

WATERGRASS COMMUNITY DEVELOPMENT DISTRICT I

December 19, 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, December 19, 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

Gene Roberts called the Regular Meeting of the Board of Supervisors of the WaterGrass Community Development District I to order on **Thursday, December 19, 2019 at 6:00 p.m.**

Board Members Present and Constituting a Quorum:

Michael Leavor	Chair
Ashley Johnson	Vice Chair
Catherine Billington	Supervisor
Matthew Balogh	Supervisor

Staff Members Present

Gene Roberts	District Manager, Meritus
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There were two representatives from LMP and four residents in attendance.

2. AUDIENCE QUESTIONS AND COMMENTS ON AGENDA ITEMS

There were no audience questions and comments on agenda items.

3. VENDOR & STAFF REPORTS

A. District Counsel

There was nothing to report from Counsel at this time.

B. District Engineer

There was nothing to report from the Engineer at this time.

43 **C. Discussion with LMP**

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45 There new account manager with LMP was introduced to the Board. The landscape conditions
46 and the status of outstanding proposals were discussed.
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49 **4. BUSINESS ITEMS**

50 **A. Consideration of Resolution 2020-01; Re-Designating Officers**

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52 The Board discussed re-designating officers.
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54	MOTION TO:	Approve Resolution 2020-01 and leave the
55		designation of officers as it presently stands.
56	MADE BY:	Supervisor Billington
57	SECONDED BY:	Supervisor Johnson
58	DISCUSSION:	None Further
59	RESULT:	Called to Vote: Motion PASSED
60		4/0 - Motion Passed Unanimously

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62 **B. Consideration of Resolution 2020-02; Amending FY 2018-2019 Budget**

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64 The Board reviewed the resolution.
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66	MOTION TO:	Approve Resolution 2020-02.
67	MADE BY:	Supervisor Johnson
68	SECONDED BY:	Supervisor Leavor
69	DISCUSSION:	None Further
70	RESULT:	Called to Vote: Motion PASSED
71		4/0 - Motion Passed Unanimously

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73 **C. Ratification of Watergrass Promenade Business Centre Development**

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75 The Board discussed ratifying the Watergrass Promenade Business Centre Development.
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MOTION TO:	Approve the ratification of the Watergrass Promenade Business Centre Development.
MADE BY:	Supervisor Billington
SECONDED BY:	Supervisor Leavor
DISCUSSION:	None Further
RESULT:	Called to Vote: Motion PASSED 4/0 - Motion Passed Unanimously

5. CONSENT AGENDA
A. Consideration of Board of Supervisors Meeting Minutes November 21, 2019

The Board reviewed the minutes.

MOTION TO:	Approve the November 21, 2019 minutes.
MADE BY:	Supervisor Billington
SECONDED BY:	Supervisor Leavor
DISCUSSION:	None Further
RESULT:	Called to Vote: Motion PASSED 4/0 – Motioned Passed Unanimously

B. Consideration of Operations and Maintenance Expenditures November 2019

The Board went over the O&Ms.

MOTION TO:	Approve the November 2019 O&Ms.
MADE BY:	Supervisor Johnson
SECONDED BY:	Supervisor Billington
DISCUSSION:	None Further
RESULT:	Called to Vote: Motion PASSED 4/0 - Motion Passed Unanimously

C. Review of Financial Statements Month Ending November 30, 2019

The Board reviewed and accepted the financials. Supervisor Balogh had a question about the bond and the O&M expenses on the annual assessments.

117 **6. MANAGEMENT REPORTS**

118 **A. District Manager**

119 **1. Community Inspection Reports**

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

121 **ii. OLM Inspection Report**

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123 The Board reviewed the management reports. Mr. Roberts explained to Supervisor Balogh that
124 the monthly inspections were completed by Mr. Roberts and OLM.

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127 **7. SUPERVISOR REQUESTS**

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129 Supervisor Johnson a question on the ownership of the walking path by the waterfall and said that
130 it needs to be pressure washed.

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

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135 A resident asked about the towing agreement that the District has with Atlas Towing. The resident
136 told the Board that Crown has also entered into an agreement with Atlas to tow vehicles parked
137 on empty lots. The resident also had a question about the length of the bond debt service on the
138 assessments; Supervisor Leavor answered her question.

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141 **9. ADJOURNMENT**

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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

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

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

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

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158 Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a publicly
159 noticed meeting held on 1-16-2020.


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162 Signature
163 Michael Leavor
164 Printed Name

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162 Signature
163 Gene Roberts
164 Printed Name

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166 Title:
167 Chairman
168 Vice Chairman

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166 Title:
167 Secretary
168 Assistant Secretary

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171 Recorded by Records Administrator

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173 Signature
174 1/21/2020
175 Date

