

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 Wiregrass Community Development District was held on **Thursday, July 24, 2014 at 10:05 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
Quinn Miller	Board Supervisor, Assistant Secretary

Also present were:

Scott Brizendine	District Manager, Rizzetta & Company, Inc.
Kristen Suit	District Manager, Rizzetta & Company, Inc.
Robbie Cox	Financial Consultant, Rizzetta & Company, Inc.
Brooke DeVito	Financial Consultant, Rizzetta & Company, Inc.
Tracy Robin	District Counsel, Straley & Robin
Scott Sheridan	District Engineer, King Engineering, Inc.
Brett Sealy	Investment Banker, MBS Capital Markets
Jennifer LaRocco	Bond Counsel, Nabors, Giblin & Nickerson
JD Porter	Developer
Richard Arkin	Counsel for GL Homes
Christy Pisarcik	Representative, Acadia Healthcare
Jeff McMullen	Representative, Acadia Healthcare
Matt Brockway	Developer's Counsel

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 noted that there were no comments put forward at this time.

THIRD ORDER OF BUSINESS

Consideration of Board Supervisor Replacement

Mr. Brizendine stated that at the last meeting the Board accepted a resignation from Don Porter from his seat (4) which is scheduled to expire in November of 2014. He asked if there was any consideration of appointing a replacement Supervisor at this time. There was none. Mr. Brizendine stated that the associated agenda items would also be tabled.

FOURTH ORDER OF BUSINESS

Consideration of Minutes of the Board of Supervisors' Meeting Held on June 26, 2014

On a Motion by Mr. Porter, seconded by Ms. Miller, with all in favor, the Board of Supervisors approved the minutes from the Board of Supervisors meeting held on June 26, 2014 as presented for Wiregrass Community Development District.

FIFTH ORDER OF BUSINESS

Consideration of Operation and Maintenance Expenditures for June

On a Motion by Mr. Bill Porter, seconded by Mr. Gramling, with all in favor, the Board of Supervisors approved the Operation and Maintenance Expenditures for June (\$6,441.00) for Wiregrass Community Development District.

SIXTH ORDER OF BUSINESS

Consideration of Bond Related Matters

Mr. Sheridan stated that a form of the report was approved at the last meeting, noting that other improvements have been added to the plan that could be constructed as part of the 2014 bond issuance and are outlined in Exhibits B2 & D12. The additions include construction of all of the roadways and utilities in Parcel M12 that goes to the southern boundary of the District and Wiregrass Ranch Boulevard North to Chancey Road. He noted that the Master plan would be modified to reflect the change.

On a Motion by Mr. Gramling, seconded by Mr. Porter, with all in favor, the Board of Supervisors accepted the Supplemental Engineer's Report for Wiregrass Community Development District.

Mr. Cox presented the Final Phase I Master Special Assessment Allocation Report, noting that the only change that has been made was the one approved at the last meeting to correct the excel error in Table V. He reviewed how the allocations were determined based on the costs of the total project and the various product types. He reviewed the tables associated with phase I of the project showing how the cost of the project (\$42,140,962.94) would be divided amongst the product types, the par amount of the bonds (\$51,850,000.00), and the maximum assessment levels.

There were no questions put forward regarding the report.

SEVENTH ORDER OF BUSINESS**Public Hearing on Special Assessments**

On a Motion by Mr. Gramling, seconded by Mr. Porter, with all in favor, the Board of Supervisors opened the public hearing on special assessments for Wiregrass Community Development District.

Mr. Brizendine stated that the public hearing was duly advertised in the local newspaper, as well as notices mailed to property owners. He noted that there are members of the audience in attendance and opened the floor up to public comment. Mr. McMullen, from Acadia Healthcare, reiterated a request that was made in writing on July 18, 2014, that the hospital only be assessed for the 75 beds it currently has in operation and not the full 111 planned. Mr. Cox noted that as stated in the assessment report the proposed assessments are maximum amounts and may come in lower than projected. He further explained that the standard methodology takes into account the sizing of the project and assessments are based on the entitlements (product types and counts) per parcel. Mr. Robin stated that all builders purchasing property within the District will be assessed based on the entitlements assigned to that property before any vertical construction occurs and the hospital has the ability to build the additional beds at any time. It was noted that there is a period of deferred interest and bond payments will not be payable for approximately a year and a half. Mr. Sealy reviewed the structure of the bonds and touched on the expectation that there will be a period of Capitalized Interest that will be included in the bond issuance that will run through November 1, 2015 and payable March 31, 2016. He emphasized that the actual terms will not be final until the sale of the bonds have closed.

There was no further discussion on the bonds.

On a Motion by Ms. Miller, seconded by Mr. Gramling, with all in favor, the Board of Supervisors closed the public hearing on special assessments for Wiregrass Community Development District.

