

# WATERGRASS COMMUNITY DEVELOPMENT DISTRICT I

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December 2, 2021 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, December 2, 2021 at 6:00 p.m.** at the WaterGrass Club located at 32711 Windelstraw Dr., Wesley Chapel, FL 33545.

### 1. CALL TO ORDER/ROLL CALL

Heather Dilly called the Regular Meeting of the Board of Supervisors of the WaterGrass Community Development District I to order on **Thursday, December 2, 2021 at 6:08 p.m.**

Board Members Present and Constituting a Quorum:

Michael Leavor	Chair
Catherine Billington	Supervisor
Matthew Balogh	Supervisor

Staff Members Present

Heather Dilley	District Manager, Meritus	
Vivek Babbar	District Counsel, Straley Robin Vericker	
Vanessa Steinerts	District Counsel, Straley Robin Vericker	<i>via conference call</i>

There were two resident audience members in attendance.

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

Resident Jim Bonano expressed concerns about high traffic patterns at the exit. Supervisor Billington explained solutions that are being put in place to rectify the issues. Mr. Bonano also went over concerns about golf cart usage in the community and suggested signs with a picture of a golf cart with an "X" through it since the community is diverse and many languages are spoken by residents. Mr. Bonano also made a suggestion to move the trash cans and dog disposal center to different areas where they would be more effective.

Resident Eli Conde went over his concerns about golf cart usage with minors and stated that he has spoken to the County Sheriffs and one has agreed to come to the next CDD meeting to discuss laws and ideas to alleviate the situation. He suggested for the HOA, WGI, and WGII to work together as the minors are driving on sidewalks as well as roadways. Mr. Conde also spoke about receiving reimbursement at the next meeting and a ground leak in Glenbrook where the asphalt is being destroyed by water. He stated that water is present and that he feels an alternate solution is needed.

47 **3. VENDOR & STAFF REPORTS**

- 48 **A. District Engineer**
- 49 **B. District Counsel**

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51 There were no additional reports from the Engineer or Counsel.

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54 **4. BUSINESS ITEMS**

- 55 **A. Consideration of Deferred Cost Settlement Agreement and Release between**
- 56 **Watergrass I and Watergrass II (Series 2021 Refunding)**
- 57 **B. Certificate of Watergrass I and Watergrass Trustee as to Transfer of Prior Bonds**

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59 Ms. Steinerts described the reasons and background of the Settlement Agreement and Certificate.  
60 She recommended for the Board to approve them. The Board reviewed the settlement agreement.  
61

62 MOTION TO: Approve the Deferred Cost Settlement Agreement and  
63 Release between Watergrass I and Watergrass II  
64 (Series 2021 Refunding).  
65 MADE BY: Supervisor Billington  
66 SECONDED BY: Supervisor Balogh  
67 DISCUSSION: None Further  
68 RESULT: Called to Vote: Motion PASSED  
69 3/0 – Motion Passed Unanimously

70  
71 The Board reviewed the certificate.  
72

73 MOTION TO: Approve the Certificate of Watergrass I and  
74 Watergrass Trustee to Transfer Prior Bonds.  
75 MADE BY: Supervisor Billington  
76 SECONDED BY: Supervisor Balogh  
77 DISCUSSION: None Further  
78 RESULT: Called to Vote: Motion PASSED  
79 3/0 – Motion Passed Unanimously

80  
81 **C. General Matters of the District**

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83 There were no general matters to discuss.

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87 **5. CONSENT AGENDA**

88 **A. Consideration of Board of Supervisors Regular Meeting Minutes October 28,**  
89 **2021**

90  
91 The Board reviewed the minutes.  
92

MOTION TO:	Approve the October 28, 2021 minutes.
MADE BY:	Supervisor Billington
SECONDED BY:	Supervisor Leavor
DISCUSSION:	None Further
RESULT:	Called to Vote: Motion PASSED 3/0 – Motion Passed Unanimously

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100 **B. Consideration of Operations and Maintenance Expenditures October 2021**

101  
102 The Board reviewed the O&Ms.  
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MOTION TO:	Approve the October 2021 O&Ms.
MADE BY:	Supervisor Balogh
SECONDED BY:	Supervisor Billington
DISCUSSION:	None Further
RESULT:	Called to Vote: Motion PASSED 3/0 – Motion Passed Unanimously

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111 **C. Review of Financial Statements Month Ending October 31, 2021**

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113 The financials were reviewed and accepted.  
114  
115

116 **6. MANAGEMENT REPORTS**

117 **A. District Manager**

118 **1. Field Manager's Report**

119 **i. Community Inspection Report**

120 **ii. OLM Report**

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122 Ms. Dilley reviewed the management reports with the Board.  
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124  
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126 **7. SUPERVISOR REQUESTS**

127  
128 The Board noted a pond that needs treatment and requested for an update on the County underground  
129 wire project. The Board also would like to get options to maintain the exclusivity of the community  
130 through the pedestrian gate.  
131

132  
133 **8. AUDIENCE QUESTIONS, COMMENT AND DISCUSSION FORUM**

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135 There were no audience questions or comments.  
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138 **9. ADJOURNMENT**

140	MOTION TO:	Adjourn at 6:56 p.m.
141	MADE BY:	Supervisor Leavor
142	SECONDED BY:	Supervisor Billington
143	DISCUSSION:	None Further
144	RESULT:	Called to Vote: Motion PASSED
145		3/0 - Motion Passed Unanimously

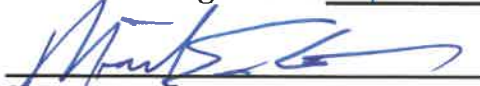
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148 \*Please note the entire meeting is available on disc.

149  
150 \*These minutes were done in summary format.

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

154  
155 Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a publicly  
156 noticed meeting held on 1-27-22.

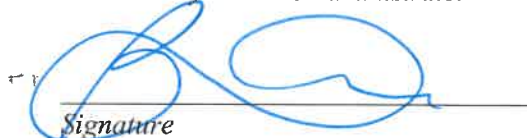
157  
158   
159 Signature  
160 Michael Leavor  
161 Printed Name

157  
158   
159 Signature  
160 Gene Roberts  
161 Printed Name

162  
163 Title:  
164  Chairman  
165  Vice Chairman

162  
163 Title:  
164  Secretary  
165  Assistant Secretary

166  
167  
168 Recorded by Records Administrator

169  
170  
171   
172 Signature  
173 2-1-22  
174 Date  
175

