

RE: WESTCHASE COMMUNITY
DEVELOPMENT DISTRICT

TRANSCRIPT OF: BOARD MEETING

DATE: March 7, 2017
TIME: 4:00 p.m. - 6:45 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:

Jim Mills, Chairman
Greg Chesney
Matthew Lewis
Brian Ross
Barbara Hessler Griffith

ALSO PRESENT:

SEVERN TRENT SERVICES:

Andy Mendenhall
Alan Baldwin (Telephonically)
DISTRICT ATTORNEY:
Erin McCormick
DISTRICT ENGINEER:
Tonja Stewart (Telephonically)
WESTCHASE STAFF:
Doug Mays
Sonny Whyte

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1 The transcript of Westchase Community
 2 Development District Board Meeting, on the 7th day
 3 of March, 2017, at the Westchase Community
 4 Association Office, 10049 Parley Drive, Tampa,
 5 Florida, beginning at 4:00 p.m., reported by
 6 Kimberly Ann Roberts, Notary Public in and for the
 7 State of Florida at Large.
 8 * * * * *

9 MR. MENDENHALL: This is the Westchase
 10 Community District Development District board
 11 meeting. It is Tuesday, March the 7th, 2017,
 12 at approximately 4:00 p.m. If everybody wants
 13 to stand for the pledge.
 14 (The Pledge of Allegiance was recited.)
 15 THE COURT: I'll just note for the
 16 record that we have all of our board members
 17 in attendance except for Mr. Chesney, and
 18 we'll, of course, mention if he joins. We
 19 also have myself, district manager, and Erin
 20 McCormick, our district counsel, and Tonja
 21 Stewart is on the line, the district engineer,
 22 and we also have Alan Baldwin from Severn
 23 Trent.
 24 Item Number Two is the consent agenda.
 25 First, I'll ask, is there a motion to approve

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1 the consent agenda?
 2 MR. MILLS: So moved.
 3 MR. MENDENHALL: Okay. Do we have a
 4 second?
 5 MR. LEWIS: I'll second.
 6 MR. MENDENHALL: All right. Any
 7 discussion or questions or comments on the
 8 consent agenda?
 9 (No response.)
 10 MR. MENDENHALL: Hearing none, all in
 11 favor.
 12 (All board member signify in the
 13 affirmative.)
 14 MR. MENDENHALL: Any opposed?
 15 (No response.)
 16 MR. MENDENHALL: Okay. That motion
 17 carries.
 18 (Motion passes.)
 19 MR. MENDENHALL: The next item is the
 20 presentation of the preliminary budget for
 21 fiscal year 2018. I know that Tonja has
 22 another meeting she has to go to. So if it's
 23 okay with the board, I'm happy to kind of get
 24 to that in a minute, if we want to give Tonja
 25 a moment to go over any items that she might

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1 have.
 2 All right. Tonja, the floor is yours.
 3 MS. STEWART: I just wanted to give the
 4 board an update regarding -- and Doug and
 5 Sonny can also chime into this -- with regard
 6 to a notice that we got in regards to
 7 maintenance work that was done in the canal.
 8 And this is for the board's information.
 9 We have a meeting with two EPC representatives
 10 tomorrow, so the goal is basically to explain
 11 to them that some of the sandy conditions that
 12 they're seeing that they're concerned about
 13 are conditions that existed prior to any work
 14 that we have done.
 15 That's just mother nature doing her
 16 thing. So that's really the goal, is to
 17 explain that, the work that was done was
 18 basically removal of some very small, sick
 19 trees and re-grading of some of that sand to
 20 try to help spread the water out.
 21 So I don't know, Doug and Sonny, if you
 22 want to add anything to it or if the board has
 23 any questions.
 24 (Mr. Chesney enters the room.)
 25 MR. MAYS: No, I don't have anything to

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1 add to it.
 2 MR. LEWIS: Tonja, is this just a
 3 regular meeting, or were they called out by
 4 anybody or --
 5 MS. STEWART: No. Basically what
 6 happened is that a resident called with a
 7 complaint. It was a follow-up to a resident
 8 complaint.
 9 MR. LEWIS: Okay.
 10 MS. STEWART: And they basically sent us
 11 a notice, and both Sonny had a conversation
 12 with them and I had a conversation with them.
 13 I sent them a report in regards to the
 14 work that was done. They sent out a formal
 15 letter asking for stabilization of the
 16 unstabilized areas, and we reached back out to
 17 them to ask if we could have an on-site
 18 meeting so that they could better understand
 19 what the pre-work conditions were.
 20 MR. LEWIS: Thank you.
 21 MS. STEWART: You're welcome.
 22 MR. MENDENHALL: Anything else to report
 23 on, Tonja?
 24 MS. STEWART: No. That's it.
 25 MS. McCORMICK: Tonja, do you want to

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1 mention the issue of the townhouse project?
 2 This was the project where we had negotiations
 3 with them and gotten with them to agree as a
 4 zoning condition to preserve a drainage
 5 easement for the flow of water from that
 6 project, and the CDD, so that there wouldn't
 7 be flooding issues created.
 8 They're in the process right now -- I
 9 think Tonja is going through their plan
 10 approval -- and the EPC indicated that, at
 11 least in written comments, it did not want a
 12 drainage easement because that area was going
 13 to be a conservation area.
 14 So I just talked with Tonja about it a
 15 little bit ago, and I think she's going to
 16 follow up with the EPC about that issue, too,
 17 just to make sure that if we don't have the
 18 drainage easement that's going to -- we're
 19 still going to be protected to the extent that
 20 we had planned to be when we negotiated that
 21 zoning condition.
 22 Is that right, Tonja?
 23 MS. STEWART: Yes, that is correct. And
 24 I believe one of the people that is going to
 25 be in this inspection tomorrow is someone who

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1 will be able to assist us in figuring out how
 2 to address, you know, the overlap between
 3 conservation area and drainage, so I think
 4 tomorrow --
 5 MS. McCORMICK: Right. So I think after
 6 the meeting tomorrow -- I mean, certainly by
 7 the April meeting we will be able to report
 8 back to the board on both of those issues, if
 9 not before that.
 10 MR. MENDENHALL: All right. Any
 11 questions -- other questions for Tonja?
 12 MR. MILLS: Yes. There are other
 13 proposals in here, lake and wetland
 14 management. Is that something that she needs
 15 to be a part of the discussion on, or is that
 16 something, Doug, you're going to address?
 17 MR. MAYS: Well, I thought we were going
 18 to address it together.
 19 Tonja, did you want to bring up those
 20 other erosion repairs?
 21 MS. STEWART: Oh, sure. Basically we
 22 solicited proposals for the erosion repairs
 23 that we mentioned in the past. We have
 24 discovered around through (inaudible) three
 25 different areas to be able to provide

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1 proposals to do what we refer to as Geotubing.
 2 Basically they just take the fabric, lay
 3 it out, they dredge up some of the sediment in
 4 the pond, and they basically fold the material
 5 over it, you know, and it creates like a tube,
 6 and then what we'll do is, we'll put plants on
 7 it after that.
 8 One of the other products is kind of a
 9 woodland material, but same philosophy. One
 10 of the things I was telling Doug earlier today
 11 is that in researching both products, there is
 12 controversy over their longevity. Each one
 13 will probably claim that they have longevity,
 14 but then the others will claim that they
 15 don't.
 16 So our point of this is, we really don't
 17 need longevity out of the products because we
 18 really want the roots of the plants to be the
 19 part that gets stabilized, so I'm not
 20 concerned with any of the products that has
 21 longevity.
 22 So we basically went with the least
 23 expensive, and the good news is, in the last
 24 discussion we had in regard to future erosion
 25 costs, we were using \$110 a lineal foot

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1 figure, and this product has come back at \$37
 2 a lineal foot.
 3 So we're hoping we're finding a product
 4 that's more reasonably cost. It's not a
 5 permanent erosion solution. It still is
 6 something that needs the plants to work with
 7 it, but I think we found a plant that is
 8 working for us now, so I think we have kind of
 9 gotten over that hurdle.
 10 So it looks like our lineal foot price
 11 has come down a little bit, so that's good
 12 news.
 13 MR. MAYS: So, Tonja, do you want to let
 14 them know which company that we think is the
 15 one we want to go with and see if we can
 16 get --
 17 MS. STEWART: Yes. Crosscreek
 18 Environmental is the company that we're
 19 recommending to do the next phase of this
 20 work.
 21 And, Doug, you can obviously present the
 22 proposal and the cost. The other two were
 23 Lake & Wetland and Dragonfly Works.
 24 Dragonfly Works was going to do another
 25 Geotube product, and the Lake & Wetland was

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1 the one with the woven products. They were
 2 \$55 a lineal foot. And I believe Dragon Works
 3 was like 66, I think, was what I calculated it
 4 to be.
 5 But the Crosscreek Environmental is the
 6 least expensive, and I also did follow up on
 7 some references, a couple of district managers
 8 that I do business with have used their
 9 services.
 10 MR. MAYS: And they'll do the repair and
 11 install the plants at the same time, all --
 12 MS. STEWART: Correct. Yes.
 13 MR. MAYS: -- that's the price for
 14 everything that we need done. So my
 15 recommendation is to go with Crosscreek also.
 16 MS. STEWART: The \$37 a lineal foot
 17 doesn't include the plant price, but the plant
 18 price is included in the proposal. It just
 19 makes it a little more than 37 a lineal foot.
 20 MR. MAYS: Okay.
 21 MS. McCORMICK: So is there any
 22 permitting that's required? If so, do they do
 23 that or is --
 24 MS. STEWART: No. This is considered
 25 maintenance.

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1 MS. McCORMICK: So it wouldn't be
 2 required, but we'll do like our standard
 3 agreement for the erosion repair similar to
 4 what we did before.
 5 MR. MAYS: Yeah, like we did with
 6 Biomass.
 7 MS. McCORMICK: And then is A & B
 8 involved in it at all?
 9 MR. MAYS: No.
 10 MS. McCORMICK: Okay.
 11 MR. MILLS: Do we have Crosscreek's
 12 proposal?
 13 MS. McCORMICK: I have the other two.
 14 MR. MILLS: I see the other two.
 15 MR. CHESNEY: Crosscreek.
 16 MR. MAYS: Those guys brought the
 17 material out. His material even looked a lot
 18 better. I have a piece of it -- I wish I
 19 would have brought it with me -- a sample of
 20 the material. It's lot heavier-duty gauge of
 21 plastic.
 22 It looks like the -- the last stuff that
 23 we installed was almost like a burlap sack
 24 that they would fold over after and put the
 25 burlap on top, and that burlap got ate through

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1 in no time.
 2 MR. MENDENHALL: Yes, sir.
 3 MR. ROSS: What was the cost on
 4 Crosscreek?
 5 MR. MENDENHALL: I can't pull it up,
 6 unfortunately.
 7 MR. ROSS: You can't pull it up. You
 8 don't have it. You don't have it.
 9 MR. MAYS: Let me see if I can pull it
 10 up real quick.
 11 MR. CHESNEY: Lake & Wetland Management,
 12 Dragonfly and Aquatic. I have three.
 13 MR. ROSS: Aquatic is something
 14 different, I think. While you're looking for
 15 it or somebody is looking for it, Erin, each
 16 of these bidders is using a different form
 17 contract. They each have their own little
 18 spec page.
 19 Are you looking at all of these to make
 20 sure what --
 21 MS. McCORMICK: Yes. These are just the
 22 proposal. We have a standard form of contract
 23 that we use for these types of projects, and
 24 then we just attach their proposal as an
 25 exhibit to that, but we did a contract for

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1 their erosion repairs before, and so I'll
 2 probably use that as a form and just make sure
 3 that it's consistent.
 4 MR. CHESNEY: No, I don't have it
 5 either.
 6 MR. MENDENHALL: Does anybody know what
 7 the wireless password is?
 8 MR. BARRETT: Westchase.
 9 MR. MENDENHALL: That's easy. I should
 10 have tried that first.
 11 MR. MAYS: No. It looks like all I've
 12 got is the email. I don't have the PDF
 13 attached to it.
 14 MR. MENDENHALL: But, Doug, we do have a
 15 price for it. It's just a matter of --
 16 MR. MAYS: Yes.
 17 MR. MENDENHALL: So what you could do,
 18 if you want, you either can wait till we have
 19 a copy of it for everybody to review, or you
 20 can approve it based on the price with review
 21 by your attorney putting it into contract
 22 form.
 23 MR. MAYS: Well, Tonja has the price --
 24 Tonja should have the price.
 25 MR. CHESNEY: Tonja?

1 MR. MENDENHALL: Tonja, are you still
 2 there?
 3 MS. STEWART: Yes, I'm here. I'm sorry.
 4 What did you say?
 5 MR. MENDENHALL: We're looking for the
 6 price on this particular proposal.
 7 MS. STEWART: For Crosscreek
 8 Environmental?
 9 MR. MAYS: Yes.
 10 MR. MENDENHALL: Yes.
 11 MS. STEWART: Forgive me. I'm driving,
 12 so I'm not going to be able to do this
 13 necessarily off the top of my head -- well, I
 14 mean, I will have to do it off the top of my
 15 head. I believe it was a little over \$20,000
 16 for the products, and then the plants were
 17 additional. What I'll do, Andy, when I get
 18 parked --
 19 MR. MENDENHALL: Okay.
 20 MS. STEWART: -- I'll pull it up and
 21 I'll attach -- or I'll forward you the actual
 22 proposal.
 23 MR. MENDENHALL: Okay. That sounds
 24 good, unless Sonny might have it.
 25 MS. STEWART: Doug, you should have

1 gotten it by email today.
 2 MS. McCORMICK: So I'm looking at the --
 3 maybe I'm looking at this wrong. But it seems
 4 like the Lake & Wetland Management proposal is
 5 for \$17,875.
 6 MS. STEWART: I believe -- they didn't
 7 have the same length. They had a shorter
 8 length. I did the analysis on the per lineal
 9 foot price based on the length that they
 10 quoted, they didn't have the total length in
 11 their proposal.
 12 MR. MAYS: They're not going to be able
 13 to get to the work for another couple of
 14 months anyway, so if you want, we can --
 15 MS. STEWART: Well, I talked to
 16 Crosscreek, we do have some critical timing
 17 here since it is so dry right now.
 18 Everybody is loading up on these
 19 repairs. And I called and said, "I've got to
 20 make sure that this work gets done by -- when
 21 we think the rainy season is going to happen,
 22 which can happen between May and July."
 23 And he said he can guarantee it would
 24 get done by -- I believe by May 1st, May 15th.
 25 MR. MENDENHALL: So, Tonja --

1 MS. STEWART: I'm loading these people
 2 up on work, so we've got to definitely get our
 3 -- get us on the schedule.
 4 MR. MENDENHALL: So, Tonja, would this
 5 be something that could wait until our next
 6 meeting that is April 4th?
 7 MS. STEWART: No. I'm suggesting that
 8 it not, because they won't put us on their
 9 schedule unless we have a signed contract.
 10 MR. MENDENHALL: Okay. So if you --
 11 based on Tonja's recommendation, if you didn't
 12 want to wait until the next meeting, then it
 13 would be appropriate to set a not-to-exceed,
 14 once again, with review of the proposal put
 15 into contract form by your attorney, if
 16 anybody is interested in doing that --
 17 MR. ROSS: What's the not-to-exceed
 18 number?
 19 MR. MENDENHALL: Well, I think she said
 20 20,000. And how much was the plants? 3,000,
 21 Tonja?
 22 MS. STEWART: Yeah. If you want to be
 23 safe, let's say 30,000. And like I said, as
 24 soon as I get parked, I'll forward you the
 25 proposal.

1 MR. ROSS: Wasn't the Dragonfly proposal
 2 26,000?
 3 MR. MAYS: That was, I think, one of the
 4 ponds, wasn't it, or is that both of them?
 5 MS. STEWART: I'm just being
 6 conservative. I'm not -- I don't know that we
 7 need that. I'm just trying to make sure that
 8 the amount is covered, you know.
 9 MR. MENDENHALL: I guess the concern,
 10 Tonja, is, was the other proposal from
 11 Dragonfly less expensive? Is there any reason
 12 that --
 13 MS. STEWART: it's not. I promise you
 14 it's not. I didn't realize -- if I had
 15 realized that I needed to send the whole thing
 16 out, I apologize, I would have sent it out. I
 17 thought I had it better together. So I did
 18 the analysis.
 19 I calculated each one of their links. I
 20 compared them. Lake & Wetland was short on
 21 their length, which totaled \$55 (inaudible).
 22 Crosscreek Environmental, they were at \$37 a
 23 lineal foot, plus plants. And Dragon Works
 24 was the highest.
 25 MR. MENDENHALL: Okay.

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1 MS. HESSLER GRIFFITH: Can I ask, what
2 happens if we don't do this work? What if it
3 didn't happen for a year? It's a lot of
4 money. So what --
5 MR. MENDENHALL: I think I'll let Tonja
6 speak to it. But in my experience, you know,
7 depending on how bad it is, you just run the
8 risk that when you get into the rainy season,
9 you could have further erosion, which could
10 make your cost higher the next go-around. And
11 if we had particularly more rain than usual,
12 then, you know, you take a bit of a risk.
13 Tonja, in your opinion, how much risk is
14 there --
15 MS. STEWART: Yes. What is critical
16 here -- this is how we prioritize these
17 particular locations. If you remember, we
18 looked at every single pond trying to figure
19 out how we can re-engage the planting program
20 so we can reduce the need to do these kinds of
21 repairs, which I think we're making great
22 progress on.
23 But these particular areas, we have
24 problems with erosion being right at private
25 property lines. That is our issue with that.

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1 We cannot allow erosion to occur on private
2 properties.
3 MR. MENDENHALL: Yes, sir.
4 MR. ROSS: Can I add to the
5 conversation?
6 In one of our conversations in trying to
7 get our arms around this issue, and it has
8 become a bigger deal in the past year or so,
9 at some point a number was thrown out that the
10 ultimate fixed cost could be \$5,000,000.
11 And so we're trying to figure out a
12 smart way of dealing with this before it's a
13 \$5,000,000 fix and do it on this
14 piece-by-piece basis.
15 I would just share with you that from my
16 singular perspective, we don't have our arms
17 around it, so I think your question is
18 excellent. I still don't think we have a -- I
19 don't have a clear understanding as to what
20 our ultimate bad-case scenario is. I don't
21 have a clear understanding as to what is the
22 best fix yet.
23 I saw that in our package that our staff
24 gave us the pond inventory that we've been
25 asking for, but I was hoping for a little bit

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1 more detail. And the example I would give --
2 and I know this isn't directly responsive to
3 your question, but it's kind of burning me a
4 bit -- is we've got to quit doing business
5 based on who remembers what as to what was
6 said at what meeting.
7 We've got to begin to document a little
8 bit clearer, in my view, as to what is our
9 present situation of a pond, what do we
10 perceive as being the worst-case scenario,
11 what's the recommended fix, why was that fix
12 recommended and what did it cost, and then,
13 ultimately, go back and say, "Did that fix or
14 not?"
15 And I'm not preaching at you. I'm just
16 expanding on the issue that, to me, I candidly
17 don't feel like we've got our arms around it.
18 MR. MENDENHALL: Sure. It's a fair
19 assessment. Yes, sir.
20 MS. STEWART: And, Brian, I apologize
21 for not being there. I promise I will be at
22 the next meeting, and you will have a full
23 report. I believe that we do have a pretty
24 good handle on where things are. At this
25 point, I feel like I've done a very poor job of

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1 communicating it.
2 MR. ROSS: And I appreciate that. I'm
3 not upset with an individual. I'm more
4 frustrated with the circumstances, and perhaps
5 I'm frustrated with my own inability to grasp
6 all the nuances of the issues. So I'm just
7 frustrated. And I'll leave it at that.
8 MS. STEWART: I'm hearing it. I
9 completely understand. I appreciate it. And
10 we'll fix it. But I promise you we have made
11 much more progress. You'll be fairly happy to
12 hear, I think, at the end of the day where we
13 are.
14 MR. MENDENHALL: Mr. Chair.
15 MR. MILLS: Yes. Thank you. So, Tonja,
16 my concern is that we've got -- excuse me --
17 two quotes in front of us, neither of which
18 match up linear feet or project scope, and
19 you're detailing a third one that we still
20 have not received.
21 And we've talked in the past about it
22 being frankly unacceptable to be getting
23 materials at this meeting that we did not get
24 in advance to review, and I find it
25 unacceptable to even act on this, absent of

1 the one that we're missing that you're
 2 proposing that we accept.
 3 So if one says 190 feet and one says 360
 4 feet or whatever, these quotes should match
 5 up, at least for the scope. Perhaps the
 6 linear foot for the total project costs will
 7 differ, and that's something this board could
 8 entertain, but we've got apples and oranges at
 9 this point, and a missing link on the third
 10 quote.
 11 And while we would like to move forward
 12 with the stuff that needs to be done, to
 13 Ms. Griffith's point, another 30 days isn't
 14 going to kill us if we've already eroded to
 15 the property line.
 16 We're going to have to see better
 17 alignment of these quotes in order to make
 18 informed and proper decisions on the expense.
 19 MS. STEWART: Would it be possible -- I
 20 have gotten them to apples and apples based on
 21 my phone calls with the vendors and my reviews
 22 of their proposals. I can provide the board a
 23 report explaining how I came up with the
 24 recommendation I'm making in showing how the
 25 proposals compare and who was the least

1 expensive.
 2 I have that information, Jim. Forgive
 3 me. Like I said, I've just done a very poor
 4 job of communicating it. If it's possible
 5 maybe to allow for you all to review it and
 6 communicate directly to me with any questions,
 7 then maybe allow for the chairman to make the
 8 final decision. If that's something possible,
 9 Andy?
 10 I just -- the reason I say that is
 11 because I really want to feel comfortable that
 12 we can get on these people's schedules,
 13 because this dry season has been so excessive
 14 that, like I said, I've got a lot of work
 15 being done in a lot of my other communities,
 16 you know, because this is a huge window of
 17 opportunity, and I just want to make sure we
 18 get on the schedules.
 19 MR. MENDENHALL: Mr. Ross.
 20 MR. ROSS: Is there any way somebody can
 21 call the vendor and see if they can email it
 22 to either you or Sonny?
 23 MS. WHYTE: Tonja, could you email it
 24 over to my CDD email?
 25 MS. STEWART: Yes.

