

**WATERGRASS I  
COMMUNITY DEVELOPMENT DISTRICT I  
BOARD OF SUPERVISORS  
REGULAR MEETING  
MARCH 12, 2020**

# WATERGRASS I COMMUNITY DEVELOPMENT DISTRICT I AGENDA MARCH 12, 2020 AT 6:00 P.M.

WaterGrass Club located at  
32711 Windelstraw Drive Wesley Chapel, FL 33545

<b>District Board of Supervisors</b>	Chairman	Michael Leavor
	Vice-Chair	Ashley Johnson
	Supervisor	Robert Landgraf
	Supervisor	Catherine Billington
	Supervisor	Matthew Balogh
<b>District Managers</b>	Meritus	Gene Roberts
<b>District Attorney</b>	Straley Robin Vericker	John Vericker
<b>District Engineer</b>	Johnson Engineering	Phil Chang

*All cellular phones and pagers must be turned off while in the meeting room*

The meeting will begin at **6:00 p.m.** Following the **Call to Order**, the meeting will proceed with the second section called **Vendor and Staff Reports**. This section will allow Vendors and District Engineer and Attorney to update Board on work and to present proposals. The third section is called **Business Items**. This section contains items for approval by the District Board of Supervisors that may require discussion, motions, and votes on an item-by-item basis. The fourth section is called **Consent Agenda**. The Consent Agenda section contains items that require the review and approval of the District Board of Supervisors as a normal course of business. The fifth section will be **Management Reports**. This section allows the District Manager and Staff to update the Board of Supervisors on any pending issues that are being researched for Board action. Occasionally, certain items for decision within this section are required by Florida Statute to be held as a Public Hearing. In the event of a Public Hearing, each member of the public will be permitted to provide one comment on the issue, prior to the Board of Supervisors' discussion, motion, and vote.

The sixth section is called **Supervisor Requests**. This is the section in which the Supervisors may request Staff to prepare certain items in an effort to meet the District's needs. The final section is called **Audience Questions, Comments and Discussion Forum**. This portion of the agenda is where individuals may comment on matters that concern the District. The Board of Supervisors or Staff is not obligated to provide a response until sufficient time for research or action is warranted. IF THE COMMENT CONCERNS A MAINTENANCE RELATED ITEM, THE ITEM WILL NEED TO BE ADDRESSED BY THE DISTRICT ADMINSTRATOR OUTSIDE THE CONTEXT OF THIS MEETING.

Agendas can be reviewed by contacting the Manager's office at (813) 873-7300 at least seven days in advance of the scheduled meeting. Requests to place items on the agenda must be submitted in writing with an explanation to the District Manager at least fourteen (14) days prior to the date of the meeting. Public workshops sessions may be advertised and held in an effort to provide informational services. These sessions allow staff or consultants to discuss a policy or business matter in a more informal manner and allow for lengthy presentations prior to scheduling the item for approval. Typically, no motions or votes are made during these sessions.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this meeting is asked to advise the District Office at (813) 873-7300, at least 48 hours before the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 7-1-1, who can aid you in contacting the District Office.

Any person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that this same person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which the appeal is to be based.

WaterGrass I Community Development District

Dear Board Members:

The Regular Meeting of the Board of Supervisors of the WaterGrass I Community Development District will be held on **Thursday, March 12, 2020 at 6:00 p.m.** at the WaterGrass Club, located at 32711 Windelstraw Drive, Wesley Chapel, FL 33545. The agenda is included below.

**1. CALL TO ORDER/ROLL CALL**

**2. VENDOR & STAFF REPORTS**

- A. District Counsel
- B. District Engineer

**3. BUSINESS ITEMS**

- A. Discussion on Landscape Enhancement Proposals ..... Tab 01
- B. General Matters of the District

**4. CONSENT AGENDA**

- A. Consideration of Board of Supervisors Regular Meeting Minutes February 20, 2020 ..... Tab 02

**5. MANAGEMENT REPORTS**

- A. District Manager
  - 1. Community Inspection Reports..... Tab 03
    - i. Field Manager's Report

**6. SUPERVISOR REQUESTS**

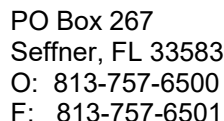
**7. AUDIENCE QUESTIONS, COMMENTS AND DISCUSSION FORUM**

**8. ADJOURNMENT**

We look forward to seeing you at the meeting. In the meantime, if you have any questions, please do not hesitate to call us at (813) 873-7300.

