

WATERGRASS COMMUNITY DEVELOPMENT DISTRICT I

1 **January 17, 2019 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, January 17, 2019 at 6:00 p.m.** at the WaterGrass Club, located
7 at 32711 Windelstraw Drive, Wesley Chapel, FL 33545.
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10 **1. CALL TO ORDER/ROLL CALL**

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12 Nicole Hicks called the Regular Meeting of the Board of Supervisors of the WaterGrass
13 Community Development District I to order on **Thursday, January 17, 2019 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 Hicks	Meritus
23 Gene Roberts	Meritus
24 John Vericker	Straley Robin Vericker

25 26 Scott Carlson	LMP
27 James Bennett	LMP
28 Sam Martel	LMP

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30 There were two residents in attendance.
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33 **2. AUDIENCE QUESTIONS AND COMMENTS ON AGENDA ITEMS**

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35 A resident asked about the vacant lots in Silvercreek.
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38 **3. BUSINESS ITEMS**

39 **A. Discussion with LMP**

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41 Scott Carlson introduced himself, James Bennett, and Sam Martel. The regular service day is
42 Thursday. Mr. Bennett provided an update as to what has been completed on the property so far.
43 Mr. Martel went through the irrigation report. The Board discussed the irrigation proposals.
44 Supervisor Billington asked how the property looks, and Mr. Bennett said they found fungus and
45 are concerned about the health of some of the plants. Mr. Roberts said the CDD II just mulched
46 and asked when LMP will mulch. Mr. Bennett said he can provide a proposal to top off the

47 mulch. Supervisor Johnson said she is excited to have LMP on board. She said the biggest areas
48 to focus on are the parks, dog waste bins, and weed growth around the park. Supervisor Behrens
49 asked about putting white rocks under the gold mound duranta and wanted to make sure the
50 fountain area is being maintained.

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52 **B. District Counsel Update**

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54 Mr. Vericker stated that there is a Board member that has not been to meetings in a while. He said
55 he checked, and the Board member is currently registered. Mr. Vericker discussed the Board
56 wanting to send a letter to the Board member. He said it is up to the Board if they would like
57 management or Counsel to send the letter. The Board discussed and decided for management to
58 send the letter.

59

60 Mr. Vericker also said that MBS is watching the interest rates. Supervisor Behrens asked if there
61 is they anything can do as a District to help sell the seven lots. Mr. Vericker said they can do
62 more as interested residents.

63

64 **C. General Matters of the District**

65

66 Ms. Hicks told the Board that a resident in Bridgeview had contacted management about an issue
67 with the road in front of their home. Mr. Chang looked at it and provided a proposal for a survey
68 as the first step. The Board discussed and would like to see if Mr. Chang thinks the issue is the
69 tree, which would be the homeowner's responsibility. The Board also discussed the seepage in
70 Glenbrook and that it is coming back up. Mr. Roberts said the next step is to see exactly where the
71 clay is. Supervisor Behrens asked about the total amount that has been spent on the road in
72 Glenbrook.

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75 **4. CONSENT AGENDA**

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A. Consideration of Board of Supervisors Meeting Minutes November 15, 2018

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78 The Board reviewed the minutes. Supervisor Behrens noted that she did not say the swing chains
79 in Peregrina need to be replaced.

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81

MOTION TO: Approve the November 15, 2018 minutes.

82

MADE BY: Supervisor Johnson

83

SECONDED BY: Supervisor Billington

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DISCUSSION: None Further

85

RESULT: Called to Vote: Motion PASSED

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4/0 - Motion Passed Unanimously

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89 **B. Consideration of Operations and Maintenance Expenditures November 2018**

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91 The Board went over the O&Ms and requested that Buccaneer's last payment be held until the
92 issue with clock A is resolved. Supervisor Johnson said was not impressed with the holiday lights
93 and asked for management to contact Bridgeview CDD to see who they use for Christmas lights.
94 Supervisor Behrens said the light at Angelstem and Overpass is out again.
95

96	MOTION TO:	Approve the November 2018 O&Ms.
97	MADE BY:	Supervisor Behrens
98	SECONDED BY:	Supervisor Leavor
99	DISCUSSION:	None Further
100	RESULT:	Called to Vote: Motion PASSED
101		4/0 - Motion Passed Unanimously

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103 **C. Review of Financial Statements Month Ending November 30, 2018**

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105 The Board reviewed and accepted the financials.
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108 **5. MANAGEMENT REPORTS**

109 **A. District Manager**

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111 Ms. Hicks went over the management reports. She said that because the road by the pond in the
112 front of the community has been changed, the pond has to be modified to accommodate the
113 changes. The CDD is listed as a co-owner of the pond, so Supervisor Behrens would need to sign
114 the permit for SWFMD. The Board discussed and wanted to make sure the CDD would not have
115 any financial obligation. Supervisor Behrens asked for Mr. Chang to send something that provides
116 clarification on what is being done.
117

118 **1. Community Inspection Reports**

- 119 **i. Field Manager's Report**
- 120 **ii. Buccaneer's Report**
- 121 **iii. OLM Inspection**

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123 Supervisor Billington asked for LMP to provide a proposal for more wax myrtles at the lift
124 station. Mr. Roberts said that because this was LMP's first month of service, OLM did not grade
125 them on the inspection. Mr. Roberts let the Board know that the aquatics vendor is having a
126 problem getting lily pads for the small pond in front of Glenbrook.
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129 **6. SUPERVISOR REQUESTS**

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131 Supervisor Billington said there are some rocks that have come out of the Bridgeview sign. The
132 Board discussed the best time to do plantings and wanted to look at the landscaping budget.

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7. AUDIENCE QUESTIONS, COMMENT AND DISCUSSION FORUM

There were no audience questions or comments.

8. ADJOURNMENT

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

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

151
152 *These minutes were done in summary format.

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

156
157 Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a publicly noticed
158 meeting held on 2-21-19.

159
160 Chris Behrens
161 Signature
162 Christu Behrens
163 Printed Name

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165 Title:
166 Chairman
167 Vice Chairman

160 Nicole Hicks
161 Signature
162 Nicole Hicks
163 Printed Name

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165 Title:
166 Secretary
167 Assistant Secretary

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Recorded by Records Administrator

[Signature]
Signature
2/28/19
Date

