

**WaterGrass Community
Development District II**

**January 16, 2019
Meeting
Agenda Package**

WaterGrass Community Development District II

Inframark, Infrastructure Management Services

210 North University Drive, Suite 702 • Coral Springs, Florida 33071

Telephone: (954) 603-0033 • Fax: (954) 345-1292

January 9, 2019

Board of Supervisors
WaterGrass Community Development District II

Dear Board Members:

The regular meeting of the Board of Supervisors of the WaterGrass Community Development District II will be held on Wednesday, January 16, 2019 at **10:00 a.m. in the offices of Inframark, Infrastructure Management Services, 2654 Cypress Ridge Blvd. Suite 101, Wesley Chapel, Florida.** The following is the advance agenda for the meeting:

1. Roll Call
2. Approval of Consent Agenda
 - A. November 13, 2018 Landowner and Regular Meeting Minutes
 - B. Resolution 2019-1 Amending Debt Service Fund Budget for FY 2019
3. Audience Comments on Agenda Items
4. Staff Reports
 - A. Amenity Manager
 - B. District Manager
5. Audience Comments
6. Supervisor Requests
7. Adjournment

All supporting documentation is enclosed or will be distributed at the meeting.

The balance of the agenda is routine in nature and staff will give their reports at the meeting. In the meantime if you have any questions, please contact me.

Sincerely,

Andrew P. Mendenhall, PMP

Andrew P. Mendenhall, PMP
District Manager

Second Order of Business

2A.

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

The landowners' meeting of the WaterGrass Community Development District II was held on Tuesday, November 13, 2018 at 10:00 a.m. in the offices of Inframark, 2654 Cypress Ridge Blvd. Suite 101, Wesley Chapel, Florida.

Present were:

Paul Nettina
Craig Weber
Pete Williams
Arlene Elmore
Julie Clayton
Andy Mendenhall
Gabe Mena
Alba Sanchez
Rachel Bally

FIRST ORDER OF BUSINESS

Call to Order

Mr. Mendenhall called the meeting to order.

SECOND ORDER OF BUSINESS

Determination of Number of Voting Units Represented

There are 264 acres in Phase 3.

The minimum available acres are 264 which is the voting units that will be cast today.

THIRD ORDER OF BUSINESS

Election of a Chairman for the Purpose of Conducting the Landowners' Meeting

<p>On MOTION by Mr. Weber seconded by Mr. Nettina with all in favor Mr. Mendenhall was elected as Chairman for the purpose of conducting the landowners' meeting.</p>

FOURTH ORDER OF BUSINESS

Nomination for the Positions of Supervisors (3)

There are three vacant seats available by landowner election. Seat 1 currently held by Pete Williams; Seat 4 currently held by Paul Nettina; and Seat 5 currently held by Craig Weber

FIFTH ORDER OF BUSINESS

Casting of Ballots

There were 264 ballots cast for Paul Nettina; 264 ballots for Craig Weber and 263 ballots for Pete Williams.

SIXTH ORDER OF BUSINESS

Ballot Tabulation

Mr. Nettina and Mr. Weber will be appointed to a four-year term; and Mr. Williams to a two-year term.

SEVENTH ORDER OF BUSINESS

Landowners Questions or Comments

None

EIGHTH ORDER OF BUSINESS

Adjournment

On MOTION by Mr. Weber seconded by Ms. Elmore with all in favor the meeting was adjourned.
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**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 Tuesday, November 13, 2018 at 10:10 a.m. in the offices of Inframark, 2654 Cypress Ridge Blvd. Ste. 101, Wesley Chapel, Florida.

Present and constituting a quorum were:

Paul Nettina	Chairman
Craig Weber	Vice Chairman
Arlene Elmore	Assistant Secretary
Julie Clayton	Assistant Secretary
Pete Williams	Assistant Secretary

Also present were:

Andy Mendenhall	District Manager
Gabe Mena	Clubhouse Manager
Alba Sanchez	Inframark
Rachel Bally	Inframark

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

Organizational Matters

A. Oath of Office for Newly Elected Supervisors

- Oaths of Office were previously administered to Mr. Nettina, Mr. Weber and Mr. Williams.

