

RE: WESTCHASE COMMUNITY
DEVELOPMENT DISTRICT

TRANSCRIPT OF: BOARD MEETING

DATE: January 3, 2017

TIME: 4:00 p.m. - 5:40 p.m.

PLACE: Westchase Community

Association Office

10049 Parley Drive

Tampa, Florida

REPORTED BY: Kimberly Ann Roberts

Notary Public

State of Florida at Large

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APPEARANCES:
WESTCHASE COMMUNITY DEVELOPMENT
DISTRICT BOARD MEMBERS:

Greg Chesney, Chairman

Matthew Lewis

Jim Mills

Brian Ross

ALSO PRESENT:

SEVERN TRENT SERVICES:

Andy Mendenhall

DISTRICT ATTORNEY:

Erin McCormick

WESTCHASE STAFF:

Doug Mays

Sonny Whyte

1 The transcript of Westchase Community
2 Development District Board Meeting, on the 3rd day
3 of January, 2017, at the Westchase Community
4 Association Office, 10049 Parley Drive, Tampa,
5 Florida, beginning at 4:00 p.m., reported by
6 Kimberly Ann Roberts, Notary Public in and for the
7 State of Florida at Large.

8 * * * * *

9 CHAIRMAN CHESNEY: All right. I would
10 like to call the January 3rd, 2017 Westchase
11 CDD meeting. The record will reflect all
12 current supervisors are in attendance.

13 And will you please join me in the
14 Pledge of Allegiance.

15 (The Pledge of Allegiance was recited.)

16 CHAIRMAN CHESNEY: All right. I
17 apologize. Mine, all of a sudden, just showed
18 up. All right.

19 The first thing is a motion for the
20 consent agenda.

21 MR. MILLS: Motion to approve.

22 CHAIRMAN CHESNEY: Mr. Mills. A second?

23 MR. ROSS: Second.

24 CHAIRMAN CHESNEY: Is there something
25 you want to take off of it?

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1 MR. MILLS: No. No. I just want to --
 2 I've got a correction to the minutes.
 3 CHAIRMAN CHESNEY: Okay. What are they?
 4 MR. MILLS: Page Four of the index "A &
 5 D Aquatics," it should be "A & B Aquatics." I
 6 didn't check Page 100 to see if it's correct
 7 there.
 8 MS. McCORMICK: It says "A & D Aquatics"
 9 there also.
 10 MR. MILLS: Does it?
 11 MS. McCORMICK: Yeah.
 12 CHAIRMAN CHESNEY: Okay. Anything else?
 13 MR. MILLS: That's about it.
 14 CHAIRMAN CHESNEY: Okay. All in favor
 15 signify by raising your hand.
 16 (All board members signify in the
 17 affirmative.)
 18 CHAIRMAN CHESNEY: That motion passes
 19 four to zero.
 20 (Motion passes.)
 21 My understanding, our engineer is not in
 22 attendance.
 23 MR. MENDENHALL: Correct. If we needed
 24 her, we can call her. She had a hearing up in
 25 Dade City.

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1 CHAIRMAN CHESNEY: I'm not aware of any
 2 requests.
 3 MR. MENDENHALL: I know she is working
 4 on some of the erosion stuff that we talked
 5 about at the last meeting.
 6 CHAIRMAN CHESNEY: Okay. All right.
 7 Andy.
 8 MR. MENDENHALL: Okay. I don't have
 9 much to report on today. The one item I did
 10 have was, if you'll recall, we were going to
 11 contact Ms. Carter about the situation of
 12 the board's position on her conservation area.
 13 So I did reach out to her via email. I
 14 haven't heard anything back. So just not
 15 really an update, but just to let you know
 16 that we reached out to her.
 17 CHAIRMAN CHESNEY: That was it?
 18 MR. MENDENHALL: That's all I had.
 19 CHAIRMAN CHESNEY: Awesome.
 20 MR. MENDENHALL: Calm new year so far.
 21 CHAIRMAN CHESNEY: I'm going to blow
 22 Mark's record away here. Erin.
 23 MS. McCORMICK: I don't have too much
 24 either. Just right before -- like a week ago,
 25 we got the proposal for A & B Aquatics for the

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1 increase in price, and it would be going from
 2 the \$90,000 per year to \$100,000 per year.
 3 So I was just going to do a simple
 4 addendum to the contract, but then I was
 5 looking at what we had, and our contract
 6 originally was done in 2009, so I've reworked
 7 it, because at that point we still had
 8 Westchase CDD and Westchase East CDD, and we
 9 had also had -- I think the management of the
 10 community was being done somewhat differently,
 11 so Severn Trent was actually a party to that
 12 contract.
 13 So I amended it, so it will be between
 14 the CDD and A & B Aquatics. It will be a
 15 one-year contract. What I thought that the
 16 board was leaning towards at the last meeting
 17 was having it start as of October 1st, 2016,
 18 which would be when the increase in price
 19 would coincide with the fiscal year, and then
 20 it would be a one-year term through October
 21 1st of 2017, but it would automatically renew
 22 unless you decided that we did not want to
 23 automatically renew.
 24 And other than that, I did not make any
 25 changes to the contract. I know he provided

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1 the district with his like four-month
 2 contract, but since the -- the one that we
 3 have is much more detailed and it's what we
 4 had in place with him before, so I think
 5 that's preferable.
 6 So we didn't have an opportunity to get
 7 this uploaded. I think what you might want to
 8 do today is approve it, but we can bring the
 9 final form of the contract and put it into
 10 Dropbox in case anybody has anything that they
 11 want to discuss before the final approval of
 12 the agreement next month.
 13 CHAIRMAN CHESNEY: Mr. Ross.
 14 MR. ROSS: With regard to the contract
 15 that you've been working on, is there anything
 16 in there that imposes an obligation for him to
 17 work with us on more of a consultants basis as
 18 opposed to just a service basis?
 19 And I raise that from the perspective of
 20 I know over the past month or two we've been
 21 talking about when you do a resident education
 22 program, so I think we need to have him
 23 involved in that, and I would hate for him to
 24 end up charging us a fee because we say we
 25 want you do review some document, or we want

<p style="text-align: right;">Page 9</p> <p>1 you to help us prepare some document or send a</p> <p>2 mailer to the residents. I don't need to</p> <p>3 flesh the whole concept out.</p> <p>4 But does he have an obligation to do</p> <p>5 that under the contract?</p> <p>6 MS. McCORMICK: No. This is more a</p> <p>7 service agreement where it's really focused on</p> <p>8 what his responsibilities are for the aquatic</p> <p>9 maintenance, and I have been thinking more</p> <p>10 that our district engineer is more of a</p> <p>11 consultant would be involved in that, but I'm</p> <p>12 sure that Doug could talk to him about, you</p> <p>13 know, what services he might be able to assist</p> <p>14 with and see if he would, you know, be in</p> <p>15 favor of doing it without charging any</p> <p>16 additional fees.</p> <p>17 MR. MAYS: I'd have to check with him on</p> <p>18 that.</p> <p>19 MR. ROSS: Yeah, that would be important</p> <p>20 to me.</p> <p>21 MR. MAYS: So far, I mean, most of the</p> <p>22 consulting, anytime we talk about plant</p> <p>23 material and those type of things, you know,</p> <p>24 he just basically sends us a proposal for the</p> <p>25 work. He's not charging us anything</p>	<p style="text-align: right;">Page 11</p> <p>1 think they just never got their act together,</p> <p>2 because I want to say we approved the</p> <p>3 additional plants in August, because I</p> <p>4 remember seeing the bills come through on last</p> <p>5 year's budget.</p> <p>6 MR. MAYS: That's correct.</p> <p>7 CHAIRMAN CHESNEY: Yeah.</p> <p>8 MR. MILLS: You could set it up for</p> <p>9 October 1st so it aligns with the fiscal</p> <p>10 year.</p> <p>11 MS. McCORMICK: October 1st. Right.</p> <p>12 Right.</p> <p>13 CHAIRMAN CHESNEY: Unless there are any</p> <p>14 further questions, I look for a motion to</p> <p>15 approve the contract. That's what you're</p> <p>16 looking for. Correct?</p> <p>17 MS. McCORMICK: I would say to approve</p> <p>18 the proposal, but the final form of the</p> <p>19 contract would be approved at next month's</p> <p>20 meeting, but I think if the board goes ahead</p> <p>21 and approves his proposal for the increase in</p> <p>22 fees, then we could do that tonight.</p> <p>23 MS. WHYTE: Well, that's what I was</p> <p>24 going to -- my question to you was, do we</p> <p>25 pay him -- back to them, October through</p>
<p style="text-align: right;">Page 10</p> <p>1 additional for his expert advice.</p> <p>2 He just -- like I say, he sends us a</p> <p>3 proposal for whatever we decide, or Tonja and</p> <p>4 me discuss what kind of erosion needs repaired</p> <p>5 or -- not just on erosion repairs, but we had</p> <p>6 -- he had focused on some of that, too,</p> <p>7 because of like the canal, stuff like that.</p> <p>8 But, yeah, I can talk to her about that.</p> <p>9 MR. ROSS: Great. Great.</p> <p>10 CHAIRMAN CHESNEY: Mr. Mills.</p> <p>11 MR. MILLS: I have a question about the</p> <p>12 contract dates because I was the one who</p> <p>13 raised going back to --</p> <p>14 MS. McCORMICK: Right.</p> <p>15 MR. MILLS: -- the fiscal year date, and</p> <p>16 Mark raised the point of maybe we only go back</p> <p>17 to the dates they requested the increase.</p> <p>18 But unless anybody has any heartburn,</p> <p>19 does it make sense to have it cycle with our</p> <p>20 fiscal year rather than overlap a month or two</p> <p>21 outside the fiscal year, or does it matter</p> <p>22 either way?</p> <p>23 CHAIRMAN CHESNEY: I don't know that it</p> <p>24 matters. My recollection was that they</p> <p>25 actually asked prior to the fiscal year. I</p>	<p style="text-align: right;">Page 12</p> <p>1 until --</p> <p>2 MS. McCORMICK: Right.</p> <p>3 MS. WHYTE: We can do that.</p> <p>4 MS. McCORMICK: Yes.</p> <p>5 MS. WHYTE: And then it's just a matter</p> <p>6 of getting the documents signed. It wouldn't</p> <p>7 be too much of a problem, I'm sure, for Erin.</p> <p>8 MS. McCORMICK: Right. Right. That's</p> <p>9 what I'm thinking.</p> <p>10 MR. MILLS: Motion to approve.</p> <p>11 CHAIRMAN CHESNEY: Do I have a second?</p> <p>12 MR. ROSS: Second.</p> <p>13 CHAIRMAN CHESNEY: Mr. Ross. All in</p> <p>14 favor signify by raising your hand.</p> <p>15 (All board members signify in the</p> <p>16 affirmative.)</p> <p>17 CHAIRMAN CHESNEY: That passes four to</p> <p>18 zero.</p> <p>19 (Motion passes.)</p> <p>20 CHAIRMAN CHESNEY: So that is from</p> <p>21 October 1, and the contract runs the fiscal</p> <p>22 year.</p> <p>23 MS. McCORMICK: Okay. And then the</p> <p>24 second thing is the soccer agreement, and the</p> <p>25 request by the Westchase Soccer Association.</p>

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1 A couple of things. They requested --
 2 previously we've been doing a separate
 3 contract or agreement with them for the spring
 4 season and then one again for the fall season,
 5 and they asked if we would consider doing one
 6 single agreement for the entire 2017 year,
 7 which would be the spring season and the fall
 8 season.
 9 I also went back and, you know, pulled
 10 the communications that I've had about
 11 requesting some documentation from the
 12 Westchase Soccer Association about their
 13 annual income and expense report and tax
 14 filing, and I think based on some information
 15 that they may already be filing that with
 16 Hillsborough County, but unfortunately I
 17 didn't ask Sonny about making that request to
 18 them until right before the beginning of the
 19 year, and I don't think Margo has had a chance
 20 to respond on that. So I haven't reviewed
 21 that information yet.
 22 The soccer season would be starting, for
 23 the spring season, February 19th, and then we
 24 would be running through -- I think it's May
 25 12, so -- but I drafted the contract so that

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1 -- the agreement so that it would be in
 2 exactly the same form as what we have done in
 3 past years.
 4 CHAIRMAN CHESNEY: Okay. Mr. Ross.
 5 MR. ROSS: Recognizing that there may be
 6 no fault on their part --
 7 MS. McCORMICK: Right.
 8 MR. ROSS: -- I would not be in favor of
 9 going to an annual basis until we resolve this
 10 issue of the financial review.
 11 MS. McCORMICK: Okay.
 12 MR. ROSS: I think we need to keep it on
 13 a season-to-season basis. It puts pressure on
 14 everybody to resolve it.
 15 CHAIRMAN CHESNEY: I concur. All right.
 16 So I'm assuming they want --
 17 MS. McCORMICK: So then we can either
 18 approve for the entering season now, or we can
 19 just wait and take the entire thing up at the
 20 February meeting.
 21 So I move we approve it for the spring
 22 season of 2017.
 23 MS. McCORMICK: Okay.
 24 CHAIRMAN CHESNEY: Is there a second?
 25 MR. MILLS: I'll second it.

