

WATERGRASS I COMMUNITY DEVELOPMENT DISTRICT

January 21, 2016 Minutes of the Regular Meeting

Minutes of the Regular Meeting

The Regular Meeting of the Board of Supervisors for WaterGrass I Community Development District was held on **Thursday, January 21, 2016 at 11:00 a.m.** at the WaterGrass Club, located at 32711 Windelstraw Drive., Wesley Chapel, FL 33545.

1. CALL TO ORDER/ROLL CALL

Brian Lamb called the Regular Meeting of the Board of Supervisors of the WaterGrass I Community Development District to order on **Thursday, January 21, 2016 at 11:05 a.m.**

Board Members Present and Constituting a Quorum:

Tiffany Randolph	Chairman
William Wright	Vice Chairman
Christin Behrens	Supervisor

Staff Members Present:

Brian Lamb	District Manager
Brian Howell	Meritus
Nicole Chamberlain	Meritus
John Vericker	District Counsel
Phil Chang	District Engineer
Kevin Hiller	Luke Brothers
Ronald Marquez	Luke Brothers

One (1) Audience Member

2. AUDIENCE QUESTIONS AND COMMENTS ON AGENDA ITEMS

3. VENDOR AND STAFF REPORTS

A. District Counsel

Mr. Vericker stated that he worked with Mr. Chang to formulate an agreement for Johnson Engineering and the CDD. Supervisor Behrens asked about the periodic inspections included in the agreement. Mr. Vericker explained what is included in the inspections. Mr. Chang explained the pond inspections and meeting SWFWMD standards. Supervisor Randolph stated she would like to have a yearly inspection on the calendar. Mr. Lamb stated that August is the best time to schedule a yearly inspection.

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B. District Engineer
1. Agreement for Services

Mr. Chang discussed the issue with the retaining wall. There is erosion on the upper side of the wall and a couple of holes have formed. A contractor is coming to investigate and do exploratory digging in order to determine the issue.

Luke Brothers:

Mr. Hiller apologized to the Board for previous service and stated Luke Brothers is working to address the issues. Mr. Hiller discussed what has been done and what they plan to do to be proactive.

Mr. Lamb brought up replenishing the landscaping and an enhancement program.

Mr. Hiller brought the effects of the freeze to the Board's attention.

Supervisor Randolph stated she would like before and after photos for work being completed.

Mr. Howell requested a seasonal calendar.

Supervisor Randolph requested Luke Brothers clean up around trees and do edge work.

Supervisor Randolph also stated that Silvercreek's entrance is boring and should be addressed in the enhancement program. Mr. Hiller is to take some photos and show what the enhancement can look like at the February meeting.

There is an issue with people putting dog waste into the regular garbage. Mr. Marquez suggested the Board purchase dog waste stations.

Mr. Hiller discussed the proposal to install privacy shield for residents. The Board would like to see what the area looks like prior to approving and asked Mr. Hiller to take some photos.

MOTION TO:	Purchase and install six dog waste stations.
MADE BY:	Supervisor Randolph
SECONDED BY:	Supervisor Wright
DISCUSSION:	None Further
RESULT:	Called to Vote: Motion PASSED
	3/0 - Motion Passed Unanimously

4. BUSINESS ITEMS
A. General Matters of the District

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5. CONSENT AGENDA

A. Consideration of Board of Supervisors Meeting Minutes November 19, 2015

Supervisor Behrens asked what and Assistant Secretary is and Mr. Lamb explained.

MOTION TO:	Approve November meeting minutes.
MADE BY:	Supervisor Wright
SECONDED BY:	Supervisor Behrens
DISCUSSION:	None Further
RESULT:	Called to Vote: Motion PASSED 3/0 - Motion Passed Unanimously

B. Review of Financial Statements from Rizzetta & Company August 31, 2015

Supervisor Wright asked about the street lights. Mr. Howell clarified standing and provided details. Mr. Howell stated he is looking into the Bright House bill.

Supervisor Randolph requested all financial statements since Management turnover be present to ensure there was a seamless transition. Supervisor Randolph also requested CDD II's financials to be included in the meeting book every month.

C. Consideration of Operations and Maintenance Expenditures January 2016

Supervisor Randolph requested to see bank statements for both CDD I and CDD II every month. Supervisor Behrens stated that she believes the Progressive Waste Solutions bill belongs to CDD II. Management to check with CDD II regarding Progressive Waste Solutions invoice.

Mr. Lamb discussed doing a reserve study in the spring.

Supervisor Wright brought up the idea to have a trail joining CDD I & II.

MOTION TO:	Approve January 2016 Operations and Maintenance Expenditures.
MADE BY:	Supervisor Behrens
SECONDED BY:	Supervisor Randolph
DISCUSSION:	None Further
RESULT:	Called to Vote: Motion PASSED 3/0 – Motion Passed Unanimously

D. Review of Financial Statements Month Ending November 30, 2015

Mr. Lamb stated Meritus would change line item for insurance.

Mr. Lamb discussed consolidating bank accounts.

Prepare possible CD rates for February meeting.

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6. MANAGEMENT REPORTS

A. District Manager

1. Staff Task List

Mr. Howell went through the action item list. He also discussed coming up with a Capital Improvement Plan with Luke Brothers.

2. Community Inspection Reports

3. WaterGrass II CDD Amended Amenity Guidelines

7. SUPERVISORS REQUESTS

Supervisor Randolph requested regular schedules for pressure washing. Mr. Lamb stated October is the best time to schedule and Mr. Howell went into more detail about how the schedule should work. Supervisor Randolph requested a proposal for pressure washing the sidewalks on Angelstem. Supervisor Randolph stated she would like to know what is going on with the amenity center updates and community events. Mr. Howell said he would contact CDD II to let them know about the concerns and will continue to express CDD I's concerns.

8. AUDIENCE QUESTIONS, COMMENT AND DISCUSSION FORUM

The park at Peregrina floods every time it rains.
Question regarding whether anyone thought of using bubblers in the ponds instead of pesticides.
Mr. Lamb addressed all concerns.

9. ADJOURNMENT

MOTION TO:	Adjourn.
MADE BY:	Supervisor Wright
SECONDED BY:	Supervisor Behrens
DISCUSSION:	None Further
RESULT:	Called to Vote: Motion PASSED 3/0 - 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.*

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

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167 Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a publicly noticed
168 meeting held on February 18, 2016.

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170 [Signature]
171 Signature
172 JIFFANEY S. RANDOLPH
173 Printed Name

[Signature]
Signature
Brian Klamb
Printed Name

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175 Title:
176 Chairman
177 Vice Chairman

Title:
 Secretary
 Assistant Secretary

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180 Recorded by Records Administrator

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187 [Signature]
Signature
February 19, 2016
Date