Sincerely,

Gene Roberts  
District Manager



<b>Submitted To:</b>
Watergrass 1CDD c/o Meritus 2005 Pan Am Cir. Suite 300 Tampa, FL 33607

Date	3/5/2020
Estimate #	64888
LMP REPRESENTATIVE	
JL	
PO #	
Work Order #	

ITEM	DESCRIPTION	QTY	COST	TOTAL
	Install St Augustine border to areas where mulch meets the sidewalk.			
Sod	St Augustine 400 sq ft	400	0.95	380.00

<b>TOTAL</b>	<b>\$380.00</b>
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LMP reserves the right to withdraw this proposal if not accepted within 30 days of the date listed above. Any alteration or deviation to scope of work involving additional costs must be agreed upon in writing as a separate proposal or change order to this proposal. Periodic invoices may be submitted if job is substantial in nature with final invoice being submitted at completion of project. Any work performed requiring more than 5 days to complete is subject to progressive payments as portions of the work are completed. No finance charge will be imposed if the total of said work is paid in full within 30 days of invoice date. If not paid in full within 30 days, then customer is subject to finance charges on the balance of the work from the invoice date at a rate of 1.5% per month until paid. LMP shall have the right to stop work under this contract until all outstanding amounts including finance charges are paid in full. Payments will be applied to the oldest invoices.

ACCEPTANCE OF PROPOSAL: The above prices, scope of work and terms and conditions are hereby satisfactorily agreed upon. LMP, Inc. has been authorized to perform the work as outlined and payment will be made as outlined above. The above pricing does not include any unforeseen modifications to the said irrigation system that could not be reasonably accounted for prior to job start. All plant material carries a one (1) year warranty provided LMP, Inc. is performing landscape maintenance services to the area installed or enhanced at the time of installation. If not, then there is no warranty on the plant material.

OWNER / AGENT

DATE \_\_\_\_\_



PO Box 267  
Seffner, FL 33583  
O: 813-757-6500  
F: 813-757-6501

## Estimate

**Submitted To:**

Watergrass 1CDD  
c/o Meritus  
2005 Pan Am Cir.  
Suite 300  
Tampa, FL 33607

Date	3/5/2020
Estimate #	64890
LMP REPRESENTATIVE	
JL	
PO #	
Work Order #	

ITEM	DESCRIPTION	QTY	COST	TOTAL
Cleanup	Bush hog the corner of Angelstem Blvd and Glenbrook entrance, larger trees that are not in the bushhogging scope will be left alone.	1	1,050.00	1,050.00

**TERMS AND CONDITIONS:**

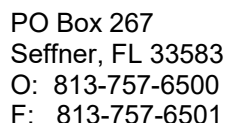
<b>TOTAL</b>	<b>\$1,050.00</b>
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OWNER / AGENT

DATE



<b>Submitted To:</b>
Watergrass 1CDD c/o Meritus 2005 Pan Am Cir. Suite 300 Tampa, FL 33607

Date	3/5/2020
Estimate #	64898
LMP REPRESENTATIVE	
JL	
PO #	
Work Order #	

**TERMS AND CONDITIONS:**

<b>TOTAL</b>	<b>\$259.50</b>
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OWNER / AGENT

DATE \_\_\_\_\_

# WATERGRASS COMMUNITY DEVELOPMENT DISTRICT I

February 20, 2020 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, February 20, 2020 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, February 20, 2020 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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Brian Mortillaro	LMP
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### 2. AUDIENCE QUESTIONS AND COMMENTS ON AGENDA ITEMS

There were no audience questions and comments on agenda items.

### 3. VENDOR & STAFF REPORTS

#### A. Discussion with LMP

##### i. Landscape Enhancement Proposals

Mr. Mortillaro provided an update on the landscaping conditions and projects. The Board gave their approval to plant three Wax Myrtle trees at Overpass and Angelstem to fill the gap. They also approved the drain installation on the sidewalk along Angelstem and the replacement of the declining Gold Mound with Copper Leaf and Arboricola along Angelstem. The Board decided to hold off on repairing the hog damage to the pond bank until the hogs are removed. The Board also expressed concerns about LMP's servicing of the dog stations.

#### B. District Counsel

There was nothing to report from Counsel at this time.