B. Resolution 2019-2 Canvassing and Certifying the Results of the Landowners' Election

<p>On MOTION by Mr. Weber seconded by Mr. Nettina with all in favor Resolution 2019-2 canvassing and certifying the results of the Landowners Election of Supervisors held pursuant to Section 190.006(2), Florida Statutes was adopted.</p>
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C. Resolution 2019-3 Designating Officers

On MOTION by Mr. Weber seconded by Mr. Nettina with all in favor Resolution 2019-3 designating Paul Nettina Chairman; Craig Weber Vice Chairman; Andrew Mendenhall Secretary; Stephen Bloom Treasurer; Robert Koncar and Alan Bloom Assistant Treasurers; Julie Clayton, Arlene Elmore and Pete Williams Assistant Secretaries was adopted.

THIRD ORDER OF BUSINESS

Approval of Consent Agenda

- A. August 15, 2018 Regular Meeting and September 19, 2018 Continued Meeting Minutes**
- B. Financial Statements**
- C. Ratification of FY 2019 Meeting Schedule**

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

FOURTH ORDER OF BUSINESS

Audience Comments on Agenda Items

- None

FIFTH ORDER OF BUSINESS

Staff Reports

- A. Amenity Manager**
 - Mr. Mena commented on maintenance upgrades and social events.
- B. District Manager**
 - i. Resolution 2019-1 Amending Debt Service Fund Budget for FY 2019**
 - This item was tabled to the next meeting.
 - ii. Engagement Letter FY 2018 Audit**

On MOTION by Mr. Weber seconded by Mr. Nettina with all in favor the Engagement Letter with McDirmit Davis & Company to prepare the Fiscal Year 2018 audit was approved.

SIXTH ORDER OF BUSINESS

Audience Comments

- None

SEVENTH ORDER OF BUSINESS

Supervisors' Requests

- None

EIGHTH ORDER OF BUSINESS

Adjournment

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

Paul Nettina
Chairman

2B.

RESOLUTION 2019-1

A RESOLUTION AMENDING WATERGRASS COMMUNITY DEVELOPMENT DISTRICT II'S DEBT SERVICE FUND BUDGET FOR FISCAL YEAR 2019

WHEREAS, the Board of Supervisors, hereinafter referred to as the "Board", of Watergrass Community Development District II, hereinafter referred to as "District", adopted a Debt Service Fund Budget for Fiscal Year 2019, and

WHEREAS, the Board desires to reallocate funds budgeted to reappropriate Revenues and Expenses approved during the Fiscal Year.

NOW THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF WATERGRASS COMMUNITY DEVELOPMENT DISTRICT II THE FOLLOWING:

1. The Debt Service Fund Budget is hereby amended in accordance with Exhibit "A" attached.
2. This resolution shall become effective this 16th day of January, 2019 and be reflected in the monthly and Fiscal Year End 9/30/2019 Financial Statements and Audit Report of the District.

**Watergrass
Community Development District II**

By: _____
Chairman

Attest:

By: _____
Secretary

Proposed Budget Amendment
For the Period Ending September 30, 2019

ACCOUNT DESCRIPTION	CURRENT BUDGET	PROPOSED AMENDMENT	FINAL BUDGET
<u>REVENUES</u>			
Interest - Investments	\$ -	\$ -	\$ -
Special Assmnts- CDD Collected	552,209	(552,209)	-
TOTAL REVENUES	552,209	(552,209)	-
<u>EXPENDITURES</u>			
<u>Debt Service</u>			
Interest Expense	-	243,731	243,731
Total Debt Service	-	243,731	243,731
TOTAL EXPENDITURES	-	243,731	243,731
Excess (deficiency) of revenues Over (under) expenditures	552,209	(795,940)	(243,731)
Net change in fund balance	552,209	(795,940)	(243,731)
FUND BALANCE, BEGINNING (OCT 1, 2018)	700,997	-	700,997
FUND BALANCE, ENDING	\$ 1,253,206	\$ (795,940)	\$ 457,266