

RE: WESTCHASE COMMUNITY
DEVELOPMENT DISTRICT

TRANSCRIPT OF: BOARD MEETING

DATE: April 4, 2017

TIME: 4:03 p.m. - 6:55 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

DISTRICT ATTORNEY:
Erin McCormick

DISTRICT ENGINEER:
Tonja Stewart

WESTCHASE STAFF:
Doug Mays

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1	The transcript of Westchase Community
2	Development District Board Meeting, on the 4th day
3	of April, 2017, at the Westchase Community
4	Association Office, 10049 Parley Drive, Tampa,
5	Florida, beginning at 4:03 p.m., reported by
6	Kimberly Ann Roberts, Notary Public in and for the
7	State of Florida at Large.
8	*****
9	MR. MENDENHALL: All right. We're going
10	to get started. This is the Westchase
11	Community Development District board meeting.
12	Today is Tuesday, April 4, 2017. It's
13	approximately four p.m.
14	I'll say, for the record, that all
15	supervisors are here, except for Mr. Lewis. I
16	heard from him earlier. He's on his way and
17	should be here shortly, and we'll let him join
18	us.
19	That takes us to the consent agenda.
20	Actually, first, let's stand for the pledge.
21	(The Pledge of Allegiance was recited.)
22	MR. MENDENHALL: All right. Now back to
23	the consent agenda. I'll ask first if there
24	is a motion to approve the consent agenda.
25	CHAIRMAN MILLS: Motion to approve.

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1	MR. MENDENHALL: Do we have a second?
2	MS. HESSLER GRIFFITH: Second.
3	MR. MENDENHALL: Now any discussion,
4	questions, comments? Do you want me to wait a
5	second?
6	MR. CHESNEY: There we go
7	MR. MENDENHALL: All in favor.
8	(All board members signify in the
9	affirmative.)
10	MR. MENDENHALL: Any opposed.
11	(No response.)
12	MR. MENDENHALL: That motion carries
13	unanimously.
14	(Motion passes.)
15	MR. MENDENHALL: That takes us to Item
16	Number Three, the engineer's report. Tonja
17	Stewart is here, so I'll give her the floor.
18	MS. STEWART: Yes, I was so excited that
19	I prepared a whole, big old report for
20	everybody that nobody read.
21	MS. HESSLER GRIFFITH: I read it. I
22	read it.
23	CHAIRMAN MILLS: Oh, you've been busy.
24	MS. STEWART: Thank you. Well, after
25	hearing the frustration in Brian's voice, I

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1	decided I better make sure that I did
2	something that would provide some data. So
3	I'm hoping you guys can go back and take a
4	look at it. I'll kind of summarize
5	everything.
6	I'll read the email. I attached a
7	couple of historical emails to refresh the
8	information for everybody, including an email
9	regarding general erosion issues and in
10	changing repairs options and costs, an email
11	regarding the pond inspection performed by
12	Doug and I and thoughts on aquatic plants and
13	the overlapping services between the landscape
14	maintenance company and the lake management
15	company along the pond perimeters, as well as
16	the information regarding the prioritizing of a
17	few erosion repairs that are beginning to
18	encroach onto private property --
19	(Mr. Lewis enters the room.)
20	MS. STEWART: -- proposals for this
21	prioritized restoration work are also
22	attached, which we are prepared to discuss at
23	the board meeting so that a decision can be
24	made to get this work scheduled to make the
25	most efficient repairs before the rainy season

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1	when water levels rise.
2	Keep in mind that in an attempt to
3	restore slopes for a less expensive cost, the
4	vendors who submitted proposals are all new,
5	and we're experimenting with these products.
6	For your information, after I provided
7	this email, Doug and Sonny and I got together,
8	and we recognized the motion that was made at
9	the last meeting that authorized to us proceed
10	with that work.
11	So what you have in your possession is
12	the back-up proposals for you to review for
13	justification for moving forward with the work
14	we approved last month.
15	A couple of things have happened, and
16	this is something I think we talked a little
17	bit about in the last meeting. Since we
18	brought this to your attention -- what? -- six
19	months ago -- five, six months ago, Doug and I
20	have been working trying to, number one,
21	research vendors, research products, do
22	inspections.
23	And the one thing that we had found is,
24	this overlap between landscape maintenance and
25	lake management is complicated. So we're

<p style="text-align: right;">Page 9</p> <p>1 trying to communicate better among all of us 2 in the services. And I believe this is also 3 included in the documents. 4 I just received this from a company 5 about three or four weeks ago, and fascinating 6 enough, it really does address specifically 7 what our problems are. You can see -- this 8 picture to the top right, you can see the 9 grass along the bank is a little higher. They 10 let it grow a little bit. 11 And then if you go to the heart of the 12 report, you can see where the cross section of 13 the pond -- this is really our problem. This 14 is what we have. And what they're 15 recommending is a -- I'm going to say no mow, 16 no weed-eat zone along the grass line of the 17 pond. 18 The goal is to try to get a deeper root 19 system of the grass along the grass line. The 20 good news for you is the majority of your 21 ponds the water levels don't fluctuate 22 significantly, so you don't have that seasonal 23 movement of the water that kind of pulls the 24 soil out from underneath the grass. So that's 25 good news.</p>	<p style="text-align: right;">Page 11</p> <p>1 with the chemicals, and the chemicals are also 2 killing the aquatic plants, so it's not 3 letting the aquatic plants get up into that 4 zone. 5 This zone is the most sensitive. It's 6 the zone where they took the dirt out of the 7 pond and threw it on top of the natural ground 8 to fill it, and then slope that pond slope and 9 put grass on it. So when you have no grass 10 right at that area, that is the area that's 11 probably the most susceptible to erosion. 12 So we're trying to secure that area 13 better, and we're trying to do it with the 14 least expensive repair, which are going to be 15 plants. Okay? 16 Keep in mind, the repairs that you guys 17 approved last month that we're starting now, 18 those were situations where we had erosion 19 getting to encroach on private property, so we 20 needed to repair them, restore them. We could 21 not have just restored them in the condition 22 they're in because they were already within 23 probably a foot or two of the property line, 24 and we did not have easements on them. 25 So that's the reason we went ahead and</p>
<p style="text-align: right;">Page 10</p> <p>1 So because we have not been able to 2 really -- there's a list of plants in here. 3 In talking to a dozen or so different vendors, 4 I can't find a plant that they all agree is a 5 good plant to plant along the grass line. 6 Doug and I kind of talked a little bit about 7 doing some experimenting with it, but my 8 recommendation is that we move a little 9 further in trying to do maybe make some 10 changes to our lake management and our 11 landscape maintenance work. 12 Start with letting the grass grow, you 13 know, one or two feet along the grass line. 14 Let it grow ten inches or so, get that root 15 system down into the soil and maybe experiment 16 with a couple of little flowering plants right 17 below the grass line to see if we can get 18 something to take and if we like it, and as 19 well, understand that the market is going to 20 be releasing a product that will treat the 21 torpedo grass and won't kill the aquatic 22 plants. 23 The situation we're in, we have about a 24 12-inch zone right at the grass line, we're 25 going to have to treat it with torpedo grass</p>	<p style="text-align: right;">Page 12</p> <p>1 went with complete restoration of those 2 slopes. The next step that we're recommending 3 towards now is trying to implement better 4 programs for better stabilization in this area 5 and, therefore, that will be our form of 6 erosion prevention. It's getting better root 7 systems into the ground. 8 I don't know, Doug, if you want to make 9 any comments. 10 MR. MAYS: Well, I mean, other than 11 we've already started addressing it with our 12 landscape company and our aquatics company to 13 make them understand we have a bit of a 14 problem here. It's not huge, but it could get 15 huge if something is not changed. So that's 16 why me and Tonja talked about an area that is 17 -- in some of the pictures, it calls it a no 18 mow zone, but for us, it will be more of a no 19 weed-eat season; and that would help a lot if 20 we don't start -- if we don't continue to 21 butcher these shorelines with weed-eaters. 22 And it also, what it does -- some of 23 these guys are new, and they don't recognize 24 the plants versus a weed, so we want to, you 25 know, get them to understand that they don't</p>

<p style="text-align: right;">Page 13</p> <p>1 have to weed-eat everything. Even those weeds 2 can keep the shoreline together. 3 So we're trying to -- our plan is to 4 educate them in a way that they understand to 5 not weed-eat these ponds down too hard, not 6 scalp them, as we call it. So that's the plan 7 that we've talked about trying. 8 MS. STEWART: Another issue we 9 discovered that we just found out about -- I 10 wasn't aware of it -- I am finding out that 11 this is a universal problem in just about 12 every community. 13 When the district mows the pond bank, it 14 appears that the homeowner's landscape vendor 15 is also mowing this area. It's getting mowed 16 more than once. So it's not only getting 17 overmowed, it probably not getting mowed the 18 way that we prefer that it get mowed. 19 So I think we're going to have to do an 20 education program for the residents to ask 21 them to not mow outside of the property that 22 the district mows so that we can get better 23 management on it. 24 MS. HESSLER GRIFFITH: Tonja, can I just 25 weigh in there? So when you talk about the</p>	<p style="text-align: right;">Page 15</p> <p>1 thoughts. 2 MR. COLLAZO: I do have some thoughts. 3 And thank you. Ruben Collazo, President of 4 the Westchase Community Association. Thank 5 you, everybody, for hosting us. 6 We did have a conversation. Yes, there 7 are some provisions in our CCRs that allows us 8 to address anyone who attacks some of the 9 foliage around the pond areas. 10 As to the enforcement of that, that's 11 where it becomes a little bit tricky. We did 12 a little bit of investigative work, and we've 13 got some ideas. Debbie is here to help us 14 with that. 15 It seems that we do have a bit of an 16 easement with notice across private property 17 to get to the ponds and at least take a look 18 at the ponds. 19 What we don't have, obviously, is we 20 don't have the authority to kind of enforce 21 what goes there, who puts it there, how it's 22 maintained. You know, how it's documented is 23 going to be really, really important. 24 So certainly one of the ideas that we 25 want to float with you is that if you're able</p>
<p style="text-align: right;">Page 14</p> <p>1 resident education program -- and this has 2 come up a couple of times about communicating 3 with the residents -- in terms of pulling some 4 of these plants, that perhaps they're not as 5 aesthetically pleasing, we talked about 6 perhaps a flyer being sent out, and one of 7 the things that I found is that within the WCA 8 bylaws, there is a rule that prevents 9 homeowners from doing this. 10 So I had a conversation with Ruben of 11 the WCA to see if -- I think it's a good idea 12 to communicate with the homeowners, but I 13 think I would like to perhaps take it one 14 step farther -- further and see if we can 15 leverage the WCA to help us with that 16 communication and with the enforcement. 17 The one tricky part, I think, that we 18 have is, how can the WCA do their part in 19 helping us to enforce it? So whether it's 20 having access to easements, things of that 21 nature, because if we need to sort of count on 22 the homeowners to make sure that the 23 investment we're making isn't going to wait, 24 you know, if we can do that. 25 So I don't know, Ruben, if you have any</p>	<p style="text-align: right;">Page 16</p> <p>1 to document these instances of damage, then we 2 can certainly send out a letter with the 3 appropriate verbiage in it, citing the correct 4 citation in our documents. 5 Now, as to the enforcement, that becomes 6 problematic, because how do you prove that 7 some individual homeowner is actually 8 responsible for the erosion that's taking 9 place and the attack that's taking place on 10 the vegetation that's in that area. You 11 can't. It's like concluding someone's car 12 that's parked outside your home is actually 13 their car. We're unable to do that also, as 14 you know, you know. 15 But we want to float ideas, we want to 16 help, we want to cooperate. It benefits the 17 entire community. So we're here to help. I 18 say, you know, we're here from the 19 association, we're here to help. 20 MS. HESSLER GRIFFITH: So with that 21 said, when we get to -- thank you, Ruben -- so 22 when we get to that point where we are, you 23 know, ready to sort of, you know, enforce 24 whatever -- I don't know where we are with 25 regards to the plantings, if the plantings are</p>

<p style="text-align: right;">Page 17</p> <p>1 in yet.</p> <p>2 I know that we had some sort of --</p> <p>3 MS. STEWART: Doug has initiated some</p> <p>4 plantings, I think. Have you had any issues</p> <p>5 with removal at this point?</p> <p>6 MR. MAYS: Not yet.</p> <p>7 MS. HESSLER GRIFFITH: No. Okay.</p> <p>8 MR. MAYS: Well, that's what I was going</p> <p>9 to ask, too, not to stop you, but when we do</p> <p>10 see a situation where we know we put plants in</p> <p>11 and the plants are gone or we somebody that's</p> <p>12 running their edger along the lake bank to</p> <p>13 keep a nice straight edge, and do we take</p> <p>14 photos and turn them in to the WCA?</p> <p>15 MR. COLLAZO: Okay. So -- again, Ruben</p> <p>16 Collazo -- you know, one of the suggestions I</p> <p>17 would have, Doug, is when you're completing</p> <p>18 these jobs, if you're documenting them, taking</p> <p>19 photos, dated and time stamped, the whole</p> <p>20 thing, and do a before and after comparison</p> <p>21 with photos, you all can fight the complaints,</p> <p>22 and we can follow up with our letter.</p> <p>23 You know, what happens after that is</p> <p>24 another issue, but I think it would be nice to</p> <p>25 be able to at least address this with the</p>	<p style="text-align: right;">Page 19</p> <p>1 even though it's a first violation, more of a</p> <p>2 negative, but --</p> <p>3 MR. COLLAZO: I couldn't agree more. I</p> <p>4 will state, though, for the record, that most</p> <p>5 of our homeowners actually lose the first</p> <p>6 letter. I'm being glib, but we hear that a</p> <p>7 lot. They just don't get the first letter.</p> <p>8 MR. LEWIS: Sure.</p> <p>9 MR. COLLAZO: It gets buried in -- you</p> <p>10 know, it gets buried in the spam and, you</p> <p>11 know --</p> <p>12 MR. LEWIS: Yeah. And to your</p> <p>13 benefit, I mean, we -- and maybe you've</p> <p>14 followed some of the meetings, but we have</p> <p>15 talked about an education program, but I just</p> <p>16 don't think we're quite there yet.</p> <p>17 I think we need to get there quick,</p> <p>18 because if we're already starting to do</p> <p>19 things, with, you know, Doug and the staff,</p> <p>20 but we need to get that out there. I can talk</p> <p>21 to -- and I already have talked to several of</p> <p>22 my neighbors that live on the water, but</p> <p>23 that's just --</p> <p>24 MR. MENDENHALL: So we had talked -- the</p> <p>25 board had talked about Tonja putting together</p>
<p style="text-align: right;">Page 18</p> <p>1 residents and say, "Here, Residents, you</p> <p>2 violated the covenants and deed restrictions,</p> <p>3 and there could be consequences for doing so."</p> <p>4 MR. MENDENHALL: Matt, did you have a</p> <p>5 question?</p> <p>6 MR. LEWIS: I had more of a statement.</p> <p>7 And I appreciate the ideas and all. I would</p> <p>8 rather us -- we talked about it for a couple</p> <p>9 months now, for an education program. I would</p> <p>10 much rather see us go more of a positive role</p> <p>11 and a positive route, rather than go negative</p> <p>12 quickly to, you know, some kind of a letter to</p> <p>13 the owner or property owner.</p> <p>14 I mean, I get it, that I think that</p> <p>15 could be effective. You just made me remove a</p> <p>16 trash can from the side of my house last</p> <p>17 month, so --</p> <p>18 MR. CHESNEY: That was a positive</p> <p>19 experience for you?</p> <p>20 MR. LEWIS: Well, it got the action that</p> <p>21 they wanted, so -- but my point being, I would</p> <p>22 rather -- let's try I think -- I find it a lot</p> <p>23 when you take a positive route sometimes, it's</p> <p>24 more effective than a potential negative, and</p> <p>25 a lot of homeowners sometimes sees those as,</p>	<p style="text-align: right;">Page 20</p> <p>1 a document that would go out to residents</p> <p>2 around ponds. You could also probably maybe</p> <p>3 put in many of your different communications</p> <p>4 that go out to the community, including the</p> <p>5 WOW, the website, as well we also talked about</p> <p>6 education being given to some of the workers</p> <p>7 back at the Westchase office, because</p> <p>8 sometimes they aren't aware.</p> <p>9 They have new crews that come on board</p> <p>10 and that sort of thing. So as far as -- yes,</p> <p>11 Mr. Chesney.</p> <p>12 MR. CHESNEY: I just was going to say, I</p> <p>13 mean, if it was like a two-sider, one-pager</p> <p>14 kind of document. Right?</p> <p>15 MR. MENDENHALL: Yes.</p> <p>16 MR. CHESNEY: I mean, we could do that.</p> <p>17 You could reprint it as an insert in the WOW</p> <p>18 and things like that.</p> <p>19 MR. MENDENHALL: Sure.</p> <p>20 MS. HESSLER GRIFFITH: My comment to</p> <p>21 that --</p> <p>22 MR. CHESNEY: They're always looking for</p> <p>23 money.</p> <p>24 MS. HESSLER GRIFFITH: -- a couple of</p> <p>25 things. One, the residents that received that</p>

