

RE: WESTCHASE COMMUNITY  
DEVELOPMENT DISTRICT

TRANSCRIPT OF: BOARD MEETING  
DATE: November 1, 2016  
TIME: 4:00 p.m. - 5:30 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:

MARK RAGUSA, Chairman  
Greg Chesney  
Bob Argus  
Jim Mills  
Brian Ross

ALSO PRESENT:

SEVERN TRENT SERVICES:

Andy Mendenhall

DISTRICT ATTORNEY:

Erin McCormick

WESTCHASE STAFF:

Sonny Whyte  
Doug Mays

1 The transcript of Westchase Community  
2 Development District Board Meeting, on the 1st  
3 day of November, 2016, 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 RAGUSA: Welcome to the  
10 November 1, 2016 Westchase Community  
11 Development District meeting. The record  
12 should reflect that all five Westchase  
13 supervisors are present and accounted for.  
14 I would ask everybody to stand and join  
15 me in the Pledge of Allegiance.  
16 (The Pledge of Allegiance was recited.)  
17 CHAIRMAN RAGUSA: All right. We have a  
18 four-item consent agenda today. I have not  
19 heard anybody requesting any of those items be  
20 pulled.  
21 We have approval of the October 4, 2016  
22 minutes. We have acceptance of the financial  
23 statement as of September 30, 2016. We have a  
24 motion to assign the fund balance for fiscal  
25 year 2016. And we have Resolution 2017-1

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1 which amends the fiscal year 2017 budget.  
 2 Do we have a motion relating to the  
 3 consent agenda?  
 4 MR. MILLS: So moved.  
 5 MR. ARGUS: Both the Scrivener's  
 6 changes --  
 7 CHAIRMAN RAGUSA: Mr. Argus has two  
 8 Scrivener errors where the word transcribed  
 9 reads "Bernie," B-e-r-n-i-e. It should  
 10 actually read "Ernie," E-r-n-i-e. It's on  
 11 Page 31, Line 21, and Page 31, Line 23.  
 12 MR. ARGUS: They're on the same page.  
 13 I'm sorry. I typed it wrong.  
 14 CHAIRMAN RAGUSA: You said it right. I  
 15 was wrong. They're both on Page 31, Lines 21  
 16 and 23.  
 17 MR. ARGUS: Yes.  
 18 CHAIRMAN RAGUSA: Thank you.  
 19 MR. BARRETT: Could you give me the  
 20 five-second version of the fiscal year budget  
 21 changes, what that --  
 22 (Ms. McCormick enters the room.)  
 23 CHAIRMAN RAGUSA: After we vote for it.  
 24 MR. BARRETT: Oh, I'm sorry.  
 25 CHAIRMAN RAGUSA: All right. We have a

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1 motion to approve the content agenda.  
 2 Do we have a second?  
 3 MR. ROSS: I'll second.  
 4 CHAIRMAN RAGUSA: All in favor of  
 5 approving the consent agenda please raise your  
 6 hand.  
 7 (All board members signify in the  
 8 affirmative.)  
 9 CHAIRMAN RAGUSA: That motion passes  
 10 five to nothing.  
 11 (Motion passes.)  
 12 CHAIRMAN RAGUSA: Andy, do you want to  
 13 explain it?  
 14 MR. MENDENHALL: Sure. At eye level,  
 15 basically what it is, is there are five items  
 16 that had to be slightly adjusted. There are  
 17 three or four revenue items which more came in  
 18 than anticipated, as well there's plant  
 19 replacement, \$23,000, which was --  
 20 MS. WHYTE: I think I have --  
 21 MR. MENDENHALL: What's that?  
 22 MS. WHYTE: I think I have to adjust  
 23 that with Alan.  
 24 MR. MENDENHALL: Oh, okay. Well,  
 25 originally we had 59,000 budgeted, and there

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1 was 23,000 on that, so -- for at least the  
 2 invoices we have. So that's one.  
 3 And then the much larger one is, we have  
 4 the projects for the parks, so we're using  
 5 some of the funds that were accumulated from  
 6 previous years, which wouldn't be on your  
 7 current budget. It would be sitting on the  
 8 balance sheet. So those funds were brought in  
 9 to accommodate that.  
 10 MR. BARRETT: And that's the third part  
 11 -- the third part of the four parts of the  
 12 consent, the balance issue?  
 13 CHAIRMAN RAGUSA: Yes.  
 14 MR. BARRETT: Okay. Thank you.  
 15 MR. MENDENHALL: And the details, I can  
 16 ship them off to you, the numbers, at least.  
 17 MR. BARRETT: Sure.  
 18 CHAIRMAN RAGUSA: The engineer is not  
 19 here at the moment. Do we expect Tonja?  
 20 MR. MENDENHALL: Actually I talked to  
 21 Tonja earlier. She didn't anticipate being  
 22 here; however, she said she's available if you  
 23 need to call her or have any questions for her  
 24 or anything like that. She's on standby.  
 25 MR. MAYS: She's still working on the

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1 project, the erosion repair, with Erin, I  
 2 believe, trying to get an agreement between  
 3 the two neighbors for access, so she's working  
 4 on that, and one other erosion area back off  
 5 Spring Rose. I think that was really all she  
 6 had this month anyway.  
 7 CHAIRMAN RAGUSA: Okay. I was hoping  
 8 that we'd hear from her as to whether, we  
 9 needed -- in this Agenda Item Number Four is  
 10 the erosion second opinion.  
 11 MR. MENDENHALL: Do you want me to call  
 12 her real quick, or do you want to talk about  
 13 it and then call her?  
 14 MR. CHESNEY: We just got that stuff in.  
 15 CHAIRMAN RAGUSA: You want to table  
 16 that?  
 17 MR. CHESNEY: Yes, I would prefer to.  
 18 CHAIRMAN RAGUSA: Okay. Let's hold off  
 19 on contacting Tonja then. Just to let the  
 20 other supervisors know, Andy did send out some  
 21 emails with contact information and background  
 22 information on geotechnical folks.  
 23 I also sent Andy an additional geotech  
 24 company that is a statewide, nationwide --  
 25 actually it's mostly statewide. So I think we

1 have some good leads if we're going to go for  
 2 a second opinion, or if we need geotechnical  
 3 services, which I understood Tonja to tell us  
 4 at the last meeting StanTech does not provide,  
 5 unless I heard -- that took me by surprise.  
 6 MR. MENDENHALL: Can I interject?  
 7 CHAIRMAN RAGUSA: Absolutely.  
 8 MR. MENDENHALL: So what kind of Tonja  
 9 was alluding to, and she might not have been  
 10 very clear about this, is erosion she was not  
 11 actually considering geotechnical.  
 12 She was considering work underground,  
 13 for lack of better words, geotechnical,  
 14 because we were talking specifically about the  
 15 base at one of the parks. They -- erosion  
 16 repair, which she does, she -- that's within  
 17 the scope of what they do for engineering  
 18 services, but, you know, obviously, from a  
 19 second opinion perspective, when she came to  
 20 the board and talked about potentially  
 21 \$5,000,000 worth of erosion repairs, certainly  
 22 other firms can look at those erosion issues  
 23 and give you their thoughts on it also.  
 24 But she definitely does erosion work,  
 25 just to -- she evaluates erosion work. She

1 doesn't do the erosion work, but just to make  
 2 that clear.  
 3 CHAIRMAN RAGUSA: I don't think that  
 4 clarified anything for me.  
 5 MR. MENDENHALL: Sorry.  
 6 CHAIRMAN RAGUSA: Maybe I'm a little  
 7 slow. What services do we potentially have  
 8 the need to retain an expert on that would be  
 9 under the geotechnical umbrella?  
 10 MR. MENDENHALL: Well, as I understood  
 11 it, your geotechnical needs, at least in this  
 12 particular scenario, involved an issue that  
 13 you were having with one of the park grounds  
 14 where there was concern with the underlying  
 15 soil and, you know, going down a few feet  
 16 underneath where this soft base was going to  
 17 be laid.  
 18 As far as your erosion repairs were more  
 19 specifically about, you know, you have a bunch  
 20 of ponds, and she was concerned that you're  
 21 going to have some erosion repairs that you  
 22 might want to be proactive about.  
 23 CHAIRMAN RAGUSA: Okay. Because after  
 24 that meeting, I went out and talked to some  
 25 geotechnical folks.

1 MR. MENDENHALL: Okay.  
 2 CHAIRMAN RAGUSA: And they do lake  
 3 erosion and canal erosion, and that's what  
 4 they do really.  
 5 MR. MENDENHALL: They do that as well,  
 6 yeah. I mean, a geotechnical firm will do the  
 7 whole suite of services, whereas Tonja's firm,  
 8 they'll do -- hire stuff, people for erosion,  
 9 but they don't get into the underground type  
 10 of stuff, the geotechnical.  
 11 So I have some communities -- just as an  
 12 example, I have some communities that wind up  
 13 having sinkholes open up in ponds, so the  
 14 regular civil engineers don't typically get  
 15 involved in that.  
 16 They call out a geotechnical firm that  
 17 will go poke and prod around the hole and find  
 18 out if it is truly a sinkhole or anything like  
 19 that. That's the type of stuff that Tonja  
 20 won't do. But bank erosion, she does get into  
 21 that.  
 22 CHAIRMAN RAGUSA: Mr. Ross.  
 23 MR. ROSS: Are there geotechnical issues  
 24 that impact bank erosion?  
 25 MR. MENDENHALL: As far as I know -- and

1 Tonja would be the person to ask this -- but  
 2 as far as I know, at this point, there's not.  
 3 In fact, you have some existing erosion  
 4 issues, but I think Tonja's main thrust was,  
 5 you know, the potential for erosion problems,  
 6 which you can cut off at the pass by doing  
 7 some preventative measures, whether it be  
 8 plantings or shoring up certain areas so they  
 9 don't get larger, that sort of thing.  
 10 I think, if I remember from two meetings  
 11 back, part of her thrust was, look, you know,  
 12 you potentially could have \$5,000,000 in  
 13 erosion repairs, but, you know, if you do some  
 14 preventative things, that might keep you from  
 15 going out far -- you know, as far as costs,  
 16 so --  
 17 MR. ROSS: So if we get into analyzing  
 18 our erosion issues and whatever steps we need  
 19 to undertake to handle those issues, we should  
 20 never hear from our engineer, "Oh, that's a  
 21 geotechnical issue; that's out of my scope."  
 22 MR. MENDENHALL: Well, I mean, it kind  
 23 of depends on where the geotechnical issue is.  
 24 If you have a geotechnical issue that's at the  
 25 bank of a pond, you know, something that is

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1 below the surface, so to speak, that causes an  
 2 issue that causes a washout, that could  
 3 happen.  
 4 As far as what you have existing, I  
 5 haven't heard Tonja allude to anything that is  
 6 geotechnical-related, unless I'm missing  
 7 something, and we can verify it perhaps.  
 8 That's very easy. But from what I understand,  
 9 at least right now, there is no geotechnical  
 10 specific issues with the erosion.  
 11 CHAIRMAN RAGUSA: Anything else on that  
 12 issue?  
 13 (No response.)  
 14 CHAIRMAN RAGUSA: All right. Then for  
 15 Line Item Number Four, I'm going to go ahead  
 16 and table that until next month.  
 17 MR. BARRETT: And that's the  
 18 consideration of the second opinion?  
 19 CHAIRMAN RAGUSA: Correct. So it will  
 20 be on the December agenda. Yes, sir.  
 21 MR. ARGUS: Will you be sending out  
 22 information on that other firm?  
 23 MR. MENDENHALL: Yes, I certainly can.  
 24 And just to piggy-back off of that, did you  
 25 want me to verify that my understanding is

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1 accurate, what I just explained with Tonja, no  
 2 geotechnical issues with the erosion, that  
 3 sort of thing?  
 4 CHAIRMAN RAGUSA: I think it would be  
 5 productive for you to have that discussion  
 6 with her because next month, if we are going  
 7 to seek a second opinion, we should probably  
 8 seek it from the right expert.  
 9 MR. MENDENHALL: Sure.  
 10 CHAIRMAN RAGUSA: Whether that's some  
 11 type of civil engineer or whether that's a  
 12 geotechnical engineer, I don't know.  
 13 MR. MENDENHALL: Sure.  
 14 CHAIRMAN RAGUSA: So I'd like to know,  
 15 you know, what type of expert do we need. The  
 16 thing that I'm most concerned about is, I want  
 17 the right expert who has knowledge of  
 18 lakeshore erosion and shore-bank erosion and  
 19 who has knowledge of the available  
 20 methodologies for correcting and repairing and  
 21 remitting.  
 22 MR. CHESNEY: Yes.  
 23 CHAIRMAN RAGUSA: And that's the biggest  
 24 thing. And in talking to more than one  
 25 geotechnical company, I understand that

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1 there's actually seven or eight different  
 2 methods for doing -- curing our exact problem.  
 3 MR. MENDENHALL: Yes. I have seen  
 4 different approaches --  
 5 CHAIRMAN RAGUSA: Right.  
 6 MR. MENDENHALL: -- with your problem --  
 7 your type of problem.  
 8 CHAIRMAN RAGUSA: I've heard -- sitting  
 9 on this board, I've only heard really three  
 10 approaches.  
 11 MR. MENDENHALL: Yeah. Primarily --  
 12 MR. CHESNEY: Two. Well, a little bit  
 13 more --  
 14 MR. MENDENHALL: -- Tonja, she primarily  
 15 uses Biomass out here --  
 16 CHAIRMAN RAGUSA: Right.  
 17 MR. MENDENHALL: -- and they do have a  
 18 limited amount of approaches, and, in fact,  
 19 they've tried a couple, and, you know, kind of  
 20 narrowed it down, what seems to work best.  
 21 But you're right, there are other approaches.  
 22 CHAIRMAN RAGUSA: Okay. Anything else  
 23 on that issue?  
 24 (No response.)  
 25 CHAIRMAN RAGUSA: Okay. All right.

