

**WIREGRASS COMMUNITY
DEVELOPMENT DISTRICT**

**BOARD OF SUPERVISORS
MEETING
JULY 24, 2014**

WIREGRASS COMMUNITY DEVELOPMENT DISTRICT AGENDA JULY 24, 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	Vacant 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

July 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, July 24, 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 Board Supervisor Replacement
 1. Administration of Oath of Office to Newly Appointed Supervisor..... Tab 1
 2. Review of Form 1 and Sunshine Law Requirements
 - B. Consideration of Minutes of the Board of Supervisors' Meeting Held on June 26, 2014..... Tab 2
 - C. Consideration of Operation & Maintenance Expenditures for June..... Tab 3
- 4. BUSINESS ITEMS**
 - A. Consideration of Bond Related Matters
 1. Consideration of Resolution 2014-10, Bond Delegation Award..... Tab 4
 2. Public Hearing on Special Assessments
 3. Consideration of Resolution 2014-11, Approving Special Assessments..... Tab 5
 - B. Consideration of Resolution 2014-12, Re-aligning Officers..... Tab 6
- 5. STAFF REPORTS**
 - A. District Counsel
 1. Status of RFQ for Irrigation
 - B. District Engineer
 1. Status of Chancey Road Permitting and Easements
 - 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

**WIREGRASS
COMMUNITY DEVELOPMENT DISTRICT
BOARD OF SUPERVISOR
OATH OF OFFICE**

I, _____, A CITIZEN OF THE STATE OF FLORIDA AND OF THE UNITED STATES OF AMERICA, AND BEING EMPLOYED BY OR AN OFFICER OF WIREGRASS COMMUNITY DEVELOPMENT DISTRICT AND A RECIPIENT OF PUBLIC FUNDS AS SUCH EMPLOYEE OR OFFICER, DO HEREBY SOLEMNLY SWEAR OR AFFIRM THAT I WILL SUPPORT THE CONSTITUTION OF THE UNITED STATES AND THE STATE OF FLORIDA.

Board Supervisor

ACKNOWLEDGMENT OF OATH BEING TAKEN

STATE OF FLORIDA
COUNTY OF PASCO

On this ___ day of _____, 2014, before me, personally appeared _____
_____ to me well known and known to me to be the person described in and who took the aforementioned oath as a Board Member of the Board of Supervisors of Wiregrass Community Development District and acknowledged to and before me that they took said oath for the purposes therein expressed.

WITNESS my hand and official seal the date aforesaid.

Notary Public
STATE OF FLORIDA

My commission expires on: _____

Tab 2

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, June 26, 2014 at 10:35 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.
Mark Straley	District Counsel, Straley & Robin <i>(via speakerphone)</i>
Scott Sheridan	District Engineer, King Engineering, Inc.
Brett Sealy	Investment Banker, MBS Capital Markets
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 members of the general audience in attendance.

THIRD ORDER OF BUSINESS

Consideration of Minutes of the Board of

Supervisors' Meeting Held on June 3, 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 June 3, 2014 as presented for Wiregrass Community Development District.

FOURTH ORDER OF BUSINESS**Consideration of Operation and
Maintenance Expenditures for May**

On a Motion by Mr. Bill Porter, seconded by Ms. Miller, with all in favor, the Board of Supervisors approved the Operation and Maintenance Expenditures for May (\$5,495.36) for Wiregrass Community Development District.

FIFTH ORDER OF BUSINESS**Discussion on Bond Related Matters**

Mr. Brizendine explained that due to time constraints in submitting the advertisement for the public hearing on July 24, 2014, it was necessary to have Resolution 2014-09 rescheduling the public hearing on assessments approved by the Vice Chairman, as it is part of the public notice.

On a Motion by Mr. Gramling, seconded by Ms. Miller, with all in favor, the Board of Supervisors ratified the Vice Chairman's execution of Resolution 2014-09 for Wiregrass Community Development District.

Mr. Brizendine stated that it is his understanding that items 2 a, b, c, and d, are being tabled until the July 24th meeting. He noted that these items all represent exhibits to the Delegated Bond Award resolution, which is being tabled as well.

Mr. Sheridan stated that his firm has prepared a Supplemental Engineer's Report specific to assessment area I and the infrastructure contemplated to be served by the first bond issuance (series 2014). He stated that the report refers back to the Master report approved back in February. Mr. Sheridan stated that they are looking for approval of the form of the report at this time and the final version will be brought back to the Board at the July meeting.

On a Motion by Ms. Quinn Miller, seconded by Mr. Bill Porter, with all in favor, the Board of Supervisors approved the form of the Supplemental Engineer's Report for Wiregrass Community Development District.

Mr. Cox explained that there was an Excel error on one of the tables in the form of the Master Special Assessment Allocation Report that impacted the cost allocations for the project causing them not to match up with the product types. He noted that this has been corrected in the Supplemental Assessment Methodology Report with the increases being offset by adjusting the financing costs so there is no increase in what was provided in the public notices.

On a Motion by Mr. Gramling, seconded by Mr. Bill Porter, with all in favor, the Board of Supervisors ratified the changes made to the Master Special Assessment Allocation Report for

Wiregrass Community Development District.

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Mr. Cox reviewed the Supplemental Assessment Methodology Report that has been prepared specific to the series 2014 bond issuance, noting the assessment levels on the various product types. A brief discussion ensued regarding the bond sizing.

On a Motion by Mr. Bill Porter, seconded by Mr. Gramling, with all in favor, the Board of Supervisors approved the form of the Supplemental Special Assessment Allocation Report for Wiregrass Community Development District.

