

WATERGRASS COMMUNITY DEVELOPMENT DISTRICT I

February 21, 2019 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, February 21, 2019 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 Hicks called the Regular Meeting of the Board of Supervisors of the WaterGrass Community Development District I to order on **Thursday, February 21, 2019 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 Hicks	Meritus
Gene Roberts	Meritus

Al Bellucia	Florida Design Consultants
James Bennett	LMP
Robbie Cox	MBS

There were no audience members in attendance.

2. AUDIENCE QUESTIONS AND COMMENTS ON AGENDA ITEMS

There were no audience questions or comments on agenda items.

3. BUSINESS ITEMS

A. Discussion on SWFMD Permit

Al Bellucia introduced himself and went over the modifications being made. The Board discussed. There was a question as to whether Crowne is willing to work with the CDD on the landscaping. Supervisor Behrens confirmed there is no financial liability to the CDD. Supervisor Billington asked if there is any way to restrict vehicle access. The Board decided that if Crowne is willing to work with the CDD on landscaping and install a reasonably dense buffer to block the road from vehicle access, they will sign off on the permit.

47 **B. Discussion with LMP**

48
49 James Bennett with LMP said that they are getting the turf in shape, and the parks are looking
50 better. They have been able to fertilize most of the shrubs and have completed winter cutbacks.
51 They are still working on ponds.

52
53 **C. Discussion on Landscape Maintenance Proposals – LMP**

54
55 The Board discussed the current proposals. LMP will bring back proposals next month with
56 renderings.

57
58 MOTION TO: Approve the proposal to repair the erosion in
59 Glenbrook and remove the dead pine tree in
60 Bridgeview.
61 MADE BY: Supervisor Billington
62 SECONDED BY: Supervisor Johnson
63 DISCUSSION: None Further
64 RESULT: Called to Vote: Motion PASSED
65 4/0 - Motion Passed Unanimously

66
67
68 **4. VENDOR/STAFF REPORTS**

69 **A. District Counsel**

70
71 Ms. Hicks went over that Mr. Vericker said there was no response from Supervisor Landgraf from
72 the letter that was sent. Mr. Vericker said the Board should re-designate officers so they have a
73 vice chair in attendance.

74
75 MOTION TO: Have Supervisor Johnson to serve as the Vice Chair.
76 MADE BY: Supervisor Billington
77 SECONDED BY: Supervisor Leavor
78 DISCUSSION: None Further
79 RESULT: Called to Vote: Motion PASSED
80 4/0 - Motion Passed Unanimously

81
82 **B. District Engineer**

83
84
85

86 **3. BUSINESS ITEMS (cont.)**

87 **D. Consideration of Refinancing Terms from Bank of Tampa**

88
89 Robbie Cox with MBS went over the terms of the deal with Bank of Tampa. The interest rate is
90 3.75%. They are looking at a March closing and a total of approximately \$33,000 in savings. The
91 Board discussed the terms and information provided.
92

93	MOTION TO:	Approve the term sheet.
94	MADE BY:	Supervisor Leavor
95	SECONDED BY:	Supervisor Billington
96	DISCUSSION:	None Further
97	RESULT:	Called to Vote: Motion PASSED
98		4/0 - Motion Passed Unanimously

99
100 The Board continued to discuss the refinancing.
101

102	MOTION TO:	Authorize staff to work on preparations for the
103		refinance.
104	MADE BY:	Supervisor Johnson
105	SECONDED BY:	Supervisor Billington
106	DISCUSSION:	None Further
107	RESULT:	Called to Vote: Motion PASSED
108		4/0 - Motion Passed Unanimously

109
110
111 **5. CONSENT AGENDA**

112 **A. Consideration of Board of Supervisors Meeting Minutes January 17, 2019**

113
114 The Board reviewed the minutes. Ms. Hicks said she checked with Mr. Chang, and the issue with
115 the sidewalk and road in Bridgeview is due to the tree roots.
116

117	MOTION TO:	Approve the January 17, 2019 minutes.
118	MADE BY:	Supervisor Johnson
119	SECONDED BY:	Supervisor Billington
120	DISCUSSION:	None Further
121	RESULT:	Called to Vote: Motion PASSED
122		4/0 - Motion Passed Unanimously

123
124

125 **B. Consideration of Operations and Maintenance Expenditures December 2018**

126 **C. Consideration of Operations and Maintenance Expenditures January 2019**

127
128 The Board went over the December 2018 and January 2019 O&Ms. Supervisor Behrens said that
129 at a certain point, they need to stop doing work in Glenbrook on Cottage Glen as long as it is
130 structurally sound. They continue to spend money, and they still do not really know what the
131 issue is. Supervisor Johnson said they should include that area when they do the annual pressure
132 washing. The Board would like something from Mr. Chang confirming that the area is structurally
133 sound.
134

135	MOTION TO:	Approve the December 2018 and January 2019
136		O&Ms.
137	MADE BY:	Supervisor Billington
138	SECONDED BY:	Supervisor Johnson
139	DISCUSSION:	None Further
140	RESULT:	Called to Vote: Motion PASSED
141		4/0 - Motion Passed Unanimously

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143 **D. Review of Financial Statements Month Ending January 31, 2019**

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145 The Board reviewed and accepted the financials.
146
147

148 **6. MANAGEMENT REPORTS**

149 **A. District Manager**

150 **1. Community Inspection Reports**

- 151 **i. Field Manager's Report**
- 152 **ii. Buccaneer's Report**
- 153 **iii. OLM Inspection**

154
155 Supervisor Johnson asked about mulching and said the trees around the playgrounds and park
156 benches should be included.
157
158

159 **7. SUPERVISOR REQUESTS**

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161 There were no supervisor requests at this time.
162
163

164 **8. AUDIENCE QUESTIONS, COMMENT AND DISCUSSION FORUM**

165
166 There were no audience questions or comments.
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168

9. ADJOURNMENT

MOTION TO: Adjourn at 7:42 p.m.
MADE BY: Supervisor Billington
SECONDED BY: Supervisor Johnson
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.*

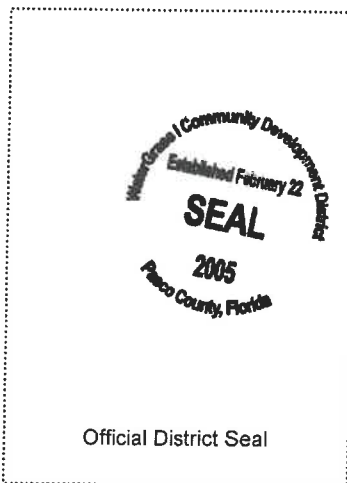
Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a publicly noticed meeting held on _____.

Christi Behrens
Signature
Christi Behrens
Printed Name

Christi Behrens
Signature
Christi Behrens
Printed Name

Title:
 Chairman
 Vice Chairman

Title:
 Secretary
 Assistant Secretary



Recorded by Records Administrator

M. J. [Signature]
Signature
3.18.19
Date