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1 CHAIRMAN CHESNEY: Mr. Mills. I will --
 2 I mean, I'll make a comment that I'm going to
 3 go ahead and vote for it, but I would like to
 4 see evidence of their non-profit status just
 5 because, I mean, we've all had -- I don't know
 6 if we all have -- but at least some of the
 7 members here have had, you know, information
 8 that could cast that in doubt. It might not.
 9 Who knows.
 10 I'm not trying to say anything, but they
 11 just need to provide the information to our
 12 attorney in a private manner. That's all
 13 we're asking. It's not a big deal. So any
 14 further discussion?
 15 (No response.)
 16 CHAIRMAN CHESNEY: Okay. All in favor
 17 signify by raising your hand.
 18 (All board members signify in the
 19 affirmative.)
 20 CHAIRMAN CHESNEY: Four to zero. Motion
 21 passes.
 22 (Motion passes.)
 23 MS. McCORMICK: That's all I've got.
 24 CHAIRMAN CHESNEY: Okay. All right.
 25 Doug.

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1 MR. MAYS: Just to give you a quick
 2 update on what me and Tonja and have been
 3 working on with the canal and with the
 4 planting. We did approve some planting.
 5 I've got to get with A & B Aquatics on
 6 the locations. The ponds that we had
 7 discussed -- that me and Tonja had discussed
 8 in trying this new plant that has worked on
 9 one of the other ponds, we want to try it in
 10 some other areas, along with some other
 11 plants.
 12 So once I get the finals from the A & B
 13 Aquatics thing that they finished with the
 14 planting, we'll check it out and see how it
 15 looks, see how they did come. They did come
 16 in -- me and Tonja also paddled down the
 17 canal, which the canal runs from Glenclyff --
 18 Glenfield actually -- Glenfield there to the
 19 south and it makes an immediate right. It
 20 goes west towards Twin Branch Acres.
 21 And me and Tonja, like I say, we paddled
 22 up in the canoe, and she gave me some
 23 suggestions on what trees need to be removed
 24 and what sediment needs to be re-positioned so
 25 that, you know, the water flow would be a

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1 little bit more consistent, a little bit
2 better.
3 And she's really worried about some of
4 the trees, because they're small now, so she
5 had us cut them like six inch -- or small
6 diameter trees out of there so that they
7 wouldn't grow into bigger trees and then fall
8 over later because of erosion or cause erosion
9 problems.
10 So we did that, and the one section
11 behind Springrose that had been in discussion,
12 we had talked with another company about the
13 repair, and their repair was basically
14 bringing in rock -- just bringing rock for the
15 curb. I don't know if the pictures got put on
16 Dropbox or not.
17 MS. WHYTE: No.
18 MR. MAYS: But we took a couple of
19 pictures, and I sent them to Tonja for her
20 approval. She was very happy with it. We
21 actually did it in-house.
22 A & B Aquatics provided us with a
23 backhoe to do all the sediment changes and the
24 tree removal along the canal, and that -- we
25 ended up spending close to 20,000 to get that

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1 canal cleaned up properly, which, I believe,
2 Biomass, that company that was going to come
3 in, they wanted almost a hundred thousand to
4 do it. So we saved quite a bit of money doing
5 it that way.
6 And then Lavon and Chris actually
7 took -- for the last few months we've been
8 saving every bit of rock that we could get for
9 sidewalk repairs and stuff like that, so we
10 had a nice pile, and the guys, over about a
11 three-day period, took every one of those rocks
12 back there, put it on it, after A & B put the
13 dirt -- soil back first, and we packed it,
14 packed it like three layers of concrete.
15 So by the pictures, Tonja feels that
16 should be exactly what we needed to do to help
17 it work, so only time will tell. I'm curious
18 what a big rain is going to do for us and see,
19 you know, how well it's going to hold up.
20 And I think it will hold up well, too,
21 because we have -- we did do it in the canal,
22 and we did do it over in the Vineyards, so
23 this repair with using the rock seems to work.
24 So we -- the resident was real happy
25 with it. She gave us -- she allowed us to

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1 use her access between -- at her yard, and all
2 we have to do is a little bit of sod repair,
3 which was very little damage, you know, from
4 run running the vehicle back and forth with
5 the rocks in the little Kawasaki.
6 So other than that, the resident was
7 real happy I believe how it turned out and
8 looked, and she didn't lose her canal. She
9 was worried about losing her canal and her
10 pool, because it was eroding fast, so -- but
11 now, what we did, I believe that should hold.
12 And I'm going to -- like I said, from
13 sending the pictures to Tonja, she was happy
14 with it, too.
15 CHAIRMAN CHESNEY: So did you pour
16 concrete in addition to the rock?
17 MR. MAYS: No. No. We just took every
18 bit of rock we had and built that shoreline.
19 And the rocks are pretty good -- they were big
20 enough. You know, there were a lot of
21 large-sized boulders. It should be big enough
22 that I think it's going to work. I'm curious,
23 though. I think it's going to work.
24 CHAIRMAN CHESNEY: Mr. Ross.
25 MR. ROSS: Two requests. And so great

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1 to hear you did all this.
2 Isn't this the same canal where the
3 county came in and did some backhoe work a
4 year or two ago? Is this the same canal, or is
5 this not the same canal?
6 MR. MAYS: Well, the canal, responsible
7 to do the edge of the road -- what is it, like
8 20 feet, Sonny? -- to the edge. So they'll do
9 just the road itself.
10 They have done some -- that's been two
11 or three years since they did that.
12 MR. ROSS: They did that.
13 MR. MAYS: yes, sir.
14 MR. ROSS: Okay. My requests are, can
15 we make this part of our regular routine where
16 once a year, once every six months --
17 MR. MAYS: Right.
18 MR. ROSS: -- you got through there
19 and --
20 MR. MAYS: You mean me and Tonja?
21 MR. ROSS: Yeah.
22 MR. MAYS: Okay.
23 MR. ROSS: Yeah. Just think about it.
24 I think it would be a good idea.
25 And that gets me to the second point. I

1 think it also would be helpful to document so
2 that we're not six months, a year, two years
3 now saying, "What did we do here, you know,
4 two years ago? Wasn't there a tree there?"
5 And you're relying more on recollection rather
6 than just documenting exactly what was the
7 condition, what was the work we did, and then
8 we can more, not anecdotally, but more truly
9 document what's working and what's not
10 working.

11 I kind of think the same way in terms of
12 the plant program that we're talking about
13 around the ponds and such, that I would like
14 us to be moving towards a system where each
15 inspection is documented with pictures --

16 MR. MAYS: Right.

17 MR. ROSS: -- and whatever other written
18 record, and then we do it on a regular basis
19 and we can go back and evaluate, not
20 anecdotally, but what's working and what's not
21 working.

22 MR. MAYS: Okay.

23 MR. ROSS: Great. Thank you so much.
24 You're doing a great job.

25 MR. MAYS: Actually we do do -- Lavon

1 a lawn mower around the back of her house like
2 she used to be able to take a riding lawn
3 mower. They've lost quite a bit. So that's
4 what that proposal is for, to try to do that.
5 That's going to have to be professionally done
6 with their Geowebbing that they use and
7 restoring the shoreline with it.

8 CHAIRMAN CHESNEY: Is this rate the same
9 rate that they proposed?

10 MR. MAYS: It's cheaper.

11 CHAIRMAN CHESNEY: It does look cheaper.
12 That's why I asked. It's 300 feet and 75 --

13 MR. MAYS: Right. It's cheaper.

14 CHAIRMAN CHESNEY: It almost looks
15 like it's half.

16 MS. WHYTE: She shortened that. She
17 didn't feel some of the areas needed that.

18 MR. MAYS: Well, it was 350 feet. She
19 had them shorten it to 300 feet. So I think
20 it's just that they lowered -- maybe this type
21 of wrapping, the Geoweb, is a little cheaper
22 than the last stuff that they used on the
23 canal possibly.

24 It looks like the same stuff to me, but
25 maybe the pricing is just a little bit more --

1 and Chris will about every six months, and we
2 have them put the waders on, because it's not
3 very deep during this time of the year during
4 the non-rainy season, they can actually walk
5 through that thing, and they'll -- they will,
6 they'll throw debris out, they'll -- because
7 you'll find everything along there from
8 bicycles to, you know, toys to two by fours,
9 four by fours, to big trunks of trees that
10 floated down through there.

11 So when they hit one spot and kind of
12 build up, you know, it kind of builds a mini
13 dam, so we do have them go through there about
14 every six months, and, like I say, it's --
15 that is the main flow for that side of the
16 property through the community.

17 CHAIRMAN CHESNEY: So I noticed you
18 included a Biomass proposal in the agenda
19 package.

20 MR. MAYS: That's for the damage we have
21 over on Green Springs. There's like four,
22 five -- four houses in a row, I believe it is,
23 to the point Tonja believes we've lost almost
24 ten foot.

25 The one resident, you can no longer take

1 maybe it's because we have better access. He
2 has good access, which makes his job easier.
3 And he's just getting better at it out here
4 with us, too, so maybe that has something to
5 do with it. It did look lower to me, too.

6 CHAIRMAN CHESNEY: So are you looking
7 for approval?

8 MR. MAYS: Yes. Approval for that
9 twenty -- I think, it's twenty two five, so we
10 can get that scheduled for that job.

11 CHAIRMAN CHESNEY: Mr. Ross.

12 MR. ROSS: Just on the conceptual level,
13 this is our property. Right?

14 MR. MAYS: Yes.

15 MR. ROSS: We have an obligation to
16 maintain our property. Right?

17 CHAIRMAN CHESNEY: Yes.

18 MR. ROSS: So as meaningful as it is,
19 not only do we need to do this, but to the
20 extent it comes up again and again and again,
21 to the tune of Tonja saying it may be up to
22 \$5,000,000, this is an example of what we may
23 be confronted with.

24 CHAIRMAN CHESNEY: How we handle this --
25 I mean, we can wait -- I mean, we can try and

<p style="text-align: right;">Page 25</p> <p>1 mitigate it, and we wait until, you know, it 2 impacts the property. So we just don't go 3 around --</p> <p>4 MR. ROSS: This is an example of what I 5 was talking about last time of a big deal, 6 lots of money and it's just going to keep 7 happening over and over and over again until 8 we get ahead of the curve, and we have the 9 source -- the responsible thing is for us to 10 do it.</p> <p>11 MR. MAYS: And, now, once we've done 12 these types of things, too, now, we've 13 educated our landscape company, we've educated 14 our aquatics company, so we don't do the same 15 practices we did before when we were losing, 16 you know, a foot a year because they were 17 spraying the edge. I mean, you just don't do 18 that.</p> <p>19 And the landscape companies are aware 20 that you don't put your weed eater on the 21 bottom of the grass. You tip it, just keep 22 the weeds down on it, you know, leave that 23 there, because actually some of those 24 materials that are growing on that shoreline 25 are what we need to keep the shoreline from</p>	<p style="text-align: right;">Page 27</p> <p>1 MR. MAYS: Yes.</p> <p>2 MR. LEWIS: -- within the circle there?</p> <p>3 MR. MAYS: No. It's on the north side 4 of -- between us and the golf course. We own 5 that section of it by the golf course.</p> <p>6 MS. WHYTE: Here, it's up here. It says, 7 "Westchase Golf Course Pond," but it's not. 8 Actually we own that easement right here. See 9 that house --</p> <p>10 MR. LEWIS: Yes.</p> <p>11 MS. WHYTE: -- those are the areas. 12 That's what it used to be. It's also --</p> <p>13 CHAIRMAN CHESNEY: That's homes. Right?</p> <p>14 MR. MAYS: Yes.</p> <p>15 MR. LEWIS: Thank you.</p> <p>16 MR. MAYS: Not the golf course.</p> <p>17 MR. LEWIS: I guess I have another 18 comment or question about what Mr. Ross 19 brought up. It's sort of unrelated to this 20 particular issue. But is that not part of our 21 board engineer's contract to do?</p> <p>22 I know we kind of touched on it last 23 meeting to kind of get into a regular pond 24 inspection. But is that not part of their 25 contract now?</p>
<p style="text-align: right;">Page 26</p> <p>1 eroding away.</p> <p>2 So I think with our practices between 3 the aquatics and the landscape company, we 4 haven't seen the problem as bad as it has been 5 in the past. So we've still got to do some 6 education, educating on some of the residents, 7 because they still want to throw fertilizer 8 all the way down to the edge, and then it 9 bleeds in, you know, and then -- or they want 10 to run a pipe down to the edge of the lake and 11 not all the way in the lake like Tonja tells 12 them, "Take the pipe in the lake," they're not 13 even going to do that.</p> <p>14 But, you know, it's better to run it all 15 the way in the lake than to leave it this 16 short of the lake, and all of a sudden it's 17 coming up on the edge of the land. So I think 18 with the education that's been going on, the 19 problem has really slowed down a lot.</p> <p>20 CHAIRMAN CHESNEY: Okay. Mr. Ross.</p> <p>21 MR. ROSS: I'll move to approve.</p> <p>22 CHAIRMAN CHESNEY: Okay. Mr. Lewis.</p> <p>23 MR. LEWIS: This is for the pond that's 24 encapsulated or incorporated in 25 Greensprings --</p>	<p style="text-align: right;">Page 28</p> <p>1 MR. MENDENHALL: It is part of their 2 general services. It's up to you, as a board, 3 to determine what level of inspections, 4 reviews that you want her to perform, whether 5 it's, you know, once year, once every couple 6 years. Different boards take different 7 approaches.</p> <p>8 You've got a situation now where she's 9 more actively involved because you're looking 10 to do some preventative measures with some 11 plantings and things. So she'd probably be a 12 little bit more hands on with, you know, what 13 she's working on right now.</p> <p>14 MR. MAYS: She is, which that's what she 15 called me about today, I believe it was, 16 talked to me about, "Let's go ahead and start 17 to schedule two or three meetings a year where 18 we walk these ponds like we did three months 19 ago, just walk the ponds and do some 20 inspections and those type of things."</p> <p>21 So she definitely wants to put that on 22 her radar so that we can jump on these things 23 ahead of time.</p> <p>24 MS. WHYTE: Our water levels are super 25 low right now, which is a good thing for her</p>