Mr. Robin reviewed the purpose of the resolution by reading the header into the record. There were no questions on the resolution.

On a Motion by Mr. Gramling, seconded by Mr. Porter, with all in favor, the Board of Supervisors approved Resolution 2014-11, Approving Special Assessments for Wiregrass Community Development District.

EIGHTH ORDER OF BUSINESS**Consideration of Resolution 2014-10, Bond Delegation Resolution**

Ms. LaRocco reviewed the resolution for those in attendance stating that it approves the Master Trust Indenture, which outlines the details by which the Bond Issuances by the District will be governed, the Supplement Trust Indenture, which is specific to the 2014 issuance, the Preliminary Limited Offering Memorandum (PLOM), the Bond Purchase Agreement (BPA), and the Continuing Disclosure Agreement (CDA) that are all associated with the 2014 bonds. Ms. LaRocco explained that the resolution also sets the parameters in terms of the maximum principal amount of the issuance, coupon rate, and underwriter's discount, as well as the maturity date and redemption provisions that must be met in order for the sale to occur. It also authorizes the Chairman to execute the final documents on behalf of the Board. She confirmed that the principle amount was set at a not-to-exceed amount of \$15,000,000.

On a Motion by Ms. Miller, seconded by Mr. Gramling, with all in favor, the Board of Supervisors approved Resolution 2014-10, Approving the Delegated Bond Resolution for Wiregrass Community Development District.

NINTH ORDER OF BUSINESS**Consideration of Resolution 2014-12, Realigning Officers**

Mr. Brizendine explained that Mr. Don Porter's resignation left the position of Chairman of the Board open and recommended that the Board consider appointing new officers. The following Board actions were taken:

On a Motion by Mr. Gramling, seconded by Ms. Miller, with all in favor, the Board of Supervisors appointed Bill Porter as Chairman for Wiregrass Community Development District.

On a Motion by Mr. Porter, seconded by Ms. Miller, with all in favor, the Board of Supervisors appointed Mike Gramling as Vice Chairman for Wiregrass Community Development District.

On a Motion by Ms. Miller, seconded by Mr. Porter, with all in favor, the Board of Supervisors approved Resolution 2014-12, designating Bill Porter as Chairman, Mike Gramling as Vice Chairman, and Colby Chandler, Quinn miller, Scott Brizendine, and Kristen Suit as Assistant Secretaries for Wiregrass Community Development District.

TENTH ORDER OF BUSINESS**Staff Reports****A. District Counsel**

Mr. Robin spoke briefly about the RFQ for Irrigation Management Services and the need for some assistance from the District Engineer regarding the scope of services.

On a Motion by Mr. Porter, seconded by Ms. Miller, with all in favor, the Board of Supervisors authorized Staff to submit an RFQ ad for Irrigation Maintenance Services to assist with irrigation for a reclaimed system with well augmentation for Wiregrass Community Development District.

B. District Engineer

A brief discussion ensued regarding the need to request a variance for water restrictions, for the northern section of the Wiregrass Ranch Boulevard to be dedicated or conveyed to the County, and to accept the conveyance of slivers of M23 to the District from Wiregrass Ranch, Inc. JD Porter stated that road was constructed by Walmart as part of the terms of the sale of the property and was always intended to be turned over to the County. The property the road runs through is not owned by Walmart. It was also stated that the slivers of land are S.R. 56 mitigation areas left over from the sale of property to GL Homes. The following Board actions were taken:

On a Motion by Ms. Miller, seconded by Mr. Porter, with all in favor, the Board of Supervisors authorized Staff to proceed with the dedication/ Conveyance of the northern section of the Wiregrass Ranch Boulevard to the County for Wiregrass Community Development District.

On a Motion by Mr. Gramling, seconded by Mr. Porter, with all in favor, the Board of Supervisors accepted the conveyance of the M23 slivers of property from Wiregrass Ranch, Inc. for Wiregrass Community Development District.

C. District Manager

Mr. Brizendine reminded the Board that the next meeting is scheduled for August 28, 2014 and includes the public hearing to adopt the final budget for fiscal year 2014/2015.

NINTH ORDER OF BUSINESS


Supervisor Requests

There were no Supervisor requests.

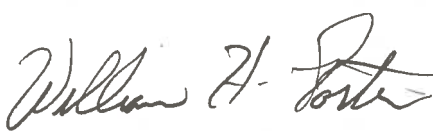
TENTH ORDER OF BUSINESS

Adjournment

On a Motion by Mr. Porter, seconded by Ms. Miller, with all in favor, the Board of Supervisors adjourned the meeting at 10:40 a.m. for Wiregrass Community Development District.



Assistant Secretary



Chairman/Vice Chairman