

MINUTES OF MEETING

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

ESTANCIA AT WIREGRASS COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Estancia at Wiregrass Community Development District was held on **Tuesday, January 27, 2015 at 5:30 p.m.** at the Estancia at Wiregrass Sales Office, located at 28573 Marsciano Lane, Wesley Chapel, FL 33543.

Present and Constituting a Quorum:

Barry Karpay	Board Supervisor, Chairman
Ed Andrews	Board Supervisor, Assistant Secretary
Heather Jaxheimer-Mills	Board Supervisor, Assistant Secretary
Rick Woodley	Board Supervisor, Assistant Secretary

Also Present Were:

Scott Brizendine	District Manager, Rizzetta & Company, Inc.
Clifton Fischer	District Manager, Rizzetta & Company, Inc.
Jere Earlywine	District Counsel, Hopping Green & Sams, PA
Tonja Stewart	District Engineer, Stantec consulting Services <i>(via speakerphone)</i>
Lori Costa	Club Manager
Debora Hudrlik	Representative, Standard Pacific

FIRST ORDER OF BUSINESS

Call to Order

Mr. Fischer called the meeting to order and called the roll.

SECOND ORDER OF BUSINESS

Audience Comments on Agenda Items

Mr. Fischer noted that there were no audience comments put forward at this time.

THIRD ORDER OF BUSINESS

**Consideration of Board Supervisor Resignation
(Tim Collins)**

Mr. Fischer stated that Management has yet to receive a letter of resignation from Mr. Collins. Ms. Hudrlik said that she had received a text from Mr. Collins stating his desire to resign from the Board. Mr. Earlywine confirmed that this would be acceptable.

On a motion by Mr. Karpay, seconded by Mr. Andrews, with all in favor, the Board of Supervisors accepted the resignation of Tim Collins from seat 2 of the Board, which expires November 2015, for Estancia at Wiregrass Community Development District.

FOURTH ORDER OF BUSINESS

Consideration of the Minutes of the Board of Supervisors' Meeting Held on November 25, 2014

On a motion by Mr. Karpay, seconded by Mr. Andrews, with all in favor, the Board of Supervisors approved the minutes from the Board of Supervisors meeting on November 25, 2014, as presented, for Estancia at Wiregrass Community Development District.

FIFTH ORDER OF BUSINESS

Consideration of Operation and Maintenance Expenditures for November and December 2014

A brief discussion ensued regarding some of the invoices and the services they represented, with corrections being requested for a few of them.

On a motion by Mr. Karpay, seconded by Ms. Jaxheimer-Mills, with all in favor, the Board of Supervisors ratified the operation and maintenance expenditures for November (\$116,077.07) and December (\$21,483.20) as discussed for Estancia at Wiregrass Community Development District.

SIXTH ORDER OF BUSINESS

Consideration of Series 2013B Construction Requisitions

Mr. Fischer stated the requisitions were approved by both the Chairman and District Engineer.

84	CRS Building Corporation	\$30,351.60
85	WRA Consultants	\$18,593.60
86	WRA Consultants	\$42,072.53
87	WRA Consultants	\$8,500.00
88	CRS Building Corporation	\$20,367.00
89	ELM	\$8,766.78
90	Stantec Consulting Services, Inc.	\$284.69
91	RIPA & Associates, LLC	\$144,695.79
92	WRA Consultants.	\$4,886.23
93	WRA Consultants.	\$3,351.85

On a motion by Mr. Andrews, seconded by Mr. Karpay, with all in favor, the Board of Supervisors ratified the Series 2013B Construction Requisitions #84-#93 for Estancia at Wiregrass Community Development District.

SEVENTH ORDER OF BUSINESS

**Consideration of Resolution 2015-01,
Extending the Terms of Office**

Mr. Fischer explained that the resolution was being presented to align the election process to coincide with the County's general election schedule once the six-year, 250 registered voters requirements have been met. It was stated that the existing terms would be extended by one year in order to accomplish this.

On a motion by Mr. Andrews, seconded by Mr. Karpay, with all in favor, the Board of Supervisors approved Resolution 2015-01, extending the terms of office by one year to align with when General Elections are held for Estancia at Wiregrass Community Development District.

The new terms for the current Board Supervisors were read into the record. Barry Karpay (seat 4) and Rick Woodley (seat 5) now have terms expiring in 2018 and Ed Andrews (seat 1), Vacant (seat 2), and Heather Jaxheimer-Mills (seat 3) have terms expiring in 2016.