<p style="text-align: right;">Page 29</p> <p>1 to work with. We had that in the last few</p> <p>2 years.</p> <p>3 MR. LEWIS: Right. And I guess to kind</p> <p>4 of bring all the comments together, if we</p> <p>5 could definitely get pictures and sort of</p> <p>6 document those trips, and even, you know, if</p> <p>7 we move to approve this, any type of repair</p> <p>8 that we do, we get obviously good</p> <p>9 documentation, it's sort of a -- for lack of a</p> <p>10 better term -- survey on what's done so that</p> <p>11 we will know -- so we won't be sort of just</p> <p>12 guessing, "Oh, we've lost ten feet."</p> <p>13 MR. MAYS: Right.</p> <p>14 MR. LEWIS: It's "We have lost this many</p> <p>15 feet or" --</p> <p>16 MR. MAYS: We know when it actually was</p> <p>17 done --</p> <p>18 MR. LEWIS: Right.</p> <p>19 MR. MAYS: -- and restored and how long</p> <p>20 it took for it to get there if it ever does</p> <p>21 run away again. Okay.</p> <p>22 MR. LEWIS: Thank you.</p> <p>23 CHAIRMAN CHESNEY: So -- I'm sorry.</p> <p>24 Mr. Ross -- Mr. --</p> <p>25 MR. MILLS: So I'll second it to</p>	<p style="text-align: right;">Page 31</p> <p>1 to be smaller each time.</p> <p>2 MR. MILLS: Well -- and that leads to I</p> <p>3 guess my next question. You're talking about</p> <p>4 walking the ponds a few times a year.</p> <p>5 Can we actually -- is it feasible to</p> <p>6 inventory the back property so that we know</p> <p>7 that today it's 12 feet and in the spring</p> <p>8 it's ten feet? You know, we can measure and</p> <p>9 understand -- you know what I mean, or is that</p> <p>10 just -- there are too many of them?</p> <p>11 MS. WHYTE: There are 125 lakes.</p> <p>12 MR. MAYS: He wouldn't do them all at</p> <p>13 once, though, but there is a way that we can</p> <p>14 do them.</p> <p>15 MR. MILLS: Right. So we can</p> <p>16 systematically really understand --</p> <p>17 MR. MAYS: I think that goes to --</p> <p>18 MR. MILLS: Right.</p> <p>19 MR. MAYS: -- the idea of charting</p> <p>20 everything, too, taking pictures.</p> <p>21 MR. MILLS: Right.</p> <p>22 MR. MAYS: You know, we take a picture</p> <p>23 and put a measurement with it. We have done</p> <p>24 that over in like the Vineyards, took a</p> <p>25 measurement of how far the erosion was away,</p>
<p style="text-align: right;">Page 30</p> <p>1 continue the discussion.</p> <p>2 And to your point, how many more of</p> <p>3 these are there that we have identified that</p> <p>4 could potentially be twenty two five to</p> <p>5 repair?</p> <p>6 MR. MAYS: Like this one here on the --</p> <p>7 MR. MILLS: Greensprings. Do we know</p> <p>8 how many more are out there?</p> <p>9 MR. MAYS: Right now, the ones that we</p> <p>10 know that are out there are a lot smaller.</p> <p>11 They're not that big. That one's taken up</p> <p>12 almost four yards, I believe.</p> <p>13 We've got some that are just as wide as</p> <p>14 that screen. It's just between two houses.</p> <p>15 It's just eroding away, and the landscape guys</p> <p>16 say, you know, "Fell in a hole in the</p> <p>17 backyard."</p> <p>18 You know, Mr. Chesney had one for the</p> <p>19 longest time we continued to repair. But we</p> <p>20 can do those small ones in-house. You know,</p> <p>21 we learn on how to keep them from eroding</p> <p>22 away, which ultimately we end up having to</p> <p>23 restore that whole shoreline anyway.</p> <p>24 But, yeah, we do have a few more, but</p> <p>25 nothing like -- nothing that big. They seem</p>	<p style="text-align: right;">Page 32</p> <p>1 and then we put it down, recording, and then</p> <p>2 we go back a few -- a little while later and</p> <p>3 try and check the measurements.</p> <p>4 MR. MENDENHALL: You'll have a challenge</p> <p>5 with the water levels because the states of</p> <p>6 what's out there, so it will be different.</p> <p>7 MR. MAYS: Right.</p> <p>8 MR. MENDENHALL: So obviously if we</p> <p>9 measure it now and then we have two years of</p> <p>10 abnormally high rainy seasons, you really</p> <p>11 won't be able to get another look at it until</p> <p>12 it recedes at least back from the original</p> <p>13 point you measured.</p> <p>14 So it can be challenging, but, you know,</p> <p>15 worth noting that obviously, you know, erosion</p> <p>16 in this spot, and, hey, when it gets dry, is</p> <p>17 there still erosion, is it worse -- you know,</p> <p>18 less -- as Brian pointed out -- less being</p> <p>19 anecdotal stuff and more of the, you know,</p> <p>20 quantitative reported stuff.</p> <p>21 MR. MILLS: I agree.</p> <p>22 CHAIRMAN CHESNEY: I mean, I think a lot</p> <p>23 of times you guys go ahead and fill them. I</p> <p>24 mean, so you'll fill them -- I mean, you might</p> <p>25 fill them five or six times. It's only when</p>

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1 it comes to an issue to the shoreline.
 2 So I think what you're asking is, you
 3 know, let's keep track of the five or six
 4 times you fill them.
 5 MR. ROSS: I think both of you guys are
 6 exactly right. You're exactly right. Whether
 7 it's a survey or an audit or whatever we call
 8 it, that we know we've got however many ponds
 9 and lakes. Isn't it around 50?
 10 MR. MAYS: We have 122 lakes.
 11 MR. ROSS: 122. Okay. So whatever it
 12 is.
 13 MR. MAYS: But they're not all ponds.
 14 MR. ROSS: I've got it. But we can now
 15 say, "Pond 47, this is the work we did in the
 16 spring of last year, this is the condition --
 17 this is the condition today," and then we can
 18 measure it and make decisions from that.
 19 And to Andy's point, what I've been
 20 cranked up about the past year or two, in the
 21 context of a \$5,000,000 exposure, yeah, you're
 22 right, it's going to be difficult to go out
 23 and do an annual audit, it's going to be,
 24 perhaps, expensive; but if you put it in
 25 perspective of it helps us avoid a \$5,000,000

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1 expenditure and only end up being couple
 2 hundred thousand dollars expenditure, it's
 3 well worth it to do that.
 4 So I think both of you gentlemen are
 5 exactly right in your comments, and what I
 6 actually suggest -- and I don't want to steal
 7 your thunder because I'm taking it from you
 8 all's comments -- we need to start having an
 9 annual audit or annual survey, and then we
 10 just get a little report.
 11 It can be ten pages, five pages. I
 12 don't know. But it literally goes pond by
 13 pond by pond, and I would be able to look and
 14 see this is the history: This is what we did
 15 in the spring of '16, this is what we did in
 16 January of '20. We can see boom, boom, boom.
 17 And when we start talking about in our
 18 meetings of, "Yeah, we tried that planting and
 19 it didn't work, so we tried other planting,
 20 that didn't work, and so then we dropped it,
 21 and then some experimental Biomass treatment
 22 that this guy suggested," we can now have a
 23 straight-line understanding of what's happened
 24 and what's working and what's not working.
 25 So I absolutely support that. And if we

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1 can get like a date certain by which we can
 2 have our first audit, I'd be doing cartwheels,
 3 which is a challenge in and of itself.
 4 CHAIRMAN CHESNEY: I think it can be
 5 really simple. Like we can have Tonja's
 6 report, like a folder in Dropbox that says
 7 "Erosion," have Tonja's report.
 8 And then when you go -- you did this
 9 pond there, so you have a series of addresses.
 10 Here's addresses, you have pictures of what
 11 you did and the dates, and that's it. It can
 12 be very easy.
 13 MR. ROSS: I agree 100 percent, but --
 14 CHAIRMAN CHESNEY: But they just look a
 15 little like, "Whoa, that can be a lot of
 16 work."
 17 MR. ROSS: You're exactly right. It's
 18 nothing more than somebody at the end of a
 19 workday taking ten minutes to do an entry of,
 20 "Oh, yeah, this is the work I did on that pond
 21 today."
 22 MR. MENDENHALL: So in the big scale of
 23 things, it won't be a lot of work.
 24 MR. ROSS: So I'll use an old-fashioned
 25 term, when you get a ten-page report, nobody

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1 is direct reporting one, they just look and see
 2 the schedule you just described.
 3 MR. BARRETT: Can you document the
 4 cartwheel?
 5 MR. MILLS: I would like a picture of
 6 Doug and Tonja in a canoe.
 7 MR. MAYS: I was waiting on that
 8 comment.
 9 MR. MILLS: A three-hour tour. Right?
 10 MS. WHYTE: Going and leaving the office
 11 wasn't a pretty sight, never mind in the
 12 water. You should have seen them.
 13 CHAIRMAN CHESNEY: Yes.
 14 MR. LEWIS: You know, just one thought
 15 that comes to mind with as-built construction
 16 or anything. I mean, aerial photos, too, I
 17 don't know how -- I don't know how beneficial
 18 that would be, given Andy's comments about the
 19 water levels. But, I mean, you can just look
 20 at Google Earth here, I mean, you can sort
 21 of -- if you can you do that, is that
 22 something --
 23 MS. WHYTE: I think a lot of Tonja's,
 24 her measurements, that we measure, are
 25 historical -- we measure by historical, and we

<p style="text-align: right;">Page 37</p> <p>1 -- and then we go by what we have then, and 2 then Tonja uses her measurements. So we do 3 use those. All of those options are there for 4 us. We use them on a regular basis. 5 MR. LEWIS: Okay. Great. 6 CHAIRMAN CHESNEY: Yes. 7 MR. ROSS: So that we bring this to an 8 understanding, could we agree that it will be 9 on Dropbox by -- our 122 ponds and lakes -- 10 by, say, March meeting so that we can go in 11 there and look? Does that make sense? 12 CHAIRMAN CHESNEY: Before you go there, 13 I just want to point out, of the 122, a lot of 14 them are just kind of out there and -- 15 MR. MAYES: We can write on there, 16 though, that it's not conservation, it's not a 17 lake. 18 CHAIRMAN CHESNEY: Yeah, that's what I 19 was trying to think of the word, 20 "conservation." 21 MR. MAYES: Over half of them are that, 22 and then half of that is (inaudible). 23 MR. ROSS: Again, I don't want to create 24 busywork. But if you're creating a log of 25 all your waterways, why not have it in there,</p>	<p style="text-align: right;">Page 39</p> <p>1 MR. MAYES: 60 days. 2 MR. ROSS: 60 days. You're awesome. 3 MS. WHYTE: Yeah. Sure. 4 MR. MAYES: She's got nothing going on. 5 MR. ROSS: Thank you. 6 CHAIRMAN CHESNEY: All right. So we 7 still have a motion on the table that needs to 8 be approved. Any further discussion on it? 9 (No response.) 10 CHAIRMAN CHESNEY: All in fashion of the 11 motion signify by raising your hand. 12 (All board members signify in the 13 affirmative.) 14 CHAIRMAN CHESNEY: Passes four to zero. 15 (Motion passes.) 16 CHAIRMAN CHESNEY: Okay. Biomass. So 17 do you have anything further before we go to 18 Davey? 19 MR. MAYES: Well, we have Davey here, but 20 Sonny's got a couple of things I think she 21 wanted to give them update on. Do you want to 22 give them an update on the -- 23 MS. WHYTE: No. 24 MR. MAYES: No? Okay. We have no update 25 on that, so --</p>
<p style="text-align: right;">Page 38</p> <p>1 "Pond 122 Narrative, this is nothing more than 2 a conservation area," blah, blah, blah, and 3 then nothing will be added to it thereafter. 4 MR. MAYES: Okay. 60 days? 5 MR. MILLS: I was going to be a little 6 more forgiving. Dry season ends June 1st, so 7 maybe that's a reasonable time frame. 8 MR. ROSS: Yeah, whatever makes sense so 9 that we don't come back and talk about this 10 over and over again. Is there a date target 11 -- target date to get -- 12 MR. MAYES: Yeah, the sooner the better. 13 It just gets done. 14 CHAIRMAN CHESNEY: Why don't you ask 15 Sonny? 16 MR. MAYES: Well, Sonny is just going to 17 type up what I write. Sonny is not going to 18 go walk the ponds with me. 19 CHAIRMAN CHESNEY: Yes, that's true. 20 MR. ROSS: So what would be a date we 21 can have all that in there? 22 MS. WHYTE: What did he offer -- 23 MR. ROSS: What would be reasonable to 24 have that done so that we can poke around in 25 Dropbox?</p>	<p style="text-align: right;">Page 40</p> <p>1 MS. WHYTE: We just have Davey here so 2 they can move on to the proposal that was 3 requested. 4 CHAIRMAN CHESNEY: Mr. Mills, do you 5 have anything -- 6 MR. MILLS: Before we move on, I see 7 we've got benches for Glenduff ordered. 8 MR. MAYES: They're supposed to be about 9 the middle of January. 10 MR. MILLS: Are there benches planned 11 for new park in West Park Village? 12 MR. MAYES: There's not, but there are 13 some in -- 14 MR. MILLS: So kids -- I went to look at 15 it during the parade, and you've got kids 16 sitting up on the fence and parents standing 17 along the fence -- 18 MR. MAYES: Right. 19 MR. MILLS: -- because there is nowhere 20 to sit. 21 MS. WHYTE: We've got to be careful about 22 some stuff where we can't -- we may be able to 23 put it on one corner of the thing, but we 24 didn't put any concrete padding underneath any 25 of those to put into the Pour and Play.</p>