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SIXTH ORDER OF BUSINESS

Staff Reports

- A. District Counsel
Mr. Straley stated that he has been asked to prepare an RFQ for irrigation design and he is looking to have it available at the July meeting.
- B. District Engineer
Mr. Sheridan informed the Board that he is working on a number of documents related to permitting for Chancey Road and easements that will hopefully be available for the next meeting.
- C. District Manager
Mr. Brizendine stated that he has been presented with a letter of resignation from Don Porter and asked for the Board to accept it.

On a Motion by Mr. Gramling, seconded by Mr. Bill Porter, with all in favor, the Board of Supervisors accepted the resignation of Don Porter as Board Supervisor for Wiregrass Community Development District.

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Mr. Brizendine stated that Mr. Porter's seat is up for re-election in November. He asked if there was any consideration of appointing a replacement supervisor at this time. There was none.

SEVENTH ORDER OF BUSINESS

Supervisor Requests

There were no Supervisor requests.

EIGHTH ORDER OF BUSINESS

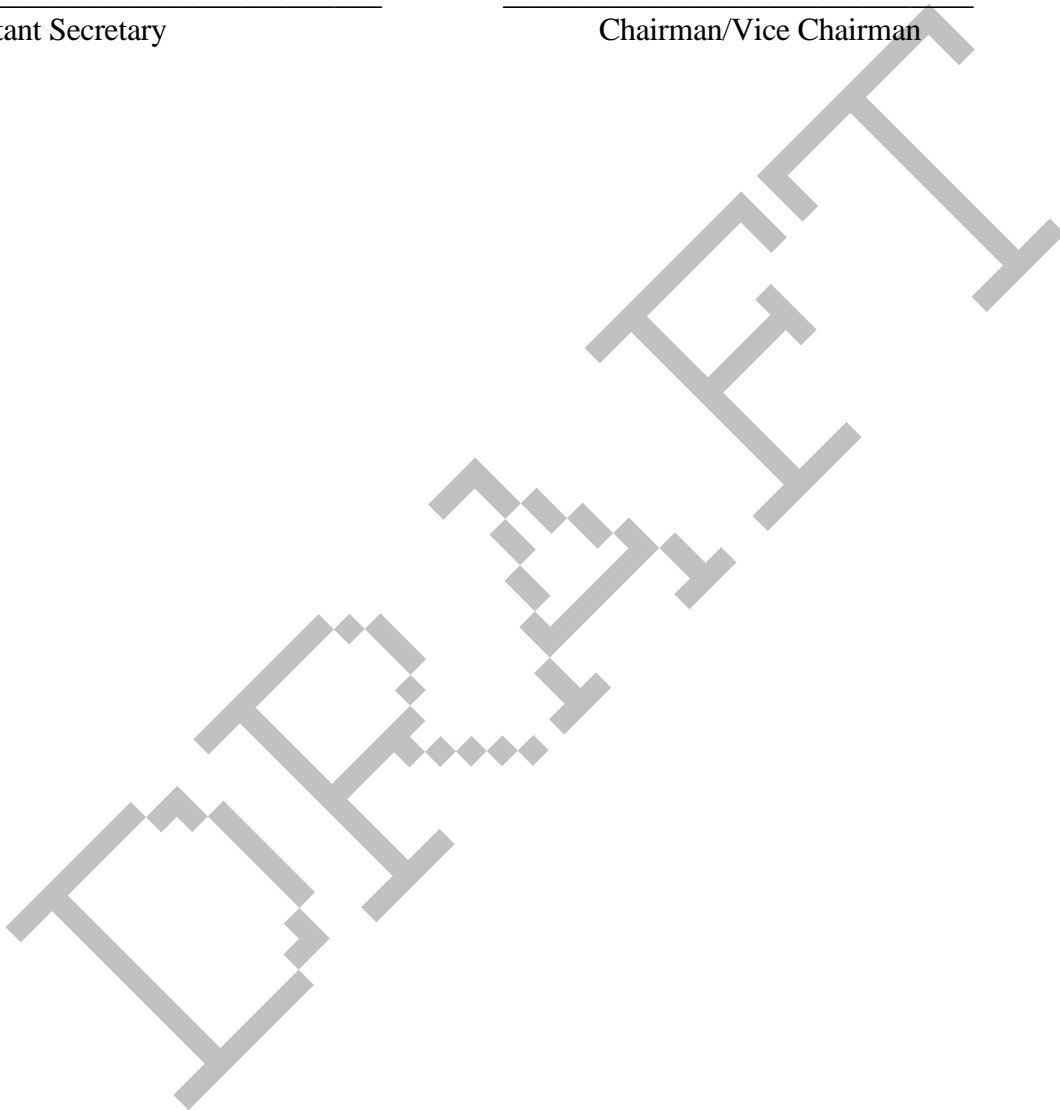
Adjournment

On a Motion by Ms. Miller, 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.

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Assistant Secretary

Chairman/Vice Chairman



Tab 3

WIREGRASS COMMUNITY DEVELOPMENT DISTRICT

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

Operation and Maintenance Expenditures June 2014 For Board Approval

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

The total items being presented: **\$6,441.00**

Approval of Expenditures:

_____ Chairman

_____ Vice Chairman

_____ Assistant Secretary

Wiregrass Community Development District

Paid Operation & Maintenance Expenses

June 1, 2014 Through June 30, 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>
King Engineering Associates, Inc.	116	K59908	Engineering Services PE 04/14	\$ 1,954.00
Rizzetta & Company, Inc.	117	16794	District Management Fees 06/14	\$ 1,500.00
Straley & Robin	118	10847	General Legal Services 04/14	\$ 2,987.00
Report Total				<u>\$ 6,441.00</u>

RIZZETTA & COMPANY, INC.

