

**MINUTES OF MEETING  
WATERCHASE  
COMMUNITY DEVELOPMENT DISTRICT**

The regular meeting of the Board of Supervisors of the Waterchase Community Development District was held Tuesday, May 14, 2019 at 6:00 p.m. at the Waterchase Clubhouse, 14401 Waterchase Boulevard, Tampa, Florida.

Present and constituting a quorum were:

G. Arnie Daniels	Chairman
Salvatore Mancini	Vice-Chairman
Ian Watson	Assistant Secretary

Also present were:

Bob Nanni	District Manager
Tonya Stewart (via phone)	District Engineer
Chris Cipollina	ASI
Residents	

*The following is a summary of the discussions and actions taken at the Board of Supervisors meeting.*

**FIRST ORDER OF BUSINESS**

**Roll Call**

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

**SECOND ORDER OF BUSINESS**

**Audience Comments**

- None.

**THIRD ORDER OF BUSINESS**

**Consent Agenda**

- A. Approval of the Minutes of the April 9, 2019 Meeting
- B. Financial Report

On MOTION by Mr. Daniels seconded by Mr. Watson with all in favor the consent agenda was approved. 3-0
--

**FOURTH ORDER OF BUSINESS**

**Manager's Report**

- A. Consideration of Resolution 2019-02 Approving the FY2020 Budget and Setting the Public Hearing

- Mr. Nanni indicated during the workshop the Board had an opportunity to speak with the Head of Accounting who assisted them in getting answers to particular questions.

- Mr. Nanni indicated there is zero assessment increase.
- The changes the Board requested during the workshop have been incorporated into the budget.
- Discussion ensued regarding having copies of all the approved agreements on file.
- Mr. Nanni confirmed Inframark has copies of all the agreements which have been approved. Mr. Mancini is looking for the agreements that are ongoing and are tied to the budget. Mr. Nanni will follow-up and have those agreements sent to the Board.

On MOTION by Mr. Mancini seconded by Mr. Daniels with all in favor the Fiscal Year 2020 budget was approved. 3-0

- Mr. Nanni indicated there is a resolution for the adoption of the budget and setting the public hearing.

On MOTION by Mr. Watson seconded by Mr. Mancini with all in favor Resolution 2019-02 approving the Fiscal Year 2020 budget and setting the public hearing on August 13, 2019 at 6:00 p.m. was adopted. 3-0

**B. Waterchase Number of Qualified Voters – 1,549**

- Mr. Nanni presented a letter received from the Supervisor of Elections for Hillsborough County which indicates the number of registered electors in the Waterchase CDD, which is 1,549. Mr. Nanni mentioned by June 1 he has to provide the Supervisor of Elections with the current list of Board members and their respective seat numbers.
- Mr. Watson questioned when was the Form 1 due. Mr. Nanni will follow-up and provide the due date to the Board.

**FIFTH ORDER OF BUSINESS**

**Discussion of Pond/Canal**

- Mr. Nanni informed the Board a fence application was received from a resident over on Waterchase Boulevard. The issue is the resident would like to put a fence in on their property but instead of it being a normal easement problem, part of this fence is going on top of an underwater storm drain.

- Mr. Nanni stated the resident will be informed that this will be given to the attorney who will prepare a document which the resident will have to sign. Mr. Nanni explained to the Board the purpose of the document.
- The document basically means whomever owns the house and if something happens to the pipe and the District has to do repairs, it will be the responsibility of the homeowner to remove that fence so the work can be done. Once the work is finished the resident can replace the fence back at their own expense.
- Discussion ensued regarding the accident area off the traffic circle. Mr. Nanni spoke with Jerry and was told all the pond aerators and fountains are working.
- Discussion ensued regarding having the attorney prepare a document which allows the District to do some work for the HOA and get reimbursed. Mr. Nanni will get confirmation on the dollar figure as the number he had does not match what he was told. Mr. Nanni will follow-up prior to the completion of the document.

**SIXTH ORDER OF BUSINESS**

**Attorney's Report**

- None.

