

**WIREGRASS COMMUNITY
DEVELOPMENT DISTRICT**

**BOARD OF SUPERVISORS
MEETING
MARCH 27, 2014**

WIREGRASS COMMUNITY DEVELOPMENT DISTRICT AGENDA MARCH 27, 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	Don Porter Bill Porter Colby Chandler Mike Gramling 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

March 19, 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, March 27, 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 February 27, 2014..... Tab 1
 - B. Consideration of Operation & Maintenance Expenditures for
February..... Tab 2
- 4. BUSINESS ITEMS**
 - A. Presentation of Preliminary Special Assessment Allocation
Methodology Report (under separate cover)
 - B. Consideration of Resolution 2014-01, Declaring Special
Assessments.....Tab 3
 - C. Consideration of Resolution 2014-02, Setting the Public Hearing
on Special Assessments.....Tab 4
- 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
Scott Brizendine
District Manager

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

Tab 1

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, February 27, 2014 at 10:10 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:

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:

Scott Brizendine	District Manager, 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.
JD Porter	Developer

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 audience comments on agenda items at this time.

THIRD ORDER OF BUSINESS

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

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

44 **FOURTH ORDER OF BUSINESS**

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

45
46

On a Motion by Mr. Bill Porter, seconded by Mr. Chandler, with all in favor, the Board of Supervisors approved the Operation and Maintenance Expenditures for January (\$0.00) for Wiregrass Community Development District.

47
48 **FIFTH ORDER OF BUSINESS**

Discussion on Bond Related Matters

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50

It was stated that items 4A, 4B, and 4C are being tabled until the March meeting.

51
52 **SIXTH ORDER OF BUSINESS**

Public Hearing on Rules of Procedure

53

On a Motion by Mr. Chandler, seconded by Ms. Miller, with all in favor, the Board of Supervisors opened the public hearing on Rules of Procedure for Wiregrass Community Development District.

54

55 Mr. Brizendine stated that the public hearing was duly advertised as required under Florida
56 Statutes and there are members of the general public in attendance. He explained that it is
57 customary to update the rules of procedure periodically as Statutes change or are added. One of the
58 changes incorporated into the rules is the Florida "Right to Speak" law that was passed last year and
59 has been put into place by adding a new section to the agenda. Mr. Brizendine stated that other
60 changes include updates to Statutory references.

61

62 Mr. Straley stated that the rules of procedure codify State law and reminded the Board that
63 one of the key components is the competitive bid guidelines which essentially expedites the process
64 for the District to build infrastructure should the Board decide to do so and also sets up a short
65 protest period of 72 hours. He recommended that the Board approve the updated Rules of
66 Procedure.

67

68 Mr. Brizendine asked if there were any questions from the Board or members of the
69 audience. Hearing none, he asked for a motion to close the public hearing.

70

On a Motion by Mr. Don Porter, seconded by Mr. Chandler, with all in favor, the Board of Supervisors closed the public hearing on Rules of Procedure for Wiregrass Community Development District.

71
72 **SEVENTH ORDER OF BUSINESS**

**Consideration of Resolution 2014-06,
Adopting Updated Rules of Procedure**

73
74

On a Motion by Mr. Gramling, seconded by Mr. Bill Porter, with all in favor, the Board of Supervisors approved Resolution 2014-06, adopting the updated Rules of Procedure as presented for Wiregrass Community Development District.

75

76 **EIGHTH ORDER OF BUSINESS**

Staff Reports

- 77
- 78 A. District Counsel
79 No report.
- 80
- 81 B. District Engineer
82 No report
- 83
- 84 C. District Manager
85 Mr. Brizendine stated that the next meeting is scheduled for March 27, 2014 at
86 10:00 a.m.

87

88 **NINTH ORDER OF BUSINESS**

Supervisor Requests

89

90 There were no Supervisor requests.

91

92 **TENTH ORDER OF BUSINESS**

Adjournment

93

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

94

95

96

97

98

99 _____
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 February 2014 For Board Approval

Attached please find the check register listing the Operation and Maintenance expenditures paid from February 1, 2014 through February 28, 2014. This does not include expenditures previously approved by the Board.

