

# WATERGRASS COMMUNITY DEVELOPMENT DISTRICT I

January 27, 2022 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, January 27, 2022 at 6:00 p.m.** at the WaterGrass Club located at 32711 Windelstraw Dr., Wesley Chapel, FL 33545.

### 1. CALL TO ORDER/ROLL CALL

Gene Roberts called the Regular Meeting of the Board of Supervisors of the WaterGrass Community Development District I to order on **Thursday, January 27, 2022 at 6:00 p.m.**

Board Members Present and Constituting a Quorum:

Michael Leavor	Chair
Ashley Johnson	Vice-Chair
Catherine Billington	Supervisor
Matthew Balogh	Supervisor

Staff Members Present

Gene Roberts	District Manager, Meritus	
Vanessa Steinerts	District Counsel, Straley Robin Vericker	<i>via conference call</i>

There was one resident audience member in attendance.

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

HOA Vice President Eli Conte stated that he had contacted Pasco County Sheriff's Office to have a deputy attend the meeting to discuss illegal street parking, but they could not attend. A meeting is set up for February 16, 2022 between PCSO, Watergrass II staff, Watergrass HOA, and Mr. Conte would like a member of the Watergrass 1 CDD Board to attend to consider hiring off-duty officers to patrol Watergrass.

MOTION TO:	Nominate Ashley Johnson to represent Watergrass I.
MADE BY:	Supervisor Billington
SECONDED BY:	Supervisor Balogh
DISCUSSION:	None Further
RESULT:	Called to Vote: Motion PASSED 4/0 – Motion Passed Unanimously

45 **3. VENDOR & STAFF REPORTS**

46 **A. District Counsel**

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48 Ms. Steinerts summarized the Quitclaim Agreement proposed between Watergrass CDD I and  
49 Watergrass II to transfer land that should have been deeded to Watergrass II.  
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MOTION TO:	Approve the Quitclaim Agreement.
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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58 **B. District Engineer**

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60 Mr. Roberts summarized the proposal from Johnson Engineering to prepare reports regarding new  
61 regulations implemented by SWFWMD for storm water management.  
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MOTION TO:	Approve the proposal for the storm water management report.
MADE BY:	Supervisor Billington
SECONDED BY:	Supervisor Balogh
DISCUSSION:	None Further
RESULT:	Called to Vote: Motion PASSED 4/0 – Motion Passed Unanimously

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72 **4. BUSINESS ITEMS**

73 **A. Sheriff Deputy Q&A**

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75 This item was already addressed earlier in the meeting.  
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77 **B. General Matters of the District**

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79 There were no general matters to discuss.  
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82 **5. CONSENT AGENDA**

83 **A. Consideration of Board of Supervisors Regular Meeting Minutes Dec. 2, 2021**

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85 The Board reviewed the minutes.  
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MOTION TO:	Approve the December 2, 2021 minutes.
MADE BY:	Supervisor Balogh
SECONDED BY:	Supervisor Leavor
DISCUSSION:	None Further
RESULT:	Called to Vote: Motion PASSED 4/0 – Motion Passed Unanimously

**B. Consideration of Operations and Maintenance Expenditures November 2021**

The Board reviewed the November O&Ms.

MOTION TO:	Approve the November 2021 O&Ms.
MADE BY:	Supervisor Billington
SECONDED BY:	Supervisor Johnson
DISCUSSION:	None Further
RESULT:	Called to Vote: Motion PASSED 4/0 – Motion Passed Unanimously

**C. Consideration of Operations and Maintenance Expenditures December 2021**

The Board reviewed the December O&Ms.

MOTION TO:	Approve the December 2021 O&Ms.
MADE BY:	Supervisor Johnson
SECONDED BY:	Supervisor Leavor
DISCUSSION:	None Further
RESULT:	Called to Vote: Motion PASSED /0 – Motion Passed Unanimously

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

The financials were reviewed and accepted. Supervisor Balogh had a question on available cash in the account.

123 **6. MANAGEMENT REPORTS**

124 **A. District Manager**

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

126 **i. Community Inspection Report**

127 **ii. LMP Report**

128 **iii. OLM Report**

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130 Mr. Roberts reviewed the management reports with the Board. Supervisor Balogh asked about the  
131 struggling oak tree along Curly Road. Mr. Roberts responded that it is a grandfather oak and  
132 cannot be removed.

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135 **7. SUPERVISOR REQUESTS**

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137 Supervisor Billington stated that LMP is still not doing a good job servicing the dog stations.

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139 The Board asked Mr. Roberts to get a proposal to do a reserve study for Watergrass I.

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

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144 There were no audience questions or comments.

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147 **9. ADJOURNMENT**

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MOTION TO:	Adjourn.
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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157 \*Please note the entire meeting is available on disc.

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159 \*These minutes were done in summary format.

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


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164 Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a publicly  
165 noticed meeting held on 2-24-22

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167   
168 Signature  
169 Michael Leavor  
170 Printed Name

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168 Signature  
169 Gene Robert  
170 Printed Name

171  
172 Title:  
173  Chairman  
174  Vice Chairman

171  
172 Title:  
173  Secretary  
174  Assistant Secretary

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177 Recorded by Records Administrator  
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181 Signature  
182 3/2/22  
183 Date  
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