47  
48 **C. District Engineer**  
49

50 Mr. Roberts said he will follow up with the Engineer on getting proposals to repair the sidewalk  
51 trip hazards in Bridgeview. Supervisor Johnson said there are also trip hazards in Summerglade  
52 by the park as well as in Glenbrook.  
53

54  
55 **4. BUSINESS ITEMS**

56 **A. General Matters of the District**  
57

58 There were no general matters to discuss at this time.  
59  
60

61 **5. CONSENT AGENDA**

62 **A. Consideration of Board of Supervisors Meeting Minutes January 16, 2020**  
63

64 The Board reviewed the minutes.  
65

MOTION TO:	Approve the January 16, 2020 minutes.
MADE BY:	Supervisor Billington
SECONDED BY:	Supervisor Johnson
DISCUSSION:	None Further
RESULT:	Called to Vote: Motion PASSED 4/0 – Motioned Passed Unanimously

72  
73 **B. Consideration of Operations and Maintenance Expenditures January 2020**  
74

75 The Board went over the O&Ms.  
76

MOTION TO:	Approve the January 2020 O&Ms.
MADE BY:	Supervisor Johnson
SECONDED BY:	Supervisor Leavor
DISCUSSION:	None Further
RESULT:	Called to Vote: Motion PASSED 4/0 - Motion Passed Unanimously

83  
84 **C. Review of Financial Statements Month Ending January 31, 2020**  
85

86 The Board reviewed and accepted the financials.  
87  
88



**6. MANAGEMENT REPORTS**

**A. District Manager**

**1. Community Inspection Reports**

**i. Field Manager's Report**

**ii. OLM Inspection Report**

Mr. Roberts reviewed the management reports with the Board.

**7. SUPERVISOR REQUESTS**

Supervisor Johnson asked if LMP can place sod around the bed edges on Angelstem to keep the mulch from washing. She also stated that the fence at the end of Peregrina needs to be pressure washed and the fire ant mounds throughout the community need to be treated. Supervisor Johnson requested another proposal to bush hog around the conservation area at Overpass and Angelstem and asked for an estimate to replace the tree by the sidewalk near the waterfall.

**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

*\*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 \_\_\_\_\_.**

\_\_\_\_\_  
**Signature**

\_\_\_\_\_  
**Printed Name**

**Title:**

☐ **Chairman**

☐ **Vice Chairman**

\_\_\_\_\_  
**Signature**

\_\_\_\_\_  
**Printed Name**

**Title:**

☐ **Secretary**

☐ **Assistant Secretary**

*Recorded by Records Administrator*

\_\_\_\_\_  
*Signature*

\_\_\_\_\_  
*Date*

Official District Seal



# Meritus

## MONTHLY MAINTENANCE INSPECTION GRADESHEET

Site: Water Grass

Date: 3/5/20

	MAXIMUM VALUE	CURRENT VALUE	CURRENT DEDUCTION	REASON FOR DEDUCTION
<b>AQUATICS</b>				
DEBRIS	25	25	0	None observed
INVASIVE MATERIAL (FLOATING)	20	10	-10	Algae/Duckweed
INVASIVE MATERIAL (SUBMERSED)	20	18	-2	Torpedo grass in pond 9 has been sprayed
FOUNTAINS/AERATORS	20	20	0	Good Condition
DESIRABLE PLANTS	15	15	0	Good Condition
<b>AMENITIES</b>				
CLUBHOUSE INTERIOR	4	4	0	N/A
CLUBHOUSE EXTERIOR	3	3	0	N/A
POOL WATER	10	10	0	N/A
POOL TILES	10	10	0	N/A
POOL LIGHTS	5	5	0	N/A
POOL FURNITURE/EQUIPMENT	8	8	0	N/A
FIRST AID/SAFETY ITEMS	10	10	0	N/A
SIGNAGE (rules, pool, playground)	5	5	0	Good
PLAYGROUND EQUIPMENT	5	4	-1	Two slides need to be replaced
RECREATIONAL FACILITIES	7	7	0	OK
RESTROOMS	6	6	0	N/A
HARDSCAPE	10	10	0	N/A
ACCESS & MONITORING SYSTEM	3	3	0	N/A
IT/PHONE SYSTEM	3	3	0	N/A
TRASH RECEPTACLES	3	3	0	N/A
FOUNTAINS	8	8	0	N/A
<b>MONUMENTS AND SIGNS</b>				
CLEAR VISIBILITY (Landscaping)	25	25	0	OK
PAINTING	25	25	0	Good
CLEANLINESS	25	25	0	Good
GENERAL CONDITION	25	25	0	