1 MR. ROSS: Oh. So you could email it to
 2 us real quick now, Tonja?
 3 MS. STEWART: I'm just pulling into a
 4 parking lot, so, yes, I can.
 5 MR. ROSS: Yeah, just -- okay. Great.
 6 MS. WHYTE: Just email it over to my CDD
 7 -- and I'll see if I can get it printed.
 8 MS. STEWART: Okay. All right. I'll do
 9 it right now.
 10 MS. WHYTE: Thank you, ma'am.
 11 MR. LEWIS: Okay.
 12 MS. WHYTE: She'll be back.
 13 MR. MENDENHALL: I think the concern
 14 that Mr. Mills brought up is still probably
 15 going to be an issue, that you will get this
 16 additional info but doing a relative
 17 comparison among the three might be
 18 challenging without having Tonja's summary
 19 report that kind of gives how she got the
 20 information to get them to apples and apples
 21 by talking to each of the vendors.
 22 So I think you still might have that
 23 challenge, but, you know, that being said --
 24 MR. ROSS: I happen to agree with
 25 everything Jim said, that it just adds to my

1 frustration and underscores why I am
 2 frustrated.
 3 But all that being said, if this
 4 proposal comes in and has similar lineal feet
 5 as the Dragonfly one -- I did the math real
 6 quick -- it's a total of 560 linear square
 7 feet and multiply that -- I forget what I --
 8 oh, the 37 bucks, and it came out to 20,000
 9 and change, which would indicate it's the
 10 lowest one.
 11 And so if it comes in and it's a
 12 two-page proposal, like most of these are, and
 13 then one of the two pages is nothing more than
 14 a bunch of legalese, we may be able to cut to
 15 the chase pretty quickly if we can just get it,
 16 and --
 17 MR. MENDENHALL: Sure.
 18 MR. ROSS: -- I suggest we table this
 19 issue and move on, and we can see if we can
 20 get it back.
 21 MR. MENDENHALL: We can do that.
 22 MR. MILLS: But the point I'm making, I
 23 guess, can we resolve this today or not, is
 24 we've had these conversations before about
 25 last-minute information coming before us and

1 expecting us to make -- this is not a \$500
 2 decision. It's \$25,000 or \$20,000, and I don't
 3 think we ought to be operating that way.
 4 MR. ROSS: And I'm sorry if I'm hogging
 5 the floor. But I actually prepared some notes
 6 about the very point that you're talking
 7 about, and maybe we'll later in the meeting --
 8 I don't know if it would be appropriate to
 9 discuss it then, or I'm happy to get off point
 10 and raise it now.
 11 But I had thought about the very issue
 12 that you're talking about.
 13 MR. MENDENHALL: Okay. Do you want to
 14 talk about it in supervisor comments later, or
 15 do you want to discuss it now?
 16 MR. ROSS: I'm happy to talk about it
 17 now, and I may have to go look at my notes on
 18 my phone.
 19 But one of the reasons why I was
 20 supportive of you being the chair is I feel
 21 like sometimes --
 22 MR. CHESNEY: Running the meeting.
 23 MS. McCORMICK: Yes.
 24 MR. ROSS: Running the meeting, thank
 25 you.

1 MR. MENDENHALL: Oh, I got promoted.
 2 Huh?
 3 MR. ROSS: Running the meeting -- thank
 4 you -- chairing the meeting, running the
 5 meeting. I feel like sometimes we lose track
 6 of stuff.
 7 What will sometimes happen is, somebody
 8 will say, "What about the benches?"
 9 And we'll say that to Doug and Sonny,
 10 and they'll say, "Okay. This is where we
 11 are." Or someone will say to Erin, "What
 12 about that legal issue?"
 13 "Oh, okay." And we kind of lost track
 14 of it, and so we're dealing with such stuff on
 15 an anecdotal basis. What I would like you to
 16 do is, controlling and preparing the agenda, is
 17 take better advantage of old business.
 18 MR. MENDENHALL: Sure.
 19 MR. ROSS: And maybe list some things on
 20 there that you hear us, the supervisors,
 21 raise. "Let's come back to that planning
 22 issue" or that bench issue or that contract
 23 issue. And just have it on there. And that
 24 way, will we not only lose track of stuff, but
 25 also the individuals who are in charge of that

1 particular agenda item will be prepared.
 2 And they'll see it on there and say,
 3 "Oh, I need to make that call," "I need to look
 4 at that document," or "I need to go out and
 5 inspect that," whatever. So I would like to
 6 take advantage of that.
 7 And then related to that -- at least in
 8 my mind it's related -- the reality is, right
 9 now, the majority of our board has been here
 10 for less than two years, I think it is.
 11 MR. MENDENHALL: Yes.
 12 MR. ROSS: And the flip side of that is,
 13 we've had the great, wonderful fortune of
 14 having the same lawyer, the same engineer, the
 15 same CDD staff, the same CDD manager. I mean,
 16 that's pretty unusual, if you think about it,
 17 but the reality is, at some point that's not
 18 going to continue, and we're either going to
 19 lose our district manager or we're going to
 20 lose, for whatever reason, an engineer or
 21 counsel or staff are going to retire or
 22 whatever.
 23 So it underscores we can't do business
 24 by anecdote. We can't do it by who remembers
 25 what was said at what meeting. And so to the

1 extent, Andy, you can help us begin to -- as
 2 our district manager, document decisions we
 3 make, but also why we make the decisions.
 4 MR. MENDENHALL: Okay.
 5 MR. ROSS: And I'll give you an example
 6 that I was involved in. You remember the pond
 7 off of Linebaugh --
 8 MR. MENDENHALL: Sure.
 9 MR. ROSS: -- that we bought that chunk
 10 of land that included the lake, if you will?
 11 MR. MENDENHALL: Yes.
 12 MR. ROSS: I don't think it's documented
 13 anywhere the particular reasons for that.
 14 MR. MENDENHALL: You're right.
 15 MR. ROSS: And can I see in ten years
 16 from now some future board saying, "Well, they
 17 built some houses back there. We can flip
 18 that land to so and so, and we'll get a nice
 19 little pocket of cash here." But we already
 20 deliberated that.
 21 And I'm not saying the future board
 22 can't make their own decisions, but I think
 23 they should have the benefit of knowing that
 24 this board already evaluated things. We
 25 tumbled through all the issues. We threw

1 things around. And we made the decision, no,
2 we want to keep that as greenery. We want to
3 control our own pond. So I use that as example
4 of --

5 MR. MENDENHALL: That's a good example.

6 MR. ROSS: -- so I don't want to belabor
7 the point, but this sort of segues into what
8 Jim was saying. I really would like you to
9 utilize your position as setting up the
10 agenda, being a little bit more assertive and
11 following up with people that you have asked
12 as supervisors and making sure issues don't
13 get lost in the shuffle.

14 MR. MENDENHALL: Right. Now, all valid
15 points. Note for the record that Mr. Chesney
16 joined us. It looks like you have a question.

17 MR. CHESNEY: Well, no. I was going --
18 I concur. I like the term "old business."
19 Keep a running list of some of these things
20 that we have going, because, I mean, I forget
21 about them until I sit here and then I start
22 looking at all the things I have, you know --

23 MS. HESSLER GRIFFITH: And I can
24 probably even weigh in just sort of being new
25 into this role. I've spent the past month

1 just trying to learn history, and I met with
2 Andrew, I met with Mark Ragusa, I met with
3 Sonny just trying to learn a lot.

4 And one question was, what repository
5 exists where I can go and see some of the
6 history so I'm not re-inventing wheels and
7 spinning wheels?

8 And so I'll put on my PMP hat, you know,
9 when I think of my RAID log where I track, you
10 know, my risks, my action items, my issues and
11 the decisions needed.

12 So when I look here at the agenda and I
13 see engineer's report, under that I would like
14 to see open items for the engineer, the
15 manager's report, open items -- right? --

16 MR. MENDENHALL: Sure.

17 MS. HESSLER GRIFFITH: -- so we can sort
18 of see is it still open or do we have a
19 resolution? So, to your point, we're not sort
20 of relying on memory.

21 MR. CHESNEY: Yeah. Also I like the
22 short -- I like the short thing when we
23 resolve it at the meeting, I mean, because I
24 go back through and look at -- you always have
25 the minutes.

1 MR. MENDENHALL: Sure.

2 MR. CHESNEY: I mean, that was why we
3 started a much more comprehensive minutes.
4 But it can take you a while to find things.

5 MS. HESSLER GRIFFITH: It's in
6 transcripts. Right?

7 MR. CHESNEY: Yes.

8 MR. MENDENHALL: Uh-huh. And I'll just
9 tell you a couple of things that I found seems
10 to work at other districts.

11 Number One, I keep a project list of
12 everything I do for your district and other
13 districts, so at any time I can click a button
14 and get a report on what I'm working for the
15 district.

16 I mean, really, your engineer, your
17 attorney, your staff should be doing the same
18 thing, and they are. Right? But as far as,
19 you know, if there is any time you're looking
20 for, hey, what outstanding items is Tonja
21 working on? You know, that should be something
22 that can be easily generated.

23 My only hesitation with putting it on the
24 agenda is then we kind of -- this agenda is
25 essentially a business meeting -- right? -- so

1 the things that should go on here, we'll say
2 under "Engineer" just as an example, are items
3 that she has for you to make a decision this
4 evening.

5 This is just my personal opinion.
6 Probably that agenda should not have things
7 on, "Hey, where are you at with those five
8 things?" That should be a report that she
9 sends out to you prior to the meeting so that
10 you can ask questions and whatnot, but they
11 aren't necessarily items that there's action
12 being taken on.

13 That's kind of the distinction I see
14 with this agenda, is this is an action item.
15 One thing I would say is that with all the
16 districts that I deal with, I mean, I try to
17 encourage them to have a standing rule that if
18 something is not given out to the board at
19 least a week ahead of time, it's not on the
20 agenda, no matter what. I mean, unless it's an
21 emergency or something is on fire, it should
22 not be on the agenda, because you need the
23 time to look it over, and as well, it's an
24 important thing to give your community time to
25 look things over -- right? -- you know, have

1 it on the website and have it on the agenda.
 2 Yes, sir. I'm sorry.
 3 MR. ROSS: I'm not going to disagree
 4 with you. What I will state, though, I want
 5 to look to you, as the person who is now
 6 running the meeting --
 7 MR. MENDENHALL: Sure.
 8 MR. ROSS: -- and involved in drafting
 9 the agenda, to keep track of those items.
 10 MR. MENDENHALL: Oh, yeah.
 11 MR. ROSS: If it's your conclusion the
 12 best way to do it is not do it as old
 13 business, you're smarter than me, and I will
 14 defer to your judgment, but I would like to
 15 look to you as the person who is sort of
 16 keeping track of the herd, if you will.
 17 And that's in no way indicating
 18 unhappiness with anybody's work. I think we
 19 have a great lawyer, great engineer staff,
 20 great district manager. I mean that
 21 sincerely.
 22 MR. MENDENHALL: Sure.
 23 MR. ROSS: I just know what happens,
 24 that we just lose stuff, or, as Jim said,
 25 sometimes we're given stuff at the second, and

1 we ought to be looking to improve and be
 2 better, and if that's a way to achieve it,
 3 then let's do it.
 4 MR. MENDENHALL: I think all valid
 5 points brought up. Honestly I could go either
 6 way, old business or as keep a running list.
 7 I think one of the benefits of having a
 8 running list, just as an example, Tonja sends
 9 you out a report and says, "Here's the five
 10 things I'm working on and the stages of where
 11 they're at."
 12 The benefit of that, is it comes out to
 13 you well ahead of the meeting so that you can
 14 ask those questions, and potentially maybe it
 15 is something that can be completed outside of
 16 the meeting and then comes on here as an
 17 action item for you guys.
 18 I would like a lot of those deep
 19 questions that she might have to answer from
 20 you guys individually to be done when she's
 21 sitting at her desk or when she's able -- and
 22 I'm using Tonja as an example just because she
 23 seems to have a lot more project-based stuff.
 24 You know, I think there is some benefit
 25 to that, rather than there's a lot of times,

1 as you may notice, that it's tough to have the
 2 answers right here in the meeting.
 3 So if we have an agenda item that says
 4 where are you with, you know, A, B or C,
 5 sometimes it's not as easy to get those
 6 answers, especially if somebody is sitting
 7 right here and they don't have their resources
 8 back at their desk or at their computer, that
 9 sort of thing. Yes, sir. Sorry.
 10 MR. ROSS: I want to make sure we're not
 11 miscommunicating. What I'm saying is, if you
 12 will, from a corporate structure, hierarchy,
 13 I'm looking for you up above these people --
 14 MR. MENDENHALL: Gotcha.
 15 MR. ROSS: -- not in terms of you're
 16 their bosses.
 17 MR. MENDENHALL: I understand.
 18 MR. ROSS: But in terms of management of
 19 information --
 20 MR. MENDENHALL: Yeah. Coordination.
 21 MR. ROSS: -- preparation, coordination.
 22 What I don't want to happen is you sitting
 23 back, and Tonja has got all this list of items
 24 that are open, and shall we bring it up?
 25 MR. MENDENHALL: I understand. Yeah.

1 MR. ROSS: "Hey, Tonja, you got that
 2 list of open items? Are you ready to discuss
 3 those?"
 4 MR. MENDENHALL: Yes, you're right. I
 5 mean, from a -- I mean, that's one of my
 6 primary roles should be as district manager.
 7 MR. ROSS: I appreciate that.
 8 MR. MENDENHALL: So I'm with you. I
 9 understand completely. Mr. Lewis.
 10 MR. LEWIS: Could we get -- the one I
 11 actually brought up from memory, so I'm going
 12 to pile on here. But the education to the
 13 residents, if we can go back to Tonja, that
 14 was actually one of the things I had written
 15 down.
 16 Where do we stand? The way I read the
 17 minutes, because I don't know if Tonja --
 18 Tonja, are you back on?
 19 (No response.)
 20 MR. MENDENHALL: I thought I heard
 21 her --
 22 MR. LEWIS: I thought she was going to
 23 provide a draft.
 24 MS. WHYTE: Can you all just look under
 25 your pond proposal where you had your file? I

1 just uploaded that Crosscreek from our --
 2 whatever that proposal that Tonja was talking
 3 about. It's under "Ponds" under "Dropbox." I
 4 just uploaded it. It's on Greg's, so it has
 5 to be on everybody else's. Sorry. I didn't
 6 mean to disturb.

7 MR. MENDENHALL: No, not at all. So to
 8 your question about the informational flyer --

9 MR. LEWIS: I think Mr. Ross had the
 10 point of maybe a do's and a don'ts kind of
 11 thing.

12 MR. MENDENHALL: Right. And I know
 13 Tonja has one of those documents. I don't
 14 know if she's gotten it to you guys yet. No?

15 MS. WHYTE: (Moves head from side to
 16 side.)

17 MR. MENDENHALL: Okay. I have seen it
 18 for other districts, so it really is a matter
 19 of probably forwarding it on and maybe
 20 tailoring it slightly to meet the specific
 21 needs of this district.

22 So I'll follow up with Tonja on that and
 23 find out, you know, and get it across to
 24 everybody.

25 MR. LEWIS: Yes, if you could, because

1 couple days of the meeting, so --

2 MR. MAYS: That's what happened here.
 3 He was out here Thursday, so for him to get us
 4 a proposal by Friday afternoon or Monday
 5 morning was pretty good to do that.

6 MR. MENDENHALL: Yes.

7 MR. MAYS: And he was very competitive,
 8 and his material looks better to me, so it
 9 just kind of puts us in a situation where we
 10 don't want to, you know, throw the board off
 11 of anything, but we want you to have the best
 12 information possible, and sometimes a couple
 13 of days before, you know, is as close as we
 14 can -- you know what I mean? -- it's as close
 15 as we can get to it. We don't mean to do that
 16 last minute.

17 And I am sorry. I thought this one was
 18 loaded on Dropbox, but that's my fault for not
 19 following up there. But that's why Crosscreek
 20 came up.

21 MR. MENDENHALL: Mr. Mills.

22 MR. MILLS: And that's really the issue,
 23 Doug, not that -- and this looks to be perhaps
 24 a better proposal, but until 30 seconds ago we
 25 didn't have it.

1 if we're going to make a decision about --

2 MR. MENDENHALL: It will go hand in hand
 3 with this.

4 MR. LEWIS: Right. This is a good
 5 opportunity to take advantage of it.

6 MR. MENDENHALL: Yeah, you're absolutely
 7 right.

8 MR. MAYS: I've got a question then. So
 9 how would you want to us to handle, for
 10 instance, we had the other two proposals two
 11 weeks ago, which were uploaded, but we got
 12 last-minute information about another company
 13 that does the stuff, which is Crosscreek,
 14 which just came on site Thursday afternoon.

15 So would you rather me tell him, "Sorry,
 16 it's too late to bid it"?

17 MR. MENDENHALL: I think if -- I'll just
 18 weigh it here, because we have this happen all
 19 the time. I think if we think that's a
 20 valuable vendor that can maybe do it better,
 21 cheaper, whatever the case may be, absolutely,
 22 get the information, get the proposal from
 23 them, but at the same time, the project or the
 24 review of the project probably has to go to
 25 the next meeting, if we're within like a

1 MR. MAYS: I gotcha.

2 MR. MILLS: Right? So if we had it,
 3 even if it was yesterday or Friday, we would
 4 at least had some opportunity to see a third
 5 one in there as opposed to two things going
 6 back to something that Mr. Ross said about the
 7 agenda.

8 MR. MENDENHALL: Sure.

9 MR. MILLS: She didn't even address
 10 these proposals until one of us asked her about
 11 it.

12 MR. MENDENHALL: That's true.

13 MR. MILLS: So if she was done with her
 14 part of the meeting until we said, "What about
 15 these other proposals?"

16 "Oh, yeah." So if it had been on her --
 17 on the agenda, we could have followed along,
 18 and it wouldn't be potentially missed
 19 completely. Right?

20 MR. MAYS: Right.

21 MR. MENDENHALL: Yeah.

22 MR. MILLS: Number One. Number Two, had
 23 we had this ahead of time, now she's speaking
 24 to it, we're all capable to pull it up quickly
 25 and review it, but I had never even heard the

1 name of that company until she started talking
 2 about it.
 3 MR. MENDENHALL: Sure.
 4 MR. MILLS: She went from zero to this
 5 is who I recommend we use. We're not going to
 6 do business that way. Right? So I think we
 7 can do -- I understand the last one --
 8 MR. MAYS: I just want to make sure --
 9 MR. MILLS: And I don't disagree with
 10 you, and I understand at times when that is a
 11 necessity, but we've got to somehow get --
 12 MR. MAYS: Get the information.
 13 MR. MILLS: -- or if it's not time
 14 critical, it has to go to the next meeting.
 15 MR. MENDENHALL: Agree.
 16 MR. ROSS: And since I was the one
 17 whining, I want to affirm what Andy just said.
 18 I agree 100 percent. There is no way am I mad
 19 that this came in at the last second. We want
 20 you to do your job.
 21 We want you to turn over every single
 22 rock in finding the best vendor. What could
 23 have happened here, when we finally got to it,
 24 Tonja had just said, "Oh, we just got this in
 25 last week, and we really haven't had a chance

1 to scrutinize it or we haven't had a chance to
 2 closely compare to the other two," then this
 3 conversation would have taken two seconds and
 4 not what it's taken.
 5 So, no, you -- I want you out there
 6 doing exactly what you're doing. I will make
 7 this point since I've got the floor. I'm
 8 still not clear if we have a match-up in
 9 linear square feet.
 10 If you compare this to the -- what I
 11 think is the Dragonfly one, they both seem to
 12 have 200 lineal feet on Wycliff, but this one
 13 seems to have, if I'm understanding the
 14 proposal quickly, 348, and the Dragon had, I
 15 think, 360.
 16 I'm not saying a difference of 12 is
 17 material, but I will just point out that it
 18 doesn't match up.
 19 MR. CHESNEY: They each measured it
 20 themselves?
 21 MR. MAYS: Yes. I didn't do
 22 measurements. I showed them what we were
 23 looking to have done and --
 24 MR. ROSS: That's a good point, that
 25 might be the difference. And, now, I've been

1 flipping back and forth between the two,
 2 Dragonfly says approximately 360, so that
 3 might be it right there.
 4 MR. MENDENHALL: So certainly an item
 5 that we can put on the next agenda. If you
 6 want more time to review, as well as getting
 7 Tonja's summary, I will obviously defer to the
 8 board, how you want to handle that
 9 specifically.
 10 You also can give your chair the
 11 authority to work with Tonja, and if he feels
 12 comfortable obviously approving it outside of
 13 this meeting once he gets those additional
 14 details.
 15 MS. HESSLER GRIFFITH: I have one
 16 question.
 17 MR. MENDENHALL: Yes.
 18 MS. HESSLER GRIFFITH: So since we've
 19 chosen to take the piecemeal approach, after
 20 -- if we do this work, how many more pieces
 21 are there?
 22 MR. MENDENHALL: That's a question I
 23 don't know the answer to.
 24 MR. MAYS: That's one of the things that
 25 me and Tonja are putting together. That's

1 what -- the information I gave you on Dropbox,
 2 that little list that Mr. Ross had mentioned
 3 earlier that he'd like a little more detail
 4 on --
 5 MS. HESSLER GRIFFITH: Okay. Yes.
 6 MR. MAYS: -- that was me throwing it
 7 together in the 60-day period in looking at
 8 the ponds and going over a lot of them her and
 9 showing areas -- we looked at areas -- okay.
 10 We have enough of our land that we don't have
 11 to do one here if we start planting.
 12 So the planting is what's going to stop
 13 some -- you know, stop these erosion. And
 14 like I've mentioned to some of the other board
 15 members, also our new tactics with our
 16 landscape company, making sure that they're
 17 not killing it with Roundup, they're not
 18 weed-eating too deep now to kill the
 19 shoreline.
 20 So some of the new practices that we've
 21 started already are going to help some of
 22 these areas that you'll see that there -- like
 23 where I put "no issues," Tonja says at this
 24 point nothing needs to be done there.
 25 But a lot of them we do need to add

1 plants, and that's why I gave -- we gave a guy
 2 that does installation of plants, we gave him
 3 five ponds today, 3,000 plants that we need
 4 him to put in in some of our ponds, that
 5 you'll see some of them that are noted needing
 6 plants, if you look at that --
 7 MS. HESSLER GRIFFITH: Okay.
 8 MR. MENDENHALL: Mr. Lewis.
 9 MR. LEWIS: Doug, you guys are keeping
 10 like a photo log? I know you said --
 11 MR. MAYS: I started some pictures. We
 12 weren't too successful in loading some of them
 13 up this week.
 14 MR. LEWIS: Okay.
 15 MR. MAYS: One of them is actually a
 16 good picture of one of the erosion repairs
 17 that we were fixing to try to get approved
 18 over off of Bennington.
 19 You can see where there was a tree that
 20 used to be on the lake bank -- the pond bank,
 21 and it's almost eight feet away from the pond
 22 bank now, so it's in water, and it's dead. So
 23 the tree shows you what needs to be done
 24 there.
 25 MR. MENDENHALL: Mr. Barrett, do you

1 have a question?
 2 MR. BARRETT: Just an idea. This isn't
 3 the first time I've heard -- also we talked
 4 about do's and don'ts for the residents, a
 5 brochure.
 6 Maybe some brochure could be made up
 7 into English and Spanish or whatever the
 8 predominant language is of the actual
 9 landscaping crew staff works in on do's and
 10 don'ts, because this is not the first time
 11 I've heard the landscaping company having to
 12 be told more than once how to maintain pond
 13 banks.
 14 And maybe this is worth also putting
 15 together a sign for the maintenance shed
 16 where, you know, remember this when you're
 17 within a certain amount of feet of pond banks,
 18 because I know when we change contractors,
 19 this has been an issue -- when new staff comes
 20 on, it's an issue.
 21 So it seems like a do's and don'ts might
 22 be valuable for both residents and the
 23 maintenance crew.
 24 MR. ROSS: I echo that. That's a great
 25 suggestion. And it can be used not only for

1 our Davey team and our vendors, but also
 2 residents' vendors. That's something they can
 3 hand out to their vendor to say, "Here, you
 4 may unintentionally be doing some chopping
 5 where you shouldn't be doing chopping." So I
 6 think that's a great suggestion.
 7 MR. MENDENHALL: Okay. Mr. Ross.
 8 MR. ROSS: I move that we proceed --
 9 given our engineer's recommendations of
 10 urgency, I move that we proceed with the
 11 Crosscreek Environmental proposal, authorizing
 12 our legal counsel and chair to work out any
 13 details, provided it's at a price not to
 14 exceed \$20,900.
 15 MR. MENDENHALL: Do we have a second to
 16 that particular motion?
 17 MR. LEWIS: I'll second.
 18 MR. MENDENHALL: Okay. Any further
 19 discussion on that item?
 20 MR. BARRETT: Just the location of the
 21 banks, the ponds, please.
 22 MR. MAYS: Pond 11 and Pond 13.
 23 MS. HESSLER GRIFFITH: Bennington and
 24 Wycliff.
 25 MR. BARRETT: Thank you.