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1 Landscaping architect. Sonny, I think this  
 2 one's yours, isn't it.  
 3 MS. WHYTE: No. I think it's yours.  
 4 CHAIRMAN RAGUSA: It's mine?  
 5 MR. MENDENHALL: I think it's a  
 6 combination. We had -- if I could -- I know  
 7 that the board had talked about the couple  
 8 different areas where you're looking to maybe  
 9 enhance things based on the fact that you had  
 10 some existing issues and also you hadn't  
 11 received anything forthcoming from your  
 12 existing landscaper.  
 13 I think Sonny has received some  
 14 information from your existing landscaper as  
 15 far as ideas, and also I have a list of four  
 16 companies that are landscape architect firms  
 17 that we have used that, certainly, if you  
 18 decide that you wanted something that you want  
 19 to go beyond your landscaper for, you can have  
 20 them out and kind of figure out exactly what  
 21 can work in those areas.  
 22 CHAIRMAN RAGUSA: Mr. Ross.  
 23 MR. ROSS: Am I correct that the  
 24 suggestions that came from Davey are a  
 25 response to them hearing we were receptive to

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1 receiving some ideas, or is this something  
 2 they offered on their own out of the blue?  
 3 MR. MENDENHALL: I think they were  
 4 prompted probably.  
 5 MS. WHYTE: We had a discussion after  
 6 the meeting. They were in our office, and the  
 7 next thing I know, they had their architect  
 8 come out, and he did come up with some unique  
 9 ideas. And I posted them for you, just to  
 10 give you a general idea, some pricing,  
 11 obviously none of it is cast in stone.  
 12 But he wanted to show the ability -- and  
 13 he apologized, Davey should have been more  
 14 forthright in coming out and giving more  
 15 suggestions, and, you know, they will make  
 16 those changes in the future.  
 17 MR. ARGUS: Where did you post this?  
 18 MS. WHYTE: In Dropbox this afternoon.  
 19 My apologies, they only went up this  
 20 afternoon.  
 21 One of them in particular, which I kind  
 22 of thought was really neat and it's not a very  
 23 expensive one and it's a good opportunity, is  
 24 Mays Park. I did suggest -- yes, I know. We  
 25 can rename it anything you'd like after -- but

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1 it was a dry river bed with a butterfly garden,  
 2 and it's pretty neat. I really do like it.  
 3 It's only taking a percentage of that  
 4 area, and you can enhance over the next, you  
 5 know, couple of years if you want to, but it's  
 6 just a suggestion he had, because that area is  
 7 limited with irrigation. And it is very  
 8 pretty, and I liked the idea of the dry  
 9 river bed.  
 10 He did come up with the entranceways of  
 11 removing -- you'll see a portion of it -- will  
 12 have the brick walls still in the  
 13 entranceways. The back wall will stay  
 14 intact. He did say that he would remove, in  
 15 the front, the circular portion. That gives  
 16 him the ability to enhance and bring in layers  
 17 and bring in topiaries and waterfalls and  
 18 stuff like that.  
 19 So, I mean, he understood, but they  
 20 wanted to show -- he said he hopes it's not to  
 21 late for us to work with them, but he  
 22 understood, but he wanted to make sure you got  
 23 to see some of their work and their abilities  
 24 of what they could produce and with their  
 25 pricing.

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1 MR. ARGUS: So they actually have a  
 2 landscaping architect.  
 3 MS. WHYTE: They do. They do. And one  
 4 of the things they suggested, which he was  
 5 very excited about, West Park Village, around  
 6 the fountain, we have crape myrtles. He  
 7 suggested, because the crape myrtles are always  
 8 struggling, and I'm not sure that that -- Doug  
 9 and I both are not convinced on that, but  
 10 suggested doing red maples.  
 11 And usually you do not cut the top of  
 12 the maples of a tree, but he said they did  
 13 this at Disney. He was a landscape architect  
 14 for Disney. And they canopied the whole  
 15 thing, giving it a full-shaped structure so it  
 16 looks sort of like a flat-top tree enclosure.  
 17 And he said they could train the trees  
 18 to do that, to give us that little effect of  
 19 the -- you know, he had had some really nice  
 20 ideas.  
 21 CHAIRMAN RAGUSA: Sonny, I don't have  
 22 anything you either in an email or in Dropbox  
 23 from today.  
 24 MR. CHESNEY: No. It's in there.  
 25 MS. WHYTE: And, yet, Brian has it.

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1 MR. CHESNEY: Go -- it's in there. We  
 2 had this discussion.  
 3 CHAIRMAN RAGUSA: Yes.  
 4 MR. CHESNEY: Did you click on a link?  
 5 MS. WHYTE: No, there was no link  
 6 because my link automatically goes -- I can't  
 7 invite because you automatically are on the  
 8 system.  
 9 MR. CHESNEY: Yeah, you don't have all  
 10 the folders.  
 11 MS. WHYTE: Yeah, we had this issue last  
 12 month.  
 13 MR. ARGUS: Yeah. Andy, sent out a  
 14 solution, but I haven't had a chance to  
 15 implement it yet.  
 16 MR. MENDENHALL: Yeah. So what happens  
 17 is, if you just click or go through the email,  
 18 it will take it to the generic lock box, give  
 19 you that specific item, but you have to sign  
 20 in to get everything, all the folders.  
 21 So it'll show you, but you won't see  
 22 anything else if you're going right off the  
 23 email. And, conversely, if you just go in  
 24 without logging in, the same thing, you won't  
 25 get the new items.

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1 MS. WHYTE: Here you go. I'll give you  
 2 my own, Mark.  
 3 CHAIRMAN RAGUSA: When I click on the  
 4 link, I can download all the materials.  
 5 MR. MENDENHALL: Yes, you can absolutely  
 6 download them. You're right about that.  
 7 MR. CHESNEY: I liked -- I thought all  
 8 the suggestions were also relatively  
 9 inexpensive, too.  
 10 MS. WHYTE: Me, too. I was surprised.  
 11 MR. CHESNEY: That was my main thing.  
 12 MR. ARGUS: So where has this guy been  
 13 before until now?  
 14 MS. WHYTE: He's been here.  
 15 MR. MAYS: He's been around. I guess  
 16 he's been busy on some of their other  
 17 properties that we kind of fell on the side.  
 18 He apologized, like she said, for not getting  
 19 here quicker.  
 20 MS. WHYTE: Yeah. I've had two meetings  
 21 with him already.  
 22 MR. ARGUS: Okay.  
 23 MS. WHYTE: And, he said, as a  
 24 corporation, that is not how he does business,  
 25 and he said, "I have no excuse." So he says

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1 he just feels like we can see what abilities  
 2 they have. And, of course, these are just  
 3 some suggestions, tweaking and stuff.  
 4 He also suggested on the side of the  
 5 river bed at that place on -- I won't mention  
 6 the park -- on Linebaugh, that, you know, wild  
 7 flowers, you can enhance that with.  
 8 The proposal does include three  
 9 irritation heads, three zones that are going  
 10 to be, you know, spraying in. We can enhance  
 11 benches afterwards. You can add onto the  
 12 other side and the balance of that in the  
 13 future. That is just a vision they saw that  
 14 would look very nice.  
 15 But Mark is concerned -- you know, he  
 16 wanted four visible areas in the community to  
 17 make some changes to.  
 18 CHAIRMAN RAGUSA: To clarify, I talked  
 19 with the four main marquees.  
 20 MS. WHYTE: Yes.  
 21 CHAIRMAN RAGUSA: As I sit here, I  
 22 wouldn't spend a penny on Mays Park. It's  
 23 useless. That's my opinion.  
 24 MR. CHESNEY: It's 4300 bucks, and, I  
 25 mean, you drive by it every day.

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1 MS. WHYTE: We have a bench that some  
 2 people use and they sit on them.  
 3 CHAIRMAN RAGUSA: Yeah, they  
 4 occasionally do. I don't have the 4300.  
 5 Where do you get that?  
 6 MR. CHESNEY: Yeah, on the invoice.  
 7 That's what I'm -- if you look at his pricing,  
 8 it's like -- some of it's like wow.  
 9 MS. WHYTE: The pricing is on the  
 10 bottom, Mark, if you keep going.  
 11 CHAIRMAN RAGUSA: I've gone through  
 12 everything.  
 13 MR. MILLS: The Sheldon main entrance,  
 14 it's both sides?  
 15 MS. WHYTE: Yes, it's both sides,  
 16 including -- if you look, there's a minor, I  
 17 think, \$3300 invoice, and that is the center  
 18 island. That would enhance the center islands  
 19 with miniature -- and, again, he said this was  
 20 a rough work-up, because I didn't give him a  
 21 lot of time because I wanted to have something  
 22 to present to the board, but, you know, he  
 23 originally thought about when he said a  
 24 cascading fountain coming off on both of the  
 25 pillars, the Westchase logo, and he has the

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1 pillars on both sides, he originally thought  
 2 of a glass cascading self-rotating water  
 3 feature that goes -- you know, that  
 4 re-circulates the water.  
 5 He also suggested in this proposal that  
 6 they would remove some of the trees that are  
 7 -- and open up the pond behind and enhance  
 8 that planted area behind the lake. And he did  
 9 suggest that in the future, if the board ever  
 10 wanted to explore the option, it would be  
 11 lovely to have a fountain in that pond.  
 12 MR. CHESNEY: It seems like that would  
 13 be expensive.  
 14 MS. WHYTE: Just a small, little  
 15 fountain just to spray, just to soften because  
 16 it's right behind and it's visible. It will  
 17 be visible from all angles now because they're  
 18 going to remove some of the trees so you can  
 19 see behind it.  
 20 MR. ARGUS: The stuff is doable between  
 21 now and Thanksgiving and Christmas?  
 22 MS. WHYTE: Oh, I don't think so. I  
 23 don't think so, not quite doable. I mean, I  
 24 shouldn't say that, but I can ask.  
 25 MR. ARGUS: The price wasn't that high,

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1 so I thought it might be quick to start.  
 2 MR. MAYS: Some of it.  
 3 MS. WHYTE: Some of it could be done. I  
 4 mean, keep in mind, we would be glad to have  
 5 them come and present. If you were going to  
 6 explore other landscape architects, we  
 7 certainly would ask them to -- you're going to  
 8 ask them to present to you as well, and if you  
 9 consider Davey, they would like to -- you  
 10 know, they would present also.  
 11 MR. CHESNEY: There is a bus stop on  
 12 Sheldon up there?  
 13 MS. WHYTE: Yes, a little --  
 14 MR. CHESNEY: I just wanted to make sure  
 15 I looked at the picture right.  
 16 CHAIRMAN RAGUSA: On the south side.  
 17 MS. WHYTE: -- on the south side. And  
 18 yes, my question was -- because the south side  
 19 is very different, it's a little bit larger  
 20 than the CVS side, but they would mimic it as  
 21 best as possible to match.  
 22 MR. CHESNEY: You've got a lot of trees  
 23 over there you're going to have to cut down to  
 24 put a fountain.  
 25 MS. WHYTE: No. You figure -- well, no,

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1 you weren't there. I think he said maybe  
 2 about four or five trees to push back the  
 3 woodland line there before the conservation  
 4 area starts.  
 5 MR. MAYS: The problem with putting a  
 6 fountain in that small pond, though, is we've  
 7 had, at times, no water.  
 8 MS. WHYTE: The water level -- yeah,  
 9 but --  
 10 MR. MAYS: So it's not one of the bigger  
 11 ponds, so I don't know if that would work.  
 12 The electric is right there, so that's  
 13 convenient, but --  
 14 MS. WHYTE: I mean, it's just an  
 15 option. He said, that would look really nice  
 16 if we wanted to.  
 17 MR. CHESNEY: So how would you suggest  
 18 we proceed? You say, a presentation. Should  
 19 he do more -- are you just getting feedback  
 20 from us? Is that --  
 21 MS. WHYTE: I'm just giving you this  
 22 option of what you had said you wanted to see  
 23 from our contractor, because there was an  
 24 indication from the board that you wanted to  
 25 possibly go to an outside architect to

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1 redesign or an outside opinion to redesign  
 2 some of our areas.  
 3 MR. MILLS: Well, I think that was  
 4 because we didn't think Davey had the  
 5 capability or the staffing or the expertise.  
 6 MR. MAYS: Now, they're telling us --  
 7 MS. WHYTE: That they can do it. And  
 8 they will be hand pruned, because all of this  
 9 will take -- keep in mind, the maintenance  
 10 from the entranceway, the way -- the topiaries  
 11 and stuff, all of that will be hand pruned,  
 12 and it will have to have a different schedule  
 13 than the regular plant materials.  
 14 MR. CHESNEY: But the design part,  
 15 essentially, that's included. Is that a good  
 16 way to say it, I mean, the pricing?  
 17 MS. WHYTE: It's included right there.  
 18 You've got it, and we can modify it, we can  
 19 tweak it, we can add, we can remove if we  
 20 don't like any of the plant materials.  
 21 If we don't like the style of the  
 22 fountain, he can certainly address different  
 23 types of fountains where we've got the water  
 24 problem. There's a little bit of logistics  
 25 involved, but, yes, according to them.

