

**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, April 27, 2021 at 6:00 p.m. Hyatt Place, Sierra Conference Center, 26000 Sierra Center Blvd, Lutz, 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
Tonja Stewart	District Engineer (via phone)
Michael Eckert	District Counsel
David Wenck	Inframark, Field Manager
Residents	

The following is a summary of the actions taken at the April 27, 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. Eckert requested an amendment to the agenda to add the Consideration of the HGS memo and the AGO request.

On MOTION by Mr. Williams seconded Ms. Evans, with all in favor, the agenda was approved, as amended.

Down to Earth

- Mr. Riemensperger addressed a resident concern of an area that is a developer agreement with DTE for equipment storage.

April 27, 2021

Estancia at Wiregrass CDD

- It is DTE’s box; they use it as a staging point. When it was established there was no development in that area.

iv. Down to Earth – Estimate #8323

- Mr. Wenck noted he provided a proposal for the green space area at Cortona with no irrigation.
 - Mr. Wenck was asked to get a proposal for irrigation and sod for the next meeting.

v. Down to Earth – Estimate #8599

- Discussion followed on a proposal for Top Choice for fire ant treatment.

On MOTION by Ms. Evans seconded by Ms. Taylor, with all in favor, Down to Earth #8599 in the amount of \$12,504.00 was approved.

- The mulch has been started and scheduled to be finished the second week of May.

FIFTH ORDER OF BUSINESS

Aquatic Report

- Discussion followed on algae.
 - Pond 25- it was noted they can add biologicals to control the nutrient flow.
 - Pond 4 – residents have removed herbaceous plants. Mr. Mendenhall was directed to send the resident a letter. Mr. Wenck to send photos to Tracy at the HOA.
 - Discussion followed on proposal for Pond 9

On MOTION by Ms. Evans seconded by Mr. Williams, with all in favor, the proposal for Pond 9 in the amount of \$1,296.00 was approved.

- Ms. Campagna noted she does see an improvement in the ponds overall.
- Mr. Riemensperger inquired as to the schedule.
 - It was noted Cardno can do eight to ten ponds in a day. They do respond to concerns as soon as possible.
- Mr. Williams requested the pond schematics
- Ms. Taylor noted the construction trash still seems to be a problem.
 - It was noted trash pickup is not in the contract, they do it as a courtesy.

April 27, 2021

Estancia at Wiregrass CDD

- Discussion followed on the CDD being billed to pick up construction trash. and Mr. Wenck contacting Lennar with regard to removal.

THIRD ORDER OF BUSINESS

Audience Comments

- Ms. Patrice Harris, Santeri, addressed weeds in the pocket park, shrubs at entrance on Chancey Road – removed or cut, Harvey Electric qualifications, lights on for two weeks, lights out in a stretch are still not fixed, both sides of monument at Santeri, Toscano monument missing corner bricks, are they doing a map of street lights, and grass being scalped during mowing.
- Ms. Carolina [], Tavira, addressed missing a brick, landscaping looking crummy, trash in pond, and the salaried position.
- Mr. Jim Daly addressed the aesthetics of the community landscaping, Oak trees and Spanish Moss.

FOURTH ORDER OF BUSINESS

Approval of Consent Agenda

- A. **March 23, 2021 Minutes**
- B. **Financial Statements**

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

SIXTH ORDER OF BUSINESS

Staff Report

A. District Engineer

Ms. Stewart reported:

- Notebook with scanned plats and technical memorandums from Pasco County with regard to the process to submit acceptances to the Board of County Commissioners for infrastructure and improvements.
- Call with roadway contractor and it was determined they did not do the original phases of the development. Mary will be looking at the signs to see what can be done to bring them into compliance.
- Reached out to the engineer of record for the permitting of boardwalks for the pedestrian trail that was designed at grade. His feedback was he felt it could be permitted. There would have to be an environmental scientist involved to be able to do the permitting through the water management district.