<p style="text-align: right;">Page 21</p> <p>1 flyer today are the residents that live here 2 today. Right? It doesn't address the 3 resident who moves in tomorrow. 4 So it's already in the bylaws, the rules 5 are already there. What I'm saying is that as 6 we go out with the communication, which is, I 7 think, our third meeting talking about 8 education. All right. So I would like to see 9 some traction there. 10 But if -- you know, when that 11 communication goes out, I would like to see 12 perhaps some of that be a reminder that this 13 is also in your covenants and, you know, 14 subject to enforcement, that sort of thing. 15 MR. MENDENHALL: Yes. 16 MS. HESSLER GRIFFITH: Because the thing 17 is, we're spending a lot money on this 18 restoration. Once they pull it, it's going to 19 cost us to go and replace it again. So 20 obviously positive messaging, but I don't want 21 to lose plants either, so -- 22 MR. MENDENHALL: And to your point, in 23 the communities where they do this, because 24 there are many communities that do these types 25 of reminders, they do it on an interim basis,</p>	<p style="text-align: right;">Page 23</p> <p>1 We're in complete agreement. You've 2 indicated frustration to us over time with 3 there being a lack of clarity in your industry 4 with regard to particular fixes, particular 5 product, and that's been frustrating for you. 6 The way I receive that frustration is 7 lack of confidence in what we're doing. And 8 so that's what you're hearing from me. It's 9 really an echo or, if you will, the other side 10 of the coin. 11 So I don't want you to think in any way 12 we're in conflict. It's the exact opposite. 13 I'm more, as Ms. Griffith, indicated, let's 14 get going on this. Let's get some stuff done, 15 which back to the comment you made a second 16 ago, I think you're spot on, we need to do the 17 education material. 18 And my memory is that the board said 19 let's go ahead and go forward with that while 20 you were not here. And so from our 21 viewpoint, we're waiting on you and staff to 22 come forward with this product, and that may 23 not have gotten communicated to you, because, 24 again, I think you appeared by phone for only 25 part of the meeting last time.</p>
<p style="text-align: right;">Page 22</p> <p>1 either twice a year or once a year, 2 recognizing that new people come in, whether 3 it be renters or new owners; that way, they 4 can assure that at least once or twice a 5 year that message is at least being pushed 6 out and kept on the website and that sort of 7 thing. Mr. Ross. 8 MR. ROSS: Just to circle around. Sorry 9 I didn't see your report. 10 MS. STEWART: That's okay, Brian. 11 MR. ROSS: I assure you I read all your 12 reports. I couldn't get Dropbox to work. I 13 went to Doug, and he and I unanimously agreed 14 it's a user error. I did something wrong. 15 We'll get it straightened out. Sonny's going 16 to be back in a couple of days, and when I'm 17 there I'll read it. 18 Secondly, I wanted to apologize. If any 19 of the comments I made at the last meeting 20 were after you were off line, I don't really 21 remember. I wanted to kind of give you some 22 feedback because I was reflecting on it, that 23 we're in agreement that the district needs to 24 be proactive in addressing some of the issues 25 with regard to our ponds.</p>	<p style="text-align: right;">Page 24</p> <p>1 So, yeah, we desperately need that, and 2 then we can work out the detail, the 3 substance, means of distributions, et cetera, 4 et cetera. 5 MS. STEWART: We have a series of 6 documents that are ready to go. I just have 7 to convert it over to Westchase format. We're 8 ready. Do you want me to send it to you? 9 MR. MENDENHALL: Sounds good. Yeah. 10 MS. STEWART: We have a wetlands 11 management piece of information, too, that we 12 added. I do need to create something about 13 this mowing issue. So I'll add that to the 14 mix, too. So we're ready to go. 15 MR. CHESNEY: So it's like a one-pager? 16 I'm sorry. 17 MS. McCORMICK: Yes. And if you wanted 18 to include information about the provisions in 19 the CCRs or like citations to those -- I know 20 you've got some tabs there, so I don't know if 21 you guys have pulled them out, but you can 22 send those to Tonja and to me if you want. 23 Those could get incorporated into the 24 materials that Tonja already has, too. 25 CHAIRMAN MILLS: Yes. So just a couple</p>

<p style="text-align: right;">Page 25</p> <p>1 comments, and then I want to come back to you, 2 Erin. I made some notes as you were talking, 3 Tonja. 4 So my first question around growing the 5 grass to ten inches or so along the edges of 6 the ponds -- two questions -- one is, does 7 that create any snake and rat infestation 8 opportunities? 9 And, secondly -- and we sort of kicked 10 this one around already a little bit, since I 11 wrote this down, but how do we prevent the 12 residents' landscapers from mowing that down? 13 Right? So that's -- you know, we can do 14 everything we want to do. 15 The resident could get a notice and say 16 to the landscaper, "Don't do this," and then 17 they get a new set of guys, and the guy goes 18 out back and goes, "This looks like hell," and 19 weed-whacks it down. Right? 20 So the education piece is a part of it. 21 I agree with Mr. Lewis, I don't think initial 22 enforcement is the way to go. I'm going to 23 defer to Erin here in a second and come back 24 to that. 25 The second part is, some of the things</p>	<p style="text-align: right;">Page 27</p> <p>1 effort on the long-term view of where are we, 2 and then the immediate priorities, the have- 3 to-do priorities, the like-to-do priorities, 4 so we have a view of what's ahead, not just 5 month to month. Surprise. We got a slope 6 behind a house that's fallen -- the pool has 7 fallen in. Right? 8 So back to you, Erin. Any concerns or 9 feedback on the whole enforcement side of this 10 thing in terms of, A, in general, and, B, CDD 11 referring residents to the WCA for CCR 12 enforcement? 13 MS. MCCORMICK: I think what I was 14 envisioning is that we just cite those 15 provisions in the CCR that the residents are 16 bound by at this point. And I don't know if 17 you're doing plantings around a specific pond, 18 if it would work logistically to maybe hand 19 these materials out to the residents around 20 that particular pond so that they get the 21 information. 22 "These plants are being done this week, 23 and here is some information that you need." 24 I mean, that seems like that way you're 25 hitting the residents right at the time that</p>
<p style="text-align: right;">Page 26</p> <p>1 we addressed last month and I think some of 2 the frustrations you might be hearing is this 3 all around these urgent requests. Right? We 4 can't operate with every month it seems there 5 is another \$22,000, we-have-to-do-this-now 6 project. Right? 7 And that's where going back to what we 8 talked about in the past about inventorying 9 the slopes and the ponds and where are we and 10 coming up with more of a master plan and 11 saying, "In the next three months, we need to 12 do these two, in the next six months, we need 13 to do these four, in the next 12 months, we're 14 keeping an eye on these eight," whatever it 15 is. 16 Let's get away from this every month, 17 we've got another \$22,000, we need action 18 today kind of approach, because then we're 19 back to, you know, what is the overall cost? 20 How do we plan for that? 21 We're budgeting for some erosion. But 22 is 60,000 going to cut it? Three projects, 23 and we're out of money again for the year. 24 Right? 25 So I would like to see a continuing</p>	<p style="text-align: right;">Page 28</p> <p>1 the work is going on. 2 But as far as enforcement, I think 3 that's something I would need to look at a 4 little bit more, because I would want to make 5 sure that, you know, we complied with all the 6 legal requirements that we needed to. 7 CHAIRMAN MILLS: Okay. Thank you. 8 MR. MENDENHALL: Okay. 9 MR. MAYS: Andy. 10 MR. MENDENHALL: Yes, sir. 11 MR. MAYS: Mr. Collazo. 12 MR. MENDENHALL: Oh. 13 MR. COLLAZO: Just a couple of quick 14 comments. Whatever vehicle you come up with 15 for distribution of information, we can 16 certainly go ahead and multiply your effort by 17 distributing on our email list and voting 18 member email list. 19 We reach pretty much everyone in 20 Westchase on our digital communications. 21 Debbie also has an idea she wants to bounce 22 off you. 23 MS. SAINZ: I have -- one of the 24 recommendations is, whenever there's been a 25 stop order request done for any buyer, they go</p>

1 onto the homeowner docs website, and there's
2 specific material that we already have
3 uploaded to that website that the title agent
4 prints and provides to the buyer.

5 So if this is a small document that I
6 could have them upload to provide to every
7 buyer regardless of whether they live on a
8 pond or not, they may move onto a pond
9 eventually, at least they'll have the
10 material.

11 MR. MENDENHALL: I think that's a great
12 idea.

13 MS. SAINZ: I would just need it in PDF
14 format.

15 MS. STEWART: Absolutely. Absolutely.

16 CHAIRMAN MILLS: Tonja, you were nodding
17 your head about snakes in the grass.

18 MS. STEWART: Just to follow up a little
19 bit, unfortunately, the answer to that
20 question is a yes.

21 Anytime you let the grass grow higher
22 it does hide those kind of critters. What we
23 had -- what we're doing at some other
24 communities is -- starting with some of the
25 common ponds, not the ones that are behind

1 people's houses first to give us some time, to
2 introduce this to the residents. Do you all
3 allow -- do you allow fishing?

4 MR. MAYS: No.

5 MS. STEWART: I mean, are residents
6 allowed to walk around a pond, or is there a
7 prohibition to walking around --

8 MR. MAYS: We really don't have anything
9 on that, so, yeah, they can walk around.

10 MS. STEWART: Because as part of what
11 I'll add to the process of our educational
12 information is it would be preferred that
13 people not walk on the slope of the pond.

14 I mean, we had an incident in Orlando
15 last year. So, in general, I think it's
16 important that we try to advise residents that
17 if you're going to walk around the pond, at
18 least, stay on the flat bank; don't walk on
19 the slope.

20 I mean, I think that could be a safety
21 question in several ways, so --

22 MR. GOLDSTEIN: That would include pets,
23 too.

24 MS. STEWART: Yes. Yes. Doug, how many
25 times have you seen problems with snakes

1 and --

2 MR. MAYS: On the edge of the pond?

3 MS. STEWART: Well, on the ponds or --
4 I typically see them concentrated really more
5 towards the outfall structures and into the
6 wetlands.

7 MR. MAYS: We really never had an issue,
8 other when we're cleaning a pond out, which
9 most of the ponds now are cleaned out to the
10 point where we got rid of all the weeds and
11 bad plant material that was in them. So now
12 that we've cleaned them out, that's where
13 usually the snakes were hiding.

14 Now they're -- we don't have any
15 issues. I mean, we got a call for authorizing
16 a permit on a gator every once in a while,
17 but, you know, they're all over; they're not
18 hiding in the grass.

19 MS. STEWART: I think the whole warning
20 thing about wildlife needs to be thrown out
21 there, because, yes, anything could come into
22 the system from Mother Nature, and we don't
23 have any control over it. The same thing with
24 mosquitos, you know.

25 MR. MAYS: Plus I think a ten-inch no

1 weed-eat is kind of a little excessive. We
2 don't need that. I mean, we just need to --

3 MS. STEWART: I'll let you all -- I'm
4 not an expert on grass, for sure. I -- yeah.

5 MR. MAYS: We just need the landscapers
6 to understand it, and the homeowners that live
7 on lakes that allow their landscapers to go
8 down there, get them to understand that we
9 don't want it to be scalped any longer.

10 We just want to tip it, get the bud off
11 the top, you know, the weed bud, or the tip of
12 the grass off or -- you know, I've already
13 started talking to the landscapers, you know,
14 and asking them how do they do it, "How do you
15 handle a pond?"

16 And a lot of them are aware of the
17 problem. They know them weed-eating these
18 ponds and scalping them to the ground is going
19 to cause an issue, so a lot of them know this
20 stuff.

21 It's just sometimes we've got homeowners
22 that will say, "I want it -- I want it down,"
23 you know, even though they don't need to go
24 back there and mow it, that we have the guys
25 do it, but the homeowners prefer to have their

1 whole yard on the same schedule.
 2 That's why a lot of them do it. And
 3 you've got to understand that's -- I mean, you
 4 want your yard to be even, we're not there for
 5 two more days, and, you know, there's a few
 6 inches difference, and it just looks terrible.
 7 So that's why we understand why some of them
 8 do it.

9 But if we continue to educate them, and
 10 I think we've already started doing that.
 11 I've already seen a lot less erosion problems
 12 in the community. And that pond list that I
 13 gave you, you see that list, that pretty much
 14 says a lot of the ponds don't need anything,
 15 and some ponds need plants.

16 There's very few of them that we saw
 17 that we're talking erosion repairs. These are
 18 the last two that me and Tonja have even
 19 looked at that -- there's one more, I think
 20 it's Pond Number One, that we're probably
 21 going to recommend a pond erosion restoration
 22 on, but --

23 MS. STEWART: And, Jim, that's a
 24 response to your last comment. I think we're
 25 where we need to be at this point. I think we

1 someone else needs to look at it. Well, no,
 2 we're kind of near a final product, absent
 3 supervisor comments."

4 MR. MENDENHALL: Yeah. It will be in
 5 final form, and basically just -- the only
 6 other thing would be any edits that would come
 7 from the board in that meeting itself.

8 MR. ROSS: And ideally if we get it
 9 early enough, we can provide our edits
 10 directly to you. Correct?

11 MR. MENDENHALL: Yes. You should get
 12 that by -- just to let you know, Tonja -- in
 13 order for it to go in the package, we would
 14 need it by the 24th of April, so that's after
 15 getting everyone's input and --

16 MS. STEWART: I'll get something to
 17 you --

18 MR. MENDENHALL: Okay.

19 MS. STEWART: -- the end of this week or
 20 next week. That way it could --

21 MR. MENDENHALL: Perfect.

22 MS. STEWART: Would you like for me to
 23 distribute it to everybody, or send it to you
 24 and let you --

25 MR. MENDENHALL: Send it to me, and I'll

1 don't anticipate any kind of emergency coming
 2 back to you.

3 We'll continue to inspect, continue to
 4 monitor and respond to resident, you know,
 5 issues or whatever, but I think we're -- now
 6 that we have found a plant that we all believe
 7 we can install and sustain, I think we're
 8 where we need to be.

9 CHAIRMAN MILLS: And then my final
 10 comment is, even though Mr. Ross didn't get to
 11 see it, it was a very comprehensive and
 12 thorough submission. I appreciate it, and he
 13 will, too, when he sees it.

14 MR. ROSS: I always appreciate your
 15 work. Can we have this on next month's agenda
 16 and --

17 MR. MENDENHALL: Sure.

18 MR. ROSS: -- specifically prior to the
 19 meeting? Can this draft of this educational
 20 product have been circulated to all of the
 21 interested parties, whether that's staff, our
 22 vendor, our engineer, our legal counsel --

23 MR. MENDENHALL: Yes.

24 MR. ROSS: -- you, so that when we come
 25 to the meeting, we're don't have to hear, "Oh,

1 distribute it. That way, I can make sure that
 2 everybody kind of touches it that needs to,
 3 all parties involved.

4 MS. STEWART: Okay. Great.

5 MR. MENDENHALL: All right. Great.

6 MR. ROSS: Thanks, Andy.

7 MR. MENDENHALL: Sure. Tonja, anything
 8 on the easement discussion over on the
 9 wetlands on abutting rezoning property?