<p style="text-align: right;">Page 41</p> <p>1 There are benches right around the 2 fountain area. We can certainly move them a 3 little closer. But we hadn't anticipated 4 putting any into the playground. 5 MR. MILLS: You think about the age of 6 the kids in that park. Those parents are 7 always going to be with them. And they were 8 all just standing around and nowhere to sit. 9 MR. BARRETT: Are there any benches they 10 could just actually hook into the existing 11 fence, that kind of thing -- 12 MS. WHYTE: No. 13 MR. MAYS: Not with that fencing -- 14 MR. ROSS: I just have this strange view 15 that a crowd of people are all over the place 16 -- in the open little area of the fencing 17 place, the kids are now using that to kick a 18 ball, throw a ball. 19 And my suggestion would be is to not 20 stick a bunch of benches there, even though 21 there's room, because let's let the kids run 22 around and do that, because that's part of what 23 we want as parents, is to have the kids inside 24 the fenced area and not run across the street. 25 So my suggestion would be to put the</p>	<p style="text-align: right;">Page 43</p> <p>1 potentially some sort of covering to get the 2 parents out of the heat or they'll be -- 3 something. Just give that some thought. 4 CHAIRMAN CHESNEY: I noticed yesterday 5 on my walk that the fountain was only shooting 6 like this high. Is there a reason why? 7 MR. MAYS: We are still -- I think we're 8 still working on try to get the contract 9 signed with the company. 10 So we've got somebody coming out just 11 right now just filling the chemicals and 12 checking things over. But we're still trying 13 to get somebody to come and maintain it 14 professionally. 15 CHAIRMAN CHESNEY: I thought we approved 16 a maintenance agreement. 17 MR. MAYS: We approved it, but they lost 18 that guy, so they're -- they're in the process 19 of trying to make a plan that will continue to 20 maintain it. 21 It's usually just a matter of cleaning 22 out the filter, cleaning out the heads, and 23 then adjusting the valves, which we do -- 24 MS. WHYTE: They actually put chemicals 25 -- the company itself sent somebody out --</p>
<p style="text-align: right;">Page 42</p> <p>1 benches outside the fences, just find a way to 2 line them up somehow. I think the parents 3 will sit there. They'll tell their kids to go 4 in there and run around until you're 5 exhausted. And I think that's -- you put the 6 benches on the outside. 7 MR. MILLS: I also agree with that, but 8 I think there is a need, definitely there's a 9 need -- 10 MR. MAYS: There is a need. I think 11 we're going to run into a bigger problem when 12 the hot season gets here. That surfacing, the 13 same situation we have in the other park, 14 Baybridge. Baybridge Park gets hot, the 15 ground surface, you know, being a little warm. 16 CHAIRMAN CHESNEY: Yeah, there's a 17 fountain right next door. You can cool off. 18 MR. MAYS: Well, I'm just saying we're 19 going to have some -- why didn't we put the 20 canopy over the whole thing? But that's 21 really not feasible, I don't think. 22 I like the extra play area for the balls 23 and stuff like that, too. 24 MR. MILLS: Oh, no. I agree. 25 MR. ROSS: The benches may need</p>	<p style="text-align: right;">Page 44</p> <p>1 when was that? On Thursday? 2 MR. MAYS: Yeah, it was last Thursday, I 3 think. 4 MS. WHYTE: They came out and filled the 5 chemicals up, and they're working on securing 6 a contract for a vendor to come in and do it 7 through Florida Play Furniture, to have 8 somebody come out on a weekly basis and do the 9 maintenance. 10 CHAIRMAN CHESNEY: I'm just saying that 11 I was there one night, and it was eight feet 12 tall, and I was there yesterday, and it was a 13 foot and a half. 14 MR. MAYS: They just need to clean the 15 filters. And like I say, once we get that 16 maintenance agreement finalized, they'll be on 17 a regular rotation, and then the maintenance 18 will be done, and then the filters will be 19 cleaned and the heads get cleaned out and all 20 that stuff. It works the way it's supposed 21 to. 22 CHAIRMAN CHESNEY: The fencing? 23 MR. MAYS: That should be the middle of 24 the month, too. That should actually be 25 anytime this -- next week, at the latest. He</p>

<p style="text-align: right;">Page 45</p> <p>1 needed three weeks from that last board 2 meeting, so we're on this board meeting, so he 3 should be ready for the fencing for that. 4 It's been four weeks. He said he needed 5 three to four weeks. So I'll get with him 6 tomorrow. 7 CHAIRMAN CHESNEY: Mr. Lewis. 8 MR. LEWIS: Was there a bike rack 9 included with that? I couldn't remember what 10 you told me. 11 MR. MAYS: Yeah. We got bike racks, 12 benches and picnic tables that are due to be 13 here by the 19th of January. 14 CHAIRMAN CHESNEY: Okay. Anything 15 further? 16 MS. WHYTE: We talked to the vendor about 17 ping pong tables, concrete tables, and they 18 sent us some pictures. I asked for more 19 information. They do offer -- one of the 20 vendors -- they sent us graffiti proof, 21 vandalism, you know, bolts and nuts and all of 22 that stuff. So that's -- I said I needed 23 pricing on that. 24 I've asked them to come back with two 25 tables. We needed to know the dimensions,</p>	<p style="text-align: right;">Page 47</p> <p>1 Straight forward, it's just under 2 \$5,000, but does not include freight or 3 installation. So we're working on a final 4 number. I should something for you by next 5 board meeting, including pavers and -- 6 concrete pad, if we're going to use concrete 7 pavers, I'll have all that by next board 8 meeting. 9 MR. BARRETT: By the way, Bocce is 10 coming back. Bocce? 11 CHAIRMAN CHESNEY: All right. So, 12 Davey, is this just on the entrances? Is that 13 what your computer -- 14 MR. NIEVES: Yes, most of the PowerPoint 15 is on the entrance site. 16 CHAIRMAN CHESNEY: Wait a minute. 17 Didn't we have -- didn't we want to talk to 18 them about their contract? It's in here? 19 MS. WHYTE: I sent it up this morning. 20 Davey sent it over first thing this morning 21 about the update and pricing for the extra 22 maintenance on that. 23 CHAIRMAN CHESNEY: No. I meant for the 24 extension of the contract. 25 MS. WHYTE: Oh, crap, I didn't see that</p>
<p style="text-align: right;">Page 46</p> <p>1 what the width has to be, how far they needed 2 to be, to ensure that we had ample space for 3 two to ensure -- you know, that there is 4 nothing -- so I'm waiting for dimensions. 5 I mean, at this point, the pricing looks 6 to be just about just under \$5,000 per table, 7 and that is not with the -- I've asked them 8 also for pricing for the -- there is a metal 9 net. Instead of a net, there is a metal net. 10 And from what I understand on his 11 pricing on the -- off the quote is, it's not a 12 lot of difference to have Westchase put it. 13 So that was one of the options to put in 14 there. 15 But I'm just waiting -- finalizing with 16 him to see what it is -- because I'm putting 17 concrete -- how big the slab has to be, the 18 sizing, and what the final -- 19 CHAIRMAN CHESNEY: I mean, that pricing 20 is similar to the vendor -- 21 MS. WHYTE: Yeah. You know, they're all 22 about the same. I mean, you can go a little 23 higher if you want the polished concrete, the 24 fancier concrete with logos on the concrete 25 and stuff.</p>	<p style="text-align: right;">Page 48</p> <p>1 in there. 2 CHAIRMAN CHESNEY: Yeah, because you 3 weren't here. 4 MS. WHYTE: I would have looked into it, 5 but I didn't -- 6 CHAIRMAN CHESNEY: Okay. So this is for 7 the entrances. Want to go ahead and get ready 8 to -- 9 MS. WHYTE: I figured it would be easier 10 to have a presentation with Davey to make sure 11 that -- if you have any questions. 12 CHAIRMAN CHESNEY: I'm sorry. I don't 13 recall your structure. So why don't you 14 introduce your positions with Davey. 15 MR. KOVACIK: My name is Paul 16 Kovacik. I'm the manager here for the CDD's 17 landscape. 18 CHAIRMAN CHESNEY: Okay. 19 MR. KOVACIK: Edward, he's our regional 20 sales guy. He does the sales for us here. 21 He's also our account manager. 22 CHAIRMAN CHESNEY: Okay. All right. 23 Who is responsible for the contract? 24 MR. KOVACIK: I am responsible for the 25 contract.</p>

<p style="text-align: right;">Page 49</p> <p>1 CHAIRMAN CHESNEY: Okay. So we'd be 2 interested in understanding -- contract 3 expires at the end of the year. 4 MR. KOVACIK: Yes, it does. 5 CHAIRMAN CHESNEY: We have to get some 6 certainty on that, on what your -- 7 MR. KOVACIK: We would love to stay 8 here in Westchase. I do have a boss who does 9 the contract and -- 10 CHAIRMAN CHESNEY: Yeah. Why don't you 11 discuss it with him and get back with us? 12 MR. KOVACIK: We have. We have. We 13 definitely want to stay. We probably have to 14 sit down with him and go over it with him. So 15 I know he would. He's very anxious to stay 16 here, so -- 17 CHAIRMAN CHESNEY: Well, we have a very 18 specific contract, which I'm sure Sonny and 19 Erin can go through it with you. But we need 20 to gain some certainty so the board can make 21 a decision sooner rather than later, because 22 it takes a long time to go through that 23 process. 24 MS. WHYTE: At the last walk-through with 25 Davey in December, I was on it with Joe, and I</p>	<p style="text-align: right;">Page 51</p> <p>1 So, yeah, we're going to talk about the 2 main entrance on Linebaugh and Sheldon. The 3 very first picture is the first one I did, 4 just to give you an idea of what we're looking 5 for. 6 And it was kind of rough, it's the best 7 I can give you for now, which is it's an 8 overall change. All the plant material will 9 go up, even to the extension of the half 10 circle of bricks on the bottom. That's where 11 I actually covered it with shrubs, because 12 when we get rid of that and basically slope 13 the soil, the dirt down from where it is 14 right, down to where the grass is. And on 15 both sides, it will be the extension of it. 16 The back, where you see the trees, 17 there's about one completely dead, and two 18 that are about done. We would take all of 19 those out and raise all the trees, you know, 20 everything around -- even so we're -- this is 21 Linebaugh, that's Sheldon -- toward Sheldon 22 toward where the bus stop is, and I'll have a 23 picture for that. 24 Just giving you explanation of why do we 25 do this, because we have that beautiful lake</p>
<p style="text-align: right;">Page 50</p> <p>1 spoke to Joe, and Joe said -- and, again, he 2 mentioned it to us on a number of occasions 3 he's willing to re-commit to Westchase. I 4 have asked for it in writing so we can 5 present for board approval. I have asked for 6 that letter for the next board meeting so 7 that you guys -- 8 CHAIRMAN CHESNEY: It would be February. 9 The contract starts in October. 10 MS. WHYTE: October. 11 MR. KOVACIK: November. 12 MS. WHYTE: October 31st. Yeah, November 13 1st is the start of our last contract -- 14 CHAIRMAN CHESNEY: Okay. Yeah. Sorry. 15 I didn't mean to distract from that. I just 16 figured since you were standing there or 17 sitting here -- 18 MR. NIEVES: So, yeah, most of it is 19 going to be about the entrance. I want to 20 present you really quick at the end two more 21 proposals. So we can get started. 22 CHAIRMAN CHESNEY: Thank you. I'm out 23 of practice. It's been a number of years now. 24 MR. NIEVES: From my computer, all I 25 have to do is -- I'm good.</p>	<p style="text-align: right;">Page 52</p> <p>1 on the back that we hardly use, and we started 2 the -- doing some planting, but we're going to 3 include that in there. You'll see the 4 pictures. 5 This is kind of following Linebaugh 6 here. It's going to be all the way over. 7 It's going to have ground cover in there. I 8 have a -- I gave Sonny a list of all the 9 plants. 10 MS.WHYTE: It's all uploaded. 11 MR. NIEVES: Yeah. So, again, you can 12 probably see it. Your lake is going to show 13 on both sides, very beautiful. 14 We thought -- the first thing that came 15 to mind is you a water feature in there, but, 16 really, it doesn't make sense. But with the 17 plants, we're going to put grasses, different 18 colors, different textures that's just going 19 to give that wow factor. 20 Also, again, the plant material we're 21 using, the first thing I heard is, we want to 22 look like Disney, and I worked with Disney for 23 14 years. And what I'm using is exactly that. 24 And the reason we talked about -- she 25 mentioned it, to bring to the table, extra</p>

1 detail to these areas, because it does -- when
2 you're working with this kind of plant
3 material, you just don't go over with a
4 hedger, and that's it and walk away.

