

WATERGRASS COMMUNITY DEVELOPMENT DISTRICT I

1 **July 26, 2018 Minutes of the Regular Meeting**

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3 **Minutes of the Regular Meeting**

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5 The Regular Meeting of the Board of Supervisors for WaterGrass Community Development
6 District I was held on **Thursday, July 26, 2018 at 6:00 p.m.** at the WaterGrass Club, located at
7 32711 Windelstraw Drive, Wesley Chapel, FL 33545.
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10 **1. CALL TO ORDER/ROLL CALL**

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12 Nicole Chamberlain called the Regular Meeting of the Board of Supervisors of the WaterGrass
13 Community Development District I to order on **Thursday, July 26, 2018 at 6:00 p.m.**
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15 Board Members Present and Constituting a Quorum:

16 Christin Behrens Chair
17 Ashley Johnson Supervisor
18 Cathy Billington Supervisor
19 Michael Leavor Supervisor
20

21 Staff Members Present

22 Nicole Chamberlain Meritus
23 Gene Roberts Meritus
24 John Vericker District Counsel
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26 Robbie Cox MBS Bonds
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28 There was one audience member in attendance.
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31 **2. AUDIENCE QUESTIONS AND COMMENTS ON AGENDA ITEMS**

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33 There were no audience questions or comments on agenda items.
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36 **3. VENDOR AND STAFF REPORTS**

- 37 **A. District Counsel**
38 **B. District Engineer**
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41 **4. BUSINESS ITEMS**

42 **A. Discussion with MBS Bonds**
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44 Mr. Vericker gave a prelude to Robbie Cox's presentation by explaining the situation with the
45 seven lots that are currently in default. Mr. Cox with MBS Bonds explained that they could not
46 refinance while the seven lots are in default. He said resolving the default is the first step to

47 moving forward with the refinancing. The Board discussed the fees and the cost to resolve the
48 default. Mr. Cox went through the next steps and possible timeline. Mr. Vericker explained that
49 there would also be 20 lots in WG II that would be affected by refinancing or refunding. Mr.
50 Vericker explained to the Board the process for sending assessment notices to the community.
51 He stated that a notice would also have to go to the 20 lot holders in WG II. Mr. Cox said he
52 would need approval from the Board to move forward with the credit package.
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54	MOTION TO:	Authorize staff to move forward with the credit
55		package.
56	MADE BY:	Supervisor Billington
57	SECONDED BY:	Supervisor Leavor
58	DISCUSSION:	None Further
59	RESULT:	Called to Vote: Motion PASSED
60		4/0 - Motion Passed Unanimously

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62 **B. Discussion on Notice to Holders of Final Redemption**
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64 Mr. Vericker explained the final redemption.
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66	MOTION TO:	Acknowledge the bonds.
67	MADE BY:	Supervisor Behrens
68	SECONDED BY:	Supervisor Billington
69	DISCUSSION:	None Further
70	RESULT:	Called to Vote: Motion PASSED
71		4/0 - Motion Passed Unanimously

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73 Mr. Vericker continued to go over the final redemption.
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75	MOTION TO:	Authorize District staff to move forward with the
76		release of the lien.
77	MADE BY:	Supervisor Billington
78	SECONDED BY:	Supervisor Leavor
79	DISCUSSION:	None Further
80	RESULT:	Called to Vote: Motion PASSED
81		4/0 - Motion Passed Unanimously

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83 Mr. Vericker then discussed the case with Luke Brothers and the settlement offer. The Board
84 discussed how they would like to proceed.
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MOTION TO:	Move forward with the Luke Brothers settlement agreement.
MADE BY:	Supervisor Behrens
SECONDED BY:	Supervisor Billington
DISCUSSION:	None Further
RESULT:	Called to Vote: Motion PASSED 4/0 - Motion Passed Unanimously

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C. Discussion on Holiday Lighting

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Ms. Chamberlain said that the holiday lighting proposal was the same as last year. Supervisor Johnson asked if the lighting company could let management and the Board know prior to setting up the lights because last year there was an issue with pressure washing.