5020 W Linebaugh Avenue


Suite 200

Tampa, FL 33624

DATE	INVOICE NO.
6/1/2014	16794

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 June 1, 2014 through June 30, 2014</p> <p style="text-align: right;">RECEIVED</p> <p>Date Rec'd Rizzetta & Co., Inc. <u>MAY 28 2014</u></p> <p>D/M approval <u></u> Date _____</p> <p>Date entered <u>JUN - 2 2014</u></p> <p>Fund <u>001</u> GL <u>51300</u> OC <u>3101</u></p> <p>Check # _____</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

April 30, 2014
Client: 001371
Matter: 000001
Invoice #: 10847

Page: 1

RE: General

For Professional Services Rendered Through April 15, 2014

SERVICES

Date	Person	Description of Services	Hours	
03/27/2014	MKS	PREPARATION FOR AND ATTENDANCE AT CDD WORKSHOP AND BOARD OF SUPERVISORS MEETING.	3.6	
03/27/2014	VKB	RESEARCH LEVYING SPECIAL ASSESSMENTS ON AD-VALOREM EXEMPT PROPERTIES.	1.2	
03/31/2014	VKB	REVISE MEMO RE LEVYING SPECIAL ASSESSMENT ON AD-VALOREM EXEMPT PROPERTIES.	2.0	
04/01/2014	MKS	OFFICE CONFERENCE RE LEVYING SPECIAL ASSESSMENTS ON GOVERNMENT PROPERTY.	0.3	
04/01/2014	VKB	RESEARCH PASCO-HERNANDO STATE COLLEGE PROPERTY OWNERSHIP AND "STATE OWNED LANDS" FOR POSSIBLE LEVY OF SPECIAL ASSESSMENT.	2.2	
04/03/2014	VKB	REVISE MEMO ON LEVYING SPECIAL ASSESSMENTS ON AD VALOREM EXEMPT PROPERTIES.	1.4	
Total Professional Services			10.7	\$2,987.00

PERSON RECAP

Person	Hours	Amount
MKS Mark K. Straley	3.9	\$1,287.00

April 30, 2014

Client: 001371

Matter: 000001

Invoice #: 10847

Page: 2

VKB Vivek K. Babbar 6.8 \$1,700.00

Total Services	\$2,987.00
Total Disbursements	\$0.00
Total Current Charges	\$2,987.00
PAY THIS AMOUNT	\$2,987.00

Please Include Invoice Number on all Correspondence

Date Rec'd Dist Office _____

DM Approval _____

Date Entered **MAY 1 2 2014** _____

Fund 001 GL 51400 CC 3107

Check # _____

Tab 4

RESOLUTION NO. 2014-10

A RESOLUTION DELEGATING TO THE CHAIRMAN OR VICE CHAIRMAN OF THE WIREGRASS COMMUNITY DEVELOPMENT DISTRICT THE AUTHORITY TO APPROVE THE SALE AND TERMS OF SALE OF WIREGRASS COMMUNITY DEVELOPMENT DISTRICT CAPITAL IMPROVEMENT REVENUE BONDS, SERIES 2014 (THE "2014 BONDS"); ESTABLISHING THE MAXIMUM INTEREST RATES, MAXIMUM MATURITY DATE, AND REDEMPTION PROVISIONS THEREOF; AUTHORIZING THE CHAIRMAN OR VICE CHAIRMAN TO ACCEPT THE BOND PURCHASE AGREEMENT FOR SAID BONDS; APPROVING THE FORM OF CONTINUING DISCLOSURE AGREEMENT; APPROVING THE FORMS OF MASTER TRUST INDENTURE AND FIRST SUPPLEMENTAL TRUST INDENTURE AND AUTHORIZING THE EXECUTION AND DELIVERY THEREOF BY CERTAIN OFFICIALS AND OFFICERS OF WIREGRASS COMMUNITY DEVELOPMENT DISTRICT; AUTHORIZING THE CHAIRMAN OR VICE CHAIRMAN TO APPROVE THE FORM OF AND AUTHORIZING THE USE OF THE PRELIMINARY LIMITED OFFERING MEMORANDUM AND LIMITED OFFERING MEMORANDUM; APPROVING THE FORM OF THE BOND PURCHASE AGREEMENT WITH RESPECT TO SAID BONDS; AUTHORIZING CERTAIN OFFICIALS AND EMPLOYEES OF WIREGRASS COMMUNITY DEVELOPMENT DISTRICT TO TAKE ALL ACTIONS REQUIRED AND EXECUTE AND DELIVER ALL DOCUMENTS, INSTRUMENTS AND CERTIFICATES NECESSARY IN CONNECTION WITH THE ISSUANCE, SALE AND DELIVERY OF SAID BONDS; AUTHORIZING CERTAIN OFFICIALS AND EMPLOYEES OF WIREGRASS COMMUNITY DEVELOPMENT DISTRICT TO TAKE ALL ACTIONS AND ENTER INTO SUCH AGREEMENTS AND ALL AGREEMENTS REQUIRED IN CONNECTION WITH THE ACQUISITION AND CONSTRUCTION OF THE 2014 PROJECT; SPECIFYING THE APPLICATION OF THE PROCEEDS OF SAID BONDS; PROVIDING CERTAIN OTHER DETAILS WITH RESPECT TO SAID BONDS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Board of Supervisors of Wiregrass Community Development District (the "Board" and the "District," respectively) has determined to proceed at this time with the sale and issuance of Wiregrass Community Development District Capital Improvement Revenue Bonds, Series 2014 (the "Series 2014 Bonds") to be issued under and pursuant to a Master Trust Indenture, dated as of the first day of the first month and year in which Bonds are issued thereunder (the "Master Trust Indenture") from the District to U.S. Bank National Association, Orlando, Florida, as trustee (the

