

**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, September 25, 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
Lori Campagna	Assistant Secretary

Also present were:

Andy Mendenhall	District Manager
Jere Earlywine (via phone)	District Counsel
Several Residents	

**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**

- Resident comments were received.
- Mr. Mendenhall will follow-up regarding the pond questions.
- Discussion ensued regarding the roads.
- Discussion ensued regarding the cross walk and a traffic analysis. Ms. Stewart has some information regarding this discussion, but was not available at today's meeting. Mr. Mendenhall will obtain this information and provide it to the residents.
- Mr. Mendenhall and Ms. Campagna were requested to obtain a definitive contact number or email for individuals who are responsible for specific areas so that they can provide this information when a question or concern arises regarding certain areas and items.

**THIRD ORDER OF BUSINESS**

**Organizational Matters**

**A. Oath of Office**

- Mr. Mendenhall indicated there was a vacant seat and asked if the Board wished to appoint someone to this seat.

On MOTION by Ms. Evans seconded by Mr. Andrews with all in favor appointing Ms. Lori Campagna to seat # 2 on the Board was approved.

- Mr. Mendenhall administered the Oath of Office to Ms. Campagna and provided the Sunshine Guide, Form 1 and State Oath.

**B. Resolution 2018-10 Designation of Officers**

On MOTION by Mr. Andrews seconded by Mr. Williams with all in favor Resolution 2018-10, designation of officers of the District and maintaining the current slate of officers and designating Ms. Campagna as Assistant Secretary, was adopted.

**FOURTH ORDER OF BUSINESS**

**Approval of Consent Agenda**

- A. Minutes of the August 28, 2018 Meeting**
- B. Financial Statements August 2018**

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

**FIFTH ORDER OF BUSINESS**

**Aquatic Report**

- Mr. Williams stated he would like to see a more descriptive and in-depth report with pictures of all the ponds.

**SIXTH ORDER OF BUSINESS**

**Staff Report**

**A. District Counsel**

- Mr. Earlywine informed the Board the Luke Brothers case is now resolved and all that is needed is a signature to finalized this.

**i. Acquisition of Phase 4 Improvements**

- Discussion ensued regarding the capital improvement plan acquisition.

On MOTION by Mr. Williams seconded by Mr. Andrews with all in favor ratification of the acquisition of phase 4 improvements in the amount of approximately \$2.5 million and further authorizing the payment of the requisition from the construction account was approved.

- Mr. Andrews questioned if Mr. Earlywine recalls there being any type of deferred cost obligation to the developer for construction. Mr. Earlywine stated he will double check, but he is certain there is not.

**B. District Engineer**

- None

**C. District Manager**

- **Discussion of Landscape Proposals**

- Mr. Mendenhall presented the landscape monitoring proposals to the Board.
- The two most common companies are OLM who are in a number of communities throughout this area and PSA which is in less communities, but does a similar service.
- The Board was informed that Vivacon was purchased by Down to Earth and are currently going through a transition.
- Ms. Evans indicated she is familiar with both companies and would like to request a current report from them indicating where they do business and with whom they have accounts that are comparable to their community.
- The landscape vendor was present at today’s meeting and were introduced to the Board. Paul Giordano, Director of Operations from Down to Earth provided a background of the company and addressed the issues and the progress made in those various areas of concern.

**SEVENTH ORDER OF BUSINESS**

**Supervisor Requests**

- Ms. Evans stated they settled on the insurance on the car accident. Plants were ordered for replacement and this should be done next week.
- Mr. Williams wished to have the trails on the agenda. However, expressed his concerns and recommendations for these areas. Mr. Mendenhall will be in contact with Ms. Stewart to this regard and have this information available for the next meeting.

**EIGHTH ORDER OF BUSINESS**

**Adjournment**

<p>On MOTION by Mr. Andrews seconded by Ms. Campagna with all in favor the meeting was adjourned.</p>
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