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1 MR. ARGUS: I have not seen the images  
 2 yet, but, generally, how does it compare -- I  
 3 guess the gold standard was Citrus Park Mall  
 4 area. How does it compare to that?  
 5 MS. WHYTE: It's different than Citrus  
 6 Park, but it gives you the layers, which is  
 7 what I indicted that the board wanted to see,  
 8 because everybody commented on Citrus Park.  
 9 And, again, it's a different type of an  
 10 environment.  
 11 It's a shopping center. It's not, you  
 12 know, a main road, high traffic area. Am I  
 13 correct?  
 14 MR. MAYS: Correct. I guess what we  
 15 were thinking, though, is to proceed, the  
 16 board would need to make a decision whether  
 17 they would like to see that much money spent  
 18 on the entranceway, because obviously those  
 19 large ligustrums that are expensive would have  
 20 to go away, and that would make a major  
 21 change.  
 22 CHAIRMAN RAGUSA: Can you replant it?  
 23 MR. MAYS: Yeah, usually. They can. I  
 24 mean, a pretty good chance that three out of  
 25 four would survive and possibly all four of

1 them. We have done that in other areas a few  
2 times when we've moved some ligustrum plants.  
3 So, yes, we managed to transplant quite a few  
4 plants.

5 CHAIRMAN RAGUSA: Because those are  
6 available trees.

7 MR. MAYS: Yes, they are.

8 CHAIRMAN RAGUSA: They look good.

9 MR. MAYS: They're just a little out of  
10 shape now because of so many years and the way  
11 they grow up with that wall and the oak trees  
12 behind it, but they can be, you know, adjusted  
13 and re-trimmed and --

14 MS. WHYTE: He did indicate that some of  
15 the oak trees are --

16 MR. MAYS: Are starting to get  
17 diseased.

18 MS. WHYTE: Yeah. So they would have to  
19 take out two and to prune up some of the  
20 others to make them look -- open up that --  
21 you know, to clean it up.

22 CHAIRMAN RAGUSA: Well, why isn't Davey  
23 dealing with the tree issue?

24 MR. MAYS: We have been. We've been --  
25 well, there is no treatment. These are those

1 expert on bushes and plants and trees, but it  
2 certainly looks a lot more -- it's got a lot  
3 more wow factor to it than what sits out there  
4 today. Right?

5 And I'll defer to the board on how we  
6 proceed, but would certainly like, if we're  
7 going to do something, to have it in place and  
8 done before Costco opens its doors, because  
9 that's when I think the new traffic patterns  
10 are coming, and that's what --

11 MS. WHYTE: They changed it.

12 MR. MILLS: They moved it.

13 MS. WHYTE: The moved it to February.  
14 They don't -- I spoke to the manager in Costco  
15 in Clearwater. They do not open a Costco in  
16 December at year end, and they do not open  
17 because of the new year in January, so they  
18 postponed it till February.

19 CHAIRMAN RAGUSA: Wow.

20 MS. WHYTE: And it says on the marquee.  
21 They changed the marquee as well.

22 CHAIRMAN RAGUSA: When did they do  
23 that?

24 MS. WHYTE: About a week ago. I didn't  
25 know it. My husband noticed it.

1 laurel oaks that's got laurel oak disease  
2 that's going all over the state.

3 Really, the only treatment is to make  
4 sure you trim out the dead wood, you know, get  
5 the dead wood away from the tree so the  
6 nutrients are going into the live portions of  
7 the tree, instead of forcing them into the  
8 dead stuff.

9 So we've had them come out -- that tree  
10 company come out and do some light pruning on  
11 those trees to try to get them to survive a  
12 little bit longer, because those are, you  
13 know, 50-year-old trees. I mean, they  
14 probably were left here when this community  
15 was built as big as they are.

16 I'm not sure if they're planted trees,  
17 but easily they are, you know, 30- to 40-year-  
18 old trees and even older.

19 CHAIRMAN RAGUSA: Mr. Mills.

20 MR. MILLS: So as the one that kind of  
21 started this whole discussion initially, and I  
22 don't know that I was looking for to us to  
23 duplicate what Citrus Park did, but certainly  
24 to enhance our property.

25 This rendering -- you know, I'm not an

1 MR. MILLS: Now it says, "Opening Winter  
2 2017."

3 MR. ARGUS: Winter 2017?

4 MR. MILLS: Yes. Well, that would be --

5 MS. WHYTE: Yeah, now it's February.

6 MR. ARGUS: Okay.

7 CHAIRMAN RAGUSA: We need to make a  
8 decision -- two decisions really: A, do we  
9 want to go with Davey as our landscape  
10 architect slash installer, or do we want to go  
11 ahead and look at other landscape architects  
12 and have them give us proposals which would  
13 likely need to include design and install?  
14 Mr. Ross.

15 MR. ROSS: I say we stick with Davey.

16 MR. CHESNEY: I concur.

17 CHAIRMAN RAGUSA: Anybody else have an  
18 opinion or thought?

19 MR. MILLS: I would agree.

20 MR. ARGUS: It's worth giving them a  
21 shot.

22 CHAIRMAN RAGUSA: Are you satisfied with  
23 the design we have?

24 MS. WHYTE: It doesn't have to be a  
25 final design. They put this together very,



1 very quickly. I can go back to them and say,  
 2 "Okay. Now they're going to stick with you  
 3 guys. Give them the extra -- you know, do  
 4 what you said you could do if you had more  
 5 time."  
 6 CHAIRMAN RAGUSA: One reason why I -- I  
 7 would be in favor of -- I like Davey and I  
 8 want to stick with Davey as well, but also  
 9 recognize the advantages that we would gain by  
 10 going out to other consultants to get rough  
 11 ideas, because right now, all we have is one  
 12 person's thoughts on doing improvements,  
 13 which, candidly, are off what I asked them to  
 14 do.  
 15 I didn't talk about Mays Park. I talked  
 16 about the four entryways. So along the line  
 17 that message got mixed up and/or the return  
 18 got mixed up. I don't know what landscaping  
 19 is out there. I don't know what's out there  
 20 to know what's creative. The red maples in  
 21 West Park Village doesn't make any sense to  
 22 me.  
 23 I would like to know what other  
 24 professionals think we can do, because in my  
 25 eyes, Davey has been out here for -- what? --

1 three years now.  
 2 MS. WHYTE: They're on their third  
 3 year.  
 4 CHAIRMAN RAGUSA: Right. We should have  
 5 seen something like this every year. If  
 6 they're proactive and they want to get money  
 7 and they want to be profitable, they should  
 8 have come to us and said, "Hey, look, I know  
 9 you guys aren't thinking about it, but here's  
 10 an idea for improvement," because this guy  
 11 banged this out in how much time. A day?  
 12 MS. WHYTE: They've informed us they  
 13 have 40 additional proposals. We've already  
 14 signed for six?  
 15 MR. MAYS: Four or five, smaller stuff.  
 16 MS. WHYTE: Four or five, smaller stuff.  
 17 But they, you know, now know where we're at,  
 18 and they are just -- they said they've looked  
 19 at other areas that they feel we could  
 20 enhance.  
 21 MR. MAYS: They understood in the  
 22 beginning when they were doing this, they were  
 23 giving us proposals on de-mossing and certain  
 24 things that needed to be done, and for some  
 25 reason, they just started dropping the ball

1 until you guys brought it up.  
 2 And I told Paul all along. I said, you  
 3 know -- I told him, "You're doing too much --  
 4 too many other things. Your job is to make  
 5 sure that we have proposals and new plant  
 6 material and different ideas for this property  
 7 all the time. Your job is not to get in the  
 8 hole with that guy to dig the irrigation out."  
 9 So he started understanding. I said, "I  
 10 don't want to wait. When I ask you for  
 11 something, I want it now." So he started  
 12 coming around. He mentioned it to Ed, who we  
 13 found out was their land -- I thought he was  
 14 their salesman. I didn't know he was their  
 15 landscape architect, and come to find out, he  
 16 is.  
 17 He has the CAD program to do all those  
 18 drawings and set things up, so does have some  
 19 pretty good ideas. I don't like the maples  
 20 either in the center of town because those  
 21 things -- those roots will be lifting those  
 22 bricks up in no time, and we don't want that.  
 23 So he has good ideas, and, you know,  
 24 we've been around long enough that we know  
 25 what plant material works on this property.

1 Certain things just don't work on this  
 2 property and certain things do. So, I mean,  
 3 I'm --  
 4 CHAIRMAN RAGUSA: Let me see if I can  
 5 move this. I think everybody is in agreement  
 6 then that we want to proceed forward with  
 7 Davey. Am I right?  
 8 (No response.)  
 9 CHAIRMAN RAGUSA: Why don't we go back  
 10 and tweak what we are looking for them to do?  
 11 MR. MAYS: Okay. Well, that's what I  
 12 was going to say. Let me get you all some  
 13 more renditions on some things and see what  
 14 you think about that.  
 15 CHAIRMAN RAGUSA: Now, I hear your  
 16 comment about you never met a dollar you  
 17 didn't want to spend, but you like spending  
 18 \$4,000 on Mays Park.  
 19 We need to decide, do we want to put the  
 20 money in the marquees, or do you want to put  
 21 it in other places?  
 22 MR. CHESNEY: (Inaudible.)  
 23 CHAIRMAN RAGUSA: I know what t-shirt  
 24 you're getting for Christmas. There is a  
 25 difference between the way I spend my money

1 and the way I spend the residents' money, yet  
2 you clearly have a different view on that as  
3 well.

4 MR. ARGUS: I would not mind seeing  
5 plans for Mays Park. I don't necessarily know  
6 that I would commit to spend the funds. It  
7 depends on what they propose.

8 CHAIRMAN RAGUSA: Mr. Mills.

9 MR. MILLS: Because of the visibility  
10 out on Linebaugh, we ought to take look at  
11 it.

12 CHAIRMAN RAGUSA: You can see it for  
13 about a second as you go by it at 65 miles an  
14 hour. All right. Mr. Ross.

15 MR. ROSS: I'm open to enhancing the  
16 appearance of our community. I'm not pre-  
17 determined one way or the other on anything,  
18 other than I wish we'd attack that blank wall  
19 that runs along Linebaugh, but --

20 MR. BARRETT: The one down just past  
21 Countryway?

22 MR. ROSS: Yes.

23 MS. WHYTE: It's in there.

24 MR. ROSS: I saw that. But so I'm not  
25 pre-determined -- I hadn't thought about Mays

1 MS. WHYTE: It's been in the works --  
2 that was one of the fundings that was supposed  
3 to be funded in '14, then it went to '15.

4 CHAIRMAN RAGUSA: Everything changed  
5 with what they passed a couple of weeks ago.  
6 I have their project list. I don't know --  
7 Chris, do you know whether that is on that  
8 list?

9 MR. BARRETT: I just wrote it down to  
10 follow up on it.

11 CHAIRMAN RAGUSA: I don't know that --

12 MS. WHYTE: If we get a stadium --

13 MR. BARRETT: It's definitely not on the  
14 ten-year list that was presented the other  
15 night. It's not on there.

16 CHAIRMAN RAGUSA: Mr. Ross.

17 MR. ROSS: I think we all have good and  
18 bad ideas, good and bad. Can we just agree  
19 amongst ourselves we'll each shoot an  
20 individual email to staff and they can kind  
21 of sort through it and juggle it and do the  
22 stuff they normally do?

23 CHAIRMAN RAGUSA: Well, I think that  
24 gives a mixed message to landscape architect.  
25 I think, as a board, we should focus them;

1 Park before, but maybe that would be a nifty  
2 idea, so I'm open for hearing any proposals.

3 MR. MAYS: My concern about that one is,  
4 it doesn't have irrigation. He says he can  
5 put Florida friendly in and water it in for 30  
6 days, and that's usually what it takes.

7 My concern is, when that new road gets  
8 opened up, if they ever four-lane that road  
9 down there, how far is it going to go? Where  
10 is it going to go? It must be pretty far, and  
11 with all that plant material --

12 MS. WHYTE: They're going within ten  
13 feet to that wall, which is what I told him, he  
14 said that should be okay, because that was one  
15 of my concerns. When he showed it to me, I  
16 went, "Hmm."

17 MR. CHESNEY: When they do the road,  
18 we're going to have irrigation then.

19 MS. WHYTE: Yes, which is what I  
20 indicated to them.

21 MR. CHESNEY: So we can change it then.

22 CHAIRMAN RAGUSA: I don't recall the  
23 widening of Linebaugh to the west of  
24 Countryway being on the list of approved  
25 projects.

1 otherwise, they are spending energy and  
2 professional services all over the place,  
3 they're wandering. You wouldn't want that.  
4 You're a professional.

5 I guess what I'm hearing is, we want all  
6 the ideas. Am I right?

7 MR. ROSS: (Moving head up and down.)

8 MR. ARGUS: Yeah.

9 MR. MILLS: Yeah.

10 CHAIRMAN RAGUSA: And you've mentioned  
11 the long wall. They've got -- you saw the one  
12 in there.

13 MR. ROSS: I saw that. Yeah, I saw it.

14 CHAIRMAN RAGUSA: Okay. I guess follow  
15 up and maybe give us some alternatives. Have  
16 them coordinate with Doug on some of the  
17 materials that we know would work.

18 MS. WHYTE: From what I saw on the main  
19 wall, most of that will work, except for the  
20 club -- well, not that it wouldn't work, but  
21 that it would require more details, the  
22 topiary trees, because they're -- they would  
23 have to be hand pruned on a regular basis.