10 MS. STEWART: I told the engineer after
 11 our incident with the inspection that we had
 12 that I think we need to come to what is
 13 acceptable language.

14 The situation that we have is, the cross
 15 section of a wetland, in general, as
 16 engineers, we assume that it's bowl shaped and
 17 that the seasonal high water is above the root
 18 of the vegetation. Okay? Allows water to
 19 flow straight out of the system.

20 What we have found is that, number one,
 21 you were designed during the drought, so some
 22 of your seasonal high -- design seasonal high
 23 waters were off -- okay? -- which basically
 24 races the water elevation.

25 When we had street flooding on Montague,

<p style="text-align: right;">Page 37</p> <p>1 basically we had water backing up into the</p> <p>2 wetland into Montague. And the problem was,</p> <p>3 is the water couldn't get to the outfall</p> <p>4 structure because of the root mass.</p> <p>5 Okay. These are the things that we</p> <p>6 monitor, Doug and I. We go out and maintain</p> <p>7 -- make sure everything has a positive</p> <p>8 outfall. It is possible that that situation</p> <p>9 may be experienced downstream of us where the</p> <p>10 zoning is occurring.</p> <p>11 What EPC is telling that developer is</p> <p>12 they are not going to give us a drainage</p> <p>13 easement over it because they do not want</p> <p>14 people in there impacting that wetland. Okay?</p> <p>15 With that being said, I did investigate</p> <p>16 their design a little bit. Their seasonal</p> <p>17 high waters, their starting water elevation</p> <p>18 is not like ours, where they're artificially</p> <p>19 low. They appear to be normal and elevated in</p> <p>20 the system.</p> <p>21 So the opportunity for what we've</p> <p>22 experienced to happen there is not as great.</p> <p>23 You follow me? Okay? So in lieu of maybe us</p> <p>24 asking them for a drainage easement that they</p> <p>25 can't get from EPC, I think we just agree</p>	<p style="text-align: right;">Page 39</p> <p>1 enforceable.</p> <p>2 MS. McCORMICK: Right. Well -- and that</p> <p>3 was the reason for requiring the drainage</p> <p>4 easement as a zoning condition when they were</p> <p>5 going through the rezoning process. We had</p> <p>6 negotiated that with them.</p> <p>7 So the problem is that this wetland area</p> <p>8 is going to ultimately be owned by whom?</p> <p>9 MS. STEWART: Their property owner --</p> <p>10 their owner, their apartment owner.</p> <p>11 MS. McCORMICK: Their owners association</p> <p>12 or the --</p> <p>13 MS. STEWART: Yeah. And I don't know</p> <p>14 that they'll have an owners association.</p> <p>15 Isn't it an apartment complex?</p> <p>16 MR. BARRETT: Yes, Fluor Companies of</p> <p>17 Georgia, F-I-U-O-R, out of Georgia.</p> <p>18 MS. McCORMICK: That could change. I</p> <p>19 mean, they could sell the property to a third</p> <p>20 party, which is why we wanted to have</p> <p>21 something that would be recorded so that it</p> <p>22 runs with the land.</p> <p>23 MR. ROSS: So, by way of example, is it</p> <p>24 something that we should insist is in the</p> <p>25 county's final recommendation or report or</p>
<p style="text-align: right;">Page 38</p> <p>1 obviously that they acknowledge that they're</p> <p>2 downstream and that there needs to be some</p> <p>3 coordination with us and them to make sure</p> <p>4 every year when we go through the rainy season</p> <p>5 that we can maybe do an inspection, you know,</p> <p>6 and report -- you know, maybe report to them</p> <p>7 on a regular -- on an annual basis, you know,</p> <p>8 that everything looks good, and if it doesn't</p> <p>9 look good, notify them, and then they figure</p> <p>10 out what to do, because it appears that EPC is</p> <p>11 not going to let them do the drainage</p> <p>12 easement.</p> <p>13 MR. MENDENHALL: Mr. Ross.</p> <p>14 MR. ROSS: I believe I understood</p> <p>15 everything what she said, and if I can</p> <p>16 translate what's important to me is this</p> <p>17 adjacent property owner that's going through</p> <p>18 this rezoning development process, their</p> <p>19 drainage is not supposed to come onto our</p> <p>20 property. Is that right?</p> <p>21 MS. STEWART: Correct.</p> <p>22 MR. ROSS: How do we document that so</p> <p>23 that in the future if there is a problem, we</p> <p>24 can pursue the relief that she just described?</p> <p>25 I'm not clear how we document or make it</p>	<p style="text-align: right;">Page 40</p> <p>1 rezoning grant?</p> <p>2 MS. McCORMICK: It was included. It was</p> <p>3 included --</p> <p>4 MR. ROSS: Oh, it was included.</p> <p>5 MS. McCORMICK: -- as a condition of</p> <p>6 zoning. And so apparently subsequent to the</p> <p>7 zoning being approved, EPC has raised this</p> <p>8 issue with the owner.</p> <p>9 And the EPC is saying what, Tonja?</p> <p>10 MS. STEWART: They will not allow them</p> <p>11 to put a drainage easement over it.</p> <p>12 MS. McCORMICK: They will not allow --</p> <p>13 MS. STEWART: We identified a drainage</p> <p>14 easement, and they said they will not because</p> <p>15 it's wetland. Now, wetlands and drainage come</p> <p>16 together. I don't know why it's such an</p> <p>17 issue, but after we just went through --</p> <p>18 MR. ROSS: So, again, I'm just trying to</p> <p>19 understand what you're telling me. So as it</p> <p>20 presently sits, this district has the legal</p> <p>21 right to look to that property owner, whoever</p> <p>22 it is, under the existing documents, if the</p> <p>23 flow comes the opposite way, we have some</p> <p>24 legal action we could take, whether it's --</p> <p>25 MS. McCORMICK: Yes. They had committed</p>

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1 that they would address it at the development
 2 stage. Now, whether it's enforceable as a
 3 zoning condition or as a written agreement
 4 that they gave to us at the time that they
 5 would do it subsequent when they were in the
 6 development stage, I can't remember, so I
 7 would have to go back and look.
 8 MS. STEWART: It may be even a code
 9 enforcement. If we start experiencing
 10 problems and we notify the county, maybe
 11 through their code enforcement program they
 12 are able to get with that property owner.
 13 MR. ROSS: Well, the way it's going to
 14 -- and I'm sorry -- the way it's going to
 15 happen, in my mind -- and I don't want to be
 16 overly dramatic -- we're going to discover
 17 there is a problem when we have some serious
 18 damage --
 19 MS. McCORMICK: Right. Right.
 20 MR. ROSS: -- to our community. That's
 21 the way it's going to come up. And so,
 22 ideally, we want to be able to say, One,
 23 you've got to fix it; Two, you've got to
 24 reimburse us for the damage; Three, who is
 25 your insurer?

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1 We're just going to be going through all
 2 the normal stuff, and I'm not crystal clear
 3 based on what you all saying are that we have
 4 that right, yet you both believe that's their
 5 obligation.
 6 MS. McCORMICK: Yes. That was -- that
 7 was what negotiated at the time that the
 8 zoning was approved. If the county -- if the
 9 EPC will not agree to let them impose a
 10 drainage easement in the favor of the CDD on
 11 it as part of the development process, then, I
 12 mean, we could look at some other type of
 13 document that would run with the land that
 14 would be recorded that wouldn't, you know, be
 15 a drainage easement that EPC would have a
 16 problem with.
 17 But when they initially raised this
 18 issue with Tonja and said, "EPC is not
 19 allowing us to do this," I had asked Tonja to
 20 go back and talk to EPC, because I didn't want
 21 to just take the developer's word for it.
 22 So I guess you have talked to EPC now,
 23 and they have also confirmed that --
 24 MS. STEWART: Yes. We've agreed not to
 25 ask the question.

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1 MS. McCORMICK: Who's agreed?
 2 MS. STEWART: Between EPC and me. We
 3 don't want to open that can of worms.
 4 MR. ROSS: Well, then how about this, I
 5 don't want anybody -- can I leave it charged
 6 to you guys to figure it out between
 7 yourselves that the scenario that I described,
 8 we're not in a position --
 9 MS. McCORMICK: Right.
 10 MR. ROSS: -- trying to argue who's
 11 liable, who's responsible. That issue should
 12 be disposed of now. That's why we're talking
 13 about it. And the issue should only be more
 14 focused on how do we get whole in the horrible
 15 event that we do have significant damage?
 16 MS. McCORMICK: Right.
 17 MR. LEWIS: If I could -- and, Tonja,
 18 I might be wrong -- but the developer would
 19 have to hire an engineer to do the permit
 20 drawings --
 21 MS. STEWART: They did. They did.
 22 MR. LEWIS: -- for the drainage. So
 23 that that gets recorded, and we already have
 24 drawings -- or permit drawings.
 25 So, I guess, to what Mr. Ross is saying,

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1 I mean, if there is some kind of an issue, we
 2 could say, "Here is the as-built condition
 3 that we have for our CDD, our district, and
 4 here's the date that this new development came
 5 in. Here's their permit drawings. This is
 6 their system dumping into ours or, you know,
 7 vice versa."
 8 MR. MENDENHALL: And their drawings
 9 should say that it does say contained. Right?
 10 MS. STEWART: It does. It does. It
 11 gives all the design high water elevations and
 12 everything, so --
 13 MR. LEWIS: So my point being, that's --
 14 you were just asking about a recordable
 15 document or something that show proof. That,
 16 to me, may be the avenue that would do that.
 17 MR. ROSS: He's smarter than me, so --
 18 MR. LEWIS: I don't know about that,
 19 but --
 20 MR. ROSS: Just you guys figure it out.
 21 MS. McCORMICK: Okay.
 22 CHAIRMAN MILLS: So the final question
 23 on this, in the event -- in the event of an
 24 issue, which takes precedent, the zoning
 25 conditions or the EPC denial of an easement?

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1 MS. McCORMICK: Well, I have to go back
2 and look at the zoning condition, because I
3 think what it said was that this was going to
4 be addressed at the development stage, and the
5 developer was committing to work with us to
6 make sure that there was not going to be an
7 issue, but there may be in that wiggle room in
8 there, that if the EPC is saying that they
9 can't do this, then that gives them a basis
10 for saying they're not going to grant the
11 easement.
12 CHAIRMAN MILLS: That's what I'm asking
13 you. Does that override the zoning
14 condition --
15 MS. McCORMICK: Right. Right.
16 CHAIRMAN MILLS: -- or vice versa?
17 MS. McCORMICK: I think Mr. Ross' point
18 is well taken, and we need to do -- you know,
19 ensure that we protect the district to the
20 greatest extent that we can on this issue in
21 the event that it becomes a problem, which
22 hopefully it will not.
23 MS. STEWART: I mean, it's not on our
24 radar. You know what I mean. It's just like
25 all the other systems. It's not the first

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1 time we've had to deal -- and the interesting
2 thing about it when this issue came up, I kind
3 of went, why hasn't this been asked before?
4 We only have five billion development that
5 drain downstream.
6 Well, how do we know that that guy
7 downstream is going to take care of their
8 system? You know, obviously, it's a very
9 common issue, and I think there is probably a
10 code enforcement part of this. But if
11 somebody is not (inaudible) system, they get a
12 notice.
13 MS. McCORMICK: Yeah. I think we were
14 more just trying to have like a second line of
15 protection for the district, because, I mean,
16 we would always be able to go to the county
17 and say, "Look, this is an issue," and then we
18 get into them doing their inspection and
19 determining what needs to be done, but we also
20 wanted to have something that would be
21 separate between the private parties that
22 wouldn't involve the county.
23 And so to the extent that we can still
24 get there, I think that just gives the CDD
25 more protection than having to rely upon the

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1 county.
2 MR. ROSS: I agree with everything --
3 just to give a point of perspective that maybe
4 the newer supervisors will appreciate, at some
5 time in the past our engineer and our staff
6 were working with the county and figured out
7 we had all that muck along the railroad, and
8 you all very smartly worked with the county to
9 get the county come out and do some major
10 dredging, and they did it on their nickel, and
11 the cost was over a hundred thousand dollars
12 that we would have incurred, but the county
13 graciously through the encouragement of our
14 professionals, they did it on their nickel.
15 That's the kind of money we're talking
16 about. If we have a serious flooding problem,
17 you're talking six figures. So I just put
18 that in perspective.
19 MR. BARRETT: Just to raise -- that road
20 just stopped flooding in front of your home
21 after that?
22 MR. ROSS: My house? It is -- I don't
23 remember it flooding recently. Yeah. I mean,
24 it was really a dramatic improvement, yeah.
25 You mean the house on the cover of The WOW?

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1 MR. MENDENHALL: All right. Your final
2 item, Tonja, the Westlake townhomes SWFWMD
3 transfer to operation, update on that.
4 MS. STEWART: Yes. As a matter of fact,
5 I talked to the design engineer to say that --
6 we have a conference call scheduled for
7 tomorrow -- they had had transferred
8 everything.
9 Now, what I understood is that we need
10 to do a permit modification to split the two
11 permits. So tomorrow he and I are going to
12 talk about that, and he'll provide a proposal
13 to split the permit so that they're
14 independent of each other, then at that point
15 we can then reach out to M/I Homes, you know,
16 depending on the cost and how you feel about
17 it, how much you feel is fair for us to pay
18 versus what they should pay or if we should
19 split it to protect everybody.
20 So once we get the proposal, we can go
21 from there.
22 MR. MENDENHALL: Okay. Anything else,
23 Tonja?
24 MS. STEWART: No, sir.
25 MR. MENDENHALL: Anything for Tonja?

1 (No response.)
 2 MS. STEWART: Thank you all.
 3 CHAIRMAN MILLS: Thanks.
 4 MR. MENDENHALL: Have a good one.
 5 MS. STEWART: Thank you.
 6 MR. MENDENHALL: That moves us to the
 7 management report. I have a few agenda items
 8 and a few slightly off the agenda items that
 9 have come up recently.
 10 So the first one is consideration of the
 11 Greens security contract. We talked about
 12 this at the last meeting, but we wanted to get
 13 it on the agenda so there was ample time for
 14 any residents that might want to provide
 15 commentary as well as you, as a board, to
 16 review any aspects of it.
 17 If you'll recall, it was \$440 per month,
 18 equaling up to a total of 5280 for the year.
 19 So you're at the point where if you would like
 20 to move forward, you certainly can. Yes.
 21 MS. HESSLER GRIFFITH: The subject came
 22 up with regard to the communication with the
 23 residents.
 24 So has that taken place, we have met
 25 with the residents and gotten feedback in

1 terms of --
 2 CHAIRMAN MILLS: Yeah. So I met in this
 3 room a couple weeks ago with the voting member
 4 for the Greens, the alternate for the Greens,
 5 Jerry Pappa and Joaquin Arrillaga, the
 6 voting member for Village Greens, Bobbi Pitcher
 7 as well as the president of the WCA, and
 8 Securitas was here as well and answered any
 9 questions that everyone had.
 10 And my sense is that when we left that
 11 meeting, everyone was in agreement, that there
 12 was a comfort level. Really all of the
 13 hoopla was around, I guess there had been,
 14 prior to me even being here, reviews and
 15 discussions about this, and it didn't circle
 16 back around.
 17 It intended to, but one thing led to
 18 another, and it became a mini deal we were able
 19 to resolve. And I'm not aware of any
 20 opposition at this point.
 21 MR. MENDENHALL: Okay.
 22 MS. HESSLER GRIFFITH: Can I ask Ruben
 23 -- oh, sorry --
 24 MR. COLLAZO: I came away from the
 25 meeting with exactly the same impression, that

1 that voting members who were there were
 2 supportive of the proposal.
 3 MR. MENDENHALL: Mr. Ross, and I'll go
 4 out to you.
 5 MR. ROSS: I suspect all supervisors
 6 received some emails from the folks that
 7 Mr. Mills just referenced in which they spoke
 8 of this process in which they were unhappy.
 9 The thrust of their communications was
 10 we need to hear from the residents, we need to
 11 hear from the residents. So what I'm hearing
 12 is that voting member, voting member, maybe
 13 voting member alternate we've heard from, but
 14 did those voting members poll their residents.
 15 That really is the threshold issue. And
 16 if they haven't, I don't know why. But I
 17 throw that out. Have we heard? Do we know if
 18 they polled their residents?
 19 MR. MENDENHALL: I don't know offhand.
 20 I don't know if -- we can certainly --
 21 MS. HESSLER GRIFFITH: Is that
 22 traditionally what the voting members do?
 23 MR. COLLAZO: I'm not aware of any
 24 polling of the residents.
 25 MR. MENDENHALL: Sir?