"Trustee"), as amended and supplemented by a First Supplemental Trust Indenture, dated as of the first day of the first month and year in which Bonds are issued thereunder (the "First Supplemental Trust Indenture") (the Master Trust Indenture, as amended and supplemented by the First Supplemental Trust Indenture is hereinafter referred to as the "Indenture") from the District to the Trustee;

WHEREAS, the Board has received a proposal from MBS Capital Markets, LLC (the "Underwriter") for the purchase of the Series 2014 Bonds within parameters to be established by the Board and the Board has determined that authorization of the Chairman or Vice Chairman to enter into a Bond Purchase Agreement (the "Purchase Contract") in substantially the form attached hereto for the sale of the Series 2014 Bonds to the Underwriter within the parameters herein set forth is in the best interests of the District for the reasons hereafter indicated; and

WHEREAS, in conjunction with the sale and issuance of the Series 2014 Bonds, it is necessary to approve the forms of Master Trust Indenture and First Supplemental Trust Indenture, to establish the parameters for the principal amounts, interest rates, maturities, redemption provisions, underwriting discount, costs and certain other details with respect thereto as set forth in Schedule I attached hereto (the "Parameters"), to authorize and approve the use of the Preliminary Limited Offering Memorandum relating to the Series 2014 Bonds and the form of the final Limited Offering Memorandum, to approve forms of the Series 2014 Bonds and to provide for various other matters with respect to the Series 2014 Bonds and the 2014 Project;

NOW, THEREFORE,

BE IT RESOLVED that:

1. Definitions. All words and phrases used herein in capitalized form, unless otherwise defined herein, shall have the meaning ascribed to them in the Indenture.

2. Award. The Purchase Contract in the form attached hereto as Exhibit "A" is hereby approved and sale of the Series 2014 Bonds to the Underwriter upon the terms and conditions therein set forth, but within the Parameters, is hereby approved. The Chairman or Vice Chairman and the Secretary or any Assistant Secretary are hereby authorized and directed to execute and deliver the Purchase Contract on behalf of the District. The Chairman or Vice Chairman is hereby authorized to execute and the Secretary or any Assistant Secretary is authorized to attest the Purchase Contract which, when executed and delivered by the District and the Underwriter, shall be the legal, valid, binding obligation of the District, enforceable in accordance with its terms. The Chairman or Vice Chairman and the Secretary or any Assistant Secretary are hereby authorized and directed to execute, by manual or facsimile signature, seal or cause a facsimile seal to be impressed thereon, and deliver or cause to be delivered to

the Trustee the Series 2014 Bonds for authentication and then to deliver or cause to be delivered the Series 2014 Bonds to or upon the order of the Underwriter, upon payment by the Underwriter of the Purchase Price.

3. Negotiated Sale. The Board hereby determines that a negotiated sale of the Series 2014 Bonds to the Underwriter is in the best interests of the District because the market for instruments such as the Series 2014 Bonds is limited, because of prevailing market conditions and because the delays caused by soliciting competitive bids could adversely affect the District's ability to issue and deliver the Series 2014 Bonds.

4. Master Trust Indenture and First Supplemental Trust Indenture. Attached hereto as Exhibit "B" are the forms of Master Trust Indenture and First Supplemental Trust Indenture, which are hereby authorized and approved, subject to such changes, additions, deletions and insertions as shall be approved by the Chairman and the Secretary, which approval shall be conclusively evidenced by the execution thereof. The Chairman or Vice Chairman is hereby authorized to execute and the Secretary or any Assistant Secretary is authorized to attest such Master Trust Indenture and First Supplemental Trust Indenture and the Chairman or Vice Chairman is hereby authorized to deliver to the Trustee the Master Trust Indenture and First Supplemental Trust Indenture, each of which, when executed and delivered by the Trustee shall constitute the legal, valid, binding obligation of the District, enforceable in accordance with its respective terms. The appointment of U.S. Bank National Association as Trustee, Paying Agent and Bond Registrar is hereby ratified and confirmed.

5. Description of Series 2014 Bonds. The Series 2014 Bonds shall be dated the date the Series 2014 Bonds are issued, may be issued in one series, but with separate designations as to Series 2014A Bonds and Series 2014B Bonds, having such details as shall be set forth in the Purchase Contract and as reflected in the First Supplemental Trust Indenture, but within the Parameters. The Series 2014 Bonds may be signed by the manual or facsimile signature of the Chairman or Vice Chairman and initially countersigned by the manual or facsimile signature of the Secretary or any Assistant Secretary. The Series 2014 Bonds shall, subject to the Parameters, be in the forms and subject to redemption on the terms, at the times and prices and in the manner provided in the Purchase Contract and in the form of Series 2014 Bonds attached to the First Supplemental Trust Indenture, which form is hereby approved, subject to such changes, additions, deletions and insertions as shall be approved by the Chairman or Vice Chairman and the Secretary, which approval shall be conclusively evidenced by the execution thereof. The Chairman or Vice Chairman is hereby authorized to execute and the Secretary or any Assistant Secretary is authorized to attest the Series 2014 Bonds, and the Chairman or Vice Chairman is hereby authorized to deliver to the Trustee for authentication and delivery to the Underwriter the Series 2014 Bonds which, when executed and delivered by the Trustee, shall be the

legal, valid, binding obligations of the District, enforceable in accordance with their terms.