EIGHTH ORDER OF BUSINESS

**Consideration of Phase 2 Chancey Road
Construction Easement**

Mr. Earlywine presented the form of Construction Easement for the Board relating to a strip of land owned by the District and necessary for the construction of Phase 2 of Chancey Road. It was noted that the actual agreement has already been executed and Sierra Properties is looking for the Board to formally approve the agreement on behalf of the District before moving forward on the project.

On a motion by Mr. Andrews, seconded by Mr. Karpay, with all in favor, the Board of Supervisors ratified the execution of the Phase 2 Chancey Road Construction Easement for Estancia at Wiregrass Community Development District.

NINTH ORDER OF BUSINESS

Consideration Website Services Agreement

A brief discussion ensued regarding the recently past Florida Statute that requires all Districts to have their own websites and the pricing stated in the contract. The Board decided to table action on the contract for one month and asked that Management look into the possibility of bulk pricing for all of the Districts being developed by Standard Pacific. Mr. Earlywine stated that he would be providing Rizzetta and Company with his comments, as well.

Mr. Brizendine confirmed that the District would own the URL for the website and would therefore retain the website were management to ever change.

TENTH ORDER OF BUSINESS

Review of Proposed Amenity Rules & Policies

The District Manager presented proposed rules for the District's natural areas / amenities. Discussion was held regarding whether or not to allow fishing in the ponds. It was decided to leave the policy as proposed with "No Fishing". It was stated that the rules will be posted on the website and be readily available to anyone wishing to obtain a copy.

On a motion by Mr. Karpay, seconded by Mr. Andrews, with all in favor, the Board of Supervisors approved the Amenity Rules and Policies as presented for Estancia at Wiregrass Community Development District.

ELEVENTH ORDER OF BUSINESS

Staff Reports

- A. District Counsel
Mr. Earlywine stated that a conference call has been scheduled to initiate the process of issuing the second series of bonds. A brief discussion ensued regarding the process, current interest rates, and the possibility of obtaining additional funds.

- B. District Engineer
Ms. Stewart asked for additional information that she needed in preparing the District's Public Facilities Report. A brief discussion ensued.

- C. District Manager
Mr. Fischer reminded the Board that the next meeting will be held on February 24, 2015 at 11:30 a.m.

Mr. Fischer stated that he worked with Mr. Karpay to obtain insurance coverage for the recently completed Boardwalk and was able to obtain the coverage at a cost of \$423. He asked that the Board ratify Mr. Karpay's approval of the proposal.

On a motion by Mr. Andrews, seconded by Ms. Jaxheimer-Mills, with all in favor, the Board of Supervisors ratified the approval of the insurance proposal for the Boardwalk (\$423) by the Chairman for Estancia at Wiregrass Community Development District.

TWELFTH ORDER OF BUSINESS

Supervisor Requests and Audience Comments

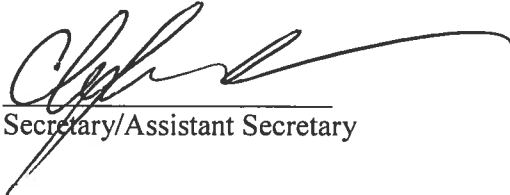
Ms. Hudrlik inquired about statements included in the Development Order and whether there is anything in place to ensure compliance. It was stated that the DRI approved the plans for the Boardwalk and therefore it is assumed that the Boardwalk meets the portion of the Development Order applicable to Estancia.

A brief discussion ensued regarding placement of signage along the Boardwalk. Management will bring back recommendations as to placement and design of the signs based on the signage recently requested from ELM. A request was made as to whether there is a map of the trail available and a brief discussion ensued. It was noted that the reason for the request is to provide it to local law enforcement. Mr. Earlywine and Mr. Brizendine spoke briefly regarding a resolution allowing law enforcement to enforce District rules relative to the Nature Trails that will include a provision for signage to be posted.

THIRTEENTH ORDER OF BUSINESS

Adjournment

On a motion by Mr. Andrews, seconded by Mr. Woodley, with all in favor, the Board adjourned the Board of Supervisors' meeting at 6:15 p.m. for Estancia at Wiregrass Community Development District.


Secretary/Assistant Secretary


Chairman/Vice-Chairman