1 MR. SHANNON: I'm a resident.
 2 MR. MENDENHALL: If you could just state
 3 your name for the record.
 4 MR. SHANNON: My name is Mike Shannon.
 5 I live at 9611 Greenpointe Drive. I found
 6 out about this on Facebook. That's how I
 7 found out about it.
 8 There was nothing sent to my home, there
 9 was no communication with us. And I found out
 10 about it, and my first interpretation of it
 11 when I -- along with some other things that I
 12 read, that they were going to take the guard
 13 shack out.
 14 After further reading, I realize that
 15 that isn't what it is. So that's why I'm here
 16 today.
 17 MR. MENDENHALL: Sure.
 18 MR. SHANNON: My concern with it is,
 19 what's going to happen with it, because, like
 20 I said, my first interpretation was on the
 21 web, so we have all kinds of stories that they
 22 were going to basically remove it, and there
 23 was going to be automated system.
 24 And to me as a homeowner, when I
 25 bought in there, I paid a premium for that

1 house.

2 MR. MENDENHALL: Sure.

3 MR. SHANNON: And my taxes were also
4 second to Harbor Links in that house, and if
5 it was going to be removed, that's why I was
6 concerned. So I'm basically here today to
7 find out exactly what you all are going to do,
8 because I'm not really clear.

9 So your question, does the residents
10 know or they understand, if it wasn't for me
11 being on the Facebook, I wouldn't have even
12 known about it.

13 CHAIRMAN MILLS: Well, I think there's a
14 pretty good article in the WOW.

15 MR. BARRETT: Which he advertised, and
16 you got to read --

17 MR. SHANNON: There was an article in
18 there, because I did ask my wife -- she's the
19 boss in the household -- and I asked her
20 about, "Did we get anything?"

21 She said, "I did read something in the
22 WOW." But other than that -- but, you know,
23 there are a lot of people they don't -- they
24 grab the WOW, and they just throw it right in
25 the trash, and they're not informed. I did do

1 a contractor that works this area, I go into
2 several of these communities that are a key
3 code, and when I drive through, five or six
4 other people drive through behind me, or I do
5 the same thing. And that was my concern.

6 So if it's just -- you know, because I
7 even saw one lady make a comment, saying that
8 "Well, they don't do anything anyways. Why
9 are we upgrading it? They need to work."

10 And I was like, "Really?" I mean, this
11 -- we're in 2017. I mean, I'm putting in
12 water softeners that have wi-fi in it that
13 send you a text message that you're low on
14 salt.

15 MS. HESSLER GRIFFITH: So can I ask the
16 question -- so since you work in the area, you
17 have been through Waterchase.

18 MR. SHANNON: Uh-huh.

19 MS. HESSLER GRIFFITH: And this is the
20 same system that exists in Waterchase.

21 MR. SHANNON: Uh-huh.

22 MS. HESSLER GRIFFITH: So you know how
23 the guard there -- there is a guard.

24 MR. SHANNON: Uh-huh. And he gives you
25 a sticker.

1 -- my money is going right in that trash.

2 MR. BARRETT: A lot of people do read
3 it, at least the ones who know what's going
4 on. I follow all the same Facebook threads,
5 and when I was talking about this with Barbara
6 the other day, inevitably whatever I see on
7 Facebook, there's about 20 percent of --

8 MR. SHANNON: I agree with you 100
9 percent.

10 MR. BARRETT: -- it's always -- it's so
11 rare it's not on the WOW's website or in the
12 WOW itself. Anyway --

13 MR. SHANNON: Well, like I said, from my
14 reading -- and if you can clarify it for me,
15 because that's the only reason I'm here -- to
16 me, it looks like you're going to upgrade the
17 system --

18 CHAIRMAN MILLS: That's correct.

19 MR. SHANNON: -- to make it more user
20 friendly for the people that are in there and
21 also better for the people that are working
22 the gates.

23 Like I said, I was under the impression
24 that it was either going to be removed or
25 there's going to be an automated gate, and as

1 MS. HESSLER GRIFFITH: Exactly. So they
2 have a bit higher-end technology, more current
3 technology, so --

4 MR. SHANNON: Yeah, because what they'll
5 do is, either the person has called and said,
6 "Let them in," or when I get there they call
7 and let me in. And I'm here. There is a
8 separate area for -- just like the Greens --
9 the people who live there, they can drive by,
10 he comes out, he takes my tag number, he gives
11 me a card and he prints it, it's handed to me.

12 It's good for 24 hours, so if I have to
13 go into the house and I find out that I need
14 something from a supply house and I leave, I
15 can come back in. I hold it up, and he just
16 does the button, and, boom, I go back in.

17 MS. HESSLER GRIFFITH: So you can't do
18 that today in the Greens -- right? -- because
19 they don't have it --

20 MR. SHANNON: Well, I can, because I've
21 got a key --

22 MS. HESSLER GRIFFITH: But another
23 contractor wouldn't have that.

24 MR. SHANNON: Well -- yeah. Yeah. The
25 only problem I see in the Greens, to be honest

<p style="text-align: right;">Page 57</p> <p>1 with you, is, you know, I know that I have a 2 commercial vehicle, so I'm not really 3 recognized as a resident, but when I go 4 through on that side, that the guard lets 5 that person in, I've almost been hit four 6 times because the other person just wants to 7 jump in front of me and cut me off. 8 And there is a sign that says caution, 9 you know, for other traffic. They don't. And 10 I have been cut off by contractors. I've been 11 cut off by regular people visiting. 12 I've actually been stopped, after I've 13 gone in behind somebody, and threatened, that 14 I don't belong in here, da, da, da, da, that 15 you came through the resident gate, and I had 16 to inform them that I am a resident here. 17 So, I mean, you know, it's -- there are 18 people that are watching, you know, who comes 19 in, but the biggest thing I see is the merge. 20 The merge, that's a safety issue. 21 MR. MENDENHALL: Mr. Ross. 22 MR. ROSS: I want to clarify or sharpen 23 my comments a little bit. I don't believe the 24 district has an obligation to reach out to all 25 thirty -- however -- thousand -- four thousand</p>	<p style="text-align: right;">Page 59</p> <p>1 we're not going to get a second round of 2 criticism. 3 CHAIRMAN MILLS: Well, you know, I 4 think, to your point, we have -- and I can 5 hear the prior chair saying this -- right? -- 6 we're not obligated to poll the residents. 7 The parks upgrades I think is a good example 8 of that -- 9 MR. ROSS: I agree. 10 CHAIRMAN MILLS: -- to the tune of 1.3 11 million dollars. Right? It's what this board 12 feels is best for the community and how we 13 expend the funds in the budget that we have 14 available. 15 What I laid out for the voting members, 16 and then I believe, in this case, it's their 17 responsibility to go back to the residents as 18 the voting members to communicate this to them 19 and/or field any concerns or questions. 20 But as we walked through -- and Ruben, 21 chime in if I miss anything -- the approaching 22 reductions of bond assessments for those 23 villages, coupled with whatever the final 24 budget -- and I didn't speak to specifics, but 25 I addressed the fact that the \$400,000 a year</p>
<p style="text-align: right;">Page 58</p> <p>1 constituents we have every time we want to do 2 something. I don't think we need to do that. 3 I think we have great forms of 4 communication online, the WOW, our staff is 5 very active, they're out in the community, 6 they talk to people. So I personally did not 7 feel like the district took a misstep with 8 regard to the way, for the most part, this has 9 been handled. 10 I'm just responding to the emails that 11 I've read in which there is an expectation of 12 at least one to three people who are voting 13 members for that community that they wanted to 14 hear from the residents, and if they somehow 15 led residents to believe they were going to be 16 polled or asked or solicited, I don't want to 17 get a second round of critical emails saying, 18 "We jumped the gun," or something like that. 19 I personally have not gotten a single 20 email or phone call regarding this issue. No 21 one's reached out to me. I read -- that Sonny 22 has talked to a few residents; there is no 23 opposition. So I'm not trying to be the 24 Negative Nelly, so to speak. 25 I just want to have confidence that</p>	<p style="text-align: right;">Page 60</p> <p>1 assessments for the parks will in some way, 2 shape or form likely look different in the 3 coming years beginning next year. 4 That's a significant impact of reduction 5 on the assessments of the Greens residents. 6 For ten bucks a year, we're implementing this 7 system, which to your point and your question, 8 sir, the system in that guardhouse is a -- 9 MR. SHANNON: Floppy disk. 10 CHAIRMAN MILLS: 16-year-old floppy disk 11 system that's not supportable. Right? So we 12 have to do something even if -- whether we 13 want to or not, I suppose. And then in light 14 of the fact that we have to do something, 15 there's other technologies and bells and 16 whistles on systems available that put the app 17 -- that's the other piece that you may not be 18 aware of -- 19 MR. SHANNON: Yes. 20 CHAIRMAN MILLS: -- the residents will 21 have an app that you control your guest list. 22 Right? And the Securitas folks that were here 23 at the voting member meeting that I had with 24 those folks and Ruben committed to a full 25 implementation and training process village by</p>

1 village.
2 So it's not going to be today we have
3 what we have, and May 1st we have a new system
4 for 510 homes. It's going to be, they're
5 going to do one village and implement it and
6 get a comfort level, go to the next village.
7 And what the Waterchase folks told us was,
8 they got up -- it took them awhile, but they
9 got up above 90 percent implementation. They
10 still had residents calling, and the voting
11 member from Village Green indicated a concern
12 that she had that some of her residents maybe
13 were not tech savvy or computer savvy, still
14 have flip phones, not smart phones.

15 All of things they're doing today are
16 still going to be available for those that
17 choose not to utilize the benefits of a new
18 system. But there are no indications when I
19 left that meeting other than let's go. So
20 Ruben.

21 MR. COLLAZO: Yeah. And I just want to
22 state that meeting occurred about two weeks
23 ago more or less, and there was no popular
24 uprising as a result of that meeting. I mean,
25 it's not like we were inundated with emails,

1 preliminary feedback from the board and the
2 voting members and then sort of leave it to
3 them to decide if they need to go to -- you
4 know, one layer deeper and go out to the
5 residents to get additional feedback.

6 But I think to say that we don't have an
7 obligation, I'm not sure that I agree with
8 that. Maybe not every dollar that we spend,
9 but, you know, this is something that's not
10 only going to affect the budget, but it's also
11 going to be affect their experience in the
12 community every time they drive in and out of
13 their community, so --

14 MR. CHESNEY: Well, you can cover it, if
15 you'd like.

16 MR. ROSS: We may just be having a
17 difference in wording.

18 MS. HESSLER GRIFFITH: Sure.

19 MR. ROSS: What I'm saying is, we don't
20 need to poll them. In terms of communication,
21 the reason they know about it is because of
22 me, that -- and I've been scolded, that maybe
23 I acted out of turn.

24 We had a meeting. There were like four
25 issues that I thought might be of interest to

1 negative or otherwise. It was fairly well
2 accepted that this was a good idea.

3 MS. HESSLER GRIFFITH: So can I -- I
4 just want to say something because there are a
5 couple of comments that make me a little
6 nervous.

7 One, I do think there is an obligation
8 to communicate and reach out to our residents.
9 And, you know, we don't operate within a
10 bubble. We do have access to our WCA
11 partners. They have -- I understand we have a
12 website. But, honestly, if I hear someone say
13 one more time, "It's on the website," people
14 don't go to the website.

15 If I hear that "it's in the WOW," the
16 truth is, yes, it's in the WOW. I love the
17 WOW because I like to have something to read.
18 But the truth is, we're going to have this
19 meeting today, it's not going to be published
20 in the WOW for another month.

21 So there is something to be said for the
22 communication outlet that the WCA offers. And
23 when we're talking about spending our
24 residents money, there should be a -- sort of
25 a pecking order of feedback. So maybe we get

1 the WCA. I happen to be on the WCA board. So
2 I sent an email to WCA president sitting
3 right, saying, "Here, I think you should know
4 about these things."

5 He then said, "Yeah." And the exercise
6 of my responsibilities, almost what you said,
7 "I think the Greens rep should know about at
8 least one of these issues," so he contacted
9 them.

10 What my comments are in response to are
11 the emails that came back, and I think you've
12 seen those. And I stand by what I'm saying.
13 Are there responsibilities to communicate
14 whether you're putting things on our agenda,
15 email, WOW, talking, all those kind -- 100
16 percent agreement, but that's different than
17 saying we have an obligation to go poll every
18 residents, and they have the -- the way I read
19 it is that at least one, if not all three
20 feel like we have a responsibility to poll the
21 residents.

22 And they're mad that we didn't poll the
23 residents. I don't agree with that, but I
24 don't want to get yelled at again. You know,
25 I mean, it's for their benefit. It's to serve

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1 them. And if it's more important to them to
 2 go poll the residents, I'm happy to put it off
 3 for a month or two.
 4 If I'm misreading the situation and
 5 there's this unanimity to go forward, I'm okay
 6 with that.
 7 MR. CHESNEY: Yeah. And I would
 8 encourage everyone that sits on this board to
 9 recognize they were directly elected, for the
 10 most part -- you're directly elected to
 11 represent the residents of Westchase and
 12 involving our taxing district.
 13 So recognizing that, think of yourself
 14 as that elected official and that you have
 15 that direct responsibility, and sometimes it's
 16 unclear.
 17 You know, I've had meetings over the
 18 years where there's -- I mean, I couldn't find
 19 a parking space because of issues. And, you
 20 know, those are things that you are
 21 responsible for.
 22 MS. HESSLER GRIFFITH: Absolutely.
 23 Absolutely. So we sort of represent the
 24 residents and we should be in tune --
 25 MR. CHESNEY: Well, you directly

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1 represent them. Yeah.
 2 MS. HESSLER GRIFFITH: -- we should be
 3 in tune with their desires so that we're
 4 voting along those lines. I get it.
 5 MR. CHESNEY: Yeah, but it's not a
 6 direct democracy, just because a bunch of
 7 people show up or write your letters.
 8 MS. HESSLER GRIFFITH: I just -- the --
 9 MR. CHESNEY: They recognize your
 10 talent. The reason you're sitting here is
 11 because you have a talent that leads you to
 12 this place, so recognize that.
 13 MS. HESSLER GRIFFITH: Well, that's a
 14 nice --
 15 MR. CHESNEY: No. It's I'm serious,
 16 so --
 17 MS. HESSLER GRIFFITH: So thank you.
 18 Thank you.
 19 MR. CHESNEY: There's a lot of
 20 responsibility with that talent.
 21 CHAIRMAN MILLS: Yeah. And to that
 22 point, a good parallel -- this is a much
 23 smaller scale -- but look at the board of
 24 county commissioners and how they operate.
 25 Right? They do not poll a million residents

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1 every time they make a tax spending decision.
 2 It's just not a functional way to
 3 operate an entity like this.
 4 MS. HESSLER GRIFFITH: I agree on the
 5 polling. Absolutely. Just the communication.
 6 CHAIRMAN MILLS: So when I presented it
 7 to the voting members, because they were the
 8 ones that reacted to your initial email that
 9 came through Ruben, and Sonny was -- I had
 10 instructed Sonny to reach out to them, but
 11 your email got to them before she did. Okay?
 12 MR. ROSS: Good point.
 13 CHAIRMAN MILLS: So there was no effort
 14 to blind-side them. Right? There wasn't even
 15 an effort for me to make a motion last month
 16 until the supervisor on my right seemed to be
 17 in agreement with what I was suggesting, and
 18 said, "Make a motion."
 19 MR. COLLAZO: I think you did a very
 20 good job explaining, and the voting members
 21 accepted that.
 22 CHAIRMAN MILLS: So this was not
 23 something we were trying to sneak by anybody.
 24 The reality is, and the example I gave to the
 25 voting members was, as a resident, I'm tired

