

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24

**MINUTES OF MEETING
WATERCHASE
COMMUNITY DEVELOPMENT DISTRICT**

5 The regular meeting of the Board of Supervisors of the Waterchase Community
6 Development District was held Tuesday, August 13, 2019 at 6:02 p.m. at the Waterchase
7 Clubhouse, 14401 Waterchase Boulevard, Tampa, Florida.

8
9 Present and constituting a quorum were:

10
11
12 G. Arnie Daniels Chairman
13 Salvatore Mancini Assistant Secretary
14 Ian Watson Assistant Secretary
15 Mike Acheson Assistant Secretary
16 Christopher J. Rizzo Assistant Secretary

17
18 Also present were:

19
20 Bob Nanni District Manager
21 Chris Cipollina ASI
22 Jerry Wojcik Vertex and Star Electric

23
24
25 *The following is a summary of the discussions and actions taken at the August 13, 2019 Waterchase*
26 *Community Development District's Board of Supervisors meeting.*

27
28 **FIRST ORDER OF BUSINESS**

Roll Call

29 Mr. Nanni called the meeting to order and called the roll. A quorum was established.

30
31 **SECOND ORDER OF BUSINESS**

Organizational Matters

32 **A. Oath of Office**

- 33
34
35
36
37
- On a separate recording, Mr. Nanni being a Notary Public of the State of Florida, administered the Oath of Office to Mr. Rizzo, a signed copy of which is attached hereto and made part of the public record.
 - Mr. Rizzo will be occupying Seat Three with the term ending November 2020.

38 **B. Consideration of Resolution 2019-03, Designation of Officer**

39
40
41
42
43

On MOTION by Mr. Acheson seconded by Mr. Watson with all in favor
Resolution 2019-03, Designation of Officers to remain as is was approved.
5-0

44
45
46
47
48
49
50
51
52
53
54
55
56
57
58
59
60
61
62
63
64
65
66
67
68
69
70
71
72
73
74
75
76
77
78
79
80
81
82
83
84
85
86

THIRD ORDER OF BUSINESS

Audience Comments

Audience comments were received.

FOURTH ORDER OF BUSINESS

Public Hearing to Consider the Adoption of the Fiscal Year 2020 Budget

On MOTION by Mr. Daniels seconded by Mr. Watson with all in favor the Public Hearing to Consider Adopting the Budget for Fiscal Year 2020 was opened. 5-0

Hearing no comments from the public,

On MOTION by Mr. Daniels seconded by Mr. Mancini with all in favor the Public Hearing to Consider Adopting the Budget for Fiscal Year 2020 was closed. 5-0

A. Consideration of Resolution 2019-04, Adopting the Budget for Fiscal Year 2020

On MOTION by Mr. Watson seconded by Mr. Acheson with all in favor Resolution 2019-04 Relating to the Annual Appropriations of the District and Adopting the Fiscal Year 2019/2020 Operations and Maintenance Budget Beginning October 1, 2019; And Ending September 30, 2020 was adopted. 5-0

➤ Comments received, assessments to remain the same.

B. Consideration of Resolution 2019-05, Levying Non-Ad Valorem Assessments

On MOTION by Mr. Daniels seconded by Mr. Mancini with all in favor Resolution 2019-05 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. 5-0

FIFTH ORDER OF BUSINESS

Consent Agenda

A. Approval of the Minutes of June 11, 2019 Meeting

B. Financial Report

On MOTION by Mr. Daniels seconded by Mr. Rizzo, with all in favor the Consent Agenda was approved. 5-0

SIXTH ORDER OF BUSINESS

Engineer's Report

87

88 **A. Pond Bank Stabilization**

- 89 • Mr. Daniels noted the Board will discuss the item Engineer’s Report once Ms. Stewart
90 arrives.

91

92 **SEVENTH ORDER OF BUSINESS**

**Vertex and Star Electric – Aerator Project
Status**

93

94

- 95 • Mr. Nanni stated Mr. Wojcik from Vertex emailed him a report with a status on all the
96 electrical work.

- 97 • The email states the hard part is done, but he is still waiting for TECO inspections and
98 signoffs.

- 99 • As of now, all the meter post and panels are in place, but they are pending TICO to connect
100 the meters.

- 101 • Discussion ensued, briefly.

- 102 • Update on Royce Waterford Court, sites 13 & 14, agreement states they will need 65-foot
103 two-inch sleeve to go under the road and sidewalk.

- 104 • Mr. Wojcik completed only from curb to curb and needs to complete under the sidewalks.

- 105 • Site 23 may also be an issue and has to be discussed once Mr. Wojcik joins the meeting.

- 106 • Mr. Daniels asked if pond 5 is up and running and if the fluorescent green algae is any
107 better.

- 108 • Mr. Cipollina noted there is a significant difference in pond 5 with the algae.

109

110 **EIGHTH ORDER OF BUSINESS**

Aquatic Report Update

111

112 **A. Invasive Plant Treatment Project**

- 113 o Improvements were seen on Pond 22.

114 *Let the record reflect Mr. Wojcik joined the meeting.*

- 115 o Pond 19 did not respond to treatment, and they will be starting a newer product.

- 116 o Pond 6 buffer zone treatment still showing invasive vegetation and has not been
117 completed.

- 118 o Discussion ensued regarding plant treatments.

119 o Mr. Violes, the business developer from ASI, was present and introduced himself
120 to the Board.

