

# **WATERGRASS COMMUNITY DEVELOPMENT DISTRICT I**

**August 21, 2018 Minutes of the Regular Meeting and Public Hearing**

## **Minutes of the Regular Meeting and Public Hearing**

The Regular Meeting and Public Hearing of the Board of Supervisors for WaterGrass Community Development District I was held on **Thursday, August 21, 2018 at 6:00 p.m.** at the WaterGrass Club, located at 32711 Windelstraw Drive, Wesley Chapel, FL 33545.

### **1. CALL TO ORDER/ROLL CALL**

Nicole Chamberlain called the Regular Meeting and Public Hearing of the Board of Supervisors of the WaterGrass Community Development District I to order on **Thursday, August 21, 2018 at 6:00 p.m.**

Board Members Present and Constituting a Quorum:

Christin Behrens	Chair
Ashley Johnson	Supervisor
Cathy Billington	Supervisor
Michael Leavor	Supervisor

Staff Members Present

Nicole Chamberlain	Meritus
Gene Roberts	Meritus
Chris Witherington	Buccaneer Landscape
Eddy Zuniga	Buccaneer Landscape

There was one audience member in attendance.

### **2. AUDIENCE QUESTIONS AND COMMENTS ON AGENDA ITEMS**

Resident Lisa Bugg discussed the trees behind her home. Chris Witherington with Buccaneer explained the issue with the delay. He stated that said he would have the trees removed in the next week and a half.

### **3. VENDOR/STAFF REPORTS**

**A. District Counsel**

**B. District Engineer**

**C. Discussion with Buccaneer Landscaping**

The Board discussed the palm trees. Supervisor Behrens asked about the possibility of relocating two palms. Mr. Witherington explained that it is not financially worth it. The Board discussed the proposal to remove and replace the palms.

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MOTION TO:	Approve the proposal to remove and replace the palms.
MADE BY:	Supervisor Behrens
SECONDED BY:	Supervisor Johnson
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 4/0 - Motion passed unanimously

The proposal for the waterfall area was discussed. The Board went over a tree that is overgrown on the walking path. They agreed to just remove it for now.

The Board then discussed the proposal for the median and decided to move forward.

MOTION TO:	Move forward with the proposal for the median.
MADE BY:	Supervisor Billington
SECONDED BY:	Supervisor Behrens
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 4/0 - Motion passed unanimously

The Board reviewed the proposal to fill in the empty spots along Curly Road and Angelstem. They discussed and agreed to hold off on this for now.

The Board went over the sod replacement at the parks. The areas are currently roped off so residents know to stay off these areas. Supervisor Johnson asked about the weeds. Mr. Witherington said that the weather becomes drier and cooler, they can get more aggressive with the weeds.

**4. PUBLIC HEARING ON PROPOSED FISCAL YEAR 2019 BUDGET**  
**A. Open Public Hearing on Adopting Fiscal Year 2018 Budget**

MOTION TO:	Open the public hearing.
MADE BY:	Supervisor Behrens
SECONDED BY:	Supervisor Johnson
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 4/0 - Motion passed unanimously

88 **B. Staff Presentations**

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90 Ms. Chamberlain went over the budget with the Board. She stated that the bottom line was  
91 staying the same, but there were adjustments to add \$6,000 for field services. Ms. Chamberlain  
92 explained the reason for adding the field services.

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94 **C. Public Comments**

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96 There were no public comments.

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98 **D. Close Public Hearing on Adopting Fiscal Year 2019 Budget**

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MOTION TO:	Close the public hearing.
MADE BY:	Supervisor Billington
SECONDED BY:	Supervisor Leavor
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED
	4/0 - Motion passed unanimously

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107 **E. Consideration of Resolution 2018-04; Adopting Fiscal Year 2019 Budget**

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109 The Board reviewed the resolution.

