

# WATERGRASS COMMUNITY DEVELOPMENT DISTRICT I

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October 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, October 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 Hicks called the Regular Meeting of the Board of Supervisors of the WaterGrass Community Development District I to order on **Thursday, October 18, 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

Nicole Hicks	Meritus
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There were no residents in attendance.

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

There were no audience questions or comments on agenda items.

### 3. VENDOR/STAFF REPORTS

#### A. District Counsel

Ms. Hicks said she received clarification from Mr. Vericker about the seven lots. The debt service was paid off, so even if the lots are not sold, the District would not have to go through the same process again. The bond is no longer in default. If the lots are sold, the District will receive additional funds through O&M assessments. Ms. Hicks confirmed that everyone received her email from MBS Bonds letting them know that the market does not look good right now for a refinancing/refunding. The hope is that the market will stabilize in the next couple of months, and at that time, the Board can revisit refinancing. Supervisor Behrens asked for additional clarification regarding the reserves and how the debt service was paid.

45 **B. District Engineer**

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47 Ms. Hicks said the road repair in Glenbrook has been completed. Supervisor Johnson confirmed  
48 that there is still some seepage, but it looks better. Ms. Hicks said they need to continue to  
49 monitor the area.

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52 **4. BUSINESS ITEMS**

53 **A. Discussion on Bridgeview Clock Repairs Proposal**

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55 Supervisor Johnson asked if they can first talk about the work Buccaneer recently did. The plant  
56 material at the waterfall is incorrect. They were supposed to install the same material that died.  
57 Also, only four palm trees were installed in the median, and it was supposed to be five. The Board  
58 asked that the waterfall and maintenance be added as a part of OLM's inspection and report.

59  
60 Ms. Hicks explained to the Board where the irrigation clock is located and that it is used for the  
61 plant material along Curley Road. The Board discussed the proposal.

62	MOTION TO:	Approve the Bridgeview Clock Repairs proposal.
63	MADE BY:	Supervisor Billington
64	SECONDED BY:	Supervisor Johnson
65	DISCUSSION:	None further
66	RESULT:	Called to Vote: Motion PASSED
67		4/0 - Motion passed unanimously
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69  
70 **B. Acceptance of Financial Report Year Ending September 30, 2017**

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72 The Board reviewed the report. Ms. Hicks said the District had a clean audit. Supervisor Johnson  
73 asked if they are in good financial standing, and Ms. Hicks said yes.

74	MOTION TO:	Approve the Financial Report for Year Ending
75		September 30, 2017.
76	MADE BY:	Supervisor Billington
77	SECONDED BY:	Supervisor Leavor
78	DISCUSSION:	None further
79	RESULT:	Called to Vote: Motion PASSED
80		4/0 - Motion passed unanimously
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83 **C. General Matters of the District**

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87 **5. CONSENT AGENDA**

88 **A. Consideration of Board of Supervisors Meeting Minutes September 20, 2018**

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90 The Board reviewed the minutes.

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92	MOTION TO:	Approve the September 20, 2018 minutes.
93	MADE BY:	Supervisor Behrens
94	SECONDED BY:	Supervisor Johnson
95	DISCUSSION:	None Further
96	RESULT:	Called to Vote: Motion PASSED
97		4/0 - Motion Passed Unanimously

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99 **B. Consideration of Operations and Maintenance Expenditures September 2018**

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101 The Board went over the O&Ms. Supervisor Johnson asked about the OLM bid preparation. Ms.  
102 Hicks said that is the fee that was broken up into twelve payments for OLM to prepare the  
103 proposal information. Supervisor Leavor said he does not think the supervisor fees for August  
104 were processed because he has not seen them in the O&Ms and does not think he received the fee.

105

106	MOTION TO:	Approve the September 2018 O&Ms.
107	MADE BY:	Supervisor Behrens
108	SECONDED BY:	Supervisor Johnson
109	DISCUSSION:	None Further
110	RESULT:	Called to Vote: Motion PASSED
111		4/0 - Motion Passed Unanimously

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113 **C. Review of Financial Statements Month Ending September 30, 2018**

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115 The Board reviewed and accepted the financials.

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118 **6. MANAGEMENT REPORTS**

119 **A. District Manager**

120 **1. Community Inspection Reports**

121 **i. Field Manager's Report**

122 **ii. Buccaneer's Report**

123 **iii. OLM Inspection**

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125 Ms. Hicks went over the management reports. Supervisor Johnson said in the report, it shows that  
126 some of the ponds need to be treated. She asked if the vendor would be onsite to treat those  
127 ponds, and Ms. Hicks confirmed.

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**7. SUPERVISOR REQUESTS**

Supervisor Johnson asked when they should talk about replacing some of the landscaping along Angelstem. Ms. Hicks said they should wait until early next spring because now is not the time to replace the landscaping since the weather is getting colder. Supervisor Behrens said one of the lights on the monument at Angelstem and Overpass is a different color. Supervisor Billington asked about an issue with kids riding the gates at Bridgeview. Supervisor Johnson said that would be HOA. Supervisor Johnson said the park signs need to be bolted down. Supervisor Billington said there is some damage to the garbage cans in the park in Bridgeview.

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

There were no audience questions or comments.

**9. ADJOURNMENT**

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

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

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159 \*These minutes were done in summary format.

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

163  
164 Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a publicly noticed  
165 meeting held on 11-15-2018.

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167 Christu Behrens  
168 Signature  
169 Christu Behrens  
170 Printed Name

Nicole Hicks  
Signature  
Nicole Hicks  
Printed Name

171  
172 Title:  
173  Chairman  
174  Vice Chairman

Title:  
 Secretary  
 Assistant Secretary

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177 Recorded by Records Administrator

178  
179 [Signature]  
180 Signature  
181 11/20/18  
182 Date  
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