

**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, September 13, 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	Vice Chairperson
Rick Wintheiser	Assistant Secretary
Becky Winters	Assistant Secretary
Arnie Daniels	Assistant Secretary

Also present were:

Andy Mendenhall	District Manager
Jim Hayford	District Manager
Tonia Stewart	District Engineer
Vivek Babbar	District Counsel
Robbie Cox	MBS Capital Markets

*The following is a summary of the discussions and actions taken at the September 13, 2016 Board of Supervisors meeting.*

**FIRST ORDER OF BUSINESS**

**Roll Call**

Mr. Hayford called the roll and a quorum was established.

**SECOND ORDER OF BUSINESS**

**Audience Comments**

There being none, the next item followed.

**THIRD ORDER OF BUSINESS**

**MBS Capital Markets, LLC Presentation**

Mr. Robbie Cox, Sr. Vice President of MBS Capital Markets provided information regarding the opportunity to consider refunding the District's outstanding Series 2007 Bonds.

*Ms. Perkins joined the meeting.*

The MBS Capital Markets, LLC Underwriting Agreement was presented for consideration.

On MOTION by Mr. Mancini seconded by Mr. Wintheiser with all in favor to accept the MBS Capital Markets, LLC Underwriting Agreement.
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Approved

**EIGHTH ORDER OF BUSINESS**

**Engineer's Report**

Ms. Stewart reviewed information regarding easement encroachments impacting pond maintenance and restoration of CDD property.

*Mr. Mendenhall joined the meeting.*

Questions were taken from the public regarding the encroachments and the pond mitigation plans.

On MOTION by Mr. Mancini seconded by Ms. Perkins with all in favor to authorize the District Engineer to provide a community wide report documenting the location of all fences encroaching CDD property and/or any easements.

A fence application was submitted for a property located at 11941 Royce Waterford Circle. The application was reviewed by the District Engineer and presented for approval.

On MOTION by Mr. Mancini seconded by Ms. Perkins with all in favor to approve the fence application submitted for the property located at 11941 Royce Waterford Circle on June 16, 2016 contingent upon completion of the required legal documentation.

**FOURTH ORDER OF BUSINESS**

**Aquatic Systems Proposal**

The proposal submitted by Aquatic Systems for pond water management was reviewed.

Aquatic Systems should submit a new proposal which includes the mitigation areas identified by the District Engineer.

**FIFTH 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 July 12, 2016 Meeting**
- B. **July 31, 2016 Financials, Invoices and Check Register**

On MOTION by Mr. Daniels seconded by Mr. Wintheiser with all in favor the Consent Agenda was approved as presented.

**SIXTH ORDER OF BUSINESS**

**Manager's Report**

- A. **Grau & Associates Engagement Letter for Auditing Services**

An engagement letter from Grau & Associates to perform auditing services for FY 2016 was presented for consideration. Discussion followed on requesting a three year price agreement from Grau.

On MOTION by Mr. Mancini seconded by Ms. Perkins with all in favor to accept the Engagement Letter from Grau & Associates contingent upon locking in the price for the next 3 years.

**B. Proposed Meeting Schedule for FY 2017**

Mr. Mendenhall presented a proposed meeting schedule for FY 2017 and the following changes were made: November 9, 2016 and February 15, 2017; add 4 workshop dates - October 27, 2016; March 30, 2017; May 25, 2017; and September 28, 2017.

On MOTION by Mr. Daniels seconded by Mr. Mancini with all in favor the Proposed Meeting Schedule for FY 2017 was approved as amended.

**SEVENTH ORDER OF BUSINESS**

**Attorney's Report**

There being none, the next item followed.

**NINTH ORDER OF BUSINESS**

**Supervisor Requests**

- Ms. Perkins:** Would like the installation of the fountain completed.
- Mr. Mancini:** Requested an update on the budget/assessment process.
- Mr. Daniels:** Clarification of the homeowner's document regarding encroachment onto District Property.
  - There is no recorded document wherein the CDD would give away ownership rights of CDD property.
- Mr. Wintheiser:** Nothing additional at this time.
- Ms. Winters:** Nothing additional at this time.

**TENTH ORDER OF BUSINESS**

**Audience Comments**

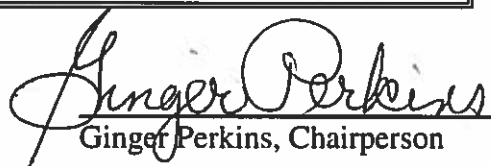
- Resident inquired about aquatic plantings around the ponds.

**ELEVENTH ORDER OF BUSINESS**

**Adjournment**

There being no further business,

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

  
Ginger Perkins, Chairperson