

**MINUTES OF MEETING
WATERCHASE
COMMUNITY DEVELOPMENT DISTRICT**

The regular meeting of the Board of Supervisors of the Waterchase Community Development District was held on Tuesday, July 12, 2016 at 6:00 p.m. at the Waterchase Clubhouse, 14401 Waterchase Boulevard, Tampa, Florida.

Present and constituting a quorum were:

Ginger Perkins	Chairperson
Salvatore Mancini (via phone)	Vice Chairperson
Rick Wintheiser	Assistant Secretary
Becky Winters	Assistant Secretary
Arnie Daniels (via phone)	Assistant Secretary

Also present were:

Andy Mendenhall	District Manager
Jim Hayford	District Manager
Tonia Stewart	District Engineer
Vivek Babbar	District Counsel

The following is a summary of the discussions and actions taken at the July 12, 2016 Board of Supervisors meeting.

FIRST ORDER OF BUSINESS

Roll Call

Mr. Hayford called the roll.

Mr. Daniels connected telephonically to the meeting.

SECOND ORDER OF BUSINESS

Audience Comments

Ms. Stewart, District Engineer reviewed pond erosion issues complicated by fences encroaching into the easement.

Mr. Babbar, District Counsel stated the letters sent to residents with fences encroaching the easement is so the District is provided access required to proceed with the pond erosion work.

Resident input and discussions followed.

- Ms. Stewart will contact each of the residents directly affected to set up a time to meet and review their property.
 - A report with her analysis and recommendations will be provided to Mr. Mendenhall who will distribute the information to the Board.

Approved

- The Board will review and consider the information at the September 13, 2016 meeting.
- Following the September meeting, residents affected will be contacted and informed of the Board’s decision.

THIRD ORDER OF BUSINESS Consent Agenda

Mr. Mendenhall presented the consent agenda and reviewed the items listed for approval.

- A. Approval of the Minutes from the May 10, 2016 Meeting**
- B. May 31, 2016 Financials, Invoices and Check Register**

On MOTION by Ms. Perkins seconded by Ms. Winters with all in favor the Consent Agenda was approved as presented.

FOURTH ORDER OF BUSINESS

Public Hearing to Consider the Adoption of the Budget for Fiscal Year 2017

Mr. Mendenhall noted the Budget for Fiscal Year 2017 was prepared and there was no increase the assessments will remain flat.

On MOTION by Mr. Wintheiser seconded by Ms. Winters with all in favor to open the Public Hearing to Consider the Adoption of the Budget for Fiscal Year 2017. 4-0

Comments were provided.

On MOTION by Ms. Winters seconded by Ms. Perkins with all in favor to close the Public Hearing to Consider the Adoption of the Budget for Fiscal Year 2017. 4-0

- A. Resolution 2016-4 Adopting the Budget for Fiscal Year 2017**

On MOTION by Mr. Wintheiser seconded by Ms. Perkins with all in favor Resolution 2016-4 Adopting the Fiscal Year 2016/2017 Operations and Maintenance Budget and the 2016/2017 Debt Service Budget Beginning October 1, 2016; and Ending September 30, 2017 was approved. 4-0

- B. Resolution 2016-5 Levying Non Ad Valorem Assessments**

On MOTION by Mr. Daniels seconded by Ms. Winters with all in favor Resolution 2016-5 Levying and Imposing Special Assessments; Providing for Collection and Enforcement of Special Assessments; Adopting and Certifying and Assessment Roll; Providing for Amendment of the Assessment Roll; Providing a Severability Clause; and Providing an Effective Date was approved. 4-0

FIFTH ORDER OF BUSINESS**Manager's Report****A. Ratification of Midge Control Agreement**

A renewal agreement from Aquatic Systems Inc., for midge control was presented at the previous meeting which contained a price increase. At the Board's direction they were contacted and asked to maintain the price from the previous year, and they agreed to keep the pricing flat. The renewal was executed, but action to ratify the agreement is requested.

On MOTION by Ms. Perkins seconded by Mr. Wintheiser with all in favor the Midge Control Agreement with Aquatic Systems Inc. was ratified. 4-0

Aquatic Systems Inc., also provided a report on the midge services and a proposal for general aquatic services for the ponds. They would like to attend the next meeting to present the information for consideration.

B. LLS Tax Solutions, Inc. Engagement for Arbitrage Services

Mr. Mendenhall presented the engagement letter for arbitrage services to be performed by LLS Tax Solutions, Inc.

On MOTION by Ms. Winters seconded by Ms. Perkins with all in favor the Engagement Letter for Arbitrage Services with LLS Tax Solutions, Inc. was approved. 4-0

- Pricing information was provided on Microsoft Office programs for the District's laptops.
- A fence application was submitted and reviewed by the District Engineer; approval was not recommend due to an encroachment.
 - District Engineer is to look at similar encroachments which were previously constructed and provide recommended guidelines as a basis of approval.
 - District Counsel is to provide additional clarification on easements and encroachments.
 - Agreements allowing any encroachments are to be recorded so they become a matter of public record.
- A resident requested a No Fishing sign placed around the pond.
 - This request is to be referred to the HOA for determination.
- A status update on the fountain installation was provided.

- At the July HOA meeting the Board would be asked to consider an agreement providing consent to the CDD to locate electrical equipment on HOA owned property.
- District Counsel will prepare the agreement and if the HOA approves the agreement, the District Manager will immediately proceed with completing the fountain installation.
- The additional cost to relocate the electric service will be negotiated with A & B Aquatics.

Mr. Mancini joined the meeting telephonically.

- Ms. Perkins presented for consideration issuing quarterly passes to vendors at cost.

SIXTH ORDER OF BUSINESS

Attorney’s Report

The following updates were provided:

- Special Districts in the State of Florida have recently received an overwhelming number of Public Records Requests.
 - Reminder to carefully maintain all public records by copying the District Manger on all communications, and to use a separate email account for all CDD communications.
 - Any requests received for any information must be immediately submitted to the District Manager.

SEVENTH ORDER OF BUSINESS

Engineer’s Report

A. BioMass Erosion Repair Proposal

Nothing additional at this time.

EIGHTH ORDER OF BUSINESS

Supervisor Requests

- Ms. Winters:** Noted spiders in and around the lights are nesting and multiplying.
- Mr. Wintheiser:** Nothing additional at this time.
- Ms. Perkins:** Nothing additional at this time.
- Mr. Mancini:** Noted he telephonically connected earlier in the meeting and heard some of the resident comments regarding easement encroachments.
- Mr. Daniels:** Requested District Counsel review the Sunshine Law at an upcoming meeting.

NINTH ORDER OF BUSINESS

Audience Comments

- Inquiry regarding the treatment of the ponds to eradicate invasive vegetation.
- Problems with the green pond in Westwood, Pond #13.

TENTH ORDER OF BUSINESS

Adjournment

There being no further business,

On MOTION by Ms. Perkins seconded by Mr. Wintheiser with all in favor the meeting was adjourned. 5-0


Ginger Perkins, Chairperson