1 MR. MENDENHALL: Hearing no further
 2 discussion, all in favor.
 3 (All board members signify in the
 4 affirmative.)
 5 MR. MENDENHALL: Any opposed?
 6 (No response.)
 7 MR. MENDENHALL: Okay. That motion
 8 carries.
 9 (Motion passes.)
 10 MR. MENDENHALL: All right. Just going
 11 back to one level above there, we have the
 12 presentation of the fiscal preliminary budget
 13 for fiscal year 2018, and I have Alan Baldwin
 14 on the phone as well.
 15 So at this particular meeting every
 16 year, we kind of introduce the budget as a
 17 general concept. This is where we start to
 18 get together board members, as far as thinking
 19 of any projects, any wish lists, as well I
 20 know Sonny and Doug are always working on
 21 those same types of items.
 22 We look at our May meeting as the one
 23 where we adopt the preliminary budget that's
 24 sent off to the county, the high water mark, if
 25 you will.

1 MR. BALDWIN: (Inaudible)
 2 MR. MENDENHALL: Say again, Alan.
 3 MR. BALDWIN: If they approve their
 4 budget, we adopt it.
 5 MR. MENDENHALL: Yes. So this is the
 6 point where obviously we don't necessarily go
 7 onto a deep dive into the budget this evening.
 8 Certainly if there are items that you have
 9 questions on or comments regarding it, we take
 10 that all in and try to make any adjustments
 11 that we need to with the first cut of the
 12 budget, and obviously I have Alan on the line
 13 also.
 14 Alan, I don't know if you had anything
 15 to add, any general comments or info for the
 16 board.
 17 MR. BALDWIN: I have some information
 18 for you. In the general fund 001, I did place
 19 again another one dollar placeholder under
 20 common area Fr under -- I'm sorry -- physical
 21 environment for capital outlay, and that is
 22 for the piece of land that was purchased a
 23 couple of years ago, to just remind the board
 24 that if you decide -- whatever you decide to
 25 utilize that land for dictates where in the

1 budget the expense would have to hit.
 2 In other words, the commercial people do
 3 not benefit from the parks. So in that area
 4 -- in the common area, so that area, anything
 5 that hits there does not affect the commercial
 6 people. (Inaudible) So if you decide to
 7 build a park there, then it's not going to
 8 affect the commercial, but if you build office
 9 space for Sonny and Doug or whoever, then I'll
 10 say it would go under right of way or under a
 11 different area which it would affect the
 12 commercial people.
 13 That's why there are pending balances in
 14 the difference of one dollar because we don't
 15 know where or what the anticipation of the
 16 board is, and if there is nothing at year end
 17 -- or at budget end, you wish to move that one
 18 dollar placeholder, I can certainly --
 19 MR. MENDENHALL: So if there are no
 20 plans for this particular parcel for this
 21 year, which I know we haven't discussed
 22 anything yet for it, Alan can take it away,
 23 and then the budget is flat. Right now there
 24 is the one dollar difference that's just
 25 basically holding that spot in case there were

1 any ideas for that particular parcel.
 2 MR. BALDWIN: I just don't want the
 3 board to forget that whatever decision is made
 4 for that piece of land that it -- it will
 5 impact different people differently depending
 6 on how it's going to be applied.
 7 MR. MENDENHALL: Mr. Chesney.
 8 MR. BALDWIN: Also under the common
 9 area, you still have the improvement, parks,
 10 for four hundred and twelve thousand plus
 11 dollars sitting there.
 12 Again, I know the parks have been
 13 debated, but at the same time I didn't know if
 14 you wanted me to completely wipe away this
 15 amount of money, because right now, the
 16 budget for this amount, almost all assessments
 17 for majority of the people at this point in
 18 time is increased slightly.
 19 And, of course, that can be reduced by
 20 the 412,000 that we have listed under
 21 improvement, parks, for budget of next year,
 22 or that dollar amount can be moved to a
 23 different area, but, again, it will affect
 24 different people differently moving it from
 25 the common area to another segment of the

1 budget 001.
 2 MR. MENDENHALL: So at least right
 3 now, the similar dollars to what we had in the
 4 past couple of years is in there for parks.
 5 You can certainly leave that there, or
 6 if you choose, you can take it out or take
 7 some portion out. You know, that's a board
 8 decision for you.
 9 MR. CHESNEY: Okay. Hey, Alan -- can I
 10 speak?
 11 MR. MENDENHALL: Yes.
 12 MR. BALDWIN: Yes.
 13 MR. CHESNEY: I would like to discuss
 14 that issue with you a little bit just so I
 15 understand. Sonny and I would like to garner
 16 your attention at some point, but I understand
 17 the deficit that's there, but we need to
 18 figure out exactly how to allocate it properly
 19 so we make up the deficit for this current
 20 year.
 21 So I would like to discuss that in some
 22 detail. But what I was also going to bring
 23 your attention to is on Page Four. I still
 24 show the reserves and roadways, prior year,
 25 still shows f502.

1 It's my understanding we voted last year
 2 to move a great portion of that to the
 3 undesignated fund balance.
 4 MR. BALDWIN: The notes that I have was
 5 for last year was to take 60,000 and move it
 6 to your erosion control. I did not have any
 7 other note about reducing the road reserves to
 8 unassigned.
 9 MR. CHESNEY: No.
 10 MR. BALDWIN: Would you like to have it
 11 moved to unassigned?
 12 MR. CHESNEY: We'll go back to the
 13 minutes and look at it, but I'm fairly
 14 confident, because there was some great
 15 discussion between Mr. Ragusa and I about how
 16 much to leave in there, so we need to go back
 17 and alter that.
 18 MR. BALDWIN: Okay. Any time --
 19 throughout any time of the year, during budget
 20 season or not budget season, if the board
 21 wishes to undesignate or un-assign specific
 22 dollar amounts that have been assigned, it can
 23 be done easily by motion.
 24 MR. CHESNEY: Yeah. Okay.
 25 MR. BALDWIN: And then we'll change it

1 on your balance sheet, and it will go as
 2 whatever --
 3 MR. CHESNEY: I'm sure it just didn't
 4 get to you, but I'm sure if we go back, you'll
 5 see the exact numbers.
 6 MR. MENDENHALL: Yeah, easy enough to
 7 fix.
 8 MR. CHESNEY: Okay. And then we'll at
 9 the -- what I'm interested in, is that we need
 10 to make up the deficit -- I need to understand
 11 what the deficit position was for the park
 12 before you start moving those dollars
 13 somewhere else, understood kind of thing --
 14 MR. BALDWIN: You and I can talk and so
 15 I can have a better picture of what you're
 16 looking at or what you're describing.
 17 MR. CHESNEY: I'll send you an email or
 18 we'll talk. You were just getting into some
 19 detail about what to do with those dollars.
 20 And I'm saying -- and I don't know what to do
 21 with it.
 22 But the important thing is to make up
 23 the full cost of the parks before we start
 24 moving any excess capital somewhere else.
 25 MR. BALDWIN: Okay.

1 MR. CHESNEY: Okay.
 2 MR. MENDENHALL: Mr. Ross.
 3 MR. ROSS: On the first issue that Alan
 4 mentioned about the dollar placeholder on the
 5 land that we acquired, I think this is the
 6 second year in a row that he's raised this
 7 point, so I feel like we just need to go ahead
 8 and resolve it.
 9 In my mind, it ought to be in the
 10 category where we have the ponds, because if
 11 you recall -- and I know this because I went
 12 back and checked my notes preparing for this
 13 meeting -- is that we have a significant
 14 portion of that pond or lake that was included
 15 in that vacant land. That's one of the reasons
 16 we took action, and so logically, to me, it
 17 would just travel in that category.
 18 MR. MENDENHALL: Okay. Yes.
 19 MR. BALDWIN: It's separated because
 20 it's still -- I mean, yes, I understand there
 21 is waterfront associated with that piece of
 22 land, but depending on what it is being
 23 utilized as, once a decision is made, you know,
 24 it will affect how we --
 25 MR. MENDENHALL: Mr. Chesney. Hold on

1 juts a second, Alan. Mr. Chesney.
 2 MR. CHESNEY: Yeah. So I concur with
 3 Mr. Ross. So if we put it in ponds, we can
 4 always change it at a later date if we decide
 5 to utilize it for something else.
 6 So I know there was some -- there's some
 7 -- and there might be some additional
 8 expenses, because I know there might be
 9 obligations for the property.
 10 MS. McCORMICK: Nothing that we are --
 11 MR. CHESNEY: That we need to incur for
 12 this budget cycle. Okay.
 13 MS. McCORMICK: -- budgeted for --
 14 MR. MENDENHALL: So if I can, I think
 15 the challenge is that if you just consider in
 16 the pond area, it doesn't remain isolated, so
 17 when you come to budget season, it's a
 18 reminder every year that, oh, by the way, we
 19 have this parcel if we wanted to do something
 20 with it. That's why it's isolated right now
 21 with the one-dollar placemaker. So, I mean,
 22 that would --
 23 MR. CHESNEY: We have other parcels. We
 24 have the parcel behind the library. We have
 25 parcels all over the place that we could do

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1 stuff with.
2 MR. MENDENHALL: Fair enough.
3 MR. CHESNEY: I'm just saying that
4 Brian's approach goes with what we have done
5 in the past.
6 MR. MENDENHALL: Yeah. Oh, I agree
7 conceptually that it should go there. My only
8 thought, once again, was that it doesn't jump
9 off the page at you during budget season if
10 you wanted the reminder.
11 MR. MILLS: Couldn't it just be added as
12 a note like some of the other notes?
13 MR. MENDENHALL: Sure. Absolutely.
14 MR. MILLS: And that way it would stay
15 in front of us and be absorbed into the
16 numbers.
17 MR. ROSS: Or to the extent we've now
18 got a pond inventory, we can have a land
19 inventory. You know, it's the same thing.
20 It's not that complicated.
21 MR. MENDENHALL: Valid point. Okay.
22 You got that, Alan?
23 MR. BALDWIN: I'm trying to find out
24 where you would like me to place it. So are
25 you talking about right under right of way?

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1 MR. MENDENHALL: So basically wherever
2 ponds are categorized.
3 MR. CHESNEY: I would just make it a
4 zero. It goes away.
5 MR. MENDENHALL: Yeah, and you can make
6 it a zero for now.
7 MR. ROSS: Yes. Yes. That -- yes.
8 MR. MENDENHALL: Okay.
9 MR. CHESNEY: That is a good idea,
10 though. I never thought of that. I assume
11 that when we purchased these other pieces of
12 properties over the years that somehow we have
13 a list somewhere.
14 MR. MENDENHALL: Yeah. Yeah, it gets
15 filed, so --
16 MR. ROSS: That's a good point.
17 MR. MENDENHALL: The one other thing
18 I'll bring up related to the budget is, as
19 Erin mentioned earlier, we did get notified by
20 the folks related -- at David Weekley Homes
21 related to the town homes.
22 So they have the 36 town homes now, and
23 they will actually be on the -- they should be
24 on the assessment this year, so we'll go ahead
25 and work with our assessment area to add them

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1 on.
2 We have the Fishkind Methodology which
3 lays out how they should each be assessed. So
4 I just wanted to kind of let you know that
5 that's one change you would have as far as
6 your assessment role. You'll have 36 parcels
7 instead of the one piece that was being
8 assessed. So just kind of heads up on that.
9 MR. MILLS: Okay.
10 MR. BARRETT: Andy, could I --
11 MR. MENDENHALL: Yes, sir.
12 MR. BARRETT: Sorry to interrupt. To
13 that end, the parcel at the end of Montague
14 Street that you just added to the assessment
15 rolls this past year, it just changed hands
16 last month to Grady Pridgen, and I think
17 they're looking to build town homes there,
18 too.
19 MR. MENDENHALL: Okay.
20 MR. BARRETT: So you might want to just
21 put that on your follow list.
22 MS. McCORMICK: Which parcel?
23 MR. MENDENHALL: Yeah, so -- it's the
24 one that is the train station --
25 MS. McCORMICK: Oh, at the end of

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1 Montague. Okay.
2 MR. BARRETT: Yes.
3 MR. MENDENHALL: Yeah. So for the
4 benefit of our board members that weren't on
5 the board at the time, Fishkind did a study on
6 three different areas last year and what
7 potential change they might have to the
8 assessment based on their use.
9 There were three parcels that were
10 potentially going to be developed. One was
11 the town homes, the other one was the retail
12 establishment kind of down the far end, and
13 then this property that Chris refers to.
14 And basically for the retail
15 establishment and for the property that Chris
16 just referred to at the end of Montague, we're
17 waiting to see what they're developed at or
18 Fishkind was waiting to see that before they
19 could analyze exactly how it should be
20 assessed.
21 So this would be an item that by
22 getting some of that information, we go back
23 to Fishkind and say, okay, it's going to be X
24 amount of town homes, and they should be able
25 to give us what the breakout would be for

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1 assessment.

2 MR. BARRETT: The county just approved a

3 change in appearance, and the part of the

4 requirement was that they file a plan for

5 development in 90 days. So that was a month

6 ago probably?

7 MR. MENDENHALL: Okay.

8 MR. BARRETT: Do you remember how long

9 ago I sent you that? Was it a month or two

10 months?

11 MR. ROSS: I was going to say I betcha

12 it's more like six weeks.

13 MR. BARRETT: Six weeks. So if they

14 haven't filed a plan yet with the county, it's

15 imminent.

16 MR. MENDENHALL: Okay. Mr. Argus.

17 MR. ARGUS: Just a quick question. The

18 one-dollar parcel, if my memory serves me

19 correctly, don't we have an obligation to

20 build a fence there at some time, and isn't

21 that coming due shortly?

22 MR. CHESNEY: That's what I was alluding

23 to.

24 MS. McCORMICK: Yeah, there is an

25 agreement, and there are a number of issues

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1 that we've identified associated with that

2 agreement, so at this point we weren't -- I

3 mean, I've had some discussion with Mr. Ross

4 about it.

5 We weren't planning on proceeding with

6 doing any wall construction at this point

7 unless it becomes an issue at some point in

8 the future, but it hasn't been raised.

9 MR. ARGUS: I thought the agreement had

10 a date that we had to have a wall --

11 MS. McCORMICK: The agreement does have

12 a date in it, but the issue relates to whether

13 that agreement would at any point be

14 enforceable.

15 And so to the extent that nobody is

16 asking for that wall to be constructed at this

17 point, the thought was to wait and see if and

18 when at some point in the future it would

19 become an issue, and then at that time to deal

20 with it.

21 MR. ROSS: I agree with everything

22 counsel just said.

23 MR. ARGUS: Okay.

24 MR. MENDENHALL: Any additional

25 budget-related questions for Alan at this

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1 time?

2 As I kind of suggested earlier, if you

3 come up with questions as you're looking

4 through this, feel free to email me, as well

5 you can email Alan.

6 If you don't have his email address,

7 I'll send that out to everybody, and we can

8 kind of work on getting some of those

9 questions answered between the meetings and

10 getting things prepared for your next meetings

11 as well.

12 MR. BALDWIN: I only have a couple more

13 statements.

14 MR. MENDENHALL: Go right ahead, Alan.

15 MR. BALDWIN: Page 21, which is

16 Radcliffe, even though there is no budget for

17 the next fiscal year, I placed it in there

18 because we did assess for this current year

19 for -- and I can't remember off the top of my

20 head what exactly it was for.

21 MR. CHESNEY: Solar lights.

22 MR. BALDWIN: Maybe Sonny and Doug can

23 help me. I just want to let you know that no

24 expenses occurred in regards to the

25 assessments that we have assessed those

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1 residents.

2 MR. CHESNEY: Well, hold on for a

3 second. Go on, Sonny. Do you want to answer

4 that?

5 MS. WHYTE: A few years ago the

6 community had requested solar panels, because

7 we didn't have any lighting in any of the

8 monuments on Linebaugh, so the board had

9 agreed to allow them to do this, and they

10 wanted to pay for it, so they were assessed

11 for it.

12 Unfortunately, the solar panels were

13 stolen, so we had to -- there was a police

14 report, but unfortunately we have no way of,

15 you know, getting any proof or anything like

16 this, so we had to order new solar panels, and

17 that is what the assessment is for, because --

18 MR. CHESNEY: Right.

19 MS. WHYTE: -- it's charged back to the

20 community.

21 MR. CHESNEY: Alan, what page is that?

22 Because it should be a negative number in

23 there.

24 MR. MENDENHALL: Page 21.

25 MR. CHESNEY: I don't -- Page 21.

1 MS. WHYTE: It's like \$1900.
 2 MR. CHESNEY: My 21 is the Greens.
 3 MR. BALDWIN: It should say "Radcliffe,"
 4 and it should be right before --
 5 MR. CHESNEY: Okay. Thank you. There
 6 is an 895, so yeah.
 7 MR. BALDWIN: Correct. And, right now,
 8 we have assessed them -- we have collected the
 9 assessment, but we haven't done anything with
 10 the money. So I just put it out there, even
 11 though it has nothing to do with next year's
 12 budget, I just put it out there as a reminder
 13 that we did assess these residents money, but
 14 we have had any expenses --
 15 MR. MENDENHALL: Anything else, Alan?
 16 MR. BALDWIN: And the only other item I
 17 have is has to do with regards to the
 18 assessment status themselves.
 19 Once you go to Page 42, you'll start
 20 seeing where the changes were negative 30 and
 21 some of them around 13, et cetera. Some of
 22 this has to do with that in May of this year,
 23 the old Westchase E Series 2007-1 is going to
 24 be paid off.
 25 And then for the old Westchase Series

1 2007-2 series is going to be paid off in
 2 fiscal year '18. It is on Pages 41 -- let me
 3 go -- sorry. On Page 39, you'll see where it
 4 has 100 percent under the debt service column
 5 as being 100 percent, and then you see the
 6 other being 29 percent or around 30 percent.
 7 So 100 percent is the one being paid off
 8 this year, and the 29 is to reduce the fund
 9 balance and reduce the amount of assessments
 10 that we're going to be collecting for next
 11 year because we have to have available cash in
 12 order to cover that payment and not have an
 13 over-excessive amounts of excess money by the
 14 time we do pay it off next May.
 15 MR. MENDENHALL: So in a nutshell, you
 16 don't have to assess the full amount to those
 17 folks.
 18 MR. CHESNEY: Right, because it's in
 19 escrow.
 20 MR. MENDENHALL: So that's a good thing.
 21 MR. BALDWIN: I just wanted to let you
 22 know why there are negatives out there and why
 23 there were different dollar amount negatives.
 24 One is going to be paid off this year and one
 25 is going to be paid off next year.