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1 of the antiquated system in that guardhouse
 2 that results in, when a visitor is coming to
 3 see me and that note gets put under this notes
 4 and that guard at night doesn't find it and
 5 turns my guests away -- we're better than that
 6 in 2017.
 7 And since there is technology available
 8 to correct those types of things, to your
 9 point about the residents' experiences, it's
 10 not residents' experiences. We'll continue to
 11 go in with a clicker or the reader. It's the
 12 guests of the residents will endure or enjoy,
 13 I think, a better experience than what we're
 14 providing to them today.
 15 And I had my father-in-law, with a new
 16 guard, it says, "Edward, and you're saying
 17 your name is Ed." Really? You know, so there
 18 are opportunities here for to us do better
 19 than what's going on inside that building
 20 today, and for ten bucks a year by the way for
 21 the first three years, I think, proposal is,
 22 that it's paid for out of unassigned Greens
 23 cash because the paving was --
 24 MR. CHESNEY: Yeah, it's not going to
 25 change -- I went through the budget. It's not

<p style="text-align: right;">Page 69</p> <p>1 going to change the assessment.</p> <p>2 CHAIRMAN MILLS: And with coming bond</p> <p>3 issues coming off the residents of the Greens,</p> <p>4 in my mind, it's a no brainer. And as a</p> <p>5 resident and a member of this board, it's a no</p> <p>6 brainer.</p> <p>7 MR. CHESNEY: Well, I make a motion to</p> <p>8 reopen it.</p> <p>9 MR. ROSS: Well, the last thing I'll say</p> <p>10 about it is, if we had voted last month, I</p> <p>11 would have voted for it.</p> <p>12 As it sits now, I'm probably going to</p> <p>13 vote against, because I heard expressions from</p> <p>14 the voting members of that community, "We want</p> <p>15 to make sure our residents here can have a</p> <p>16 chance to consider it."</p> <p>17 As I sit here now, I have no idea if</p> <p>18 that's the case.</p> <p>19 MR. CHESNEY: Can I ask you one question</p> <p>20 on that, though? Right now, we have a system</p> <p>21 that's unsupported; it's not fixable. If it</p> <p>22 would break, for any reason, I mean, it would</p> <p>23 cause a problem getting in and out of that</p> <p>24 gate because they would have no system.</p> <p>25 So wouldn't it make sense to go ahead</p>	<p style="text-align: right;">Page 71</p> <p>1 hear you.</p> <p>2 MR. ROSS: I don't like --</p> <p>3 MR. MENDENHALL: So let me stop there.</p> <p>4 We have a motion on the floor. Do we have a</p> <p>5 second?</p> <p>6 MS. HESSLER GRIFFITH: I'll second.</p> <p>7 MR. MENDENHALL: We have a second. Any</p> <p>8 further discussion?</p> <p>9 MR. ROSS: What's the motion?</p> <p>10 MR. MENDENHALL: Well, the motion right</p> <p>11 now is to put it back on the floor. As the</p> <p>12 motion was stated at the last meeting, which</p> <p>13 was accepting this particular proposal from</p> <p>14 Securitas, which would be reviewed by counsel.</p> <p>15 We have a motion and a second. Any</p> <p>16 additional discussion?</p> <p>17 (No response.)</p> <p>18 MR. MENDENHALL: All in favor?</p> <p>19 (Board members signify in the</p> <p>20 affirmative.)</p> <p>21 MR. MENDENHALL: Any opposed?</p> <p>22 (Board member signifies in the</p> <p>23 negative.)</p> <p>24 MR. MENDENHALL: One opposed. Mr. Ross.</p> <p>25 All right. That was easy.</p>
<p style="text-align: right;">Page 70</p> <p>1 and approve the expenditure and get it fixed</p> <p>2 now?</p> <p>3 MR. ROSS: To me, it would, and that's</p> <p>4 why I would have voted for it last time. But</p> <p>5 I don't know if there is some secret cadre of</p> <p>6 Greens residents that either Mr. Pappa or</p> <p>7 Arrillaga or Ms. Pitcher know about that</p> <p>8 are dead set against this, and they cobbled</p> <p>9 together some group --</p> <p>10 MR. CHESNEY: I think if we put it in</p> <p>11 last month, no one would have even known. I</p> <p>12 mean --</p> <p>13 MR. ROSS: You guys don't need to</p> <p>14 persuade me that it's a better system.</p> <p>15 Economically, to me, using your phrase, it is</p> <p>16 no brainer.</p> <p>17 MR. CHESNEY: Well, I'll still make a</p> <p>18 motion to reopen it.</p> <p>19 MS. HESSLER GRIFFITH: So if we go with</p> <p>20 Greg's mind set of we represent the residents,</p> <p>21 I mean, Brian you've lived here long enough.</p> <p>22 I think -- you know.</p> <p>23 MR. ROSS: I don't like getting nasty</p> <p>24 emails.</p> <p>25 MS. HESSLER GRIFFITH: I hear you. I</p>	<p style="text-align: right;">Page 72</p> <p>1 MR. CHESNEY: And if anyone is concerned</p> <p>2 -- I'm going from memory, but I think there is</p> <p>3 \$166,000 of paving budget that was unused when</p> <p>4 we did our last paving, so we will be bringing</p> <p>5 down.</p> <p>6 MR. BARRETT: Andy, just to clarify.</p> <p>7 MR. MENDENHALL: Yes, sir.</p> <p>8 MR. BARRETT: Was that motion just to</p> <p>9 have it reviewed, or is that motion actually</p> <p>10 to put the system in or both?</p> <p>11 MR. MENDENHALL: That was acceptance of</p> <p>12 the system which is based on what the motion</p> <p>13 was tabled at the last meeting.</p> <p>14 MR. BARRETT: Thank you.</p> <p>15 CHAIRMAN MILLS: I have one question.</p> <p>16 MR. MENDENHALL: Yes, sir.</p> <p>17 CHAIRMAN MILLS: So the contract that</p> <p>18 was in the package, Erin, what they had asked</p> <p>19 you to look at, there was language in the</p> <p>20 amendment addressing an early termination</p> <p>21 penalty.</p> <p>22 So I don't know if that's standard</p> <p>23 language, acceptable language or --</p> <p>24 MS. McCORMICK: Yeah, a lot of times it</p> <p>25 is for security contracts because they've got</p>

<p style="text-align: right;">Page 73</p> <p>1 the investment in the system, but I will 2 definitely take a look at that. 3 CHAIRMAN MILLS: Okay. Thank you. 4 MR. MENDENHALL: Okay. The next item I 5 have is consideration of the Davey contract. 6 As you may recall, we were going to put this 7 as a place marker on your agenda. That way, 8 if at any time between now and when their term 9 expires, if you want to discuss it, you've got 10 their proposal. And certainly we can just 11 bring it up every month. I don't know if 12 anybody has anything they want to talk about. 13 Mr. Ross. 14 MR. ROSS: I would like to make a 15 motion. 16 MR. MENDENHALL: Okay. 17 MR. ROSS: I make the motion that we 18 extend the Davey contract under its existing 19 terms for two years with two, one-year 20 options. 21 MR. CHESNEY: They only offered us one 22 year. 23 MR. ROSS: I know. I make a motion that 24 we extend it for two years. We're still into 25 the process of we only did it one year, we're</p>	<p style="text-align: right;">Page 75</p> <p>1 MR. CHESNEY: Then I will make a motion 2 that we accept their proposal to extend the 3 contract for one year. 4 MR. MENDENHALL: Do we have a second to 5 that motion? 6 CHAIRMAN MILLS: Yeah. Second. 7 MR. MENDENHALL: Okay. We have a 8 second. Any further discussion? 9 MR. CHESNEY: Well, I'll explain at 10 least my thoughts on this. Given the 11 situation we have with construction along 12 Linebaugh, I think that would be an 13 inappropriate time to put it out for bid. 14 Do you have something to add to it? I'd 15 be happy to cede the floor to you. 16 MR. COLLAZO: Always has a quick aside. 17 We have a guest speaker tonight from 18 Hillsborough County to address the 19 construction. 20 MR. MENDENHALL: And that speaker is 21 here now also to give the opportunity for the 22 CDD board, if you have questions, so -- 23 MR. CHESNEY: This isn't related to the 24 construction. 25 MR. MENDENHALL: Sure.</p>
<p style="text-align: right;">Page 74</p> <p>1 going to be talking about this again in eight 2 months. 3 MR. MENDENHALL: Okay. Do we have a 4 second to that motion? 5 CHAIRMAN MILLS: So I'll second it for 6 discussion. 7 MR. MENDENHALL: Yes. 8 CHAIRMAN MILLS: My question is -- 9 probably the same as yours -- that presumes 10 that that's something they'll offer us, which 11 is not something they've offered us. 12 MS. McCORMICK: Yeah. And we had gone 13 through the bidding process on this contract, 14 and the form of the contract already 15 established that provides for the renewal on a 16 yearly basis, so -- 17 MR. ROSS: So we're -- I'm sorry to 18 interrupt you. I apologize. 19 MS. McCORMICK: Yes. So we're doing a 20 one-year renewal. 21 MR. ROSS: So we're barred from doing a 22 two-year -- 23 MS. McCORMICK: Right. Right. 24 MR. ROSS: Okay. Then I withdraw the 25 motion then.</p>	<p style="text-align: right;">Page 76</p> <p>1 MR. CHESNEY: This is just that our 2 property is in flux. There's things that are 3 happening at the moment that I would think 4 that drive up the potential cost for the bid. 5 I also think just in general, the 6 market, as a whole -- the labor market, as a 7 whole, has increased quite a bit since we had 8 this contract out for bid last. 9 And since labor is a significant expense 10 in landscaping, I would be afraid of what bids 11 we would get back. 12 MR. MENDENHALL: That has been my 13 experience. I've done a couple of bids in the 14 past six months, and you're absolutely 15 correct. 16 MR. CHESNEY: So that's my reasoning. 17 CHAIRMAN MILLS: Can you restate it for 18 Ms. Griffith? 19 MR. MENDENHALL: Sure. We have a motion 20 on the floor right now to accept the extension 21 of the Davey contract for one year. 22 And we've had some discussion. I don't 23 know if you had anything else to add. 24 MS. HESSLER GRIFFITH: No. I think I 25 had some questions last time that Greg</p>

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1 addressed, so --

2 MR. CHESNEY: Yeah. So, I mean, my --

3 and the reasoning for it was the potential for

4 labor increases, which you might have heard,

5 and also the community's -- some of the

6 construction along Linebaugh and some of the

7 other things that are going around the

8 community that might look negatively upon

9 someone bidding on our landscaping, at least

10 in my opinion.

11 MR. MENDENHALL: If there's no further

12 discussion, all in favor of that motion.

13 (All board members signify in the

14 affirmative.)

15 MR. MENDENHALL: Okay. It's unanimous

16 then.

17 (Motion passes.)

18 MR. MENDENHALL: All right. Great. A

19 couple of other real quick items. I've had

20 some communications with Ms. Carter, who was

21 here at the last meeting -- has been to a

22 couple meetings over the past year or so.

23 I have answered -- I feel that I've

24 answered all of her questions a couple times

25 in a couple different ways, and I had a

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1 conversation with Erin today.

2 At this point, we are probably best --

3 and I've reached out to Fishkind to see if they

4 would have an opportunity to speak with

5 Ms. Carter to maybe answer some of the more

6 technical questions or explain it better than

7 I can.

8 So that's kind of where we're at with

9 that. I just kind of wanted to give an

10 update. And obviously if you have any

11 questions, I can certainly answer them.

12 MS. HESSLER GRIFFITH: My question is

13 this. So Ms. Carter was present for the last

14 meeting, and we had talked about, you know,

15 having some time with her to sort of explain

16 -- and I believe you had a phone conversation.

17 MR. MENDENHALL: Uh-huh.

18 MS. HESSLER GRIFFITH: And I saw a

19 recap. I saw she had some additional

20 questions which sort of told me she didn't

21 have a complete understanding.

22 MR. MENDENHALL: Sure.

23 MS. HESSLER GRIFFITH: And I'll be

24 honest, I didn't have that complete

25 understanding until I heard you speaking

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1 earlier to Greg with regard to how a unit is

2 calculated.

3 You know, I got the 14,000 spread across

4 units. But how is a unit calculated? So now

5 that I understand it, I'm equally hopeful that

6 Ms. Carter also understand it. She may not

7 agree with it.

8 MR. MENDENHALL: Right.

9 MS. HESSLER GRIFFITH: But I think the

10 key part here is helping her to understand so

11 that it can make sense.

12 So my only thought is, you know, how do

13 we make these things -- how do we move these

14 things along a little more quickly?

15 You know, is this something that we can

16 kind of put to bed a little bit more quickly,

17 because I would have liked -- you could sense

18 from her message today she was --

19 MR. MENDENHALL: Right. Well, you know,

20 in my experience, you know, having been out

21 here for about ten years or so, this is the

22 first time that we've come to this depth of

23 questions or multiple questions related to

24 assessment.

25 I don't claim to be an expert. I

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1 understand it fairly well. And I can

2 certainly point out the key points that most

3 people are looking for. You know, I think,

4 unfortunately, in this case -- and Mrs. Carter,

5 we have given her a lot of information. There

6 are certainly -- there is a fair amount of

7 stuff she disagrees with, which is absolutely

8 fine. That's her prerogative. I mean, I get

9 that.

10 Unfortunately, I don't think that the

11 answer -- and as can be shown, I don't think

12 the answers to each of the questions in the

13 subsequent questions are really going to get

14 to a point where she at some point says,

15 "Okay, I'm satisfied. We're good."

16 The reality is, she's disappointed with

17 what her assessment is, and that's fine, so

18 there -- I don't think there is an easy way,

19 because if we come into that situation, which,

20 like I said, this is the first time in about

21 ten years, we get questions, and then we get

22 follow-up questions, and the questions kind of

23 move a little bit and meander, and I just keep

24 answering them as best as I can, and then we

25 get to a point where, you know, we kind of

<p style="text-align: right;">Page 81</p> <p>1 need to turn it over to folks that maybe are 2 the final say, which in this case would be 3 Fishkind, because as you may or may not know, 4 you know, when push comes to shove, when they 5 develop that report, whether it be Fishkind, 6 whether it be my company, we do assessments 7 also, that person that creates that assessment 8 methodology is expected to defend it, if 9 necessary. 10 And that's obviously, you know, through 11 simple explanation of it, or if push came to 12 shove, in court. So I think we're in a rare 13 situation here we've just gotten to that point 14 it does seem like it's stretched out -- it's 15 actually stretched out a lot longer than you 16 have seen, because I've been talking to 17 Mrs. Carter for over a year. 18 MS. HESSLER GRIFFITH: Is there anything 19 we can do to help you? Do you need anything? 20 MS. McCORMICK: I think at this point -- 21 I mean, I think Andy has tried to explain the 22 methodology to her. So my thought would be if 23 she's not satisfied with that, then we should 24 try to engage Fishkind -- somebody from 25 Fishkind to respond to her questions directly.</p>	<p style="text-align: right;">Page 83</p> <p>1 attorney involved. 2 You may want to think about a couple of 3 ways -- ask for the attorney's contact 4 information and say "Our attorney will contact 5 yours." 6 MR. MENDENHALL: Sure. 7 MR. ROSS: Alternatively, if you set up 8 a conference call with Fishkind, encourage her 9 to have her legal counsel involved, and that 10 way, it's not us versus you, but her talking 11 to her advisor and having a higher degree of 12 confidence that what's being said is accurate 13 and reliable, et cetera. 14 MR. MENDENHALL: That's a great 15 suggestion. Yeah. Okay. So that was it with 16 the Ms. Carter emails. 17 Let's see. The other item we have is 18 obviously it is budget time. At your next 19 meeting, we will go into slightly more of a 20 deep dive on the budget; however, you still 21 have the opportunity in this meeting, if you 22 had any questions, concerns, thoughts, we can 23 certainly talk about it. I see Greg raising 24 his hand. 25 MR. CHESNEY: I just want to go through</p>
<p style="text-align: right;">Page 82</p> <p>1 MS. HESSLER GRIFFITH: Absolutely. 2 MS. McCORMICK: Now, the question is 3 whether or not Fishkind is going to do that, 4 if there is going to be a fee associated with 5 it, but Andy has already made that inquiry. 6 MR. MENDENHALL: Yeah. I've reached out 7 to Joe McLaren, who is the most recent 8 Fishkind person that we've dealt with for your 9 district. 10 He's the individual who did the 11 suggested adjustment to the assessment 12 methodology about a year ago. Your 13 methodology that currently applies was last 14 done in 2006. 15 So, you know, the folks that worked on 16 it then aren't really active at Fishkind 17 anymore. Joe is good, so I hold out hope that 18 not only will he be able to assist, but he'll 19 do a good job of it, because he's very 20 knowledgeable, so -- 21 MS. HESSLER GRIFFITH: Okay. 22 MR. ROSS: I think she needs someone on 23 her team that she has confidence in that will 24 help her work through the issues. In one of 25 emails, I believes she references getting her</p>	<p style="text-align: right;">Page 84</p> <p>1 with something I have not done in the last 2 couple of years -- and I know we have some new 3 board members since then. 4 I just wanted to go through and kind of 5 explain our financial position a little bit to 6 give you an idea of some numbers, so maybe it 7 will help you. I know a lot of you turned in 8 requests for things, and that's great. Staff 9 has. 10 So the budget -- there's two sections. 11 If you think of a main budget -- and I was 12 going to put something up in here, but the 13 internet is not working, so I'm going to do 14 this. 15 MR. COLLAZO: It's working now. 16 MR. CHESNEY: Oh, is it? 17 MR. COLLAZO: Yes. 18 MR. CHESNEY: Well, I'm going to just do 19 it from memory. It will be just as easy. 20 So, in general, we have two sections. 21 We have a main account that's basically our 22 checking account, and then we have these 23 little reserve accounts that go by 24 neighborhood. 25 So it's very easy for the accounts in</p>

