
MINUTES OF MEETING

**WIREGRASS
COMMUNITY DEVELOPMENT DISTRICT**

Each person who decides to appeal any decision made by The Board of Supervisors with respect to any matter considered at the meeting is advised that the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

The regular meeting of the Board of Supervisors of Supervisors of Wiregrass Community Development District was held on **Thursday, April 24, 2014 at 11:30 a.m.** at the office of Rizzetta & Company, Inc. located at 5844 Old Pasco Road, Suite 100, Wesley Chapel, FL 33544.

Present and constituting a quorum were:

Bill Porter	Board Supervisor, Vice Chairman
Mike Gramling	Board Supervisor, Assistant Secretary
Colby Chandler	Board Supervisor, Assistant Secretary

Also present were:

Scott Brizendine	District Manager, Rizzetta & Company, Inc.
Robbie Cox	Financial Consultant, Rizzetta & Company, Inc.
Mark Straley	District Counsel, Straley & Robin
Scott Sheridan	District Engineer, King Engineering, Inc.
Bill Merrill	Developer's Counsel, Icard, Merrill, Cullis, Timm, Furn, & Ginsburg, P.A.
Brett Sealy	Investment Banker, MBS Capital Markets (via speakerphone)

FIRST ORDER OF BUSINESS

Call to Order

Mr. Brizendine called the meeting to order and read roll call confirming a quorum for the meeting.

SECOND ORDER OF BUSINESS

Audience Comments on Agenda Items

Mr. Brizendine stated that there were no members of the general audience in attendance.

THIRD ORDER OF BUSINESS

Consideration of Minutes of the Board of Supervisors' Meeting Held on March 27, 2014

On a Motion by Mr. Bill Porter, seconded by Mr. Chandler, with all in favor, the Board of Supervisors approved the Minutes from the Board of Supervisors Meeting held on March 27, 2014 as presented for Wiregrass Community Development District.

FOURTH ORDER OF BUSINESS

Consideration of Operation and Maintenance Expenditures for March.

On a Motion by Mr. Chandler, seconded by Mr. Gramling, with all in favor, the Board of Supervisors approved the Operation and Maintenance Expenditures for March (\$2,914.42) for Wiregrass Community Development District.

FIFTH ORDER OF BUSINESS

Discussion on Bond Related Matters

Mr. Sheridan provided a brief overview of the items included in the Capital Improvement plan (CIP), which totals \$148,869,717, such as the components of the utility and roadway infrastructure. Mr. Straley recommended that the Board approve the latest version of the Engineer's Report since the Preliminary Assessment Allocation Report is predicated on it.

On a Motion by Mr. Gramling, seconded by Mr. Bill Porter, with all in favor, the Board of Supervisors approved the Engineer's Report dated February 27, 2014 for Wiregrass Community Development District.

Mr. Cox touched on the changes that were made to the Preliminary Phase I Master Special Assessment Report since last presented to the Board by reviewing the information found in the various tables. He stated that table one reflects the most current development plan (11,813.07 units), table two the current Phase I plan with the addition of a hotel and increased number of apartments and hospital beds, table three reflects the total District CIP, table four the breakdown of CIP costs per product type, table five the maximum Phase I cost allocation, table six the phase I maximum bonds value, table seven the maximum assessments, and table eight the maximum assessments per product type. He asked if there were any questions on the report. There were none.

Mr. Straley presented and reviewed Resolution 2014-01, explaining that it formalizes the Boards intention to adopt special assessments in the amounts discussed in the Assessment Allocation and Engineer's reports. He noted that the resolution sets the date for the public hearing; therefore it will not be necessary to approve the second resolution. He asked for and received confirmation that the Board wished to hold the public hearing on June 3, 2014 at 1:30 p.m.

On a Motion by Mr. Gramling, seconded by Mr. Bill Porter, with all in favor, the Board of Supervisors approved Resolution 2014-01, declaring special assessments and setting the public hearing on June 3, 2014 at 1:30 p.m. at the office of Rizzetta & Company, Inc. located at 5844 Old Pasco Road, Suite 100, Wesley Chapel, FL 33544 for Wiregrass Community Development District.

SIXTH ORDER OF BUSINESS

**Consideration of Interlocal Agreement
with Property Appraiser**

Mr. Brizendine presented and reviewed the Interlocal Agreement with the Pasco County Property Appraiser, stating that it outlines the services to be provided by the County relative to sending out TRIM notices and providing the District with the information needed to place the assessments on the tax roll. He noted that there is an administrative fee of \$750 to set up the account and an annual fee of \$150 going forward.

On a Motion by Mr. Chandler, seconded by Mr. Bill Porter, with all in favor, the Board of Supervisors approved the Interlocal Agreement with the Pasco County Property Appraiser for Wiregrass Community Development District.

SEVENTH ORDER OF BUSINESS

**Consideration of Interlocal Agreement
with Tax Collector**

Mr. Brizendine presented and reviewed the Interlocal Agreement with the Pasco County Tax Collector, stating that it outlines the services to be provided by the County relative to collecting the District's assessments on the tax roll. He noted that there is a one time administrative fee of \$700 to set up the account and explained that the District will be able to use the services with the implementation of the fiscal year 2015-2016 budget.

On a Motion by Mr. Bill Porter, seconded by Mr. Gramling, with all in favor, the Board of Supervisors approved the Interlocal Agreement with the Pasco County Tax Collector for Wiregrass Community Development District.

EIGHTH ORDER OF BUSINESS

Staff Reports

- A. District Counsel
No report.
- B. District Engineer
No report.

C. District Manager

Mr. Brizendine stated that he had intended to present the proposed budget for fiscal year 2014-2015 at the May 22nd meeting, but given that the Board has scheduled a public hearing on June 3, 2014 it makes sense to cancel the May meeting and address the standard Board agenda items during the meeting on June 3rd. He asked for guidance from the Board regarding any services that may be coming on board next year, as he will be presenting the fiscal year 2014/2015 proposed budget at that time, as well..

NINTH ORDER OF BUSINESS

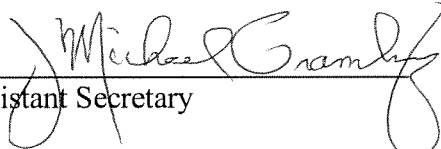
Supervisor Requests

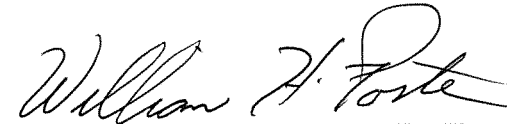
There were no Supervisor requests.

TENTH ORDER OF BUSINESS

Adjournment

On a Motion by Mr. Chandler, seconded by Mr. Bill Porter, with all in favor, the Board of Supervisors adjourned the meeting at 10:30 a.m. for Wiregrass Community Development District.


Assistant Secretary


Chairman/Vice Chairman