1 MR. MENDENHALL: Okay.
 2 MS. McCORMICK: So for the --
 3 MR. BALDWIN: And that's all I have.
 4 MR. MENDENHALL: Okay.
 5 MS. McCORMICK: I was just going to
 6 mention that David Weekley Homes, the new town
 7 homes that are going to be assessed now at a
 8 different rate --
 9 MR. MENDENHALL: Yes.
 10 MS. McCORMICK: -- this year based on
 11 the assessment methodology, I'm assuming we'll
 12 send out assessment notices to the property
 13 owners for that since there is going to be a
 14 change in their assessments to a higher amount,
 15 I imagine.
 16 MR. MENDENHALL: It actually --
 17 MR. BALDWIN: If the overall budget for
 18 those -- I mean, if you changed the general
 19 fund 001 and you take a large amount of money
 20 away from that park improvement of 400,000,
 21 then they may not have an increase.
 22 MR. MENDENHALL: Correct. If any --
 23 MR. BALDWIN: It's all dependent on how
 24 we work this budget, and to also go to what
 25 Greg was saying, you know, the (inaudible) see

1 what we need to do in regards to those
 2 figures.
 3 I can't guarantee that there's going to
 4 be an increase, but I don't think they're
 5 going to -- right now, it's going probably
 6 going to decrease.
 7 MR. MENDENHALL: Right. So the short
 8 answer is, it depends on the overall because
 9 that parks line item is pretty large. So even
 10 if a portion of that was reduced, that's
 11 probably going to put everybody lower than
 12 what they paid last year as far as
 13 assessments.
 14 In regards to the town homes, the
 15 aggregate total is actually less than what
 16 they were paying previously when it was one
 17 parcel, so -- and you would probably know from
 18 a legal perspective now that you have 38
 19 individuals paying an assessment that they
 20 weren't paying before, they probably do need
 21 to be noticed regardless, I would think, so
 22 those might be 38 letters for sure going out.
 23 MS. McCORMICK: Right.
 24 MR. BARRETT: Just so you know, there
 25 are actually no homes built there yet. It's

1 still all David Weekley owned property.
 2 MR. CHESNEY: Okay. So they'll get 38
 3 letters.
 4 MS. McCORMICK: Yeah. And then if we
 5 sent it out this year, then we wouldn't have
 6 to send it out in the future unless their
 7 assessments were to go up, which would be the
 8 same for any resident.
 9 MS. HESSLER GRIFFITH: So with the
 10 recalculation, do we have any idea how much
 11 additional revenue we're adding to our --
 12 MR. MENDENHALL: Well, you're not adding
 13 additional revenue. Basically -- and I talked
 14 to Fishkind about this. So based on what they
 15 put together as far as calculations, they were
 16 previously, for that particular parcel, paying
 17 28,244.
 18 As converted to 36 town homes at \$497
 19 per town home, the total becomes 17,876. So I
 20 asked Fishkind about that, or I asked
 21 Mr. McLaren, who is the gentleman that worked
 22 on the study, you know, what happens with that
 23 delta.
 24 And he explained that would be absorbed
 25 by the rest of the overall community. He did

1 say that it would probably be less than one
 2 percent when you take it as total, but that
 3 was the answer I got.
 4 MS. HESSLER GRIFFITH: Are we able to
 5 dispute that?
 6 MR. MENDENHALL: The short answer is,
 7 you can definitely ask some questions and
 8 potentially agree to disagree. I mean, he's
 9 the -- he's the consultant that's been hired
 10 for the district to do that, so I don't know
 11 how -- you might want to ask him questions and
 12 find out some details behind it first.
 13 Yes, Mr. Chesney.
 14 MR. CHESNEY: Yeah. I think it would be
 15 helpful to, when you think about this -- the
 16 thing about the revenue is you set the amount
 17 of revenue, or we, as a board, set the
 18 revenue that's going to come in.
 19 So by adding those homes, we're not
 20 changing the revenue amount, because that is
 21 set by us at any given time, so --
 22 MS. HESSLER GRIFFITH: So it sounds --
 23 but it sounds like we're actually losing
 24 revenue. No?
 25 MR. MENDENHALL: Well, you're not losing

1 revenue. You're just shifting where it's
 2 coming in from.
 3 MR. CHESNEY: It's going somewhere else.
 4 MS. HESSLER GRIFFITH: So the 28,000
 5 versus the seventeen, that delta --
 6 MR. MENDENHALL: Correct. So, you know,
 7 11,000 or whatnot would be distributed, you
 8 know, across --
 9 MS. HESSLER GRIFFITH: I see.
 10 MR. MENDENHALL: -- the folks that would
 11 be subject to the same areas of the budget,
 12 so --
 13 MS. HESSLER GRIFFITH: So we run the
 14 risk of the same scenario with the additional
 15 town homes?
 16 MR. MENDENHALL: Yeah, potentially. I
 17 mean, it depends on two things. It depends on
 18 what the parcel is assessed at --
 19 MS. HESSLER GRIFFITH: Currently
 20 assessed for.
 21 MR. MENDENHALL: -- currently assessed
 22 for, and then how that translates. It depends
 23 on how many town homes. Right? I mean, if
 24 they build a number of town homes that is low,
 25 it goes by -- if it goes by a similar measure

1 of 497, then it could be less.
 2 If it has a number of town homes that is
 3 greater than that property value -- or what it
 4 was assessed, rather, then it could be higher.
 5 It kind of depends. Yes, sir.
 6 MR. CHESNEY: What is our timing for the
 7 budget cycle? What is your anticipated how
 8 it's going to flow?
 9 MR. MENDENHALL: Yes. How do you have
 10 the calendar for the budget now?
 11 MR. BALDWIN: I believe, amongst
 12 discussion between you and I and the recording
 13 department, I believe that the approved budget
 14 is going to be in May and the adoption is
 15 going to be in August.
 16 MR. CHESNEY: Okay. So for those of you
 17 that are newer, on the May budget, that is our
 18 maximum possible budget amount, that number
 19 that goes out. So we can always bring it
 20 down, but we can't bring it up past that date.
 21 So it's important to think of things --
 22 like we have a landscaping renewal that
 23 depending on this other agenda item we may or
 24 may not know what that will be. So it's just
 25 important to understand that past May we

1 cannot go up. We can only go down. Yes.
 2 MR. MENDENHALL: And just to piggyback
 3 on Mr. Chesney's comments, and we kind of
 4 alluded to it earlier, if there is any
 5 increase at all for a particular parcel owner
 6 or all parcel owners, whoever there is an
 7 increase for based on what is submitted to the
 8 county, you have to send them a letter to let
 9 them know.
 10 So the long and short of that is that
 11 if you're thinking of keeping the budget the
 12 same or slightly lower or a lot lower, then
 13 you do save yourself some expense, but at the
 14 same time you want to make sure you have all of
 15 those safety factors in as far as things that
 16 come up, yeah, because once you set that
 17 number, you can't go up.
 18 MR. CHESNEY: So by the May -- I will
 19 get with Alan, and also I'll help you
 20 understand the park -- how that line item
 21 affects the overall budget.
 22 MR. MENDENHALL: Okay. Sounds good.
 23 Mr. Barrett.
 24 MR. BARRETT: Yes. Hopefully this is
 25 the last time I open my trap today.

1 One of the things that -- I don't
 2 frequently make budget requests, just think
 3 about them. But I was at a park CDD meeting
 4 at a CDD north of here, and a number of their
 5 supervisors were a little incredulous at the
 6 butterfly garden and its appearance.
 7 And the reaction was, what the heck is
 8 that? And it seemed to echo what the person I
 9 live with, her reaction to the butterfly
 10 garden.
 11 So as you're going into the budget
 12 section, please keep in mind the talk that you
 13 guys had about enhancing other areas, because
 14 as I -- my running group, which I do less often
 15 than I should, it takes me through the Fords,
 16 and a lot of the landscaping is starting to
 17 look -- it's aged, and especially the
 18 neighborhood monuments going into the Fords.
 19 Maybe this is the year where since
 20 you're done with the parks and you've got this
 21 big erosion bill, but you start looking at
 22 budgeting to hire a different landscaping
 23 company to come in and do a nice job in some
 24 of those areas. Just a thought. Thank you.
 25 MR. MENDENHALL: Thank you. Yes.

1 MS. HESSLER GRIFFITH: So being newer,
 2 if I can -- if you can help me understand, if
 3 I wanted to propose something, an investment
 4 of sorts, how would I go about that?
 5 Am I going to take -- am I gathering the
 6 estimate? Am I asking Doug help with an
 7 estimate? Who's --
 8 MR. MENDENHALL: That's definitely what
 9 we have staff for. What we have done in the
 10 past is folks have gotten their wish list to
 11 Doug and Sonny, and then they've coordinated
 12 it with Alan as well, so we have -- you know,
 13 we have estimates, that sort of thing.
 14 At the very least, so we have discussion
 15 points as we come to that May meeting and say,
 16 "Hey, here are the five suggestions we have
 17 and the ballpark estimate," so we can have
 18 some of those deeper-dive discussions.
 19 MS. HESSLER GRIFFITH: Okay. And then I
 20 need help sort of understanding the numbers
 21 that go into this proposed budget, so, you
 22 know, the legal services, the engineering,
 23 what are the hourly rates --
 24 MR. MENDENHALL: Sure.
 25 MS. HESSLER GRIFFITH: -- just to get

1 and idea and --
 2 MR. BALDWIN: You can always contact me,
 3 if you would like, and I can give you like a
 4 one-on-one class on it.
 5 MS. HESSLER GRIFFITH: Okay. I would
 6 certainly appreciate that.
 7 MR. LEWIS: We'll make it a conference
 8 call.
 9 MR. CHESNEY: Well, no --
 10 MS. HESSLER GRIFFITH: No, we can't do
 11 that.
 12 MR. LEWIS: Oh, that's right. Sorry.
 13 Sorry.
 14 MR. MENDENHALL: But we can absolutely
 15 set up some time. Yeah, that's no problem.
 16 MS. HESSLER GRIFFITH: Okay. But I do
 17 have one general question, I think, might be
 18 a curiosity for everyone, with regard to the
 19 discounts on the assessment, so the pay early
 20 -- right? --
 21 MR. MENDENHALL: Yes.
 22 MS. HESSLER GRIFFITH: So we have a
 23 pretty close to a 100 percent collection rate.
 24 MR. CHESNEY: You always have 100
 25 percent collection rate.

1 MS. HESSLER GRIFFITH: Right. Exactly.
 2 And Florida statutes allows us to offer the
 3 early pay discount, but are we required to
 4 offer -- because that's \$112,000 in revenue
 5 that we're giving up just to give up, so --
 6 MR. MENDENHALL: Well, the tax collector
 7 is handling your collections, so they kind of
 8 run that and offer the discount, and obviously
 9 we gross up to make sure that if people didn't
 10 pay early, that the funds would be there for
 11 your operating budget.
 12 So it's a less bit less out of our
 13 control as far as what we can offer, because
 14 really the tax collector is offering.
 15 MS. HESSLER GRIFFITH: The tax collector
 16 makes that decision on our behalf.
 17 MR. MENDENHALL: Yeah, well --
 18 MS. McCORMICK: It's the same thing as
 19 your tax bill, like your property tax bills
 20 when you pay --
 21 MS. HESSLER GRIFFITH: No. I get it.
 22 If the tax collector wants to offer that early
 23 pay for the tax it's collecting, but to --
 24 MR. BALDWIN: I believe it's part of
 25 Florida Statutes, and it's also in audit. It

1 the fee for the property appraiser and the tax
 2 collector used to be four percent, but the
 3 property appraiser no longer, for Hillsborough
 4 County, charges for it, so there is only the
 5 two percent for the tax collector. That was
 6 effective last year.
 7 MS. McCORMICK: The other think that
 8 happens when you use the tax collector is when
 9 somebody is paying their property taxes and
 10 their CDD assessments, they can't say, "Okay,
 11 I'm going to pay my property taxes, but I'm
 12 not going to pay my CDD assessments."
 13 They have to pay the whole thing, and if
 14 they don't, then there's a tax certificate
 15 that's issued. And so it saves a lot of the
 16 district having to enforce the collection.
 17 MR. CHESNEY: (Inaudible) always collect
 18 100 percent of what we budget, always.
 19 MR. MENDENHALL: So far.
 20 MR. CHESNEY: Well, I mean, if not, then
 21 all hell is broken loose.
 22 MR. MENDENHALL: Fair enough. All
 23 right. Anything else, Alan?
 24 MR. BALDWIN: No. That's all I have.
 25 If any of the other supervisors wishes to

1 should be around Page 25 in your audit.
 2 MR. CHESNEY: It's a little more
 3 complicated. If you choose to use a tax
 4 collector, you have to offer the discount.
 5 MS. McCORMICK: Right.
 6 MS. HESSLER GRIFFITH: Got it.
 7 MR. MENDENHALL: Right. There you go.
 8 Okay.
 9 MS. HESSLER GRIFFITH: So by choosing to
 10 use a tax collector, we're losing -- we're
 11 losing \$112,000, plus the four percent that we
 12 pay the tax collector.
 13 MR. MENDENHALL: You can look at it that
 14 way, but the challenge is, if you didn't use
 15 the tax collector, then anybody that doesn't
 16 want to pay, you have to chase them down --
 17 MS. HESSLER GRIFFITH: Got it.
 18 MR. MENDENHALL: -- which you
 19 potentially, at least, lose a lot more.
 20 MS. HESSLER GRIFFITH: No. I get it,
 21 but it's something to think about.
 22 MR. MENDENHALL: Yeah. No. Sounds
 23 fine.
 24 MR. BALDWIN: Now, it's no longer --
 25 well, it is four percent collection cost, but

1 contact me in order to have discussions with
 2 regards to the budget, feel free.
 3 MR. MENDENHALL: And obviously you can
 4 contact me as well. I mean, I sit on a board.
 5 I sit in your seat and do the same thing with
 6 our budget, as well as obviously district
 7 manager, so happy to help out.
 8 All right. If nobody had anything else
 9 for Alan, I was going to let him go. All
 10 right. Thank you, Alan.
 11 MR. BALDWIN: Thank you. Have a good
 12 evening.
 13 MR. MENDENHALL: Appreciate it. All
 14 right. So we did the engineer's report.
 15 The manager's report, I brought up the
 16 items that I had, which was basically talking
 17 about the budget and those town homes as well.
 18 And that will lead us into the attorney's
 19 report, and I'll give Erin the floor.
 20 MS. McCORMICK: I really don't have too
 21 much to report. I guess, in the field
 22 management report, you're going to talk about
 23 the exterior landscape maintenance extension,
 24 or is that -- actually that was coming up
 25 before.

1 MR. MENDENHALL: Yes, you're right.
 2 MS. McCORMICK: Do you to go back to
 3 that?
 4 MR. MENDENHALL: Yes, we'll go back to
 5 report. All right. So we have the
 6 consideration for the extension of exterior
 7 landscape maintenance service agreement with
 8 the Davey Tree Expert Company.
 9 As I understand it, they offered to
 10 extend their existing contract for three
 11 additional years with --
 12 MS. WHYTE: One year.
 13 MR. CHESNEY: One year.
 14 MS. McCORMICK: Yeah. Well, right now,
 15 we entered into the contract with them
 16 November of 2014, so it would go through
 17 September 30th of 2017 --
 18 MS. WHYTE: Correct. And then --
 19 MR. MAYS: October 1st.
 20 MS. WHYTE: October 1st. And then it
 21 goes to an extension for one additional year
 22 at no increase.
 23 MR. MENDENHALL: Okay. So that's the
 24 opportunity you have that they would like to
 25 extend that for the one additional year, and

1 certainly you can -- you can do that.
 2 If there is no increase, you don't have
 3 to go out to did. Of course, if you're
 4 interested in looking at other landscaping
 5 services, you have that opportunity as well.
 6 I'll kind of open it up for discussion.
 7 Mr. Ross.
 8 MR. ROSS: I think it's premature to
 9 extend Davey. We engaged them to do this work
 10 at the front of Westchase. I personally was
 11 disappointed with the way the process
 12 occurred.
 13 I could see us in the future electing to
 14 do other specialty landscape improvements, and
 15 if the conclusion of this board is that Davey,
 16 for whatever reason, is not best situated for
 17 that, we're going to be having conversations
 18 with other contractors.
 19 So I'm not encouraging that, but I'm
 20 just noting that would be the reality. So I
 21 think we should give it another month or two
 22 and wait and see how Davey has hit on their
 23 predictions on how the front entrance will
 24 look markedly better in the next month or so.
 25 MR. MENDENHALL: Okay. Mr. Mills.

1 MR. MILLS: Is there a trigger date for
 2 this one-year renewal, or are we okay --
 3 MS. McCORMICK: Our contract provides
 4 that we are to give them 60 days' notice if we
 5 intend not to renew them. But our contract
 6 was only entered into for a three-year time
 7 period.
 8 So basically they're proposing an
 9 additional one-year extension. Right now, we
 10 don't have any obligations with them after the
 11 contract terminates.
 12 MR. MILLS: Oh, I understand that. But
 13 is there a -- so it's 60 days beforehand if we
 14 do not renew.
 15 MS. McCORMICK: No. We don't have an
 16 obligation to let them know we choose not to
 17 renew, but we have to go through the vet
 18 process of an RFP --
 19 MR. MENDENHALL: Right. So it's only if
 20 you wanted to leave early. If you wanted to
 21 leave early, you have to give them 60 days;
 22 but since their term ends, you can leave when
 23 the term ends.
 24 MR. MILLS: There is no timing
 25 obligation for the one-year extension.

1 MR. MENDENHALL: Not that I'm hearing.
 2 MR. MILLS: Yeah.
 3 MR. MENDENHALL: But I can give you
 4 realistic there is, because if they were to
 5 walk away or if the board was to say we don't
 6 want to use your services after your term
 7 ends, we would need probably, bare minimum,
 8 two months to get another contractor in.
 9 MR. CHESNEY: No. No. No. More than
 10 that.
 11 MR. MENDENHALL: Well, that's why I
 12 said "bare minimum."
 13 MR. CHESNEY: Just getting OLM out here
 14 will take you a month and a half, and then two
 15 months for contractors. So I would say four
 16 months. And that would be time for us to make
 17 a choice.
 18 MS. McCORMICK: And you also need to
 19 know for budgeting purposes, too.
 20 MR. MENDENHALL: Yes, that's true.
 21 Well, you can build those protections into
 22 your budget as far as setting aside additional
 23 dollars if you're thinking that that might
 24 happen.
 25 And that's a discussion we can have also

1 -- I think Brian's suggestion is a good one,
2 to have this queued up for each month
3 basically to say, "Okay, it's been a month.
4 How are things looking with the projects that
5 we've given them? Do we have any different
6 opinion on potentially renewing it," that sort
7 of things.

8 And that would open up the other
9 conversations. If things look bad, well,
10 maybe we need to talk about setting up our
11 budget so that if the district wants to change
12 firms, you have those dollars available.

13 MR. ROSS: Since we're talking
14 landscaping -- I don't want to get off point
15 -- does Davey perceive it that they dropped
16 the ball or that they somehow messed up with
17 regard to the front entranceway, or do they
18 perceive it as the board is being unrealistic
19 in its expectations?

20 MR. MAYS: I would say probably a little
21 bit of both. He's not happy with some of the
22 plant material that he did get, but he made it
23 clear almost that the board could expect it to
24 look like it was expected in the pictures, but
25 that's not what they got.

1 So his excuse is, with the plant
2 material that was available was smaller, and
3 you guys have got to give time. So that's why
4 I say I think he's -- I think it's both ways.

5 MR. ROSS: And just to respond, I
6 commented last meeting that I felt like I had
7 been misled, and I would like to expand on
8 that, because I don't think people go into
9 business relationships intentionally trying to
10 mislead somebody. Maybe I used a bad word
11 choice there.

12 I feel like that Davey, once they
13 realized that the promised plant material was
14 not available, they should have paused at that
15 point and come back to us. Instead, they
16 unilaterally made a decision on what they
17 thought was the best solution, and that's what
18 led, at least in my case, to the discrepancy
19 and expectations.

20 So that's where I'm coming from. And I
21 don't want to make a big deal of it or
22 anything like that, but in my larger picture,
23 I don't see that they're really being very
24 interested or responsive to the situation.

25 Right now, if you drive by that front

1 entranceway, it looks worse than it looked
2 before. You know, you have huge gaps of mulch
3 and no plant material, no greenery, no color,
4 no nothing, and I -- you know, if I was a
5 professional -- and I am a professional -- I'd
6 bust my rear end to make a customer happy, and
7 I'm not sensing it, I don't feel it.

8 But rather what I'm feeling is exactly
9 what I threw out there, that they somehow
10 think that we're being unreasonable or we got
11 our head in the sand or we're not being
12 understanding or something, and it's just the
13 overall situation does not sit well with me
14 right at present, and, frankly, I don't see us
15 using Davey on specialty projects in the
16 future.

17 Like we talked about some of these other
18 communities, like Chris mentioned, with some
19 aged plant material, why would we go back to
20 Davey if there is their responsiveness?

21 I'm just not in tune with the situation,
22 to be frank, about it.

23 MR. MENDENHALL: Let me go to Barbara
24 real quick, and then I'll get you, Greg.

25 MS. HESSLER GRIFFITH: So I have a

1 curiosity, so, you know, the concern with just
2 the specialty projects, I know I have my
3 opinion community wide, and it's probably
4 somewhere in line with your thoughts, but one
5 of the things that I think is interesting is
6 the disparity between, say, in my perspective,
7 your perspective, and the result of the audit.

8 So we have these landscape audits that
9 we do that are consistently rated highly. So
10 if I'm Davey, I'm thinking I'm doing a great
11 job because my audits are telling me I'm doing
12 a great job, but yet I'm getting feedback that
13 I'm not. Right?

14 So I think there's probably an
15 opportunity for us to also align the audit
16 with our expectations.

17 MR. ROSS: I think you're raising an
18 excellent point, and I was scratching my head
19 when I looked at the OLM review. How come
20 they didn't pick up with the problem with the
21 front end? It's like, are they looking at the
22 same stuff I'm looking at?

23 So I think there's merit to what you're
24 saying, but I do see that as a different
25 issue, that may be true that OLM is

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1 contributing to misunderstood expectations or
2 something like this, but the difference in
3 this case was, on this specialty project, they
4 came in -- I don't think you were yet on the
5 board -- they made a special presentation to
6 us.
7 They passed out graphics and pictures.
8 Mr. Mills was very explicit in the purpose and
9 the timing of this. I felt like they made
10 promises to, yeah, they could achieve those
11 things, and it just was, in my view, a flat-
12 out disaster.
13 And I used the word last time, I felt
14 misled. I realize I need to temper that a
15 little bit, but I just see that as a very
16 different issue.
17 MR. MENDENHALL: And just to at least
18 make the delineation, when OLM reviews,
19 generally speaking, they're reviewing for
20 maintenance performance. So when you do a
21 special project like this and they look at
22 that special project and they see there's
23 weeds or the plant material isn't thriving,
24 they might mark that; but if it doesn't meet
25 the pictures that we saw, they aren't going to

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1 necessarily grade on that, because it's just
2 not part of their review.
3 So when you'll see the OLM come into
4 play, for example, last year we had some
5 issues with flowers at the end of some of the
6 curbs and some weeds, and so those show up on
7 the report, because they're regular
8 maintenance items, and OLM will actually
9 report on them, and then the expectation is
10 that Davey fixes it by the next cycle of the
11 report.
12 So to Mr. Ross' point, they come in and
13 gave a presentation, they show a picture, you
14 paid dollars specifically for what you were
15 presented, and I don't think that that was
16 met.
17 MS. HESSLER GRIFFITH: Does it make
18 sense to have OLM present when we're
19 evaluating landscaping vendors?
20 MR. CHESNEY: They usually do it for us.
21 MS. HESSLER GRIFFITH: They usually do
22 what for us?
23 MR. CHESNEY: They submit specs, and
24 they solicit the proposals, and they provide a
25 recommendation.