5 It needs a lot of hand-pruning detail,
6 again, a person taking their time. What I'm
7 saying is, if we do this investment, we want
8 to have a kind of maintenance plan.

9 And then we're going to move onto
10 basically what the focal point will be. The
11 first idea -- there's two. The first idea is
12 to add fountains on both sides where the
13 Westchase logo is on both sides, to a water
14 features on it. This is one -- this is what I
15 would like to see, something like this -- this
16 is from another property -- you know, mimicking
17 this, the water falling.

18 And I'll show you something we did in
19 the computer, very rough, that what it would
20 like -- it won't look like that, but that's
21 the idea, the fountains would be basically put
22 into the wall. We're not going to actually
23 do anything to the wall, but we're going to
24 get it into the wall on both sides.

25 Now, the issue here is the price tag.

1 On these, it's very expensive, more than what
2 I thought. We're talking about from \$7,000
3 each to \$10,000, somewhere in there. Why the
4 difference? Because it depends on what we
5 choose. We choose something completely new
6 that we have to do everything from scratch,
7 and we have to do all the mulch and all that.

8 There is a lot of that already being
9 done in there. If we want to move forward
10 with this, we will sit down and show all the
11 fountains we've done before -- have been done.
12 If we choose one of those, it's going to be a
13 lot cheaper, again, because the casting -- the
14 casting, which takes a lot of money and time,
15 you know, we don't have to worry about that.

16 And so the other option -- oh, when we
17 talked about this, one of the issues was
18 water. As I mentioned, I confirmed reclaimed
19 water may be used for that.

20 You see the first one, obviously, it's
21 irrigation, and this is the website for the
22 State of Florida, and it's not an issue. I
23 heard it from the vendors, too, so -- and,
24 obviously, that will include all the pumps
25 and, you know, bringing in electricity and all

1 that to it.

2 So, again, this is a big price tag. It
3 will be the best scenario. Yes.

4 MS. WHYTE: Do you mind if I ask a
5 question, which is something that -- reclaimed
6 water has a lot of particles and chemicals
7 inside of it. How do we maintain the clarity
8 and everything else so that --

9 MR. NIEVES: The pump system that
10 they're going to --

11 MS. WHYTE: Is there's filters and stuff?

12 MR. NIEVES: Yeah. Actually --

13 MS. WHYTE: Okay.

14 MR. NIEVES: -- for that kind of water.

15 So the next one -- the picture isn't pretty,
16 but I'll show you a lot more. It's looks kind
17 of messy, but what it is, it is a dry river.
18 Okay? And the picture I will show you later,
19 you'll get it.

20 Basically, what it does -- and it's a
21 line item at the bottom of the proposal I gave
22 you -- it just makes a stop. When you look at
23 landscaping, you see something like this. You
24 know, obviously it makes you think that there
25 is flow of water. There is not. It's just a

1 dry river.

2 When it rains, it looks even more
3 beautiful because the color of the rocks --
4 we're talking about right here -- river rock,
5 you know, you see boulders, it's a layer of
6 little ones, big ones, and it goes in from the
7 wall out towards the grass.

8 I'll give you the second option. The
9 other thing we're talking about is the lake.
10 Again, I just put this in here. From the wall
11 towards the bus stop, one thing we're
12 including, not to take out the trees, but to
13 take out all the brush, dead wood, all of the
14 vines are there, so you can have a clear view
15 all the way from there. So whenever you are
16 at the light, even coming from Costco or
17 whatever, people will be able to see the lake
18 with the new plant material.

19 All right. So the other thing,
20 obviously, included would be the islands. Oh,
21 that's just another photo I showed you before.
22 The other thing will be the islands. What
23 we're thinking is taking everything out, even
24 the two oak trees.

25 And then what we see in there is the

1 Japanese Blueberry. They were used on the
2 entranceway from Radcliffe. Then we're
3 talking about having along in there, you know,
4 your petite oleander, all that stuff again.

5 If we have the means to keep it the way
6 it's supposed to, hand pruning it, hand
7 sheering it, then we'll be able to keep it --
8 that stuff right there actually blooms
9 throughout the whole year.

10 So it would have color throughout the
11 whole year in there, and not only this tip of
12 the island, but we're talking about we're
13 talking about it the other tip, doing the same
14 thing. And just that little snake that goes
15 up like that, we're thinking of doing the same
16 thing with the dry river, just rocks, put it
17 in there just to cover it, because, right now,
18 there is just mulch.

19 And the other tip, you see the snake
20 with the rock, the first tip, just to tie
21 everything together. So, again, when you see
22 -- the reason I'm showing you this -- when you
23 see that number, then we want to think that
24 there is not only the entrances, the island,
25 the lake, it's lifting the trees, taking all

1 the diseased ones out, and tying everything
2 together to this point, and the rest of that
3 island is very beautiful. It's well
4 maintained. It doesn't need anything.

5 MR. BARRETT: Is there anything on that
6 pharmacy side? I don't even remember if there
7 is any land there.

8 MR. MAYS: Yeah. It's similar to the
9 southwest corner. It's not as wide, because
10 there is not that much sod.

11 MR. BARRETT: Does it extend over there?

12 MR. MAYS: Yeah, he --

13 MR. NIEVES: Correct. We'll mimic -- ad
14 the same thing, we're talking about taking
15 everything out, including the bricks. They go
16 around in a semi circle. And then if we go
17 with this, obviously these annuals, that we
18 can use somewhere else.

19 And I have an idea about that. All
20 right. So I think that was the last one on
21 that one. But questions before I move to the
22 next one.

23 MR. LEWIS: So we're expecting to get
24 three proposals or three different estimates
25 for -- it looks like three different options

1 there for the main entrance there?

2 MR. NIEVES: All of this -- all of this
3 that you see is the one proposal for the main
4 entrance. Then on the one you see, it has the
5 lines. It's going to have the dry river. It
6 has the \$7,000 version -- obviously, you can
7 take that out. And then if you want to move
8 the fountains, I guess the price tag, it
9 starts from twenty nine to forty three.

10 MR. LEWIS: Thank you. I thought one of
11 the pictures had just plants and bushes and
12 trees, and then that was in conjunction with
13 the fountains as well or --

14 MR. NIEVES: Yeah, the -- let me show
15 you this.

16 MR. LEWIS: Can you go back to the first
17 couple of -- I guess I had in my mind it
18 looked like three different proposals, one
19 with fountains.

20 MS. WHYTE: All of this, what you see,
21 is without fountains, and that's your price
22 tag with dry riverbed. What the board chooses
23 to do with the fountains, it's separate. We
24 don't have those final prices, if you guys
25 wanted to go as far as looking at fountains or

1 water features.

2 MR. MAYS: I think here is a different
3 type of rock water feature, is it, Ed?

4 MR. NIEVES: No. This is dry river.
5 The computer doesn't give me any, you know,
6 way to do it.

7 MR. MAYS: For the things in the right
8 hand corner --

9 MR. NIEVES: Oh, yeah. Yeah. Yeah.
10 That's was the very first thing -- just saying
11 -- just to show you where I wanted fountains.
12 Obviously, we do the dry river. That won't be
13 there. If you want fountains, it's not going
14 to be this kind of rock, trickle of water, but
15 concrete one.

16 MR. MAYS: So that kind of gives you an
17 idea of all the plant material that he's
18 suggesting, though, and the type of manicuring
19 that it requires to maintain that type of
20 feature.

21 CHAIRMAN CHESNEY: I saw the \$8800 bill
22 for --

23 MR. MAYS: Per year.

24 MS. WHYTE: I did ask a couple -- you
25 know, the same thing you guys did. We were

1 concerned about some of the maintenance of it.
2 And that's why I asked Ed to come -- to ask
3 Davey to give us a proposal for what it would
4 cost to maintain that.

5 MR. NIEVES: Just to give you an
6 example, right now we have Crape Myrtles
7 there. Crape Myrtles are mainly tipped once a
8 year, you know, tip out the blooming. We
9 don't believe in cutting them back a lot.

10 But when we have Japanese Blueberries
11 and you have to shear them, you know, every
12 two weeks -- every four weeks, and then all
13 the other plant material we're putting, again,
14 it's not just trimming. We're not just making
15 a square. We want to keep them -- box it out,
16 you know, away from each other.

17 You're not going to have just a plant
18 here. It's going to be -- if you guys notice,
19 the mall right here --

20 MS. WHYTE: Citrus.

21 MR. NIEVES: -- citrus. If you look at
22 it, it's very busy, it's very manicured. You
23 have different colors, you know, textures
24 altogether. That's it. But that does take a
25 lot of extra care.

1 They're like --

2 MS. WHYTE: And I kind of asked if we
3 could sort of pick those, if you decided to go
4 with that.

5 CHAIRMAN CHESNEY: So what is this wall
6 on Linebaugh proposal for going -- okay. All
7 right.

8 MR. NIEVES: So I'm going to go forward.
9 We can always go back. This is actually --

10 MS. WHYTE: Mays Park.

11 MR. NIEVES: Correct. And the idea is
12 basically do a butterfly garden. A butterfly
13 garden, you've got a lot of flowers, a lot of
14 perennials. And I just couldn't do it here,
15 just because it will be too busy, but that's
16 how it will be.

17 We do the whole thing. We'll have some
18 shrubs like you see. There's going to being a
19 lot of perennials following that dry river,
20 same idea. Talking about having a couple
21 benches, just like the one we have to -- it
22 would be to the left there.

23 The proposal does include irrigation --
24 to bring irrigation from this side to water
25 this area, not the grass, but to water the

1 CHAIRMAN CHESNEY: Just so I understand,
2 the proposal was twenty four nine
3 approximately.

4 MR. NIEVES: With the dry river.

5 CHAIRMAN CHESNEY: Right. With the dry
6 river without the fountains.

7 And the proposed additional maintenance
8 was \$8900 per year for the maintenance.

9 MR. NIEVES: Yeah.

10 CHAIRMAN CHESNEY: Yes, because we -- it
11 just seems \$9,000 for \$25,000 --

12 MR. NIEVES: And, obviously, that's also
13 part of the conversation because we need to
14 provide more than shrubs, which is what is
15 called for, the shrubs, so stuff like that is
16 at least --

17 MS. WHYTE: And you've got topiaries in
18 there as well. One of the options was a
19 topiary tree on the right -- both sides. Am I
20 correct? There are four of them?

21 MR. NIEVES: There are of them.

22 MS. WHYTE: Yes, there are four of them.
23 And those topiaries are quite detail oriented.

24 MR. NIEVES: Yeah, because they're
25 multi-trunked. They're not just one big ball.

1 shrubs and perennials, just to keep them, you
2 know, where they need to be.

3 The topiaries, going to have a multi-
4 topiary, too, and some, you know, taller
5 trees, so Crape Myrtles to keep shade where
6 the benches will be. I do have one more
7 picture. I need to put it -- because I think
8 this will look good. We always have that
9 picture that we're not proud of. That's me.
10 That's a picture that my kids found, and I'm
11 not proud of it, but -- this is how the river
12 will go, how your perennials will follow.

13 And so at least not far from
14 everything, but at the same time you have a
15 lot of people in Westchase who run, you know,
16 go with their kids a place where they can
17 actually come and enjoy, this is a place
18 that's not being used.

19 MR. BARRETT: Would there be any shade
20 in there?

21 MR. NIEVES: Yeah. Where those sort of
22 big Crape that will create shade where the
23 benches are, yes. Again, this just being
24 proactive, giving you some ideas.

25 The other one is the wall we have like

1 by Publix, that what we're thinking -- I know
2 there's no irrigation there. We're aware of
3 that. So we're thinking that, you know, we
4 have palms, to add some plants that are
5 cactus-related so that they don't need water,
6 just to get established, some of the grasses,
7 the same thing, bromeliads -- bromeliads and
8 these plants like you see on the palms where
9 they get -- they survive with the mist.

10 So, you know, I know the proposal, we
11 actually put in six to eight -- this is to
12 water the plants just to get them established.
13 So once they're established, they should be
14 good.