24 What I'll do is, I'll go back to them,  
25 we'll have a meeting with them probably this

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1 week and then ask them if they can maybe have  
 2 something ready for you at your next meeting.  
 3 Would you like them to present to you,  
 4 or would you just like us to do exactly what  
 5 we have here, just, you know, email it?  
 6 MS. McCORMICK: I would just recommend  
 7 asking them to have it a week before the  
 8 meeting so we could get it --  
 9 MS. WHYTE: Yes. Absolutely.  
 10 MR. ARGUS: Particularly for the entry  
 11 marquees, if they could show what it would  
 12 look like initially, and then maybe three or  
 13 four years down the road, some more mature --  
 14 MS. WHYTE: Okay. I will.  
 15 MR. ARGUS: -- because I don't have a  
 16 good idea of how plants grow.  
 17 CHAIRMAN RAGUSA: Well, you can always  
 18 do that in Photoshop.  
 19 MS. WHYTE: I don't know. I'll ask.  
 20 All right. So we'll --  
 21 CHAIRMAN RAGUSA: Anything further on  
 22 that issue? All right.  
 23 MS. WHYTE: Is there any project that  
 24 you would like to go -- a smaller one that you  
 25 would like to go ahead with in the meantime?

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1 CHAIRMAN RAGUSA: (Moving head from side  
 2 to side.)  
 3 MS. WHYTE: Okay. Perfect. Thank you.  
 4 CHAIRMAN RAGUSA: (Inaudible.)  
 5 MS. McCORMICK: Yes. Well, the  
 6 landscape architect services, there's no  
 7 charge for that, I understand, and I would  
 8 think that that --  
 9 MS. WHYTE: They didn't give us  
 10 anything, so --  
 11 MS. McCORMICK: -- the installation cost  
 12 may be something that can be done by change  
 13 order under the existing landscaping contract,  
 14 then I assume you're going to have a change  
 15 also in the maintenance clause for the  
 16 project --  
 17 MR. MENDENHALL: It does include  
 18 maintenance. It's install, so it would be --  
 19 MS. WHYTE: We could do all of this  
 20 under R and M ground.  
 21 CHAIRMAN RAGUSA: That's another  
 22 component we would need an estimate on, the  
 23 increased maintenance cost.  
 24 MS. WHYTE: Well, that would be the only  
 25 thing. Everything else is under R and M

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1 ground, regular installation and everything  
 2 like that. So it would either be Irrigation  
 3 or R and M ground.  
 4 But you're correct, there would  
 5 certainly be additional maintenance that would  
 6 be required. So, yes, they would have to give  
 7 us a proposal for that portion of that, so  
 8 I'll discuss that with them and let them know.  
 9 CHAIRMAN RAGUSA: Okay. Manager's  
 10 report.  
 11 MR. MENDENHALL: Well, we covered most  
 12 of my things. The only thing I still have on  
 13 the agenda is discussion of the dissemination  
 14 agent.  
 15 If you had a chance to look in the  
 16 package, Prager is getting out of the  
 17 dissemination agent business.  
 18 MR. CHESNEY: Yeah. I just looked it  
 19 up.  
 20 MR. MENDENHALL: We have termination  
 21 letters for all of our districts. It's a  
 22 service that we do offer at Severn Trent or we  
 23 can offer from Severn Trent. And we would  
 24 basically keep the price the same so that it  
 25 matches your budget.

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1 Obviously there's other firms that do it  
 2 as well, so I would kind of defer to you as  
 3 far as how would you like to handle it.  
 4 MR. ARGUS: And what is the role of  
 5 dissemination agent?  
 6 MR. MENDENHALL: Basically you have  
 7 certain required reporting to the SEC each  
 8 year, and so the dissemination agent performs  
 9 those calculations and sends it off, does a  
 10 summary level report.  
 11 MS. McCORMICK: It's part of, I mean,  
 12 the continuing disclosure agreement --  
 13 MR. MENDENHALL: Uh-huh, related to the  
 14 bonds.  
 15 MS. McCORMICK: -- obligations related  
 16 to the bonds. So once the bonds are paid off,  
 17 this obligation is going to go away.  
 18 MR. ARGUS: Okay. That was my --  
 19 MR. CHESNEY: In reality, we only  
 20 have --  
 21 MR. ARGUS: Three or four more years.  
 22 MR. CHESNEY: -- three or four more  
 23 years. Thank you.  
 24 MR. MENDENHALL: A short time period  
 25 left, yes.

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1 MS. McCORMICK: A lot of times what I'm  
 2 seeing districts do, because Prager is getting  
 3 out of this business completely because the  
 4 district managers have a lot of this  
 5 information already, they're entering into  
 6 contracts with the dissemination agent with  
 7 the district manager.  
 8 Andy sent me a draft agreement, and I  
 9 was going to review it, but I would think if  
 10 the board is going to entertain something, it  
 11 would be appropriate to wait until next month.  
 12 That way, we can make sure it's placed on the  
 13 agenda, and everybody would have a opportunity  
 14 to review it.  
 15 MR. ARGUS: All right. So Severn Trent  
 16 has all this information that they share  
 17 with --  
 18 MR. MENDENHALL: Yeah, to be honest with  
 19 you, Prager, every year, would contact Severn  
 20 Trent and say, "We need these numbers." We  
 21 would give it to them. They would package it  
 22 together and ship it off to the appropriate  
 23 parties.  
 24 MR. ARGUS: So what sort of discount are  
 25 you giving us since you already have all this

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1 information?  
 2 MR. MENDENHALL: Well, we haven't  
 3 charged anything for all the work we've been  
 4 doing for Prager for --  
 5 MR. ARGUS: It's just pressing a button  
 6 and getting the computer to spit out a report.  
 7 MR. MENDENHALL: I actually don't know  
 8 if it's pressing a button because I don't do  
 9 the calculations myself. I'm not sure, to be  
 10 honest with you.  
 11 MR. CHESNEY: How much is the contract  
 12 for?  
 13 MR. MENDENHALL: I think it's 2,000, if  
 14 I remember correctly. It's whatever Prager  
 15 was. Let's see here. It is \$2,000.  
 16 CHAIRMAN RAGUSA: Do they have the  
 17 ability to terminate the contract?  
 18 MS. McCORMICK: They do.  
 19 MR. MENDENHALL: Yes.  
 20 CHAIRMAN RAGUSA: Is there any desire to  
 21 go out and try to find a different  
 22 disseminating agent, or are we comfortable  
 23 with Severn Trent doing it? We can worry  
 24 about the contract language at next month's  
 25 meeting. I think we should pick a direction

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1 and head that way this month.  
 2 MR. ARGUS: Only a few years. I don't  
 3 have a problem with Severn Trent doing that  
 4 for a couple years.  
 5 CHAIRMAN RAGUSA: Anybody else have any  
 6 input? Mr. Ross.  
 7 MR. ROSS: No issue. No issue with  
 8 sticking with Severn Trent.  
 9 CHAIRMAN RAGUSA: Why don't you go  
 10 ahead --  
 11 MR. ARGUS: Particularly if they give us  
 12 a lower price.  
 13 MR. MENDENHALL: That's about as low as  
 14 it gets, to be honest with you.  
 15 CHAIRMAN RAGUSA: There's risks  
 16 associated with that work.  
 17 MR. ARGUS: Yeah. Okay.  
 18 MR. CHESNEY: I don't know about severe  
 19 risk, if they report it wrong.  
 20 CHAIRMAN RAGUSA: Yes. Whenever you  
 21 send a number to the federal government,  
 22 you've got to be careful what you're sending  
 23 them.  
 24 All right. So you guys will work to get  
 25 that contract squared away and ready to go for

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1 next month?  
 2 MR. MENDENHALL: No problem.  
 3 CHAIRMAN RAGUSA: All right.  
 4 MR. MENDENHALL: I have nothing  
 5 additional.  
 6 CHAIRMAN RAGUSA: Okay.  
 7 MR. MILLS: What about -- I saw  
 8 something about the lightning detection. Is  
 9 that --  
 10 MR. MENDENHALL: Oh, yeah. I shot off  
 11 an email. We contacted the insurance company,  
 12 your carrier, and basically asked them, is  
 13 there any additional liability that's taken on  
 14 if you have that lightning detector, for  
 15 example, you have it, and it doesn't go off?  
 16 They did not feel that there was any  
 17 additional exposure by having it, so you're in  
 18 the clear from that regard, at least from  
 19 your carrier.  
 20 MR. MILLS: Okay.  
 21 CHAIRMAN RAGUSA: At this stage, you  
 22 know, knowing that we're on the record here,  
 23 if you guys, as supervisors, ever have  
 24 questions about risk or lawsuits, talk to Erin  
 25 directly, because I have no interest or desire

1 to talk about lawsuits, litigation or risks on  
 2 the public record. But if you guys have  
 3 questions, just reach out to Erin directly one  
 4 on one, and she can explain any issues like  
 5 that.  
 6 I think Andy can as well, but I think  
 7 you have a privilege if you talk to Erin  
 8 directly.  
 9 MR. MILLS: Okay.  
 10 CHAIRMAN RAGUSA: And that's just my  
 11 suggestion, and Erin can obviously follow up  
 12 with that and give her thoughts on it.  
 13 MS. McCORMICK: Yes, I agree.  
 14 CHAIRMAN RAGUSA: Now -- I'm trying to  
 15 think what -- I thought there was another  
 16 issue. I'll come to it in a second.  
 17 I guess counsel's report then. Erin.  
 18 MS. McCORMICK: I have a couple of items  
 19 to talk to the board about. One is just to  
 20 follow up on the West Park Village Park  
 21 project, and the issue that came up with  
 22 respect to the soil.  
 23 So I had the opportunity to work with  
 24 Supervisor Ross, as well as the contractor,  
 25 RAP. And they ended up doing the compacting

1 of the soil without installing crushed  
 2 concrete, and as a result, they agreed to do  
 3 that without adding any additional change  
 4 order cost to the contractor or asking the  
 5 district for additional funds for that.  
 6 I worked with Tonja, who had Faulkner  
 7 Engineering, the geotechnical engineer, come  
 8 back, and they did sampling to make sure that  
 9 the soil compaction met what they had  
 10 recommended under their report that they did  
 11 for the district, and it did.  
 12 So based on that, we told RAP to  
 13 proceed. And then, Sonny, I guess you can  
 14 give an update on where things stands now. I  
 15 think they were going to be getting going last  
 16 week, and they said initially November 4th  
 17 completion update, but then they thought it  
 18 was probably more likely it would be completed  
 19 by November 10.  
 20 MS. WHYTE: They started installing the  
 21 equipment last week. We started digging the  
 22 holes for the trenches. They poured concrete  
 23 today or tomorrow?  
 24 MR. MAYS: They pour concrete  
 25 tomorrow --

1 MS. WHYTE: Tomorrow --  
 2 MR. MAYS: -- for the footers.  
 3 MS. WHYTE: -- for footers and for the  
 4 canopy. They've asked us -- they gave us an  
 5 email list for the fencing and for the brick  
 6 paver walkway.  
 7 And we just finalized the brick pavers.  
 8 They are starting on Thursday and Friday. The  
 9 bricks will be delivered tomorrow. The  
 10 fencing they started today on the exterior  
 11 sites, on the outside, put the postings in,  
 12 and they're expecting to do the pour and play  
 13 Monday.  
 14 MR. MAYS: Correct.  
 15 MS. WHYTE: So which would take -- what?  
 16 -- two days possibly.  
 17 MR. MAYS: That one there is small, so,  
 18 yeah, two or three days possibly.  
 19 MS. WHYTE: So two days. So we're  
 20 talking midweek for completion, and we'll  
 21 have -- hopefully as we get closer, hopefully  
 22 we won't have any glitches in there for West  
 23 Park Village.  
 24 MS. McCORMICK: And one thing I forgot  
 25 to mention is -- this is a good thing that

1 came out of it, and it was really at Brian's  
 2 urging -- they agreed to extend the warranty  
 3 period from the two years that was in the  
 4 contract to a four-year time period, so I  
 5 think that's comforting to the district.  
 6 MR. CHESNEY: All around awesome  
 7 resolution.  
 8 MR. ARGUS: Yes.  
 9 MR. ROSS: Erin gets all the credit.  
 10 MS. McCORMICK: No.  
 11 MR. CHESNEY: That's just awesome coming  
 12 up with a different (inaudible).  
 13 CHAIRMAN RAGUSA: Anything else, Erin?  
 14 MS. McCORMICK: The other thing is --  
 15 and, Mark, you're probably going to want to  
 16 maybe add to this -- but there was a meeting  
 17 that the WCA did last week that Sandra Murman  
 18 came and spoke to about the recent board of  
 19 county commissioners' action to include a  
 20 number of new projects in the capital  
 21 improvement plan, and I think she wanted to  
 22 make that announcement to the community.  
 23 Greg and I had a meeting scheduled for  
 24 last week with the Hillsborough County staff,  
 25 high-level staff, to talk about the repaving