6. Preliminary Limited Offering Memorandum and Limited Offering Memorandum and Continuing Disclosure Agreement. The Chairman or Vice Chairman is hereby authorized to approve the form and content of the Preliminary Limited Offering Memorandum (the form of which is attached hereto as Exhibit "C," the "Preliminary Limited Offering Memorandum") with such changes, insertions and deletions as shall be made prior to its distribution and the final form of which is to be dated the date of execution and delivery of the Purchase Contract (the "Limited Offering Memorandum") relating to the Series 2014 Bonds. The Chairman or Vice Chairman and the Secretary or any Assistant Secretary are hereby authorized to execute on behalf of the District such Limited Offering Memorandum with such additions, deletions, and other changes thereto as such officers may approve (such approval to be conclusively evidenced by their execution of said Limited Offering Memorandum), and to deliver such Limited Offering Memorandum to the Underwriter in sufficient quantities for use by the Underwriter in marketing the Series 2014 Bonds. The Chairman or Vice Chairman is hereby authorized to deem "final" the Preliminary Limited Offering Memorandum for the purposes and within the meaning of Section 240.15c2-12 Code of Federal Regulations (the "SEC Rule") (except for information concerning the offering prices, interest rates, selling compensation, aggregate principal amount, principal amount per maturity, delivery dates, ratings or other terms dependent upon such matters, and except for such technical and conforming changes which shall be approved by an Authorized Officer which approval shall be evidenced by the execution thereof). The Limited Offering Memorandum shall be made available to the Underwriter in a form suitable for delivery to potential customers within seven (7) business days after the date of acceptance of the Purchase Contract by the District.

If at anytime from the date hereof until the "end of the underwriting period" (as defined in the SEC Rule) the District becomes aware of the occurrence of any event or circumstance which might or would cause the Limited Offering Memorandum, as then supplemented or amended, to contain any untrue statement of a material fact or to omit to state a material fact necessary to make the statements therein, in the light of the circumstances under which they were made, not misleading, the District shall notify the Underwriter thereof and if, in the reasonable opinion of the Underwriter, such event requires the preparation and publication of a supplement or amendment to the Limited Offering Memorandum, the District will supplement or amend the Limited Offering Memorandum or cause the Limited Offering Memorandum to be supplemented or amended in a form and in a manner approved by the Underwriters.

The Continuing Disclosure Agreement relating to the Series 2014 Bonds in the form attached hereto as Exhibit "D" is hereby approved, subject to such changes, additions, deletions and insertions as shall be approved by the Chairman or Vice Chairman and the Secretary or any Assistant Secretary, which approval shall be

conclusively evidenced by the execution thereof. The Chairman or Vice Chairman is hereby authorized to execute and the Secretary or any Assistant Secretary is authorized to attest the Continuing Disclosure Agreement, which, when executed and delivered by the District shall be the legal, valid, binding obligation of the District, enforceable in accordance with its terms.

7. Open Meetings. It is hereby found and determined that all official acts of this Board concerning and relating to the issuance, sale, and delivery of the Series 2014 Bonds, including but not limited to adoption of this Resolution, were taken in open meetings of the members of the Board and all deliberations of the members of the Board that resulted in such official acts were in meetings open to the public, in compliance with all legal requirements including, but not limited to, the requirements of Florida Statutes, Section 286.011.

8. Other Actions. The Chairman or Vice Chairman, the Secretary or any Assistant Secretary, and all other members, officers and employees of the Board and the District are hereby authorized and directed to take all actions necessary or desirable in connection with the issuance and delivery of the Series 2014 Bonds and the consummation of all transactions in connection therewith, including the execution of all necessary or desirable certificates, documents, papers, and agreements and the undertaking and fulfillment of all transactions referred to in or contemplated by the Limited Offering Memorandum, the Indenture, this Resolution and the Purchase Contract, in all cases, within the Parameters.

9. Deposits to Funds and Accounts. The Trustee is hereby authorized and directed to apply the proceeds of the Series 2014 Bonds in the amounts and in the manner set forth in Section 402 of the First Supplemental Trust Indenture.

10. Undertaking of the 2014 Project and Execution and Delivery of Other Instruments. The Board of Supervisors hereby authorizes the undertaking of the 2014 Project (as defined in the First Supplemental Trust Indenture) upon the terms and conditions as shall be set forth in the Indenture and as described in the Limited Offering Memorandum. The Board hereby authorizes the Chairman or Vice Chairman and the Secretary or any Assistant Secretary to execute and deliver, receive or enter into the such agreements, contracts, documents, instruments, certificates and proceedings incident thereto or necessary in order to effect the undertaking of the 2014 Project and the issuance, sale and delivery of the Series 2014 Bonds, including, but not limited to the DTC Letter of Representation.

11. Effective Date. This Resolution shall take effect immediately upon its adoption.

PASSED in Public Session of the Board of Supervisors of Wiregrass Community Development District, this _____ day of July, 2014.