15 And just to utilize that wall, we will
16 go through -- you know, when you see the
17 Westchase and it's bare, just thought it would
18 be a nice addition to bring out the Westchase
19 just like we do on the other side. Obviously,
20 cannot be as aggressive here because there's
21 no irrigation, so --

22 CHAIRMAN CHESNEY: And these last two,
23 there's no additional maintenance required?

24 MR. NIEVES: No, not really. I mean, to
25 be honest, I'm hoping it will give some

1 MS. WHYTE: Yeah.

2 CHAIRMAN CHESNEY: Yes.

3 MR. ROSS: I'm not an aesthetics guy.
4 So with regard to this picture we see here,
5 will this plant material that's being proposed
6 appear out of place in contrast to all the
7 Florida trees that are behind the wall, or
8 will it instead come across as an enhancement,
9 as, "Oh, wow, this is really beautiful"?

10 MR. NIEVES: Yeah. No. I mean, none of
11 these are like -- they're meant for -- but
12 definitely they're not -- you don't see them
13 on a regular basis around, you know.

14 MR. ROSS: I know you wouldn't propose
15 them unless you thought they would be
16 beautiful. But as I look at this picture, I
17 notice the difference from the trees that are
18 behind the wall.

19 MR. NIEVES: Yeah. I guess that area
20 will be considered conservation area, so all
21 you would have is Palmettos and Oak trees, and
22 right now the only thing you have outside the
23 wall is just some Sabals and Robellinis, which
24 are the smaller ones, so --

25 MR. ROSS: And then back on the

1 breathing time to actually go over certain
2 things here, because, right now, in this wall,
3 there's nothing. So, really, there's not no
4 hours allocated towards it.

5 So with the hours on the main entrance,
6 that we took that into consideration.

7 MS. WHYTE: Would you consider doing
8 that as well on the second wall that is empty,
9 because there are three sets of walls on that,
10 but only two are uncovered, one is still
11 covered? Would you consider doing that on the
12 secondary wall which is across the street --

13 MR. NIEVES: We can, yeah.

14 MS. WHYTE: -- by Pilot Bank. Right?

15 MR. NIEVES: We can definitely. I mean,
16 again, just putting it up, is that this is the
17 one that maybe hits me the most when you go in
18 my office. That's what I see, so --

19 MS. WHYTE: And keep all of these plants
20 somewhat near the walls -- back near the walls
21 because --

22 MR. NIEVES: Yes. Yes.

23 MS. WHYTE: -- because eventually
24 they'll go up to --

25 MR. NIEVES: Yes, no more than six feet.

1 butterfly -- were you calling it a butterfly
2 garden because it sounds great and it will be
3 beautiful, or will there really be an
4 accumulation of butterflies?

5 MR. NIEVES: Exactly. Yeah.

6 MR. ROSS: Like how many butterflies?
7 And my kids can say, "Wow, that's great," or
8 are there going to be two?

9 MR. NIEVES: No. No. You'll see
10 butterflies, but I can't tell you how many.
11 But we can create a habitat.

12 (Multiple speakers speaking at once.)

13 CHAIRMAN CHESNEY: It sounds like a
14 great Scout project. Every Scout has to go
15 and capture a butterfly and bring it to the
16 garden.

17 MR. NIEVES: So any other questions?
18 (No response.)

19 MR. MENDENHALL: It could be the end of
20 September -- but that's an estimate, because
21 you have accruals that come in after that, but
22 that might include some of the park work, if
23 it hadn't been paid yet and that sort of
24 stuff. I can find out exactly.

25 MR. MAYS: Ed, how did you come up with

1 your cost for maintenance? It seems kinds of
2 high to me.

3 CHAIRMAN CHESNEY: Yeah.

4 MR. NIEVES: Hours -- I talked to Pauley
5 how many hours it takes, what it is going to
6 take to control that. We're talking about,
7 you know, it seems like 35, 40 hours every
8 time, so --

9 MR. MAYS: Three-man team or something?

10 MR. NIEVES: Yeah, three-man, four-man.

11 Well, can bring it like that. We can always
12 bring like an extra guy three days in a row,
13 you know, so -- because I know he feels
14 comfortable, but we've got to make sure that
15 they're --

16 MR. KOVACIK: You know, a lot of my
17 detail guys are also consumed throughout other
18 parts of the properties to where we would have
19 to bring in a guy from the other shop to
20 detail these areas, because when we -- we know
21 by inspections scores and by the happiness of
22 the residents what it takes and how many hours
23 it takes to do this property to not be called
24 into this office every single month.

25 MR. NIEVES: It is a concern, yes.

1 you're putting them on additional things, but
2 yet you're charging us again for something
3 like that?

4 MR. KOVACIK: Right.

5 MR. MAYS: Nothing upsets me more than
6 seeing our maintenance.

7 MR. KOVACIK: That's exactly why I was
8 trying to say it the way it was.

9 MR. MAYS: Okay. As long as you bring
10 in a different staff to do it.

11 MR. KOVACIK: Doug, would this be okay
12 with you as well? We work -- generally we
13 work four ten-hour days. My guys start at
14 7:00 this morning and work until 5:30. A lot
15 of these guys do not work Fridays.

16 If we get behind, I bring in a crew on
17 Friday. Like this week, we took off for the
18 holiday on Monday, and there will be guys in
19 here working on Friday. But on a normal week,
20 there's not a lot of people here on Friday.

21 Would you oppose me bringing in some of
22 my guys on Friday if we don't have other guys
23 from the other shop and paying them overtime?

24 MS. WHYTE: It's got to be a detail
25 oriented person --

1 MR. KOVACIK: You guys are all business
2 oriented. We can't necessarily have one guy
3 lurking around with nothing else to do besides
4 doing this area, so I have to bring someone in
5 from another shop and do this area once a
6 month or once every two weeks, whatever it
7 takes.

8 There will be a guy coming in for
9 fertilization specially for this area six
10 times a year, shrubs and the rest of your
11 property twice a year. And then your detail
12 guys will also be coming in from a different
13 shop. So back at what I'm saying is, we can't
14 just have a man on staff lurking around for
15 the other three days of the week to detail
16 this, you know, one day a week -- one guy one
17 day a week every week.

18 It will be more efficient for us, but
19 for you is, we would disrupt -- we brought
20 three men from a different shop to do this
21 once a month.

22 MR. MAYS: That's why I always bring
23 this up, because I prefer it to be that way.
24 You're taking off our maintenance that's paid
25 to do the job we're doing around here now, and

1 MR. NIEVES: Of course.

2 CHAIRMAN CHESNEY: Mr. Ross.

3 MR. ROSS: I love your conversation that
4 you're having right now, and I compliment you
5 for the values that you're alluding, because,
6 from my viewpoint, if we were to invest the
7 dollars in this kind of landscaping, we've got
8 to make sure it's being properly maintained.

9 You're going to be unhappy if you get
10 downgraded, and we're going to be unhappy.
11 More importantly, it just defeats the purpose
12 of doing it. It doesn't make sense to do
13 special landscaping, and then we're scrambling
14 to make sure we're properly doing everything
15 that Ed just described: Pruning, maintaining,
16 caring, fertilizing, watering.

17 So I happen to agree with what Doug was
18 saying. I like the idea of someone coming in,
19 and that would be especially if they've got
20 the skill set. If they don't have the skill
21 set, then, again, we're fooling all of
22 ourselves. It's got to be somebody who is
23 able to meet the standards that we just
24 alluded to.

25 MR. KOVACIK: And then we have do have

<p style="text-align: right;">Page 73</p> <p>1 people at the other shop that have the skill 2 set. Our detailers at this other shop, the 3 one with the shortest tenure at that shop has 4 been there eleven years on the detail side of 5 things. 6 CHAIRMAN CHESNEY: Can I ask you a 7 question? The stuff in the median, those 8 plants there, we had some discussion about 9 some of our other plantings along there, out 10 of the additional maintenance that you had, 11 what were those plants called in that section? 12 MR. ROSS: The Japanese Blueberries? 13 MS. WHYTE: The tall ones are Japanese, 14 the other are Oleanders, and the other one are 15 Gold Mound Durantas. 16 CHAIRMAN CHESNEY: The little ones 17 there? 18 MS. WHYTE: The yellow ones? 19 CHAIRMAN CHESNEY: Yeah. 20 MS. WHYTE: Those are Gold Mound 21 Durantas. 22 MR. MILLS: No, not the front ones. The 23 next ones -- 24 MR. KOVACIK: The pink ones? 25 MS. WHYTE: They're miniature Oleanders.</p>	<p style="text-align: right;">Page 75</p> <p>1 MS. WHYTE: The annuals. 2 CHAIRMAN CHESNEY: Yes, the annual 3 flowers, that's all. I was just trying to 4 come up with some -- I mean, it's just the 5 plantings are not really all that expensive. 6 It's \$8900 to maintain \$24,000 in plants seems 7 kind of funny, I mean. 8 MR. NIEVES: I mean, the idea is that 9 we're maximized with the people we have. 10 CHAIRMAN CHESNEY: Yeah. I don't -- I 11 don't -- I understand that. I'm just trying 12 to think of ways to go -- and we had numerous 13 -- I don't know about complaints, but 14 observations that the plants within the median 15 have not -- aren't as lush or exciting as they 16 used to be. 17 I just thought if we could replace them 18 with something that blooms all year around. 19 MR. KOVACIK: I think with the 20 plantings, there are some Maui Ixoras planted 21 there. Those struggle in those medians. And 22 they also struggle in front of Baybridge Park. 23 The Indian Hawthorne at the tip of 24 Sheldon and Linebaugh is just never going to 25 be a very aesthetically pleasing plant. It's</p>
<p style="text-align: right;">Page 74</p> <p>1 MR. NIEVES: Those are Petite Oleanders. 2 They bloom all year-round. That's a beautiful 3 Oleander. 4 CHAIRMAN CHESNEY: What's the 5 maintenance requirements on those? 6 MR. NIEVES: Proper fertilization, 7 pruning the dead out is highly important. 8 CHAIRMAN CHESNEY: I'm just throwing 9 this out there, because we're having the 10 discussion, but, I mean, we talked about doing 11 something different with some of the other 12 plant beds along Linebaugh. 13 I mean, what if we replace -- I'm just 14 throwing this out there, because I have -- if 15 he says he has no aesthetic -- I have even 16 less, but I'm just thinking of the maintenance 17 requirement. 18 If those require less maintenance, maybe 19 we add those all the way up and down 20 Linebaugh, and then maybe our 8900 can be 21 knocked down a little bit since we don't have 22 a planting contract. You don't have to 23 replant each year. 24 MR. MILLS: The flowers, you mean. 25 Right?</p>	<p style="text-align: right;">Page 76</p> <p>1 just a green shrub. Running down the medians 2 is your large Oleanders mixed in with those 3 Crape Myrtles. They're Oleanders planted 4 under shade. 5 CHAIRMAN CHESNEY: Yeah, you're losing 6 me on any of that anyways. I was just -- we 7 probably -- I don't remember exactly what it 8 is, but I remember negotiating -- 9 MS. WHYTE: \$54,000 a year on your 10 plantings on your three times a year on our 11 annuals. 54,000? 12 MR. KOVACIK: I think it's sixty four. 13 CHAIRMAN CHESNEY: Well, whatever. 14 MS. WHYTE: Anyway. 15 CHAIRMAN CHESNEY: Then obviously any 16 additional maintenance on entrances is -- 17 MS. WHYTE: Would that be a 18 line-of-sight issue, on the -- 19 MR. MAYS: No. See, my concerns are, 20 now we have the same plants year and year out, 21 the same thing, and at least now, we have 22 three rotations, just seeing something 23 different every three to four months -- 24 CHAIRMAN CHESNEY: I don't know if you 25 recall this.</p>

1 MR. MAYS: Yeah.

2 CHAIRMAN CHESNEY: When I came on the
3 board in 2002, that was the first thing that
4 we did, was we got rid of the plantings and
5 went to a shrub, and then I think when you
6 came, we kind of livened it back up, mainly,
7 because we did it from a cost savings.

8 I think you got it negotiated for the
9 same cost we got the planting back. And
10 that's how we got the plantings back, because
11 we had eliminated some of the plantings and
12 the flowers and --

13 MR. LEWIS: What if you just kind of
14 split that difference, and maybe just on
15 Linebaugh and all the way back to, you know,
16 Sheldon and you only do similar-type on the
17 median?

18 I think what you did in that -- in front
19 of each of the neighborhoods, you've got
20 annual plantings as well. Is that what you're
21 talking about?

22 CHAIRMAN CHESNEY: No, I wasn't thinking
23 of that. I'm just throwing stuff out there
24 just to -- I'm not very good at this part, but
25 I'm just -- I understand the economics of our

1 contract says.

2 And then the other comments I'll make,
3 and I love the proposals that have been made,
4 because I was the one that advocated the
5 Citrus Park Mall look, I think, looking down
6 the road budget-wise, expense-wise capital
7 available and all of that, the main entrance
8 is the big one. Right?

9 Costco is opening in six weeks or
10 whatever it is. But there's other entrances
11 along Linebaugh could use some sprucing up,
12 maybe not to the extent of the main entrance.
13 But I see this as a continuing work in
14 progress to improve a lot of the sign points
15 throughout the community.

16 And we start with this, and, you know,
17 the concern in here about the maintenance,
18 well, you're not going to spend this kind of
19 money and not maintain it. Right?