The total items being presented: **\$10,578.62**

Approval of Expenditures:

_____ Chairman

_____ Vice Chairman

_____ Assistant Secretary

Wiregrass Community Development District

Paid Operation & Maintenance Expenses

February 1, 2014 Through February 28, 2014

10101 - Cash--Operating Account

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Auto-Owners Insurance	099	011330975 021014	General Liability Insurance 01/29/14 - 01/29/15	\$ 330.00
Rizzetta & Company, Inc.	101	15969	District Management Fees 12/13	\$ 1,500.00
Rizzetta & Company, Inc.	104	16125	District Management Fees 01/14	\$ 1,500.00
Rizzetta & Company, Inc.	104	16336	District Management Fees 02/14	\$ 1,500.00
Straley & Robin	102	10320	General Legal Services 10/13	\$ 2,180.00
Straley & Robin	102	10399	General Legal Services 11/13	\$ 2,477.60
Straley & Robin	105	10471	General Legal Services 12/13	\$ 742.75
The Tampa Tribune	100	10003372620-0124	Acct #1311880 Legal Advertising 01/14	\$ 96.25
The Tampa Tribune	100	10003372624-0126	Acct #1311880 Legal Advertising 01/14	\$ 252.02

Report Total

\$ 10,578.62

AGENCY 12-0049-00

STAHL & ASSOCIATES INSURANCE
3939 TAMPA RD
OLDSMAR, FL 34677-3104



P.O. Box 30315, LANSING, MICHIGAN 48909-7815

02-10-2014

(727) 784-8554

Date Rec'd Dist Office FEB 12 2014

DM Approval [Signature]

Date Entered FEB 12 2014

Fund 001 GL 53900 CC 4502

Check # _____

WIREGRASS CDD
C/O RIZZETTA & CO
5844 OLD PASCO RD # 100
WESLEY CHAPEL, FL 33544-4010

Billing Plan	Account Number	Due Date	Minimum Due	Account Balance
FULL PAY	011330975	02-28-2014	\$330.00	\$330.00

Enroll at www.auto-owners.com to make a payment, view your premium invoice, or view your policy information. A separate Personal ID (PID) Code is required to enroll each policy. The PID Code(s) are located on the back of this invoice for each enrollable policy.

Payment of your premium via check to Auto-Owners Insurance or your agency authorizes us to process your payment electronically. Funds may be withdrawn from your account as soon as the same day we receive your payment.

A fee of up to \$15.00 will be charged if a cancellation notice is issued. A fee of up to \$25.00 will be charged for checks returned due to insufficient funds. If your check is returned for non-sufficient funds (NSF), we may re-present the check as an electronic ACH transaction. An \$8.00 convenience fee will be charged when making a payment by phone.

***** SEE THE REVERSE SIDE OF THIS PAGE FOR DETAILS OF YOUR ACCOUNT BALANCE *****

074673

Detach here and mail with your payment in the envelope provided. No staples please.



Premium Invoice
02-10-2014

Billing Plan	Account Number	Due Date	Minimum Due	Account Balance
FULL PAY	011330975	02-28-2014	\$330.00	\$330.00

12-0049-00
STAHL & ASSOCIATES INSURANCE
3939 TAMPA RD
OLDSMAR, FL 34677-3104

PLEASE DO NOT SEND CASH.
MAKE CHECK PAYABLE TO
AUTO-OWNERS INSURANCE

WIREGRASS CDD
C/O RIZZETTA & CO
5844 OLD PASCO RD # 100
WESLEY CHAPEL, FL 33544-4010

AUTO-OWNERS INSURANCE
P.O. BOX 30315
LANSING, MI 48909-7815



011330975 10 9 000033000 00033000 2

Account/Policy Information	Previous Balance	New Charges	New Credits	Payments Applied	Current Balance	Minimum Due
CASUALTY Policy: 102312 20727491 Effective: 01-29-2014 PID: 6N5 C67 K5V Expiration: 01-29-2015 Renewal 12-16-2013 Premium Change 12-16-2013 Current Policy Balance		325.00 5.00			330.00	330.00
Total	0.00	330.00	0.00	0.00	330.00	330.00

The following is a list of policies on this billing account:

CASUALTY 102312 20727491

RIZZETTA & COMPANY, INC.

