

**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 **Wednesday, December 16, 2015 at 10:09 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	<b>Board Supervisor, Chairman</b>
Mike Gramling	<b>Board Supervisor, Vice Chairman</b>
Colby Chandler	<b>Board Supervisor, Assistant Secretary</b>

Also present were:

Clifton Fischer	<b>District Manager, Rizzetta &amp; Company, Inc.</b>
Jonathon Johnson	<b>District Counsel, Hopping, Green, &amp; Sams, P.A.</b>
Scott Sheridan	<b>District Engineer, King Engineering, Inc.</b>
Robbie Cox	<b>MBS Capital Markets</b>
Scott Brizendine	<b>Financial Consultant, Rizzetta &amp; Company, Inc.</b>
Bre Beirl	<b>Financial Associate, Rizzetta &amp; Company, Inc.</b>
Brooke Devito	<b>Financial Associate, Rizzetta &amp; Company, Inc.</b> <i>(via speakerphone)</i>
JD Porter	<b>Landowner</b>
Mark Sifford	<b>Project Manager</b>

**FIRST ORDER OF BUSINESS**

**Call to Order**

Mr. Fischer called the meeting to order and read roll call confirming a quorum for the meeting.

**SECOND ORDER OF BUSINESS**

**Audience Comments on Agenda Items**

There were no members of the general audience in attendance for this meeting.

**THIRD ORDER OF BUSINESS**

**Consideration of the Minutes of the Board  
of Supervisors' Meeting Held on October  
28, 2015**

On a Motion by Mr. Porter, seconded by Mr. Chandler, with all in favor, the Board of Supervisors approved the minutes from the Board of Supervisor's meeting held on October 28, 2015 as presented for Wiregrass Community Development District.

**FOURTH ORDER OF BUSINESS**

**Consideration of Operation and  
Maintenance Expenditures for October  
and November 2015**

On a Motion by Mr. Chandler, seconded by Mr. Porter, with all in favor, the Board of Supervisors approved the Operation and Maintenance Expenditures for October (\$13,083.00) and November (\$7,823.94) for Wiregrass Community Development District.

**FIFTH ORDER OF BUSINESS**

**Consideration of Series 2014 Construction  
Requisitions #21-#25**

It was stated that all of the requisitions have been approved by the Chair and District Engineer.

20	Voided	
21	GHD Services, Inc.	\$3,418.00
22	Hanson Pipe	\$64,877.44
23	King Engineering Associates, Inc.	\$7,393.82
24	Mark A. Sifford	\$3,000.00
25	QGS Development, Inc,	\$142,108.12

On a Motion by Mr. Porter, seconded by Mr. Chandler, with all in favor, the Board of Supervisors approved Series 2014 Construction Requisitions #20-#25 for Wiregrass Community Development District.

**SIXTH ORDER OF BUSINESS**

**Consideration of Bond Related Matters**

Mr. Johnson spoke regarding the process of issuing bonds for the District and asked that Mr. Sheridan and Mr. Brizendine speak briefly regarding the changes that were made to the Master Engineering and Assessment Area 2 Master Special Assessment Allocation reports that were discussed during the workshop held prior to the Board meeting.

Mr. Sheridan stated that the Engineer's report highlights the roadway improvements and associated utilities and signage that will be constructed throughout assessment area 2. He noted that the report will be updated to be consistent with the Assessment Area 2 Master Special Assessment Allocation Report and reflect the increased construction costs of \$51,000,000.

Mr. Brizendine stated that table 3 of the report will be updated to tie into the engineer's report as discussed during the workshop. He reviewed the maximum assessments levels by product type, noting that they will be adjusted in the final report to reflect the actual terms of the bond issuance.

Mr. Johnson reviewed Resolution 2016-04 that declares the Board's intent to levy assessments for the improvements to assessment area 2 and approves the two reports just discussed, as well as Resolution 2016-05, setting the required public hearing. The following Board actions were taken:

On a Motion by Mr. Gramling, seconded by Mr. Porter, with all in favor, the Board of Supervisors approved Resolution 2016-04, Declaring Special Assessments for Assessment Area 2 for Wiregrass Community Development District.

On a Motion by Mr. Chandler, seconded by Mr. Gramling, with all in favor, the Board of Supervisors approved Resolution 2016-05, Setting the Public Hearing on Assessments for January 27, 2016 at 10:00 a.m. at the offices of Rizzetta and Company, Inc., located at 5844 Old Pasco Road, Suite 100, Wesley Chapel, FL 33544 for Wiregrass Community Development District.

**SEVENTH ORDER OF BUSINESS**

**Consideration of Construction Related Business**

Mr. Sifford reviewed the changes to the construction schedule noting that while there has been some movement within the schedule the completion date has not changed.

**EIGHTH ORDER OF BUSINESS**

**Staff Reports**

- A. District Counsel  
No report.
  
- B. District Engineer  
Mr. Sheridan reviewed the additional work that was completed by his firm in association with the Hueland Pond project and submitted an addendum to their contract in the amount of \$6,900 to cover the expenses. No Board action was required.
  
- C. District Manager  
Mr. Fischer reminded the Board that the next meeting was scheduled for December 23, 2015 at 10:00 a.m. The Board indicated that it would like to cancel the meeting and meet again in January.

Mr. Fischer presented the insurance proposal for 2016, noting that the fee for the Public Officials Liability insurance is \$1,386.00 and the General Liability coverage is \$325.00 for a total expense of \$1,711.00

On a Motion by Mr. Gramling, seconded by Mr. Porter, with all in favor, the Board of Supervisors approved the 2016 insurance proposal from Stahl totaling \$1,711.00 for Wiregrass Community Development District.

Mr. Brizendine asked that the Board consider in substantial form an amended Master Special Assessment Report for Area 1 to reflect the updated EAU for condo units to .48 from .25, as well as the increased project cost.

On a Motion by Mr. Porter, seconded by Mr. Chandler, with all in favor, the Board of Supervisors approved the amended Master Assessment Allocation Report for Assessment Area 1 in substantial form for Wiregrass Community Development District.

**NINTH ORDER OF BUSINESS**

**Supervisor Requests and Audience Comments**

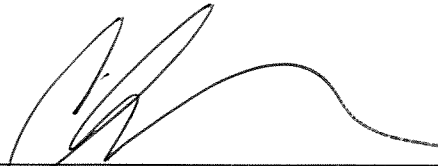
Mr. Sifford reviewed a summary of the expenses to date for the Hueland Pond project and requested approval of a change order to address changes to the lift station design per Pasco County. He explained that a block wall needs to be installed and the cost will be approximately \$11,200.

On a Motion by Mr. Gramling, seconded by Mr. Chandler, with all in favor, the Board of Supervisors approved the change to address the new Pasco County requirements for the lift station at a cost of \$11,200 for Wiregrass Community Development District.

**TENTH ORDER OF BUSINESS**

**Adjournment**

On a Motion by Mr. Gramling, seconded by Mr. Chandler, with all in favor, the Board of Supervisors adjourned the meeting at 10:25 a.m. for Wiregrass Community Development District.

  
Secretary/ Assistant Secretary

  
Chairman/Vice Chairman