

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, March 25, 2014 at 11:15 a.m.** at the office of Rizzetta & Company, Inc., located at 5844 Old Pasco Road, Suite 100, Wesley Chapel, Florida 33544.

Present and Constituting a Quorum:

Barry Karpay	Board Supervisor, Chairman
Debora Hudrlik	Board Supervisor, Assistant Secretary
Ed Andrews	Board Supervisor, Assistant Secretary
Tim Collins	Board Supervisor, Assistant Secretary

Also Present Were:

Scott Brizendine	District Manager, Rizzetta & Company, Inc.
John Toborg	Operations Manager, Rizzetta & Company, Inc.
Chuck Bowen	District Counsel, Hopping Green & Sams, PA
Tonja Stewart	District Engineer, Stantec Consulting Services <i>(via speakerphone)</i>
Chad Linville	Representative, Terra Mgmt.

FIRST ORDER OF BUSINESS

Call to Order

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

SECOND ORDER OF BUSINESS

Audience Comments on Agenda Items

There were no comments on the agenda items put forward at this time.

THIRD ORDER OF BUSINESS

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

Ms. Hudrlik asked that the word "state" be changed to "stated" in paragraph A, page 3.

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

FOURTH ORDER OF BUSINESS

Consideration of Operation and Maintenance Expenditures for February

Mr. Brizendine stated that the expenditures include the check in the amount of \$750 for the Property Appraiser and noted that the signed agreement has been received. Mr. Brizendine confirmed that the Tax Collector Agreement has been sent to the County along with a \$700 check but it has not been processed yet. Once the Tax Collector Agreement has been executed the District will be able to collect assessments on the tax roll.

On a motion by Ms. Hudrlik, seconded by Mr. Andrews, with all in favor, the Board of Supervisors approved the operation and maintenance expenditures for February totaling \$55,676.34 as presented for Estancia at Wiregrass Community Development District.

FIFTH ORDER OF BUSINESS

Consideration of Series 2013 B Construction Requisitions #13-#17

Requisition Number	Vendor	Amount
13	Hopping Green & Sams	\$7,671.98
14	Stantec Consulting Services, Inc.	\$548.67
15	WRA Consultants	\$33,361.64
16	CRS Building Corporation	\$219,177.90
17	Stantec Consulting Services, Inc.	\$429.69

On a motion by Mr. Karpay, seconded by Mr. Andrews, with all in favor, the Board of Supervisors approved the Series 2013 B Construction Requisitions #13-#17 as presented for Estancia at Wiregrass Community Development District.

SIXTH ORDER OF BUSINESS

Consideration of Assignment of US Army Corp of Engineers Permit

Ms. Stewart stated that all of the parties involved in this transfer have been contacted and are aware of what is involved. She stated that it is appropriate for the District to accept the assignment of this permit as the mitigation areas that will need to be maintained are within the boundaries of the District. Ms. Stewart stated that her goal is to have the area deemed successful as soon as possible and has spoken with the parties, who will be constructing the facilities and they all seem to be very receptive to her requests. Mr. Andrews reviewed the status of the project and noted that it is his goal to have them transferred to operational phase before any CO's are issued. He stated that Cardno is working with the District and will be installing the plants.

On a motion by Mr. Andrews, seconded by Ms. Hudrlik, with all in favor, the Board of Supervisors accepted the assignment of the US Army Corp of Engineers permit and authorized District Counsel to prepare the necessary documents and the Chair to execute once finalized for Estancia at Wiregrass Community Development District.

SEVENTH ORDER OF BUSINESS

Consideration of Proposals for Landscape Maintenance Services for Chancey Road

Mr. Toborg reviewed the pricing on the proposals received from three of the firms asked to bid on the project. A brief discussion ensued regarding the scores assigned for pricing and whether there was any statutory requirement to score them the way Rizzetta does, which is based on the base contract. Mr. Bowen stated that given the fact that the contract amount is below the bid threshold there are no guidelines that the District must follow. Ms. Hudrlik stated that Standard Pacific generally looks at the total cost in considering contracts. She stated that based on the costs for all the services, it appears that Vivicon would be the low bidder. Mr. Toborg explained that can be misleading as Vivicon did not include quotes for all the services. Mr. Brizendine stated that one reason Rizzetta only looks at the base price is because the District has the option to go out for bids for mulch, fertilization, OTC injections, annuals and Top Choice and try to obtain better pricing. However, by including those services in the initial bid it holds the contracts to specific pricing.

