

**MINUTES OF MEETING  
ESTANCIA AT WIREGRASS  
COMMUNITY DEVELOPMENT DISTRICT**

A Regular Meeting of the Board of Supervisors of the Estancia at Wiregrass Community Development District was held on Tuesday, March 27, 2018 at 12:00 p.m. in the Estancia at Wiregrass Clubhouse, 4000 Estancia Boulevard, Wesley Chapel, Florida.

Present and constituting a quorum were:

Kelly Evans	Chairman
F. Peter Williams	Vice-Chairman
Ed Andrews	Assistant Secretary
Brady Lafere	Assistant Secretary

Also present were:

Andy Mendenhall	District Manager
Jere Earlywine (via phone)	District Counsel
Elizabeth Moore (via phone)	Inframark, Infrastructure Management Services

**FIRST ORDER OF BUSINESS**

**Call to Order/Roll Call**

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

**SECOND ORDER OF BUSINESS**

**Audience Comments on Agenda Items**

None.

**THIRD ORDER OF BUSINESS**

**Organizational Matters**

- Mr. Mendenhall indicated there were a number of resignations at the last meeting.
- Ms. Evans would like to appoint Brady Lafere to seat #4.

On MOTION by Ms. Evans seconded by Mr. Andrews with all in favor, Mr. Brady Lafere was appointed to serve in seat #4 for the remainder of the term which ends November 2018 of Mr. Barry Karpay.

**A. Oath of Office**

- Mr. Mendenhall administered the oath of office and provided all the related documentation.

**B. Resolution 2018-01, Designation of Officers**

- At the last meeting Ms. Evans was made the interim chairman and Resolution 2018-01 will provide the Board an opportunity to make any changes to the designation of officers.

On MOTION by Ms. Evans seconded by Mr. Williams with all in favor Resolution 2018-01, designating Ms. Kelly Evans as Chairperson, Mr. Peter Williams as Vice-Chairman, Mr. Ed Andrews and Mr. Brady Lafere as Assistant Secretaries was adopted.

**FOURTH ORDER OF BUSINESS**

**Consent Agenda**

**A. Minutes of the February 27, 2018**

- Corrections were requested and will be made part of the final minutes for the record.

**B. Financial Statements, February 2018**

On MOTION by Mr. Williams seconded by Mr. Andrews with all in favor the consent agenda was approved as amended.

**FIFTH ORDER OF BUSINESS**

**Staff Reports**

**A. District Counsel**

- i. Resolution 2018-02, Declaring Assessment for Townhouse Product Type

- Mr. Earlywine presented Resolution 2018-02 to the Board.
- He stated, Ms. Moore was available on the phone to provide a summary and answer any questions which may arise.
- Ms. Moore, the Senior Assessment Specialist for Inframark provided the Board with the information as it relates to the assessments.
- Mr. Earlywine provided the Board with the purpose of Resolution 2018-02.

On MOTION by Ms. Evans seconded by Mr. Williams with all in favor Resolution 2018-02 declaring the intent to establish an equivalent assessment unit factor for, and allocation of assessments to, the “townhouse” product type as part of the district’s prior debt service assessment; providing for a preliminary assessment roll; addressing the setting of a public hearing for May 22, 2018 was adopted.

**B. District Engineer**

- None

**C. District Manager**

- The benches at the park are being installed tomorrow.
- Mr. Mendenhall presented the concerns of one resident as it relates to landscape enhancement. Mr. Mendenhall stated he spoke with the resident and informed him that some of the suggestions and changes could be discussed during budget season.
  - Proposal for Tree Replacement

On MOTION by Ms. Evans seconded by Mr. Andrews with all in favor option number one of the proposal for tree replacements on the main boulevard across from the club was approved.

- Shell Path Replenishment
  - Mr. Mendenhall indicated he received a proposal from their current landscaper but he has taken the opportunity to obtain a comparative bid from another landscaping firm. On consensus of the Board, they opted to table this item for further discussion upon receipt of the additional proposal.

**SIXTH ORDER OF BUSINESS**

**Supervisor Requests**

- Mr. Andrews shared the boardwalk in 1C behind the lofts is now complete.
- He shared two lots in 1D have been hydro-seeded and the fence will be installed on Friday.
- Residents presented their comments to the Board.

**SEVENTH ORDER OF BUSINESS**

**Adjournment**

On MOTION by Ms. Evans seconded by Mr. Andrews with all in favor the meeting was adjourned.