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1 MS. HESSLER GRIFFITH: Okay. And based
2 upon the fact that we've had previous
3 proposals, does that help expedite the RFP if
4 we essentially send out RFP to folks who have
5 already proposed?
6 MR. MENDENHALL: Well, the short answer
7 is yes. I mean, there's a limited pool of
8 folks --
9 MS. HESSLER GRIFFITH: Right.
10 MR. MENDENHALL: -- that can handle a
11 community of this scope.
12 MS. HESSLER GRIFFITH: Right. Okay.
13 MR. MENDENHALL: So, I mean, I can guess
14 offhand because I know the folks that are in
15 the industry. So it is a limited pool.
16 As far as your specifications, generally
17 speaking, they are, you know, a living
18 document, but we have done this three or four
19 times now, so we've captured, as we have gone
20 along and there are different iterations, new
21 things that are wanted or things that were
22 missed, so you have a pretty good set of
23 documents.
24 So would it be relatively quick?
25 Generally speaking, it can move pretty

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1 quickly, but the reality is, there are just
2 these procedural steps that you have to go
3 through, especially with you guys only being
4 able to meet in the sunshine, it starts
5 putting months between the process.
6 So that's kind of what really drives the
7 time line of it. Yes, sir.
8 MR. ROSS: I feel, Andy, that your
9 comments actually give greater weight to the
10 comments that Ms. Griffith made, that she was
11 suggesting that part of the issue may be we
12 might have a disconnect between OLM and Davey
13 and whether it's in communication or setting
14 expectations, et cetera. You were narrowing
15 the scope of what OLM does.
16 MR. MENDENHALL: Sure.
17 MR. ROSS: But think of some of the
18 things that have happened in the time I've
19 been on this board. We have heard numerous
20 times people talking about the shrinking
21 flower beds. I've heard it many, many times,
22 and I could make the argument, isn't that
23 something that OLM should have been on top of?
24 MR. MENDENHALL: And I would say yes.
25 MR. ROSS: And I think that that makes

1 her point almost, that maybe it's time to go
 2 back and at some point have a refresh with
 3 OLM as to what our expectations are. Maybe
 4 give them the specs of the property and make
 5 sure they're not just covering maintenance,
 6 but that, yeah, we're getting what we're
 7 paying for.

8 MR. MENDENHALL: And that's a very good
 9 point. And I think with any of these projects
 10 that you have, you know, if you have an
 11 entrance beautification, it is certainly
 12 relevant to kind of pull OLM in and say, "Hey,
 13 look" -- even have them sit in in the meeting
 14 and say, "Here's what we're expecting to get.
 15 We want you to do the double-check on that."

16 Now, I'm just speculating that they
 17 might say, "Well, that's kind of outside the
 18 our scope of regular contract, so we'll do it
 19 for X dollars." They'll project manage it, so
 20 to speak.

21 It might be worth it for them to do
 22 that. Or it might be something that you
 23 negotiate with them and say, "Look, it's part
 24 of your contract. We expect that you do that.
 25 You know, these projects only come up once or

1 twice a year, and it should be within your
 2 normal routine."

3 So I think it's a very good point that
 4 you both bring up, and it's something to look
 5 at as we get these projects that come up,
 6 because, you know -- and I've seen this in
 7 many districts, including my own, when you
 8 leave a project design like that
 9 implementation up to the landscaper, you know,
 10 they have different eyes than you, because you
 11 are driving through it every day, and you get
 12 feedback from your residents and that sort of
 13 thing, so, you know, obviously there can be
 14 that disconnect.

15 MR. ROSS: And now going full circle,
 16 typing back my opening comments to the
 17 beginning of the meeting, can you make sure
 18 everything we're talking about is not lost in
 19 the shuffle?

20 MR. MENDENHALL: Absolutely.

21 MR. ROSS: You're wonderful. Thank you.

22 MR. MENDENHALL: Not a problem at all.

23 Mr. Chesney.

24 MR. CHESNEY: Yes. I want to clarify
 25 from a budgeting standpoint there is a certain

1 value to extending a contract within three
 2 years, an additional year with no inflationary
 3 increase, especially given the current labor
 4 market and the current, you know, market for
 5 landscaping services has a certain value to
 6 it, and I would not wait too long to make that
 7 choice.

8 I'm not going to go ahead and make a
 9 motion to accept it. I understand that. But
 10 I think -- and I agree with both of you as far
 11 as, you know, their performance in that area,
 12 but maybe that is something that you break off
 13 and take, like Mr. Barrett's suggestion, maybe
 14 do it differently in the future.

15 MR. MENDENHALL: Okay.

16 MS. McCORMICK: Related to Davey, too --
 17 are you, on your report, going to be talking
 18 about the property enhancement addendum to the
 19 landscape maintenance contract with the
 20 increased amounts for --

21 MR. MAYS: I wasn't planning on it since
 22 it was --

23 MS. WHYTE: That was approved.

24 MR. CHESNEY: Yeah.

25 MS. McCORMICK: Okay. So we just need

1 to write -- I just need to write an addendum
 2 then that adds this into the dollar amount of
 3 the landscaping maintenance contract.

4 MR. CHESNEY: Eighty seven or eighty
 5 nine hundred, something like that.

6 MS. McCORMICK: Yeah, eighty nine.

7 MR. MENDENHALL: I pulled you out of
 8 your attorney report to go back to Davey. Did
 9 you have anything else?

10 MS. McCORMICK: Other than that, we've
 11 got the contract now for Triangle Pool
 12 Services finalized.

13 I know that the proposal amount ended up
 14 changing because it's not only for the splash
 15 pad fountain, but for the other two fountains
 16 within the community, but that has --

17 MR. MAYS: No. That's correct. I don't
 18 know if I had misinformed the board or how it
 19 came across, but the maintenance contract that
 20 we had last month was just for the fountain.
 21 It was for the actuating fountain. But the
 22 two additional fountains was not included in
 23 that last month.

24 MS. McCORMICK: Okay.

25 MR. MAYS: So we have the new Triangle

1 Pool's proposal in front of you now.
 2 MS. McCORMICK: And you have the
 3 contract. What's the dollar amount for that?
 4 MS. WHYTE: \$500.
 5 MS. McCORMICK: Per --
 6 MS. WHYTE: Monthly.
 7 MS. McCORMICK: Month. Okay.
 8 MR. BARRETT: Did you say 500?
 9 MR. CHESNEY: Did you say 500?
 10 MS. WHYTE: \$500 a month -- twice a
 11 month -- they'll charge twice a week.
 12 MR. MAYS: It's two visits a week,
 13 instead of the one --
 14 MR. CHESNEY: What was it previously?
 15 MS. WHYTE: The original one we talked
 16 about was 355. And this covers all three
 17 fountains under one contract with one company.
 18 MR. MILLS: They modified the fountains
 19 from once a week to twice a week.
 20 MS. WHYTE: Yes, sir. And their hourly
 21 wage is modified because apparently the
 22 difference was Hillsborough County has a
 23 different hourly wage than Pinellas County
 24 does.
 25 MR. ROSS: And you've got the budget

1 reflecting the current number.
 2 MR. MENDENHALL: I'll make sure it does.
 3 MS. WHYTE: I will. I've already got it
 4 marked down. I think it's a thousand dollars
 5 difference from last year to this year, if I'm
 6 not mistaken, from last year to this year.
 7 And keep in mind the actuating fountain does
 8 require a lot more maintenance, it does, and a
 9 lot more hands-on filters and stuff.
 10 MR. MAYS: Can you explain that hourly
 11 rate thing you said again?
 12 MS. WHYTE: Their hourly rate in
 13 Pinellas County is \$85.00 if they're doing
 14 extra additional maintenance, and in
 15 Hillsborough County they charge \$95.00. I
 16 don't know. That is their policy.
 17 MR. CHESNEY: I move to accept the
 18 revised Triangle Pool Service contract.
 19 MR. MENDENHALL: Do we have a second?
 20 MR. ROSS: Second.
 21 MR. MENDENHALL: Any further discussion
 22 on that item?
 23 (No response.)
 24 MR. MENDENHALL: All in favor.
 25 (All board members signify in the

1 affirmative.)
 2 MR. MENDENHALL: Any opposed?
 3 (No response.)
 4 MR. MENDENHALL: Okay. And that motion
 5 carries.
 6 (Motion passes.)
 7 MS. McCORMICK: And then just to give
 8 you an update, the county had another public
 9 hearing on its CIP plan, which includes the
 10 repaving of a lot of the district roads and
 11 also includes the Citrus Park extension.
 12 I talked to Mr. Mills about it. I did
 13 not attend the hearing, but I did have a
 14 conversation with the governmental affairs
 15 reps from WCA, and I know they had somebody
 16 that attended the hearing; and my
 17 understanding is that the county is proceeding
 18 with the -- they had the public hearing, and
 19 they're proceeding with including that in
 20 their budget in their capital improvement
 21 program.
 22 And that's all I've got, unless anybody
 23 has any questions for me. Barbara.
 24 MS. HESSLER GRIFFITH: No, I have no
 25 questions there.

1 I'm sorry. On Davey, what did we decide
 2 to do?
 3 MR. MENDENHALL: Davey is going to be
 4 queued up for every meeting going forward so
 5 that the board can consider if they want to
 6 move forward with the renewal.
 7 We've got awhile until their term runs
 8 out, and also during the budget season we can
 9 add that as part of the general discussion.
 10 MS. HESSLER GRIFFITH: So I guess my
 11 thought there is this: They've submitted
 12 their request to us with their interest in
 13 extending for a year. In fairness to Davey --
 14 right? -- I don't want to leave them hanging.
 15 MR. MENDENHALL: Sure.
 16 MS. HESSLER GRIFFITH: They want a
 17 response sooner than later. So does it make
 18 sense to, while they're waiting, go out for
 19 RFP and so that we can give them a fair
 20 response sooner than later and gives us proper
 21 timing for consideration in the budget, et
 22 cetera, rather than sort of delaying, I think,
 23 maybe the inevitable?
 24 MR. CHESNEY: Can I just help from a
 25 strategy standpoint here?

1 MS. HESSLER GRIFFITH: Please.
 2 MR. CHESNEY: If you were to go out for
 3 RFP, the first they're going to do is pull
 4 their offer of extension. So then it just --
 5 they would respond to the RFP that we go out
 6 for.
 7 So I would not recommend that strategy.
 8 I would -- you know, if you're generally happy
 9 with their service, I would extend it. If
 10 you're not, then put it out for bid. I mean,
 11 that's -- am I missing anything?
 12 MR. MENDENHALL: Yeah. No. And even if
 13 at some point you, as a board, decide that you
 14 do want to move forward, then, as Erin
 15 mentioned, you have 60 days if something goes
 16 sideways or you suddenly become unhappy, that
 17 you can get out of it within 60 days.
 18 MR. CHESNEY: Yeah, that's true. We can
 19 extend it right now and then go three, five
 20 months down the road and give them 60 days'
 21 notice, and then we can get out of the
 22 contract and put it up for RFP.
 23 MS. HESSLER GRIFFITH: Doug, is there a
 24 time of year that is better to change
 25 providers?

1 MR. MAYS: Oh, yeah. Yeah.
 2 MS. HESSLER GRIFFITH: What time of year
 3 is best to make that change?
 4 MR. MAYS: Probably the wintertime,
 5 yeah, because you don't want to do it right in
 6 the summertime when you're staffing up and
 7 things are starting to grow makes it
 8 difficult, so --
 9 MR. MENDENHALL: More of a risk.
 10 MR. MAYS: More of a fall to wintertime
 11 when they cut their staff when the growth is
 12 not so heavy.
 13 MS. HESSLER GRIFFITH: Okay.
 14 MR. MENDENHALL: Okay. Oh. Sorry.
 15 MS. McCORMICK: I was just going to say.
 16 We have actually the ability to terminate on
 17 30 days' notice, but we would have to go
 18 through the RFP process. So from a practical
 19 standpoint, you're right.
 20 MR. MAYS: Plus, you can spend a lot of
 21 money to RFP it, too. OLM is not free.
 22 You've got to advertise it. There's a cost
 23 involved --
 24 MR. CHESNEY: Yeah, that's true. It's
 25 probably about three to four thousand dollars

1 with advertising to run the RFP process, maybe
 2 a little more.
 3 MR. MENDENHALL: All right. That moves
 4 us into the field manager's report, so I'll
 5 turn it over to Sonny and Doug, if you have
 6 anything additional besides the items we
 7 talked about.
 8 MR. MAYS: Other than the items we
 9 talked about, I just want to give everybody an
 10 update on what's going on in the medians out
 11 there.
 12 I'm not sure -- I'm sure you have -- if
 13 you came from the west to eastbound on
 14 Linebaugh Avenue, you'll notice that they're
 15 doing a little cutout -- what they did, first
 16 of all, though, is they bypassed our
 17 irrigation zone.
 18 And the reason they bypassed those two
 19 -- there's three of them, three fifty-foot
 20 sections, fifty, a hundred-foot sections --
 21 and what they're doing is -- what they had to
 22 do is they basically moved the irrigation over
 23 so that they can cut out -- so they're cutting
 24 it out for us -- remember we talked about the
 25 bike lane being pulled up and maybe having one

1 lane of traffic.
 2 Well, their plan is not to do that.
 3 Their plan is to do these cutouts and deviate
 4 traffic around so you've still got two lanes
 5 going around it. And then what they're doing
 6 is, they're not cutting the whole bicycle lane
 7 up. They've got three, four points where they
 8 will be digging the bike lane and pulling the
 9 pipe through -- or pushing the pipe through.
 10 So they don't have to dig up the whole
 11 bike lane after all. They're just digging up
 12 their -- I think it's four sections so that
 13 they can pull their pipe through, and then
 14 they will repave only the bike lane back
 15 itself, and then they will repatch -- patch up
 16 the side of the road back, putting our
 17 irrigation back, and putting our St. Augustine
 18 sod back.
 19 MR. CHESNEY: Is the water currently
 20 off?
 21 MR. MAYS: No. It looks like it out
 22 there today, though, didn't it?
 23 MR. CHESNEY: Yeah.
 24 MR. MAYS: It looked a little dry.
 25 MR. BARRETT: Is this for a new

1 reclaimed water line?
 2 MR. MAYS: That's for a new reclaimed
 3 water line that the county is putting in.
 4 MR. LEWIS: So, Doug, so essentially
 5 they're cutting out into the median, there is
 6 going to be a little restripe and a little
 7 shift of traffic in that area.
 8 MR. MAYS: Yes. Exactly.
 9 MR. LEWIS: Okay.
 10 MR. MAYS: So it doesn't cut down to one
 11 lane.
 12 MR. MILLS: They're putting turn lanes
 13 into nowhere.
 14 MR. MAYS: (Inaudible) into our river
 15 rock and butterfly garden.
 16 MR. MENDENHALL: There you go. All
 17 right. So that moves us into audience -- I'm
 18 sorry. Did you have something else, Sonny?
 19 MS. WHYTE: Just to let you know that I
 20 received a letter yesterday from Mike Flynn
 21 from downtown; he is in traffic.
 22 Apparently a resident had complained
 23 about the excessive amount of traffic turning
 24 off of Linebaugh going toward Citrus Park to
 25 two turning lanes to the point where Ms. Sandy

1 Road now so that --
 2 MS. WHYTE: I saw that. I saw that. It
 3 goes all the way up Sheldon and it's going to
 4 come into Westchase. They're going to be
 5 digging that --
 6 MR. BARRETT: No. I've been told that
 7 they're not bringing it through Westchase at
 8 all. They're going to continue up Sheldon
 9 now.
 10 MS. WHYTE: Really?
 11 MR. BARRETT: Yeah. But I don't know
 12 where they're going to turn it, so --
 13 MS. WHYTE: Yeah. Yeah.
 14 MR. BARRETT: -- don't -- I'm not a
 15 hundred percent sure.
 16 MS. WHYTE: But I'm just giving you a
 17 heads up on everything I've been told in the
 18 last 48 hours. So as I get more information,
 19 Erin, I'll certainly inform you and --
 20 MR. BARRETT: And that turn lane is
 21 going towards the Costco and then turning
 22 left into Sheldon?
 23 MS. WHYTE: It is the left-hand lane
 24 right outside of CVS. It's the two lanes that
 25 turn up to Citrus Park.

1 Murman, county commissioner, came out,
 2 evaluated.
 3 They are now going to give a proposal, a
 4 drawing, next week. She said it will take
 5 about a week or two -- she gave me a written
 6 note, and I was going to give it to Erin
 7 shortly -- to let us know that chances are
 8 they may propose an extensive -- a 300-foot
 9 extension on the turning lane that goes north,
 10 just to take some traffic away and allow the
 11 flow of traffic going straight versus the
 12 traffic going left.
 13 We may lose some trees in the process.
 14 They estimate probably about 300 feet. So
 15 probably -- what did I tell you? 12 --
 16 MR. MAYS: A dozen trees.
 17 MS. WHYTE: -- a dozen trees or so. But
 18 as we get a little closer and as I get more
 19 information, I will certainly let you know.
 20 And, of course, in the future there is going
 21 to be a reclaimed sewer line they're digging
 22 up probably next year in that whole area well.
 23 MR. BARRETT: They recently told me --
 24 again, this changes with the other one -- that
 25 they are going to shoot that all up Sheldon

1 MR. BARRETT: Okay. Thank you.
 2 MR. MENDENHALL: Mr. Mills.
 3 MR. MILLS: Was there any discussion
 4 with the commissioner about the fact that the
 5 Citrus Park extension would alleviate a lot of
 6 that left turn traffic?
 7 MS. WHYTE: I don't know. I can only
 8 tell you what I've gotten since yesterday --
 9 MR. MILLS: I hope --
 10 MS. WHYTE: -- and what I spoke to him
 11 on, and as he said, in the next couple of
 12 weeks there will be more discussion, and we'll
 13 go from there.
 14 MR. MILLS: We should certainly add that
 15 to the discussion, because I'd hate to see all
 16 those median ripped out, then they build the
 17 extension, and then there is no need for a
 18 300-foot extension. Right? Where they need
 19 an extension is at the other end turning south
 20 on Racetrack Road.
 21 MS. WHYTE: Call Sandy Murman.
 22 MR. MENDENHALL: You can't get to the
 23 turn lane, and it's always empty.
 24 MR. CHESNEY: That is designed very
 25 poorly. I know every morning I sit there and

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1 people running over it.
 2 MR. MILLS: Yeah.
 3 MS. HESSLER GRIFFITH: I'm sorry. So do
 4 we have a voice here? Because, I mean, that's
 5 -- when we start talking about ripping out
 6 portion of our boulevard, I think that's
 7 sacred to our community.
 8 So for one resident to call up and
 9 express a concern and they come out and
 10 they're just -- you know, I think that maybe
 11 we should have some opportunity to --
 12 MS. WHYTE: Keep in mind that boulevard
 13 is not ours. That is actually county-owned
 14 property. We just have a maintenance
 15 agreement. Am I correct?
 16 MS. McCORMICK: On Linebaugh?
 17 MS. WHYTE: Yes, ma'am.
 18 MS. McCORMICK: Yes. Yes.
 19 MS. WHYTE: So whether or not we do or
 20 we don't, I don't know. As he indicated,
 21 there is no funding for it. It could be five
 22 years out before that funding actually
 23 applies. So it is strictly in the preliminary
 24 stages at this point.
 25 MS. McCORMICK: I mean, I would think

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1 that the county is being responsive to what it
 2 believes that the residents in this area want,
 3 so I think that's probably a big driver of why
 4 they're looking at this.
 5 MS. HESSLER GRIFFITH: Okay. All right.
 6 I think that, though -- I'm concerned that,
 7 you know, a resident called; they're looking
 8 at it purely from a traffic perspective --
 9 right? -- and, sure, with traffic flow, but,
 10 you know, I want to make sure that they're
 11 sort of weighing --
 12 MR. CHESNEY: You don't live here
 13 anymore.
 14 MR. RAGUSA: Makes it easier for me to
 15 talk.
 16 MR. MENDENHALL: This is probably an
 17 appropriate time to go to audience comments.
 18 If anyone --
 19 MR. CHESNEY: I see Mr. Ragusa with his
 20 hand up first. If you just --
 21 MR. RAGUSA: Yes. Mark Ragusa, 401 East
 22 Jackson Street, Suite 2500. On that turning
 23 lane on Linebaugh, they had that planned for
 24 years, Sonny.
 25 MR. CHESNEY: Yeah.