5020 W Linebaugh Avenue

Suite 200

Tampa, FL 33624

Invoice

DATE	INVOICE NO.
12/1/2013	15969


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	<p>PROFESSIONAL FEES:</p> <p>District Management Services</p> <p>Services for the period December 1, 2013 - December 31, 2013</p>		1,500.00	1,500.00

RECEIVED
11-27-2013

Date Rec'd Rizzetta & Co., Inc. _____

/M approval  Date _____

Date entered NOV 26 2013

und 001 GL 51300 OC 3101

Total	\$1,500.00
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RIZZETTA & COMPANY, INC.

5020 W Linebaugh Avenue

Suite 200

Tampa, FL 33624

DATE	INVOICE NO.
1/1/2014	16125

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	<p>PROFESSIONAL FEES:</p> <p>District Management Services</p> <p>Services for the period January 1, 2014 through January 31, 2014</p> <p style="text-align: right;">RECEIVED DEC 27 2013</p> <p style="text-align: right;">Rizzetta & Co., Inc. _____</p> <p>Approval <u> </u> Date <u> </u></p> <p>Entered <u> </u> JAN - 6 2014</p> <p>NO <u>001</u> GL <u>51300003101</u></p>		1,500.00	1,500.00

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

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

DATE	INVOICE NO.
2/1/2014	16336

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	<p>PROFESSIONAL FEES:</p> <p>District Management Services</p> <p>Services for the period February 1, 2014 through February 28, 2014</p> <p><i>Approved by [Signature] Date JAN 24 2014</i></p> <p><i>Rate Rec'd Rizzetta & Co., Inc.</i></p> <p><i>VM approval [Signature] Date</i></p> <p><i>Rate entered FEB - 3 2014</i></p> <p><i>und 001 GL 51300 OC 3101</i></p> <p><i>book #</i></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

OCT 11 2013

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

October 24, 2013

Client: 001371

Matter: 000001

Invoice #: 10320

Page: 1

RE: General

Date Rec'd Dist Office NOV - 4 2013

DM Approved [Signature] Date

Date Entered NOV - 4 2013

Fund 001 61400 00 3107

Check #

For Professional Services Rendered Through October 15, 2013

SERVICES

Date	Person	Description of Services	Hours	
09/19/2013	JMV	REVIEW PROPOSED CHANGES TO CDD CONTRACT LANGUAGE; DRAFT EMAIL TO B. MERRILL; CONFERENCE CALL WITH B. MERRILL AND B. SEALY.	1.3	
09/23/2013	JMV	REVIEW EMAIL FROM B. MERRILL RE: PROPOSED CHANGES TO CONTRACT LANGUAGE; DRAFT EMAIL MEMO TO B. MERRILL; REVIEW EMAIL FROM B. SEALY; CONFERENCE CALL WITH BI. MERRILL.	0.8	
09/24/2013	JMV	TELEPHONE CALL FROM M. BROCKWAY RE: CDD LANGUAGE; CONFERENCE CALL RE: CDD LANGUAGE.	0.6	
09/25/2013	JMV	REVIEW AGENDA PACKET; TELEPHONE CALL TO S. BRIZENDINE.	0.3	
09/26/2013	TJR	PREPARE FOR AND ATTEND WORKSHOP AND BOS MEETING.	2.7	
09/26/2013	JMV	REVIEW EMAIL FROM M. BLACKWOOD; REVISE PROPOSED CDD LANGUAGE; DRAFT EMAIL TO M. BLACKWOOD.	0.5	
10/11/2013	MKS	PREPARE FOR AND PARTICIPATION IN TELEPHONE CONFERENCE RE ASSESSMENT METHODOLOGY AND CONTRACTION OF CDD BOUNDARIES.	1.5	
Total Professional Services			7.7	\$2,180.00

October 24, 2013
Client: 001371
Matter: 000001
Invoice #: 10320

Page: 2

PERSON RECAP

Person		Hours	Amount
MKS	Mark K. Straley	1.5	\$495.00
TJR	Tracy J. Robin	2.7	\$810.00
JMV	John M. Vericker	3.5	\$875.00

Total Services	\$2,180.00
Total Disbursements	\$0.00
Total Current Charges	\$2,180.00
PAY THIS AMOUNT	\$2,180.00