April 27, 2021

Estancia at Wiregrass CDD

- Two small depressions – she has contacted RIPA and they have gone into the storm sewer system to determine if there is any evidence of any sediment that would indicate there is infiltration.
- The last item is she has submitted her resignation letter to Mr. Eckert and Mr. Mendenhall. She is committed to the community and completing the task at hand where they want to close out any bond construction accounts and make sure the proper items are in order in terms of Certificate of Completions that need to be put in place.
- Ms. Taylor addressed sewer drains cracked and settling in the Sortino area.
 - Ms. Stewart noted it may be the same area, but she can look at it.
- Ms. Evans thanked Ms. Stewart for all her years of service at Estancia and they are going to miss her 30 plus years’ experience in the Tampa Bay area. She thanked for staying on to help them transition.
- Ms. Campagna noted she agrees. She will be missed, and it is hard to replace somebody who has been at a community from day one. It is going to be difficult to replace her.
- Mr. Riemensperger inquired as to the plan to replace Ms. Stewart. The contract is with Stantec.
 - Mr. Eckert noted Stantac is resigning as the District Engineer.
 - Mr. Mendenhall noted they will have to go through the process of seeking other engineering firms with the RFQ process.

Mr. Williams MOVED to authorize the RFQ process for District Engineering services and Ms. Evans seconded the motion.

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

- B. Field Manager’s Report**
 - i. Scoopy Poopy Estimate #1980**
 - ii. Scoopy Poopy Estimate #1981**

- This item was tabled.

- iii. Harvey Electric Proposal**

Mr. Riemensperger to authorize Harvey Electric to fix ten lights on Estancia Boulevard and Mr. Williams seconded the motion.

April 27, 2021

Estancia at Wiregrass CDD

Mr. Riemensperger amended the motion for a cost not to exceed \$3,000 and Mr. Williams seconded the amendment.

On VOICE vote the motion was approved.

- Discussion followed regarding lights that were removed. Mr. Wenck noted Star Electric was not repairing the lights and \$300 would be deducted from the last invoice.
- An area on Perilli Place by the fire road has a depression. Lennar will look at it.

iv. Down to Earth – Estimate #8323

v. Down to Earth – Estimate #8599

Previously addressed.

C. District Manager

- Mr. Mendenhall noted his main items for tonight were the budget and Ms. Stewart's resignation.
- Electrical audit is something Inframark would not be able to provide.

D. District Counsel

i. Amended and Restated Agreement with HOA

- Mr. Eckert noted at the last meeting he was directed to modify the agreement to include more recordkeeping and accounting and provision of that information on a monthly basis to the CDD. Prior to March 31, 2021, it would be for 10 to 15 per week and from April 1 2021 forward it would be 10 to 15 hours each month.

Ms. Campagna MOVED to approve the Amended and Restated Agreement with the HOA and Ms. Evans seconded the motion.

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

- Mr. Eckert addressed the AGO opinion request noting Mr. Doug Smith, at HGS, has been working on it. He noted they need to ask the Attorney General a specific question. He provided a handout noting there are three issues presented. There is also a memorandum

April 27, 2021

Estancia at Wiregrass CDD

from HGS as well as a letter to the Attorney General. In order for the Attorney General to consider a request, they have to have a memorandum from the District’s legal counsel.

- The issues presented were outlined.
- Mr. Eckert outlined the options for the Board – they could consider it a little longer and tell him at the next Board meeting, or they could consider it today at which point he will be asking for a motion to approve a simple resolution to be prepared and signed by the Chair that transmits the opinion request to the Florida Attorney General. The third option is to give additional input if they think he has not covered the questions the Board wants.

On MOTION by Mr. Riemensperger seconded by Ms. Taylor, with all in favor, with Mr. Riemensperger, Ms. Taylor, Ms. Evans, and Mr. Williams voting aye and Ms. Campagna voting nay, the Board directed district counsel to prepare a simple resolution for the Chair to execute, transmitting the request for an opinion to the Florida Attorney General, was approved.

SEVENTH ORDER OF BUSINESS

Supervisor Request

None.

EIGHTH ORDER OF BUSINESS

Adjournment

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

DocuSigned by:



F0CDE1C9D0C24C7...

Kelly Evans

Chairperson