, with the additional \$40,000 working towards irrigation
51 replacement and landscaping enhancements. Mr. Lamb went over some of the options with funds
52 as well as the challenges the vendors will face with getting the property back on track.

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54 Mr. Woods from OLM went over his request for bids from landscaping companies. Mr. Woods
55 stated that there were five bids submitted. Buccaneer and LMP had the lowest bids and are very
56 qualified and reputable companies. Buccaneer was the lowest. Mr. Woods continued to over the
57 details of the bids and what the Board should be looking for with vendors.

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59 *The full discussion is available on audio recording.*

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61 The Board discussed the landscaping. They want to make sure the new landscaping vendor stays
62 on top of the weeds because they are so widespread. Mr. Woods and Mr. Lamb discussed the
63 expectations of the new vendor, including big improvements with the weeds.

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65 The Board continued to discuss and ask questions about landscaping vendors and improvements.

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67 Mr. Witherington from Buccaneer then went over the history of the company and Buccaneer's
68 proposal. The Board asked about Buccaneer's other clients, if they mostly do installation or
69 maintenance, and where their offices are located. Mr. Witherington went over what they want to
70 accomplish in the initial blitz and beyond. Buccaneer came in as the lowest bidder.

71

72 Mr. Carlson from LMP provided an overview of the company and their specializations. He also
73 went over the other properties in the area that the company services and what they have
74 accomplished and want to accomplish. The Board asked questions about irrigation and what
75 LMP has seen in the couple of weeks they have been working in the District.

76

77 Mr. Woods went over the process of bidding and explained the variables in pricing for bidding.
78 The Board asked questions about the differences in vendors and pricing.

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80 *Mr. Witherington and Mr. Carlson briefly stepped out of the meeting.*

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82 The Board, Mr. Lamb, and Mr. Woods continued to discuss the landscaping vendors.

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84 *The full discussion is available on audio recording.*

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MOTION TO:	Approve Buccaneer.
MADE BY:	Supervisor Behrens
SECONDED BY:	Supervisor Billington
DISCUSSION:	None Further
RESULT:	Called to Vote: Motion PASSED 3/0 - Motion Passed Unanimously

Mr. Lamb said the goal is to get the landscapers started as soon as possible.

Mr. Witherington and Mr. Carlson returned to the meeting.

Mr. Lamb stated that the Board had chosen Buccaneer. Mr. Lamb, Mr. Woods, and the Board thanked the vendors for bidding and coming out to present to the Board.

Mr. Woods, Mr. Witherington, and Mr. Carlson left the meeting.

B. General Matters of the District

Mr. Lamb provided an update about the pressure-washing. Munyan reduced their price for the first phase, and they are coming out next week to complete the work. Mr. Lamb recommended moving forward to get all of the power-washing completed in one phase. The Board discussed the pressure-washing.

MOTION TO:	Approve Munyan to complete all the pressure-washing work at once and authorize the District Manager to negotiate the best rate.
MADE BY:	Supervisor Behrens
SECONDED BY:	Supervisor Billington
DISCUSSION:	None Further
RESULT:	Called to Vote: Motion PASSED 3/0 - Motion Passed Unanimously

The Board and Mr. Lamb also briefly discussed holiday lighting.

123 **5. CONSENT AGENDA**

124 **A. Consideration of Board of Supervisors Meeting & Public Hearing Minutes**

125 **August 17, 2017**

126 **B. Consideration of Board of Supervisors Meeting Minutes September 21, 2017**

127 **C. Consideration of Operations and Maintenance Expenditures August 2017**

128 **D. Consideration of Operations and Maintenance Expenditures September 2017**

129 **E. Review of Financial Statements Month Ending September 30, 2017**

130 **F. Review of Financial Statements – Watergrass II CDD**

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132 Mr. Lamb went over the financials, O&Ms, and bond with the Board. The Board reviewed the
133 Consent Agenda items.

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135 MOTION TO: Approve the Consent Agenda.

136 MADE BY: Supervisor Behrens

137 SECONDED BY: Supervisor Billington

138 DISCUSSION: None Further

139 RESULT: Called to Vote: Motion PASSED

140 3/0 - Motion Passed Unanimously

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143 **6. MANAGEMENT REPORTS**

144 **A. District Manager**

145 **i. Community Inspection Reports**

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147 Mr. Lamb went over the inspection reports.

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150 **7. SUPERVISOR REQUESTS**

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152 Supervisor Billington mentioned that two trees are leaning; the trees are located by the walking path on
153 Overpass. The Board then talked about the weeds, edging, and mulch near the entranceways and
154 playground, and a couple of garbage cans that are not secured. The Board also briefly discussed speed
155 bumps and off-duty police officers in regards to addressing the speeders in the community.

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158 **8. AUDIENCE QUESTIONS, COMMENT AND DISCUSSION FORUM**

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160 There were no audience questions or comments.

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164 **9. ADJOURNMENT**
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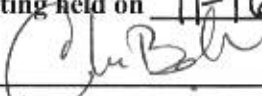
166	MOTION TO:	Adjourn.
167	MADE BY:	Supervisor Behrens
168	SECONDED BY:	Supervisor Johnson
169	DISCUSSION:	None Further
170	RESULT:	Called to Vote: Motion PASSED
171		3/0 - Motion Passed Unanimously

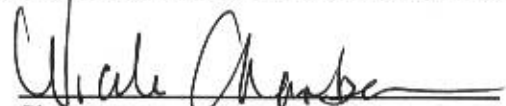
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174 **Please note the entire meeting is available on disc.*
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176 **These minutes were done in summary format.*

177 **Each person who decides to appeal any decision made by the Board with respect to any matter*
178 *considered at the meeting is advised that person may need to ensure that a verbatim record of the*
179 *proceedings is made, including the testimony and evidence upon which such appeal is to be based.*

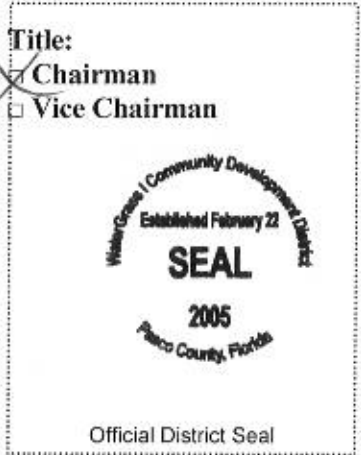
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181 Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a publicly noticed
182 meeting held on 11-16-2017.


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184 
185 Christine Behrens
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187 Printed Name


185 Nicole Chamberlain
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187 Printed Name

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189 Title:
190 Chairman
191 Vice Chairman

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189 Title:
190 Secretary
191 Assistant Secretary



Recorded by Records Administrator

196 12-17-2017
197
198 Date

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