
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, October 27, 2015 at 5:30 p.m.** at the Estancia at Wiregrass Clubhouse, located at 4000 Estancia Boulevard, Wesley Chapel, FL 33543.

Present and Constituting a Quorum:

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

Also Present Were:

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>

Audience

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

There were no audience comments put forward at this time.

THIRD ORDER OF BUSINESS

Consideration of Minutes of the Board of Meeting Held on July 28, 2015

On a motion by Mr. Karpay, seconded by Mr. Andrews, with all in favor, the Board of Supervisors approved the minutes of the Board of Supervisor's meeting held on July 28, 2015 as presented for Estancia at Wiregrass Community Development District.
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FOURTH ORDER OF BUSINESS

Consideration of Operation and Maintenance Expenditures for July, August, and September 2015

On a motion by Mr. Andrews, seconded by Mr. Woodley, with all in favor, the Board of Supervisors approved the Operation and Maintenance Expenditures for July (\$31,327.81, August (\$38,185.00) and September (\$43,895.27) for Estancia at Wiregrass Community Development District.

FIFTH ORDER OF BUSINESS

Consideration of Series 2015 Construction Requisitions #2-14

Mr. Fischer stated that the requisitions were all reviewed and approved by the Chairman and District Engineer.

2	Standard Pacific of Florida	\$2,651,483.00
3	WRA Consultants	\$2,406.54
4	WRA Consultants	\$9,985.58
5	Stantec Consulting Services, Inc	\$1,136.20
6	U.S. Bank	\$575.00
7	WRA Consultants	\$1,247.05
8	WRA Consultants	\$336.19
9	WRA Consultants	\$5,684.21
11	WRA Consultants	\$1,628.33
12	Stantec Consulting Services, Inc.	\$198.13
13	Stantec Consulting Services, Inc.	\$1,064.33
14	WRA Consultants	\$641.05

On a motion by Mr. Andrews, seconded by Mr. Woodley, with all in favor, the Board of Supervisors approved the Series 2015 Construction Requisitions #2-14 as presented for Estancia at Wiregrass Community Development District.

SIXTH ORDER OF BUSINESS

Acknowledgment to HOA Covenants Relating to Low-Speed Vehicles and Golf Carts

Mr. Earlywine explained that this was discussed during the workshop last month and essentially grants the HOA the enforcement authority to enforce its own covenants on CDD roads.

On a motion by Mr. Andrews, seconded by Mr. Karpay, with all in favor, the Board of Supervisors ratified the amendment to the HOA Covenants prohibiting the use of low-speed vehicles and golf carts for Estancia and authorizing the HOA to enforce those covenants on District Roads at Wiregrass Community Development District.

SEVENTH ORDER OF BUSINESS

Consideration of Audit Engagement Letter from Grau & Associates

Mr. Fischer stated that the engagement letter from Grau and Associates is to complete the financial audit for fiscal year 2014/2015 at \$3,900. A brief discussion ensued.

On a motion by Mr. Andrews, seconded by Mr. Woodley, with all in favor, the Board of Supervisors approved the Engagement Letter from Grau & Associates for auditing services for Fiscal Year 2014/2015 for Estancia at Wiregrass Community Development District.

EIGHTH ORDER OF BUSINESS

Additional Discussion Regarding the Installation of Bike Racks at the Font Entrance

Mr. Karpay stated that he was able to broker an arrangement with the School District to have the school busses pick up students at the clubhouse that is pending HOA/Developer approval and will nullify the need for the installation of bike racks at the main entrance to the community. A brief discussion ensued. It was decided to remove the consideration of the bike racks at the front entrance from the agenda and move forward on finalizing the agreement to move the bus stop to the clubhouse. The matter of bike racks at the clubhouse will be addressed by the HOA.

NINTH ORDER OF BUSINESS

Ratification of Agreement of Holiday Lighting

Mr. Fischer stated that the total cost for the lighting came in at \$5,000 and the deposit has been paid.

On a motion by Ms. Jaxheimer-Mills, seconded by Mr. Andrews, with all in favor, the Board of Supervisors ratified the Chairman's approval of the proposal from Events Done Bright in the amount of 5,000 for holiday lighting for Estancia at Wiregrass Community Development District.

TENTH ORDER OF BUSINESS

Consideration of Consideration of Establishing an Audit Committee and Setting Audit Committee Meetings

Mr. Fischer stated that the contract with Grau & Associates to provide auditing services for the District expires with the Fiscal Year 2014/2015 audit; therefore, the District needs to go through the process of selecting an auditing firm for the current fiscal year. He reviewed the process that is required by Florida Statutes and recommended that they consider requesting proposals for 2015/2016, as well as the option for two additional years. The following Board action was taken:

On a Motion by Mr. Karpay, seconded by Mr. Andrews, with all in favor, the Board of Supervisors appointed itself as the Audit Committee and set the first meeting at the same time as the November 24th BOS meeting, with the Audit Committee meeting to begin first, for the Estancia at Wiregrass Community Development District.

ELEVENTH ORDER OF BUSINESS

Staff Reports

A. District Counsel

Mr. Earlywine discussed the cost-share agreement for the electricity and re-claimed water that is shared between the District and the HOA. He asked that the Board approve the agreement in substantial form and a brief discussion ensued.

On a Motion by Mr. Karpay, seconded by Ms. Jaxheimer-Mills, with all in favor, the Board of Supervisors approved the cost share agreement between the District and HOA relative to electrical and re-claimed water in substantial form and authorized the Chair to execute once finalized for the Estancia at Wiregrass Community Development District.

A brief discussion ensued regarding the traffic enforcement agreement and whether it is necessary to have the engineer complete an inspection of the stripping and signage. Ms. Stewart reviewed the process that she has had to follow in working with Pasco County on this process for other Districts and various issues that have been encountered. It was stated that the County took measurements etc. last year when the roads were accepted by the County. The Board gave direction to District Staff to proceed further with obtaining quotes and other documentation for the Board's consideration, relative to a traffic enforcement agreement with the County.

B. District Engineer

Ms. Stewart inquired about the status of providing brochures regarding the storm water management in the District. Mr. Andrews confirmed that aquatic plantings have been installed on several of the pond banks.

C. District Manager

Mr. Fischer reminded the Board that the next regular meeting is scheduled for November 24, 2015 at 12:00 p.m. and will be held at the clubhouse. The Board indicated that it might consider cancelling this meeting at a future date.

Mr. Fischer discussed concerns that he has received from residents and steps that have been taken to resolve the issues.

Mr. Fischer spoke regarding the District's website and changes that he has requested be made. He asked that the individual Board Supervisors review the site and provide him with any comments they might have.

TWELFTH ORDER OF BUSINESS

Supervisor Requests and Audience Comments

Mr. Karpay mentioned concerns that were mentioned during the last HOA meeting. He sought and received confirmation that the issues have been addressed.

Discussion was held regarding ongoing issues with the streets lights that were installed. Mr. Andrews asked that he provide him with a summary of the various instances and damages that have occurred, so it can be determined if this is a warranty or vandalism issue.

The Board entertained audience comments regarding concerns with moving the bus stop to the clubhouse, trash being thrown in the ponds, landscape maintenance, and a few items that were referred to the HOA.

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 6:26 p.m. for Estancia at Wiregrass Community Development District.



Secretary/Assistant Secretary



Chairman/Vice-Chairman