121 o Discussion on Brazilian Pepper Concerns ensued.

122 On MOTION by Mr. Daniels seconded by Mr. Watson with all in favor,
123 Invasive Plant Project with ASI option two, with stipulation to use pre-
124 emergence on the ground mulch was approved. 5-0

125

126

B. Double Branch Bank Stabilization

127 o Mr. Cipollina reported the double branch is all cleared out.

128 o They have been spraying afterwards to avoid new growth.

129 o Access was a little bit of an issue, however they were able get it completed and are
130 ready to begin restoration.

131 o Discussion ensued on line item.

132 *Let the record reflect Ms. Stewart joined the meeting.*

133

SIXTH ORDER OF BUSINESS

Engineer’s Report (Continued)

134

135

A. Pond Bank Stabilization

136 o Ms. Stewart provided the Board with an update.

137 o Mr. Daniels asked if the water levels are at an acceptable level.

138 o Ms. Stewart stated they will be installing a jogster in Tampa which will help with
139 the levels.

140 o Discussion ensued briefly.

141

EIGHTH ORDER OF BUSINESS

Aquatic Report Update (Continued)

142

C. Stormwater Pond Bank Restoration Agreement

143 o Turning Leaf Court has an underdrain near the curb inlet with a huge dip.

144 o The PCP pipe appears to have a crack or leak and has to be removed.

145 o Discussion ensued briefly.

146

147

SEVENTH ORDER OF BUISNESS

**Vertex and Star Electric- Aerator Project
Status (Continued)**

148

149

150 o Mr. Wojcik from Vertex gave his report, he noted Royce Waterford Circle is
151 complete.

- 152 o Mr. Cipollina advised Mr. Wojcik, the agreement for Royce Waterford Circle
- 153 states under the sidewalk a sleeve will be needed.
- 154 o Mr. Wojcik stated he was unaware they were to extend to the sidewalks. He will
- 155 bring is crew back and have it completed.
- 156 o Mr. Daniels asked how long it will be until TECO plugs in the meter.
- 157 o Mr. Wojcik stated the power company is five weeks past the threshold.
- 158 o He stated he does not want to continue to call them because he knows the weather
- 159 has a lot to do with the delay.
- 160 o Mr. Wojcik noted his Engineer advised him, the meters should be plugged in
- 161 within the week.
- 162 o Mr. Wojcik noted after six weeks he will reach out to TECO.
- 163 o Mr. Daniel asked when will Royce Waterford sidewalks will be completed, he
- 164 noted by the beginning of the following week they will start.

165 *Let the record reflect Mr. Wojcik exited the meeting.*

166 **NINTH ORDER OF BUSINESS** **Landscape Report**

167 **A. Landscaping Payments/Agreement CDD to HOA**

- 168 • Proposal for the bank landscape on all CDD owned ponds were heard.
- 169 • BrightView is currently contracted for the entire District at \$6,930.
- 170 • Discussion ensued on whether they will be changing vendors or remaining the same.
- 171 • The Board agreed to leave payments as is, HOA to pay BrightView and CDD to reimburse
- 172 annually on October 31.

174 On MOTION by Mr. Mancini seconded by Mr. Acheson with all in favor
 175 the HOA shall be reimbursed by the CDD annually on October 31, for
 176 landscaping payments to BrightView. 5-0

178 On MOTION by Mr. Daniels seconded by Mr. Watson with all in favor,
 179 The Landscape Agreement with POA was approved. 5-0

181 **TENTH ORDER OF BUSINESS** **Manager's Report**

182 **A. ADA Compliance Website Update**

183 • Mr. Nanni reported on the proposal from Campus Suite, he noted he will be providing the
184 Board with a copy of the proposal once he receives it.

185 • Further discussion ensued.

186 **B. Consideration of the Proposed FY 2020 Meeting/Workshop Schedule**

187 • Mr. Nanni gave an update on the FY 2020 meeting schedule.

188 • The Board discussed the meeting schedule and pricing and stated they may increase
189 meetings or workshops.

190

191 On MOTION by Mr. Daniels seconded by Mr. Mancini with all in favor
192 the FY 2020 Proposed Meeting Schedule was approved. 5-0
193

194 **C. Report of Number of Registered Voters.**

195 Item not discussed, but is attached hereto as part of the public record.

196

197 **ELEVENTH ORDER OF BUSINESS Attorney's Report**

198 There being none.

199

200 **TWELFTH ORDER OF BUSINESS Consideration Hiring Waterchase**
201 **Maintenance Supervisor (First Services**
202 **Employee) for Pole Painting and Shrub**
203 **Planting**

204

205 • Discussion on the pole painting and the shrub planting ensued.

206

207 On MOTION by Mr. Daniels seconded by Mr. Acheson with all in favor,
208 the Maintenance Man from POA was awarded a contract in the amount of
209 \$1000 for pole painting was approved. 5-0
210

211

212

213 **THIRTEENTH ORDER OF BUSINESS Supervisor Requests**

214

215 There being none, the next order of business followed.

216

217

218

219

220

221

222

223 **FOURTEENTH ORDER OF BUSINESS** **Adjournment**

224 There being no further business.

225

226

On MOTION by Mr. Daniels seconded by Mr. Mancini with all in favor the meeting was adjourned 4-0

227

228

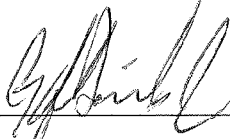
229

230

231

232

233



G. Arnie Daniels
Chairman