

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

The regular meeting of the Board of Supervisors of the Estancia at Wiregrass Community Development District was held Wednesday, January 25, 2022 at 6:00 p.m. in the Estancia at Wiregrass Clubhouse, located at 4000 Estancia Boulevard, Wesley Chapel, Florida.

Present and constituting a quorum were:

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

Also present were:

Andy Mendenhall	District Manager
Michael Eckert	District Counsel
David Hamstra	District Engineer
David Wenck	Inframark, Field Manager
Residents	

The following is a summary of the actions taken.

FIRST ORDER OF BUSINESS
Mr. Mendenhall called roll.

Roll Call

SECOND ORDER OF BUSINESS

Approval of Agenda

Ms. Evans MOVED to approve the agenda and Mr. Riemensperger seconded the motion.

- Move Landscape Maintenance discussion ahead of Operations Manager.

On VOICE vote with all in favor the agenda was approved as amended.

THIRD ORDER OF BUSINESS

Audience Comments

- Mr. Chris Orville addressed dead grass in the common areas

Ms. Evans MOVED to approve the Consent Agenda and Ms. Campagna seconded the motion.

- The DTE invoice for the roundabout from the December meeting was discussed. Mr. Wenck noted it was reworked and redone, larger plants were installed, the smaller plants moved to other locations and mulch was done.

On VOICE vote, with all in favor, the motion was approved.

FIFTH ORDER OF BUSINESS

Aquatic Report

- Mr. Mendenhall noted Cardno was asked to attend the meeting but are not in attendance.
- Mr. Riemensperger raised a question of the beneficial aquatic plants that were cleared on the pond by the Clubhouse. The CDD needs to follow-up to understand how Cardno is going to replace all of those plants.
 - Mr. Mendenhall noted the question has been sent to Cardno and will continue to follow-up.

SIXTH ORDER OF BUSINESS

Staff Report

A. District Engineer

- Mr. Hamstra provided updates:
- Wetland Monitoring Program – addressed the estimate submitted by ESA to get the CDD back into compliance.
 - Mr. Mendenhall noted he has not received a proposal from Cardno.

Mr. Riemensperger MOVED to approve the Environmental Science Associates [ESA] for the Wetland Monitoring Program at a cost of \$6,540 and Ms. Campagna seconded the motion.

On VOICE vote, with all in favor, the motion was approved.

- 28500 Picana Lane and 4471 Barletta Court
 - Two potential clearing issues that Mr. Hamstra and Mr. Eckert are looking into to see if they are CDD wetlands or under the other ownership wetlands.

- Mr. Wenck noted he is getting a price to replace both swings.
- Ms. Taylor noted all the benches need to be sanded and repainted.
- Mr. Wenck noted ten of the benches were just finished and he believes there are ten left to do.
- Ms. Taylor noted the trail signs have been pulled out and laid over at both ends of San Romano.
 - Mr. Wenck noted he was not aware they had been pulled.
- Ms. Taylor inquired about the damaged Matera street pole.
 - Mr. Wenck noted he cannot get a proposal.
 - Mr. Wenck will attempt to find another company.

B. District Manager

- Mr. Mendenhall reported he received a letter from Mr. Parker Hirons and provided copies to the Board. The letter is requesting the CDD acceptance a conveyance from Standard Pacific of Florida included in Exhibit A.
- Mr. Eckert noted these are the same parcels the Board looked at before and it more of a housekeeping matter.
 - Mr. Eckert noted he has not yet followed up with Mr. Hirons regarding the Board letter after the first of the year and will do so this week.
- Mr. Mendenhall addressed the discussion last month regarding an independent landscape consultant to go through the property and make recommendations. The proposal for Mr. Brett Perez, Inframark Area Field Director, is \$3,500.
 - Mr. Williams addressed his conversation with Mr. Perez noting he felt comfortable that Mr. Perez could do a good job for them.
 - Ms. Evans addressed the final report and it being what the Board is expecting and something very concise.

Mr. Williams MOVED to accept the Inframark Landscape Consultant proposal in the amount of \$3,500, pending review of the form of the reports as approved by Ms. Taylor, and Mr. Riemensperger seconded the motion.

- Resident comments and questions were taken.

- Mr. Ronald Marquez, DTE, noted a year or two ago the regional manager was onsite and gave the conditions of soil maintenance, applications and top dressing of the Bermuda which was again not acted upon.
- Mr. Riemensperger requested to be provided these proposals also.
- Mr. Riemensperger inquired if they will be working with Inframark, as Inframark is supposed to be supervising their work. Will they be working with Mr. Wenck onsite to make sure he is happy with what they are doing?
- Ms. Evans noted they also need communication and responsiveness. Mr. Martinjak was responsive and communicated.
 - Mr. Miranda noted they can have the account manager, Mr. Marquez, onsite monthly to meet with Mr. Wenck.

A. Operations Manager

On MOTION by Mr. Williams seconded by Ms. Campagna, with all in favor, to extend adjournment for 30 minutes was approved.

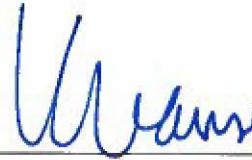
- 20 resumes were received, and Mr. Riemensperger noted he interviewed two.
 - Ms. Campagna addressed having an issue with them not being interviewed by the Committee.
 - Ms. Evans noted she reviewed the resumes but did not interview any.
 - Mr. Williams noted he thinks at this point they can hear recommendations on the prime candidates to be considered, continue the meeting and have the Board in session to interview those candidates.
- Mr. Riemensperger made a recommendation of Mr. Mark Bufano and the second was Mr. Delbert McGhee.
- Mr. Eckert suggested continuing the meeting to a date within seven days to interview the candidates and then the Board can take a vote.
- Ms. Taylor noted she did make some calls. She spoke with Mr. Bufano and Mr. Josue Marquez.
- A date for the continuation was reviewed and set for February 2, 2022 at 1:00 p.m.

- Mr. Eckert noted they are not going to address security cameras in an open meeting.
- Mr. Williams addressed the earlier comment regarding ponds and lakes noting the CDD does not pump water in. They are a series of retention ponds at the mercy of Mother Nature.

NINTH ORDER OF BUSINESS

Adjournment

On MOTION by Mr. Riemensperger seconded by Ms. Campagna, with all in favor, the meeting was continued to Wednesday, February 2, 2022 at 1:00 p.m. at Estancia at Wiregrass Clubhouse, located at 4000 Estancia Boulevard, Wesley Chapel, Florida.



Kelly Evans
Chairperson