<p style="text-align: right;">Page 85</p> <p>1 the neighborhood to get out of whack. 2 Sometimes they go negative. Sometimes they go 3 positive. Don't freak out when they go 4 negative because it just happens. 5 Like, for example, the Greens right now, 6 we did their paving. The paving came in a lot 7 less expensive. So that created a surplus. 8 So budgeting is more of an art than a science 9 a lot of times, because when it comes down to 10 it, you don't know what these expenses are 11 going to be 15 years in the future. 12 We periodically run, you know, estimates 13 on them, and that's how we come up with these 14 things. And then our main account is our 15 operating account. Things like -- all the 16 things we talk about, erosion and stuff like 17 that. That has a number in it which Andy 18 frequently refers to as fund balance. 19 On the private side, the best way to 20 think about that is working capital, how much 21 working capital you have. And I want to bring 22 that to your attention. 23 So on Page Three -- or Page Four of the 24 budget -- that's probably the best way to look 25 at it -- our working capital is two million</p>	<p style="text-align: right;">Page 87</p> <p>1 because you can think about it, if -- let's 2 say we're spending \$800,000 approximately on 3 landscaping. Well, what if -- at one time 4 early on before Chris and Mark did their 5 wonderful thing with OLM, we were spending far 6 more than that. 7 I don't think we have even come close to 8 getting back to how much we were spending on 9 landscaping when I came on. So like 1.2 10 million, let's say. So, you know, there is 11 that spread. So that spread, in any given 12 year, has to be accounted for. 13 Now, on the other hand, over especially 14 the last ten years, that number has gone up, 15 and it's a lot easier, of course, to decrease 16 the tax rate, which we have done at times, 17 than increase it. 18 So I just -- keep in mind, you generally 19 don't want to build that up too high. Right 20 now it's over 100 percent of that. Now, I 21 get another question a lot of people ask, and 22 that's why I called Andy out is, a lot of 23 people talk about what if a calamity happens? 24 Well, we do actually have -- we have 25 insurance, which we're in the process of</p>
<p style="text-align: right;">Page 86</p> <p>1 four hundred seventy six thousand dollars and 2 some change -- seven eighty six. So that is 3 the excess amount that we have charged our 4 residents over the years, less the amount 5 we've spent. So that's our working capital. 6 Now, I can tell you when I first came on 7 this board, that was negative. It cannot be 8 negative in the state of Florida. You will 9 get seized by the State of Florida if it's -- 10 what? -- negative two years in a row -- 11 MS. McCORMICK: Uh-huh. 12 MR. CHESNEY: -- because that was the 13 first thing I got was a letter. So I 14 literally was elected, then I got a letter 15 saying that we were in a negative position, 16 and it was only the East at the time. That's 17 when we had two split districts. So, you 18 know, you need to deal with this. So that is 19 a problem. 20 Since then, we have been very 21 conservative. So over the years, we have 22 increased that amount. Now, there's lots of 23 -- and Brian has asked me this over the years: 24 "What's the right amount?" 25 There is no right amount for that,</p>	<p style="text-align: right;">Page 88</p> <p>1 reviewing. We haven't reviewed it in a few 2 years. We also have something call an 3 uninsured asset reserve, which is \$600,000. 4 We're going from memory. That's the part I 5 was going to look up on the internet, but I'm 6 confident it's \$600,000. 7 So that is not reflected in this fund 8 balance. So if you really look at it, it's 9 really more like \$3,000,000 of surplus. And 10 to give you an idea, we spend about 2.4 11 million. We used to spend more before Doug 12 came, and he is very thrifty, and he has 13 pushed that down over the years. 14 I'm serious, because it came with Doug. 15 When Doug came, our budget has largely 16 decreased over the years, and this is with 17 increased park spending. 18 So I guess I say this: I encourage 19 you, when we go through the budget cycle next, 20 you know, be prudent in your expenditures, but 21 on the other hand, keep in mind that it's 22 always been -- we had a guy that was on the 23 board for a long time, and he thought our fund 24 balance should be the bare minimum. 25 The bare minimum is really 25 percent of</p>

1 our budget in any given year because that's
2 the amount we need before you get your checks
3 in.

4 So we've looked in the past at budgets
5 our size in municipalities. I'll tell you
6 most of them keep between 25 and 50 percent.
7 Most of them aren't from as well off areas as
8 we are, so maybe closer to 75 percent to 100
9 percent is probably more appropriate here, but
10 anything over 100 percent you've really got to
11 start thinking about, you know -- I mean,
12 that's like a whole year's assessment for each
13 resident.

14 So it's important to just keep those
15 numbers in perspective, and then sometimes
16 when Doug asks for things like a new truck,
17 maybe eventually after 12 years we should
18 probably buy him one because, you know -- so
19 stuff like that.

20 And I guess I'm just hoping that was
21 helpful. And does anyone have any questions
22 on that?

23 MS. HESSLER GRIFFITH: That was helpful
24 for me, and I can say that.

25 MR. CHESNEY: Yeah.

1 years we would budget things like -- erosion
2 control was a big part of it.

3 We were budgeting \$100,000 a year for
4 erosion control. We went two years and didn't
5 spend any. Now, lately we've been spending
6 quite a bit, but we've dropped the budget down
7 to, I want to say, 40,000.

8 MR. MENDENHALL: 60,000.

9 MR. CHESNEY: Sixty. I'm going from
10 memory. So, you know, things like that.
11 That's what happens. It's like a lot of times
12 we get really excited, and also this board has
13 been historically very slow at spending money,
14 so we would start budgeting -- so the last
15 time, we did the parks.

16 You know, I kind of thought about that.
17 So we put a flat four hundred in, which we kind
18 of whittled down over the years.

19 MR. CHESNEY: I think this year it's at
20 three seventy, three eighty, something like
21 that.

22 MR. MENDENHALL: Yeah.

23 MR. CHESNEY: Something like that. But
24 that was -- you know, we didn't spend it for
25 two years.

1 MS. HESSLER GRIFFITH: My understanding
2 with regard to the process -- and this is
3 something that I'm trying to get my arms
4 around, is the process. Right?

5 So I understood we were to submit the
6 wish list for pricing. I have not seen the
7 pricing.

8 MR. MENDENHALL: Okay.

9 MS. HESSLER GRIFFITH: I was hoping to
10 it before this meeting, but hopefully I'll
11 have it soon, because then, to your point,
12 Greg, depending on where that pricing lands,
13 it may or may not make sense to propose.
14 Right? So if the pricing estimates are --

15 MR. CHESNEY: Yes. Well, I guess the
16 part that I would encourage you to think and
17 where I've been not very good at this is just
18 because it's not in the budget doesn't mean
19 you shouldn't do it, kind of thing --

20 MS. HESSLER GRIFFITH: Sure.

21 MR. CHESNEY: -- doesn't mean you can't
22 do it. I think that's a better way to say.

23 You know, we historically -- one of the
24 ways that this budget kind of got from that 50
25 percent to 100 percent number is that some

1 This last year we were negative. I
2 think we spent three million total out of a
3 normal 2.4, so we spent six hundred out of it
4 even though we budgeted four hundred.

5 So does that all make sense kind of
6 thing?

7 MS. HESSLER GRIFFITH: Good point.
8 Okay. Thanks.

9 MR. CHESNEY: And then I wouldn't worry
10 about -- when you look at the budget, I
11 wouldn't worry about the individual
12 neighborhood as much, because we usually just
13 go through and figure out what they're
14 spending and go through -- because most of
15 those requests come from the residents
16 themselves.

17 Those residents will say, "I want a new
18 clicker system," or "I want cameras," or "I
19 want solar lights." And so, you know, we do
20 actually work through the local reps for a lot
21 of that stuff.

22 They'll come and say, "Hey, we want our
23 monuments lit" or something like that. We'll
24 go ahead and usually approve it, and then we
25 just adjust it. In that given year, it might

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1 go negative. We use our working capital to
 2 borrow for -- there are some neighborhoods
 3 that have historically been negative, and
 4 that's just because they're so small.
 5 Like Stonebridge, for example, you know,
 6 something happens, their gates goes out, then
 7 they might go negative for a year, and then
 8 eventually we build it back up, so some things
 9 like that.
 10 MR. MENDENHALL: That was very helpful.
 11 Thank you
 12 MR. CHESNEY: Okay. So don't worry
 13 about the locals. That's why -- if you look
 14 at all of this, I went through with Alan all
 15 the local --
 16 MR. MENDENHALL: Villages.
 17 MR. CHESNEY: -- villages. Thank you.
 18 I couldn't remember the word I'm looking for.
 19 I went through all the villages, so we're
 20 going to adjust those. A lot of those, they
 21 have debt service coming off, which means it
 22 opens up.
 23 Jim had referred to that. And then some
 24 of them we recently repaved within the last
 25 two years. So we're going to probably, with

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1 Tonja's help, re-adjust those amounts,
 2 because, in general, we spent less. It costs
 3 us less than anticipated to repave. So of
 4 those accounts have excess funds in them, and
 5 then also we've got some little clean-up kind
 6 of stuff.
 7 You know, like we have one neighborhood
 8 that actually took their gates and streets
 9 back; but we -- based on the fund balance,
 10 we're going to have to re-fund them.
 11 So you'll see a bunch of motions coming
 12 up, like, you know, we need to give back this
 13 21,000 to them, and things like that. the
 14 neighborhoods we don't -- we don't -- we give
 15 it back to those residents, those individual
 16 residents.
 17 Debt service, when we pay off a debt,
 18 there might be a little escrow amount left
 19 over. Those would generally go into the fund
 20 balance. So you'll see a plethora of motions
 21 over the next few months about stuff like
 22 that.
 23 MR. BARRETT: Greg, I think that when
 24 the bonds are paid off, whatever escrow is
 25 generally icing in the budget before it goes

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1 into those neighborhood and their assessment
 2 is just reduced for one year.
 3 MR. CHESNEY: Well, in general, what
 4 happens is, it gets -- yes, in the last year.
 5 Alan has brought to my attention the excess,
 6 like interest and things like that.
 7 He claims -- I had this conversation
 8 with him last week. He claims that that
 9 amount, which is a much smaller amount, we're
 10 talking about hundreds of thousands of
 11 dollars, we have historically voted to put it
 12 in the fund balance. I didn't remember that
 13 quite frankly that way, but he was very
 14 specific. And he brought it back to my
 15 attention.
 16 MR. MENDENHALL: Yeah, because prior to,
 17 you know, when bonds are being done -- when
 18 they're being paid off, you can work it into
 19 that final year. You have less of an
 20 assessment. That takes into account dollars
 21 that you have sitting there, but I think what
 22 he's referring to is thinks like accumulated
 23 interest and that sort of stuff. It still
 24 happens in that final year, so --
 25 MR. CHESNEY: Yeah.

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1 CHAIRMAN MILLS: My understanding of
 2 that was that as some of these villages
 3 approach the payoff of that bond, that there
 4 is enough potentially in the escrow to
 5 accelerate that. Right?
 6 MR. CHESNEY: Yes.
 7 CHAIRMAN MILLS: If it's a partial
 8 finish this year and a partial next year, if
 9 there is enough in the escrow, they can just
 10 roll that up into this year --
 11 MR. CHESNEY: Yes.
 12 CHAIRMAN MILLS: -- and drop it off the
 13 rolls for next year. Right.
 14 MR. MENDENHALL: Yeah, that could
 15 definitely happen. It depends on how much is
 16 there, but, yes, that absolutely can happen.
 17 MR. CHESNEY: It's not usually a full
 18 amount, so --
 19 MS. HESSLER GRIFFITH: So, Greg, let me
 20 ask you -- as I looked through the budget, I
 21 didn't look at the neighborhoods. I just
 22 looked at the general fund.
 23 So I see a number of areas where it
 24 appears that there's excess funds allocated
 25 compared to actuals for 2016 and budgeted for