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1 MS. WHYTE: It was tabled -- it was
 2 tabled, and now they're bringing it back.
 3 MR. RAGUSA: Well, it's not preliminary.
 4 They've got design drawings. They always
 5 intended to take that cutout to the drugstore
 6 away, and they always intended to run at least
 7 two, three hundred feet to increase that left
 8 turn capacity.
 9 MS. WHYTE: You're correct. And they're
 10 going to leave the turning lane into CVS
 11 because they got a lot -- they got a lot of
 12 feedback from CVS, and it wasn't positive,
 13 so --
 14 MR. RAGUSA: It defeats the purpose
 15 then.
 16 MS. WHYTE: I don't know. Once I see
 17 the drawings, I'll be able to pass it on. I
 18 can only tell you what -- we had a very quick
 19 discussion yesterday.
 20 MR. RAGUSA: Well, my suggestion to the
 21 CDD supervisors then, you, as a matter of
 22 policy, oppose the effort to examine or
 23 consider significantly increasing the turning
 24 lane, you should take the unified position and
 25 approach at least Commissioner Murman, if not

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1 the entire Hillsborough Commission, because
 2 you're right.
 3 It seems as though our commissioner --
 4 our commissioner, the Westchase commissioner,
 5 is much more responsive now than would
 6 historically seem in the past. But you're
 7 right. One resident, while it's important to
 8 respond to that resident, it should not
 9 overweigh the desires of the community.
 10 MS. HESSLER GRIFFITH: Thank you. And I
 11 guess that's where I was kind of going. Where
 12 is our position as -- what is our position as
 13 Westchase? Because there is probably something
 14 to be said expressing our position on these
 15 things.
 16 You know, I think I'm afraid we sort of
 17 sit in the background a lot of times, and I
 18 want us to be more front and center leading
 19 our community, as opposed to I hear a lot,
 20 "Well, that's the county's land, that's the
 21 county's this." That's fine, but we should be
 22 driving a lot of that, being the voice of our
 23 residents.
 24 Unfortunately, these are things that
 25 can't be undone. They can't come and take

1 portions of land and add turn lanes and then
 2 undo it. So I would rather us decide what is
 3 our position and be prepared to have those
 4 conversations.
 5 So I know we're relying on Sonny as sort
 6 of the gatekeeper, but I think Sonny also, you
 7 know, could probably benefit from some
 8 direction from the board when she's having
 9 these conversations to know what, you know,
 10 our position is, so --
 11 MR. MENDENHALL: Well, a very valid
 12 point. So, I mean, anytime these sort of
 13 items come up, much like this particular one
 14 today, you as a board certainly can decide
 15 whether you want to weigh in an opinion or
 16 take an approach, and then obviously legal
 17 counsel will tell you what your limitations
 18 are and what you can do, whether it's actually
 19 if you have a strong position, or whether you
 20 can just kind of say, "Hey, this is our
 21 opinion," and, you know, that's all it is.
 22 But certainly a valid point. Yes, Mr. Ross.
 23 MR. ROSS: I would also ask that we have
 24 the governmental affairs of the WCA, and
 25 they're very active in these matters, and

1 center, which have now become seating areas
 2 for the restaurants.
 3 So I'm going to, you know, talk to code
 4 enforcement or the county about that. But I
 5 would like to see a sidewalk from Bentley Way
 6 up past Westchase Town Center, down to
 7 Sheldon, a public sidewalk for everybody,
 8 wheelchairs, strollers, runners, walkers,
 9 everybody. And the bus stop is on that
 10 corner, too, so --
 11 MR. MENDENHALL: Mr. Barrett.
 12 MR. BARRETT: I think the last time I
 13 looked at the permit for developing land, it
 14 did require a public sidewalk, and for them to
 15 build one, and I think you're referring to --
 16 it's covered with now -- you're right -- it's
 17 covered with all sorts of chairs. It's not a
 18 sidewalk.
 19 MS. MERCER: Garbage cans.
 20 MR. BARRETT: It's functioning as a
 21 patio and garbage storage.
 22 If that's the case, there may be -- and,
 23 again, this is maybe something Erin can look
 24 at -- if there is a way that the owner of the
 25 Avenues can be (inaudible) if that's not going

1 certainly we can partner with them or even
 2 refer the matter to them.
 3 MR. MENDENHALL: Okay
 4 MS. MERCER: Cindy Mercer, 9809
 5 Bridgeton Drive. I wanted to let you know
 6 that I had requested from the county for a
 7 sidewalk to be built from Bentley Way to
 8 Sheldon. I was hoping that the CDD would
 9 support me on this.
 10 I know, you know -- I guess it's kind of
 11 your property, but it's the county sidewalk. I
 12 have a real problem -- now, that there is a
 13 destination at the corner of Sheldon and
 14 Linebaugh, I like to walk, I like to go over
 15 to West Park Village and through the Town
 16 Center at Westchase, but the sidewalks there
 17 are impassable.
 18 They turned the sidewalks into
 19 restaurant space. You can't get through
 20 there. And this is the street side. So that
 21 may be a code enforcement thing. I suspect
 22 that the owner of the development was waived
 23 the responsibility of making public sidewalks
 24 next to the road because he was building
 25 sidewalks on either side of the shopping

1 to be a sidewalk, then you're required under
 2 the use rights of this property to build a
 3 public sidewalk to at least Cavendish Drive.
 4 MS. MERCER: It's really hard to get up
 5 to like Jersey Jim's, those new shops up
 6 there, because if you go on the street side,
 7 you can't get through.
 8 If you go on the open side where the
 9 shops are, it's still you have to zigzag -- if
 10 I were in a wheelchair, I would have to go in
 11 the road, because The Grind has built a deck
 12 at the end of the sidewalk, you know, that's
 13 roped off. You can't even -- you have to go
 14 left, and then they have cables --
 15 MR. BARRETT: You might also offer up a
 16 clear delineation about where they can put all
 17 their signs and banners.
 18 MR. CHESNEY: So what are you asking of
 19 us? Actually last Friday night, I walked up
 20 to Jersey Mike's, and I, too, was unable to
 21 walk. They had family day running, so there
 22 was a jillion cars in the whatever way, and
 23 then you can't -- the sidewalk is completely
 24 blocked.
 25 Once you hit The Grind, I mean, they

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1 actually have it blocked off like, I mean. So
 2 what is it that --
 3 MS. MERCER: Well, you know, I thought
 4 at one point maybe the CDD would have to pay
 5 for the sidewalks, because I think the
 6 property owners along the right of way have to
 7 -- I don't know.
 8 I'm just saying I requested the county
 9 -- they took my request. They're going to
 10 call me to discuss it. If there's any
 11 (inaudible) degrees with the county, you know,
 12 do that, or just, you know -- I just want to
 13 inform you'll that I'm going to agitate for
 14 this.
 15 I have pictures of the sidewalks, if you
 16 want them, of the --
 17 MR. CHESNEY: I would support -- since
 18 we do own the property there that I'm very
 19 familiar with, I would support at least
 20 having maybe Erin trying to figure out what
 21 our options are, which obviously incurs
 22 expense, so obviously my fellow board members
 23 would have to agree with that by seconding a
 24 small use of her time.
 25 MR. MENDENHALL: Do we have a consensus

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1 on that?
 2 MR. ROSS: I'll second it.
 3 MR. MENDENHALL: Okay. Any further
 4 discussion?
 5 (No response.)
 6 MR. MENDENHALL: All in favor?
 7 (All board members signify in the
 8 affirmative.)
 9 MR. MENDENHALL: Any opposed?
 10 (No response.)
 11 MR. MENDENHALL: Okay. So Erin can look
 12 into what your options are.
 13 (Motion passes.)
 14 MS. McCORMICK: Yeah. Yeah.
 15 MR. MENDENHALL: All right.
 16 MS. McCORMICK: I think this issue has
 17 come up in the past actually.
 18 MR. CHESNEY: Well, what's come up is --
 19 remember? -- my wall, when they kept blocking
 20 it?
 21 MS. McCORMICK: Right.
 22 MR. CHESNEY: And I said we could build
 23 a wall right there, and we have the easement
 24 for it. So yes.
 25 MR. MENDENHALL: Mr. Ragusa.

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1 MR. RAGUSA: I have another option for
 2 you. Call one of the lawyers who does the
 3 Americans with Disabilities Act litigation,
 4 and they will send someone in a wheelchair and
 5 go to every one of those businesses.
 6 MS. MERCER: I have a friend I thought
 7 of calling and --
 8 MR. RAGUSA: (Inaudible) And that is how
 9 that business works.
 10 If you will indulge me, I have an agenda
 11 comment. My only concern is I would stress to
 12 the board the importance of don't let that
 13 landscape contract catch up to you and bite
 14 you in the tail end.
 15 MR. ARGUS: Right.
 16 MR. RAGUSA: If you need to be prepared
 17 for May, you need to put a 20 percent increase
 18 in that contract price. Landscape contracting
 19 has gone up dramatically.
 20 If you'll look back at the bids we got
 21 three years ago, Davey was significantly lower
 22 than its competitors. So take a look at that
 23 analysis and try to estimate what you may see
 24 if you were to put it out to bid.
 25 The other thing is, we've got a lot of

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1 new equipment, new features. I would -- and I
 2 know staff loves work. I would get staff to
 3 communicate with OLM on the new specs that
 4 would be applicable for the parks and all the
 5 new improvements, because that may be an
 6 increase or decrease in material and labor.
 7 Don't wait to do that. Don't surprise
 8 OLM with that. Make sure they understand what
 9 the new specs may be, because, you know, I can
 10 hear it from Mr. Ross, and I can admit the
 11 first time I saw the entryway, I was like,
 12 wow, I'm glad I didn't vote for that, but
 13 nonetheless, my -- don't let the entryway jade
 14 your positive impression that you have on
 15 Davey's performance over the last three years.
 16 I've been on this board -- or I was on
 17 that board long enough to see the performance
 18 from in-house contractors and a variety of
 19 outside contractors, and Davey's performance
 20 just isn't that bad.
 21 I was frequently a vocal critic of the
 22 performance of landscape contractors, but this
 23 community could do a lot worse for a lot more
 24 money, so be careful with that.
 25 And, again, I'm not representing Davey,

1 nor am I lobbying for them. Just be cautious
 2 of what you may get and what you ask for.
 3 MR. MENDENHALL: Okay. Ms. Carter, did
 4 you have any questions?
 5 MS. CARTER: Sure. I'm going to move my
 6 chair up, if you don't mind. I'm old. Thanks
 7 for letting me come.
 8 I met with the board last year about my
 9 property in Westchase. I see we've got some
 10 the new faces on the board.
 11 MR. MILLS: Would you state your name,
 12 please?
 13 MS. CARTER: Oh. Jane Carter. I own
 14 the property located at 10612 Sheldon Road.
 15 It's the Burger King property.
 16 Okay. I'm here again. I was invited
 17 back by the board to -- when I came last time,
 18 I brought a lot of papers from the county and
 19 so forth on the tax issue and so forth. The
 20 problem that I'm having is the property that I
 21 have is a small property, and the CDD fees
 22 just continually go up and up, and it's really
 23 strapping that property to pay that high of
 24 CDD fees.
 25 So last time I came, I was requesting a

1 reduction in CDD fees, because at least an
 2 acre or more of that property is wetlands
 3 property, which adjoins the wetlands
 4 properties on the north side, which is owned
 5 by the CDD, and then the offices and the
 6 office spaces and so forth.
 7 I'm sure you're -- is everybody familiar
 8 with where it is? Okay. Anyway, so I was
 9 going to ask to reduce our size, because that
 10 wetlands is a drainage for the area, not just
 11 from my property, but for the whole area.
 12 But then when I did more looking into
 13 it, I found out that that's not necessarily
 14 the case, because it doesn't really seem to
 15 matter what size you are and how many acres
 16 that you have, although it should, according
 17 to the Fishkind study, because in a number of
 18 categories, it's based on acreage for
 19 commercial properties.
 20 But when you come to budget, which he
 21 sent me a copy of the budget and I reviewed it
 22 fairly thoroughly, every commercial property
 23 is taxed exactly the same. If you have nine
 24 acres or if you have ten acres or if you have
 25 one acre, you're taxed the same amount; and

1 that just doesn't seem fair to me really,
 2 especially in the methodology, so of the
 3 things can be usage can be taken into
 4 consideration.
 5 I mean, I'm comparing just our three
 6 properties over there on Sheldon, which is a
 7 CVS on the corner, an Applebee's restaurant,
 8 and my little Burger King. Well, I mean, CVS
 9 does probably does multi-million dollars a
 10 year -- I'm sure many millions of dollars a
 11 year. Applebee's the same, not as much as
 12 CVS. My little store is, you know, way beyond
 13 that as far as the amount of income that comes
 14 in that store, yet we pay the exact same
 15 taxes.
 16 MS. HESSLER GRIFFITH: How much is your
 17 assessment?
 18 MS. CARTER: \$28,000 are the CDD fees,
 19 and the county taxes are \$10,000.
 20 Andy and I were going over earlier some
 21 of the features in this Fishkind report, and
 22 it clearly states on a good many of the
 23 categories that nonresidential properties,
 24 including the golf course, are allocated based
 25 on a portion of the costs based on the number

1 of acres in use. And that's the same for a
 2 number of categories.
 3 MR. CHESNEY: Well, it's also the number
 4 of trips.
 5 MS. CARTER: I'm sorry?
 6 MR. CHESNEY: The number of trips, so
 7 the number of people going to that property in
 8 a given day, so --
 9 MS. CARTER: Yeah, some of the
 10 categories is based on trips.
 11 MR. CHESNEY: It's combination of them,
 12 so --
 13 MS. CARTER: Yes.
 14 MR. CHESNEY: -- if you have a larger
 15 property in a certain class, so the class is
 16 the first indicator of the taxing, so the
 17 number of trips, that's the best thing.
 18 So like something big like a golf
 19 courses still only has 18 holes, four people,
 20 they actually have a relatively low number of
 21 trips given their acreage.
 22 MS. CARTER: Right.
 23 MR. CHESNEY: You know, a fast food
 24 restaurant in the trip manual -- it's not just
 25 the guy doesn't just come up with it -- in the

1 trip manual, they have like a set number of
 2 trips per size parcel.
 3 So a fast food restaurant has a certain
 4 category that's done.
 5 MS. CARTER: Yeah. Isn't it the case
 6 that the trips -- the trips are on some of the
 7 categories, but the acres is on some of the
 8 categories?
 9 MR. CHESNEY: No. It's all based on
 10 trips for commercial.
 11 MS. CARTER: Oh. So actually we don't
 12 really go by what this study says.
 13 MR. CHESNEY: Well, I haven't read that
 14 in a number of years, but that should be what
 15 that says. I'd be happy -- I was unprepared
 16 for this. I didn't know -- I thought you had
 17 talked with someone from Fishkind on how they
 18 did it, or I don't know who you talked to.
 19 But I guess the long and the short of
 20 it is that if we change it, we can't change it
 21 just for one person, the methodology. We pick
 22 a methodology based on how we treat all the
 23 commercial properties, and so that's how all
 24 the commercial properties are treated.
 25 They're all treated the same, based on

1 that trip manual and the size, and we hire
 2 Fishkind to actually come up with what those
 3 individual percentages are.
 4 MS. CARTER: Uh-huh. Well, then, I
 5 guess --
 6 MR. CHESNEY: So unlike a valuation,
 7 like if you go to your tax collector and say,
 8 "Hey, you know, you are saying this is worth
 9 \$200,000 and it's not. It's really worth
 10 \$100,000. I needs my taxes changed." Well,
 11 we don't have that authority, because the way
 12 we've done it from the beginning is just based
 13 on what that property is, what the usage of
 14 that property is, and then to a lesser extent,
 15 what the size is, so --
 16 MS. CARTER: Okay. I guess I'm confused
 17 then, because some of the categories are based
 18 on the trip evaluation, the trip method,
 19 according to this, but maybe you're not going
 20 by this. I don't know. And some of them are
 21 based on acres.
 22 MR. CHESNEY: Well, it might be because
 23 they were not developed at the time. Like I
 24 said, it's been awhile since I've looked at
 25 that, but in general, it's all based on trips.

1 So your classification --
 2 MS. CARTER: All based on trips?
 3 MR. CHESNEY: Yeah, it's all based on
 4 trips, so --
 5 MS. CARTER: Well, then every single
 6 parcel should not have the exact same CDD fee
 7 -- right? -- even if it's based on trips.
 8 MR. CHESNEY: I would be surprised that
 9 it does, I mean, because, you know, you pay
 10 28,000, CVS doesn't or Applebee's doesn't. I
 11 know Publix doesn't. So I know they all pay
 12 different amounts. So I'm not sure what you
 13 mean --
 14 MS. CARTER: They pay the exact amount
 15 according to the budget. Let's see here, and
 16 I'll show you what I've got.
 17 MR. BARRETT: Some copies of the budget,
 18 Ms. Carter, have a base number that you have
 19 to then multiply by a unit multiplier, which
 20 is another --
 21 MS. CARTER: Uh-huh. What constitutes a
 22 unit?
 23 MR. BARRETT: I don't know.
 24 MR. MENDENHALL: Yeah, and that's in the
 25 Fishkind methodology. I can't tell you

1 exactly where -- I don't have it in front of
 2 me. But Chris is correct. So, just as an
 3 example, Burger King, your --
 4 MS. CARTER: Yeah. That's one of my
 5 questions. What constitutes a unit?
 6 MR. MENDENHALL: -- your unit would be
 7 1.69, so it would be --
 8 MS. CARTER: That's acre. They're going
 9 by the acreage calculation then.
 10 MR. MENDENHALL: Okay. So it would be
 11 that number multiplied by what the general
 12 fund assessment is for commercial. I have the
 13 old budget. I'm looking actually at 2016. So
 14 in that particular case --
 15 MS. CARTER: Okay. One point -- okay.
 16 That's --
 17 MR. MENDENHALL: It was 14,000, and you
 18 would multiply that by 1.69. So there is some
 19 differentiation between the different
 20 commercial parcels, you know, based on what
 21 their unit count is. There would be some
 22 slight differences. But number that's used as
 23 the multiplier is what's the same.
 24 MR. CHESNEY: Yeah.
 25 MS. CARTER: So -- okay. Then maybe

1 somebody can answer my question. As you said,
 2 we'll get together on it and --
 3 MR. MENDENHALL: Yeah. Absolutely.
 4 MS. CARTER: -- rather than the whole
 5 board have to rehash this thing out.
 6 But, for here, for instance, shopping
 7 center, 9.9 units, \$14,639.68. Shopping
 8 center, 7.24 units, which I guess is acres
 9 in this case --
 10 MR. MENDENHALL: Uh-huh.
 11 MS. CARTER: -- or not.
 12 MR. CHESNEY: Well, just how about this?
 13 What is the -- like I said, it's been a number
 14 of years, so I don't want to get too in depth
 15 because I'll be wrong.
 16 MS. CARTER: Uh-huh.
 17 MR. CHESNEY: But like what is the
 18 McDonald's unit versus --
 19 MS. CARTER: I don't know what their
 20 number is. What's the number for McDonald's?
 21 MR. CHESNEY: That would be a good
 22 comparative.
 23 MR. MENDENHALL: I don't know exactly
 24 what parcel. It doesn't list it as
 25 specifically McDonald's.

1 They have the same base number that's
 2 being used to multiple by ERU, which is that
 3 14,000, but because they are 9.9, their grand
 4 total is going to be a lot more, so -- and we
 5 can go specifically over your numbers, and I
 6 can compare them to some of the other
 7 commercial so they kind of give you that
 8 background.
 9 MS. CARTER: Okay.
 10 MR. MENDENHALL: I wasn't prepared to do
 11 that this evening, but I certainly am happy to
 12 do that, so --
 13 MS. CARTER: Okay. All right.
 14 MR. CHESNEY: And I wasn't trying to
 15 push you off. It's just that there is -- we
 16 came up with -- we kind of did it on purpose.
 17 So we have a set methodology, and there is no
 18 ambiguity here, I guess, in it. There's no --
 19 help me out with the word.
 20 MS. McCORMICK: Well -- right -- you
 21 have to be apportioning it fairly between
 22 property owners, and that's why you couldn't
 23 change it for one property, you know, make an
 24 exception and not apply it to any of the other
 25 property owners.

1 MS. CARTER: They're just numbers. The
 2 numbers don't mean anything to me.
 3 MR. ROSS: If I could jump in, I'm also
 4 a commercial property owner, and I don't
 5 believe units is the amount of acreage. I
 6 don't believe that's accurate. It's, again,
 7 based on --
 8 MS. CARTER: We do have 1.66 acres,
 9 including the wetlands.
 10 MR. ROSS: Okay. It could be. I may be
 11 wrong. But where I think you're missing one
 12 mathematical step is, you need to take, in the
 13 example you gave us, nine point something --
 14 whatever it was --
 15 MS. CARTER: 9.99.
 16 MR. ROSS: And then you multiply that by
 17 the 14,000 and change --
 18 MR. CHESNEY: Correct.
 19 MR. ROSS: -- and then that's the
 20 eventual assessment that that particular
 21 property owner has to pay.
 22 MR. MENDENHALL: So that particular
 23 shopping center would actually be paying much
 24 higher than what you're paying, currently not
 25 the same amount.

1 MS. CARTER: I understand. I
 2 understand. I understand it needs to be
 3 uniform.
 4 MS. McCORMICK: Right. Exactly.
 5 MS. CARTER: The way I was looking at
 6 it, it didn't appear to be uniform, because I
 7 was thinking it was done on the acre
 8 situation.
 9 MS. McCORMICK: Right.
 10 MS. CARTER: But in here --
 11 MR. CHESNEY: We did redo it last year,
 12 so -- unless they screwed it up.
 13 MS. CARTER: Yeah, let's see if this
 14 makes sense. It has all these different
 15 categories in here, and then some of the
 16 categories are based on trips, some of the
 17 categories are simply based on acres.
 18 But are you saying that that's not how
 19 it is?
 20 MR. CHESNEY: It should all be based on
 21 trips. And I know there is -- and I want to
 22 say -- like I said, this is where I'm afraid
 23 to say anything. I don't recall exactly if
 24 like you had this size restaurant versus
 25 another size restaurant, how exactly you

1 delineate the two.
 2 That's why I'm a little leery of giving
 3 you further guidance without refreshing myself
 4 on that. But, in general, the way to look at
 5 it, it's all based on the trip manual. It's
 6 called a trip manual.
 7 MS. CARTER: Yeah.
 8 MR. CHESNEY: And they literally have I
 9 have this kind of parcel, and this is how many
 10 trips I should expect on it, and then we
 11 multiply it across. And it's done across
 12 every parcel -- every commercial property
 13 within the confines of the community
 14 development district, the exact same
 15 methodology.
 16 MS. CARTER: You're saying, in the final
 17 analysis, when it comes down, all the
 18 commercial properties pay different
 19 assessments.
 20 MR. CHESNEY: Yes.
 21 MR. MENDENHALL: Yes. If they have a
 22 different -- in just looking at it, those that
 23 have different units --
 24 MS. CARTER: Can I get that? Can I get
 25 that?

