

**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, May 25, 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
Tonja Stewart	District Engineer
Michael Eckert	District Counsel
Tonja Stewart	District Engineer
David Wenck	Inframark, Field Manager
Justin Martinjak	Down to Earth
Residents	

*The following is a summary of the actions taken at the May 25, 2021 Estancia at Wiregrass Community Development District's Board of Supervisors Meeting.*

**FIRST ORDER OF BUSINESS**

**Roll Call**

All Board members were in attendance

**SECOND ORDER OF BUSINESS**

**Approval of Agenda**

- Mr. Riemensperger requested a discussion with the landscapers be added prior to the Aquatic Report.

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

*The record will reflect Ms. Taylor has joined the meeting.*

**THIRD ORDER OF BUSINESS**

**Audience Comments**

- Mr. Keith Pringle addressed mulching and lowering the shrubs on Chancey Road.

- Ms. Patrice Harris, Santeri, addressed Down to Earth workers lounging at the pool area. Inquired how do they receive answers for questions not answered at the meeting. She inquired who the governing Board is that is the watch dog for CDD issues.
  - Mr. Eckert noted this Board is the watch dog for this CDD. They are an Independent Special District under Florida Law. The County, City or State does not oversee the daily operations of the CDD.
- Ms. Patrice Harris, Santeri, addressed items for DTE, inquired if the 2020 audit is complete, inquired if, in Santeri, the surrounding grounds outside the pool area is CDD or HOA. (*Mr. Mendenhall noted Ms. Harris is at three minutes and she requested they provide her latitude as she is speaking for Toscana, Santeri, and the commons areas.*) Inquired if from the pond to the resident property line is CDD or HOA, inquired as to the name of the new supervisor for DTE. (*Josué Marques*). Inquired if irrigation is not functioning who repairs it, why is the watering not being controlled right now, in the next week or two instead of mowing can they apply weed killer in the common areas. She is looking forward to hearing what the Bermuda grass report said.
- Mr. Robert Acosta, Santeri, addressed the outside area before you get to the gate. The hedge behind his and his neighbor's homes is wilted and dying.
  - Mr. Riemensperger suggested he send an email to Mr. Mendenhall
  - Ms. Campagna noted Mr. Martinjak will look at it and report back to the Board.
- Mr. Riemensperger moved to address the issues Ms. Harris brought up at this time.
  - Mr. Mendenhall noted the audit is in draft form and should be on the next agenda; after acceptance it will be posted to the website.
  - Mr. Eckert noted the audit is no longer required to be posted on the website, just a link to the Auditor General's website.

**FOURTH ORDER OF BUSINESS**

**Approval of Consent Agenda**

- A. April 27, 2021 Workshop and Regular Minutes**
- B. Financial Statements**

<p>Mr. Williams MOVED to approve the consent agenda and Ms. Evans seconded the motion.</p>
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- Mr. Riemensperger noted the draft minutes were not provided until May 17<sup>th</sup>.
  - Discussion followed with Mr. Mendenhall noting they would continue to do their best to provide in ten business days as they are not contracted for 10-day delivery and this is outside of the standard for CDD requirement. He also noted they did not charge extra for this service.

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

**Down to Earth**

- Mr. Martinjak reported on the mulching noting it is about 50%.
  - Mulching the jasmine beds was addressed. Mr. Martinjak noted they can rake some of the mulch out to allow the mulch to grow more laterally.
  - Discussion followed on dead jasmine with Mr. Martinjak recommending that they not replace with jasmine. Ms. Evans suggested replacing with variegated confederate jasmine.
- Mark, DTE, provided an update on the quarterly plan for feeding and treating noting there are some areas that need additional attention.
- Mr. Martinjak provided an update on reclaimed water and the current restrictions. It was noted the restrictions could go through September or October.
- Discussion ensued regarding bushes that should be removed or cutback at Chancey and Estancia Boulevard.

Mr. Riemensperger MOVED to take the bushes back 35-feet and Ms. Campagna seconded the motion.

- Ms. Campagna noted they should trim them down or replace them.
  - Ms. Evans noted if it is a line of sight issue, she would like the District Engineer to look at it.
  - Mr. Williams noted before the landscaper leaves the community today, at the very least, the bushes need to be cutback, trimmed down to 18-inches.

Mr. Riemensperger amended the motion to trim down to 18-inches 35-foot back and Ms. Campagna seconded the amendment. With all in favor the motion was approved.

- Reducing maintenance services along Chancey Road was discussed. It was suggested they approach the other communities to see about an Interlocal Agreement to share in the cost of Chancey Road.

Mr. Riemensperger MOVED to have irrigation meter reversed to solar and no annuals be planted on Chancey Road and Ms. Taylor seconded the motion.

