

**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, May 27, 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	<b>Board Supervisor, Chairman</b>
Peter Winter	<b>Board Supervisor, Vice Chairman</b>
Ryan Huey	<b>Board Supervisor, Assistant Secretary</b>
Ed Andrews	<b>Board Supervisor, Assistant Secretary</b>
Tim Collins	<b>Board Supervisor, Assistant Secretary</b>

**Also Present Were:**

Scott Brizendine	<b>District Manager, Rizzetta &amp; Company, Inc.</b>
Jere Earlywine	<b>District Counsel, Hopping Green &amp; Sams, PA</b>
Tonja Stewart	<b>District Engineer, Stantec Consulting Services</b> <i>(via speakerphone)</i>
Debra Hudrlik	<b>Representative, Standard Pacific Homes</b>
Chad Linville	<b>Representative, Terra Management</b>

**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**

Mr. Brizendine noted that there were no members of the general audience in attendance at this time.

**THIRD ORDER OF BUSINESS**

**Consideration of the Minutes of the Board of Supervisors' Meeting Held on April 29, 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 April 29, 2014 as written for Estancia at Wiregrass Community Development District.

**FOURTH ORDER OF BUSINESS**

**Consideration of Operation and Maintenance  
Expenditures for April**

On a motion by Mr. Winter, seconded by Mr. Andrews, with all in favor, the Board of Supervisors ratified the operation and maintenance expenditures for April totaling \$7,198.15 as presented for Estancia at Wiregrass Community Development District.

**FIFTH ORDER OF BUSINESS**

**Consideration of Series 2013 B Construction  
Requisitions #20 Through #38**

<b>Requisition Number</b>	<b>Vendor</b>	<b>Amount</b>
20	VOID	
21	CRS Building Corporation	\$98,969.00
21	CRS Building Corporation	\$289,485.00
22	Hopping Green & Sams	\$5,319.53
23	Randy Suggs, Inc.	\$770.00
24	RIPA & Associates	\$704,422.89
25	Stantec Consulting Services	\$850.11
26	WRA Consultants	\$14,227.31
27	ELM	\$47,207.10
28	Randy Suggs, Inc.	\$158,829.65
29	VOID	
30	Standard Pacific of Florida, GP, Inc	\$175,460.79
31	RIPA & Associates, LLC	\$878,042.77
32	WRA Consultants	\$11,500.00
33	Hubbell Lighting, Inc	\$99,384.00
34	Hopping Green & Sams	\$2,423.00
35	Randy Suggs, Inc.	\$183,480.69
36	ELM	\$24,199.99
37	WRA Consultants	\$16,577.86
38	CRS Building Corporation	\$370,013.40

Mr. Karpay sought and received confirmation that there will be no charges from RIPA for the repairs to the pond slopes. Mr. Andrews stated that all of the ponds and all of the fill for the lots in Phases 1B, 1C, and 1D is complete. A brief discussion ensued regarding the change order for Randy Suggs.

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 #20 through #38 as presented for Estancia at Wiregrass Community Development District.

**SIXTH ORDER OF BUSINESS**

**Consideration of First Amendment to Completion Agreement**

Mr. Earlywine stated that given the fact that the majority of the bond funds have been expended and there are still a few contracts outstanding that will need to be funded by Standard Pacific as per the Completion Agreement, he feels it would be prudent to identify the outstanding contracts that will fall to the Developer. A brief discussion ensued regarding the process for paying construction requisitions per the First Amendment to the Completion Agreement. Ms. Hudrlik stated that she has the ability to cut a check on a weekly basis to cover the requisitions. It was stated that a copy of any requisitions should be sent to Mr. Spence first with a copy to Ms. Hudrlik to expedite the process.

On a motion by Mr. Karpay, seconded by Mr. Andrews, with all in favor, the Board of Supervisors approved the First Amendment to the Completion Agreement for Estancia at Wiregrass Community Development District.

**SEVENTH ORDER OF BUSINESS**

**Presentation of Fiscal Year 2014/2105 Proposed Budget**

Mr. Brizendine presented revised copies of the proposed fiscal year 2014/2105 budget based on comments from Ms. Hudrlik, stating that the budget now totals \$642,300, with an administrative subtotal of \$114,198 and a field operations total of \$528,102. He led discussions on the various line items, noting how the numbers were derived and reviewing options that the Board might have in adjusting the numbers between now and the public hearing. In depth discussions were held on the topic of the website requirement going into affect in October of 2015, security, plant replacement, pond maintenance, the pedestrian trail maintenance, and Capital Outlay. It was ultimately decided to increase the pedestrian trail maintenance to \$5,000 and eliminate the Capital Outlay line item for a net increase in the budget of \$1,000.