1 MR. MENDENHALL: That would be right in
 2 your budget. We can go over this. If you're
 3 looking at the assessment table, the fourth
 4 column is units, and that particular column is
 5 multiplied by the general fund column, which
 6 is the last -- the second to the last column,
 7 and that gives you the grand total of what any
 8 commercial property might pay in a particular
 9 year.
 10 Like I said, I can certainly off line
 11 can go over your property as well as the other
 12 commercial to kind of give you the
 13 comparisons.
 14 MS. CARTER: Yeah. Okay. Because the
 15 way I was looking at it -- so, in other words,
 16 it said total assessments per unit, so there
 17 are different units for each commercial
 18 property.
 19 MR. MENDENHALL: Correct. So when you
 20 see the different villages, the units actually
 21 represent homes, and when you get to shopping
 22 center or different retail establishments,
 23 they represent the ERU, which is the
 24 equivalent residential units, and so that's
 25 where like the number you referred to -- I'm

1 forgetting the number offhand, but --
 2 MS. CARTER: Yeah.
 3 MR. MENDENHALL: -- you still take that
 4 and multiply it by the amount that is the
 5 general fund assessment, so --
 6 MS. CARTER: When I saw the 1.66, since
 7 our properties acreage is 1.66 --
 8 MR. MENDENHALL: Yeah. I mean, there
 9 might be some reason it's similar. Yeah, I
 10 understand.
 11 MS. CARTER: -- that it was based on the
 12 acres.
 13 MS. HESSLER GRIFFITH: I'm sorry. So is
 14 somebody going to meet with Ms. Carter and go
 15 over it in detail?
 16 MR. MENDENHALL: Yeah. We were
 17 talking --
 18 MS. HESSLER GRIFFITH: I want to make
 19 sure she has a good understanding, because
 20 obviously she's done a lot of research, and I
 21 want to make sure --
 22 MR. MENDENHALL: We were talking prior
 23 to the meeting --
 24 MS. HESSLER GRIFFITH: Okay.
 25 MR. MENDENHALL: -- so we're going to

1 talk offline, and I'll get her some very
 2 specific details so she can have a comparison.
 3 MS. HESSLER GRIFFITH: And, frankly, it
 4 sounds like we could benefit from a good
 5 understanding of how the assessments work.
 6 MR. MENDENHALL: We're definitely going
 7 to be going through it as we go through the
 8 next three meetings as well. So, yeah, we can
 9 speak to all that. That's no problem.
 10 And if we need real expertise, we can
 11 get Fishkind in, since they wrote the report,
 12 so to speak.
 13 MS. HESSLER GRIFFITH: I do have a
 14 question -- and this is probably an education
 15 question -- our commercial neighbors, what do
 16 they get from the CDD in return for those
 17 \$28,000?
 18 So, you know, I know litter, obviously
 19 we're taking care of common areas, things of
 20 that nature. But what -- I have personally
 21 been out to the Burger King site, the whole
 22 Applebee's. We've got brick monuments that
 23 could probably use some attention.
 24 Do we own that? Are we taking care of
 25 that? Is that something that we can do to --

1 MS. CARTER: The Burger King landscaping
2 is totally gone, even out by the roadway,
3 which I assumed is Burger King's
4 responsibility to do, ultimately mine, I
5 guess, but I leased a Burger King, and they're
6 supposed to take care of all the maintenance.

7 MR. MENDENHALL: Right. So --

8 MS. CARTER: But yet it says in the
9 Fishkind study, under Florida law requires two
10 requirements from a CDD. First, the
11 properties being assessed -- it goes along
12 with what you're saying -- the properties
13 being assessed must receive a special benefit
14 from the improvements paid for via the
15 assessments.

16 Second, the assessments must be fairly
17 and reasonably allocated to the properties
18 being assessed. So I heard you all earlier
19 talking about fountains and all that kind
20 stuff. I can see that the properties, maybe
21 interior properties that have fountains and so
22 forth, should be paying for the fountains.
23 The fountain doesn't benefit me at all.

24 MR. CHESNEY: Well, the parks and those
25 types of facilities are not paid for by the

1 MR. CHESNEY: There is a certain benefit
2 of being in Westchase, and so --

3 MS. HESSLER GRIFFITH: So, I guess the
4 reason for my comment is because of the
5 location of Burger King, Applebee's, CVS.
6 They're right there at our primary entrance.
7 Right?

8 And so I want to make sure that, you
9 know, the proper investments are being made
10 there as well. So, you know, again, I think
11 there is probably a little bit of who owns,
12 and, you know -- but I have heard that we've,
13 in the past, taken the position of being a
14 good neighbor.

15 So I just -- I just was curious, you
16 know, especially considering the amount of
17 revenue that is coming from that corridor.
18 Are we also doing our part? So that was just
19 my observation, so thank you.

20 MR. MENDENHALL: Thanks.

21 MS. CARTER: Thank you.

22 MR. MENDENHALL: Ms. Carter, we can talk
23 more offline. We can go through some very
24 specific examples so you can get that true
25 comparison.

1 commercial properties, so they're exclusively
2 to the residents --

3 MS. CARTER: Okay. And all the
4 fountains are in the parks.

5 MR. CHESNEY: And I don't want to --
6 correct -- well, maybe not the fountain. I'd
7 have to look at each specific -- depends on
8 what you say by fountain is. It's like the
9 fountain coming in on Linebaugh is probably
10 assessed across the community --

11 MR. MENDENHALL: Right.

12 MR. CHESNEY: -- that one -- the big
13 one. And I will give you example of that
14 fountain. So whoever leases the space in that
15 commercial property is going to have a
16 wonderful view of that fountain and is going
17 to benefit from -- Mark always said this stuff
18 a lot better than I did -- but it will benefit
19 from being in Westchase and the business and
20 community traffic.

21 I don't know. Like I said, Mark always
22 said it better than me. Mark, do you want to
23 come back for one for day?

24 MR. RAGUSA: You're doing great. You're
25 doing great.

1 MS. CARTER: Okay. It's hard for me to
2 know what the numbers represent who that is.

3 MR. MENDENHALL: I understand.

4 MS. CARTER: I mean, if I had addresses,
5 then I could know more of what it is.

6 MR. MENDENHALL: I can probably put
7 together a very basic chart that kind of gives
8 the comparison of the total amount that folks
9 pay for assessments. That way, you have more
10 of a true comparison, and I'm happy to do
11 that.

12 MS. CARTER: Yeah. And I see what
13 you're -- I live in a planned unit myself out
14 in Valrico, so I appreciate what you say about
15 it, and I know everybody has got to bear a
16 certain burden of the expenses of keeping it
17 up, but there are a number of things that I
18 guess everyone is paying for, including my own
19 property, that really don't benefit us at all.

20 I mean, we have no street lights, we
21 have no sidewalks. If we do, I guess they're
22 county, and I guess we have to maintain them.

23 MR. CHESNEY: Well, I mean --

24 MS. CARTER: Landscaping, I guess, is
25 our responsibility, even it's not a common

1 area. It's in the right of way out front. I
 2 guess I'm asking a lot of questions, too,
 3 because I need to know --
 4 MR. CHESNEY: Andy can go through and
 5 show you, but you're only -- the commercial
 6 properties are only assessed for -- they're
 7 not assessed for the things that are utilized,
 8 I guess, solely by the residents, because I
 9 mean you could make an argument that just even
 10 having the parks and things still benefits the
 11 commercial properties because it creates a
 12 sense of community that you want to be part of
 13 as a commercial vendor, so --
 14 MS. CARTER: Uh-huh. So you're saying
 15 then that street lighting and parks and things
 16 like that --
 17 MR. CHESNEY: Are not being paid by the
 18 commercial properties.
 19 MS. CARTER: -- are not being paid by
 20 the commercial properties. That would be
 21 interesting to know --
 22 MR. MENDENHALL: As I said, I can give
 23 you the breakdown of exactly what the
 24 commercial properties are subject to.
 25 MS. CARTER: Sure. I appreciate that.

1 MR. MENDENHALL: Sure. No problem.
 2 MS. CARTER: I was under the impression
 3 the opposite, that we paid for everything, and
 4 that's not the case. Okay.
 5 Well, that's good. I'd hate to have to
 6 pay more than what we are paying now. It's
 7 really -- is really -- it's difficult for --
 8 MS. HESSLER GRIFFITH: If I can just add
 9 -- and then I'll leave the subject -- but,
 10 again, to your point, it's having parks and
 11 having all of the things that we do for this
 12 community adding to the Westchase brand --
 13 right? -- so I think Ms. Carter should benefit
 14 from being the Westchase Burger King.
 15 She's not just a Burger King. She's the
 16 Westchase Burger King. So I want people to
 17 know when they're at her Burger King, they're
 18 at the Westchase Burger King. Right?
 19 MS. CARTER: Yeah. Come and eat there.
 20 MS. HESSLER GRIFFITH: So I just -- I
 21 want to make sure that --
 22 MS. CARTER: We definitely need
 23 business. And the place is not maintained
 24 like it should be. And I'm addressing the
 25 issue with Burger King, so hopefully we're

1 going to get something done.
 2 MS. HESSLER GRIFFITH: Thank you.
 3 MS. CARTER: They are responsible for
 4 maintaining -- what else? -- since you all
 5 have been discussing landscaping tonight.
 6 MR. MENDENHALL: Thank you for coming.
 7 MS. CARTER: It would be nice for Burger
 8 King to look nice, too, so --
 9 MR. MENDENHALL: I will give you a call
 10 and go over some of those greater details.
 11 MS. CARTER: All right. Thanks for your
 12 time.
 13 MR. MENDENHALL: Thank you. Mr. Argus,
 14 did you have any questions for the board this
 15 evening?
 16 MR. ARGUS: Not at this time. Thank
 17 you.
 18 MR. MENDENHALL: No problem.
 19 Mr. Barrett, anything else?
 20 MR. BARRETT: (Moving head from side to
 21 side.)
 22 MR. MENDENHALL: So we'll move into
 23 supervisor requests, and we're going to start
 24 down with Barbara and go around the table, if
 25 that's okay.

1 MS. HESSLER GRIFFITH: So I have a
 2 couple of questions. One, the CDD website, do
 3 we have a status on that?
 4 I know the funds were allocated. I
 5 think we're also re-allocating them next year
 6 so far --
 7 MR. MENDENHALL: Okay.
 8 MS. HESSLER GRIFFITH: -- allocate them
 9 again. Do we have an update on the CDD
 10 website?
 11 MR. MENDENHALL: Well, I know Sonny is
 12 maintaining --
 13 MS. WHYTE: We have a statutory website
 14 that is required by law that we have to
 15 maintain that has all of our records. It's
 16 westchasecdd.com.
 17 MS. HESSLER GRIFFITH: Right. But my
 18 understanding is that last year we put \$7500
 19 into the budget toward a new website.
 20 MS. WHYTE: We have monthly fees on that
 21 website. It's not quite \$7500, but it is
 22 quite a bit. It does run -- off the top of my
 23 head -- probably a couple hundred dollars
 24 easily a year that we have to pay for the
 25 maintaining of it.

1 MS. HESSLER GRIFFITH: Okay.

2 MS. WHYTE: We're only required under

3 certain things to add, to my understanding --

4 Andy, please correct me if I'm wrong --

5 MR. MENDENHALL: Yeah. Well --

6 MS. WHYTE: -- certain things are

7 required by law to be on our website.

8 MS. HESSLER GRIFFITH: Okay. So maybe I

9 misunderstood. It's my understanding is that

10 we had allocated the funds in an effort to

11 improve the website, so we wanted to sort of

12 enhance the online experience?

13 MS. WHYTE: That was a few years ago.

14 And that was, my understanding, we're just

15 required to update all of the maintenance on a

16 regular basis. I mean, I don't know what else

17 we can inform our residents of that we do as a

18 governmental entity.

19 MR. MENDENHALL: Generally speaking, a

20 CDD website is -- it's a document repository,

21 that there are certain legal requirements that

22 that Erin can talk about all day long, what

23 you specifically have to have there based on

24 every meetings you have to have certain

25 things, as well as certain milestone-type

1 items that occur yearly, budget, audit,

2 facilities report, that sort of thing ---

3 things.

4 So as far as anything above and beyond

5 that, that's always at the board's discretion.

6 Certainly something that can be talked about.

7 Typically CDDs keep it pretty basic to that

8 level, only so that when residents go there,

9 they can kind of find the documents they need,

10 especially in preparation for meetings, but,

11 you know, I do have some boards that put other

12 information out there, whether it's -- well,

13 other boards, they own different things. Like

14 they own clubhouses and stuff like that, so

15 some of that is a little bit more, you know,

16 community specific.

17 But the website can basically be

18 anything you want it. Right now, it's

19 primarily a documents repository, which is a

20 goal that most CDDs strive for.

21 MS. HESSLER GRIFFITH: So why did we

22 allocate the funds?

23 MR. MENDENHALL: I think, as Sonny

24 referenced, there was a general thought that

25 allocating funds in case there was an

1 opportunity or a desire to enhance it, you

2 know, maybe add different things or make it

3 more interactive or user friendly.

4 MS. HESSLER GRIFFITH: Okay. That's the

5 status I was looking for. Did we ever do

6 that, because we allocated the funds so we

7 haven't --

8 MR. MENDENHALL: No, not -- not -- I

9 mean, not that I'm aware of.

10 MS. HESSLER GRIFFITH: Okay.

11 MR. MENDENHALL: Okay.

12 MR. MAYS: I think we thought it was

13 going to be a lot more expensive than we

14 thought it was. So that would be something

15 during the budget cycle you would want to

16 lower the budget on.

17 MS. HESSLER GRIFFITH: Okay. Unless we

18 do want to enhance it.

19 MR. MAYS: Right.

20 MS. HESSLER GRIFFITH: And then we

21 talked about the fact that we have an

22 inventory -- inventorying our land and

23 inventorying certain ponds. Right? I would

24 also -- I'd be curious to know what our

25 appetite is to also take inventory of our

1 monuments because they're 25 years old now.

2 Right? So --

3 MR. MENDENHALL: Yeah, it's a good

4 point, you know --

5 MR. CHESNEY: Well, we have it as part

6 of the insurance because we insure them.

7 MR. MENDENHALL: Correct. So you have

8 it in that regard.

9 MS. McCORMICK: You mean more the

10 conditions of the monuments?

11 MS. HESSLER GRIFFITH: Right. So

12 they're dated. They kind of look 25 years

13 old. Right? And some of them are kind of in

14 need of repair.

15 MR. MENDENHALL: Yeah, you can task --

16 you know, at any point, you can task either

17 Tonja or a company that does reserve studies

18 that might want to look, you know -- give them

19 the list of assets or tell them to look at all

20 of our assets, and then they can develop a

21 plan for you.

22 As far as, just using the monuments as

23 an example, they can give you an idea how you

24 can plan for that through yearly iterations of

25 money being set aside. I mean, I know we have

1 money set aside, but if you want to get more
 2 specific about, you know, this amount of money
 3 for monuments and this for, you know, whatever
 4 else, so that's always an opportunity for you.
 5 MS. HESSLER GRIFFITH: Okay.
 6 MR. MENDENHALL: Anything else?
 7 MR. CHESNEY: Well, to that, why don't
 8 we send out -- because now that I'm thinking
 9 about it, I'm probably the only one that's
 10 seen this, because the last time we did this,
 11 I don't know that anyone else was here, the
 12 last time we did our insurance -- whatever
 13 that document is --
 14 MR. MENDENHALL: Sure.
 15 MR. CHESNEY: -- I don't even know where
 16 it is.
 17 MS. WHYTE: I did speak to Paula.
 18 MR. CHESNEY: I know you had talked to
 19 me recently about redoing it, but I don't --
 20 it's been a few years.
 21 MS. WHYTE: Yes. I spoke to Paula about
 22 reviewing it due to the fact that our cost of
 23 our parks have increased considerably, do we
 24 want to evaluate and have them come back and
 25 determine whether or not the actual value of

1 our parks is what we have got them insured,
 2 whether or not that is a necessity. And I did
 3 talk to Greg a while back.
 4 MR. CHESNEY: Because I don't even
 5 remember --
 6 MR. MENDENHALL: Yes, it's definitely
 7 been a few years. So even if you haven't, you
 8 know, done the park work, it's probably
 9 worthwhile to have the insurance company send
 10 somebody out to kind of get a look on what you
 11 currently have and --
 12 MR. CHESNEY: Well, we paid for it.
 13 Yeah, we did.
 14 MR. MENDENHALL: Did you?
 15 MS. WHYTE: We did.
 16 MR. CHESNEY: We hired a company -- it's
 17 the same company that we would do a reserve
 18 analysis for us if we wanted, so we paid --
 19 through Severn Trent.
 20 MR. MENDENHALL: Okay. Yeah. I mean,
 21 that very well may be. I know the insurance
 22 companies do it as well.
 23 MR. CHESNEY: And to Sonny's credit, she
 24 has asked me about this already for the last
 25 few months, and I just keep blowing her off on

1 it. But, yes, that's a good idea --
 2 MR. MENDENHALL: We can get in touch
 3 with a firm that does the proposal. That way,
 4 you can at least consider it.
 5 MR. CHESNEY: Yeah. Well, why don't you
 6 start with, find me the one that's currently
 7 there.
 8 MR. MENDENHALL: Well, yeah, as well.
 9 MS. WHYTE: The one that we did years --
 10 was actually our insurance carrier. They sent
 11 out an adjuster, and he evaluated everything
 12 that we chose to and what we had on the
 13 property at the time.
 14 MR. RAGUSA: Andy, there exists an
 15 inventory of all the brick walls and all the
 16 fencing. That exists.
 17 MR. MAYS: We've got pictures of all
 18 that. The fountains --
 19 MR. MENDENHALL: Okay.
 20 MS. WHYTE: We have everything. It's
 21 just a matter of -- we started doing it over
 22 the years.
 23 MR. MENDENHALL: Okay.
 24 MS. HESSLER GRIFFITH: And my last --
 25 just a comment. So thanks you to Sonny for

1 working with the Hillsborough County Sheriff's
 2 Office on capturing our bicycle nabber, so --
 3 MS. WHYTE: Yeah.
 4 MR. MENDENHALL: Okay. There you go.
 5 MS. WHYTE: Our cameras have paid for
 6 themselves. That's how they got them, with
 7 the cameras at the park.
 8 MR. BARRETT: No kidding.
 9 MS. WHYTE: Yes, sir.
 10 MR. MAYS: No kidding.
 11 MS. WHYTE: It was our cameras.
 12 MR. MENDENHALL: Mr. Lewis.
 13 MR. LEWIS: Going back to maybe what
 14 Tonja was saying, was there -- Doug, maybe you
 15 know -- is there going to be a report from
 16 Tonja regarding the ponds?
 17 MR. MAYS: Yes.
 18 MR. LEWIS: I might get with you later
 19 this week. I had some ideas for maybe keeping
 20 track of -- similar to that spreadsheet you
 21 guys had presented in the package today.
 22 MR. MAYS: Okay.
 23 MR. LEWIS: Just a thought. Thanks.
 24 MS. WHYTE: As we're going into budget
 25 cycle -- and, again, Andy -- if you have

1 something that you would like me to price out,
2 please email me so that I can start working on
3 it preferably sooner than later.

4 You know, sometimes it takes a little
5 while to get things. So if you have any
6 suggestions, anything you'd like to see --
7 and, yes, we have benches. Yes, we have
8 garbage cans coming. They're being delivered
9 April 4th.

10 But if there's any additional inventory
11 that you would like to see, please let me
12 know. I will be glad to go ahead and get
13 pricing for you and put it into the budget,
14 and then you can review it at the budget
15 meeting.

16 MR. MENDENHALL: Okay. Brian.

17 MR. ROSS: We had in our package
18 Aquatics Systems, Inc. proposal. What was
19 that for?

20 MR. MENDENHALL: I'm not sure.

21 MS. WHYTE: Doug?

22 MR. MAYS: Aquatics what?

23 MR. ROSS: Aquatics Systems, Inc., a
24 proposal or agreement for fourteen hundred and
25 change.

1 doing testing on seven different ponds from
2 different corners of the community, so we'll
3 get a good evaluation of the condition of our
4 water -- our waterways in the community.

5 MR. ROSS: Why would A & B not be able
6 to provide us the exact same information?

7 MR. MAYS: Probably because -- it has to
8 go to a lab, obviously, so a lab is performing
9 it. I don't think -- I think A & B can
10 probably pull the water, but they would have
11 to send it out to somebody, too, to be tested,
12 which is what's happening.

13 MR. ROSS: Fair comment. Was this
14 suggested by A & B because they saw there was
15 a problem with water quality?

16 MR. MAYS: No.

17 MR. ROSS: It was Tonja's suggestion.

18 MR. MAYS: Tonja's suggestion.

19 MR. ROSS: Why didn't she go back to
20 Aaron at A & B and say, "You're not doing your
21 job," or "You're not doing your job well
22 enough. It looks like we've got a problem"?

23 MR. MAYS: Well, with her not here to
24 answer the question, I don't know for sure.

25 MR. ROSS: And good point. I'm not

1 MS. WHYTE: Bear with me. I --

2 MR. MENDENHALL: Was it in the meeting
3 package or one of the uploaded items?

4 MR. MAYS: I think that was the increase
5 for A & B Aquatics, was it?

6 MS. WHYTE: No.

7 MR. MAYS: No. Who's that company whose
8 name is --

9 MR. MENDENHALL: I mean, there is an
10 Aquatics Systems company. I'm not seeing it
11 in my package, though.

12 MR. ROSS: It was in mine.

13 MR. MENDENHALL: I don't know, because
14 you don't currently use them, so --

15 MS. WHYTE: Oh. It was to do with the
16 water quality. Tonja -- that's what it was.
17 Tonja suggested that we get our water quality
18 tested in a number of our lakes just to see
19 where we're at, due to the fact that we have
20 had some issues with plant material taking and
21 stuff like this.

22 So she just wanted to suggest that we
23 might want to consider doing some water
24 quality testing.

25 MR. MAYS: So we're doing seven ponds,

1 buzzing you. I don't want you to take it
2 that.

3 But it just really didn't make sense to
4 me. It's like here's another vendor making
5 another proposal, and it doesn't really fit in
6 with me as the overall game plan as to what
7 we're trying to do and achieve. It just
8 seemed like, oh, okay, let's call somebody to
9 do some water checking, and if that's the
10 case, then A & B must not be doing their job.