A brief discussion ensued regarding the discrepancy in pricing, whether this is a failed bid, and whether the District should go out for a public bid. Ms. Hudrlik stated that she spoke with Mr. Spence and he was comfortable with holding off a decision for another 30 days and indicated that he would prefer to have one firm handle both areas. Mr. Andrews stated that while Randy Suggs does not want to maintain the landscaping at all, he will do whatever the District wants. It was stated that the bid would need to keep in mind that the bid is for Phase 1 and Chancey Road, but not all sections of Phase 1 will be completed at the same time. Concerns were expressed with going out to bid and having to award the contract to a qualified bidder that no one has any experience with and the amount of time it would take to go through the formal process. Further discussion ensued regarding whether it is possible to reach out to two additional firms and try to obtain bids from them. Mr. Toborg explained that since the bids have been opened from the original bid, the pricing is now a matter of public record and would have to be made available to the new and old bidders if asked. It was decided to allow everyone to rebid on the project, since the landscaping on Chancey is actually installed and the bidders will have a better idea of what they will need. Mr. Brizendine stated that he would research the specifics of the statutes to ensure how much information has to be revealed and within what timeframe.

Mr. Bowen emphasized that the bids for Chancey Road and Phase I will have to be evaluated separately and a decision reached based on the merit of each proposal and not on a desire to have the same firm handle both projects.

On a motion by Mr. Andrews, seconded by Mr. Karpay, with all in favor, the Board of Supervisors rejected the proposals and authorized Staff to rebid the project to the two firms responding to the original bid requests plus Austin Outdoor and ValleyCrest for the Chancey Road project for Estancia at Wiregrass Community Development District.

The possibility of moving the April meeting to the 29th to provide sufficient time for the firms to submit their proposals was discussed.

EIGHTH ORDER OF BUSINESS

Consideration of Proposals for Landscape Maintenance Services for Phase I

On a motion by Mr. Karpay, seconded by Mr. Collins, with all in favor, the Board of Supervisors rejected the proposals for the Phase I project and authorized Staff to rebid the project to the same firms as those bidding on the Chancey Road project for Estancia at Wiregrass Community Development District.

NINTH ORDER OF BUSINESS

Consideration of Proposal for Landscape Oversight Services

Mr. Karpay recommended that the item be tabled as he has concerns with selecting an oversight firm for landscaping, when a contractor has not been selected yet. Ms. Hudrlik noted that she would also like to ensure that all the bids specify the areas that will be covered as none of the firms specified both Chancey Road and Phase I. It was decided to table this matter until the next meeting. Mr. Brizendine stated that he would reach out to the vendors and ensure that they all understand that the bid is for both areas.

TENTH ORDER OF BUSINESS

Ratification of Change Order #1 for Phase I Landscape Installation

Mr. Brizendine stated that the Chairman signed off on this change order from Randy Suggs and relates to the Phase I landscape install.

On a motion by Ms. Hudrlik, seconded by Mr. Andrews, with all in favor, the Board of Supervisors ratified change order #1 totaling \$237,601.49 for the Phase I landscape installation for Estancia at Wiregrass Community Development District.

ELEVENTH ORDER OF BUSINESS

Staff Reports

A. District Counsel
No report.

B. District Engineer
No report.

C. District Manager
Mr. Brizendine stated that he is planning to present the proposed budget for fiscal year 2014/2015 at the May meeting and will be looking for guidance regarding any services that will be coming on line next year.

TWELFTH ORDER OF BUSINESS

Audience Comments and Supervisor Requests

Mr. Brizendine confirmed that payments have been processed for RIPA and should be included in the next report.

Mr. Andrews stated that the Developer obtained a bid from York for the Boardwalks in the amount of \$438,000. He explained that Mr. Spence has recommended that the District go out to bid for these as the County has acknowledged that the Certificates of Occupancy in Phase I are not going to be tied to the Boardwalks. Mr. Andrews stated that WRA can provide the specs for the bid package if the Board wants to get other pricing based on what York was provided. Mr. Karpay indicated that he would like to speak with Mr. Spence before making a decision on this matter. A brief discussion ensued regarding the best way to proceed and the desire to proceed as quickly as possible should it be deemed in the best interest of the District to handle the bid process. Mr. Brizendine stated that there are very few firms capable of doing this type of work, so it is likely that the same firms would respond to a formal bid as the Developer would be contacting.

A brief discussion ensued regarding whether the Board wanted to move the April meeting. Mr. Brizendine stated that he is on vacation the week of the 29th, but another District Manager could sit in on the meeting.

On a motion by Mr. Andrews, seconded by Mr. Collins, with all in favor, the Board of Supervisors authorized Staff to advertise a change in the meeting date from April 22, 2014 to April 29, 2014 at 11:00 a.m. at the offices of Rizzetta & Company, Inc., located at 5844 Old Pasco Road, Suite 100, Wesley Chapel, FL 33544 for Estancia at Wiregrass Community Development District.

THIRTEENTH ORDER OF BUSINESS

Adjournment

On a motion by Mr. Andrews, seconded by Mr. Collins, with all in favor, the Board adjourned the Board of Supervisors' meeting at 12:30 p.m. for Estancia at Wiregrass Community Development District.


Secretary/Assistant Secretary


Chairman/Vice-Chairman