## Meritus

### MONTHLY MAINTENANCE INSPECTION GRADESHEET

Site: Water Grass

Date: 3/5/20

	MAXIMUM VALUE	CURRENT VALUE	CURRENT DEDUCTION	REASON FOR DEDUCTION
<b>HIGH IMPACT LANDSCAPING</b>				
ENTRANCE MONUMENT	40	40	0	Good
RECREATIONAL AREAS	30	30	0	Improving
SUBDIVISION MONUMENTS	30	30	0	Good
<b>HARDSCAPE ELEMENTS</b>				
WALLS/FENCING	15	15	0	Good
SIDEWALKS	30	25	-5	Trip hazards in Bridgeview
SPECIALTY MONUMENTS	15	15	0	Good
STREETS	25	20	-5	Cottage Glen Lane
PARKING LOTS	15	15	0	N/A
<b>LIGHTING ELEMENTS</b>				
STREET LIGHTING	33	33	0	
LANDSCAPE UP LIGHTING	22	22	0	
MONUMENT LIGHTING	30	30	0	Peregrina was recently repaired
AMENITY CENTER LIGHTING	15	15	0	N/A
<b>GATES</b>				
ACCESS CONTROL PAD	25	25		Good HOA
OPERATING SYSTEM	25	25		Good HOA
GATE MOTORS	25	25		Good HOA
GATES	25	25		Good HOA
<b>SCORE</b>	700	677	-23	97%

Manager's Signature: Gene Roberts

Supervisor's Signature: \_\_\_\_\_



## Meritus

### MONTHLY LANDSCAPE MAINTENANCE INSPECTION GRADESHEET

Site: Watergrass

Date: 3/5/20

MAXIMUM VALUE	CURRENT VALUE	CURRENT DEDUCTION	REASON FOR DEDUCTION
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#### LANDSCAPE MAINTENANCE

TURF	5	5	0	Good
TURF FERTILITY	10	10	0	Was being fertilized during my site visit
TURF EDGING	5	5	0	Good
WEED CONTROL - TURF AREAS	5	4	-1	Park turf is improving
TURF INSECT/DISEASE CONTROL	10	10	0	None observed
PLANT FERTILITY	5	4	0	Will be fertilized this month
WEED CONTROL - BED AREAS	5	4	0	Some areas need detailing
PLANT INSECT/DISEASE CONTROL	5	4	-1	Some fungus observed
PRUNING	10	9	-1	Some shrubs need pruning
CLEANLINESS	5	5	0	Good
MULCHING	5	4	-1	Some areas are thin
WATER/IRRIGATION MGMT	8	8	0	Better
CARRYOVERS	5	4	-1	Turf weeds/Blue Daze

#### SEASONAL COLOR/PERENNIAL MAINTENANCE

VIGOR/APPEARANCE	7	5	-2	Blue daze
INSECT/DISEASE CONTROL	7	7	0	N/A
DEADHEADING/PRUNING	3	3	0	N/A

#### SCORE

100	92	-8	92%
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Contractor Signature: \_\_\_\_\_

Manager's Signature: Gene Roberts



## Watergrass March



The pond at the water fall which belongs to CDD 11 is looking rough.



Turf at the Bridgeview parks are off color due to the recent cold temperatures.





Landscape at the Bridgeview entrance looks good.



Bermuda turf at all the parks are off color. With the recent fertilization and warmer temperatures, it will green up soon.





The Crinum lily at the Glenbrook entrances needs to be treated for leaf spot disease.



The Blue Daze plants at Silvercreek entrance continue to struggle.





Turf conditions along Angelstem look good.



A low mower blade scalped the turf at Summerglade park.





Juniper plants at Summerglade need to be treated for mites.



The slide at Peregrina is broke and will need to be replaced.





Weed pressure at Peregrina park continues to improve.



Chinese Fan palms along Angelstem need to be fertilized.





The Awabuki viburnum hedge along Summergalde park needs to be treated for fungus.



The Loropetalum bushes at Angelstem entrance have been cut back.



## Watergrass Ponds March



Pond 1 needs to be treated for Duckweed.



Pond 8 is looking good.





The sump at Glenbrook entrance has some Duckweed.



The Torpedo grass in pond 9 has been sprayed with herbicide.





Pond 10 has some algae that needs to be treated.



Pond 12 has no issues and looks good.





Pond 11 has a small amount of Pennywort at the shore line.



Pond 13 looks good.





Pond 15 looks good.



Pond 14 also has a little Pennywort on the edge.