11 MR. MAYS: No. I know there was a good
12 reason behind it. I just don't remember --

13 MR. ROSS: I'll drop it.

14 MR. MENDENHALL: I can reach out to
15 Tonja and have her email back some of the
16 answers to those questions, and that way, we
17 get it out to the board and --

18 MR. ROSS: Well, just to some import,
19 she didn't raise it during her report, so
20 maybe she decided it was a waste of time, and
21 I'm not giving her the credit for recognizing
22 it is a waste of time, but, yeah --

23 MR. MENDENHALL: Still work under -- I
24 understand the background for it, sure.

25 MR. ROSS: Fair enough.

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1 MR. MAYS: It didn't have anything to do
 2 with A & B. It was more of what's coming into
 3 this community from downstream, you know --
 4 upstream. Excuse me. What somebody else is
 5 sending through our community as it comes
 6 through -- I think she was doing in another
 7 community and thought it might be worthwhile,
 8 so I supported her on it.
 9 MR. ROSS: Okay. Okay. And then we
 10 were talking about the brick inventory and
 11 wall inventory. Is that going to be
 12 circulated? I don't feel like I have seen it.
 13 MR. MENDENHALL: Yeah. If we have
 14 inventory of those items, that would be
 15 helpful.
 16 MR. ROSS: That would be great.
 17 MR. MENDENHALL: If you guys can send it
 18 to me and I'll distribute it out.
 19 MS. WHYTE: We certainly can do that.
 20 MS. HESSLER GRIFFITH: Does that
 21 inventory include the condition?
 22 MS. WHYTE: No.
 23 MS. HESSLER GRIFFITH: Okay.
 24 MR. MENDENHALL: As well, to Greg's
 25 point earlier, I'll circulate the last review

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1 by the insurance adjuster.
 2 MR. MAYS: That's mainly what it was
 3 for, for insurance purposes.
 4 MR. ROSS: That makes sense. Yes, I'm
 5 done?
 6 MR. CHESNEY: First of all, I think it's
 7 exciting. You know, having to deal for years
 8 with fuddy duddies like Mark -- having like
 9 new ideas and you guys are excited about
 10 projects and stuff, I think it's awesome.
 11 And I encourage you to continue and come
 12 up with things. There's lots of opportunities
 13 out there to do stuff. One of the things you
 14 talked about is maybe some of those documents
 15 could make it to the website.
 16 MR. MENDENHALL: Sure.
 17 MR. CHESNEY: I have to say when I go to
 18 look up some of that stuff, it takes me
 19 forever to find it after many, many years.
 20 So, I mean, if you put some of that stuff on
 21 the website, I don't know there's any harm in
 22 it.
 23 MS. WHYTE: And just FYI, I do
 24 periodically update. Like right now, we're
 25 doing the oleander cutbacks. I do have a

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1 little -- there's a lot, a lot of room on the
 2 website for general information.
 3 The street sweeping went up there today
 4 because we're doing street sweeping on the
 5 23rd and 24th. Let the residents know. Not
 6 very many of our residents read our websites,
 7 just FYI.
 8 But also we're doing the -- I did put in
 9 there that we're doing oleander cutbacks on
 10 Montague and Gretna Green and what month we're
 11 doing them, so the residents in that area are
 12 informed.
 13 MR. CHESNEY: Yeah. But, I mean, like
 14 any general documents like that. I know -- I
 15 think that we have a map on there, which
 16 probably doesn't include some of the parcels
 17 that we bought, like behind the library and
 18 stuff like that.
 19 MR. MENDENHALL: Okay.
 20 MR. CHESNEY: I mean, any general
 21 documents I think would be useful to have up
 22 there.
 23 MR. MENDENHALL: Okay.
 24 MR. CHESNEY: One word of guidance for
 25 when I'm gone, which, you know, will happen,

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1 is never, ever change the assessment
 2 methodology. Every once in a while, you're
 3 going to get a commercial property owner
 4 that's going to come, but that was a very
 5 thought-out process, and it works very well
 6 for the residents of the community and to keep
 7 it as stable as it has been.
 8 And, you know, we got a lot more
 9 complaints back in the day, and everyone now
 10 seems to accept it, so it's -- but it is a
 11 well-reasoned methodology.
 12 MR. MENDENHALL: Sure. Matt, I saw you
 13 had your hand up.
 14 MR. LEWIS: Yeah. I'm sorry. The
 15 dwelling live, the Greens, it looks like card
 16 reader for something.
 17 MR. MILLS: Yeah. I'm going to address
 18 that.
 19 MR. LEWIS: Oh, very good then. I was
 20 trying to segue into your --
 21 MR. MENDENHALL: Mr. Chair.
 22 MR. MILLS: So before I get to that, let
 23 me go back to we changed how these meetings
 24 are chaired. I suspect that was the vote of
 25 no confidence in me chairing these meetings,

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1 so -- which I'm fine with, by the way.
2 MR. CHESNEY: No. No. No.
3 MR. MILLS: But as we did talk about it
4 a couple of times today, I think there's
5 opportunities to improve this process even
6 further, to some of the points that Mr. Ross
7 made earlier, in expanding and keeping some of
8 this stuff in front of us, rather than us
9 going through the agenda and going, "Well, we
10 didn't talk about this." "Oh, yeah, we
11 forgot." Right? So I think there's
12 opportunity there.
13 To segue from Mr. Chesney's comments
14 -- he must have been reading my notes --
15 because the next project of passion that I
16 wanted to address -- and I don't think this
17 was sent out to anybody else yet -- correct,
18 Sonny?
19 MS. WHYTE: It's on Dropbox.
20 MR. MILLS: Oh, it is. Okay.
21 MS. WHYTE: I uploaded it this afternoon
22 because I thought you might want --
23 MR. MILLS: Okay. So the disclaimer up
24 front, because I can hear Mr. Ragusa requiring
25 a disclaimer --

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1 MR. CHESNEY: He's gone.
2 MR. MILLS: I am a resident of the
3 Greens, and so obviously we have a guarded
4 gatehouse system there that services -- how
5 many residents, Chris?
6 MR. MAYS: 510 homes.
7 MR. MILLS: Five hundred and something
8 homes. And it is an old, antiquated system
9 with a tiny little monitor that the guards
10 have to scroll down to see if you have more
11 than like eight names on your list, and so
12 thinking in this modern era of technology,
13 there has to be something better out there.
14 A couple of Fridays ago, Sonny and I
15 went and visited with Waterchase's folks, and
16 they have a state-of-the-art system that
17 allows -- and, Sonny, jump in if I miss some
18 of this -- it allows residents to go on the
19 website and enter guests' names that upload
20 into the gatehouse.
21 So you don't have to call Carmen, and
22 then if she forgets to tell the second shift
23 guy, they turn away my guests because they
24 can't find a piece of paper that they wrote it
25 on. Right?

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1 You can also take people off the list
2 off the website, and then the guard has a hand
3 -- a remote wireless hand scanner, and the
4 system spits out a card for the guest, for the
5 visitor, with a bar code on it, the address,
6 the instructions to get to the residence, and
7 then that card is valid for seven days. So if
8 the guest comes back again, they simply takes
9 this scanner, the guest holds the thing up at
10 the window, and the guard scans it, and it
11 opens the gate and lets them in and captures
12 that named person attached to the bar code is
13 entering the community.
14 And so we saw several that seven days
15 had expired, but they're still an authorized
16 guest. The system beeps and allows the guard
17 to just hit reprint, and they get a new card.
18 If you didn't want a guest to go beyond
19 a day or seven days, it beeps, and it doesn't
20 allow you to reprint, and you then have to
21 call the resident and tell them so and so is
22 here trying to get in.
23 Anyway, a long way around the block,
24 lots of capabilities, lots of functionality
25 that we simply do not have over here, and the

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1 proposal, if I read it correctly, was to lease
2 this equipment for 440 bucks a month.
3 MS. WHYTE: It comes with the equipment.
4 It comes with a new computer and a router, the
5 scanner, it comes with 10,000 cards. It comes
6 with everything included. I believe -- Jim,
7 correct me -- three years --
8 MR. MILLS: Uh-huh.
9 MS. WHYTE: -- you lease this equipment
10 to program. We've looked at it before. It
11 was considerably more, the program. Many
12 years ago we did it. There has been a lot of
13 requests from the homeowners to be more, as
14 you would put it, socially able to work on
15 their own.
16 If they're at the office -- and, "Oh, my
17 God, I forgot the Verizon guy is coming in.
18 I've got to put that in there." Or I've got a
19 guest who just called, you know, a vendor who
20 is going to go over and fix your roof, you can
21 do this all on your smart phone, on your
22 tablet on everything.
23 The resident basically controls their
24 own in and out. Again, there are going to be
25 a number of residents who are not quite as

1 savvy on their smart phones, and we can
 2 certainly work with those and do it manually,
 3 if need be.
 4 But, in general, we have had so many
 5 requests, "Why are we working on such an old
 6 system?" So we've been working on this for a
 7 few years, and then it was brought back up,
 8 and we looked at it again, and it is a natural
 9 -- plus, on top of that, our computer at the
 10 Greens needs to be upgraded, and I don't
 11 really want to spend money on a computer when
 12 -- if the board chooses to or the community
 13 chooses to go forth with this, we're going to
 14 get a computer with it. Why have this, when
 15 the lease comes with a computer, right there.
 16 And it's all touch screen, and it's very fast,
 17 and it moves the guards through like this.
 18 You actually can -- when a resident
 19 comes in and say, "You go to see Mr. Mills,"
 20 scan it in, boom, you can now have a text
 21 message sent to your smart phone. "Hey, so
 22 and so just came through the gate," and you're
 23 prepared when your guest comes to your door.
 24 MR. MILLS: Another functionality, I can
 25 text you to come in, and you end up at the

1 gate with a code on your phone, kind of like a
 2 mobile boarding pass at the airport. Right?
 3 And they scan it, and the gate opens, and then
 4 you come. So there's just a lot of
 5 functionality and a lot of --
 6 MS. WHYTE: There's a lot of pros and
 7 cons to it. I mean, you can continuously add
 8 things to this program. You can do -- you
 9 know, when a resident comes in and does not
 10 have anything, or a guest, and you can take
 11 the driver's license legally. I'm not sure
 12 what you can and cannot do. But it's an
 13 option.
 14 You can take the driver's license,
 15 register it, boom, there is nothing outstanding
 16 whatever, and it records it. Only certain
 17 things you're allowed to record.
 18 And, I mean, there are so many things on
 19 this program that are phenomenal, and it will
 20 expedite the entry, and the residents have
 21 their own accountability and their own -- you
 22 know, because a lot of times residents forget.
 23 If you're living there, you just
 24 presume, tell us -- your gate information
 25 sheet is updated or it's up to date, and then

1 you go, "Wow, I haven't spoken to this person
 2 in seven years. I forgot all about that."
 3 Gone.
 4 MS. HESSLER GRIFFITH: Does it do
 5 anything for other gated communities or
 6 only ones that are guarded?
 7 MS. WHYTE: It's only for that -- it's
 8 only that program and that particular program,
 9 because you have to have a human person there
 10 to do what -- to use it.
 11 MS. HESSLER GRIFFITH: I suspect if this
 12 is something we want to do, it will be sort of
 13 similar to the Radcliffe solar panels or it
 14 would be a special assessment to the Greens'
 15 residents.
 16 MS. WHYTE: It comes right out of their
 17 budget. Anything we do for any of the gated
 18 communities, it goes directly to their budget.
 19 And I believe they have all their finances and
 20 taxes to be able to handle four hundred --
 21 MR. MILLS: 510 residents and four
 22 employees, plus a month it's 80 cents a month.
 23 Right?
 24 MR. BARRETT: We're going to chain down
 25 the system so it doesn't get stolen.

1 MR. RAGUSA: You should look at the
 2 nighttime kiosks, too.
 3 MS. WHYTE: Oh, God, no, don't start --
 4 MR. CHESNEY: I like how he leaves, and
 5 now he's like let's do --
 6 MR. RAGUSA: The CDD looked at a
 7 nighttime kiosk for the Greens. That's the
 8 biggest single subject we've ever had in this
 9 community. There were hundreds of people
 10 lined up out the door.
 11 To tell you the truth, they got bad
 12 information from residents that was absolutely
 13 false.
 14 MR. CHESNEY: Because they said we were
 15 going to get rid of the guard.
 16 MR. RAGUSA: Correct. We had hundreds
 17 of people that wanted to speak, and it was
 18 like, "Folks, save your breath. You got bad
 19 info. Someone wasted your time."
 20 MR. CHESNEY: I was saying it out there.
 21 I couldn't get in.
 22 MS. WHYTE: So as a board, the
 23 collective board, do we need -- do you need to
 24 vote on something like this? What's the
 25 process?

1 MR. CHESNEY: Yeah.
 2 MS. McCORMICK: Yes. I mean --
 3 MS. WHYTE: No. No.
 4 MS. McCORMICK: -- I'm looking at the
 5 proposed amendment that Securitas provided.
 6 So this looks like it's for the equipment and
 7 the software is at a cost of \$440 per month,
 8 and it says that you are obligated to keep
 9 this equipment for three years.
 10 MS. WHYTE: Correct.
 11 MS. McCORMICK: So it's really 36 times
 12 \$440 is the amount of the contract.
 13 MS. WHYTE: It's a three-year lease
 14 contract.
 15 MS. McCORMICK: Because if you
 16 terminated earlier, there's a fixed cost, so
 17 you still have to pay them that amount.
 18 MS. WHYTE: I can just tell you the
 19 program that we have in there right now is
 20 Door King. It was originally installed --
 21 I've been here 12 years. It was prior to that
 22 -- on a floppy. It's still in there. We
 23 actually had to purchase a CD about ten years
 24 ago --
 25 MR. MAYS: Yeah.

1 MS. WHYTE: -- just so that we can get
 2 an update. We haven't been able to update
 3 that program because we're not paying for it;
 4 it doesn't exist anymore.
 5 So, basically, as by track record, we
 6 kind of hold onto our programs for any length
 7 of time, so it's not something that we do on
 8 the spur of the moment.
 9 MR. MILLS: And it's actually cheaper to
 10 lease it than purchase it.
 11 MS. WHYTE: Correct. Correct.
 12 MR. MILLS: And it gives us the option
 13 if the technology advances or the program
 14 improves. We have the capability to stay up
 15 with it.
 16 MS. WHYTE: Yeah.
 17 MS. HESSLER GRIFFITH: So is this
 18 something that we would simply propose along
 19 with any other proposals during the budget
 20 process?
 21 MR. CHESNEY: We can do it now. I mean,
 22 it's -- I'm looking to see the budget amount,
 23 but I'm sure it will be fine.
 24 MR. ROSS: The answer is yes, but over
 25 the next couple of months, this is when all of

1 us supervisors can bring all of our pet
 2 projects --
 3 MS. HESSLER GRIFFITH: Okay.
 4 MR. ROSS: -- that's a better term.
 5 MS. McCORMICK: So her question was,
 6 would they be able to, in transition to using
 7 this, prior to --
 8 MS. HESSLER GRIFFITH: Oh, no. No. No.
 9 MS. McCORMICK: Oh.
 10 MS. HESSLER GRIFFITH: As far as voting
 11 on whether we want to proceed --
 12 MR. MILLS: So I'll make a motion that
 13 we adopt the proposal --
 14 MS. HESSLER GRIFFITH: Okay.
 15 MR. MILLS: -- and move forward with the
 16 installation of the equipment.
 17 MS. WHYTE: It will require training for
 18 each of individuals.
 19 MR. LEWIS: If I may, I saw -- I briefly
 20 looked at it and wondered what the heck it was
 21 a little while ago. But there was an option,
 22 if I heard you right, to buy for like five
 23 thousand something dollars annually? Did I
 24 see that right, or was that --
 25 MR. MILLS: No. That's the annual --

1 MS. McCORMICK: Cost.
 2 MR. MILLS: That's the annual monthly
 3 cost.
 4 MR. LEWIS: Oh, the cost --
 5 MS. McCORMICK: Yes. So that's the 440
 6 times 12.
 7 MR. LEWIS: Oh, okay. I didn't do that
 8 in my head. Okay. I thought it was another
 9 option to lease or purchase.
 10 MR. MILLS: No.
 11 MR. CHESNEY: There's \$50,000 in
 12 undesignated cash in the Greens' fund. I must
 13 have never moved it back. So, yeah, there is
 14 plenty --
 15 MR. MENDENHALL: So do we have a second
 16 to the motion?
 17 MR. CHESNEY: I'll second it.
 18 MR. MENDENHALL: Okay.
 19 MR. ROSS: Discussion?
 20 MR. MENDENHALL: Yes, sir.
 21 MR. ROSS: I am going to oppose the
 22 motion, only because I feel like we're jumping
 23 the gun. I haven't seen the proposal. I've
 24 heard that it's in our Dropbox. When I looked
 25 earlier this morning, I didn't see it there.

1 It wasn't in my package.
 2 In addition to that, I feel like we've
 3 got a partner in the WCA where we should not
 4 necessarily get somebody's approval, but at
 5 least float the concepts that we're thinking
 6 about, so whoever would be The Greens' voting
 7 member should sort of hear about it.
 8 MS. WHYTE: I've already done that.
 9 MR. ROSS: Okay. And what was the
 10 reaction?
 11 MS. WHYTE: It needs to be done by
 12 Mr. Papa. The Green Links -- voting member of
 13 Green Links was -- she had some apprehensions.
 14 She said that, you know, residents like to
 15 have things done for them, rather than them
 16 having to do it, but nowadays, with
 17 technology, everybody is on Facebook,
 18 everybody is, you know, on their smart phone.
 19 There is more demand from the residents
 20 versus the -- the one particular voting
 21 member.
 22 MR. ROSS: Okay. Well, I'm still going
 23 to oppose it for those two reasons. I feel
 24 like there needs to be more percolation about
 25 the idea and such.

1 MR. RAGUSA: Well, procedurally, Erin,
 2 can they vote on something that is not on the
 3 noticed agenda?
 4 MS. McCORMICK: Yes, that is a good
 5 point, that -- I mean, this is being brought
 6 up under supervisor items, but to the extent
 7 that we can do it, what we're supposed to do
 8 is have anything that we're going to be
 9 approving on the agenda at least seven days
 10 prior, so that would be best to wait and hold
 11 off on this.
 12 MR. CHESNEY: Okay. I move to table it
 13 till next meeting.
 14 MR. MENDENHALL: Okay.
 15 MR. ROSS: I second motion to table.
 16 MR. MENDENHALL: Any further discussion?
 17 (No response.)
 18 MR. MENDENHALL: All in favor?
 19 (All board members signify in the
 20 affirmative.)
 21 MR. MENDENHALL: We'll get it on the
 22 agenda.
 23 (Motion passes.)
 24 MR. CHESNEY: And for the note, there's
 25 \$150,000 of excess -- not excess -- every time


1 I'd say that, Mark would make some crack. You
 2 need to get out of here, so I can say --
 3 undesignated cash in that account --
 4 MS. WHYTE: There was enough revenue --
 5 MR. CHESNEY: -- which means not
 6 allocated currently.
 7 MR. MILLS: My final request is, have we
 8 seen a final parks' cost versus estimates?
 9 Have we paid all the bills for the park
 10 renovations?
 11 MS. WHYTE: I will say by the time we
 12 got -- I would say yes, because I just
 13 ordered the last batch of benches and trash
 14 cans, but I do not have it. I will have it
 15 for you at the next board meeting.
 16 MR. MILLS: Okay. Just so we can put a
 17 ribbon around that.
 18 MR. MAYS: Put it on the list, Andy.
 19 MR. MENDENHALL: I got it.
 20 MR. MILLS: And then finally -- finally,
 21 before we adjourn, we do have a couple of
 22 former supervisors in the audience this
 23 evening that are not here by coincidence.
 24 And so I would like to take this
 25 opportunity to make a couple of presentations

1 on your behalf to honor the time and service
 2 you've provided to this board and this
 3 community for probably between the two of you
 4 a hundred years. So what do we have, Andy?
 5 MR. MENDENHALL: Sure. Mr. Ragusa's is
 6 the blue right one here.
 7 MR. MILLS: So let's do this one first.
 8 So, Mr. Argus, would you please come forward
 9 here for a little recognition.
 10 On behalf of this board and all the
 11 residents in Westchase, thank you very much
 12 for all of your contributions. We certainly
 13 appreciate it. We look forward to you
 14 continuing to be a part of this community and
 15 interacting.
 16 MR. ARGUS: I'm hard to get rid of.
 17 MR. MILLS: Please accept this as a
 18 small token of our appreciation on behalf of
 19 everything you have done for us. And all we
 20 could afford is a box.
 21 MR. ARGUS: Made in the USA, Number 810,
 22 a key to Westchase.
 23 MR. MILLS: So thanks again, Bob.
 24 MR. ARGUS: Sure. My pleasure.
 25 MR. MILLS: Don't be a stranger. The

1 next victim. The person formerly known as a
 2 resident of Westchase. Bob left and stuck
 3 around.
 4 MR. ARGUS: But he lives in his office.
 5 MR. RAGUSA: I do. I do.
 6 MR. MILLS: Two decades we have shared
 7 various roles of community service for the
 8 various boards and ultimately for the
 9 residents and have made Westchase what it is
 10 today, and we have a lot to be proud of. And
 11 you certainly leave the gates here past a
 12 soon-to-be-improved exit of walls at the gate.
 13 But, again, as I said to Mr. Argus, we
 14 cannot thank you enough for your service and
 15 contributions. In large part, and I said this
 16 when you left, Westchase is today, in part,
 17 because of what you've assisted making it.
 18 So on behalf of all of us and all the
 19 residents, thank you very much. And a small
 20 token of our appreciation.
 21 MR. RAGUSA: Should I open it?
 22 MR. MILLS: Yes.
 23 MR. CHESNEY: I had to think about this.
 24 I thought it was a good idea.
 25 MR. RAGUSA: You're going to take

1 MS. HESSLER GRIFFITH: Motion to
 2 adjourn.
 3 MR. MENDENHALL: Second. All in favor?
 4 (All board members signify in the
 5 affirmative, and the meeting adjourns at
 6:50 p.m.)
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1 credit?
 2 MR. CHESNEY: No.
 3 MR. RAGUSA: All right. A gavel. It's
 4 perfect.
 5 MR. MILLS: So, here, it says,
 6 "Westchase CDD, Mark Ragusa, 1998 to 2016."
 7 Time flies when you're having fun.
 8 MR. RAGUSA: That's the official year?
 9 MR. MILLS: Yeah.
 10 MR. RAGUSA: Excellent. Thank you.
 11 MR. MILLS: Thank you very much.
 12 MR. MENDENHALL: All right. With that
 13 --
 14 MR. RAGUSA: Let me just say, having met
 15 with Barbara, you guys are in trouble. And
 16 Greg was right, she's a whole lot of energy
 17 and a whole lot of great ideas. So she will
 18 greatly improve my seat, too. There's no
 19 question about that.
 20 MS. HESSLER GRIFFITH: Thank you. Thank
 21 you.
 22 MR. MENDENHALL: So we're looking for a
 23 motion to adjourn. If somebody would like
 24 to --
 25 MR. MILLS: So moved.



James P. Mills, Chairman