

**WIREGRASS COMMUNITY
DEVELOPMENT DISTRICT**

**BOARD OF SUPERVISORS
MEETING
OCTOBER 23, 2014**

WIREGRASS COMMUNITY DEVELOPMENT DISTRICT AGENDA OCTOBER 23, 2014 at 10:00 A.M.

Offices of Rizzetta & Company, Inc
5844 Old Pasco Road, Suite 100
Wesley Chapel, FL 33544.

District Board of Supervisors	Bill Porter Mike Gramling Colby Chandler Deborah Porter Quinn Miller	Chairman Vice Chairman Assistant Secretary Assistant Secretary Assistant Secretary
District Manager	Scott Brizendine	Rizzetta & Company, Inc.
District Counsel	Mark Straley	Straley & Robin
District Engineer	Scott Sheridan	King Engineering, Inc.

All Cellular phones and pagers must be turned off while in the clubhouse.

The District Agenda is comprised of six different sections:

The meeting will begin promptly at **10:00 a.m.** with the first section which is called **Audience Comments on Agenda Items**. The Audience Comment portion of the agenda is where individuals may comment on matters that concern the District. Each individual is limited to three (3) minutes for such comment. The Board of Supervisors or Staff is not obligated to provide a response until sufficient time for research or action is warranted. **IF THE COMMENT CONCERNS A MAINTENANCE RELATED ITEM, THE ITEM WILL NEED TO BE ADDRESSED BY THE DISTRICT MANAGER OUTSIDE THE CONTEXT OF THIS MEETING.** The second section is called the **Business Administration** section and contains items that require the review and approval of the District Board of Supervisors as a normal course of business. The third section is called **Business Items**. The business items section contains items for approval by the District Board of Supervisors that may require discussion, motion and votes on an item-by-item basis. Occasionally, certain items for decision within this section are required by Florida Statute to be held as a Public Hearing. During the Public Hearing portion of the agenda item, each member of the public will be permitted to provide one comment on the issue, prior to the Board of Supervisors' discussion, motion and vote. Agendas can be reviewed by contacting the Manager's office at (813) 994-1001 at least seven days in advance of the scheduled meeting. Requests to place items on the agenda must be submitted in writing with an explanation to the District Manager at least fourteen (14) days prior to the date of the meeting. The fourth section is called **Staff Reports**. This section allows the District Manager, Engineer, and Attorney to update the Board of Supervisors on any pending issues that are being researched for Board action. The fifth section which is called **Audience Comments on Other Items** provides members of the audience the opportunity to comment on matters of concern to them that were not addressed during the meeting. The same guidelines used during the first audience comment section will apply here as well. The final section is called **Supervisor Requests**. This is the section in which the Supervisors may request Staff to prepare certain items in an effort to meet residential needs.

Public workshops sessions may be advertised and held in an effort to provide informational services. These sessions allow staff or consultants to discuss a policy or business matter in a more informal manner and allow for lengthy presentations prior to scheduling the item for approval. Typically no motions or votes are made during these sessions.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this meeting is asked to advise the District Office at (813) 994-1001, at least 48 hours before the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 1 (800) 955-8770, who can aid you in contacting the District Office.

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

WIREGRASS COMMUNITY DEVELOPMENT DISTRICT
DISTRICT OFFICE • 5844 OLD PASCO ROAD • SUITE 100 • WESLEY CHAPEL, FL 33544

October 16, 2014

Board of Supervisors
**Wiregrass Community
Development District**
Dear Board Members:

The regular meeting of the Board of Supervisors of the Wiregrass Community Development District will be held on **Thursday, October 23, 2014 at 10:00 a.m.** at the office of Rizzetta & Company, Inc., located at 5844 Old Pasco Road, Suite 100, Wesley Chapel, FL 33544. The following is the advance agenda for this meeting:

- 1. CALL TO ORDER**
- 2. AUDIENCE COMMENTS ON AGENDA ITEMS**
- 3. BUSINESS ADMINISTRATION**
 - A. Consideration of Minutes of the Board of Supervisors' Meeting Held on September 25, 2014.....Tab 1
 - B. Consideration of Operation & Maintenance Expenditures for September.....Tab 2
- 4. BUSINESS ITEMS**
 - A. Consideration of Proposals for Irrigation Management Services (under separate cover)
- 5. STAFF REPORTS**
 - A. District Counsel
 - B. District Engineer
 - C. District Manager
- 6. AUDIENCE COMMENTS ON OTHER ITEMS**
- 7. SUPERVISOR REQUESTS**
- 8. ADJOURNMENT**

I look forward to seeing you at the meeting. In the meantime, if you have any questions, please do not hesitate to call me at (813) 994-1001.

Very truly yours,



Scott Brizendine
District Manager

cc. Mark Straley, Straley & Robin
Scott Sheridan, King Engineering, Inc.