On VOICE vote, with Mr. Riemensperger, Ms. Taylor and Mr. Williams voting aye and Ms. Evan and Ms. Campagna voting nay, the motion was approved.

Mr. Riemensperger MOVED to ask DTE to look at operations and cut costs and Ms. Taylor seconded the motion.

On VOICE vote, with Mr. Riemensperger, Ms. Taylor, Ms. Evans and Mr. Williams voting aye and Ms. Campagna voting nay the motion passed.

- The storage container was addressed with Mr. Riemensperger noting he would like it removed since no changes have been made.

Mr. Riemensperger MOVED to give DTE 30 days to remove container and Ms. Taylor seconded the motion.

- A question was raised on whether this includes the contractor items. It was noted if it is not theirs Lennar can pick it up.

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

- Mr. Wenck reviewed the DTE proposals:

On MOTION by Mr. Williams seconded by Ms. Taylor, with Mr. Williams, Ms. Taylor and Mr. Riemensperger voting aye and Ms. Evans and Ms. Campagna voting nay, to install the St. Augustine at a cost of \$20,345.00 was approved.

Mr. Williams MOVED to install irrigation at a cost of \$5,063.01 and Ms. Taylor seconded the motion.

- A question was raised if this is included in the budget.
- Ms. Evans noted it is not in the budget.

On VOICE vote, with Mr. Williams, Ms. Taylor and Mr. Riemensperger voting aye and Ms. Evans and Ms. Campagna voting nay, the motion was approved.

On MOTION by Mr. Williams seconded by Ms. Campagna, with all in favor, to remove turf and install Podocarpus at a cost of \$1,981.00 was approved.

Mr. Williams MOVED to install variegated confederate jasmine and additional drip line at a cost of \$2,116.20 and Ms. Evans seconded the motion.

- A question was raised as whether variegated confederate jasmine blends with existing jasmine or if existing jasmine will need to be removed.
- Mr. Martinjak noted they need to remove it.

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

- Mr. Wenck inquired if they want to hold on any of these items until after the drought.
  - The consensus is to hold all plantings and sod until the rainy season starts.

**FIFTH ORDER OF BUSINESS**

**Aquatic Report**

- Ms. Campagna noted Pond 25 is not looking worse.
  - Mr. Williams inquired about aeration.
  - Ms. Stewart noted they have discussed dredging it and she can look at electrical service and the work with the pond company.
- Mr. Riemensperger addressed Pond 36 at the entrance to Sortino noting there is a washout.

- Mr. Riemensperger addressed the trash in the ponds noting he asked Mr. Mendenhall for the year-to-date trash removal figure from Cardno. The \$280 from the last invoice should be added to any other year-to-date items.

Mr. Riemensperger MOVED to find out the year-to-date trash removal costs and bill to Lennar and Ms. Taylor seconded the motion.

Mr. Riemensperger MOVED to amend the motion to include any future cost be billed back to Lennar and Ms. Taylor seconded the amendment.

On VOICE vote with Mr. Riemensperger and Ms. Taylor voting aye, and Ms. Campagna and Ms. Evans voting nay, the motion failed.

*It was noted Mr. Williams has stepped out of the meeting.*

**SIXTTH ORDER OF BUSINESS**

**Staff Report**

**A. District Engineer**

Ms. Stewart reported:

- Researched roadway signs and the cost associated with replacing or repairing them. Creative Sign Design completed the project with Lennar but did not do the original phases. The cost to replace or repair is about \$5,000.00 per phase.
- Inquired if there is a sidewalk along the street where they are looking at putting the parking spaces by the dog park.
  - Mr. Riemensperger noted there is an extended curb.
  - Is there adequate space to put 20-feet past the sidewalk for parking spaces. *It would be parallel parking.*
  - The estimated cost per space is \$10,000.00 to \$12,000.00.

Mr. Riemensperger MOVED to add five parking spaces to the budget for FY 2022 at a cost of \$60,000.00 and Ms. Taylor seconded the motion.

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

Mr. Riemensperger MOVED to find out the year-to-date trash removal costs with this and any future cost to be billed back to Lennar and Ms. Taylor seconded the motion.

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

Mr. Williams MOVED to have Cardno report and document what they have described and removed.

Mr. Riemensperger seconded the motion. On VOICE vote with Mr. Williams, Mr. Riemensperger, Ms. Campagna and Ms. Taylor voting aye, and Ms. Evans voting nay, the motion was approved.

- Mr. Williams noted he has to leave the meeting by 2:30 p.m.

**B. Field Manager's Report**

There being no further report, the next item followed.

