

**MINUTES OF MEETING
WATERGRASS
COMMUNITY DEVELOPMENT DISTRICT II**

The regular meeting of the Board of Supervisors of the WaterGrass Community Development District II was held on Wednesday, August 17, 2016 at 5:00 p.m. at the WaterGrass Club, 32711 Windelstraw Drive, Wesley Chapel, Florida.

Present and constituting a quorum were:

Paul Nettina	Chairman
Craig Weber	Vice Chairman
Julie Best	Assistant Secretary
Arlene Elmore	Assistant Secretary

Also present were:

Andy Mendenhall	District Manager
Gabe Mena	Clubhouse Manager
Residents	

The following is a summary of the discussions and actions taken.

FIRST ORDER OF BUSINESS

Roll Call

Mr. Mendenhall called the meeting to order and called the roll.

SECOND ORDER OF BUSINESS

Approval of the Consent Agenda

- A. **June 15, 2016 Minutes**
- B. **June 30, 2015 Minutes**
- C. **July 31, 2016 Financial Statements**
- D. **Ratification of Suncoast Pool Service Commercial Service Proposal**
- This proposal was for the addition of the extra pool.

On MOTION by Mr. Weber seconded by Mr. Nettina with all in favor the consent agenda was approved.

THIRD ORDER OF BUSINESS

Audience Comments on Agenda Items

None.

FOURTH ORDER OF BUSINESS

Public Hearing to Approve the Fiscal Year 2017 Budget

On MOTION by Ms. Elmore seconded by Mr. Weber with all in favor the budget public hearing was opened.

- Mr. Brian Savour questioned if there were increases in the fiscal year budget. It was noted that depending on where you live it is between 2 and 3% and it varies depending on lot size.
- An overview of budget increases were provided. Questions and comments were addressed.

On MOTION by Mr. Nettina seconded by Mr. Weber with all in favor the budget public hearing was closed.

A. Resolution 2016-5 Adopting the Fiscal Year 2017 Budget

On MOTION by Mr. Weber seconded by Mr. Nettina with all in favor Resolution 2016-5 relating to the annual appropriations of the District and adopting the budget for the fiscal year beginning October 1, 2016; and ending September 30, 2017, and referencing the operations and maintenance special assessments to be levied by the District for said fiscal year was adopted.

B. Resolution 2016-6 Levying Special Assessments

On MOTION by Mr. Weber seconded by Ms. Elmore with all in favor Resolution 2016-6 levying and imposing special assessments; providing for collection and enforcement of special assessments; adopting and certifying an assessment roll; providing for amendment of the assessment roll; providing a severability clause; and providing an effective date was adopted.

FIFTH ORDER OF BUSINESS

Staff Reports

A. District Counsel

None.

B. District Engineer

- Florida Design Consultants, Inc.; and Dewberry Engineers Inc., both responded to the advertisement for engineering firm RFQs.

On MOTION by Mr. Weber seconded by Mr. Nettina with all in favor to retain the services of Florida Design Consultants, Inc. for District engineering needs was approved.

C. Amenity Manager

- Mr. Mena gave an update on community events and maintenance items.

D. District Manager

i. Discussion of Fiscal Year 2017 Meeting Schedule

- This item will be placed on the September meeting agenda.
- ii. Landowner Meeting Information, Proxy, Ballot and Sample Agenda**
- Information on the landowner election process was included in the agenda package.

iii. Resolution 2016-7 Designating the District's Registered Agent

- Resolution 2016-7 designating District Counsel, John Vericker as the District's registered agent was presented for adoption.

On MOTION by Mr. Weber seconded by Mr. Nettina with all in favor Resolution 2016-7 designating John Vericker as the District's registered agent, and further designating the district's registered office for service of process as Straley Robin Vericker, 1510 W. Cleveland Street, Tampa, Florida 33606 was adopted.

iv. Arbitrage Services Engagement Letter

On MOTION by Mr. Nettina seconded by Ms. Best with all in favor the Engagement Letter with LLS Tax Solutions to provide arbitrage services was approved.

v. Discussion of Audit RFP

- The audit RFP procedure was reviewed. There was consensus from the Board to remain with their current audit firm if that firm would extend the same contract price for an additional three years.

SIXTH ORDER OF BUSINESS

Audience Comments

- Comments and questions on landscape maintenance; lighting issues; assessments; fire ants; alligators in the pond; and the start time of CDD Board meetings were addressed.

SEVENTH ORDER OF BUSINESS

Supervisors' Requests

There not being any, the next item followed.

EIGHTH ORDER OF BUSINESS

Adjournment

On MOTION by Mr. Weber seconded by Mr. Nettina with all in favor the meeting was adjourned.



Paul Nettina
Chairman