

WATERGRASS I COMMUNITY DEVELOPMENT DISTRICT

November 19, 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, November 19, 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, November 19, 2015 at 11:01 a.m.**

Board Members Present and Constituting a Quorum:

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

Staff Members Present:

Brian Lamb	District Manager
Brian Howell	Meritus
John Vericker	District Counsel
Nicole Chamberlain	Meritus

Phil Chang – Johnson Engineering

2. AUDIENCE QUESTIONS AND COMMENTS ON AGENDA ITEMS

3. VENDOR AND STAFF REPORTS

A. District Counsel

B. District Engineer

1. Results of RFQ for District Engineer

Mr. Lamb explained the process for rating and selecting the District Engineer. Mr. Chang provided a brief background on himself and Johnson Engineering. Following Mr. Chang's presentation the Board, with Management's recommendation, rated Johnson Engineering one and Dewberry two.

MOTION TO:	Approve Johnson Engineering for District Engineer and allow Staff to negotiate a contract.
MADE BY:	Supervisor Landgraf
SECONDED BY:	Supervisor Randolph
DISCUSSION:	None Further
RESULT:	Called to Vote: Motion PASSED 4/0 - Motion Passed Unanimously

There was a short discussion regarding some repairs that will need to be done to the roadways.

4. BUSINESS ITEMS

A. Arbitrage Rebate Report

Mr. Lamb explained the arbitrage report and the purpose of the report. Mr. Lamb then let the Board know that there is a negative amount so no action is required.

B. Aquatics Bids

Mr. Lamb went through the options for a new provider and explained the difference in the proposals. The Board and Management discussed the possible services and the cost variances. Mr. Lamb provided a recommendation for the Board to approve First Choice.

MOTION TO:	Approve First Choice as new aquatics provider
MADE BY:	Supervisor Landgraf
SECONDED BY:	Supervisor Wright
DISCUSSION:	None Further
RESULT:	Called to Vote: Motion PASSED 4/0 - Motion Passed Unanimously

C. General Matters of the District

Mr. Lamb and Mr. Howell discussed the issues with the landscaping. Management made the suggestion to send a notice to cure to the landscaper allowing the vendor 30 days to remedy the defaults in landscaping. The Board agreed with Management.

5. CONSENT AGENDA

A. Consideration of Resolution 2016-03; Re-Designating Officers

Mr. Lamb spoke to the Board about Ms. Behrens being designated as Assistant Secretary and Mr. Morales as Treasurer.

88
89 MOTION TO: Approve Ms. Behrens as Assistant Secretary and Mr.
90 Morales as Treasurer.
91 MADE BY: Supervisor Landgraf
92 SECONDED BY: Supervisor Wright
93 DISCUSSION: None Further
94 RESULT: Called to Vote: Motion PASSED
95 4/0 - Motion Passed Unanimously

96
97 **B. Consideration of Board of Supervisors Meeting Minutes October 15, 2015**
98

99 MOTION TO: Approve October 15, 2015 meeting minutes.
100 MADE BY: Supervisor Wright
101 SECONDED BY: Supervisor Landgraf
102 DISCUSSION: None Further
103 RESULT: Called to Vote: Motion PASSED
104 4/0 - Motion Passed Unanimously

105
106 **C. Consideration of Operations and Maintenance Expenditures November 2015**
107

108 Supervisor Randolph asked if Luke Brothers took off the palm tree that was not replaced.
109 Management will look into having the palm tree replaced. Supervisor Landgraf asked about the
110 back payment to the electric company and explained the history. Mr. Lamb explained that the
111 operations and maintenance expenditures are bills to be paid.
112

113 MOTION TO: Approve November 2015 Operations and
114 Maintenance Expenditures
115 MADE BY: Supervisor Landgraf
116 SECONDED BY: Supervisor Wright
117 DISCUSSION: None Further
118 RESULT: Called to Vote: Approval subject to verification

119
120 **D. Review of Financial Statements Month Ending September 30, 2015**
121

122 Supervisor Wright questioned if there is enough money for irrigation. It was brought to
123 Management's attention that the sprinklers on Angelstem Boulevard need to be repaired.
124 Management is to let Luke Brothers know about the issue. There was a discussion about the
125 possibility of amending the budget and the need for a reserve study. The financial statements
126 were approved.
127

6. MANAGEMENT REPORTS

A. District Manager

1. Staff Task List

Staff is to have additional mulch put in and pressure washing completed after the first of the year. Mr. Howell discussed developing a long term enhancement program for the Community.

2. Community Inspection Reports

3. Update on Amenity Services

4. Dual Meeting with WaterGrass II CDD Board

Mr. Lamb explained we are still targeting a joint meeting and working to get the meeting scheduled.

7. SUPERVISORS REQUESTS

There was a question about Supervisor Leavor attending the next meeting and Mr. Lamb stated that Supervisor Leavor should be at the next Board meeting. Supervisor Behrens mentioned that the area around the new trees needs some work. There was a discussion about making sure the Christmas lights are all in working order.

8. AUDIENCE QUESTIONS, COMMENT AND DISCUSSION FORUM

There was a question about community events and Mr. Lamb stated that Management is working to coordinate.

9. ADJOURNMENT

MOTION TO:	Adjourn.
MADE BY:	Supervisor Landgraf
SECONDED BY:	Supervisor Wright
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 January 21, 2016.

Signature

TIFFANEY S. RANDOLPH

Printed Name

Title:

☒ Chairman

☐ Vice Chairman

Signature

Dorian Klamb

Printed Name

Title:

☒ Secretary

☐ Assistant Secretary

Recorded by Records Administrator

Signature

Date



Official District Seal