Please Include Invoice Number on all Correspondence

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

November 26, 2013
Client: 001371
Matter: 000001
Invoice #: 10399

Page: 1

RE: General

For Professional Services Rendered Through November 15, 2013

SERVICES

Date	Person	Description of Services	Hours	
10/17/2013	MKS	REVIEW FILE; CORRESPONDENCE FROM M. BROCKWAY RE SALES OF INFRASTRUCTURE TO CDD.	1.3	
10/17/2013	JMV	REVIEW EMAIL FROM G. BROCKWAY.	0.2	
10/18/2013	LH	PREPARE DRAFT UPDATED RULES OF PROCEDURE AND DRAFT RESOLUTION ADOPTING SAME.	1.4	
10/23/2013	MKS	CORRESPONDENCE FROM M. BROCKWAY RE SALE OF INFRASTRUCTURE TO CDD.	0.4	
10/24/2013	MKS	PREPARATION FOR AND ATTENDANCE AT CDD BOARD OF SUPERVISORS WORKSHOP AND MEETING.	3.4	
11/06/2013	JMV	REVIEW TENTATIVE AGENDA FOR CDD BOARD MEETING.	0.2	
11/15/2013	MKS	OUT OF OFFICE CONFERENCE WITH B. SEALY, R. COX AND S. SHERIDAN RE MASTER ASSESSMENT METHODOLOGY AND CONTRIBUTIONS IN LIEU OF ASSESSMENTS.	1.5	
Total Professional Services			8.4	\$2,474.00

PERSON RECAP

Person		Hours	Amount
MKS	Mark K. Straley	6.6	\$2,178.00
JMV	John M. Vericker	0.4	\$100.00
LH	Lynn Hoodless	1.4	\$196.00

DISBURSEMENTS

Date	Description of Disbursements	Amount
11/15/2013	Photocopies (24 @ \$0.15)	\$3.60
	Total Disbursements	\$3.60

Total Services	\$2,474.00
Total Disbursements	\$3.60
Total Current Charges	\$2,477.60
PAY THIS AMOUNT	\$2,477.60

Please Include Invoice Number on all Correspondence

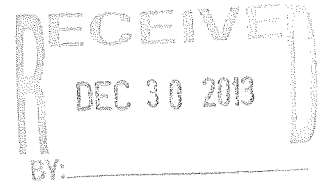
Date Rec'd Dist Office _____
DM Approval _____
Date Entered DEC - 5 2013
Fund 001 GL 51400 CC 3107
Check # _____

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

December 23, 2013
Client: 001371
Matter: 000001
Invoice #: 10471

Page: 1

RE: General

For Professional Services Rendered Through December 15, 2013

SERVICES

Date	Person	Description of Services	Hours	
11/18/2013	MKS	CORRESPONDENCE FROM M. BROCKWAY; OFFICE CONFERENCE WITH L. HOODLESS.	0.5	
11/19/2013	MKS	CORRESPONDENCE FROM MANAGER; REVIEW FILE AND CORRESPONDENCE TO B. SEALY RE OUTSTANDING PROMISSORY NOTES FROM CDD TO VARIOUS DEVELOPMENT ENTITIES.	1.3	
11/19/2013	LH	REVIEW VARIOUS DOCUMENTS FROM M. BROCKWAY AND PRINT COPIES OF PROMISSORY NOTES; FOLLOW UP WITH M. STRALEY RE SAME; EMAIL TO B. SEALY RE PROMISSORY NOTES AND TOTAL FOR SAME.	0.4	
11/20/2013	LH	PREPARE EMAIL TO S. BRIZENDINE RE UPDATED RULES OF PROCEDURE AND RESOLUTION ADOPTING SAME.	0.1	
Total Professional Services			2.3	\$664.00


PERSON RECAP

Person		Hours	Amount
MKS	Mark K. Straley	1.8	\$594.00
LH	Lynn Hoodless	0.5	\$70.00

DISBURSEMENTS

Date	Description of Disbursements	Amount
12/13/2013	Photocopies (525 @ \$0.15)	\$78.75
	Total Disbursements	\$78.75
	Total Services	\$664.00
	Total Disbursements	\$78.75
	Total Current Charges	\$742.75
	PAY THIS AMOUNT	\$742.75

