

**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 Tuesday, February 23, 2021 at 12:00 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
Tonja Stewart	District Engineer
David Wenck	Inframark, Field Manager

The following is a summary of the actions taken at the February 23, 2021 Estancia at Wiregrass Community Development District's Board of Supervisors Meeting.

FIRST ORDER OF BUSINESS

Roll Call

Mr. Mendenhall called roll.

SECOND ORDER OF BUSINESS

Approval of Agenda

- Mr. Mendenhall requested a motion to approve the agenda.

On MOTION by Ms. Evans seconded by Mr. Williams, with all n favor, the agenda was approved as presented.
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THIRD ORDER OF BUSINESS

Audience Comments

- List of items of concerns submitted and reviewed by resident (Heather Samuel)
- Mr. Riemensperger inquired if Ms. Samuel received response to her list from the last meeting.
 - Ms. Samuel noted she has not.

- Mr. Mendenhall noted the direction from the Board was for responses to be brought back to the meeting which Mr. Wenck has done.
- A resident noted at the last meeting she asked if algae could be addressed. (Patrice)
 - Mr. Wenck noted he will reach out to the pond company to check Pond 5.
- No waste bags at the big dog park and the box for disposal is broken.
- The Santeri dog park is “Santeri Residents Only” and is being used by others.
- Discussion followed on possibly setting up a card reader for the dog park. It was noted Santeri is the HOA, but the other park is CDD and public. It was requested a card reader be put on a list for budgetary consideration.

FOURTH ORDER OF BUSINESS

Approval of Consent Agenda

- A. November 24, 2020 Landowners Minutes, November 24, 2020 Regular Meeting and January 26, 2021 Regular Meeting Minutes**
- B. Financial Statements**

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

- Ms. Taylor inquired about the MPOA contract noting it is for 10 to 15 per hours per month and is consistently billed at 10 hours per week.
 - Ms. Evans noted she believes this was corrected to per week at a later meeting.
- Ms. Taylor inquired to the scope of work.
 - Ms. Campagna noted she and Mr. Wenck have been working with the HOA who will be sending a checklist each month.
- Ms. Taylor noted there were twelve lights and a few monuments lights, but when she did her own audit there were 36 plus issues.
 - Ms. Campagna noted this was also part of the discussion Mr. Wenck will be doing a drive with Andy to determine if he is doing the entire community at one time or is half the community.
 - Lighting issues were further addressed – timing of repairs, the electrician is working from a sheet provided by Mr. Wenck, who verifies work is done, backup electrician, invoiced ballast storage.

- Mr. Riemensperger noted he counted 46 lights that were out not counting two strips of lights that were in construction zones.
- Discussion continued on the reporting of outages/issues.
- Ms. Campagna noted for clarification purposes the record should reflect she voted against the AGO due to the cost not that she did not agree.
- The content of the minutes was addressed with Mr. Eckert noting they should reflect a summary of the discussions, motions and seconds.
- Mr. Williams suggested an action item list and discussion ensued.

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

- Resident Contact Log was discussed.

FIFTH ORDER OF BUSINESS

Aquatic Report

- None.
- Ms. Campagna suggested a letter to or conversation with Cardno addressing the algae and missed reporting.

SIXTH ORDER OF BUSINESS

Staff Report

A. Field Manager’s Report

- Mr. Wenck reviewed the list provided by a resident at the last meeting.
- Pressure washing of monuments and pavers will be done.

B. District Manager

i. Discussion of Workshop Date

- Mr. Mendenhall addressed a budget workshop. Additionally, he reported on a larger meeting space noting the Hampton Inn can accommodate 50 people or more, if needed.

On MOTION by Mr. Williams seconded by Ms. Taylor, with all in favor, to hold a budget workshop on April 27th in conjunction with the regular meeting holding the April 27th and the July 27th meetings at the Hampton Inn or hotel approved by the Chair was approved.

ii. Discussion of Approved Expenditure Limits – Resolution 2013-20 and Consideration of Resolution 2021-03

- Mr. Mendenhall reviewed the approved expenditure limits.

On MOTION by Ms. Evans seconded by Mr. Riemensperger, with all in favor, Resolution 2021-03 a resolution of the Estancia at Wiregrass Community Development District authorizing the disbursement of funds of the District without prior approval of the District’s Board of Supervisors; setting certain monetary thresholds; and providing for severability and an effective date was adopted.