**WIREFRASS COMMUNITY
DEVELOPMENT DISTRICT**

Attest:

Secretary/Assistant Secretary

Chairman/Vice Chairman,
Board of Supervisors

**SCHEDULE I
PARAMETERS**

Maximum Principal Amount:	Not To Exceed \$15,000,000
Maximum Coupon Rate:	Maximum statutory rate
Maximum Underwriting Discount:	2.00%
Not to Exceed Maturity Date:	May 1, 2046
Redemption Provisions:	The Series 2014 Bonds shall be subject to redemption as set forth in the form of Series 2014 Bond attached to the form of First Supplemental Trust Indenture attached hereto and shall be subject to optional redemption no later than May 1, 2026 at par.

Tab 5

RESOLUTION 2014 -11

A RESOLUTION OF THE BOARD OF SUPERVISORS (THE "BOARD") OF THE WIREGRASS COMMUNITY DEVELOPMENT DISTRICT (THE "DISTRICT") AUTHORIZING THE CONSTRUCTION AND ACQUISITION OF CERTAIN CAPITAL IMPROVEMENTS; EQUALIZING, APPROVING, CONFIRMING, AND LEVYING SPECIAL ASSESSMENTS ON THE PROPERTY SPECIALLY BENEFITED BY SUCH IMPROVEMENTS TO PAY THE COST THEREOF; PROVIDING A METHOD FOR ALLOCATING THE TOTAL ASSESSMENTS AMONG THE BENEFITED PARCELS WITHIN THE DISTRICT; CONFIRMING THE DISTRICT'S INTENTION TO ISSUE ITS SPECIAL ASSESSMENT BONDS; PROVIDING FOR SEVERABILITY, CONFLICTS AND AN EFFECTIVE DATE.

BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE WIREGRASS COMMUNITY DEVELOPMENT DISTRICT (the "**BOARD**") AS FOLLOWS:

SECTION 1. AUTHORITY FOR THIS RESOLUTION. This Resolution is adopted pursuant to Chapters 170 and 190 Florida Statutes, including specifically, Section 170.08, Florida Statutes.

SECTION 2. FINDINGS. The Board hereby finds and determines as follows:

(a) The Wiregrass Community Development District (the "**District**") is a local unit of special purpose government organized and existing under and pursuant to Chapter 190, Florida Statutes, as amended.

(b) The District is authorized under Chapter 190, Florida Statutes, to construct certain capital improvements as described in the Wiregrass Community Development District Master Infrastructure Cost Report of the District Engineer dated February 27, 2014, (the "**Capital Improvement Plan**").

(c) The District is authorized by Chapters 170 and 190, Florida Statutes, to levy special assessments to pay all or any part of the cost of community development

improvements such as the Capital Improvement Plan and to issue revenue bonds payable from special assessments as provided in Chapters 170 and 190, Florida Statutes.

(d) It is desirable for the public safety and welfare that the District make the Capital Improvement Plan on certain lands within the District, the nature and location of which are described in Resolution 2014-01 and more specifically described in the plans and specifications on file at the registered office of the District; that the cost of such Capital Improvement Plan be assessed against the lands specially benefited thereby, and that the District issue its special assessment bonds, in one or more series (herein, the “**Bonds**”), to provide funds for such purpose pending the receipt of such special assessments.

(e) The implementation of the Capital Improvement Plan, the levying of such special assessments and the sale and issuance of the Bonds serves a proper, essential, and valid public purpose.

(f) In order to provide funds with which to pay the cost of constructing a portion of the Capital Improvement Plan which are to be assessed against the benefited properties pending the collection of such special assessments, it is necessary for the District to issue and sell the Bonds.

(g) By Resolution 2014-01, the Board determined to implement the Capital Improvement Plan and to defray the cost thereof by levying special assessments on benefited property and expressed an intention to issue the Bonds to provide the funds needed therefor prior to the collection of such special assessments. Resolution 2014-01 was adopted in compliance with the requirements of Section 190.016, Florida Statutes and with the requirements of Section 170.03, Florida Statutes, and prior to the time the same was adopted, the requirements of Section 170.04, Florida Statutes had been complied with.

(h) Resolution 2014-01, was published as required by Section 170.05, Florida Statutes, and a copy of the publisher's affidavit of publication is on file with the Chair of the Board of Supervisors of the District.

(i) A preliminary assessment roll has been prepared and filed with the Board as required by Section 170.06, Florida Statutes.

(j) As required by Section 170.07, Florida Statutes, upon completion of the preliminary assessment roll, the Board adopted Resolution 2014-01 fixing the time and place of a public hearing at which owners of the property to be assessed and other persons interested therein may appear before the Board and be heard as to (i) the propriety and advisability of implementing the Capital Improvement Plan, (ii) the cost thereof, (iii) the manner of payment therefor, and (iv) the amount thereof to be assessed against each specially benefited property.

(k) At the time and place specified in the resolution and notice referred to in paragraph (j) above, the Board met as an equalization board, conducted such public hearing and heard and considered all comments and complaints as to the matters described in paragraph (j) above, and based thereon, has made such modifications in the preliminary assessment roll as it deems desirable in the making of the final assessment roll.

(l) Having considered revised estimates of the construction costs of the Capital Improvement Plan, revised estimates of financing costs, and all complaints and evidence presented at such public hearing, the Board finds and determines:

(i) that the estimated costs of the Capital Improvement Plan is as specified in the Report (as defined below) and as attached as **Exhibit "A"** and the amount of such costs is reasonable and proper;

(ii) it is reasonable, proper, just and right to assess the cost of such Capital Improvement Plan against the properties specially benefited thereby using the methods determined by the Board, which results in the special assessments set forth on the final assessment roll which is part of the Preliminary Phase 1 Master Special Assessment Allocation Report for Wiregrass Community Development District, dated April 24, 2014, and revised on June 3, 2014, prepared by Rizzetta & Company, Inc. (the "**Report**"), a copy which is attached as **Exhibit "A"** to this Resolution;

(iii) it is hereby declared that the Capital Improvement Plan will constitute a special benefit to all parcels of real property listed on the final assessment roll set forth in the Report and that the benefit, in the case of each such parcel, will be equal to or in excess of the special assessments thereon; and

(iv) it is desirable that the Assessments be paid and collected as herein provided.