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1 project that we've been talking about for  
 2 quite awhile now.  
 3 And after talking with the assistant  
 4 county attorney and getting feedback from John  
 5 Lyons, who is the public works director, John  
 6 sent an email to me and Christine kind of  
 7 talking about where things stand at this  
 8 point, and he is planning on taking to the  
 9 board of county commissioners on January 5th,  
 10 a work plan that's going to essentially say  
 11 this is the timing and these are the projects  
 12 that we propose that the board commit to  
 13 funding at this point in time.  
 14 And as part of that, at the BOCC meeting  
 15 that they recently had, the board specifically  
 16 directed that a portion of these funds that  
 17 they have specifically be identified and  
 18 allocated to resurfacing projects.  
 19 So John said, in light of what has been  
 20 transpiring, he definitely thinks that at  
 21 least the roads within Westchase are going  
 22 to be identified and be funded and placed on  
 23 that priority plan in the next two years.  
 24 In light of that, I think it makes sense  
 25 for us to wait to have any follow-up meeting

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1 with the county staff until after we see what  
 2 the proposal on January 5th and what the board  
 3 of county commissioners does, because it may  
 4 mean that -- I mean, that may affect whether  
 5 or not the CDD wants to get involved in  
 6 anything related to financing.  
 7 MR. CHESNEY: And also they led us to  
 8 believe that county staff would not recommend  
 9 that the county incur any financing costs.  
 10 MS. McCORMICK: That's correct.  
 11 MR. CHESNEY: So what --  
 12 MS. McCORMICK: I mean, we don't have a  
 13 final determination on that, but the  
 14 indications from the county attorney's office  
 15 is that they feel like that will be very  
 16 difficult for the county to do, so that it  
 17 would be in an agreement where they would  
 18 agree to fund the financing costs that the CDD  
 19 would incur for this, because they feel like  
 20 that opens them up to criticism that Westchase  
 21 is getting preferential treatment, different  
 22 from what other communities are getting.  
 23 So I think that trying to negotiate  
 24 through that it would not be -- it would take  
 25 a lot of work and time and expense on the

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1 CDD's part, so I think it makes sense to see  
 2 what happens in January.  
 3 CHAIRMAN RAGUSA: Mr. Ross.  
 4 MR. ROSS: Two questions. Is he going  
 5 to share his proposed plan with you prior to  
 6 that January meeting?  
 7 MS. McCORMICK: I will follow up with  
 8 him and ask to get it as soon as it's going to  
 9 be available, and I am sure it will be  
 10 available, you know, I would think at least  
 11 some period of time prior to the January 5th  
 12 meeting. And they'll have an agenda item that  
 13 has that.  
 14 But I think there is a lot of  
 15 stakeholders and a lot of people that are  
 16 having input into that process right now, and  
 17 staff is trying to keep the process, you know,  
 18 as credible and non-political as they can.  
 19 MR. ROSS: And the second question is, I  
 20 know the WCA's governmental affairs committee  
 21 has been involved on some of this stuff as  
 22 well.  
 23 Are we coordinating our efforts with  
 24 them? Are they just running totally  
 25 independent and separate? Are we at risk that

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1 unintentionally we may be stepping on their  
 2 toes or they're stepping on our toes?  
 3 MS. McCORMICK: When this all started --  
 4 when we started working on this, I was working  
 5 with the governmental affairs committee, and  
 6 then I have not had any conversations with  
 7 them in probably a month and a half or so, so  
 8 I wasn't even aware that they were having the  
 9 meeting hosting Commissioner Murman until, you  
 10 know, a few days prior to -- prior to that  
 11 happening. But, I mean, I'll be happy to  
 12 coordinate with them if you'd like me to do  
 13 that.  
 14 MR. ROSS: I'm not advocating it other  
 15 than I don't want us stepping on each other's  
 16 toes and doing something counterproductive.  
 17 That's my concern.  
 18 MS. McCORMICK: Right. Right.  
 19 CHAIRMAN RAGUSA: Well, you would know  
 20 what action the WCA may be contemplating  
 21 better than the rest of us, but I left our  
 22 last meeting with Hillsborough County that  
 23 included WCA representatives with I was under  
 24 the impression that the WCA's leadership came  
 25 to the conclusion they could not undertake

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1 this project for various reasons and that they  
 2 were looking to the CDD to take the lead.  
 3 And really that's how we have handled  
 4 this. We have taken the lead. We have not --  
 5 we've consulted with and talked to the WCA  
 6 representatives. We haven't run ideas and  
 7 concepts by them.  
 8 What we do is public, and, you know, I  
 9 don't think there is any issue of Erin sharing  
 10 what took place at the meeting with  
 11 Mr. Chesney and the county representatives,  
 12 but I got the impression the WCA came to the  
 13 realization for a number of reasons they could  
 14 not take the lead, and if the CDD passed, they  
 15 could not proceed forward.  
 16 So, you know, I think Erin's  
 17 recommendation about waiting until January 5  
 18 is a good idea. And I'll tell you when I  
 19 walked out of that meeting on that Monday or  
 20 Tuesday night with Commission Murman and John  
 21 Lyons, that was the conclusion that I came to:  
 22 We should do nothing until we know exactly  
 23 what's on that list.  
 24 And it's also important to note that on  
 25 this big -- I don't know what they want to

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1 call it -- however many hundreds and millions  
 2 of dollars, they do have certain items that  
 3 earmarked for sidewalks, a certain amount for  
 4 new construction, a certain amount for  
 5 resurfacing. So they have dedicated bulk  
 6 quantities to those particular needs.  
 7 And sidewalk is one of them. They're  
 8 going to go around identifying -- if we can  
 9 kind of prompt them to fix some of our  
 10 sidewalks, that would be great. Now is the  
 11 time to do that.  
 12 MR. BARRETT: All of the things have  
 13 been identified in that plan already, Mark,  
 14 and there are no sidewalks in Westchase that I  
 15 saw on there.  
 16 CHAIRMAN RAGUSA: All we can do is  
 17 continue to remind them that their sidewalk  
 18 presents a hazard to our residents and others  
 19 in the public. That's all we can do.  
 20 MR. BARRETT: The sidewalk improvements  
 21 that I saw were almost entirely -- well, I  
 22 don't want to say that. I won't say it.  
 23 CHAIRMAN RAGUSA: Okay. The other thing  
 24 was -- and I'm trying to remember back to our  
 25 initial meeting with the county -- they had

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1 the roads for resurfacing prioritized one to  
 2 four or one to three --  
 3 MS. McCORMICK: Uh-huh.  
 4 CHAIRMAN RAGUSA: -- and very few  
 5 Westchase roads were ones.  
 6 MS. McCORMICK: Right.  
 7 CHAIRMAN RAGUSA: The interesting  
 8 comment that Mr. Lyons made -- he has all the  
 9 details. A question was asked that prompted  
 10 him to answer something to the effect that if  
 11 one street in a neighborhood is a one and  
 12 everything else is a two or three, we would  
 13 likely go ahead and do the one and the  
 14 adjacent street so we're not remobilizing.  
 15 So it's possible that if you have  
 16 adjacent streets or close streets in the same  
 17 community as a one or a high priority, they  
 18 may go ahead and elect to do all the roads in  
 19 that development. Makes some sense.  
 20 And he explained mobilization costs and  
 21 things of that nature. So it's possible that  
 22 our twos and threes may get taken care of  
 23 with a one, if there are, in fact, ones. I  
 24 just don't remember from that list.  
 25 The other thing that I thought was

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1 really kind of sticking their neck out there  
 2 was that Commissioner Murman said that there  
 3 was less than one tenth of one percent chance  
 4 the Citrus Park Drive extension will not be  
 5 built by 2018 -- completed by 2018, which is  
 6 -- that's very optimistic.  
 7 But even the concept, she is convinced  
 8 that the money from the construction side, the  
 9 new construction side, is there to build the  
 10 Citrus Park Drive extension. So the message  
 11 she conveyed, at least to this person, this  
 12 supervisor sitting in the crowd heard that  
 13 that is a foregone conclusion Citrus Park  
 14 Drive is funded and it's shovel ready -- they  
 15 used shovel ready -- I think they were going  
 16 back to Obama days -- shovel ready about 20  
 17 times, and that's apparently the only shovel-  
 18 ready project that they've got.  
 19 So apparently that's high on the list  
 20 and that's apparently going to get done. And  
 21 obviously the residents were very pleased,  
 22 especially those by the Shires that are  
 23 getting killed with the traffic on Racetrack.  
 24 It will be good for the community.  
 25 Hopefully that'll pan out, but -- yeah.

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1 Do you think we have -- there are a lot of  
 2 stakeholders and a lot of people pushing for  
 3 their pet projects.  
 4 Do you think we can do anything else  
 5 between now and the time that Mr. Lyons and  
 6 his groups finalize their lists?  
 7 MS. McCORMICK: I think that, you know,  
 8 they're trying to keep the project -- keep  
 9 integrity in the project, but, of course, the  
 10 view of the county commissioners matter a lot  
 11 to them, and I think that they, you know, are  
 12 -- I mean, John Lyons said in his email to me  
 13 they're identifying areas to resurface in the  
 14 next two years, which will likely include  
 15 roads in Westchase.  
 16 So they're certainly saying that  
 17 Westchase is going to be in this priority  
 18 list.  
 19 CHAIRMAN RAGUSA: Which is consistent  
 20 with what he told the public.  
 21 MS. McCORMICK: Right. I mean, what I  
 22 would say is, if there are, you know,  
 23 problematic issues that they may not be  
 24 thinking about that may not be on their radar,  
 25 like sidewalks, then I think that to the

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1 extent that that gets communicated, I mean, to  
 2 the board of county commissioners members and  
 3 they understand that that's an issue, I think  
 4 that that cannot for -- for sure.  
 5 CHAIRMAN RAGUSA: Okay. Anything else?  
 6 Any other questions on that issue?  
 7 MR. BARRETT: Can I just highlight one  
 8 thing for you guys?  
 9 CHAIRMAN RAGUSA: Sure.  
 10 MR. BARRETT: In looking at the road  
 11 repaving list for the first ten years,  
 12 virtually all of the roads outside of gated  
 13 communities in Westchase were all on there  
 14 with the sole exception of West Park Village.  
 15 So the only thing that left me a little  
 16 concerned is, if that is their full and  
 17 complete list for the next ten years, we are  
 18 going to be having the same discussion five  
 19 years down the road because everything but  
 20 West Park Village will have been paved.  
 21 So just a heads up on that. I'm not  
 22 asking for a solution, but point that one  
 23 exception of I did not see any West Park  
 24 Village roads on that list.  
 25 CHAIRMAN RAGUSA: Thank you. Anything

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1 else? Anything else, Erin?  
 2 MS. McCORMICK: No. That's it.  
 3 CHAIRMAN RAGUSA: Field manager's  
 4 report. You all should have received a  
 5 written report. Thank you for the updates on  
 6 the timing. I think I copied you on at  
 7 least one or two of the email traffic I've  
 8 gotten from residents. Do you have anything  
 9 to add?  
 10 MR. MAYS: After the completion of the  
 11 fountain in West Park Village, we started  
 12 noticing that equipment needs to be covered --  
 13 not covered necessarily. It needs to be  
 14 secured. It needs to be -- a fence of some  
 15 sort needs to be put around it. So we started  
 16 addressing contractors with the possibility of  
 17 getting proposals for different types of  
 18 walls.  
 19 One we're looking at is a block wall  
 20 similar to this container out here for the  
 21 garbage can. That company, we use him for  
 22 other things, too. So he's given us a  
 23 proposal for block with any kind of stucco  
 24 finish we want with stucco on it and part  
 25 block to match the one column we have there

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1 that is for the water spigot, so -- but his  
 2 proposal came in.  
 3 It's the first one to come in. Like I  
 4 said, it's all blocks, so it came in at  
 5 somewhere around \$19,000 just for that. So  
 6 we've got our fence company -- the person that  
 7 puts our fencing up around here, I've got him  
 8 coming up with some ideas, too, for different  
 9 types of fencing.  
 10 These days they have recycled lumber.  
 11 They have different types of plastics, PVC  
 12 types that are decorative looking, too.  
 13 Almost any kind of decorative you want put in,  
 14 they've got these days.  
 15 So we're trying to put some information  
 16 together, and hopefully we'll have some  
 17 proposals for you for the next board meeting.  
 18 CHAIRMAN RAGUSA: Have we looked at the  
 19 aluminum fencing with concrete columns?  
 20 MR. MAYS: Concrete columns with  
 21 aluminum fencing?  
 22 CHAIRMAN RAGUSA: Yes. Aluminum fencing  
 23 with columns and we're running aluminum fence  
 24 in between.  
 25 MR. MAYS: Similar to what we have in



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1 the park?  
2 CHAIRMAN RAGUSA: Yes.  
3 MR. MAYS: No, we haven't. Since our  
4 fence company does that, we can get them to  
5 propose that, too. I don't know if you want  
6 it to be seen -- my concerns with building a  
7 six-foot fence is that now from that angle  
8 from us, 25 feet, you won't even see that  
9 fountain because of all that monstrosity of a  
10 block wall.  
11 So that's probably a better idea to put  
12 some sort of opening slotted fence you could  
13 see through it still, and it wouldn't block  
14 the view.  
15 CHAIRMAN RAGUSA: I would also look at  
16 doing the crawling vines that go up in through  
17 the aluminum.  
18 MR. CHESNEY: Why does it need to be  
19 that tall?  
20 MR. MAYS: Six foot.  
21 MS. WHYTE: Because the kids will jump  
22 it.  
23 MR. CHESNEY: Can you build a thing  
24 instead like --  
25 MS. WHYTE: You have to be able to open

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1 the hood, and the hood opens up probably about  
2 this high.  
3 CHAIRMAN RAGUSA: You really need to see  
4 it. It's very tight. It's tight on the  
5 sidewalk.  
6 MS. WHYTE: It's very, very tight.  
7 We're limited as to plant material --  
8 CHAIRMAN RAGUSA: There's not a lot of  
9 solutions.  
10 MS. WHYTE: -- simply because you can't  
11 have -- you can't -- there's a lot of pipes.  
12 There's 24 valves?  
13 MR. MAYS: 25 valves.  
14 MS. WHYTE: A lot of piping underneath,  
15 so we're restricted as to -- we originally  
16 just contemplated on putting shrubbery around  
17 it, and it was done, but can't do that.  
18 MR. MAYS: There's not enough space for  
19 shrubbery now.  
20 MS. WHYTE: No.  
21 MR. MAYS: So we're working on putting  
22 that together for the board, and we should  
23 have something by next month.  
24 CHAIRMAN RAGUSA: And that's an  
25 additional cost we need to incur.