Please Include Invoice Number on all Correspondence

Date Rec'd Dist Office _____
DM Approval  _____
Date Entered _____ JAN - 6 2014
Fund 001 GL 51400 CC 3107
Check # _____

THE TAMPA TRIBUNE

HIGHLANDS TODAY - HERNANDO TODAY - ST. PETERSBURG TRIBUNE
 SUNBELT NEWSPAPERS - THE SUNCOAST NEWS - CENTRO - TBO.com - THE CLEARWATER GAZETTE

Billing Inquiries:
 BillingInquiries@tampatrib.com
 1-800-527-2744
 813-259-7339
 Fax 813-259-8041

Fed ID# 46-2419106

10	11	12	15	16	17	18	19			
START	STOP	AD NUMBER	DESCRIPTION	PRODUCT	PAGE	SAU SIZE	BILLED UNITS	TIMES RUN	RATE	AMOUNT
			Balance Forward							0.00
01/24	01/24	I0003372620-0124	4363/NOTICE OF RULE DEVELOPMEN Affidavit	Advertising	6	1.00 x 45 LI	45	1	96.25	92.25
										4.00
01/26	01/26	I0003372624-0126	4364/NOTICE OF RULE MAKING FOR Affidavit	Advertising	21	1.00 x 121 LI	121	1	252.05	248.05
										4.00
PREVIOUS AMOUNT OWED:					0.00					
NEW CHARGES THIS PERIOD:					348.30					
CASH THIS PERIOD:					0.00					
DEBIT ADJUSTMENTS THIS PERIOD:					0.00					
CREDIT ADJUSTMENTS THIS PERIOD:					0.00					

We appreciate your business.
 Please send the remittance stub in with your payment. This will allow us to apply your payment more accurately and timely. Thank you!

RECEIVED
 FEB 11 2014
 ate rec'd Rizzetta & Co., Inc.
 M approval _____ Date _____
 ate entered FEB 12 2014
 ind @01 GL 513000C 4801

STATEMENT OF ACCOUNT

AGING OF PAST DUE ACCOUNTS

* UNAPPLIED AMOUNTS ARE INCLUDED IN TOTAL AMOUNT DUE



21	CURRENT NET AMOUNT	22	30 DAYS	60 DAYS	Over 90 DAYS	* UNAPPLIED AMOUNT	23	TOTAL AMOUNT DUE
	\$348.30		\$0.00	\$0.00	\$0.00	\$0.00		\$348.30

24	SALES REP/PHONE #	24	ADVERTISER INFORMATION
1	Stephanie Quintero 813-259-7433	1	BILLING PERIOD 12/30/2013 - 02/02/2014
6	BILLED ACCOUNT NUMBER 1311880	7	ADVERTISER/CLIENT NUMBER 1311880
2	ADVERTISER/CLIENT NAME WIREGRASS RANCH CDD		

MAKE CHECKS PAYABLE TO

The Tampa Tribune
 P.O. Box 85000
 Richmond VA 23285-5000

Payment is due on the 20th of each month. Past due accounts will be assessed a finance charge of 11/2 % per month (18% APR). If you are a governmental entity placing an advertisement that requires multiple notice and the notice is not prepaid by a private party or allowed to be recouped from a private party, you qualify for a 15% discount for the second and successive notice pursuant to section 50.061 of the Florida Statutes. If applicable, please deduct this discount from the amount billed for the second and successive notices and remit the net amount.

PLEASE DETACH AND RETURN LOWER PORTION WITH YOUR REMITTANCE

1	BILLING PERIOD	2	ADVERTISER/CLIENT NAME	
	12/30/2013 - 02/02/2014		WIREGRASS RANCH CDD	
23	TOTAL AMOUNT DUE	* UNAPPLIED AMOUNT	3	TERMS OF PAYMENT
	\$348.30	\$0.00		Due by the 20th of the Month

