

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, October 24, 2013 at 10:15 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:

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| Don Porter | Board Supervisor, Chairman |
| Bill Porter | Board Supervisor, Vice Chairman |
| Mike Gramling | Board Supervisor, Assistant Secretary |
| Colby Chandler | Board Supervisor, Assistant Secretary |
| Quinn Miller | Board Supervisor, Assistant Secretary |

Also present were:

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| Scott Brizendine | District Manager, Rizzetta & Company, Inc. |
| Mark Straley | District Counsel, Straley & Robin |
| Larry Kistler | District Engineer, King Engineering, Inc. |
| Bill Merrill | Developer's Counsel, Icard, Merrill, Cullis, Timm, Furn, & Ginsburg, P.A. |

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 September 26, 2013

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| <p>On a Motion by Mr. Chandler, seconded by Ms. Miller, with all in favor, the Board of Supervisors approved the Minutes from the Board of Supervisors Meeting held on September 26, 2013 as presented for Wiregrass Community Development District.</p> |
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FOURTH ORDER OF BUSINESS

**Consideration of Operation and
Maintenance Expenditures for September**

There were no questions regarding any of the expenditures.

On a Motion by Mr. Don Porter, seconded by Mr. Chandler, with all in favor, the Board of Supervisors approved the Operation and Maintenance Expenditures for September (\$5,151.70) for Wiregrass Community Development District.

FIFTH ORDER OF BUSINESS

Discussion on Bond Related Matters

Mr. Straley stated that the Developer has constructed some roadway and utility improvements that it desires to convey to the District. With this in mind an Acquisition Agreement has been prepared to address the Wiregrass Ranch Boulevard Right of Way, the Wiregrass Ranch Roadway Improvements, Wiregrass Ranch Utility Improvements, and the Wiregrass Ranch Pond. He stated that the Agreement, Promissory Note, and Bill of Sale are all in the same form as was used with the S.R. 56 conveyance. He explained that the sale price would be based on the fair market value as determined by an appraisal for the real estate and by certification of the District Engineer for non-real estate. Mr. Straley asked the Board to approve the Acquisition Agreement, Promissory Notes (payable to Wiregrass Ranch, Inc., Locust Branch, LLC, Solly Branch Holdings, LLC, and Fly Catcher Enterprises, LLC) in substantial form, direct Staff to finalize the amounts, and authorize the Chairman to execute once finalized.

On a Motion by Mr. Bill Porter, seconded by Mr. Chandler, with all in favor, the Board of Supervisors approved the Acquisition Agreement, Promissory notes (payable to Wiregrass Ranch, Inc., Locust Branch, LLC, Solly Branch Holdings, LLC, and Fly Catcher Enterprises, LLC), and Bill of Sales in substantial form for the Wiregrass Ranch Boulevard Right of Way, the Wiregrass Ranch Roadway Improvements, Wiregrass Ranch Utility Improvements, and the Wiregrass Ranch Pond directed Staff to finalize the amounts, and authorized the Chairman to execute once finalized for Wiregrass Community Development District.

Mr. Straley stated that the S.R. 56 sanitary and reclaimed water lines need to be conveyed to Pasco County and he will need Board authorization for the Chairman to execute those documents.

On a Motion by Mr. Gramling, seconded by Mr. Bill Porter, with all in favor, the Board of Supervisors authorized the Chairman to execute the documents associated with conveying the S.R. 56 sanitary and reclaimed water lines to the county for Wiregrass Community Development District.

A brief discussion ensued regarding the need to ratify action taken to construct a force main on behalf of the District at a cost of \$42,000.

On a Motion by Mr. Bill Porter, seconded by Ms. Miller, with all in favor, the Board of Supervisors ratified the Chairman's action in approving the expenditure of \$42,000 to construct a force main for Wiregrass Community Development District.

Mr. Straley stated that while acquisition agreements have not been drafted relative to the M 11 ponds, Legacy Road Right-of Way and improvements, Chancey Rd improvements in phase 1 and 2 and the North Right of Way, they will be in the near future. He stated that given the fact that the associated documents and payment procedures would be in the same form as the ones just approved it might be prudent to go ahead and authorize the Chairman to execute the documents at this time.

On a Motion by Mr. Gramling, seconded by Mr. Chandler, with all in favor, the Board of Supervisors authorized Staff to prepare the Acquisition Agreement, Promissory notes (payable to Wiregrass Ranch, Inc., Locust Branch, LLC, Solly Branch Holdings, LLC, and Fly Catcher Enterprises, LLC), and Bill of Sales for the M11 Ponds, Legacy Road Right of Way, Chancey Rd improvements in phase 1 and 2 and the North ROW and authorized the Chairman to execute once finalized for Wiregrass Community Development District.

SIXTH ORDER OF BUSINESS

Staff Reports

A. District Counsel

Mr. Straley stated that the Bond Validation Hearing has been set for November 12th at 2:00 pm before Judge Babb. A brief discussion ensued regarding who needs to attend the hearing and the procedure that will be followed. It was noted that the earliest the Board could issue bonds would be 30 days after the hearing, but there is no specific time frame in which the District must issue them.

B. District Engineer

No report

C. District Manager

Mr. Brizendine reminded the Board that the next meeting will be held on November 21st. He noted that the workshop was continued to that date as well and will commence at 9:00 a.m.

SEVENTH ORDER OF BUSINESS

Supervisor Requests

There were no Supervisor requests.

EIGHTH ORDER OF BUSINESS

Adjournment

On a Motion by Mr. Gramling, seconded by Mr. Bill Porter, with all in favor, the Board of Supervisors adjourned the meeting at 10:50 a.m. for Wiregrass Community Development District.

Assistant Secretary

Chairman/Vice Chairman