

WATERGRASS COMMUNITY DEVELOPMENT DISTRICT I

March 14, 2019 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, March 14, 2019 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, March 14, 2019 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
John Vericker	District Counsel
Brian Mortillaro	LMP
Robbie Cox	MBS
Indra Rivas	Akerman, LLC

There was one resident in attendance.

2. AUDIENCE QUESTIONS AND COMMENTS ON AGENDA ITEMS

A resident is concerned about renters in Bridgeview and the condition of the homes. Ms. Hicks said that is an HOA item. Supervisor Johnson provided HOA contact information and said the resident should reach out and voice concerns to the HOA.

3. BUSINESS ITEMS

A. Discussion on Refinancing

Robbie Cox with MBS provided an updated on the final numbers. The interest rate is 3.75% and the savings per unit is approximately 10%. The closing is scheduled for March 18, 2019. Mr. Vericker stated that the Board needs to approve two resolutions.

B. Consideration of Resolution 2019-01; Supplemental Assessment Resolution

Mr. Vericker went over the resolution with the Board.

MOTION TO:	Approve Resolution 2019-01.
MADE BY:	Supervisor Behrens
SECONDED BY:	Supervisor Billington
DISCUSSION:	None Further
RESULT:	Called to Vote: Motion PASSED 4/0 - Motion Passed Unanimously

C. Consideration of Resolution 2019-02; Authorizing Issuance and Bond Award

Mr. Vericker went over the resolution with the Board.

MOTION TO:	Approve Resolution 2019-02.
MADE BY:	Supervisor Behrens
SECONDED BY:	Supervisor Johnson
DISCUSSION:	None Further
RESULT:	Called to Vote: Motion PASSED 4/0 - Motion Passed Unanimously

D. Discussion on Landscaping Proposals

The Board discussed with Mr. Mortillaro what they are looking for in the proposals and for the community. The Board asked for some revisions to some of the proposals so that the plant material would look more natural.

The Board reviewed the proposal for the Curley Road berm.

MOTION TO:	Approve proposal 58674 for the Curley Road berm in the amount of \$5,368.75.
MADE BY:	Supervisor Billington
SECONDED BY:	Supervisor Johnson
DISCUSSION:	None Further
RESULT:	Called to Vote: Motion PASSED 4/0 - Motion Passed Unanimously

86 The Board reviewed the proposal to remove the palm in the center island.
87

MOTION TO:	Approve proposal 51670 to remove the palm in the center island.
MADE BY:	Supervisor Behrens
SECONDED BY:	Supervisor Billington
DISCUSSION:	None Further
RESULT:	Called to Vote: Motion PASSED 4/0 - Motion Passed Unanimously

95
96 The Board reviewed the proposal to add gravel stones.
97

MOTION TO:	Approve proposal 58625 to add gravel stones as long as they match what is currently there.
MADE BY:	Supervisor Billington
SECONDED BY:	Supervisor Leavor
DISCUSSION:	None Further
RESULT:	Called to Vote: Motion PASSED 4/0 - Motion Passed Unanimously

105
106 The Board reviewed the proposal to add a viburnum hedge at the Silvercreek entrance.
107

MOTION TO:	Approve proposal 58630 to add a viburnum hedge at the Silvercreek entrance.
MADE BY:	Supervisor Billington
SECONDED BY:	Supervisor Johnson
DISCUSSION:	None Further
RESULT:	Called to Vote: Motion PASSED 4/0 - Motion Passed Unanimously

115
116 Mr. Mortillaro will have the updated proposals for the next meeting.
117

118 **E. General Matters of the District**

119
120
121 **5. CONSENT AGENDA**

122 **A. Consideration of Board of Supervisors Meeting Minutes February 21, 2019**

123
124 The Board reviewed the minutes.
125

126 MOTION TO: Approve the February 21, 2019 minutes.
127 MADE BY: Supervisor Behrens
128 SECONDED BY: Supervisor Johnson
129 DISCUSSION: None Further
130 RESULT: Called to Vote: Motion PASSED
131 4/0 - Motion Passed Unanimously

132
133 **B. Consideration of Operations and Maintenance Expenditures February 2019**
134

135 The Board went over the February 2019 O&Ms.
136

137 MOTION TO: Approve the February 2019 O&Ms.
138 MADE BY: Supervisor Billington
139 SECONDED BY: Supervisor Leavor
140 DISCUSSION: None Further
141 RESULT: Called to Vote: Motion PASSED
142 4/0 - Motion Passed Unanimously

143
144 **C. Review of Financial Statements Month Ending February 28, 2019**
145

146 The Board reviewed and accepted the financials. Supervisor Johnson asked if even though they
147 are holding off on mulching the rest of the community, they can go ahead and mulch the
148 playgrounds now.
149

150
151 **6. MANAGEMENT REPORTS**

152 **A. District Manager**

153 **1. Community Inspection Reports**

- 154 **i. Field Manager's Report**
- 155 **ii. Buccaneer's Report**
- 156 **iii. OLM Inspection**

157
158 Ms. Hicks went over the management reports.
159

160
161 **7. SUPERVISOR REQUESTS**
162

163 There were no supervisor requests at this time.
164
165
166

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

168

169 There were no audience questions or comments.

170

171

172 **9. ADJOURNMENT**

173

174

MOTION TO: Adjourn.

175

MADE BY: Supervisor Johnson

176

SECONDED BY: Supervisor Billington

177

DISCUSSION: None Further

178

RESULT: Called to Vote: Motion PASSED

179

4/0 - Motion Passed Unanimously

180

181

182 **Please note the entire meeting is available on disc.*

183

184 **These minutes were done in summary format.*

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

189

190 Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a publicly
191 noticed meeting held on 4-18-19.

192

193

194

195

196

197

198

199

200

201

202

203

204

205

206

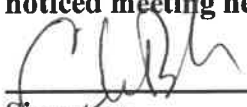
207

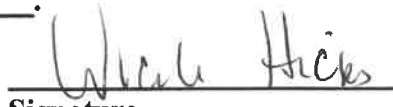
208

209

210

211



Signature
Christina Behrens
Printed Name


Signature
Nicole Hicks
Printed Name

Title:
 Chairman
 Vice Chairman

Title:
 Secretary
 Assistant Secretary

Recorded by Records Administrator


Signature
4.24.19
Date