20 So, you know, I would be in support of
21 let's just do it, see what it looks like, see
22 how well they maintain it, and then that takes
23 us over to the next step or we do something
24 different.

25 CHAIRMAN CHESNEY: Mr. Lewis.

1 contract, that's all.

2 MR. MILLS: If I can chime in. So I
3 don't disagree with the plant -- the flower
4 change-outs. The problem I've had with it is
5 it used to be this table, and now it looks
6 like this. Right?

7 And it just has continued to seem --
8 whether it's real or perceived, it continues
9 to seem in some parts to get so small it's not
10 even worth the effort.

11 And then I'm not sure about the
12 selection of the plants. We've got -- my wife
13 said it looks like Easter plants out there now
14 in December. That doesn't seem to be correct.

15 MR. MAYS: That's because of the heat.
16 Last year, we put cold-weather plants, and we
17 got no cold weather, so we had to do a double
18 rotation. And that's why, it's mainly the
19 weather.

20 MR. MILLS: So, I think, to your point,
21 Greg, there is a balance in somewhere between
22 livening up the medians but keeping some of
23 the color changes in the appropriate spots
24 where it actually looks like something, not
25 two feet by six feet because that's what the

1 MR. LEWIS: Are we looking to make a
2 decision on one of these today in terms of
3 fountain or no fountains?

4 MR. MILLS: I was advocating when we
5 first started this discussion to have it when
6 Costco opens, so yes.

7 MR. LEWIS: I would just say I'm not in
8 favor of the fountain look. I like the one
9 proposal personally that just has the -- I've
10 got to tell you, I don't even know if I like
11 the dry riverbed. I mean, maybe for Mays
12 Park.

13 For me, the main entrance, I think it's
14 -- for whatever reason, it's this picture
15 here, it looks --

16 MR. MILLS: No. That's the -- I don't
17 think that's it.

18 MS. WHYTE: It's hard to put the river
19 -- it's the elevation of the brick wall. It's
20 a really, really tall brick wall. How tall
21 would you say that is? Eight feet?

22 MR. MAYS: Probably about ten.

23 MS. WHYTE: Ten feet. It doesn't look
24 it, but when you're standing -- right now,
25 it's elevated this high. It's going to need

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1 some wow. It's going to need some build-up.
 2 It's fairly tall.
 3 MR. LEWIS: Right.
 4 CHAIRMAN CHESNEY: That, to me, is like
 5 a bargain.
 6 MR. MAYS: And the benches --
 7 CHAIRMAN CHESNEY: The bench is -- what?
 8 -- 900 each. Yes. Mr. Ross.
 9 MR. ROSS: I agree with where Mr. Mills
 10 was going. Just like with our individual
 11 homes, just like any other building, you've
 12 got to stay ahead of the curve. You've got to
 13 continue to spruce them up. That may mean you
 14 need to change the color. You may need to
 15 change the architecture or whatever it may be.
 16 And so our community is mature enough
 17 and we're in excellent financial standing that
 18 it would be very appropriate to look at the
 19 world, as you just suggested, through a vision
 20 of continuing to just keep the community to a
 21 premier status, and if that means spending
 22 some bucks to upgrade the landscaping or put
 23 it to the next level, certainly I agree with
 24 everything you said, and I think that's the
 25 right approach.

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1 I happen to agree with Mr. Lewis. I
 2 don't like the dry riverbed in the front. To
 3 me, again, aesthetics, I don't know -- it
 4 didn't make sense to me. I can't reconcile it
 5 with red brick. It seems like we're doing too
 6 much.
 7 But I support the Linebaugh wall work as
 8 long as it makes sense aesthetically. I love
 9 the idea of the Mays Park stuff as long as the
 10 benches are parked and there really is a
 11 butterfly garden. And the front stuff, I
 12 would be in favor of moving forward and doing
 13 the landscaping but not the dry riverbed on
 14 the front. And I'd be prepared to move
 15 forward now myself.
 16 CHAIRMAN CHESNEY: Well, we have a -- do
 17 we actually have a proposal without the dry
 18 riverbed?
 19 MS. WHYTE: Without, no.
 20 MR. KOVACIK: No, there is not.
 21 MR. NIEVES: Erases the last line that's
 22 in there. Basically it --
 23 MS. WHYTE: You have to substitute the
 24 riverbed with plant materials then.
 25 MR. NIEVES: Correct, if we're not going

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1 with the -- yeah, that wouldn't be a big deal.
 2 MR. LEWIS: I'm sorry. But is that not
 3 a picture without the dry riverbed? I guess
 4 I'm confused.
 5 MS. WHYTE: What he did here, this is
 6 the original.
 7 MR. NIEVES: That was the original.
 8 MS. WHYTE: It was just to give you guys
 9 an idea of what it would look like with that
 10 brick wall covered, because you couldn't take
 11 the brick wall out.
 12 MR. LEWIS: Okay.
 13 CHAIRMAN CHESNEY: I mean, on the
 14 maintenance, so what drives the additional
 15 maintenance on this front stuff, what plant
 16 material?
 17 MR. NIEVES: Mostly all of it.
 18 MR. KOVACIK: Most of it was all hand
 19 pruned like --
 20 MR. NIEVES: Again, we usually come and
 21 we have -- this is a lot of cascade, so you
 22 have high, low, you've got ground. So you
 23 want to keep them where they're not to extend
 24 -- usually the plants just extend to each
 25 other. That's not the idea. The idea is to

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1 keep them separate from each other, so that
 2 takes a lot of time.
 3 MR. ROSS: I haven't heard your two
 4 cents about the front entranceway.
 5 CHAIRMAN CHESNEY: Well, aesthetically,
 6 I never have an opinion because I have no
 7 taste.
 8 From a financial standpoint, I mean, the
 9 expense, I had asked Andy our increase in fund
 10 balance, now that it's not finalized, was
 11 three thirty one, so you figure it's stuff
 12 that has been presented and not paid.
 13 And it's probably, let's say,
 14 conservatively half of that. So we still had
 15 a sizable increase in fund balance. A lot of
 16 that was due to the park being kind of delayed
 17 because we were slow getting the park done.
 18 So the expense side of the plants is
 19 not, you know, a problem. I always -- you
 20 know, I'm always concerned about anything
 21 that's ongoing, like, you know, maintenance
 22 contracts for the fountain. Anything that's
 23 ongoing, that's how you kind of get yourself
 24 in trouble.
 25 The reason we've always been so good

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1 financially is that we are very prudent about
 2 what contracts we enter into for long term.
 3 So, I mean, it's \$8900 in the grand scheme of
 4 things, it's -- I mean, what's our contract?
 5 -- \$700,000. So a one-and-a-half percent
 6 increase -- it's like basically giving us a
 7 one-and-a-half percent increase in their
 8 contract.
 9 MR. MILLS: And a point of thought,
 10 perhaps, alleviating your concern, not that I
 11 don't share some of that, you started this
 12 conversation with, when is their contract up?
 13 We will have an opportunity between now
 14 and renewal to gauge and judge what we're
 15 getting for that dollar amount based on how
 16 these things are maintained and look six
 17 months from now, not when they're planted.
 18 So I think we'll have an opportunity to,
 19 A, either appreciate a whole new drive as
 20 you're waiting at the light and there's a
 21 swarm of guys hand trimming trees and bushes,
 22 and you go, "Gee, that does look like a lot of
 23 work," or we have an opportunity to negotiate
 24 something differently if we don't feel that
 25 way. All right?

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1 So you're really looking at an initial
 2 maintenance of pretty ambitious undertaking
 3 and then have a pretty good opportunity in a
 4 short period of time to evaluate, again, the
 5 whole concept.
 6 CHAIRMAN CHESNEY: But, in general, I've
 7 always -- you've answered my question -- I've
 8 always been a fan from day one. Bill Kemerer
 9 -- Bill Kemerer and I, when we sat down way
 10 back, and the first thing we did was we
 11 increased the planting budget in Westchase,
 12 because we were like let's -- you need to keep
 13 it going. It needs to stay nice. If not, you
 14 know, every neighborhood declines -- other
 15 neighborhoods decline.
 16 So I'm all for doing stuff like this.
 17 It's great. I don't have an opinion of what it
 18 looks like, but I think doing things like this
 19 is fantastic.
 20 MR. ROSS: In trying to strike a game
 21 plan, would it make sense to ask Davey to
 22 refine their proposal a little bit, give it to
 23 Doug and Sonny in the next couple weeks to the
 24 extent they can, circulate it to us, and each
 25 individual supervisor sand respond back, and

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1 then at our net board meeting, it comes to us
 2 with a formal up or down vote?
 3 CHAIRMAN CHESNEY: Sure, because, I
 4 mean, right now we have a riverbed in there,
 5 unless you want to, you know --
 6 MR. ROSS: Well, I heard two supervisors
 7 speak against it, so that would be an example
 8 to where I'd be open they refine it a little
 9 bit.
 10 CHAIRMAN CHESNEY: Yes. Do you have a
 11 comment on that?
 12 MR. NIEVES: Yes. With no riverbed and
 13 no fountains, some the flowers -- we do the
 14 flowers three times a year here -- some of
 15 them get pretty outdated in certain areas and
 16 stuff. That's stretching the flowers for a
 17 long time.
 18 If you could actually -- if you wanted
 19 wow factor, you could just in that area do
 20 your flower change-outs more often, and
 21 instead of having the dry riverbed and
 22 fountains in that area, that void, you could
 23 have more flower change-outs.
 24 That would allow you more options for
 25 the flowers you pick, because in doing flowers

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1 three times a year, we have to pick certain
 2 flowers that can stretch it for that amount of
 3 time.
 4 When you do your flower change-outs more
 5 often, you can pick different flowers. It
 6 will look a lot better. And in that high
 7 focal point area, that's just another thing
 8 you guys can think about, maybe you want us to
 9 come back at you with a larger seasonal color
 10 bed on each one of those corners and change
 11 that out more frequently.
 12 MR. LEWIS: Would you really need to
 13 have a flower change area at these main
 14 entrances? Maybe I'm just seeing this wrong.
 15 I love this picture you guys put
 16 together. There's a lot of color here. So
 17 why would you --
 18 MS. WHYTE: Those are all your
 19 riverbeds. That whole riverbed, you're going
 20 to lose it.
 21 CHAIRMAN CHESNEY: Why don't you just
 22 fill it in with adjacent plants?
 23 MR. LEWIS: Yeah, you took away what I
 24 was going to say.
 25 MR. NIEVES: And I tend to -- my vision

<p style="text-align: right;">Page 89</p> <p>1 is exactly that. And you don't need annuals 2 there. And I just don't see a price tag -- 3 say, we take out the riverbed, which is about 4 \$7,000 and change. 5 MS. WHYTE: Yeah, around there. 6 MR. NIEVES: You know, maybe the extra 7 shrubs would -- I don't see it going any more 8 than \$1500, \$4,000 to fill out everything 9 else. So definitely we're going to be the low 10 -- what you have there, you know, but so -- 11 CHAIRMAN CHESNEY: No one liked the 12 fountains. 13 MR. LEWIS: And just to stick with 14 Mr. Mills, I, you know -- I don't know. I 15 mean, I think that was the intent anyway. You 16 want something that's fairly -- to me, you 17 take away a lot of the annual plantings, and 18 then just something that, you know, they need 19 to maintain it, they maintain it as is, but it 20 gets the wow factor. 21 MR. ROSS: And to clarify one point that 22 maybe I said, I don't want us to be pinching 23 pennies with regard to the look. This is the 24 time to say if we're going to do it, let's do 25 it right. And so I'm not looking for anybody</p>	<p style="text-align: right;">Page 91</p> <p>1 going to take two years to grow to the size 2 shown in the images? 3 MR. NIEVES: It's not going to take two 4 years, but it's not -- I mean, what we're 5 giving you is three gallons, seven gallons, 6 fifteen gallons. So, you know, it takes six 7 months to get bigger, you know -- three months 8 to six months, but, you know, we're again -- 9 we want to keep a lot of these plants not 10 overgrown, you know. 11 So -- but, yeah, the number reflects 12 just the regular shrubs you usually see. When 13 they're planted, the three gallons, they're 14 like that usually. But, again, there are 15 seven gallons, fifteen and twenty five 16 gallons, which are the really big ones, so, 17 you know -- 18 MR. ARGUS: Okay. 19 MR. NIEVES: It's definitely not going 20 to take not even a year, you know. 21 CHAIRMAN CHESNEY: Mr. Ross. 22 MR. ROSS: If this motions passes, are 23 we committing ourselves to a price, or are we 24 simply saying let's conceptually going 25 forward, and then Davey is going to come back</p>
<p style="text-align: right;">Page 90</p> <p>1 to say, "Give us a cheaper proposal or, you 2 know, some cheaper plants." 3 I want it to be gorgeous. I want people 4 to be proud to drive through that entranceway. 5 I want people to be proud that this is the 6 Westchase community. So I don't see this as 7 the time to pinch pennies with regard to the 8 capital investment, maybe to scrutinize the 9 maintenance obligation. I think that's a 10 fair point. 11 CHAIRMAN CHESNEY: I concur. 12 MR. ROSS: Let's get it right. 13 MR. MILLS: Well, I'll make a motion 14 that we move forward and just remove the dry 15 river and move forward with everything else. 16 CHAIRMAN CHESNEY: Is there a second? 17 MR. LEWIS: Second it. 18 CHAIRMAN CHESNEY: Mr. Lewis seconds it. 19 We're having the discussion. We have one 20 audience comment. At least part of this was 21 your proposal -- or your request. 22 MR. ARGUS: I have two questions. If 23 you get the go ahead, how long is it going to 24 take to accomplish the change-out? And, two, 25 will this be mature-looking plants, or is it</p>	<p style="text-align: right;">Page 92</p> <p>1 with a refined proposal? 2 CHAIRMAN CHESNEY: This has a price, and 3 you excluded the dry riverbed. So, I mean, 4 keep the amount the same, to add plant 5 material to replace the dry riverbed. 6 MR. ROSS: Which takes me to my second 7 question. In going less, does that give us an 8 opportunity to increase the maturity of the 9 plant material you were proposing? 10 And my specific concern is, if we spend 11 twenty-some-thousand dollars on improving the 12 front entranceway, people aren't going to want 13 to hear, "Oh, be patient, it will really 14 looked good in six months." 15 I'd rather it look good right from the 16 get-go. 17 MR. NIEVES: I wouldn't do all of them, 18 because they will double. You know, three 19 gallon on the ground, about six -- \$14, seven 20 gallon, we're talking \$25. So I will look to, 21 I guess, the more important ones, if you will, 22 and then the price will reflect it. But, 23 yeah, they're good enough. 24 Everything -- the way we're planning on 25 doing it, it's just going to be beautiful. I</p>