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MOTION TO:	Approve the holiday lighting proposal.
MADE BY:	Supervisor Behrens
SECONDED BY:	Supervisor Johnson
DISCUSSION:	None Further
RESULT:	Called to Vote: Motion PASSED 4/0 - Motion Passed Unanimously

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The Board brought up that the monument lights and waterfall lights are out.

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D. Review of First Choice Aquatic Weed Management Proposal

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Mr. Roberts went over the location for the proposal and explained the benefits.

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MOTION TO:	Approve First Choice Aquatic Weed Management Proposal.
MADE BY:	Supervisor Behrens
SECONDED BY:	Supervisor Johnson
DISCUSSION:	None Further
RESULT:	Called to Vote: Motion PASSED 4/0 - Motion Passed Unanimously

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123 **E. General Matters of the District**

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125 Ms. Chamberlain stated that the Glenbrook repair had been completed. The Board discussed
126 whether this will be a repair that they need to schedule on a regular basis. Management will
127 check with the District Engineer. The Board also talked about the cleanup of the area.
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129 Ms. Chamberlain said they obtained a proposal to pressure wash the playgrounds for \$1,500. The
130 Board said they would like to move forward but would also like a proposal to pressure wash the
131 rest of the community. Ms. Chamberlain said management will get a proposal, and the work
132 would typically be completed prior to the holidays.
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134 Ms. Chamberlain told the Board that she received proposals from Buccaneer but didn't think
135 they were sufficient because they didn't include any pictures or locations. Buccaneer will be at
136 the next meeting. Mr. Roberts explained the issue with the sod at the playgrounds. Buccaneer is
137 responsible for replacing the sod but intends to use seeds unless the Board objects. Ms.
138 Chamberlain stated that management's recommendation would be to have Buccaneer replace the
139 damaged sod with new sod. The Board discussed and decided they would like Buccaneer to use
140 sod for the replacement.
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143 **5. CONSENT AGENDA**

144 **A. Consideration of Board of Supervisors Meeting Minutes June 21, 2018**

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146 The Board reviewed the minutes.
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MOTION TO:	Approve the June 21, 2018 minutes.
MADE BY:	Supervisor Behrens
SECONDED BY:	Supervisor Billington
DISCUSSION:	None Further
RESULT:	Called to Vote: Motion PASSED 4/0 - Motion Passed Unanimously

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155 **B. Consideration of Operations and Maintenance Expenditures June 2018**

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157 The Board went over the O&Ms.
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MOTION TO:	Approve the June 2018 O&Ms.
MADE BY:	Supervisor Billington
SECONDED BY:	Supervisor Behrens
DISCUSSION:	None Further
RESULT:	Called to Vote: Motion PASSED 4/0 - Motion Passed Unanimously

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C. Review of Financial Statements Month Ending June 30, 2018

The Board reviewed and accepted the financials.

6. MANAGEMENT REPORTS

A. District Manager

1. Community Inspection Reports

i. Field Manager's Report

Ms. Chamberlain and Mr. Roberts went over their reports with the Board.

7. SUPERVISOR REQUESTS

There were no supervisor requests at this time.

8. AUDIENCE QUESTIONS, COMMENT AND DISCUSSION FORUM

There were no audience questions or comments.

9. ADJOURNMENT


MOTION TO:	Adjourn.
MADE BY:	Supervisor Behrens
SECONDED BY:	Supervisor Leavor
DISCUSSION:	None Further
RESULT:	Called to Vote: Motion PASSED 4/0 - Motion Passed Unanimously

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

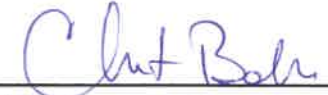
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202 **These minutes were done in summary format.*

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

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207 Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a publicly noticed
208 meeting held on 8-21-18.


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211 Signature
212 Nicole Chamberlain
213 Printed Name

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215 Title:
216 Chairman
217 Vice Chairman
218 *Secretary*

210 
211 Signature
212 Christa Behrens
213 Printed Name

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215 Title:
216 Secretary
217 Assistant Secretary

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219
220 Recorded by Records Administrator

221 
222 Signature
223 8-24-18
224 Date

