

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, February 24, 2015 at 11:36 a.m.** at the Estancia at Wiregrass Sales Office, located at 28573 Marsciano Lane, Wesley Chapel, FL 33543.

Present and Constituting a Quorum:

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

Also Present Were:

Pete Williams	Rizzetta & Company, Inc.
Clifton Fischer	District Manager, Rizzetta & Company, Inc.
Bre Beirl	Financial Consultant, Rizzetta & Company, Inc.
Jere Earlywine	District Counsel, Hopping Green & Sams, PA
	<i>(via speakerphone)</i>
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 Replacement Supervisor

It was noted that the Board was not ready to appoint a replacement supervisor at this time.

FOURTH ORDER OF BUSINESS

Consideration of the Minutes of the Board of Supervisors' Meeting Held on January 27, 2015

It was noted that a revised set of minutes had been distributed prior to the meeting.

On a motion by Mr. Andrews, seconded by Ms. Jaxheimer-Mills, with all in favor, the Board of Supervisors approved the minutes from the Board of Supervisors meeting on January 27, 2015, as presented, for Estancia at Wiregrass Community Development District.

FIFTH ORDER OF BUSINESS

Consideration of Operation and Maintenance Expenditures for January 2015

On a motion by Mr. Andrews, seconded by Mr. Woodley, with all in favor, the Board of Supervisors ratified the operation and maintenance expenditures for January (\$21,259.40) 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.

94	Randy Suggs, Inc.	\$37,018.19
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On a motion by Mr. Andrews, seconded by Mr. Woodley, with all in favor, the Board of Supervisors ratified the Series 2013B Construction Requisition #94 for Estancia at Wiregrass Community Development District.

SEVENTH ORDER OF BUSINESS

Consideration of Resolution 2015-02, Re-Designating Officers

Mr. Fischer explained that the resolution was being presented as with all of the recent changes to the Board the office of Vice Chair is now vacant. Currently, Barry Karpay is the Chairman and the rest of the Board is serving as Assistant Secretaries along with himself and Scott Brizendine for signatory purposes. He recommended that Kristen Suit replace Scott Brizendine. The following Board actions were taken:

On a motion by Mr. Andrews, seconded by Ms. Jaxheimer-Mills, with all in favor, the Board of Supervisors appointed Rick Woodley as Vice Chairman for Estancia at Wiregrass Community Development District.

On a motion by Mr. Andrews, seconded by Mr. Woodley, with all in favor, the Board of Supervisors approved Resolution 2015-02, naming Barry Karpay as Chairman, Rick Woodley, as Vice Chairman, and Ed Andrews, Heather Jaxheimer-Mills, Clifton Fischer, and Kristen Suit as Assistant Secretaries for Estancia at Wiregrass Community Development District.

EIGHTH ORDER OF BUSINESS

Consideration of Resolution 2015-03, Authorizing Local Law Enforcement to Enforce Community Rules of District Property

Mr. Earlywine stated that at the last meeting a recommendation was made to take actions to request that local enforcement assist with the enforcement of District policies on District property. He reviewed conversations with the County regarding this matter, as well as the resolution that was prepared to address the matter.

Mr. Earlywine noted that signage will need to be installed and confirmed that a map will need to be provided to the County along with a copy of the letter, resolution, District policies, and a listing of individuals authorized to have access to the property. A brief discussion ensued, with the following Board action being taken:

On a motion by Mr. Andrews, seconded by Mr. Woodley, with all in favor, the Board of Supervisors approved Resolution 2015-03 and the letter authorizing the Sheriff's Department to enforce community rules of District Property and requested that District Management engage with the Sheriff's office for Estancia at Wiregrass Community Development District.

NINTH ORDER OF BUSINESS

Further Discussion on Signage for Boardwalk

Mr. Fischer stated that Ms. Hudrlik provided mark-ups of the signage that has been purchased relative to parking at the clubhouse as a template to ensure that signage is consistent throughout the community. A brief discussion ensued regarding specific language that is required to be on the signs in order for trespassing to be enforced.

On a motion by Mr. Andrews, seconded by Mr. Woodley, with all in favor, the Board of Supervisors authorized the Chairman to work with Management to purchase signage similar to the parking signs that will incorporate the amenity and no trespassing policies, as well as statutory language relative to trespassing enforcement for Estancia at Wiregrass Community Development District.

TENTH ORDER OF BUSINESS

Consideration of Bond Related Matters

Mr. Earlywine discussed the process for issuing the District's second series of bonds and noted the finance team's potential change to the existing assessment methodology.

Mr. Williams reviewed the revised Master Special Assessment Allocation Report.

Mr. Earlywine recommended that a special meeting be held on March 10th to address bond related matters. The Board agreed and scheduled a meeting for March 10, 2015 at 11:30 a.m. at the sales office for Estancia at Wiregrass.

ELEVENTH ORDER OF BUSINESS

Staff Reports

- A. District Counsel
No report.
- B. District Engineer
A brief discussion was held regarding the Public Facilities Report and revisions that were needed to the unit counts. It was decided to table this matter until the meeting on the 10th.
- C. District Manager
Mr. Fischer reminded the Board that the next regular meeting is scheduled for March 24, 2015 at 5:30 p.m. A brief discussion ensued regarding changing the start time of the day meetings to 11:30 a.m. for the remainder of the Fiscal Year and a request made to submit

the appropriate legal notice.

Discussion was held regarding an inquiry received from a resident regarding the existence of a policy allowing for golf cart use in the community. Mr. Fischer was asked to provide a copy of the motor vehicle code and examples of policies in use at other communities for review at the next meeting.

Mr. Fischer stated that he was asked to provide options for addressing an issue with wild hogs in the community. He provided the information on the procedures and costs associated with two options and a brief discussion ensued. Mr. Woodley indicated that another one of Stanpac's Districts had a similar issue and a couple of District employees did the trapping at no cost. The Board asked that he contact these individuals to see if they would be willing to do the same thing for Estancia. Mr. Fischer and Mr. Earlywine both emphasized the need for the individuals to be licensed and carry the proper liability insurance.

On a motion by Mr. Andrews, seconded by Ms. Jaxheimer-Mills, with all in favor, the Board of Supervisors authorized the Vice Chairman to engage trappers to address the wild hog issue as discussed for Estancia at Wiregrass Community Development District.

TWELFTH ORDER OF BUSINESS

Supervisor Requests

There were no Supervisor comments put forward at this time.

THIRTEENTH ORDER OF BUSINESS

Adjournment

On a motion by Mr. Andrews, seconded by Ms. Jaxheimer-Mills, with all in favor, the Board adjourned the Board of Supervisors' meeting at 12:33 p.m. for Estancia at Wiregrass Community Development District.


Secretary/Assistant Secretary


Chairman/Vice Chairman