Tab 1

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28
29
30
31
32
33
34
35
36
37
38
39
40
41
42
43
44
45
46
47

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, September 25, 2014 at 10:00 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, Chairman
Mike Gramling	Board Supervisor, Vice Chairman
Quinn Miller	Board Supervisor, Assistant Secretary
Deborah Porter	Board Supervisor, Assistant Secretary
Colby Chandler	Board Supervisor, Assistant Secretary

Also present were:

Scott Brizendine	District Manager, Rizzetta & Company, Inc.
John Vericker	District Counsel, Straley & Robin
Brooke Devito	Financial Analyst, Rizzetta & Company, Inc.
Bre Beirl	Financial Analyst, Rizzetta & Company, Inc.
Eric Dailey	Director of District Services, Rizzetta & Company, Inc.
Scott Sheridan	District Engineer, King Engineering, Inc.
Matt Brockway	Developer's Counsel, Icard Merrill
Bill Merrill	Developer's Counsel, Icard Merrill
Robbie Cox	Investment Banker, MBS Capital Markets
Brett Sealy	Investment Banker, MBS Capital Markets
Lori Brownson	Representative, McFarlane Ferguson
Taylor Russo	Representative, McFarlane Ferguson
Jennifer LaRocco	Bond Counsel, Nabors, Giblin, & Nickerson <i>(joined the meeting in progress)</i>

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

48
49
50
51
52
53
54

There were no audience comments put forward at this time.

THIRD ORDER OF BUSINESS

Consideration of Minutes of the Board of Supervisors' Meeting Held on August 28, 2014

On a Motion by Mr. Gramling, seconded by Mr. Porter, with all in favor, the Board of Supervisors approved the minutes from the Board of Supervisors meeting held on August 28, 2014 as presented for Wiregrass Community Development District.

55
56
57
58

FOURTH ORDER OF BUSINESS

Consideration of Operation and Maintenance Expenditures for August

On a Motion by Mr. Porter, seconded by Ms. Miller, with all in favor, the Board of Supervisors approved the Operation and Maintenance Expenditures for August (\$4,988.46) for Wiregrass Community Development District.

59
60
61
62
63
64
65
66
67
68
69
70
71

FIFTH ORDER OF BUSINESS

Consideration of Bond Related Matters

(Ms. LaRocco joined the meeting in progress.)

Mr. Sealy stated that the marketing and pricing is completed and the pricing includes two terms (20 years and 30 years) and is for \$11,300,000 with the first payment being due on May 1, 2016 and a maturity date of May 1, 2045. He reviewed the various interest rates and noted that the bonds close tomorrow.

Mr. Vericker asked for a motion to ratify the auxiliary documents that were previously approved in substantial form and provide a listing of those documents to the Board,

On a Motion by Ms. Miller, seconded by Mr. Porter, with all in favor, the Board of Supervisors ratified the execution of the auxiliary documents associated with the bond issuance that were approved in substantial form for Wiregrass Community Development District.

72
73
74
75
76
77
78
79
80

Ms. Devito reviewed the Final Assessment Area 1 Supplemental Special Assessment Allocation Report, noting the par amount of the bonds (\$13,620,000.00), the average interest rate of 5.48%, the maximum assessments from the Master Assessment Report, and the target assessment levels that were requested by the Developer to meet current market trends. She noted that the Developer will be offsetting the assessments in kind to make up the difference. With no questions being heard, Mr. Brizendine asked for a motion to approve the report.

On a Motion by Mr. Gramling, seconded by Mr. Chandler, with all in favor, the Board of Supervisors approved the Final Assessment Area 1 Supplemental Special Assessment Report for Wiregrass Community Development District.

81
82
83
84
85
86
87
88
89
90
91
92
93
94
95
96
97
98
99
100
101
102
103
104
105
106
107

108
109
110
111
112
113

SIXTH ORDER OF BUSINESS

Staff Reports

- A. District Counsel
Mr. Vericker stated that the RFQ has been prepared and issued. Mr. Sheridan stated that the ad ran over the past weekend and additional materials have been provided to interested firms. The proposals are due back to the District Managers office on September 30th by noon and will be available for review at the next Board meeting.

- B. District Engineer
No report

- C. District Manager
Mr. Brizendine announced the upcoming landowner's election for seats one, four, and five, currently held by Bill Porter, Deborah Porter, and Quinn Miller respectively. He presented copies of the ballot and proxy, noting that the election will be held just prior to the November 20th meeting.

A question was raised as to whether a new Chairman had been appointed and Mr. Brizendine stated that Mr. Porter had been appointed as Chairman a couple of months ago.

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. Porter, with all in favor, the Board of Supervisors adjourned the meeting at 10:15 a.m. for Wiregrass Community Development District.
--

Secretary/ Assistant Secretary

Chairman/Vice Chairman

Tab 2

WIREGRASS COMMUNITY DEVELOPMENT DISTRICT

DISTRICT OFFICE · 5844 OLD PASCO ROAD · SUITE 100 · WESLEY CHAPEL, FLORIDA 33544

Operation and Maintenance Expenditures September 2014 For Board Approval

Attached please find the check register listing the Operation and Maintenance expenditures paid from September 1, 2014 through September 30, 2014. This does not include expenditures previously approved by the Board.

