

WATERGRASS COMMUNITY DEVELOPMENT DISTRICT I

January 18, 2018 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, January 18, 2018 at 6:00 p.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 of the Board of Supervisors of the WaterGrass Community Development District I to order on **Thursday, January 18, 2018 at 6:02 p.m.**

Board Members Present and Constituting a Quorum:

Christin Behrens	Chair
Ashley Johnson	Supervisor
Cathy Billington	Supervisor

Staff Members Present:

Brian Lamb	Meritus
Nicole Chamberlain	Meritus

There were no members of the general public present.

2. AUDIENCE QUESTIONS AND COMMENTS ON AGENDA ITEMS

There were no audience questions or comments on agenda items.

3. VENDOR AND STAFF REPORTS

A. District Counsel

There was nothing to report from District Counsel.

B. District Engineer

Nicole Chamberlain told the Board that a resident asked to have crosswalks put in at the entrance of each subdivision. Mrs. Chamberlain explained that in order to have this done the district engineer would have to submit a request to the county. Mrs. Chamberlain asked the Board if they were ok with moving forward with this request. The Board agreed that it's ok to proceed.

4. BUSINESS ITEMS

A. Discussion on Tree Trimming & Removal Proposal

Mrs. Chamberlain discussed the proposal. There was some discussion as to where the trees are located. Supervisor Behrens asked if Buccaneer can provide photos of what they would like to remove. The Board agreed they would like to see photos. They would also like a proposal for Angelstem to replace the dead plant material. The Board also agreed that they would like Buccaneer to attend the next board meeting. Supervisor Behrens would like to know the status of the tree trimming.

B. Discussion on Landscape Installation Proposal

The Board said they would like to table the discussion on both Buccaneer proposals until the next meeting when they are present

C. Discussion on No Trespassing Signage

Mrs. Chamberlain stated that they have eight no trespassing signs. The Board discussed possible locations for the signs. The Board was in agreement on where to place seven of the signs. The Board agreed they would like to hold onto the last sign to see if they receive any feedback from the community as to where the eighth sign should be installed.

D. General Matters of the District

5. CONSENT AGENDA

A. Consideration of Operations and Maintenance Expenditures November 2017

Supervisor Behrens asked why there is a separate invoice for \$5,000 for mulch. Brian Lamb said that is for playground mulch. Supervisor Johnson asked why there is an invoice for LMP from November when they were done in October. Mrs. Chamberlain said she will look into. Supervisor Billington asked about the extra garbage cans in Bridgeview. Mrs. Chamberlain said she will follow up.

MOTION TO:	Approve the Operations and Maintenance Expenditures November 2017 subject to the review of LMP's invoice.
MADE BY:	Supervisor Behrens
SECONDED BY:	Supervisor Billington
DISCUSSION:	None Further
RESULT:	Called to Vote: Motion PASSED 3/0 - Motion Passed Unanimously

B. Consideration of Operations and Maintenance Expenditures December 2017

MOTION TO:	Approve the Operations and Maintenance Expenditures December 2017.
MADE BY:	Supervisor Behrens
SECONDED BY:	Supervisor Billington
DISCUSSION:	None Further
RESULT:	Called to Vote: Motion PASSED 3/0 - Motion Passed Unanimously

C. Review of Financial Statements Month Ending December 31, 2017

Supervisor Behrens said that they are starting to promote that the lagoon across the street will be complete in the spring. It would be in CDD I and CDD II's best interest to have the community looking at its best. Supervisor Behrens asked if management can check with CDD II if they will enhance the landscaping by the waterfall or allow CDD I to enhance the area. Supervisor Behrens also asked if they would be willing to pressure wash the sidewalk so it matches what CDD I just did. There is a clear difference as to what has been cleaned and what has not.

D. Review of Financial Statements – Watergrass CDD II

6. MANAGEMENT REPORTS

A. District Manager

1. Community Inspection Reports

i. Field Manager's Report

ii. OLM Service Reports

Mrs. Chamberlain went over the inspection reports. Mrs. Chamberlain said there has been a lot of construction debris at the front of the community. Buccaneer will pick up the debris every other week while they are onsite for \$80 a service. The Board was alright with this. Supervisor Behrens asked if CDD II would be willing to chip in. Supervisor Johnson asked if management can also speak with Epperson. Supervisor Billington brought up the issue of some trip hazards on the sidewalks in Bridgeview. Mr. Lamb explained that if the district starts repairing the sidewalks then they start that precedence. The district would need an agreement with the county that district counsel would coordinate. The Board also discussed that it wouldn't just be the cost of the sidewalks, but also the cost of replacing the trees. Mr. Lamb said management can have the agreement ready for the next meeting. Supervisor Behrens said she thinks they should hold off and really think about the financial expense they would be undertaking and they need to see how bad it is. The Board agreed they should hold off. Supervisor Behrens also asked if the sidewalks are in the reserve study. Mr. Lamb said management will verify.

7. SUPERVISOR REQUESTS

There were no supervisor requests.

8. AUDIENCE QUESTIONS, COMMENT AND DISCUSSION FORUM

A resident asked about replacing the trees at his home. Supervisor Johnson said this is an HOA item and the resident should reach out to Arlene.

9. ADJOURNMENT

MOTION TO:	Adjourn at 6:57pm.
MADE BY:	Supervisor Billington
SECONDED BY:	Supervisor Johnson
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 FEBRUARY 15, 2018

Christi Behrens
Signature
Printed Name

Title:
☒ Chairman
☐ Vice Chairman

Nicole Chamberlain
Signature
Printed Name

Title:
☐ Secretary
☐ Assistant Secretary

Recorded by Records Administrator

Shannon Beaulieu
Signature
4/13/2018
Date

