

WATERGRASS I COMMUNITY DEVELOPMENT DISTRICT

October 15, 2015 Minutes of the Regular Meeting

Minutes of the Regular Meeting

The Regular Meeting of the Board of Supervisors for WaterGrass I Community Development District was held on Thursday, October 15, 2015 at 11:00 a.m. at the WaterGrass Club, located at 32711 Windelstraw Drive., Wesley Chapel, FL 33545.

1. CALL TO ORDER/ROLL CALL

Brian Lamb called the Regular Meeting of the Board of Supervisors of the WaterGrass I Community Development District to order on Thursday, October 15, 2015 at 11:00 a.m.

Board Members Present and Constituting a Quorum:

Tiffany Randolph	Chairman
William Wright	Vice Chairman
Robert Landgraf	Supervisor
Michael Leavor	Supervisor

Staff Members Present:

Brian Lamb	District Manager
Brian Howell	Meritus
John Vericker	District Counsel

Four (4) Audience Members Present

2. AUDIENCE QUESTIONS AND COMMENTS ON AGENDA ITEMS

3. VENDOR AND STAFF REPORTS

Mr. Lamb announced he had received an email from the District Engineer regarding a repair and also that Heidt was going to tender their resignation as District Engineer. Heidt concentrates its business on Developer Boards and not Resident Boards. Mr. Lamb stated they could address this later in the meeting.

Mr. Lamb stated he and Brian Howell would be having lunch Friday with the District Manager for WaterGrass II to go over the service agreement between the two Districts for amenities etc. Mr. Lamb mentioned that the agreement had been sent out to the Board. There was discussion on WaterGrass I not having any input on operations and that the service agreement does not seem to be being fulfilled by Rizzetta.

The Board discussed the landscape inspection with Mr. Howell and he stated this would be sent to Luke Brothers after the Board meeting. The Board was pleased to see that this was being done. Mr. Howell explained how the score is an overall picture and anything below an 85 is failing. Individual list items would be sent to Luke Brothers and they would do inspections together periodically. The Board asked when new plants and mulch will be added to the new

47 palm trees and they were advised the plants were in and the mulch should be installed within the
48 next few days.

49
50 Mr. Lamb stated it would make sense for the new District Engineer to do a maintenance map for
51 easy referral and that way residents could see which entity maintained what area.

52
53 The Board discussed the holiday lighting proposal and even thought they had \$10,000.00 in the
54 budget they felt the program for \$6,500.00 would be sufficient for this first year.
55

MOTION TO:	Approve Holiday Lighting Proposal
MADE BY:	Supervisor Wright
SECONDED BY:	Supervisor Landgraf
DISCUSSION:	None Further
RESULT:	Called to Vote: Motion PASSED
	4/0 - Motion Passed Unanimously

62
63 **A. District Counsel**

64 **B. District Engineer**

65 **C. Amenity Manager**

66 **1. Clubhouse Report**
67

68 **4. BUSINESS ITEMS**

69 **A. Discussion on Open Supervisor Seat**

70 **1. Resume for Vacant Supervisor Seat**
71

72 The Board interviewed candidates Christin Behrens and Dale Bussey and each owner went over
73 their history and why they wanted to serve on the Board and the Board then asked some follow
74 up questions. The Board felt it would be best to spread the representation of the Board over the
75 entire community and for that reason they were choosing Christin Behrens. They stated Dale
76 Bussey was an excellent candidate as well and it was a very hard decision. Mr. Lamb stated he
77 will swear in the new Board member after the meeting.
78

MOTION TO:	Accept Christin Behrens for Vacant Supervisor Seat
MADE BY:	Supervisor Randolph
SECONDED BY:	Supervisor Landgraf
DISCUSSION:	None Further
RESULT:	Called to Vote: Motion PASSED
	4/0 - Motion Passed Unanimously

B. Consideration of Resolution 2016-01; Re-Designating Officers

MOTION TO:	Approve Resolution 2016-01; Re-Designating Officers and to keep Officers the same
MADE BY:	Supervisor Landgraf
SECONDED BY:	Supervisor Leavor
DISCUSSION:	None Further
RESULT:	Called to Vote: Motion PASSED 4/0 - Motion Passed Unanimously

C. Discussion on CDD Website

Mr. Lamb announced that the website would be up and running within a week.

D. General Matters of the District

5. CONSENT AGENDA

MOTION TO:	Accept Resignation of Heidt as Engineer and to do an RFQ for a replacement firm
MADE BY:	Supervisor Landgraf
SECONDED BY:	Supervisor Wright
DISCUSSION:	None Further
RESULT:	Called to Vote: Motion PASSED 4/0 - Motion Passed Unanimously

A. Consideration of Resolution 2016-02; Setting Fiscal Year 2016 Meeting Schedule

MOTION TO:	Approve Resolution 2016-02; Setting FY 2016 Meeting Schedule with changes.
MADE BY:	Supervisor Landgraf
SECONDED BY:	Supervisor Randolph
DISCUSSION:	None Further
RESULT:	Called to Vote: Motion PASSED 4/0 - Motion Passed Unanimously

B. Consideration of Board of Supervisors Meeting Minutes September 15, 2015

MOTION TO:	Approve the Minutes of September 15, 2015
MADE BY:	Supervisor Landgraf
SECONDED BY:	Supervisor Randolph
DISCUSSION:	None Further
RESULT:	Called to Vote: Motion PASSED
	4/0 - Motion Passed Unanimously

C. Consideration of Operations and Maintenance Expenditures October 2015

D. Review of Financial Statements Month Ending September 30, 2015

6. MANAGEMENT REPORTS

A. District Manager

1. Manager's Report

These items were discussed earlier in the meeting.

2. Holiday Lighting Proposals

This item was discussed earlier in the meeting.

3. Meeting with WaterGrass CDD II

This item was discussed earlier in the meeting.

7. SUPERVISORS REQUESTS

The Board advised that there were grass clippings being discharged into the ponds by landscapers and there were bags in ponds that needed to be picked up. The Aquatics provider will pick up the bags and take photos so the District can advise the owners of what their neighbors are doing and that it costs money to have them retrieved from the ponds.

The trees need to be lifted off the sidewalks.

8. AUDIENCE QUESTIONS, COMMENT AND DISCUSSION FORUM

9. ADJOURNMENT

MOTION TO:	Adjourn.
MADE BY:	Supervisor Landgraf
SECONDED BY:	Supervisor Randolph
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 December 19, 2015.

Tiffany S. Randolph
Signature
TIFFANEY S. RANDOLPH
Printed Name

Title:
☒ Chairman
☐ Vice Chairman

Frank Lamb
Signature
Frank Lamb
Printed Name

Title:
☒ Secretary
☐ Assistant Secretary

Recorded by Records Administrator

[Signature]
Signature
November 20, 2015
Date