<p style="text-align: right;">Page 93</p> <p>1 don't think people are going to think about 2 just size. You know, then again, at the time 3 we're doing it right now, nursery plants 4 grows, you know, takes longer to grow. 5 So I will have to see the plant 6 material, go to the nurseries and see what 7 they have. 8 MR. ROSS: Well, I saw our staff kind of 9 shaking their heads up and down as in they 10 understand what you're saying and they 11 understand what I'm saying, so I'm sure you'll 12 work with them and come up with the proper 13 balance. 14 CHAIRMAN CHESNEY: Mr. Mills. 15 MR. MILLS: What was the answer to the 16 first question about if you got the okay 17 today, how long will this take. 18 MR. NIEVES: We're not even doing 19 fountains or anything, we can started in the 20 next two weeks. So we're talking a week, week 21 and a half. It's definitely going to be before 22 Costco opens. 23 MR. MAYS: Does this price include tree 24 work, too? 25 MR. NIEVES: Yeah.</p>	<p style="text-align: right;">Page 95</p> <p>1 recommendation? 2 MS. WHYTE: Doug? 3 MR. MAYS: I think it would enhance that 4 area of the property even more, because I 5 think there's a little bit more that needs to 6 go -- you can't just put the plants. There's 7 no trees in there. 8 MS. WHYTE: There's nothing there. 9 MR. NIEVES: No, there's not. There are 10 no palms there. 11 MR. MAYS: There's no Sago Palms. They 12 are reasonable anyway. They're not too 13 expensive anyway, are they? 14 MR. NIEVES: No. 15 MR. ROSS: And if you allow me to 16 digress, we didn't ask staff, do you have any 17 opposition or concerns with what's being 18 proposed? 19 MR. MAYS: No, not really. I mean, I 20 think some of the plant material in the median 21 in the front is outdated. I mean, we tried 22 for years to enhance it the way it is with 23 adding different plant material and keeping it 24 looking where, you know, we still get a lot of 25 compliments on the way this community looks as</p>
<p style="text-align: right;">Page 94</p> <p>1 CHAIRMAN CHESNEY: Just so -- so the 2 not-to-exceed price would be the 24,916 for 3 the front entrance, and then the -- I'm sorry 4 -- I've got it out of order -- and then the 5 forty six thirteen for the park on Linebaugh 6 -- does that make you feel better? -- the 7 butterfly garden. 8 And then the landscape installation on 9 the wall on Linebaugh, which is \$3,410. As 10 part of that, then we're agreeing to modify 11 our Davey maintenance contract in an amount -- 12 I'm sorry -- I go back and forth -- not to 13 exceed -- can I fit here? -- \$8,904 on an 14 annualized basis. 15 MS. WHYTE: Are you considering just 16 doing the one wall or the second wall on the 17 back end of Westchase as well? 18 CHAIRMAN CHESNEY: Well, we only have a 19 proposal for one wall. 20 MS. WHYTE: Okay. That would just 21 double it. 22 CHAIRMAN CHESNEY: Correct. 23 MS. WHYTE: I'm just asking you if you 24 wants to or just -- 25 CHAIRMAN CHESNEY: What's your</p>	<p style="text-align: right;">Page 96</p> <p>1 you drive into it, but I think it's time to 2 freshen it up. 3 And if the board -- the biggest thing 4 is, if the board is willing to spend 5 additional dollars on maintenance. I heard 6 from most of you all about Citrus Park Mall, 7 and the reason Citrus Park Mall looks good in 8 those medians is because of the additional 9 dollars that they spend on just those 10 entranceways. 11 You can ride to the middle of Citrus 12 Park Mall, and it looks terrible in some areas 13 because they don't maintain it properly. As 14 long as the board is agreeing to that type of 15 maintain to keep that stuff maintained the way 16 it should be, then that's the ticket, because, 17 then, it's on them. 18 MR. ROSS: Well, then, to follow up, I'm 19 assuming this will still be under the scoring 20 system that we do with OLM and all that would 21 be -- 22 CHAIRMAN CHESNEY: Yeah. You would have 23 to change the scope or -- you know what I 24 mean. 25 MR. MAYS: Yeah. Yeah, that's going to</p>

<p style="text-align: right;">Page 97</p> <p>1 follow -- I don't probably have to sit here 2 and guess even. OLM knows it's part of the 3 property, and they have to inspect it as part 4 of the property. 5 CHAIRMAN CHESNEY: Mr. Lewis. 6 MR. LEWIS: I have one follow-up. Erin, 7 there was mention about a priority paving -- 8 road paving or road widening from Hillsborough 9 County Public Works last meeting. 10 MS. McCORMICK: Right. 11 MR. LEWIS: There was some discussion 12 about future irrigation, that we put in these 13 big walls, and maybe being affected. Do we 14 know when that would be or was there -- I seem 15 to recall a ten-foot setback. 16 CHAIRMAN CHESNEY: It's planned for. We 17 agreed when they did the -- when they widened 18 -- help out if I get the thing wrong -- where 19 it goes down to two lanes on Linebaugh. When 20 that gets widened, we agreed to run irrigation 21 down to the end of our property line. 22 MS. WHYTE: That's already in the plans. 23 We had budgeted for it because we don't know 24 when the county is going to go ahead and do 25 it. It's underground lighting in that area.</p>	<p style="text-align: right;">Page 99</p> <p>1 MR. MAYS: That protect is a way off, 2 but yeah. 3 MS. McCORMICK: It sounds like you guys 4 are a lot more updated about what the public 5 works department is planning. 6 MS. WHYTE: Yeah. Don't worry. It was 7 going to be discussed with you because we have 8 a disagreement on that. 9 MS. McCORMICK: Okay. 10 CHAIRMAN CHESNEY: Any other questions. 11 MR. MILLS: One other comment, 12 Mr. Chairman. You know, we talk about the 13 expense of all of this. Think about the money 14 we just spend upgrading the parks and compare 15 this entire project to that. 16 This is the next most logical upgrade to 17 the community in my mind for a fairly 18 reasonable amount. And I see it as a first 19 step, not a last step. But we've got a real 20 opportunity -- and I've said it before and 21 I'll say it again -- with Costco opening, we 22 have a lot of potential homeowners coming to 23 that establishment that have never even seen 24 Westchase before, and that could potentially 25 benefit the entire community.</p>
<p style="text-align: right;">Page 98</p> <p>1 That was the other thing that was already on 2 the plans. 3 MR. MAYS: That does bring up another 4 concern with the front entrance, and I don't 5 think you can do this. But Hillsborough 6 County is supposed to be changing that force 7 main outs. So that's -- they're putting a new 8 sewer line through there. 9 They're trying to shut this plant down 10 here from receiving the sewage that direction. 11 So there is going to be a new force main is 12 going to be running right through the center 13 of the road. 14 And it may go to that last -- where the 15 turn lane is to go to CVS, it may go into that 16 area. I sure would hate to see new plant 17 material, and all of a sudden they got to tear 18 it out. 19 CHAIRMAN CHESNEY: They replace that. 20 MS. WHYTE: They replace. That's just 21 going to be something we're going to bring up. 22 MR. LEWIS: That's east and west down 23 Linebaugh? 24 MS. WHYTE: The surveyors were out on 25 Thursday.</p>	<p style="text-align: right;">Page 100</p> <p>1 CHAIRMAN CHESNEY: Mr. Ross. 2 MR. ROSS: Did we get a commitment as to 3 when this work would be done if we okayed it? 4 Would it be done before our next CDD board 5 meeting? 6 MR. NIEVES: Yeah -- 7 MR. ROSS: So you could have it done 8 maybe like by Friday, February 3rd? 9 MR. NIEVES: Yeah, I don't see a 10 problem. 11 MS. WHYTE: That was the original 12 request is to ensure -- if the board wanted 13 it, to have it ensured that it's going to be 14 installed and ready to go before Costco opens. 15 MR. ROSS: And I'm taking it before our 16 board meeting so we can talk about it, I mean, 17 what did we do right or what did we do wrong. 18 CHAIRMAN CHESNEY: Okay. So if there 19 are no further comments, all in favor signify 20 by raising your hand. 21 MR. ROSS: And does our motion include 22 both walls? 23 CHAIRMAN CHESNEY: Yes. Yes. 24 MR. MAYS: And Mays Park. 25 CHAIRMAN CHESNEY: And Mays Park.</p>

1 MS. WHYTE: And the other wall -- one
 2 wall or two?
 3 CHAIRMAN CHESNEY: Two walls.
 4 MS. WHYTE: Two walls. Perfect.
 5 (All board members signify in the
 6 affirmative.)
 7 MS. WHYTE: And we'll need to do an
 8 amendment then on the contract?
 9 MS. McCORMICK: To the contract, yeah.
 10 I'll send you an email.
 11 MS. WHYTE: Okay.
 12 CHAIRMAN CHESNEY: And we'll just leave
 13 -- since you don't have what you're going to
 14 use, but the maximum price is the contract
 15 amounts that are in here. So the dry river or
 16 whatever it's called will come out of the
 17 front entrance. Yeah, I could tell that was
 18 your --
 19 MS. WHYTE: That was my favorite. I
 20 really liked that.
 21 CHAIRMAN CHESNEY: And you'll try to get
 22 by next meeting a discussion with your boss?
 23 MR. KOVACIK: Yes. Yes. Absolutely.
 24 CHAIRMAN CHESNEY: So I meant to ask you
 25 Andy, so -- and we've all commented -- do we

1 back from Mr. Lyon from Hillsborough County
 2 about --
 3 MS. McCORMICK: I have not. I will
 4 check with him tomorrow, though, and if I do
 5 hear, because I know that they're scheduled --
 6 they bring this to the board of county
 7 commissioners, they were planning on it the
 8 beginning of January -- I'm thinking it was
 9 January 6th was the date, but that doesn't
 10 make sense because that would be Friday.
 11 So I'll check with him tomorrow, and
 12 I'll email the board members about that.
 13 CHAIRMAN CHESNEY: Okay. Any further
 14 supervisor comments?
 15 (No response.)
 16 CHAIRMAN CHESNEY: Motion to adjourn.
 17 MR. ROSS: So move.
 18 CHAIRMAN CHESNEY: Duly noted.
 19 MR. MILLS: Second.
 20 CHAIRMAN CHESNEY: All in favor raise
 21 your hand.
 22 (All board members signify in the
 23 affirmative.)
 24 CHAIRMAN CHESNEY: Thank you guys.
 25 (At 5:40 p.m., the meeting adjourned.)

1 have any people interested being CDD board
 2 members yet?
 3 MR. MENDENHALL: I have not received any
 4 expressions yet via email. I'm assuming it
 5 would be an email.
 6 CHAIRMAN CHESNEY: Except for Bob.
 7 MR. MENDENHALL: Well, except for Bob,
 8 of course.
 9 MR. BARRETT: Well, Bob just came out in
 10 yesterday.
 11 MR. MENDENHALL: Okay.
 12 CHAIRMAN CHESNEY: Okay. And we gave
 13 them until next board meeting?
 14 MR. MENDENHALL: Uh-huh. Yep.
 15 CHAIRMAN CHESNEY: Or at least five
 16 weeks before --
 17 MR. MENDENHALL: Yeah.
 18 CHAIRMAN CHESNEY: Okay.
 19 MR. MENDENHALL: But you guys are going
 20 to discuss it at the next board meeting.
 21 CHAIRMAN CHESNEY: All right. Further
 22 -- anything further? I don't have I have
 23 anything to add.
 24 Supervisor comments. Mr. Lewis.
 25 MR. LEWIS: Did you receive an email



Greg Chesney, Chairman