SECTION 3. DEFINITIONS. Capitalized words and phrases used herein but not defined herein shall have the meaning given to them in the Report. In addition, the following words and phrases shall have the following meanings:

"**Assessable Unit**" means a building lot in the product type or lot size as set forth in the Report.

"**Assessment**" or "**Assessments**" means the special assessments imposed to repay the Bonds which are being issued to finance the construction of the Capital Improvement Plan as described in the Report.

"**Developer**" means **Locust Branch, LLC**, a Florida limited liability company, and its successors and assigns.

SECTION 4. AUTHORIZATION OF PUBLIC CAPITAL IMPROVEMENT

PLAN. The Capital Improvement Plan described in Resolution 2014-01, as more specifically described by the plans and specifications therefor on file in the registered office of the District, is hereby authorized and approved and the proper officers, employees and agents of the District are hereby authorized and directed to take such further action as may be necessary or desirable to cause the same to be constructed following the issuance of Bonds referred to herein.

SECTION 5. ESTIMATED COST OF CAPITAL IMPROVEMENT PLAN.

The total estimated costs of the Capital Improvement Plan, and the costs to be paid by the Assessments on all specially benefited property is set forth in the Report.

SECTION 6. EQUALIZATION, APPROVAL, CONFIRMATION AND LEVY OF

ASSESSMENTS. The Assessments on the benefited parcels, all as specified in the final assessment roll contained within the Report attached as **Exhibit "A"** to this Resolution, are hereby equalized, approved, confirmed and levied. Promptly following the adoption of this resolution, those Assessments shall be recorded by the Secretary of the Board of the District in a special book, to be known as the "**Improvement Lien Book.**" The Assessment or Assessments against the benefited parcels shown on such final assessment roll and interest and penalties thereon, as hereafter provided, shall be and shall remain a legal, valid and binding first lien on such benefited parcels until paid; such lien shall be coequal with the lien of all state, county, district and municipal taxes and special assessments, and superior in dignity to all other liens, titles, and claims.

SECTION 7. FINALIZATION OF ASSESSMENTS.

When the Capital Improvement Plan has been constructed to the satisfaction of the Board, the Board shall adopt a resolution accepting the same and determining the actual costs to the District thereof, as required

by Sections 170.08 and 170.09, Florida Statutes. In the event that the actual costs to the District for the Capital Improvement Plan is less than the amount assessed therefor, the District shall credit to each Assessment for the Capital Improvement Plan the proportionate difference between the Assessment as hereby made, approved and confirmed and the actual costs of the Capital Improvement Plan, as finally determined upon completion thereof. In no event, however, shall the final amount of any such Assessment exceed the amount originally assessed hereunder. In making such credits, no discount shall be granted or credit given for any part of the payee's proportionate share of any actual bond financing costs, such as capitalized interest, funded reserves or bond discount included in the estimated cost of the Capital Improvement Plan. Such credits shall be entered in the Improvement Lien Book. Once the final amount of the Assessments for all of the Capital Improvement Plan has been determined, the term "**Assessment**" shall mean the sum of the actual costs of the Capital Improvement Plan benefiting the benefited parcels plus financing costs.

SECTION 8. ALLOCATION OF ASSESSMENTS WITHIN THE BENEFITED PARCELS. Because it is contemplated that the land will be subdivided into lots to be used for the construction of residential units, and that such individual lots will be sold to numerous purchasers, the Board deems it desirable to establish a method for allocating the total Assessment among the various lots that will exist so that the amount so allocated to each lot will constitute an assessment against, and a lien upon, each such lot without further action by the Board.

The Board has been informed by the Developer that each lot of a particular product type as identified in the Report will be of approximately the same size as each other lot of the same product type. While it would be possible to allocate the Assessments among each lot of a particular product type on the basis of the square footage of each such lot, the Board does not

believe that the special benefits afforded by the Capital Improvement Plan to each lot vary to any material degree due to comparatively minor variations in the square footage of each lot. Instead, the Board believes, and hereby finds, that based upon the Developer's present development plans, each lot of the same product type will be benefited equally by the Capital Improvement Plan, regardless of minor variations in the square footage of the lots.

If the Developer's plans change and the size of the Assessable Units vary to a degree such that it would be inequitable to levy Assessments in equal amounts against each Assessable Unit of the same product type, then the Board may, by a supplemental resolution, reallocate the Assessments against the Assessable Units on a more equitable basis and in doing so the Board may ignore minor variations among lots of substantially equal square footage; provided, however, that before adoption of any resolution the Board shall have obtained and filed with the Trustee: (i) an opinion of counsel acceptable to the District to the effect that the Assessments as reallocated were duly levied in accordance with applicable law, that the Assessments as reallocated, together with the interest and penalties, if any, thereon, will constitute a legal, valid and binding first lien on the Assessable Units as to which such Assessments were reallocated until paid in full, and that such lien is coequal with the lien of all state, county, district and municipal taxes and special assessments, and superior in dignity to all other liens, titles, and claims, whether then existing or thereafter created; and (ii) a certificate from the District's Methodology Consultant together with supporting schedule confirming that the aggregate cash flow from the reallocated Assessments is not less than the aggregate cash flow from the original Assessments.

