

WATERGRASS COMMUNITY DEVELOPMENT DISTRICT I

March 17, 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, March 17, 2016 at 6:00 p.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 Community Development District I to order on **Thursday, March 17, 2016 at 6:01 p.m.**

Board Members Present and Constituting a Quorum:

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

Staff Members Present:

Brian Lamb	District Manager
Nicole Chamberlain	Meritus
Vivek Babbar	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

Mr. Babbar brought up the topic of sidewalks and deferred to Mr. Chang. Mr. Babbar also discussed new bills that have been passed and new regulations regarding what should be posted to websites and concerning public requests. Mr. Lamb said Meritus would send out a memo to the Board with a summary.

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B. District Engineer

Mr. Chang discussed the issue with the sidewalks and that they should be looked at via ADA criteria. Mr. Chang said at the next meeting he would have a full report with possible costs to make necessary repairs.

Supervisor Wright brought up the possibility of replacing oak trees to avoid sidewalk damage. Supervisor Behrens inquired as to how long the repairs would last if they leave the oak trees. Mr. Chang said it depends but usually about 5 years. Supervisor Randolph said the recourse should be that the CDD goes to the HOA to limit liability.

Mr. Lamb let the Board know that the previous engineer is going to provide CAD files to Mr. Chang to help develop a detailed map as requested at last meeting.

The complaint about the failing repair to the road was brought up. Supervisor Wright stated in order to figure out the proper repair we need to get plans for studies on streets from the previous engineer.

Sonny Shirvis of First Choice Aquatic discussed the recent algae bloom and how it is being treated. He stated that some ponds are lacking littoral shelf plantings and he explained the benefits of the plantings. He discussed the benefits of adding fish to some ponds and aeration. There was a discussion about the perimeter of the large pond at the community entrance. Mr. Shirvis stated he would provide recommendation as to which ponds should receive carpe and develop a proposal for aeration.

4. BUSINESS ITEMS

A. Discussion on Operations and Trustee Banking Services

Mr. Lamb stated the numbers still do not look correct and wants to work with the banker directly. This topic will be discussed next month.

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

C. General Matters of the District

Mr. Lamb discussed that CDD II does not have a willingness to have a joint meeting and they asked for specific budgetary requests for their next meeting in May. Supervisor Randolph stated that the fact that CDD II doesn't want to meet and they asked for requests regarding the budget is condescending and CDD I's opinion doesn't matter anyway.

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5. CONSENT AGENDA

A. Consideration of Board of Supervisors Meeting Minutes February 18, 2016

MOTION TO:	Approve February 18, 2016 meeting minutes.
MADE BY:	Supervisor Landgraf
SECONDED BY:	Supervisor Leavor
DISCUSSION:	None Further
RESULT:	Called to Vote: Motion PASSED 5/0 - Motion Passed Unanimously

B. Review of Financial Statements from WaterGrass II CDD

Supervisor Randolph asked about the \$18,000.00 for miscellaneous maintenance. Brian Lamb stated he can spend some time balancing the statements. He also said the biggest concern is the new programs. Supervisor Randolph also asked about the Vivicom bill.

C. Consideration of Operations and Maintenance Expenditures March 2016

Supervisor Wright asked if the \$80.00 an hour for pressure washing is per person or total labor. The electric bills were brought up-issue with being charged for streets in CDD II. There was a question about a \$795.00 electric bill-was it overpaid/credit? Need to ensure Brighthouse, waste, electric bills, and reimbursement from CDD II for Luke Brothers shared billing are all straightened out and charged correctly. The Board likes how CDD II includes the check number and date paid within their O&M's.

MOTION TO:	Approve March O&M's with adjustments.
MADE BY:	Supervisor Landgraf
SECONDED BY:	Supervisor Behrens
DISCUSSION:	None Further
RESULT:	Called to Vote: Motion PASSED 5/0 – Motion Passed Unanimously

D. Review of Financial Statements Month Ending January 31, 2016

There was a question about the general liability amount-does that include all insurance and should the amount be broken down in additional line items? Mr. Lamb stated there must be 2-3 items included in the total for general liability and it would be fixed.

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6. MANAGEMENT REPORTS

A. District Manager

1. Staff Task List

2. Community Inspection Reports

Ms. Chamberlain went through the action item list. Supervisor Randolph asked when the basketball court would be repaired and Meritus is to work with the vendor to address issue. The Board looked at the Luke Brothers landscaping proposal with additional details. It was discussed that they would like a consistent landscaping theme. Luke Brothers is to provide and present more detailed proposals at the next CDD meeting. Meritus is to follow up on the addendum to add dog waste stations to landscaping contract.

7. SUPERVISORS REQUESTS

Supervisor Landgraf asked if rental fees for use of the amenity center is standard. Mr. Lamb explained how the fees work and that they should be used to pay down the budget.

8. AUDIENCE QUESTIONS, COMMENT AND DISCUSSION FORUM

9. ADJOURNMENT

MOTION TO:	Adjourn.
MADE BY:	Supervisor Landgraf
SECONDED BY:	Supervisor Wright
DISCUSSION:	None Further
RESULT:	Called to Vote: Motion PASSED
	5/0 - Motion Passed Unanimously

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

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

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

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162 Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a publicly noticed
163 meeting held on April 21, 2016.

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166 B. Howell
167 Signature
168 Printed Name Brian Howell

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170 Title: Asst. Secretary
171 Chairman
172 Vice Chairman

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166 Tiffany S. Randolph
167 Signature
168 Printed Name Chairman

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170 Title:
171 Secretary
172 Assistant Secretary

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175 Recorded by Records Administrator

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178 [Signature]
179 Signature

180
181 4/22/2016
182 Date