C. District Engineer

i. Status Update on Informal Review of Signage for Traffic Enforcement Agreement with Pasco County

- Ms. Stewart addressed the preliminary analysis of the roadway signs and certification process.
- Discussion ensued regarding conveyance and compliance.
- Mr. Eckert addressed the Acquisition Agreement noting items were built according to plan and complies with those plans.
- It was requested Ms. Stewart circulate her overview to the Board.
- A question was raised regarding looking at the deficiencies and providing a ballpark cost estimate.

On MOTION by Mr. Williams seconded by Mr. Riemensperger, with all in favor, to have the District Engineer bring information back to the Board with ballpark estimates of signage costs was approved.

D. District Counsel

- Mr. Eckert provided brief updates on Legislative Committees, and conveyances, Mr. Doug Smith at HGS is working on the AGO, Mr. Eckert spoke with Mr. Riemensperger regarding his concerns on property being maintained and making sure it is owned by the CDD or if the CDD has a right or obligation to maintain it.

SEVENTH ORDER OF BUSINESS

Supervisor Request

- Mr. Williams addressed the cost of security camera scenarios, pond maintenance reports, requested pricing for dog waste removal companies as part of the budget process.
- Ms. Taylor addressed the landscaping contract noting it needs updated, Chancey Road agreement, proposals for holiday lighting, Withlacoochee River Electric service summary, Ancona Lane fountain, and trail system.

Mr. Riemensperger MOVED to amend Rule 1(2)(a) of the District Rules of Procedure removing the Chair's authority to refuse to convene a meeting of this Board, no meeting of this Board shall be cancelled indiscriminately by the Board Chair with District Manager unless holding a meeting is a threat to health, safety or welfare and Ms. Taylor seconded the motion.

- Discussion followed on meetings and cancellations.

On VOICE vote with Mr. Riemensperger and Ms. Taylor voting aye and Ms. Campagna, Ms. Evans and Mr. Williams voting nay, the motion failed. (2-3)

- Mr. Riemensperger inquired if Mr. Williams has a memorandum of voting conflict filed with the Board.
 - Mr. Williams noted he does not.
- Mr. Eckert noted Mr. Williams serving on other CDD Board's does not create a conflict. *The record will reflect Mr. Williams has left the meeting.*
- Mr. Riemensperger addressed the rear entrance fencing and contractors driving around the gate at Ravello, maintenance and ownership of property on 58 parcels identified as belonging to Lennar.
 - Mr. Eckert addressed the ownership and maintenance of property noting there are several documents to be looked at for each parcel – including plats, easements, HOA declarations and permits.
 - Ms. Stewart addressed maps for ownership and/or maintenance.
 - Mr. Riemensperger asked that an updated / accurate map be provided to all Board members.
 - Mr. Eckert addressed conveyances to be brought before the Board.
- Ms. Taylor inquired in the four-hour ethics is something that has been setup.
 - Mr. Eckert noted they have set it up for cities and counties. There are some online options that are cost effective. If it passes as Legislation, they may look to set aside a portion of a Board meeting to conduct the training.

- Mr. Riemensperger read a letter he sent to Mr. Mark Metheny at Lennar. The letter addressed the lack of response Lennar has provided on delivery trucks damaging property and trash being left by Lennar contractors.
- Ms. Campagna addressed the two incidents at the back gate. The sod company has been contacted – the options are for the CDD to do the repairs and bill back the sod company or the sod company can do the repairs.

Ms. Campagna MOVED for the CDD to do the repair and billback the contractor and Ms. Evans seconded the motion.

- Mr. Riemensperger noted this is one of the 58 properties in question regarding CDD maintenance and ownership responsibilities.

Ms. Campagna withdrew the motion.

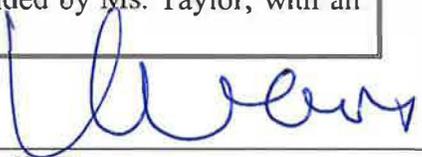
- Ms. Campagna addressed an additional incident at the back gate of a contractor backing into one of the pillars – they are trying to get confirmation of the contractor.
- Mr. Riemensperger addressed mulch noting the estimate should be exclusive of poles and signs, no signage agreement exists between Lennar and Estancia.
 - It was noted signage is in the HOA Declarations and documents.
- Mr. Mendenhall noted Ms. Stewart confirmed the area with the damaged sod is a CDD maintenance responsibility.

On MOTION by Ms. Campagna seconded by Mr. Riemensperger for the CDD to do the repair and bill back the contractor was approved.

SEVENTH ORDER OF BUSINESS

Adjournment

On MOTION by Ms. Campagna seconded by Ms. Taylor, with all in favor, the meeting was adjourned.



Kelly Evans
Chairperson