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1 MS. WHYTE: If anybody has any  
2 suggestions or anything, please shoot me an  
3 email and let me know what your thoughts are.  
4 MR. MAYS: We'll come up with a few  
5 different ideas. Moses from Mozart Fence had  
6 some pretty good ideas today -- some ideas on  
7 some different things.  
8 MR. CHESNEY: How wide does it need to  
9 be?  
10 MR. MAYS: It's about 85 foot of fence  
11 after you go -- because we need to attach it  
12 the building and run it all the way around and  
13 run it to the end.  
14 MR. CHESNEY: So how far across does  
15 it --  
16 MS. WHYTE: It's just the whole width --  
17 the circumference that was there already.  
18 MR. MAYS: Almost 14, 15 feet wide.  
19 MR. CHESNEY: 14, 15 feet.  
20 MR. MAYS: And one end is probably 35  
21 feet long run, because we run it all the way  
22 to the end to cover up the chemical boxes they  
23 put in there.  
24 They're behind the bushes now, so you  
25 can't see them, but eventually somebody -- I

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1 mean, they are locked. That's what they're  
2 supposed to be done, locked and in the plastic  
3 canisters. So how secure is that? I don't  
4 know for sure, especially with acid and  
5 chlorine.  
6 So it does needs to be addressed, and I  
7 wouldn't wait too long, because, like I said,  
8 they're already starting to climb on it.  
9 CHAIRMAN RAGUSA: Let's shift to  
10 Glenciff.  
11 MR. MAYS: Glenciff.  
12 CHAIRMAN RAGUSA: Your report says they  
13 started pouring on 10/26.  
14 MR. MAYS: They've already started the  
15 pour and play.  
16 CHAIRMAN RAGUSA: They did.  
17 MR. MAYS: Yes. The black surface is  
18 probably -- they were three quarters of the  
19 way done today when I was out there at 2:00.  
20 They're going to work this weekend on  
21 it. He's going to have the cover and  
22 everything on top of it by next Monday. He's  
23 going to have that thing completed by Monday.  
24 It needs to set up for 48 hours, and then  
25 we can bring -- then they can bring the ladder

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1 in, because the canopy was supposed to go up  
2 Monday, but because of the pour and play being  
3 finished on Monday, you can't put a ladder on  
4 top of that.  
5 You're not even supposed to walk on it  
6 for 48 hours because of the cool  
7 temperatures. During the summer, it heated up  
8 quicker. That's why he said about 12 to 24.  
9 But now it's about two days he's wanting it to  
10 cure.  
11 So once they do that, we've already got  
12 the canopy scheduled for next Wednesday to go  
13 up. Concrete, most of the concrete -- the guy  
14 has poured about half the concrete right now  
15 for the sidewalks, and the curbing is done.  
16 The gazebo has already been re-roofed.  
17 The paint -- the first layer of paint has been  
18 put on the bathrooms. The basketball court,  
19 they put the first layer of the -- it's like  
20 a leveler. It gets it level. It goes on top  
21 of the asphalt to seal any kind of  
22 unlevelness so we don't have a bunch of water  
23 sitting on it.  
24 He said they're going to come in this  
25 week and go ahead and do their leveler and

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1 start painting it. So it'll start getting  
2 painted. The goalposts are already up.  
3 I told them, "Don't put your backboards  
4 up, obviously, till we're close to opening the  
5 park." The area that's been cut out for the  
6 four square boxes that we're putting in, that  
7 area has already been -- irrigation has been  
8 installed in it, so we're waiting -- we've  
9 already got -- Aventura Nursery is coming up  
10 to put 20 palm trees along that thing, to do  
11 that.  
12 And once they're done with that, we've  
13 already got the sod company who did the sod  
14 for the soccer fields. He's got some sod that  
15 needs to be repaired in some areas because of  
16 all the traffic and equipment, from the cement  
17 trucks mostly, and, you know, it's a lot of  
18 the equipment.  
19 So there will be some new sod,  
20 St. Augustine, put in in those areas. That  
21 will come in right after. Then we're just  
22 waiting on the benches that we ordered. Sonny  
23 has ordered benches and garbage cans for the  
24 area and a bike rack.  
25 So I'm hoping to see something -- you

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1 know, I'm not even going to say a date  
2 anymore. I just shoot myself.  
3 MR. BARRETT: You probably saw the email  
4 that I was copied on. I think people are  
5 saying, "Can you give us a general idea?" So  
6 I'm not asking for a specific date.  
7 But are you saying December or January?  
8 MS. WHYTE: Let's say December. What do  
9 you think?  
10 CHAIRMAN RAGUSA: I told them November  
11 10th.  
12 MR. MAYS: I'm saying November.  
13 Actually I'm thinking the middle of November  
14 sometime -- the third week of November.  
15 MS. WHYTE: That would be my closer  
16 guess, to give us a little bit of buffer.  
17 MR. CHESNEY: Thanksgiving.  
18 MR. MAYS: 90 percent. But we've still  
19 got some touch-up. We're trying to find a  
20 cupola for the top of that gazebo. We would  
21 like to find a cupola with a helicopter on top  
22 of it. That would be pretty neat for  
23 Mr. Sylvester. We just haven't found one. If  
24 somebody's got any contacts and all that kind  
25 of stuff --

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1 CHAIRMAN RAGUSA: For a cupola, or for a  
2 helicopter on top of the cupola?  
3 MR. MAYS: A helicopter on top of the  
4 cupola.  
5 CHAIRMAN RAGUSA: There's a company on  
6 27 on the way to Tallahassee on the left-hand  
7 side that builds cupolas. It's in Chiefland,  
8 I think.  
9 MR. MAYS: It's off of 19 there.  
10 CHAIRMAN RAGUSA: 19-27. I think it's  
11 Chiefland --  
12 MR. CHESNEY: I think it is Chiefland.  
13 CHAIRMAN RAGUSA: -- Cross City or  
14 Chiefland on the left-hand side. They've got  
15 a whole facility where they manufacture them.  
16 MR. CHESNEY: No.  
17 CHAIRMAN RAGUSA: They have the big tent  
18 place.  
19 MR. CHESNEY: No. I know. What's the  
20 other one? Perry. It's Perry.  
21 CHAIRMAN RAGUSA: It's not as far as  
22 Perry.  
23 MR. CHESNEY: It is Chiefland?  
24 MS. WHYTE: He can ride on his  
25 motorcycle.

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1 CHAIRMAN RAGUSA: It's up there on the  
 2 left-hand side. It's in -- it's in like a  
 3 large-warehouse-style building with a huge  
 4 glass front in the middle of like one of the  
 5 two little towns you're going to pass through.  
 6 MR. MAYS: Okay.  
 7 CHAIRMAN RAGUSA: You can't really miss  
 8 it.  
 9 MR. ARGUS: Yeah, you can.  
 10 (Multiple speakers speaking at once.)  
 11 MS. WHYTE: Maybe he'll find a cupola  
 12 that goes with it.  
 13 MR. MAYS: There it is right there.  
 14 MR. CHESNEY: You said Chiefland. I  
 15 said Chiefland and Perry. So probably is  
 16 Chiefland.  
 17 CHAIRMAN RAGUSA: It's not as far north  
 18 at Perry.  
 19 MR. MILLS: Perry is way --  
 20 MS. WHYTE: We'll find it.  
 21 CHAIRMAN RAGUSA: Okay.  
 22 MR. MAYS: What else is going on?  
 23 CHAIRMAN RAGUSA: The 25th anniversary?  
 24 MS. WHYTE: Okay. I had a meeting with  
 25 HOA staff, and they have agreed -- the HOA

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1 voted. They've agreed to match our 5,000.  
 2 So I met with staff, and we looked at a  
 3 date of January 21st, unless somebody has  
 4 something on the agenda that does not work.  
 5 MR. ARGUS: That's a Saturday.  
 6 MS. WHYTE: It is a Saturday. We  
 7 thought from about 1:00 till 4:00 in the  
 8 after. Bounce houses -- we have a list of  
 9 vendors at the office whose insurance  
 10 documentation we have.  
 11 We would contact each one of those  
 12 vendors and see if they're interested in  
 13 donating their time, what we can do to fill up  
 14 the field.  
 15 The only concern that we all had was how  
 16 -- parking. And you had indicated food  
 17 trucks. That was one of the recommendations.  
 18 It's very difficult because you don't know the  
 19 numbers of people you're going to have.  
 20 Food trucks are very lengthy in line up  
 21 and wait times. So we thought maybe we'd just  
 22 do grilled burgers and hot dogs, something  
 23 like that, like an outdoor fair kind of  
 24 concept.  
 25 If you allow to us to go with it, we'll

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1 put it together and present to you at the --  
 2 next month with a better idea. But are you  
 3 okay with January 21st?  
 4 MR. ROSS: Only if the parks are done.  
 5 MR. CHESNEY: Now, parking, one time we  
 6 had an events there, and we were in a bus --  
 7 not a bus, but you know what I mean. We ran  
 8 vans from Publix parking lot.  
 9 MS. WHYTE: We thought about -- keep in  
 10 mind, it's Saturday, grocery day. People will  
 11 be in Publix. It will be very limited as to  
 12 -- you know, Publix parking lot is always  
 13 full, but that was one of the things we looked  
 14 at.  
 15 Maybe at the school we can do -- we can  
 16 find out if we can have some shuttles going  
 17 back and forth or just let people find their  
 18 way there.  
 19 CHAIRMAN RAGUSA: Are you looking for a  
 20 suggestion?  
 21 MS. WHYTE: Oh, no. I'm seriously open  
 22 to suggestion. But, I mean, you can't  
 23 anticipate everything. Chris, you put  
 24 together an event. You know.  
 25 MR. BARRETT: I don't think you have to

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1 worry about parking.  
 2 MS. WHYTE: I don't think so either.  
 3 People are just going to park on the side  
 4 streets and walk over, just like they did --  
 5 MR. BARRETT: And everyone, if they want  
 6 to, can walk from the Fords and the Bridges  
 7 and from even the Vineyards and from West Park  
 8 village.  
 9 You're really just talking about  
 10 handling parking from Radcliffe and Villages  
 11 along Countryway. We pulled 1300 runners and  
 12 all of their families in, and that green was  
 13 totally full on Saturday, and they found  
 14 parking.  
 15 CHAIRMAN RAGUSA: At which park are they  
 16 doing this at?  
 17 MS. WHYTE: Glenciff.  
 18 MR. BARRETT: Oh. I thought you were  
 19 doing it in West Park Village.  
 20 MS. WHYTE: No. No. No. We're doing  
 21 Glenciff.  
 22 MR. BARRETT: That's a different story.  
 23 I thought you were doing it at Village Green.  
 24 MS. WHYTE: No. No. No. It's densely  
 25 populated on this side, but keep in mind,

1 every event we do is always on this side of  
 2 the property.  
 3 MR. CHESNEY: Because there's parking.  
 4 MR. BARRETT: Because you have parking.  
 5 MS. WHYTE: That's why. And that was  
 6 one of the concerns that the ladies and I  
 7 shared is that -- but we always do.  
 8 There's Movies in the Park the night  
 9 before over here at West Park Village. The  
 10 run is in West Park Village. All of the  
 11 events are always in West Park Village, so --  
 12 MR. CHESNEY: You have businesses here  
 13 that sell to them. The parking --  
 14 MS. WHYTE: Those businesses, we're  
 15 going to encourage and ask them to be part of  
 16 the event down there. We will talk to them.  
 17 Do you guys still want to do -- Mark,  
 18 you indicated maybe the businesses doing a  
 19 raffle. Would you like us to do that? I can  
 20 certainly talk to -- for donations or  
 21 purchase, whichever you want to do.  
 22 MR. BARRETT: I know you're not  
 23 soliciting my advice. But if you want a lot  
 24 of people there from Westchase, Glenclyff is  
 25 the wrong place to do it because of parking.

1 road closures.  
 2 MR. BARRETT: No, you don't.  
 3 MS. WHYTE: Bounce houses? We're at a  
 4 limit with bounce houses -- we've already  
 5 removed a portion of the park area.  
 6 MR. BARRETT: The only reason we closed  
 7 the roads for The Great Westchase is the  
 8 runners run on them, but we had that the last  
 9 WOW anniversary, we did --  
 10 MS. WHYTE: You closed the roads.  
 11 MR. BARRETT: Not for that --  
 12 MS. WHYTE: Yes, you did.  
 13 MR. BARRETT: For the run, and then we  
 14 opened them back up.  
 15 MR. CHESNEY: We used to have not flea  
 16 markets. We used to have carnivals and stuff  
 17 like that. We never closed the roads for  
 18 those.  
 19 MS. WHYTE: Okay. The original was to  
 20 have the grand opening of Glenclyff. That was  
 21 why we were going to do it at Glenclyff.  
 22 CHAIRMAN RAGUSA: Why is there a  
 23 perception that there's that much more parking  
 24 in West Park Village?  
 25 MS. WHYTE: Side streets.

