

WATERGRASS COMMUNITY DEVELOPMENT DISTRICT I

April 21, 2016 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 21, 2016 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 Howell called the Regular Meeting of the Board of Supervisors of the WaterGrass Community Development District I to order on **Thursday, April 21, 2016 at 11:00 a.m.**

Board Members Present and Constituting a Quorum:

Tiffany Randolph	Chairman
William Wright	Vice Chairman
Christin Behrens	Supervisor
Michael Leavor	Supervisor

Staff Members Present:

Brian Howell	District Manager
Nicole Chamberlain	Meritus
John Vericker	District Counsel
Phil Chang	District Engineer

Sonny Shirvis First Choice Aquatic Weed Management, LLC

One (1) Audience Member

2. AUDIENCE QUESTIONS AND COMMENTS ON AGENDA ITEMS

There were no audience questions or comments.

3. VENDOR AND STAFF REPORTS

A. District Counsel

1. 2016 Legislative Update Memorandum

Mr. Howell stated that Mr. Vericker sent out an update on new legislation. Mr. Vericker provided the Board with a synopsis of new state statutes.

Mr. Howell stated that Mr. Shirvis would provide an update on the ponds. Mr. Shirvis discussed stocking sport fish. The price is \$.30 per fish. Grass carpe can only be stocked in some of the ponds. Mr. Shirvis explained littoral shelves and plantings. Mr. Shirvis also stated that he is still treating the submersed aquatics and advised that the board should wait on new plantings. Mr. Howell stated some ponds will be targeted for grass carpe and some targeted for plantings. It was brought up that there are some discrepancies with the pond and boundary map. Mr. Vericker said

he would provide Mr. Chang with the survey. Mr. Howell asked for proposals for grass carpe, barrier and plantings.

B. District Engineer

Mr. Chang provided a map that includes outline of lights billed to both CDD I and CDD II. Supervisor Wright asked about GIS information. Mr. Chang said that the electric company does not have GIS information, just an outline of who is getting billed for what. Mr. Chang stated that he received the CAD files from the previous engineer and he is working on obtaining information the asphalt repairs. Mr. Chang said he has the report but still needs price to replace the trees. He will provide the Board with a complete report at the next meeting. Supervisor Wright asked if Mr. Chang is having any specific difficulties obtaining historical records. Mr. Chang is to send a list of the items he is waiting for and Mr. Vericker can follow-up if necessary. Supervisor Behrens asked if they are just looking to fix major repairs. Mr. Chang explained the process and provided different pricing options. Supervisor Randolph asked about the invoice from Johnson Engineering. Mr. Chang explained the invoice and work that was completed.

4. BUSINESS ITEMS

A. Discussion on Operations and Trustee Banking Services

Mr. Howell stated US Bank is willing to give a \$500 deduction if the Board changes from Wells Fargo to US Bank. Mr. Vericker explained that this would require a substantial amount of work for a small deduction. The Board decided they have no interest in changing the trustee banking services.

B. Consideration of Resolution 2016-04; Re-Designating Qualified Public Depository

Mr. Howell suggested that SunTrust should be used for operations and maintenance expenditures because they have better rates. Mr. Howell advised the Board that they should close one small bank account and move forward with SunTrust.

MOTION TO:	Close AmeriBank account and move forward with SunTrust.
MADE BY:	Supervisor Wright
SECONDED BY:	Supervisor Leavor
DISCUSSION:	None Further
RESULT:	Called to Vote: Motion PASSED 4/0 - Motion Passed Unanimously

C. Discussion on Luke Brothers Tree Replacements

Supervisor Randolph discussed the landscape drive through and the oaks that have never grown. She also discussed the need for Luke Brothers, and all vendors, to provide explanations with

invoices. Mr. Howell stated Meritus would ask Luke Brothers to provide a complete breakout of pricing in new proposals. Supervisor Randolph asked for clarification from CDD II regarding the maintenance of the main fountain.

D. General Matters of the District

5. CONSENT AGENDA

A. Consideration of Board of Supervisors Meeting Minutes March 17, 2016

MOTION TO:	Approve March 17, 2016 meeting minutes.
MADE BY:	Supervisor Wright
SECONDED BY:	Supervisor Behrens
DISCUSSION:	None Further
RESULT:	Called to Vote: Motion PASSED
	4/0 - Motion Passed Unanimously

B. Review of Financial Statements from WaterGrass CDD II

Mr. Howell stated that since the financial statements came out just prior to the meeting the Board can review them at their leisure and email any questions to either him or Ms. Chamberlain.

C. Consideration of Operations and Maintenance Expenditures April 2016

Supervisor Wright asked about the FCC invoice. Mr. Howell stated that the HOA let them know that items needed to be renewed for the gates and irrigation, and Mr. Howell will provide the Board with the email. Mr. Wright also asked why the trust is still in Scott's name. Meritus will have this information updated. Supervisor Randolph inquired about Spearem's invoice for stones and tiles. Supervisor Randolph requested that vendors provide photos.

MOTION TO:	Approve April 2016 Operations and Maintenance Expenditures.
MADE BY:	Supervisor Wright
SECONDED BY:	Supervisor Randolph
DISCUSSION:	None Further
RESULT:	Called to Vote: Motion PASSED
	4/0 – Motion Passed Unanimously

D. Review of Financial Statements Month Ending February 29, 2016

Mr. Howell stated there is 72% of the budget remaining. The financials were accepted.

6. MANAGEMENT REPORTS

A. District Manager

1. Staff Task List

Ms. Chamberlain let the Board know that starting in May the operations and maintenance expenditures report would be made to mimic CDD II's.

2. Community Inspection Reports

7. SUPERVISORS REQUESTS

Supervisor Wright asked if the clubhouse staff is not attending the meeting on the direction of CDD II. Mr. Howell said he would ask CDD II's management if the clubhouse staff can attend future meetings. Mr. Mena gave a brief update on events that are currently being planned. Supervisor Wright asked Mr. Mena if he can include in the next newsletter that residents should not park on the grass. Supervisor Randolph told Mr. Mena that he should let the community know that he is looking for their input. Supervisor Leavor inquired about updating picture on the website.

8. AUDIENCE QUESTIONS, COMMENT AND DISCUSSION FORUM

9. ADJOURNMENT

MOTION TO:	Adjourn.
MADE BY:	Supervisor Randolph
SECONDED BY:	Supervisor Behrens
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 May 19, 2016.

Tiffany S. Randolph
Signature
TIFFANEY S. RANDOLPH
Printed Name

Title:
☒ Chairman
☐ Vice Chairman

T. B. Butler
Signature
T. B. Butler
Printed Name

Title:
☐ Secretary
☐ Assistant Secretary

Recorded by Records Administrator

[Signature]
Signature
May 20, 2016
Date