Mr. Brizendine reviewed the assessments levels for each of the product types based on the revised budget and inquired as to how the Board would like to collect assessments. It was decided to place the assessments on the tax roll and direct bill for any unplatted lots. A request was made that Management try to get the Phase 1C platted lots on the assessment roll if at all possible as they are scheduled for approval on June 10, 2014. Mr. Earlywine mentioned that it might be desirable to impose an assessment for a portion of the budget, and have a Developer Funding Agreement for any other amounts. He offered to discuss this option further with Standard Pacific outside of the meeting.

Mr. Brizendine touched briefly on the debt service budget, explaining that there are no debt service payments due for the next fiscal year as the bond issuance included 24 months of capitalized interest. He reviewed the Pasco County TRIM notice requirement and the fact that it prevents the Board from increasing the assessments, absent further notice from the District. He stated that the budget will be sent to the County tomorrow and recommended that the public hearing be held during the August meeting to meet the 60-day waiting period between approving the proposed budget and adopting the final budget.

On a motion by Mr. Andrews, seconded by Mr. Winter, with all in favor, the Board of Supervisors approved Resolution 2014-04, approving the fiscal year 2014/2015 budget totaling \$643,300 and setting the public hearing on the final budget for August 26, 2014, at 5:30 p.m at the office of Rizzetta & Company, Inc., located at 5844 Old Pasco Road, Suite 100, Wesley Chapel, Florida 33544 for Estancia at Wiregrass Community Development District.

## EIGHTH ORDER OF BUSINESS

### Staff Reports

A. District Counsel

Mr. Earlywine provided a brief overview of Senate Bill 1632, which includes the details of the website requirement, as well as setting stiffer penalties for late report filings, etc.

B. District Engineer

Ms. Stewart sought confirmation from the Board regarding what the plan is for pond bank stabilization, the use of the LOMR reports being created by WRA and whether they should be a Developer expense, and the designation of some of the roads as being owned and maintained by the HOA. Mr. Andrews recommended that Ms. Stewart attend one of the Tuesday morning walk-throughs to discuss the plan for the pond banks and agreed that the LOMR costs should be borne by the developer. It was stated that the roads in 1A, 1B, and 1C are going to be HOA roads, but the ones in 1D will be un-gated and District owned. It was also stated that there are two separate RIPA contracts to address construction of the Districts roads.

C. District Manager

Mr. Brizendine presented a proposal from Cardno Entrix for wetland mitigation monitoring and maintenance of the ponds in S1 stating that the total cost of \$24,100 will be billed as the work is phased in over the next few years. It was stated that Cardno Entrix is doing the install and the pricing seems reasonable.

On a motion by Mr. Karpay, seconded by Mr. Winter, with all in favor, the Board of Supervisors approved the proposal for Cardno Entrix for wetland mitigation monitoring and maintenance of the ponds in S1 at a cost of \$24,100 for Estancia at Wiregrass Community Development District.

Mr. Brizendine asked for authorization to request proposals for pond maintenance in time for approval at the June meeting.

On a motion by Mr. Winter, seconded by Mr. Karpay, with all in favor, the Board of Supervisors authorized staff to submit a request for proposals for pond maintenance for Estancia at Wiregrass Community Development District.

**NINTH ORDER OF BUSINESS**

**Supervisor Requests**

A brief discussion ensued regarding the possibility of changing the time of the daytime meetings to 11:30 a.m.


On a motion by Mr. Karpay, seconded by Mr. Winter, with all in favor, the Board of Supervisors changed the time for the day time meetings to 11:30 a.m. for the remainder of fiscal year 2013/2014 for Estancia at Wiregrass Community Development District.

Mr. Winter inquired as to whether his purchasing a home in Estancia would create any conflict of interest issues. Mr. Earlywine stated that it should not as it is not much different than the Developer owning most of the land right now.

**TENTH ORDER OF BUSINESS**

**Adjournment**

On a motion by Mr. Andrews, seconded by Mr. Winter, with all in favor, the Board adjourned the Board of Supervisors' meeting at 12:20 p.m. for Estancia at Wiregrass Community Development District.



Secretary/Assistant Secretary



Chairman/Vice-Chairman