1 You're going to have a serious problem with  
 2 parking, even from the WCA, and that's --  
 3 what? -- 200 families on the weekend.  
 4 We have a parking problem down there,  
 5 and you're talking about attracting  
 6 potentially a third of Westchase, which would  
 7 be ideal. It's not going to work.  
 8 MS. WHYTE: But we were trying to do it  
 9 in conjunction with opening as a brand new --  
 10 and, of course, our vendor, who is very keen,  
 11 an they're all going to fly down for the grand  
 12 opening of West Park -- of that venue, so -- I  
 13 mean, if you want, we'll look at  
 14 transportation as an issue and see what we can  
 15 come up with.  
 16 We have lots of golf carts. People can  
 17 commute with their golf carts.  
 18 CHAIRMAN RAGUSA: Mr. Ross.  
 19 MR. ROSS: My sense is, we may have a  
 20 square peg in a round hole where we're better  
 21 doing it in West Park Village. We have the  
 22 parking, we have the access. I'm not  
 23 diminishing all the things that you said, but  
 24 at some point, it sounds like --  
 25 MS. WHYTE: We're going to have to do

1 MR. CHESNEY: You can park on all the  
 2 streets.  
 3 CHAIRMAN RAGUSA: There's enormous side  
 4 streets along -- right across the street from  
 5 Glenclyff.  
 6 MS. WHYTE: Absolutely. That's what we  
 7 determined, is that people can walk in from  
 8 Bristol Commons --  
 9 CHAIRMAN RAGUSA: They're street  
 10 communities.  
 11 MS. WHYTE: Absolutely. That's what we  
 12 determined, that people can walk from Woodbay,  
 13 Bristol Commons.  
 14 MR. ARGUS: You can get to it from two  
 15 sides, whereas Glenclyff is only one.  
 16 CHAIRMAN RAGUSA: Well, you've got  
 17 Baybridge. You've got all the ones right  
 18 across from Countryway.  
 19 MR. ARGUS: Yes, but that's still  
 20 limited parking compared to West Park  
 21 Village. There are more roads going into --  
 22 CHAIRMAN RAGUSA: Try to find a parking  
 23 spot right now.  
 24 MR. ARGUS: I did, right out here.  
 25 CHAIRMAN RAGUSA: Yeah. Maybe -- I

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1 don't know. I just don't see there being that  
2 much parking space over there.  
3 MR. ARGUS: Is it worth considering  
4 using shuttles to get people from West Park  
5 Village over to Glenciff and have some  
6 activities at both parks, do it as a -- and,  
7 therefore, also throw in Baybridge, do  
8 something at all three parks?  
9 MR. CHESNEY: What it was --  
10 MS. WHYTE: Excuse me. There is only  
11 one of me and one of them. I can't be at  
12 three parks.  
13 MR. CHESNEY: No. There was something  
14 like that. I don't remember what it was, but  
15 there was something a long time ago.  
16 CHAIRMAN RAGUSA: That's not cheap.  
17 MS. WHYTE: I know. And that's, you  
18 know --  
19 CHAIRMAN RAGUSA: That's expensive.  
20 MS. WHYTE: That is, and even to hire  
21 school buses and stuff, and I'm sure there is  
22 insurance documentation and things like that,  
23 so -- and that's the other reason I -- we  
24 discussed not possibly using food trucks,  
25 because then, now we're limiting -- taking

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1 away additional parking spots.  
2 And then there we can have bounce  
3 houses, we can have the dodge ball guys, we  
4 can have the big blow-up soccer games, where  
5 you go inside that bubble thing, you know, and  
6 all of that. You can have those events.  
7 You can have the obstacle course. One  
8 of our residents runs -- he does an obstacle  
9 course for kids. You know, things like that.  
10 So there is a lot more than space at Glenciff  
11 where you could have more people. You could  
12 have the jugglers, you could have the  
13 balloons, you can have the face painting and  
14 not worry about it. And that playground at  
15 West Park Village is two- to five-years-old,  
16 which is going to, you know --  
17 CHAIRMAN RAGUSA: I think it needs to be  
18 over there. We should alert the sheriff's  
19 directed patrol that we'll need them as well.  
20 MS. WHYTE: Yes. But I just wanted to  
21 make sure that was okay, because that's what  
22 we had planned, and I thought that was the  
23 discussion, that you guys wanted it at  
24 Glenciff, so --  
25 CHAIRMAN RAGUSA: Why couldn't we

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1 dedicate one of the two parking lots for the  
2 food trucks?  
3 MS. WHYTE: It would have to be -- one  
4 of the reasons that we thought against the  
5 food trucks was because, if you have ever been  
6 at one, food can be slow in coming, especially  
7 you don't know the number of people you've  
8 got, and then you could be waiting for  
9 a while.  
10 And how do you -- you would have to do  
11 it with tickets, which is what we're planning  
12 on doing anyway for all of the events is we do  
13 tickets and so many members -- you know, per  
14 family. You have to prove your residency.  
15 You get so many -- an envelope will be  
16 predetermined -- you have 20 tickets, 30  
17 tickets, whatever. And each bounce house has  
18 one or two and equally for food.  
19 MR. CHESNEY: You can do -- it's easy to  
20 do hot dogs and Cokes.  
21 MS. WHYTE: That's just it. It's much  
22 easier to do that, and I would see if we could  
23 get a vendor to do that.  
24 MR. CHESNEY: Yeah.  
25 MS. WHYTE: I think it would be an

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1 easier way to do it. A food truck is great  
2 for smaller quantity. If you have, as  
3 Mr. Barrett indicated, a third of the  
4 community coming out, you can have 5,000  
5 people, which sounds like a lot, and then, you  
6 know, if everybody lines up on food, the first  
7 complaint would be, "I had to wait for hours  
8 to get my food." They can only produce so  
9 much.  
10 That's why we thought it would be easier  
11 to do it with a -- you know, something as  
12 simple as a burger and a fry -- or a burger  
13 and a hot dog and sodas.  
14 CHAIRMAN RAGUSA: Hot dogs.  
15 MR. CHESNEY: Hot dogs.  
16 MS. WHYTE: Just hot dogs?  
17 MR. CHESNEY: Hot dogs and a bag of  
18 chips and Cokes.  
19 MS. WHYTE: Yeah. So that would be the  
20 easiest to do, because you can mass produce,  
21 you can get the people in, you can get their  
22 food, you know, and it's something that you  
23 can do a lot of.  
24 MR. CHESNEY: Can you do veggie dogs?  
25 MR. ARGUS: Chicken dogs.

1 MR. CHESNEY: Well, I'm just saying, you  
2 can do both.  
3 MS. WHYTE: Being the 25th Anniversary,  
4 we can do bratwursts, you know, or something  
5 like that.  
6 MR. BARRETT: We need a W burned into  
7 each of the hot dogs --  
8 MS. WHYTE: We can do whatever.  
9 MR. CHESNEY: You can get --  
10 MS. WHYTE: Are we okay at Glenclyff and  
11 are we okay with January 21st?  
12 MR. CHESNEY: I think January 21st is a  
13 great day.  
14 MS. WHYTE: That's before the football  
15 game. It doesn't conflict with any of the  
16 runs that are coming up for Gasparilla. Those  
17 are the dates that we kind of came up with.  
18 MR. CHESNEY: It's the long weekend,  
19 too, isn't it, for schools?  
20 MS. WHYTE: I don't know. I don't have  
21 a kid in school, so I wouldn't know.  
22 CHAIRMAN RAGUSA: No.  
23 MR. CHESNEY: It's not?  
24 MR. MILLS: MLK is the 16th.  
25 MR. CHESNEY: Oh, it is the week prior.

1 MR. MILLS: It's the first day after --  
2 CHAIRMAN RAGUSA: Let's go with it. I'm  
3 not hearing anybody say otherwise.  
4 MS. WHYTE: Okay. Is there any other  
5 suggestions with anything, or are you willing  
6 to allow the ladies from the HOA and myself to  
7 go with this and we'll bring it back?  
8 CHAIRMAN RAGUSA: We need to come to  
9 some conclusion on whether we're going to  
10 raffle off -- go to our vendors, the  
11 restaurants, and see if we can buy gift  
12 certificates.  
13 MS. WHYTE: I'm going to try to get  
14 donations. I'm hoping to secure -- I'm going  
15 to put together a pamphlet and let our vendors  
16 know of the events in our local, you know --  
17 and see how many want to participate, who's  
18 interested, and then we'll go from there.  
19 And if you do want to do that, we can  
20 certainly do that, but we have to see how much  
21 everything will come to as we go. We thought  
22 we'd contact the Westchase Artists Association,  
23 things that are important to our community,  
24 and see what we can do with everybody, and  
25 then we can -- now, I will not be able to

1 present to you on January -- on December 6th,  
2 which I believe is our next board meeting.  
3 I will ask Debbie or Charlotte to give  
4 you an update on that. I will be out of town.  
5 I have to fly home. My dad is having surgery,  
6 so I will not be -- but I will be working on  
7 it as we go.  
8 MR. BARRETT: Just an FYI, we had 40-by-  
9 20 tent that we never used while --  
10 MS. WHYTE: Okay.  
11 MR. BARRETT: -- I'm sure you'd be  
12 welcome to use that.  
13 MS. WHYTE: Thank you.  
14 MR. BARRETT: And we have dozens of the  
15 smaller eight-by-eight tents if you need them  
16 for your vendors or whatnot.  
17 MS. WHYTE: Thank you very much.  
18 Appreciate that.  
19 MR. BARRETT: You just would have to put  
20 the 40 by 20 tent -- fold it back up and put  
21 it back in the carton again.  
22 MS. WHYTE: In the box.  
23 MR. BARRETT: Yeah.  
24 CHAIRMAN RAGUSA: That's what Doug is  
25 for.

1 MS. WHYTE: That's why we have staff.  
2 CHAIRMAN RAGUSA: All right. Anything  
3 else? Anything else on the field report?  
4 MR. MAYS: You guys did see the signs  
5 out there. There's a reclaimed water meeting  
6 about that land line that is going to be  
7 changed out November the 9th, Wednesday, at  
8 the school. I definitely will be there.  
9 MS. WHYTE: Yes.  
10 CHAIRMAN RAGUSA: Audience comments.  
11 MR. BARRETT: I just -- Chris Barrett  
12 from the WOW. I just wanted to thank all of  
13 you guys for letting us use the Village Green,  
14 and a special thanks to all of the CDD staff  
15 for your help making the race a success.  
16 We roused some quite early in the  
17 morning, and they were Johnny on the spot.  
18 They were there at 5:30 and addressing just  
19 one little hiccup, so they went above and  
20 beyond.  
21 LaVonne and Sonny -- I know -- not to  
22 beat Doug up, but I think you were out of town  
23 that weekend, but --  
24 MS. WHYTE: Conveniently.  
25 CHAIRMAN RAGUSA: Smart. That's smart.

1 MR. BARRETT: You know, just really, you  
 2 guys, it really is a great, great event, if  
 3 you've ever been -- well, Erin was actually.  
 4 MS. McCORMICK: I was there.  
 5 MR. BARRETT: And we had a race timing  
 6 snafu at the end. Other than that, it really  
 7 was a great thing, and it could not happen  
 8 without the support of the CDD, so thank you  
 9 very much.  
 10 MR. MAYS: Vacation January 24th.  
 11 CHAIRMAN RAGUSA: Supervisor requests.  
 12 Mr. Ross.  
 13 MR. ROSS: I would like it if we  
 14 considered having some sort of de-mossing  
 15 program for the trees in the medians off  
 16 Linebaugh and Countryway.  
 17 MR. CHESNEY: OR keep them up for  
 18 Halloween.  
 19 MR. ROSS: There's lots of moss hanging  
 20 down from the trees in the median of Linebaugh  
 21 and Countryway, and if we --  
 22 MR. MAYS: They de-mossed every crape  
 23 myrtle on this property last year. Must be  
 24 the oaks you're talking about and pine and  
 25 stuff like that.

