

# WATERGRASS COMMUNITY DEVELOPMENT DISTRICT I

---

April 19, 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, April 19, 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

Debby Nussel called the Regular Meeting of the Board of Supervisors of the WaterGrass Community Development District I to order on **Thursday, April 19, 2018 at 6:00 p.m.**

Board Members Present and Constituting a Quorum:

Christin Behrens	Chair
Ashley Johnson	Supervisor
Cathy Billington	Supervisor
Michael Leavor	Supervisor

Staff Members Present

Debby Nussel	Meritus
Gene Roberts	Meritus

There were two residents present.

### 2. AUDIENCE QUESTIONS AND COMMENTS ON AGENDA ITEMS

Residents commented that the landscaping in the community has improved.

### 3. VENDOR AND STAFF REPORTS

**A. District Counsel**

**B. District Engineer**

### 4. BUSINESS ITEMS

**A. General Matters of the District**

**i. Discussion on Landscaping Proposals**

Mr. Roberts reviewed the landscaping proposals with the Board. The Board would like to have pictures attached of the areas on all proposals. They agreed to table the pump proposal. The Board discussed the Silver Creek proposal.

MOTION TO: Approve the Silver Creek proposal.  
MADE BY: Supervisor Behrens  
SECONDED BY: Supervisor Billington  
DISCUSSION: None Further  
RESULT: Called to Vote: Motion PASSED  
4/0 - Motion Passed Unanimously

The Board discussed the Bridgeview proposal and wanted to make sure the proposal was for inside the gate at the median. The Board requested for management to follow up about the accident, get a police report, contact the person who was involved, and have their insurance cover the landscape replacement and any other repairs needed.

The Board then discussed the Glenbrook entrance proposal. Mr. Roberts stated he will review the proposal with the landscaper and see if they can lower the cost. Mr. Roberts said he will also get photos of the layout. The Board continued to discuss the landscaping in the community and thought their primary focus should be on the main boulevard. The Board talked about if they should just replace the damaged plants or go ahead and replace and enhance at the same time. They would like to see pictures and locations of all areas that need to be replaced.

MOTION TO: Approve the Bridgeview center island behind the gate with a not-to-exceed \$1,500 with Chair approval.  
MADE BY: Supervisor Billington  
SECONDED BY: Supervisor Johnson  
DISCUSSION: None Further  
RESULT: Called to Vote: Motion PASSED  
4/0 - Motion Passed Unanimously

The Board requested to have Buccaneer at the next meeting to discuss proposals and landscape enhancements in the community.

## **5. CONSENT AGENDA**

### **A. Consideration of Board of Supervisors Meeting Minutes February 15, 2018**

The Board reviewed the minutes.

84  
85 MOTION TO: Approve the February 15, 2018 minutes.  
86 MADE BY: Supervisor Behrens  
87 SECONDED BY: Supervisor Leavor  
88 DISCUSSION: None Further  
89 RESULT: Called to Vote: Motion PASSED  
90 4/0 - Motion Passed Unanimously

91  
92 The Board asked management to reach out to the Watergrass CDD II and find out when they are  
93 going to clean up the waterfall and install plants.  
94

95 **B. Consideration of Operations and Maintenance Expenditures February 2018**  
96

97 The Board went over the February 2018 O&Ms. They would like to have an update on the bond  
98 at the next meeting.  
99

100 MOTION TO: Approve the February 2018 O&Ms.  
101 MADE BY: Supervisor Billington  
102 SECONDED BY: Supervisor Johnson  
103 DISCUSSION: None Further  
104 RESULT: Called to Vote: Motion PASSED  
105 4/0 - Motion Passed Unanimously

106  
107 **C. Consideration of Operations and Maintenance Expenditures March 2018**  
108

109 The Board went over the March 2018 O&Ms. They stated that the company did a great job  
110 pressure washing and mentioned that they should reach out to the Watergrass CDD II next year  
111 and see if they would like to do it at the same time.  
112

113 MOTION TO: Approve the March 2018 O&Ms.  
114 MADE BY: Supervisor Johnson  
115 SECONDED BY: Supervisor Behrens  
116 DISCUSSION: None Further  
117 RESULT: Called to Vote: Motion PASSED  
118 4/0 - Motion Passed Unanimously

119  
120 **D. Review of Financial Statements Month Ending March 31, 2018**  
121

122 The Board reviewed and accepted the financials.

123  
124  
125 **6. MANAGEMENT REPORTS**

126 **A. District Manager**

127 **1. Community Inspection Reports**

128 **i. Field Manager's Report**  
129

130 Mr. Roberts went over the reports with the Board.  
131  
132

133 **7. SUPERVISOR REQUESTS**  
134

135 Supervisor Billington stated that kids were walking all over the landscaping on the main  
136 boulevard. She asked if staff could do an email blast or get the word out to the community not to  
137 walk on the landscaping.  
138  
139

140 **8. AUDIENCE QUESTIONS, COMMENT AND DISCUSSION FORUM**  
141

142 Residents commented that the pond in Glenbrook looks bad and has a bad odor. Mr. Robert will  
143 follow up with aquatics vendor. There were also comments about putting in "no trespassing"  
144 signs so kids do not cut through lawns, the sidewalk sinking at Cottage Glen, and a road that has  
145 cracks and water coming up. The resident who talked about the road issues will send photos of  
146 the area to Ms. Chamberlain and Mr. Roberts. Management will then follow up with the District  
147 Engineer.  
148  
149

150 **9. ADJOURNMENT**  
151

MOTION TO:	Adjourn.
MADE BY:	Supervisor Billington
SECONDED BY:	Supervisor Leavor
DISCUSSION:	None Further
RESULT:	Called to Vote: Motion PASSED
	4/0 - Motion Passed Unanimously

152  
153  
154  
155  
156  
157  
158  
159  
160

\*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 05-17-2018.

Signature

Printed Name

Title:

☒ Chairman

☐ Vice Chairman

Signature

Printed Name

Title:

☐ Secretary

☐ Assistant Secretary

Recorded by Records Administrator

Signature

Date