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MOTION TO:	Approve Resolution 2018-04.
MADE BY:	Supervisor Billington
SECONDED BY:	Supervisor Johnson
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED
	4/0 - Motion passed unanimously

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119 **5. BUSINESS ITEMS**

120 **A. Consideration of Resolution 2018-05; Assessment Resolution**

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122 Ms. Chamberlain went over the resolution with the Board.

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MOTION TO:	Approve Resolution 2018-05.
MADE BY:	Supervisor Johnson
SECONDED BY:	Supervisor Leavor
DISCUSSION:	None Further
RESULT:	Called to Vote: Motion PASSED 4/0 - Motion Passed Unanimously

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**B. Consideration of Resolution 2018-06; Setting Fiscal Year 2019 Meeting Schedule**

134 The Board reviewed the resolution and discussed the meeting schedule. They agreed to change  
135 the March date to March 14, 2018 at 6:00 p.m.

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MOTION TO:	Approve Resolution 2018-06 with the change to the March meeting to March 14, 2018 at 6:00 p.m.
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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**C. General Matters of the District**

147 Ms. Chamberlain read the District Engineer's email regarding the underdrain repair in Glenbrook  
148 and his suggestions for the next step. The Board discussed the email and asked to have Mr. Chang  
149 attend the next meeting.

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151 Ms. Chamberlain brought up the proposal for pressure washing and stated that it was the same  
152 price as the previous year.

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

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161 Supervisor Johnson asked if the Board could be made aware of when the Christmas lights are  
162 going up so there is no issue with pressure washing like last year. The Board requested for the  
163 monuments to be pressure washed first.  
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166 **6. CONSENT AGENDA**

167 **A. Consideration of Board of Supervisors Meeting Minutes July 26, 2018**

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169 The Board reviewed the minutes.  
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MOTION TO: Approve the July 26, 2018 minutes.

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MADE BY: Supervisor Billington

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SECONDED BY: Supervisor Johnson

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DISCUSSION: None Further

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RESULT: Called to Vote: Motion PASSED

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4/0 - Motion Passed Unanimously

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178 **B. Consideration of Operations and Maintenance Expenditures July 2018**

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180 The Board went over the O&Ms. Supervisor Johnson asked about the \$583 for OLM. Ms.  
181 Chamberlain explained that this was the monthly cost for OLM putting together the bid package,  
182 and the District will stop paying this fee soon. Supervisor Behrens asked if management has seen  
183 a benefit to using OLM. Ms. Chamberlain and Mr. Roberts said yes and explained that it is  
184 especially helpful when the new landscaping company is getting acclimated to the property.  
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MOTION TO: Approve the July 2018 O&Ms.

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MADE BY: Supervisor Billington

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SECONDED BY: Supervisor Behrens

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DISCUSSION: None Further

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RESULT: Called to Vote: Motion PASSED

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4/0 - Motion Passed Unanimously

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193 **C. Review of Financial Statements Month Ending July 31, 2018**

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195 The Board reviewed and accepted the financials.  
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199 **7. MANAGEMENT REPORTS**

200 **A. District Manager**

201 **1. Community Inspection Reports**

202 **i. Field Manager's Report**

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

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207 **8. SUPERVISOR REQUESTS**

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209 There were no supervisor requests at this time.

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212 **9. AUDIENCE QUESTIONS, COMMENT AND DISCUSSION FORUM**

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214 There were no audience questions or comments.

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217 **10. ADJOURNMENT**

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

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228 \*Please note the entire meeting is available on disc.  
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230 \*These minutes were done in summary format.

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

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235 Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a publicly noticed  
236 meeting held on 9-20-18.

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238 Christa Behrens  
239 Signature Christa Behrens  
240 Printed Name

Nicole Chamberlain  
Signature Nicole Chamberlain  
Printed Name

243 Title:  
244  Chairman  
245  Vice Chairman

Title:  
 Secretary  
 Assistant Secretary

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248 Recorded by Records Administrator

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251 [Signature]  
252 Signature

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254 9-27-18  
255 Date

