

WATERGRASS COMMUNITY DEVELOPMENT DISTRICT I

April 18, 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, April 18, 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, April 18, 2019 at 6:00 p.m.**

Board Members Present and Constituting a Quorum:

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| Christin Behrens | Chair |
| Ashley Johnson | Vice Chair |
| Michael Leavor | Supervisor |

Staff Members Present

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| Nicole Hicks | Meritus |
| Gene Roberts | Meritus |

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| Brian Mortillaro | LMP | <i>arrived at approximately 6:15 p.m.</i> |
| James Bennett | LMP | <i>arrived at approximately 6:15 p.m.</i> |

There were two residents in attendance.

2. AUDIENCE QUESTIONS AND COMMENTS ON AGENDA ITEMS

There were no audience questions and comments on agenda items.

Ms. Hicks stated that because LMP was not present, the Board could move on to the Consent Agenda.

3. CONSENT AGENDA

A. Consideration of Board of Supervisors Meeting Minutes March 14, 2019

The Board reviewed the minutes. Supervisor Behrens said that page 3 of the minutes should say "Motion to approve the proposal for across the street from Silvercreek." The vote was 3/1, and Supervisor Behrens voted no.

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| MOTION TO: | Approve the March 14, 2019 minutes with changes. |
| MADE BY: | Supervisor Behrens |
| SECONDED BY: | Supervisor Leavor |
| DISCUSSION: | None Further |
| RESULT: | Called to Vote: Motion PASSED 3/0 – Motioned Passed Unanimously |

B. Consideration of Operations and Maintenance Expenditures March 2019

The Board went over the March 2019 O&Ms. Supervisor Johnson asked if the irrigation repairs are old. Ms. Hicks said yes, they are from February.

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| MOTION TO: | Approve the March 2019 O&Ms. |
| MADE BY: | Supervisor Behrens |
| SECONDED BY: | Supervisor Johnson |
| DISCUSSION: | None Further |
| RESULT: | Called to Vote: Motion PASSED 3/0 - Motion Passed Unanimously |

C. Review of Financial Statements Month Ending March 31, 2019

The Board reviewed and accepted the financials.

4. BUSINESS ITEMS

A. Discussion on Landscaping Proposals

Mr. Roberts explained the issue with the hogs and that CDD II has already hired a trapper. The Board discussed whether they would like to hire a trapper and decided they would like to move forward.

Brian Mortillaro and James Bennett arrived at the meeting.

The Board discussed the proposals. The Board agreed to remove the dead magnolia tree. The Board also agreed to install additional gold mound durantas at the waterfall.

The Board discussed the proposal to fill in the empty areas along Angelstem. The Board liked most of the proposal but had a couple of changes.

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| MOTION TO: | Approve with a do-not-exceed amount of \$24,000 to fill in the empty areas along Angelstem. |
| MADE BY: | Supervisor Behrens |
| SECONDED BY: | Supervisor Johnson |
| DISCUSSION: | None Further |
| RESULT: | Called to Vote: Motion PASSED 3/0 - Motion Passed Unanimously |

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96 The Board discussed the proposal for the playground mulch. Supervisor Johnson asked if LMP
97 can weed prior to putting the new mulch in.

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| MOTION TO: | Approve the proposal to install playground mulch. |
| MADE BY: | Supervisor Behrens |
| SECONDED BY: | Supervisor Leavor |
| DISCUSSION: | None Further |
| RESULT: | Called to Vote: Motion PASSED 3/0 - Motion Passed Unanimously |

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106 The Board discussed the proposal for the Bridgeview entrance. The Board agreed they would like
107 to make a few changes to the original proposal.

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| MOTION TO: | Approve with a do-not-exceed amount of \$5,400 for the Bridgeview entrance. |
| MADE BY: | Supervisor Johnson |
| SECONDED BY: | Supervisor Leavor |
| DISCUSSION: | None Further |
| RESULT: | Called to Vote: Motion PASSED 3/0 - Motion Passed Unanimously |

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B. Discussion on FY 2020 Proposed Budget

119 Ms. Hicks went through the changes she made to the budget with a \$30,000 increase. She said the
120 amount saved from the refinance on the debt service side was about \$46,000. Supervisor Behrens
121 said she would like to use all the savings from the refinancing and put it into the operating budget
122 to avoid an increase in the next couple of years. Ms. Hicks said she would recommend putting the
123 additional funds into the reserve account. The Board agreed. Ms. Hicks said that a letter will have
124 to go out to the community to let them know about the change to the assessments. Ms. Hicks also
125 said she recommends having an additional page in the mailing to clarify that the debt service

126 portion of the assessments will go down and the operating portion will go up, with the net effect
127 being zero. The Board agreed this was a good idea.

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129 **C. General Matters of the District**

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132 **5. MANAGEMENT REPORTS**

133 **A. District Manager**

134 **1. Community Inspection Reports**

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

136 **ii. Buccaneer's Report**

137 **iii. OLM Inspection**

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139 Ms. Hicks went over the management reports. Supervisor Johnson asked how the walk-throughs
140 are going with LMP. Mr. Roberts said they are going well, but there is still a problem with weeds
141 in the parks.

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144 **6. SUPERVISOR REQUESTS**

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146 There were no supervisor requests at this time.

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149 **7. AUDIENCE QUESTIONS, COMMENT AND DISCUSSION FORUM**

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151 One resident went over his concerns are regarding security. The Board discussed. Another
152 resident talked about his concerns with the Bridgeview community. He mentioned some possible
153 trip hazards by the parks in Bridgeview.

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156 **8. ADJOURNMENT**

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| MOTION TO: | Adjourn at 7:29 p.m. |
| MADE BY: | Supervisor Behrens |
| SECONDED BY: | Supervisor Leavor |
| DISCUSSION: | None Further |
| RESULT: | Called to Vote: Motion PASSED |
| | 3/0 - Motion Passed Unanimously |

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

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

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

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174 Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a publicly
175 noticed meeting held on 07-18-19.

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177 Ashley Johnson

178 Signature

179 Ashley Johnson

180 Printed Name

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182 Title:

- 183 Chairman
184 Vice Chairman

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Nicole Hicks

Signature

Nicole Hicks

Printed Name

Title:

- Secretary
 Assistant Secretary

Recorded by Records Administrator

[Signature]

Signature

07-20-19

Date

