

MINUTES OF MEETING

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that the 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.

**WATERGRASS
COMMUNITY DEVELOPMENT DISTRICT I**

The regular meeting of the Board of Supervisors of WaterGrass Community Development District I was held on **Wednesday, January 21, 2015 at 6:00 p.m.** at the WaterGrass Club, located at 37211 Windelstraw Drive, Wesley Chapel, FL 33545.

Present and constituting a quorum:

Reggie Pelletier	Board Supervisor, Chairman
Arlene Elmore	Board Supervisor, Vice Chairman
Michael Leavor	Board Supervisor, Assistant Secretary
Tiffany Randolph	Board Supervisor, Assistant Secretary

Also present were:

Kristen Suit	District Manager, Rizzetta & Company, Inc.
John Vericker	District Counsel, Straley & Robin <i>(via conference call)</i>
Jonathan Houchens	Clubhouse Manager
Audience	

FIRST ORDER OF BUSINESS

Call to Order

Ms. Suit called the meeting to order and performed roll call confirming a quorum.

SECOND ORDER OF BUSINESS

Audience Comments on Agenda Items

There were no audience comments on agenda items.

THIRD ORDER OF BUSINESS

**Consideration of the Minutes of the
Board of Supervisors' Meeting held on
December 17, 2014**

On a Motion by Mr. Pelletier, seconded by Ms. Elmore, with all in favor, the Board of Supervisors approved the minutes of the Board of Supervisors' meeting held on December 17, 2014 as presented for WaterGrass Community Development District I.

FOURTH ORDER OF BUSINESS

**Consideration of Operation and
Maintenance Expenditures for December
2014**

Discussion ensued regarding various invoices and the services they represent.

On a Motion by Mr. Pelletier, seconded by Mr. Leavor, with all in favor, the Board of Supervisors approved the Operation and Maintenance Expenditures for December 2014 (\$109,227.01) as presented for WaterGrass Community Development District I.

FIFTH ORDER OF BUSINESS

Consideration of Landscape Maintenance Contract

Ms. Suit presented the Landscape Maintenance Contract and the revised maintenance map. She reviewed the contract with the Board. Ms. Suit stated that the maintenance and irrigation are included in the monthly maintenance cost of \$9,177.00. She stated that the fertilizer and pest control costs are billed separately and are not included in the monthly maintenance cost. Ms. Suit entertained the Board members' questions.

On a Motion by Mr. Pelletier, seconded by Ms. Elmore, with all in favor, the Board of Supervisors approved the revised Landscape and Maintenance Contract with Luke Brothers as presented for WaterGrass Community Development District I.

SIXTH ORDER OF BUSINESS

Staff Reports

- A. District Counsel
No report.
- B. District Engineer
Not present
- C. Amenity Manager
Mr. Houchens reviewed his amenity report for the Board. He distributed the Clubhouse Event Schedule to the Board and residents.

Discussion ensued. The Board requested that District Counsel discuss WaterGrass CDD I and WaterGrass CDD II's operation and maintenance budgets at the next meeting.

- D. District Manager
Ms. Suit stated that Mr. Pelletier noticed a drainage issue on Cottage Glen Lane, the road into Glenbrook. She stated that water was spilling into the street. Ms. Suit stated that the developer assisted her in getting Ripa Construction and the District Engineer to review the drainage issue. She stated that in the worst case scenario it would cost approximately \$40,000 to \$50,000 to replace the underdrain and repair 150 feet of road, curb to curb. Ms. Suit stated that some driveways would also need to be repaired. She stated that it's possible that the drainage issue was caused by something other than the underdrain but that won't be known until the area is dug up and examined. Discussion ensued. Ms. Elmore stated that the District Engineer believes that it is an issue with the underdrain.

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Ms. Elmore stated that the drain might just be clogged or it could have gotten punctured with something and they won't know until they dig it up. Discussion continued. Ms. Suit stated the Board had two choices for the drainage repairs. They can make a motion not-to-exceed \$50,000 for the repairs and allow the developer to coordinate and assist with the repairs. She stated that the repairs would only take a couple of days going this route. Ms. Suit stated that the other alternative is for District management to obtain the proposals and it will probably cost more and take longer to get the repairs done. Discussion ensued. Ms. Suit entertained the Board members' questions.

On a Motion by Mr. Pelletier, seconded by Ms. Randolph, with all in favor, the Board of Supervisors authorized the drainage repairs at a not-to-exceed cost of \$50,000 and authorized the developer to coordinate and assist with the District Engineer and the contractor for the drainage repairs at Cottage Glen Lane for WaterGrass Community Development District I.

SEVENTH ORDER OF BUSINESS

Audience Comments

The Board entertained audience comments regarding the builder and trash, clubhouse usage, and operation and maintenance expenditures.

EIGHTH ORDER OF BUSINESS

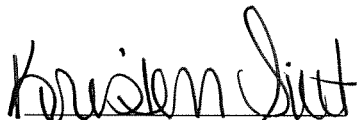
Supervisor Requests


Supervisor requests were entertained regarding swim classes with a different instructor, the sidewalk in Bridgewater, and a capital improvement budget.

NINTH ORDER OF BUSINESS

Adjournment

On a Motion by Mr. Pelletier, seconded by Ms. Elmore, with all in favor, the Board of Supervisors adjourned the meeting at 7:48 p.m. for WaterGrass Community Development District I.


Assistant Secretary


Chairman/Vice Chairman