1 MR. ROSS: Yeah. Yeah. Is that  
 2 something they regularly do?  
 3 MR. MAYS: Not normally.  
 4 MR. ROSS: I'm just throwing it out for  
 5 us to consider.  
 6 MR. MAYS: It's an extra. I mean, the  
 7 normal practice is copper zinc that you spray  
 8 into the tree, and that gets into the ground  
 9 and does rough damage to turf sometimes. It's  
 10 actually -- the only way you can do it is  
 11 manually, and it would be quite pricey,  
 12 especially for oak trees and stuff like that,  
 13 but I'll check into it -- definitely check  
 14 into it.  
 15 CHAIRMAN RAGUSA: A community volunteer  
 16 event.  
 17 MR. CHESNEY: In the middle of  
 18 Linebaugh?  
 19 CHAIRMAN RAGUSA: Chiggers and ticks.  
 20 MR. CHESNEY: That's right. There would  
 21 be chiggers.  
 22 CHAIRMAN RAGUSA: Sonny.  
 23 MS. WHYTE: We did have -- this concerns  
 24 one of our gated communities. While Doug was  
 25 away, we actually had an issue with Harbor

1 Links Peabody gate. And it sounds like,  
 2 which, unfortunately, I apologize, we have to  
 3 replace the motors. They're the original  
 4 motors on those gates.  
 5 They all need to be done eventually,  
 6 but, unfortunately, Peabody has to be done.  
 7 They are doing this, they're bouncing. And  
 8 they can't guarantee the repair. So in order  
 9 to do one, if they change one of the motors  
 10 out, they don't believe that this motor will  
 11 work with this one, so we have to change both  
 12 of them.  
 13 MR. MAYS: It's not just the motors.  
 14 It's the units that has to be --  
 15 MS. WHYTE: The whole unit has to be  
 16 changed. So at this point, Doug's got a  
 17 proposal for all three, and we're going --  
 18 CHAIRMAN RAGUSA: 5,000 apiece?  
 19 MR. MAYS: Actually they're better and  
 20 they're cheaper, 3700 apiece -- 3750 apiece.  
 21 MS. WHYTE: It's about \$11,000, so, with  
 22 that, that gives us the five-year warranty.  
 23 And I've already spoken to the community  
 24 and let them know that this may be coming, but  
 25 we wanted to bring it to the board's attention

1 that we will probably need to do that, and  
 2 then next year, the next budget cycle, may be  
 3 we need to change the other side as well.  
 4 And we'll probably have to start doing  
 5 that in a couple of the other communities.  
 6 But Harbor Links is 20 -- 20 years, at least?  
 7 MR. CHESNEY: Oh, at least. It's got to  
 8 be the oldest by --  
 9 CHAIRMAN RAGUSA: It's coming on -- it's  
 10 coming on 20.  
 11 MS. WHYTE: Yeah. So it's something  
 12 that needed to be done, so we just wanted to  
 13 bring it to the board's attention, but we do  
 14 have a five-year warranty on them.  
 15 CHAIRMAN RAGUSA: Now, which side was it  
 16 on this weekend? I remember --  
 17 MS. WHYTE: It's Peabody, because I  
 18 didn't want to take the chance. I had them  
 19 leave it open because it was bouncing.  
 20 CHAIRMAN RAGUSA: Okay. And on the  
 21 Radcliffe side this morning, a car went -- on  
 22 the outbound side, a car went through. I was  
 23 behind them. Gate opens, they go through, I  
 24 went over the sensor, the gate's closing. It  
 25 did not catch the second follow-up car.

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1 If I hadn't slammed on my brakes, it  
2 would have caught me. And I literally had to  
3 back up way beyond -- I had to back up  
4 20-something feet beyond the sensor to come  
5 back to it to get it to open.  
6 MS. WHYTE: Okay. Well, I'll --  
7 CHAIRMAN RAGUSA: It's not detecting a  
8 follow-up car.  
9 MR. MAYS: Probably have got to check  
10 the sensitivity on it, and that's why a good  
11 thing that we marked that gate with -- it  
12 closes after every vehicle, as Erin told to us  
13 to do, so it covers --  
14 CHAIRMAN RAGUSA: That's the first time  
15 somebody has ever done that to me.  
16 MR. MAYS: (Inaudible.)  
17 MR. BARRETT: You just go 65 miles an  
18 hour.  
19 CHAIRMAN RAGUSA: I normally would.  
20 MR. ARGUS: When we -- when Harbor Links  
21 re-did the entryway, particularly on Peabody,  
22 and moved the gate up, didn't they get new  
23 motors then? I thought they got brand-new  
24 units at that time, so that's probably 15 --  
25 MS. WHYTE: I have no idea. I don't

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1 have any documentation.  
2 MR. ARGUS: Oh, okay.  
3 MS. WHYTE: Well, we don't have any  
4 choice. Those motors, those units, are  
5 finished.  
6 And the other thing is, is I did notice  
7 when I was going through the budget for last  
8 year is that -- just to give you guys a heads  
9 up -- Harbor Links, we used to assess 75,000  
10 for street lights.  
11 MR. CHESNEY: Oh, crap. I'm sorry.  
12 MS. WHYTE: Last year, they closed  
13 that. I looked at the final number, and it  
14 was at 7300 for everything. So it has --  
15 CHAIRMAN RAGUSA: So there's a large  
16 surplus?  
17 MR. CHESNEY: Yes.  
18 MS. WHYTE: It's huge. It has saved the  
19 community lots of money.  
20 MR. CHESNEY: I didn't even think about  
21 that.  
22 MR. BARRETT: It used to be seventy  
23 five, and now 7,300.  
24 MS. WHYTE: We went down from 75,000. A  
25 few years ago, we reevaluated it. We brought

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1 it down to about fifty five, and now we are --  
2 this year we closed out at seven-thousand-  
3 some-odd dollars. I don't have the final  
4 number, but I will get that to the community.  
5 CHAIRMAN RAGUSA: What was the line item  
6 in the budget for '16?  
7 MS. WHYTE: I don't know off the top of  
8 my head. I'm sorry.  
9 CHAIRMAN RAGUSA: Well, it's obvious we  
10 need to refund all the residents.  
11 MS. WHYTE: No. No. No. No. No. The  
12 line item --  
13 MR. CHESNEY: Before you leave. Right?  
14 MS. WHYTE: Mark, I believe the line  
15 item was \$9,000, and we assessed -- because we  
16 don't know what the utilities are. It  
17 fluctuates every year, you know, so --  
18 CHAIRMAN RAGUSA: Sure.  
19 MR. CHESNEY: Andy, can we make a note  
20 of that?  
21 MR. MENDENHALL: Yes.  
22 MR. CHESNEY: Why don't you just send it  
23 to Alan?  
24 MR. MAYS: Use that extra money to  
25 de-moss the trees.

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1 MS. WHYTE: No, we can't -- and Harbor  
2 Links can't do it. But just to let you know  
3 that it is -- and I mentioned it to the voting  
4 member today, and she was extremely pleased.  
5 Once I got the final numbers and we  
6 closed off the budget and stuff, I will share  
7 that email with her and let the community know  
8 what their -- you know. And I believe the  
9 street lights are paid for now, Greg?  
10 MR. CHESNEY: Yeah. Actually I'm  
11 sitting here looking for it. But you're  
12 right, they probably are.  
13 MS. WHYTE: I believe they should be  
14 this year.  
15 MR. CHESNEY: Yeah. I didn't even think  
16 about that, the fuel cost.  
17 MS. WHYTE: No.  
18 MR. MAYS: This the third year, isn't  
19 it?  
20 MR. CHESNEY: Although maybe we didn't  
21 do the fuel cost. Maybe that's what it is.  
22 Maybe they got paid off, and we just didn't  
23 pick up on it.  
24 MR. ARGUS: Right.  
25 MS. WHYTE: Yeah. But that's what I



1 wanted to give you before the community --  
 2 before we send out a formal email to the  
 3 voting member, I wanted to reconfirm that with  
 4 Alan to make sure if this is the last year  
 5 they were paid for, or if it was last year,  
 6 and we are now down to that final number, but  
 7 that's what it was.  
 8 CHAIRMAN RAGUSA: Okay. Anything else?  
 9 (No response.)  
 10 CHAIRMAN RAGUSA: A motion to adjourn  
 11 would be appropriate.  
 12 MR. ARGUS: Oh, I have two things. The  
 13 board package is being posted online and all  
 14 the handouts.  
 15 Could we get all the handouts that are  
 16 posted online as part of the board packet that  
 17 is emailed out to the supervisors, just copy  
 18 them?  
 19 MR. MENDENHALL: Basically the meeting  
 20 package gets posted up, and it goes out about  
 21 a week ahead of time. So as long as  
 22 everything is in a week ahead of time,  
 23 absolutely.  
 24 MR. ARGUS: Right  
 25 MR. MENDENHALL: Typically the items

1 that are posted after that just haven't made  
 2 it with that seven-day window.  
 3 MR. ARGUS: Correct. I under -- yeah,  
 4 everything that we're -- because it's -- as  
 5 they come in, I've got to remember to go back  
 6 and find the thing, and this way, it's  
 7 all together, and I know to look starting the  
 8 week before the meeting anything that comes  
 9 in. That would be a significant help to me.  
 10 MR. MENDENHALL: Well, so I'm confused.  
 11 You mean in a --  
 12 MR. ARGUS: Anything that's posted on  
 13 online as being part of the board packet, if  
 14 they email it out with the board packet --  
 15 MR. MENDENHALL: Okay.  
 16 MR. ARGUS: -- post it to Dropbox.  
 17 MS. WHYTE: The same thing.  
 18 MR. ARGUS: No. It's -- the website, I  
 19 thought, is getting posted.  
 20 MS. WHYTE: The website gets posted  
 21 after Sandra gives me the board packet that  
 22 goes online to you guys. It's the same  
 23 thing.  
 24 CHAIRMAN RAGUSA: It's the same  
 25 material.

1 MS. WHYTE: Same material.  
 2 MR. ARGUS: Okay.  
 3 MS. WHYTE: Same material.  
 4 MR. ARGUS: All right.  
 5 MS. WHYTE: The only thing that was  
 6 separate, because Doug was away, unfortunately  
 7 I could not get the field office report inside  
 8 the board packet, so I added it after the  
 9 board packet, but it made it within the seven-  
 10 day period.  
 11 MR. ARGUS: So the emails we got last  
 12 week from you about the --  
 13 MR. MENDENHALL: Engineers?  
 14 MR. ARGUS: -- engineers were not part of  
 15 the board packet?  
 16 MR. MENDENHALL: Not part of the board  
 17 package, but part of the folder on the -- they  
 18 can post it as well. So they wouldn't have  
 19 been part of the board package because I think  
 20 it was after the board package went out.  
 21 MR. ARGUS: Okay.  
 22 CHAIRMAN RAGUSA: But were they posted  
 23 online?  
 24 MS. WHYTE: No.  
 25 MR. MENDENHALL: Yeah. Yeah, they

1 should be online.  
 2 MS. WHYTE: No.  
 3 MR. MENDENHALL: The engineer  
 4 information, it should be.  
 5 MS. WHYTE: No, I wasn't given that.  
 6 The only thing I got from Sandra was the  
 7 packet.  
 8 MR. MENDENHALL: Okay.  
 9 MS. WHYTE: I'll check into that.  
 10 MR. ARGUS: Okay.  
 11 MS. WHYTE: But, no, I didn't post  
 12 anything after that.  
 13 MR. MENDENHALL: On the website?  
 14 MS. WHYTE: On the website.  
 15 MR. MENDENHALL: Yeah, you're probably  
 16 right, because I think it would have been to  
 17 the Dropbox, but maybe not to the website.  
 18 So, yeah, we need to coordinate that better.  
 19 Yeah.  
 20 MS. WHYTE: Correct. Correct.  
 21 MR. ARGUS: The other thing I had, in  
 22 driving around and looking at how behind our  
 23 parks are today, when I passed by the West  
 24 Park Village, I saw them doing their little  
 25 construction thing.

1 On the west side, the paver sidewalk,  
 2 was puddles of water. My question is, are we  
 3 elevating that as part of this project? Are  
 4 we doing anything to eliminate the linear  
 5 swimming pool there?  
 6 MR. MAYS: Was the water on the brick  
 7 paver sidewalk?  
 8 MR. ARGUS: Yes. It's on the west side  
 9 of the -- yeah, it's a little puddle -- it's a  
 10 long puddle on the paver sidewalk on the west  
 11 side of the sidewalk on the west side of West  
 12 Park Village Park.  
 13 MR. MAYS: On the west side. Okay,  
 14 I'll check into that.  
 15 MS. WHYTE: I don't know --  
 16 CHAIRMAN RAGUSA: That has to be an  
 17 anomaly because we haven't gotten any rain.  
 18 MR. ARGUS: It's probably due to the  
 19 sprinklers, but --  
 20 MS. WHYTE: We probably had an  
 21 irrigation -- I did see them digging into --  
 22 they were working on some lines as I was  
 23 pulling in here, so --  
 24 MR. MAYS: Yeah, they hit a main line  
 25 over there that we didn't know was under

CERTIFICATE OF REPORTER

STATE OF FLORIDA:  
COUNTY OF HILLSBOROUGH:

I, Kimberly Ann Roberts, Notary Public in and for the State of Florida at Large, do hereby certify that I reported in shorthand the foregoing proceedings at the time and place therein designated; that my shorthand notes were thereafter reduced to typewriting under my supervision; and that the foregoing pages are a true and correct, verbatim record of the aforesaid proceedings.

Witness my hand and seal November 18, 2016, in the City of Tampa, County of Hillsborough, State of Florida.

Kimberly Ann Roberts  
Notary Public  
State of Florida at Large

1 there. It could have been from that.  
 2 MR. ARGUS: I just thought it unusual to  
 3 see a linear pond.  
 4 MR. MAYS: I knew there was one on the  
 5 east side. We've got a drain box built -- put  
 6 there for that. So I knew there was one on  
 7 the east side, but I'm not aware on the west  
 8 side. We'll check into it.  
 9 CHAIRMAN RAGUSA: Anything else?  
 10 MR. ARGUS: That's it for today.  
 11 CHAIRMAN RAGUSA: Anything else?  
 12 (No response.)  
 13 CHAIRMAN RAGUSA: Motion to adjourn  
 14 would be appropriate.  
 15 MR. ROSS: So moved.  
 16 CHAIRMAN RAGUSA: All in favor raise  
 17 your hand.  
 18 (All board members signify in the  
 19 affirmative.)  
 20 CHAIRMAN RAGUSA: That motion passes  
 21 five to nothing. Thank you.  
 22 (At 5:30 p.m., the meeting adjourns.)  
 23  
 24  
 25




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Mark Ragusa, Chairman  
 Greg Ross