If the Board reallocates Assessments as provided in the preceding paragraph, a certified copy of the supplemental resolution approving such reallocation shall be filed with the trustee for

the Bonds (herein, the “Trustee) within 30 days after its adoption and a revised Assessment roll shall be prepared and shall be recorded in the Improvement Lien Book created pursuant hereto.

SECTION 9. PAYMENT OF ASSESSMENTS. At the end of the capitalized interest period referenced in the Report (if any), the Assessments for the Bonds shall be payable in substantially equal annual installments of principal and interest over a period of 30 years, in the principal amounts set forth in the Report attached hereto as **Exhibit “A”**, together with interest at the applicable coupon rate of the Bonds, such interest to be calculated on the basis of a 360 day year consisting of 12 months of thirty days each, plus the District's costs of collection and assumed discounts for Assessments paid in November; provided, however, that any owner of land (unless waived in writing) against which an Assessment has been levied may pay the entire principal balance of such Assessment without interest at any time within thirty days after the Capital Improvement Plan have been completed and the Board has adopted a resolution accepting the Capital Improvement Plan as provided by section 170.09, Florida Statutes. Further, after the completion and acceptance of the Capital Improvement Plan, any owner of land against which an Assessment has been levied may pay the principal balance of such Assessment, in whole at any time or in part one time, if there is also paid an amount equal to the interest that would otherwise be due on such balance to the earlier of the next succeeding November 1 or May 1, which is at least 45 days after the date of payment.

SECTION 10. PAYMENT OF BONDS; REFUNDS FOR OVERPAYMENT. Upon payment of all of the principal and interest on the Bonds secured by the Assessments, the Assessments theretofore securing the Bonds shall no longer be levied by the District. If, for any reason, Assessments are overpaid or excess Assessments are collected, or if, after repayment of the Bonds the Trustee makes payment to the District of excess amounts held by it for payment of

the Bonds, such overpayment or excess amount or amounts shall be refunded to the person or entity who paid the Assessment.

SECTION 11. PENALTIES, CHARGES, DISCOUNTS, AND COLLECTION PROCEDURES. The Assessments shall be subject to a penalty at a rate of one percent (1%) per month if not paid when due under the provisions of Florida Statutes, Chapter 170 or the corresponding provisions of subsequent law. However, the District anticipates using the "uniform method for the levy, collection and enforcement of non-ad valorem assessment" as provided by Florida Statutes, Chapter 197 for the collection of the Assessments for the Bonds. Accordingly, the Assessments for the Bonds, shall be subject to all collection provisions to which non-ad valorem assessments must be subject in order to qualify for collection pursuant to Florida Statutes, Chapter 197, as such provisions now exist and as they may exist from time to time hereafter in Chapter 197 or in the corresponding provision of subsequent laws. Without limiting the foregoing, at the present time such collection provisions include provisions relating to discount for early payment, prepayment by installment method, deferred payment, penalty for delinquent payment, and issuance and sale of tax certificates and tax deeds for non-payment. With respect to the Assessments levied against any parcels owned by the Developer, the District may invoice and collect such Assessments directly from the Developer and not pursuant to Chapter 197. Any Assessments that are directly collected by the District shall be due and payable to the District on April 1 and October 1 of each year.

SECTION 12. CONFIRMATION OF INTENTION TO ISSUE CAPITAL IMPROVEMENT REVENUE BONDS. The Board hereby confirms its intention to issue the Bonds, to provide funds, pending receipt of the Assessments, to pay all or a portion of the cost of the Capital Improvement Plan assessed against the specially benefited property.

SECTION 13. SEVERABILITY. If any Section or part of a Section of this resolution be declared invalid or unconstitutional, the validity, force and effect of any other Section or part of a Section of this resolution shall not thereby be affected or impaired unless it clearly appears that such other Section or part of a Section of this resolution is wholly or necessarily dependent upon the Section or part of a Section so held to be invalid or unconstitutional.

SECTION 14. CONFLICTS. All resolutions or parts thereof in conflict herewith are, to the extent of such conflict, superseded and repealed.

EFFECTIVE DATE. This resolution shall become effective upon its adoption, this 24th day of July, 2014.

Attest:

**Wiregrass
Community Development District**

By: _____
Name: _____
Assistant Secretary

Chair/Vice Chair
Print Name: _____

Tab 6

RESOLUTION 1014-12

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF WIREGRASS
COMMUNITY DEVELOPMENT DISTRICT REDESIGNATING THE
OFFICERS OF THE DISTRICT, AND PROVIDING FOR AN EFFECTIVE
DATE**

WHEREAS, Wiregrass Community Development District (hereinafter the “District”) is a local unit of special-purpose government created and existing pursuant to Chapter 190, Florida Statutes, being situated entirely within Pasco County, Florida; and

WHEREAS, the Board of Supervisors of the District desires to designate the Officers of the District.

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

Section 1. _____ is appointed Chairman.

Section 2. _____ is appointed Vice Chairman.

Section 3. _____ is appointed Assistant Secretary.
_____ is appointed Assistant Secretary.
_____ is appointed Assistant Secretary.
_____ is appointed Assistant Secretary.
_____ is appointed Assistant Secretary.

Section 4. This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED THIS 24th DAY OF JULY, 2014.

**WIREGRASS COMMUNITY
DEVELOPMENT DISTRICT**

CHAIRMAN/VICE CHAIRMAN

ATTEST:

SECRETARY/ASST. SECRETARY