- Mr. Riemensperger inquired if there is an update on the streetlights.
  - Mr. Wenck noted it is slow and he does not get a lot of response from Harvey Electric on what they have or have not done. An invoice was received which listed repaired lights, when Mr. Wenck reviewed the lights about half were not fixed, he sent an email back to them and received no response.
  - Start looking for another electrician.
- Ms. Taylor addressed having lights reinstalled at Matera for the sign.
  - Mr. Riemensperger noted the property has not been conveyed to the CDD and they do not accept until fixed.
- Ms. Taylor inquired about the credit from Star Electric.
  - Mr. Wenck noted he received a new invoice from Star Electric today with a \$300.00 credit.

**C. District Manager**

**i. Consideration of Resolution 2021-05, Approving the Proposed Budget for Fiscal Year 2022 and Setting Public Hearing**

Ms. Taylor MOVED to adopt Resolution 2021-05 a resolution of the Board of Supervisors of the Estancia at Wiregrass Community Development District approving the proposed budget for Fiscal Year 2021/2022 and setting a public hearing thereon pursuant to Florida Law, addressing transmittal, posting and publication requirements, and providing an effective date and Mr. Williams seconded the motion.

- Mr. Mendenhall noted the budget has most of the items discussed at the workshop. It does not include the dog park parking as they were waiting on numbers.
- Budget Public hearing is scheduled for July 27, 2021 at 5:00 p.m. at Hyatt Place.

Mr. Riemensperger MOVED to amend the motion to include \$60,000.00 for dog park parking and Mr. Williams accepted the amendment.

On VOICE vote, with Ms. Taylor, Mr. Williams, Mr. Riemensperger and Ms. Campagna voting aye and Ms. Evans voting nay, the motion was approved.

**ii. Report on Number of Registered Voters – 1,538**

- Mr. Mendenhall addressed the list provided by Ms. Harris, noting it is not added to the minutes, it is added to the meeting documents as an exhibit.

**D. District Counsel**

- Mr. Eckert reported the AGO request will be submitted this week. He has the resolution for the Chair’s signature, and he will substitute the approved minutes for the draft minutes.
- Legislative Update – Special District Board member ethics training did not pass. Items that did pass were late payments penalties to contractors increased from 1% to 2% per month, Veterans Preference Program for hiring must be implemented, COVID bill was passed that provides protections for local governments and businesses, audit will change in terms of employees and subcontractors and a budget variance report will be required at the end of the year that will go into the audit also. A bill was passed allowing electronic publication of meetings instead of newspaper however it also says you have to publish in



the newspaper the fact that you will be publishing online. District counsel will be reviewing the feasibility of online publishing of District notices in the future.

**SEVENTH ORDER OF BUSINESS**

**Discussion of RFQ for District Engineer**

- Mr. Mendenhall reported they advertised the RFQ for District Engineer and received no responses. After that he reached out to four engineering firms that do CDD work and spoke with three who, for various reasons, are not interested at this time. There is one firm which he has not yet heard back from.
- Mr. Eckert requested the Board approve the selection criteria.

On MOTION by Ms. Evan seconded by Mr. Williams, with all in favor, the selection criteria were approved.

**EIGHTH ORDER OF BUSINESS**

**Supervisor Request**

Mr. Williams MOVED to authorize District Counsel and District Engineer to review the remaining balance of Impact Fees and if there are any remaining expenditures to be expended against those out of the capital project, trying to arrive at a potential dollar amount, if possible, to be transferred to surplus funds for the District.

- Mr. Williams noted currently there is a balance of \$255,575.00.

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

- Mr. Williams addressed publishing meeting schedules requesting Mr. Eckert review how once per year advertising would fit with the electronic publication.

On MOTION by Mr. Williams seconded by Mr. Riemensperger, with all in favor, authorizing District Counsel to review meeting schedule publishing was approved.

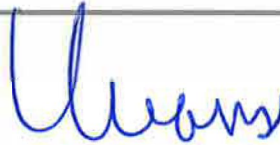
- Mr. Williams requested the Board authorize him, in conjunction with the investment banker, to run through the possible scenario of refinancing the bonds. He addressed current bond rates. Discussion ensued on assessments.
- The consensus of the Board is to allow Mr. Williams to investigate refinancing.

- Ms. Taylor addressed contractor plugging into the pavilion at Sortino, Chancey Road lights, pillar work and relocating the bricks, email from resident regarding people fishing in her pond.
  - Mr. Eckert was asked to prepare a No Fishing policy.
- Ms. Taylor continued regarding an alligator and being unclear who to call.
  - Mr. Mendenhall noted they call FWC.

**NINTH ORDER OF BUSINESS**

**Adjournment**

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



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Kelly Evans  
Chairperson