

Estancia at Wiregrass Community Development District

Board of Supervisors

Kelly Evans, Chairman
Pete Williams, Vice Chairman
Lori Campagna, Assistant Secretary
Karl Riemensperger, Assistant Secretary
Tami Taylor, Assistant Secretary

Andy Mendenhall, District Manager
Michael Eckert, District Counsel
District Engineer

Meeting Agenda

Tuesday, October 26, 2021 – 6:00 p.m.

Join Zoom Meeting

<https://us06web.zoom.us/j/2261159400>

Meeting ID: 226 115 9400

Dial by your location +1 301 715 8592 US

- 1. Call to Order/Roll Call**
- 2. Approval of Agenda**
- 3. Audience Comments**
- 4. Approval of the Consent Agenda**
 - A. September 28, 2021 Meeting Minutes
 - B. September Financial Statements
 - C. Motion to Assign Reserves
- 5. Aquatic Report**
- 6. Staff Report**
 - A. District Engineer
 - B. Field Manager's Report
 - C. District Manager
 - i. Consideration of FY 2021 Audit Engagement
 - D. District Counsel
 - i. Policy Regarding Deposits for Easement Encroachments
 - ii. Law Firm Transition
- 7. Consideration of Qualifications for Engineering Services / Ranking by Board**
 - A. Proposals
 - B. Ranking Sheet
- 8. Conveyances**
 - A. Memorandum from HGS
 - B. Quit Claim Deed from Developer to District
 - C. Quit Claim Bill of Sale from Developer to District
 - D. Quit Claim Bill of Sale from HOA to District
 - E. Assignment of Easement Agreement from Developer and HOA to District
 - F. Real Property Due Diligence Chart Dated March 21, 2021
 - G. Colored Sketches of Phases of Development

District Office:
Inframark, Infrastructure Management Services
210 North University Drive, Suite 702
Coral Springs, Florida 33071

Meeting Location:
Estancia Wiregrass Clubhouse
4000 Estancia Boulevard
Wesley Chapel, Florida 33543

9. Discussion of Onsite Property Manager

- A. Desired Qualifications
- B. Scope of Duties
- C. Employee or Independent Contractor
- D. Recruitment
- E. Retention
- F. Training
- G. Evaluation post-retention

10. Supervisor Requests

- A. Discussion of Maintenance of Infrastructure (Supervisor Riemensperger)
- B. Discussion and Consideration of Landscape RFP (Supervisor Riemensperger)
- C. Request for Down to Earth to Replace or Compensate Monetarily for the Damage and Loss of Remaining Bermuda Turf throughout Estancia (Supervisor Riemensperger)
- D. Discussion and Consideration of Resolution 2022-01 – Public Participation (Supervisor Williams)
- E. Discussion of Enhanced Trail Maintenance (Supervisor Williams)

11. Adjournment

The next meeting is scheduled for November 17, 2021 at 6:00 p.m.

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