<p style="text-align: right;">Page 97</p> <p>1 2017.</p> <p>2 So is that something you're going through</p> <p>3 that process with Alan to sort of shave some</p> <p>4 of that off?</p> <p>5 MR. CHESNEY: I have occasionally done</p> <p>6 that, but Alan mostly does that. I usually,</p> <p>7 historically, have looked at kind of the</p> <p>8 bigger picture, because you can get that</p> <p>9 detailed -- like I said, we had a gentleman</p> <p>10 that I sat on the board with, Mr. Kemerer.</p> <p>11 He was an accountant. He would go</p> <p>12 through -- it bothered him if Doug and Sonny</p> <p>13 spent 8,000 on office supplies and they only</p> <p>14 had 6,000 budgeted, you know.</p> <p>15 What happens is, at the end of each</p> <p>16 year, we do a master reconciliation. It's a</p> <p>17 motion we make in probably November --</p> <p>18 MR. MENDENHALL: Uh-huh.</p> <p>19 MR. CHESNEY: -- I guess once the</p> <p>20 accountants go back through it, and that</p> <p>21 brings everything up to where it actually was.</p> <p>22 So if you're out of one area, it will --</p> <p>23 at the end of year, it always matches up.</p> <p>24 It's almost like -- accounting with</p> <p>25 governments is really -- the best way to think</p>	<p style="text-align: right;">Page 99</p> <p>1 of a conservative approach.</p> <p>2 MR. CHESNEY: Alan does that. And</p> <p>3 you're welcome to -- and Alan is fantastic.</p> <p>4 Send him an email, he'll give you very</p> <p>5 detailed explanation.</p> <p>6 MR. MENDENHALL: Yes, Alan is truly an</p> <p>7 asset.</p> <p>8 MS. HESSLER GRIFFITH: Good.</p> <p>9 MR. MENDENHALL: Mr. Mills.</p> <p>10 CHAIRMAN MILLS: So back to one of</p> <p>11 Barbara's questions initially, can you walk</p> <p>12 them through the time line of the budget</p> <p>13 process for the rest of this year?</p> <p>14 MR. MENDENHALL: Sure. Absolutely. So</p> <p>15 what will happen is, at the next meeting that</p> <p>16 we have, which is in May, what typically</p> <p>17 happens in May is the board has the</p> <p>18 opportunity to approve the preliminary budget</p> <p>19 that goes off to the county.</p> <p>20 So assuming that everything goes well</p> <p>21 and there's nothing that holds up the budget,</p> <p>22 you'll approve your first cut at the budget.</p> <p>23 And that's a very high-level look. Mainly</p> <p>24 what you're trying to accomplish out of that</p> <p>25 meeting is setting the high water mark for the</p>
<p style="text-align: right;">Page 98</p> <p>1 about it, it's a cash basis. You know,</p> <p>2 there's a difference between accrual and cash.</p> <p>3 MS. HESSLER GRIFFITH: Right.</p> <p>4 MR. CHESNEY: Government accounting is</p> <p>5 essentially cash. So at the end, it doesn't</p> <p>6 really matter. I mean, the line items might</p> <p>7 differ, and you know, there is some benefit to</p> <p>8 looking at those line items because things</p> <p>9 like erosion, like I said, 100,000 each year</p> <p>10 we weren't spending it.</p> <p>11 MS. HESSLER GRIFFITH: That's where my</p> <p>12 head goes.</p> <p>13 MR. CHESNEY: Yeah. So that's the kind</p> <p>14 of stuff that you do gather from those</p> <p>15 numbers, but I historically don't do that.</p> <p>16 Alan does that. I will tell you Alan will</p> <p>17 generally -- and I'm not throwing him under</p> <p>18 the bus -- he'll always go up on it. He</p> <p>19 doesn't always bring it down necessarily --</p> <p>20 MS. HESSLER GRIFFITH: Okay.</p> <p>21 MR. CHESNEY: -- you know, if he sees we</p> <p>22 spent that much.</p> <p>23 MS. HESSLER GRIFFITH: Oright. Right.</p> <p>24 Okay.</p> <p>25 MR. MENDENHALL: He'll err on the side</p>	<p style="text-align: right;">Page 100</p> <p>1 budget season, because whatever number you</p> <p>2 give to the county, you cannot go higher than</p> <p>3 that.</p> <p>4 So, you know, in a way, with many</p> <p>5 districts, you guys are not really in a</p> <p>6 situation because you have a well-funded</p> <p>7 reserve and uninsured assets and you're in</p> <p>8 really good financial shape, but with a lot of</p> <p>9 districts that might not be in that great of</p> <p>10 shape, they have to account for, well, what if</p> <p>11 a big emergency comes up?</p> <p>12 So what they sometimes do and what we</p> <p>13 did here many, many years ago, before the</p> <p>14 reserves had built up, you would boost up your</p> <p>15 budgets by some artificial number so that you</p> <p>16 have that buffer that safety.</p> <p>17 You might say, okay, we've got our</p> <p>18 budget. We think this is a good starting</p> <p>19 point. Let's add 10 or 15 percent on top of</p> <p>20 it just in case something happens between now</p> <p>21 and when we adopt the budget.</p> <p>22 Like I said, you guys aren't really in</p> <p>23 that position, because, quite frankly, if</p> <p>24 there was an emergency, you're well prepared</p> <p>25 with the reserves that you have.</p>

1 That being said, it's still your
2 discretion and your option to set that level
3 at whatever you're comfortable with. If you
4 do set it at a level higher than what it was
5 last year, you're required to send out mailed
6 notices to all the residents.

7 You're basically letting them know that
8 at least right now there is an expected
9 increase; and, you know, there is a lot of
10 legalese that Erin can speak to much better
11 than me. But in a nutshell, a letter goes out
12 to everybody, and I get two or three thousand
13 phone calls, and usually everybody is fine once
14 you explain that this is the first cut of the
15 budget.

16 You know, the district is working over
17 the next three months to finalize that budget,
18 so it doesn't necessarily mean it's higher;
19 you know, most likely, historically, it will
20 be lower. So that's part of that process, if
21 you were to submit a budget that's higher than
22 last year.

23 Whatever you do higher or lower or the
24 same, we go through the months after that,
25 including that month, if you want to have any

1 budget input changes in May. You certainly
2 can. But generally speaking, in June and
3 July, we get to kind of the meat of it, and
4 obviously the benefit is you have additional
5 actuals each month it come along.

6 So you can truly see where things are
7 trending. Obviously you can see if something
8 unexpected comes up, and you have to expend
9 some funds that, you know, you need to cover
10 or something like that.

11 But the ultimate goal is, when you get
12 to your, I think, the August meeting -- I'll
13 double-check -- but, basically, you're looking
14 to adopt your final budget. You have a public
15 hearing. You take any commentary from your
16 residents that might show up, as it's
17 advertised as a public hearing.

18 And, of course, if you do decide on that
19 preliminary cut to have a higher budget than
20 last year, then that notice will tell them
21 that there is going to be a public hearing on
22 this day, so they can obviously come out then.

23 So then you adopt your budget, and then
24 ultimately it gets implemented in October.
25 And I'll look right now just to tell you the

1 exact date. I think it's August.

2 MR. CHESNEY: Yeah. I also will tell
3 you that the budget does guide our staff,
4 especially Doug. He's historically remiss
5 about going outside of those budget items.
6 Caught him over the years -- he uses the plant
7 budget sometimes to balance some of the
8 others, but he -- so, I mean, one important
9 thing to think about with the budget is that
10 that really guides Doug and Sonny about what
11 it is you want that year, you know, general
12 guidelines kind of thing.

13 MR. MENDENHALL: So just to give you the
14 dates for the Westchase budget, your first
15 draft of it, which you'll send off to the
16 county, as I mentioned, it is going to be your
17 May meeting, that's May 2nd. And then your
18 adoption with public hearing is going to be on
19 the 1st of August, your August meeting.

20 You have to have 90 days between those
21 two dates. So that's 91 days basically.

22 MR. BARRETT: Can I throw something in?
23 The reason they send it to the county in the
24 fall, you get a mailed notice saying this is
25 what your taxes are going to be. It's called

1 a TRIM notice. The budget you're approving in
2 May, that's the one that goes on your TRIM
3 notice.

4 MR. MENDENHALL: Yes.

5 MR. CHESNEY: I would encourage you -- I
6 mean, keeping in mind this last year, you had
7 park expenses, so that budget line item is
8 still in there, around 380,000. So I would
9 not anticipate our TRIM notice changing from
10 last year, I mean, unless you guys put from --
11 I mean, I've seen the stuff that's gone in
12 already. There is nothing substantial in
13 there, so --

14 MR. MENDENHALL: Yes. It would be
15 challenging for it not to go down some
16 actually --

17 MR. CHESNEY: Yeah.

18 MR. MENDENHALL: -- unless something
19 unexpected came up. Mr. Ross.

20 MR. ROSS: Just a personal remark, just
21 speaking for me, I haven't heard either one of
22 you say anything that has me reacting, "Oh, my
23 gosh, you have a big learning curve to go
24 through," or, "Oh, my gosh, you don't know
25 what you're asking."

1 I think you guys are great. I think
 2 you're making the right comments. I think
 3 you're asking the right questions. I think
 4 you're doing superbly as the newest
 5 supervisors. So I don't want you in any way
 6 to change what you're doing or your thought
 7 processes, what you're articulating. And then
 8 on top of that, to give you some sense of
 9 confidence that Greg knows what he's talking
 10 about and what Andy knows what he's talking
 11 about, I don't know how long I've been on this
 12 district board, but we have hardly anybody
 13 come to our meetings in recent years unhappy
 14 about the budget.

15 I think they feel very, very good about
 16 the substance, the process of what's being
 17 done. I think we're in great hands. And I
 18 think, if you think about it, it kind of makes
 19 sense. The residents want to kind of run
 20 their houses kind of like how we're running
 21 our district.

22 And so I applaud you guys. And I think
 23 you'll see this. There's going to be very few
 24 people showing up with their pitchforks and
 25 all that kind of stuff.

1 MR. CHESNEY: Yeah, I didn't mean to
 2 scare -- I was just trying to convey that
 3 really we are very well off and that, you
 4 know, I encourage you to come up with, you
 5 know --

6 MR. MENDENHALL: Yeah, we'll circle back
 7 on the items you've submitted to make sure
 8 that, you know, we get them all considered and
 9 talk about them in the meeting, and have
 10 numbers and that sort of thing. I'll follow
 11 up.

12 MS. HESSLER GRIFFITH: Very good.

13 MR. LEWIS: Is there a deadline for
 14 those items or -- I guess I must have missed
 15 it or --

16 MR. MENDENHALL: Well, no. I mean,
 17 ideally, so, you know, with -- wish-list-type
 18 items, we'll call them, if you have items, and
 19 we try to coordinate them with Sonny, gather
 20 them up.

21 Sonny also works hand in hand with Alan
 22 in our office as far as kind of not only
 23 getting some of those items together, but
 24 really relaying what's going on in the field
 25 and what changes there might be.

1 So, in short, I would say you can still
 2 definitely get information across. You know,
 3 when it comes down to it, it's much like other
 4 items for our next meeting. We submit it and
 5 try to get it posted on the website. It has
 6 to be up there seven days in advance.

7 Obviously, we would like it a little
 8 more than that. That way, if there is
 9 research that can be done, it can be done, and
 10 we can distribute the information on it. Yes.

11 MR. CHESNEY: And I would like to get
 12 away from eventually using the term "wish
 13 list." Wish list implies like pork. I mean,
 14 a better way to think about it is investments.

15 Like one year, you know, we increased
 16 the planting budget. The planting budget used
 17 to be \$50,000. And we were like we want a
 18 community that is green, is beautiful, that
 19 constantly has redone landscaping.

20 That's why I constantly get on Doug for
 21 using this to balance the other part. So we
 22 increased it literally over -- one budget year
 23 from fifty to a hundred and fifty thousand
 24 dollars. I mean, that's what I'm talking
 25 about.

1 I mean, think about what's important to
 2 the community and what makes the community a
 3 better place, not, "Well, hey, man, I would
 4 like to have, you know 45 -- every pond should
 5 have a fountain," kind of thing or whatever,
 6 that kind of stuff.

7 MR. MENDENHALL: I'll change my vote --
 8 although I guessing I am not getting what I
 9 want done.

10 MR. LEWIS: Thank you guys for the
 11 explanation.

12 MR. MENDENHALL: Sure. No problem.
 13 That's all I had. I mentioned earlier that
 14 the gentleman from the county, who is actually
 15 here for the WCA meeting later, he also took
 16 the opportunity to come out to our meeting, in
 17 case there are any questions, and he can
 18 provide --

19 MS. HESSLER GRIFFITH: Yes. So
 20 Stephanie Agliano, she is the neighborhood
 21 liaison that Rick Goldstein connected me with
 22 Stephanie. She's with Hillsborough County.
 23 She's one of two neighborhood liaisons in the
 24 county.

25 And she's planning to attend the WCA

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1 voting members meeting tonight. In our
 2 conversation, she was kind enough to offer to
 3 come speak to the board. She has Jim Duncan.
 4 I think Jim is -- I want to say he's project
 5 lead on -- so Jim is project lead on the
 6 reclaimed water project.
 7 And then she also has Tommy Rawls, who
 8 is the project lead on the Citrus Park
 9 extension project. I thought it would be nice
 10 for us to hear from them.
 11 MR. CHESNEY: The Citrus Park extension
 12 lead is here, too?
 13 MS. HESSLER GRIFFITH: Yes.
 14 MR. MENDENHALL: So if it's okay with
 15 the board, I'll let our guests introduce
 16 themselves. If you want to introduce
 17 yourselves, and obviously you have an
 18 opportunity if you want to address the board,
 19 and if they have any questions and that sort
 20 of thing, so feel free --
 21 MR. RAWLS: So I'm Tommy Rawls. I'm with
 22 the Hillsborough County Public Works
 23 Department. I just moved over from Utilities.
 24 I was involved a lot with the water and
 25 wastewater consolidation efforts, so Jim and I

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1 know each other, go way back.
 2 And now I'm doing the Citrus Park Drive
 3 extension as of the last month or so. The
 4 project was put on hold. We're kind of
 5 dusting off the plans and getting things
 6 nailed down, ready to go.
 7 MR. CHESNEY: Can I ask you just a quick
 8 question?
 9 MR. RAWLS: Yes.
 10 MR. CHESNEY: I know a lot of people
 11 plan on attending the meeting, but on that
 12 extension, we had anticipated the irrigation
 13 moving down to the property line.
 14 Is that included in the project scope?
 15 Have you worked that out?
 16 MS. HESSLER GRIFFITH: He just jumped
 17 right in.
 18 MR. CHESNEY: Well, yeah, I'm just
 19 trying to remember.
 20 MR. RAWLS: I do not know yet, but I'll
 21 find out.
 22 MR. CHESNEY: That would be good, and if
 23 you could get that to Andy. And exactly --
 24 I'm assuming you guys are going to pay for
 25 that.

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1 MR. RAWLS: Yeah. I know there's a --
 2 you know, I think the Park Place CDD is active
 3 up in there, too, so they have Mandolin,
 4 and so I don't know where the lines get drawn.
 5 MR. CHESNEY: Yes. I would just be
 6 interested in that. You know, my recollection
 7 is a little hazy, but I wasn't sure, you know
 8 -- we were talking about the irrigation
 9 getting extended and the landscaping getting
 10 extended, and, you know, I knew that we would
 11 probably on the hook for the landscaping, but
 12 I wasn't sure about the irrigation.
 13 MR. RAWLS: Okay. On the Deer Park
 14 Elementary side --
 15 MR. CHESNEY: Yeah.
 16 MR. RAWLS: -- coming in toward Deer
 17 Park.
 18 MR. CHESNEY: Well, I guess -- am I
 19 confusing it with -- because we're not going
 20 to extend -- you're still not going to four
 21 lane that extension yet from Linebaugh.
 22 MR. MAYS: He's talking Citrus Park, not
 23 Linebaugh.
 24 MR. CHESNEY: From Linebaugh.
 25 MR. RAWLS: Yeah, not Linebaugh.

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1 MR. CHESNEY: Oh, that they're not
 2 coordinated together?
 3 MR. MAYS: Yeah.
 4 MR. CHESNEY: So you're just going to
 5 dump it in a two-lane road? Yeah. Okay.
 6 MS. HESSLER GRIFFITH: This goes by the
 7 library.
 8 MR. RAWLS: Oh, no. This is the one
 9 that goes by Deer Park Elementary and then
 10 ends up at Citrus Park Mall, the big
 11 intersection --
 12 MR. CHESNEY: On this end, it ends up by
 13 McDonald's. Right?
 14 MR. RAWLS: No. No.
 15 MS. HESSLER GRIFFITH: No.
 16 MR. CHESNEY: Where is it going to end
 17 up?
 18 CHAIRMAN MILLS: Part of it is already
 19 there. Right?
 20 MR. RAWLS: The width is there already,
 21 and he's going to repave it and so forth up
 22 there.
 23 MR. CHESNEY: It stops at Countryway.
 24 MR. BARRETT: Do you know where Windsor
 25 Place Commons is?

1 MR. CHESNEY: Yes.

2 MR. BARRETT: It's that right, that's
3 Citrus Park Drive. You're just extending that
4 road. Deer Park is at the end of it.

5 MR. SHANNON: It's at the light.

6 MR. CHESNEY: All right. So I'm
7 thinking of another project. Okay. I got it
8 now.

9 MR. RAWLS: But it will tie in somehow
10 to that -- your neighborhood. So, yeah, it's
11 a good question. It actually is a great
12 question.

13 MR. DUNCAN: My name is Jim Duncan. I'm
14 the project manager for the reclaimed water
15 replacement main here on Linebaugh. I work
16 for public utilities, and I was asked to come
17 here to answer any questions you may have and
18 give you an update on what's happening.

19 MR. RAWLS: Our most important person in
20 the room.

21 MS. AGLIANO: Stephanie Agliano with the
22 Office of Neighborhood Relations, and I just
23 started with Hillsborough County in February,
24 and District One and Two are my districts, and
25 what we do is help support our projects just

1 extension funneling traffic off of Linebaugh
2 and reducing the left turn traffic at
3 Sheldon --

4 MR. RAWLS: That was the traffic model
5 play it out --

6 CHAIRMAN MILLS: -- as opposed to
7 cutting 300 more feet of the median and
8 extending the left turn lane?

9 MR. RAWLS: Yeah, left turn lane to
10 north on Sheldon.

11 CHAIRMAN MILLS: Correct.

12 MS. HESSLER GRIFFITH: So I can actually
13 address that.

14 So, Jim, I reached out to the county and
15 had a conversation with the gentleman who
16 responded. So he has assured me that what he
17 did was essentially an assessment, and he
18 determined that, yes, extending the turn lane
19 by X number of feet will alleviate traffic,
20 and that was the end.