**SEVENTH ORDER OF BUSINESS**

**Engineer's Report**

- Ms. Stewart joined the meeting via the phone. Mr. Mancini, Mr. Watson and Mr. Daniels were present as well as Chris Cipollina of ASI. Ms. Stewart informed the Board there will be no charge for today's meeting as she is currently doing some internal training and appreciated the opportunity to be able to call in for today's meeting.
- Ms. Stewart presented a number of proposals for the erosion repair work. She mentioned Mr. Daniels and Barry had done a walkthrough and would be able to provide some detail of the two locations.
- Proposals were received from BioMap which had done the last erosion repair a couple of years ago at about \$80 a linear foot, but their prices have gone up to approximately \$128 a linear foot. Genesis provided a proposal using a different product at \$92 a linear foot. Site Masters contacted Ms. Stewart and indicated he did not have a chance to respond to her email, however, their cost is \$80 a linear foot. Site Masters has worked with Mr.

Nanni at Lexington Oaks where they did some repair with rock product. Mr. Nanni will be able to provide information on this. Also Ms. Stewart indicated Aquatic Systems responded today and she is waiting on their proposal.

- Discussion ensued regarding the scope of work and Ms. Stewart believes the scope of work has been tied down really well as to what needs to be prioritized for this years' work. She thinks they are at a place where they can at least make a decision on what vendor they would like to use, what products they would like to use and speak to them about a schedule and a final contract.
- It was mentioned on May 3, 2019 Genesis submitted for only Pond 12. However, Ms. Stewart said another one had done this as well, but it will be up to the Board what direction they would like to go. Her recommendation however is both these ponds are worthy of being priorities for the year since the unit pricing will be the same.
- The request was made to have Griffin and Genesis submit bids for both ponds so that they can review all the bids side by side. Ms. Stewart will pass that information onto them to include everything.
- Mr. Mancini questioned whether or not they will be going ahead to review this at their next meeting in August. After further discussion it was mentioned, there is a June meeting prior to the August but no workshop prior to the June meeting. Mr. Daniels suggested having this discussion at the workshop though they cannot vote on it they certainly could see all the numbers and have a discussion.
- Ms. Stewart stated the way things are going right now with scheduling it would not surprise her that it will take a couple of months for this to come together. Once the Board has had the opportunity to review all the proposals and make a final decision a formal contract can be presented and ready for signature at that meeting.
- It was mentioned the next meeting is June 11, 2019 and if they have all the bids by that time, the Board will be good.
- The question arose regarding the canal and the proposal from Aquatic Systems. Ms. Stewart questioned whether the Board had a conversation in order for the work to move forward and was informed no they had not. Further discussion ensued regarding this.

- Aquatic Systems provided an update of the work which had been done and presented a proposal for the removal of the vegetation in the amount of \$1,752 and further discussion ensued regarding this.

On MOTION by Mr. Daniels seconded by Mr. Mancini with all in favor the proposal from ASI in the amount of \$1,752 for clean out to the double branch creek was approved. 3-0

- Discussion ensued regarding the treatment of the algae of the ponds. The question arose regarding how long the treatment lasts and the response was one to two months.
- It was mentioned a contractor had been out cleaning out the small drains. Ms. Stewart informed the Board the contractor reached out to her to let her know he was having equipment issues but will return next week.

**EIGHTH ORDER OF BUSINESS**

**Supervisor Requests**

- Mr. Mancini asked if the attorney has sent out the notice to the residents when they are going to come out to do the electrical work. As per Mr. Nanni, Jerry indicated TECO had acknowledged receipt of the seven plans but have not heard anything else.

**NINTH ORDER OF BUSINESS**

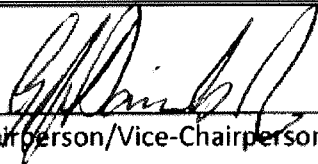
**Audience Comments**

- It was mentioned there was a dead pine as well on 9 Eagles, someone's beach ball is plugging up the canal right where the drain is.

**TENTH ORDER OF BUSINESS**

**Adjournment**

On MOTION by Mr. Watson seconded by Mr. Daniels with all in favor the meeting was adjourned. 3-0

  
Chairperson/Vice-Chairperson