The total items being presented: **\$3,058.00**

Approval of Expenditures:

_____ Chairman

_____ Vice Chairman

_____ Assistant Secretary

Wiregrass Community Development District
Paid Operation & Maintenance Expenses
September 1, 2014 Through September 30, 2014

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Rizzetta & Company, Inc.	130	17125	District Management Fees 09/14	\$ 1,500.00
Straley & Robin	131	11204	General Legal Services 08/14	\$ 1,558.00
Report Total				<u>\$ 3,058.00</u>

RIZZETTA & COMPANY, INC.
 5020 W Linebaugh Avenue
 Suite 200
 Tampa, FL 33624

DATE	INVOICE NO.
9/1/2014	17125

BILL TO
WIREGRASS COMMUNITY DEVELOPMENT DISTRICT 3434 Colwell Avenue, Suite 200 Tampa, Florida 33614

TERMS	PROJECT
Due Upon Rec't	970 - CDD

ITEM	DESCRIPTION	QTY	RATE	AMOUNT
DM	PROFESSIONAL FEES: District Management Services Services for the period September 1, 2014 through September 30, 2014 <div style="text-align: right; color: red; font-weight: bold;">RECEIVED</div> <div style="text-align: right; color: blue; font-weight: bold;">AUG 26 2014</div> <p style="color: red; font-size: small;"> Date Rec'd Rizzetta & Co., Inc. _____ M approval _____ Date _____ Date entered _____ AUG 29 2014 Fund 001 GL 51300 OC 3101 Book # _____ </p>		1,500.00	1,500.00

Total	\$1,500.00
--------------	-------------------

STRALEY & ROBIN

Attorneys At Law
1510 W. Cleveland Street
Tampa, Florida 33606
Telephone (813) 223-9400 * Facsimile (813) 223-5043
Federal Tax Id. - 20-1778458



Wiregrass Community Development District
c/o RIZZETTA & COMPANY
5844 Old Pasco Road
Suite 100
Wesley Chapel, FL 33544

August 26, 2014
Client: 001371
Matter: 000001
Invoice #: 11204

Page: 1

RE: General

For Professional Services Rendered Through August 15, 2014

SERVICES

Date	Person	Description of Services	Hours
07/23/2014	TJR	REVIEW MEETING AGENDA PACKET; ANALYZE ISSUES RE PUBLIC HEARING AND LETTER RECEIVED FROM HOSPITAL PROPERTY; TELEPHONE CONFERENCE WITH R. COX RE ASSESSMENT METHODOLOGY AND PUBLIC HEARING; REVIEW COMMUNICATIONS FROM J. MCMULLEN RE OBJECTION OF TEN BROECK TO ASSESSMENT HOSPITAL PROPERTY; REVIEW UPDATED ASSESSMENT METHODOLOGY FOR ASSESSMENT AREA 1; REVIEW AND RESPOND TO COMMUNICATION FROM M. BROCKWAY; TELEPHONE CONFERENCE WITH M. BROCKWAY, CONTACT B. SEALY.	1.7
07/24/2014	TJR	PREPARE FOR AND ATTEND BOS WORKSHOP AND REGULAR MEETING; CONFERENCE WITH B. SEALEY.	2.9
07/24/2014	LH	TELEPHONE CONFERENCE WITH T. ROBIN RE IRRIGATION RESOLUTION; REVIEW EMAILS AND FILES RE SAME; REVIEW EMAIL FROM C. JORDAN RE FINAL ASSESSMENT RESOLUTION AND ATTACHMENTS TO SAME; FORWARD EMAIL TO J. VERICKER RE SAME.	0.4
08/13/2014	MKS	CORRESPONDENCE FROM D. MANSON RE MASTER IRRIGATION SYSTEM.	0.2


SERVICES

Date	Person	Description of Services	Hours
08/13/2014	LH	REVIEW EMAIL FROM D. MANSON RE ITEMS NEEDED FOR IRRIGATION WATER VARIANCE APPLICATION TO SWFWMD; REVIEW FILES RE LEGAL DESCRIPTION AND BOUNDARY MAP; PREPARE EMAIL TO D. MANSON RE SAME.	0.4
Total Professional Services			5.6
			\$1,558.00

PERSON RECAP

Person	Hours	Amount
MKS Mark K. Straley	0.2	\$66.00
TJR Tracy J. Robin	4.6	\$1,380.00
LH Lynn Hoodless	0.8	\$112.00

Total Services	\$1,558.00
Total Disbursements	\$0.00
Total Current Charges	\$1,558.00
PAY THIS AMOUNT	\$1,558.00

Date Rec'd Dist Office _____
 DM Approval  _____
 Date Entered AUG 29 2014 _____
 Fund 001 GL 51400 CC 3107 _____
 Check # _____

Please Include Invoice Number on all Correspondence