21	CURRENT NET AMOUNT	22	30 DAYS	60 DAYS	Over 90 DAYS
	\$348.30		\$0.00	\$0.00	\$0.00

THE TAMPA TRIBUNE TBO.com CENTRO

The Tampa Tribune
 P.O. BOX 85000
 RICHMOND, VA 23285-5000

ADVERTISING INVOICE and STATEMENT

4	PAGE #	5	BILLING DATE	6	BILLING ACCOUNT NAME AND ADDRESS	9	REMITTANCE ADDRESS
	1 of 1		02/02/2014		*01511		<p>The Tampa Tribune P.O. BOX 85000 RICHMOND, VA 23285-5000</p>
8	BILLED ACCOUNT NUMBER			WIREGRASS RANCH CDD 3434 COLWELL AVENUE, SUITE 200 TAMPA, FL 33614			
	1311880						
7	ADVERTISER/CLIENT NUMBER			1311880			

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Tab 3

RESOLUTION NO. 2014-01

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE WIREGRASS COMMUNITY DEVELOPMENT DISTRICT DECLARING SPECIAL ASSESSMENTS; INDICATING THE LOCATION, NATURE AND ESTIMATED COST OF THE IMPROVEMENTS WHICH COST IS TO BE DEFRAIDED IN WHOLE OR IN PART BY THE SPECIAL ASSESSMENTS; PROVIDING THE PORTION OF THE ESTIMATED COST OF THE IMPROVEMENTS TO BE DEFRAIDED IN WHOLE OR IN PART BY THE SPECIAL ASSESSMENTS; PROVIDING THE MANNER IN WHICH SUCH SPECIAL ASSESSMENTS SHALL BE MADE; PROVIDING WHEN SUCH SPECIAL ASSESSMENTS SHALL BE MADE; DESIGNATING LANDS UPON WHICH THE SPECIAL ASSESSMENTS SHALL BE LEVIED; PROVIDING FOR AN ASSESSMENT PLAT; AUTHORIZING THE PREPARATION OF A PRELIMINARY ASSESSMENT ROLL; PROVIDING FOR AND SETTING THE TIME AND PLACE FOR A PUBLIC HEARING TO CONSIDER THE ADVISABILITY AND PROPRIETY OF SAID ASSESSMENTS AND THE RELATED IMPROVEMENTS; PROVIDING FOR NOTICE OF SAID PUBLIC HEARING; PROVIDING FOR PUBLICATION OF THIS RESOLUTION; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Board of Supervisors (the "**Board**") of the Wiregrass Community Development District (the "**District**") has determined to construct and/or acquire certain public improvements (the "**Project**") set forth in the plans and specifications available for review at the offices of Rizzetta & Company, Inc., 5844 Old Pasco Road, Suite 100, Wesley Chapel, Florida 33544; and

WHEREAS, the Board finds that it is in the best interest of the District to pay the cost of the Project by imposing, levying, and collecting special assessments pursuant to Chapters 170 and 190, Florida Statutes (the "**Assessments**"); and

WHEREAS, the District is empowered by Chapter 190, Uniform Community Development Act, and Chapter 170, Supplemental Alternative Method of Making Local and Municipal Project, of Florida Statutes, to finance, fund, plan, establish, acquire, construct or reconstruct, enlarge or extend, equip, operate, and maintain the Project and to impose, levy, and collect the Assessments; and

WHEREAS, the District hereby determines that benefits will accrue to the property improved, the amount of those benefits, and that the Assessments will be made in proportion to the benefits received as set forth in the District's Special Assessment Methodology Report dated March ____, 2014 (the "**Assessment Report**") incorporated by reference as part of this Resolution and on file in the offices of Rizzetta & Company, Inc., 5844 Old Pasco Road, Suite 100, Wesley Chapel, Florida 33544; and

WHEREAS, the District hereby determines that the Assessments to be levied will not exceed the benefits to the property improved.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE WIREGRASS COMMUNITY DEVELOPMENT DISTRICT THAT:

1. The foregoing recitals are hereby incorporated as the findings of fact of the Board.
2. Assessments shall be levied to defray a portion of the cost of the Project.
3. The nature of the Project generally consists of master improvements consisting of roadway improvements, stormwater management ponds, entry landscaping/irrigation/monuments, environmental mitigation, pedestrian trails and community amenities, all as described more particularly in the plans and specifications on file in the offices of Rizzetta & Company, Inc., 5844 Old Pasco Road, Suite 100, Wesley Chapel, Florida 33544, which are by specific reference incorporated herein and made part hereof.
4. The general locations of the Project are as shown on the plans and specifications referred to above.
5. The estimated cost of the Project is approximately \$_____ (hereinafter referred to as the “**Estimated Cost**”).
6. The Assessments will defray approximately \$_____ of the expenses, which includes a portion of the Project, plus financing related costs, capitalized interest, a debt service reserve and contingency, all which shall be financed by the District’s proposed 2014 special assessment bond issue (the “**2014 Bonds**”).
7. The manner in which the Assessments shall be made is based upon an allocation of the benefits among the parcels or real property benefited by the Project as set forth in the Assessment Report. As provided in further detail in the Assessment Report, the Assessments will be levied initially on a per acre basis since the Project increase the value of all the lands within the District. On and after the date benefited lands within the District are specifically platted, the Assessments as to platted lots will be levied in accordance with the Assessment Report, that is, on a combination of a front foot basis and a per unit basis. Until such time that all benefited lands within the District are specifically platted, the manner by which the Assessments will be imposed on unplatted lands shall be on a per acre basis in accordance with the Assessment Report.
8. In the event the actual cost of the Project exceeds the Estimated Cost, such excess shall also be paid by the District from its general revenues if available or additional assessments or contributions from other entities.
9. The Assessments shall be levied in accordance with the Assessment Report referenced above on all lots and lands, within the District, which are adjoining and contiguous or bounding and abutting upon the Project or specially benefited thereby and further designated by the assessment plat hereinafter provided for.

9. There is on file in the offices of Rizzetta & Company, Inc., 5844 Old Pasco Road, Suite 100, Wesley Chapel, Florida 33544, an assessment plat showing the area to be assessed, with the plans and specifications describing the Project and the Estimated Cost, all of which shall be open to inspection by the public.

10. The Chairman of the Board has caused the District Manager to prepare a preliminary assessment roll, a copy of which is attached in the Assessment Report, which shows the lots and lands assessed, the amount of benefit to and the assessment against each lot or parcel of land and the number of annual installments into which the assessment is divided. The preliminary assessment roll is part of the Assessment Report which is on file at the District Manager's office.

11. In accordance with the Assessment Report and commencing with the year in which the District is obligated to make payment of a portion of the Estimated Cost of the Project acquired by the District, the Assessments shall be paid in not more than thirty annual installments payable at the same time and in the same manner as are ad-valorem taxes and as prescribed by Chapter 197, Florida Statutes; provided, however, that in the event the non ad-valorem assessment method of collecting the Assessments is not available to the District in any year, or the District determines not to utilize the provision of Chapter 197, F.S. the Assessments may be collected as is otherwise permitted by law.

12. Pursuant to Section 170.07, Florida Statutes, a public hearing is required to permit interested persons to be heard as to the advisability and propriety of constructing the Project, as to the cost thereof, as to the manner of payment thereof, and as to the amount thereof to be assessed against each property so specially benefitted by the Project. In accordance therewith a public hearing shall be held on a public hearing shall be held on _____, 2014, at _____ A.M., of the offices of Rizzetta & Company, Inc., 5844 Old Pasco Road, Suite 100, Wesley Chapel, Florida 33544. The Secretary is hereby directed to give notice of this public hearing in accordance with the requirements of Section 170.07, Florida Statutes.

13. Pursuant to Section 170.05, Florida Statutes, the District Manager is hereby directed to cause this resolution to be published twice in a newspaper of general circulation within Pasco County, Florida.

PASSED AND ADOPTED this 27th day of March, 2014.

ATTEST:

**BOARD OF SUPERVISORS OF THE
WIREGRASS COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/ Assistant Secretary

Print Name: _____

Chair/ Vice Chair

Print Name: _____

Attachments:

Assessment Methodology Report dated _____, 2013/2014

Engineer's Report dated _____, 2013/2014

Tab 4

RESOLUTION NO. 2014-02

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE WIREGRASS COMMUNITY DEVELOPMENT DISTRICT SETTING A PUBLIC HEARING TO BE HELD ON ___DAY, _____, 2014 AT _____ A.M. AT THE OFFICES OF RIZZETTA & COMPANY, INC., 5844 OLD PASCO ROAD, SUITE 100, WESLEY CHAPEL, FLORIDA 33544, FOR THE PURPOSE OF HEARING PUBLIC COMMENT ON IMPOSING A SPECIAL ASSESSMENT ON CERTAIN PROPERTY WITHIN THE DISTRICT GENERALLY DESCRIBED AS WIREGRASS COMMUNITY DEVELOPMENT DISTRICT IN ACCORDANCE WITH CHAPTERS 170, 190 AND 197, FLORIDA STATUTES.

