

WATERGRASS COMMUNITY DEVELOPMENT DISTRICT I

March 24, 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, March 24, 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, March 24, 2022, at 6:15 p.m.**

Board Members Present and Constituting a Quorum:

Michael Leavor	Chair
Catherine Billington	Supervisor
Matthew Balogh	Supervisor

Staff Members Present

Gene Roberts	District Manager, Meritus	
Vanessa Steinerts	District Counsel	<i>via teleconference</i>

There is resident audience member in attendance.

2. AUDIENCE QUESTIONS AND COMMENTS ON AGENDA ITEMS

There were no audience questions or comments on agenda items.

3. VENDOR & STAFF REPORTS

A. District Counsel

There was nothing to report from the counsel.

B. District Engineer

There was nothing to report from the Engineer.

C. District Manager

Mr. Roberts asked Vanessa Steinarts about an invoice in the O&Ms from Computershare related to bond 2007A for Watergrass II. VS explained that the bond transfer to WG II was finalized December 17, 2021, so staff should reach out to Inframarks accounting team to inquire if the invoice should be prorated and charged to WG II.

47 Vanessa Steinerts dismissed herself from the meeting.

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49 **4. BUSINESS ITEMS**

50 **A. Discussion on Reserve Study Proposal**

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52 The Board discussed the different options on the proposal.

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MOTION TO:	Approve the Reserve Study Proposal
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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61 **B. Discussion on Removing and Replacing Pine Trees**

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63 The Board asked staff to reach out to LMP for different tree options to replace the pine trees with
64 and tabled the discussion until the next Board meeting.

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

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68 Mr. Roberts told the board that Munyan Contractors has agreed to reimburse Mr. Conde for the
69 stains in his driveway as a result from the last pressure washing.

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71 **5. CONSENT AGENDA**

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73 **A. Consideration of the Board of Supervisors Regular Meeting Minutes February**
74 **24, 2022**

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76 The Board reviewed the minutes.

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MOTION TO:	Approve the February 24, 2022, minutes.
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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B. Consideration of Operations and Maintenance Expenditures February 2022

The Board reviewed the O&Ms.

MOTION TO:	Approve the February 2022 O&Ms.
MADE BY:	Supervisor Leavor
SECONDED BY:	Supervisor Billington
DISCUSSION:	None Further
RESULT:	Called to Vote: Motion PASSED 3/0 – Motion Passed Unanimously

C. Review of Financial Statements Month Ending February 28, 2022

The financials were reviewed and accepted. Supervisor Balogh asked staff to check on when the new homes under construction in WG and I will start paying the CDD assessments.

6. MANAGEMENT REPORTS

A. District Manager – Community Inspection Reports

Mr. Roberts noted the Supervisors stated that the landscape looks good, and they had no questions

7. SUPERVISOR REQUESTS

There was no supervisor request.

8. AUDIENCE QUESTIONS, COMMENT AND DISCUSSION FORUM

There were no questions or comments from the audience at this time.

9. ADJOURNMENT

MOTION TO:	Adjourn.
MADE BY:	Supervisor Billington
SECONDED BY:	Supervisor Balogh
DISCUSSION:	None Further
RESULT:	Called to Vote: Motion PASSED 3/0 - Motion Passed Unanimously


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**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 04/28/2022.



Signature
Michael Leavor

Printed Name




Signature
Gene Roberts

Printed Name

Title:
 Chairman
 Vice Chairman

Title:
 Secretary
 Assistant Secretary

Recorded by Records Administrator



Signature
04/29/2022

Date

