

# WATERGRASS I COMMUNITY DEVELOPMENT DISTRICT

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February 18, 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, February 18, 2016 at 6:00 p.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, February 18, 2016 at 6:00 p.m.**

Board Members Present and Constituting a Quorum:

Tiffany Randolph	Chairman
William Wright	Vice Chairman
Christin Behrens	Supervisor
Robert Landgraf	Supervisor
Michael Leavor	Supervisor

Staff Members Present:

Brian Lamb	District Manager
Nicole Chamberlain	Meritus
Phil Chang	District Engineer
Ronald Marquez	Luke Brothers

One (1) Audience Member

Mr. Lamb introduced the new Clubhouse Manager, Gabriel Mena.  
Supervisor Randolph stated residents would like the fitness hours extended.

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

There were no audience questions or comments.

### 3. VENDOR AND STAFF REPORTS

#### A. District Counsel

#### B. District Engineer

Mr. Chang explained the findings regarding the retaining wall as well as the repairs that were made. There was a discussion regarding the sidewalks. Mr. Lamb stated that we need to look at the plats to see who is responsible. Mr. Lamb explained that if the County is responsible for maintaining the sidewalks and the CDD takes this effort on then it sets precedence for any future issues. Supervisor Wright requested an ownership map for ponds, lakes, power meters and water meters with definition between CDDI & CDDII.

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**4. BUSINESS ITEMS**

**A. Consideration of Operations and Trustee Banking Services**

Mr. Lamb stated that Wells Fargo did not get us information on time and that we will provide information as soon as possible.

**B. Consideration of Resolution 2016-04; Re-Designating Qualified Public Depository**

This item was tabled until the next meeting.

**C. General Matters of the District**

**5. CONSENT AGENDA**

**A. Consideration of Board of Supervisors Meeting Minutes January 21, 2016**

MOTION TO:	Approve January 21, 2016 meeting minutes.
MADE BY:	Supervisor Landgraf
SECONDED BY:	Supervisor Wright
DISCUSSION:	None Further
RESULT:	Called to Vote: Motion PASSED 5/0 - Motion Passed Unanimously

**B. Review of Financial Statements from WaterGrass II CDD**

Mr. Lamb stated that the next step would be for CDDII to provide their year-end statements.

**C. Consideration of Operations and Maintenance Expenditures February 2016**

Supervisor Wright asked about the algae on the larger ponds. Mr. Lamb explained the process and that it takes a couple of months for improvements.

There was a question about a Luke Brothers invoice and Mr. Marquez said he would check on it and clarify.

Supervisor Randolph said they wanted the dog waste stations cemented into the ground.

Supervisor Behrens inquired about the \$795.00 bill for electric as well as the invoice from Bright House.

There was a question regarding why there were late fees.

90 It was also mentioned that CDDII is supposed to be reimbursing CDDI for the Luke Brothers  
91 charges and was asked if this was being done and is it retroactive.  
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93	MOTION TO:	Approve February 2016 O&M's.
94	MADE BY:	Supervisor Wright
95	SECONDED BY:	Supervisor Landgraf
96	DISCUSSION:	None Further
97	RESULT:	Called to Vote: Motion PASSED
98		5/0 – Motion Passed Unanimously

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100 **D. Review of Financial Statements Month Ending December 31, 2015**

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102 **6. MANAGEMENT REPORTS**

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**A. District Manager**

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**1. Staff Task List**

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**2. Community Inspection Reports**

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107 The community pressure washing was brought up and there was an issue with damage to the  
108 basketball court in Glenbrook. Management is to address this issue with the vendor.

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110 The Board would like 'no parking on the grass' stated in the community newsletter.

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**3. Luke Brothers Master Enhancement Proposal**

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114 The Board stated that they are looking more to fill in areas and not to do a massive overhaul.  
115 They want a cohesive look. Mr. Lamb went through order of priorities – replace, main entrance,  
116 recreation areas, secondary entrances, and general corridors. Supervisor Behrens stated that we  
117 need to discuss where the money is coming from. Supervisor Wright requested more itemized  
118 proposals from Luke Brothers.

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120 **7. SUPERVISORS REQUESTS**

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122 Supervisor Randolph encouraged vendors to take before and after photos.

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124 Supervisor Leavor is going to email Nicole Chamberlain changes for the website.

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

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128 Resident stated that she thinks it would be a good idea to advertise a landscape walkthrough with  
129 Luke Brothers and any community members that are interested.

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131 9. ADJOURNMENT  
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MOTION TO:	Adjourn.
MADE BY:	Supervisor Wright
SECONDED BY:	Supervisor Behrens
DISCUSSION:	None Further
RESULT:	Called to Vote: Motion PASSED 5/0 - Motion Passed Unanimously

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

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142 *\*These minutes were done in summary format.*

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

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150 Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a publicly noticed  
151 meeting held on March 17, 2016.

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154 Brian Howell  
Signature  
155 Brian Howell  
Printed Name  
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157 Asst. Secretary  
Title:  
158  Chairman  
159  Vice Chairman  
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153  
154 Liffaney S. Randolph  
Signature  
155 LIFFANEY S. RANDOLPH  
Printed Name  
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157 Chairman  
Title:  
158  Secretary  
159  Assistant Secretary  
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163 Recorded by Records Administrator

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166 Jessica K. Dulew  
Signature  
167 4/22/2016  
Date  
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