WHEREAS, the Board of Supervisors of the Wiregrass Community Development District, ("Board") has previously adopted Resolution No. 2014-01, entitled

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE WIREGRASS COMMUNITY DEVELOPMENT DISTRICT DECLARING SPECIAL ASSESSMENTS; INDICATING THE LOCATION, NATURE AND ESTIMATED COST OF THE IMPROVEMENTS WHICH COST IS TO BE DEFRAYED IN WHOLE OR IN PART BY THE SPECIAL ASSESSMENTS; PROVIDING THE PORTION OF THE ESTIMATED COST OF THE IMPROVEMENTS TO BE DEFRAYED IN WHOLE OR IN PART BY THE SPECIAL ASSESSMENTS; PROVIDING THE MANNER IN WHICH SUCH SPECIAL ASSESSMENTS SHALL BE MADE; PROVIDING WHEN SUCH SPECIAL ASSESSMENTS SHALL BE MADE; DESIGNATING LANDS UPON WHICH THE SPECIAL ASSESSMENTS SHALL BE LEVIED; PROVIDING FOR AN ASSESSMENT PLAT; AUTHORIZING THE PREPARATION OF A PRELIMINARY ASSESSMENT ROLL; PROVIDING FOR AND SETTING THE TIME AND PLACE FOR A PUBLIC HEARING TO CONSIDER THE ADVISABILITY AND PROPRIETY OF SAID ASSESSMENTS AND THE RELATED IMPROVEMENTS; PROVIDING FOR NOTICE OF SAID PUBLIC HEARING; PROVIDING FOR PUBLICATION OF THIS RESOLUTION; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, in accordance with Resolution No. 2014-01, a preliminary assessment roll has been prepared and all other conditions precedent set forth in Chapters 170, 190 and 197, Florida Statutes; to the holding of the aforementioned public hearing have been satisfied, and the roll and related documents are available for public inspection at the offices of Rizzetta & Company, Inc., 5844 Old Pasco Road, Suite 100, Wesley Chapel, Florida 33544 ("District Records Office").

NOW THEREFORE BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE WIREGRASS COMMUNITY DEVELOPMENT DISTRICT:

1. There is hereby declared a public hearing to be held on ___day, _____, 2014 at _____ A.M., at the offices of Rizzetta & Company, Inc., 5844 Old Pasco Road, Suite 100, Wesley Chapel, Florida 33544, for the purpose of hearing comment and objection to the proposed special assessment program for District improvements as identified in the preliminary assessment roll, a copy of which is on file. Affected parties may appear at that hearing or submit their comments in writing prior to the meeting to the office of the District Management Company at the address listed above.

2. Notice of said hearing shall be advertised in accordance with Chapters 170, 190 and 197 Florida Statutes, and the District Manager is hereby authorized to place said notice in a newspaper of general circulation within Pasco County (by two publications one week apart with the first publication at least twenty (20) days prior to the date of the hearing established herein). The District Manager shall file a publisher's affidavit with the District Secretary verifying such publication of notice. The District Manager is further authorized and directed to give (30) thirty days written notice by mail of the time and place of this hearing to the owners of all property to be assessed and include in such notice the amount of the assessment for each such property owner, a description of the areas to be improved and notice that information concerning all assessments may be ascertained at the District Records Office. The District Manager shall file proof of such mailing by affidavit with the District Secretary.

3. This Resolution shall become effective upon its passage.

PASSED AND ADOPTED this 27th day of March, 2014

ATTEST:

**BOARD OF SUPERVISORS OF THE
WIREGRASS COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/ Assistant Secretary
Print Name: _____

Chair/ Vice Chair
Print Name: _____