21 From there, it would go to the next
22 step, including presentation to the Westchase
23 community for our feedback. I have asked him
24 to table it until such time the Citrus Park
25 extension is in because there is -- we're all

1 in making sure that we are connecting with the
2 neighborhoods and making sure they are aware
3 of projects and what's happening in the area
4 aside from we've got a lot of great programs
5 and services that are available to registered
6 HOAs, so --

7 MR. MENDENHALL: Mr. Barrett.

8 MR. BARRETT: You can go first.

9 CHAIRMAN MILLS: Yeah, if you don't
10 mind. So, Tommy, is it?

11 MR. RAWLS: Yes, sir.

12 CHAIRMAN MILLS: I'm going to come back
13 to you. Appreciate you folks being here
14 tonight.

15 At our prior meeting, we heard some
16 discussion about a resident who contacted
17 Commissioner Murman about an extension of the
18 left turn lane at Linebaugh and Sheldon on
19 Linebaugh cutting back into our median and
20 extending that turn lane because of the
21 traffic that makes the left northbound onto
22 Sheldon.

23 And my question was, was there any
24 connection or understanding of the impact --
25 the anticipated impact of that Citrus Park

1 hopeful that that extension in itself will
2 relieve that turn lane.

3 CHAIRMAN MILLS: Right.

4 MS. HESSLER GRIFFITH: So before we
5 touch any of our precious trees, before we
6 touch our sacred median, let's make sure that
7 we, you know, consider the Citrus Park
8 extension as well. Rick.

9 MS. GOLDSTEIN: Yeah. I'm Rick
10 Goldstein, Vice President of the WCA, and also
11 Chair of government affairs. Thank you all
12 for coming here and coming to our meeting as
13 well.

14 Anything that's going to happen to that
15 median needs to come through the WCA. And if
16 there is going to be any type of action on
17 work being done on the roadways that would
18 impact us, we would certainly like to be
19 involved at the planning of all of that as
20 well.

21 CHAIRMAN MILLS: Yeah, my -- the only
22 reason for the comment, I wanted to make sure
23 that they were not segregated initiatives and
24 that there was, you know, one hand was talking
25 to the other. Right? So that if that was

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1 moving forward, and then you complete your
 2 project, and then there was need for that, you
 3 know --
 4 MR. RAWLS: Right.
 5 CHAIRMAN MILLS: -- right? You know --
 6 right? God forbid that agencies work
 7 together. Right? So I appreciate that.
 8 MS. GOLDSTEIN: Well, the three of us
 9 here have decided there is a need to liase to
 10 some extent so that we all know what is going
 11 on and we can work together, and we endeavor
 12 to try to do that.
 13 We will meet with the planning
 14 commission to try to get some ideas as to what
 15 the future plans are going to be for the area.
 16 CHAIRMAN MILLS: Okay. Thank you. And
 17 then for the reclaimed project, can you just
 18 speak to how it's going? We know what we went
 19 through to do the cutouts.
 20 MR. RAWLS: Yeah.
 21 CHAIRMAN MILLS: But now that work is
 22 sort of beginning, how is it going? Is it
 23 going the way you --
 24 MR. DUNCAN: I shut down the job last
 25 week because the re-alignments that we were

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1 required by public works to put in did not
 2 meet FDOT's specs, and people were going
 3 through there too fast, and it was a very
 4 dangerous situation.
 5 So we got the contractor today, and it's
 6 in an email, the latest quote, to make the
 7 tapered length correct so that people have
 8 time to react at the speed that it's going to
 9 be posted at, which is 35 miles an hour, not
 10 45, because people drive pretty fast on this
 11 road apparently.
 12 It looked pretty scary last week when I
 13 came up and saw people weren't slowing down,
 14 so we're just taking a step back and look at
 15 it. Like what does it take to meet FDOT
 16 specs, so, you know, everybody is covered as
 17 far as liability?
 18 You build it the way it supposed to be.
 19 And it's temporary. Once the pipe goes in,
 20 all that will be restored. The F curb will be
 21 poured, and the dirt will be dug out and
 22 stored off site, and it will be the same dirt
 23 comes back, and it will be sodded, and the
 24 irrigation -- now, the irrigation is connected
 25 around those with some blue pipe you can see,

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1 even though, you know, it will be restored.
 2 It's temporary, it's ugly, I'll admit,
 3 but as soon as we can agree on the change
 4 order for that -- I'll step back a second --
 5 what -- the original design was to have a lane
 6 closure. Public works said, no, they're not
 7 going to do that.
 8 We have to maintain two lanes of traffic
 9 because of the high volume, and that was -- so
 10 we took that lead from them. Okay. We're
 11 going to do this in the median.
 12 CHAIRMAN MILLS: So that leads me to my
 13 question, and that is, in the interest of
 14 public safety and worker safety, it's not
 15 unusual to see sheriffs or state police
 16 vehicles at construction sites with the lights
 17 up, slowing people down as they enter those
 18 zones.
 19 MR. DUNCAN: I got the number last week
 20 to get a sheriff deputy out there that will
 21 slow them down. And we'll set up -- you know,
 22 it will be made to FDOT spec, and we'll have
 23 the law enforcement officer out there, and
 24 we'll see how they're doing out there.
 25 If we need to take any other steps, like

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1 more signage that says "Stay In Your Lane" so
 2 that people don't try to, you know, cut
 3 through the re-alignment. And the directional
 4 drill part is really probably the shortest
 5 part for this whole project, because when they
 6 do the drilling, they pull the pipe, and
 7 you're done, and then it's just small
 8 individual, you know, connecting, putting
 9 valves in -- and, I mean, the project is
 10 scheduled to last, you know, like nine months,
 11 but not in all the places. You know, it will
 12 be --
 13 CHAIRMAN MILLS: Start to finish.
 14 MR. DUNCAN: I mean, there's a part on
 15 Montague where they'll dig it up -- they'll
 16 dig it up in the daytime. At the end of the
 17 day, they'll fit it back in. The next day,
 18 they will have to come and dig it back up
 19 again so that they can maintain traffic
 20 through there.
 21 So it's kind of complicated. I don't
 22 know if you know the history of the pipe, but
 23 the pipe, it failed for a lot of years, and it
 24 was kind of substandard pipe.
 25 So our people have been wanting this

1 line put in for, well, almost since it came
2 in, since I started working, like 13 years
3 ago.

4 CHAIRMAN MILLS: Okay.

5 MR. MENDENHALL: Ruben, did you have a
6 question?

7 MR. COLLAZO: I had a question. Thank
8 you, Andy.

9 There are three cutouts on Linebaugh
10 Avenue. My question is -- I don't know how
11 farfetched this is -- but are the cutouts
12 going to be filled in as you make progress
13 eastward, or are you going to wait until the
14 entire pipe run is done before you put them
15 all together?

16 MR. DUNCAN: I'm sure the contractor is
17 going to want to wait until the end, but we're
18 going to try having to do restoration as they
19 go.

20 And the re-alignments will be in effect
21 when the work is there. See, the work, you
22 know, to drill the -- kind of drill over each
23 other, when that work is done, they'll open
24 the lanes back up. The re-alignment lane will
25 still be there, but it will be used because

1 equipment, but clearly the way they're
2 drawing, they painted the original lines, it's
3 now painted out, it's actually for redirecting
4 traffic so the work can happen.

5 MR. DUNCAN: South side. Right.

6 MR. BARRETT: So I need to run a
7 correction that states that it's not for
8 equipment. They're actually going to redirect
9 the traffic into the cutouts.

10 MR. DUNCAN: Well, redirect the traffic
11 with the cutouts with the re-alignment so that
12 they can have the work zone on the south side
13 of the road.

14 MR. BARRETT: That's what I -- once I
15 saw the painting, I thought, yeah -- that was
16 the conclusion we were drawing. Thank you.

17 MR. LEWIS: I was just going to address
18 Ruben's comment that they may need to pressure
19 test the line before they fill in everything,
20 just a little bit of knowledge about that
21 stuff.

22 So before they go and fill everything,
23 if there's a problem, they'd have to re-cut it
24 back out and redirect traffic.

25 MR. COLLAZO: Well, we wouldn't want --

1 we're not there anymore.

2 So, I mean, at your request, I'll work
3 with them to try to restore as they go.

4 MR. COLLAZO: It's going to be a full
5 year before you actually reach Sheldon Road,
6 isn't it?

7 MR. DUNCAN: Yeah, we're not going --
8 we're going to the school -- across the street
9 from the school, because, right now, we have
10 pressure drip, reducing valves on either end
11 so that the pressure in that line doesn't go
12 60 PSI, and our normal pressure for reclaimed
13 water is the county is like 75 to 80, maybe
14 even more.

15 So this is going to help you guys with
16 better pressure for your irrigation system.

17 MR. MENDENHALL: I saw your question.
18 Chris had his hand up for a while. Yes,
19 Chris, did you have a question?

20 MR. BARRETT: Yeah. Actually --
21 Mr. Duncan, Chris Barrett of the World of
22 Westchase. I do the media.

23 When I first spoke to the actual
24 contractor, he told me that the cutouts -- he
25 led me to believe that the cutouts were for

1 MR. LEWIS: But I appreciate you guys
2 looking out for us as a resident. Thank you.

3 MS. HESSLER GRIFFITH: Mr. Duncan --
4 Barbara Hessler Griffin -- I am curious.
5 Since we paused the project, and -- so at this
6 point, what are our options?

7 Do we think that one option would be to
8 sort of elongate the cutouts, or is there the
9 option to shut down a lane? What do we think
10 our options are?

11 MR. DUNCAN: My marching orders from
12 public works is that they are requiring us,
13 public utilities, to maintain two traffic
14 lines. All right.

15 So the original design was to close one
16 lane. They said the traffic would be so
17 horrendous it would be overbearing, I guess,
18 for people here.

19 The other alternate is to the main
20 re-alignments and to make them to DOT spec, to
21 taper in and out is going to have to be a
22 little bit longer. It was too short. At that
23 speed, the reaction time, you know, it's all
24 kind of engineered --

25 MR. COLLAZO: When I drove through it, I

1 hit it too fast, too, and --

2 MR. DUNCAN: I drove through it, and it
3 scared me. I called the project manager and
4 said this is not right.

5 MR. BARRETT: Mr. Duncan, how long is
6 the estimate for the work stoppage?

7 MR. DUNCAN: As soon as I can review the
8 change order and get it approved. Probably
9 not more than a week or two.

10 MR. BARRETT: Week or two. Thank you.

11 MR. DUNCAN: Once they get it drilled,
12 it will go fast.

13 MR. MENDENHALL: Yes, sir.

14 MR. SHANNON: Yeah, Mike Shannon. One
15 thing to comment about the lane change. The
16 first time -- the first day you did it, I came
17 and talked to him because I almost got hit
18 three times. I drive a Keb van, and I
19 actually had one lady call me up and cuss me
20 out.

21 And I actually saw it coming, so I took
22 the inside lane and slowed down, and because
23 of her speed and because of the angle of it,
24 she almost destroyed my truck.

25 The second thing is, you're saying the

1 as big as a 24 inch -- but we had the same
2 problem. We came in and put a liner in, and
3 wherever there was a fitting, that's where we
4 made our cut, we made our transition there,
5 and made a repair there and made the
6 connections, but the rest of it could be left
7 alone, underground, undug up, untouched,
8 unmessed with, and even with the epoxy system,
9 the epoxy system, they can come in there and
10 coat it.

11 All your directions on any type of pipe,
12 they'll give you a 25-year warranty on the
13 product itself if it fails, and that -- and
14 it's sprayed, and it hardens. They -- the guy
15 who have I have do -- I've had houses out here
16 done.

17 And the guy who does the house has
18 actually done cruise ships for Disney, has
19 gone out there and redone all their drain
20 lines and all their -- I'm just saying, has
21 that even been thought about or --

22 MR. DUNCAN: In the very beginning of
23 the planning, we looked at different types of
24 methods for installing pipe. One is like pipe
25 bursting.

1 piping is bad, and we're doing all this work,
2 and we're tearing up all this road. But is
3 this stuff the wiring that's in here?

4 MR. DUNCAN: No. It's thin wall ACPE.

5 MR. SHANNON: Okay. So as a plumber --
6 okay? -- has anybody thought about doing epoxy
7 coating to where you don't even have to mess
8 with it or doing a line splitting or putting a
9 liner in it where you don't even have to mess
10 with the road?

11 MR. DUNCAN: Well, it's not just the
12 pipe. It's where all the fittings tie in,
13 all the valves, all the crosses and elbows.

14 MR. SHANNON: Okay.

15 MR. DUNCAN: They're made of a different
16 thickness of pipe, and what happens is, the
17 thin wall SUP and the regular size that we
18 repair it with nowadays is thicker, so, you
19 know, having those together, when they expand
20 and contract over time they break, and there
21 is like --

22 MR. SHANNON: Because, I mean, I've done
23 -- I've done -- I've done -- I worked out at
24 Anheuser-Busch. You know, we redid their
25 sanitary system that was on eight inch -- not

1 MR. SHANNON: Line splitting. You go in
2 and push it through and --

3 MR. DUNCAN: So the additional line is
4 16 inch, and what we put in are 16 inch. When
5 we did any kind of line, we would reduce the
6 size of the additional, and then reduce --

7 MR. SHANNON: The line was less than six
8 mil thick, the liners are.

9 MR. DUNCAN: Well, I'm not sure
10 that's --

11 MR. SHANNON: And even with the epoxy
12 coating, it's FDA approved. I mean, it's just
13 a thought out there.

14 MR. DUNCAN: So if you have some
15 information, you'll have to send it to me.
16 I'll look at it.

17 MR. SHANNON: Okay.

18 MR. DUNCAN: I'm not sure it's a
19 county-approved method.

20 MR. SHANNON: The county -- I mean, they
21 approved it for the houses, and you drink out
22 of it. This is reclaimed.

23 MS. HESSLER GRIFFITH: I just want to
24 say thank you, though, for at least
25 recognizing that that was a safety hazard and

1 just calling it and just, you know, taking a
2 step back to sort of reassess --

3 MR. DUNCAN: As soon as I got there, as
4 quick as I could.

5 MS. HESSLER GRIFFITH: Thank you.

6 MR. DUNCAN: Because I even told them,
7 "Look, what's going to happen is a box truck
8 is going to be on the inside, and somebody is
9 going to be besides the box truck, and the car
10 is going to turn, and he's not going to be able
11 to turn fast enough so he's going to hit the
12 car, push him and the car into the work zone,
13 right where those guys are standing."

14 So I said, "Okay, stop this right now."

15 MS. HESSLER GRIFFITH: Yeah, good.
16 Thank you.

17 MR. MENDENHALL: Mr. Barrett.

18 MR. BARRETT: I would like to switch to
19 Citrus Park Drive. Is everyone cool with me
20 switching direction here?

21 Chris Barrett, again, with the WOW. I
22 heard from Park Place CDD that the Army Corps
23 permit is not going through and there are
24 hold-ups.

25 Can you speak to what the Army Corps

1 typically these guys get upset with us -- I'm
2 looking at our community relations people --
3 when we go do stuff right before Christmas and
4 the holidays. It's just not a good time to
5 start doing that.

6 It's better to start after new year.

7 I'm thinking, our best guess now is that's when
8 we're going to be doing it.

9 MR. MENDENHALL: Mr. Argus.

10 MR. ARGUS: Thank you, Andy. Greg,
11 you're correct. Originally the plan was
12 Citrus Park -- from Citrus Park, the mall, all
13 the way to Linebaugh, coming out over by the
14 Wells Fargo Bank. There is the creek there.

15 And it's my understanding that it was
16 broken into two parts. I'm not sure if the
17 second part, which is what you were
18 referencing, is still on the books for
19 long-term plan or not, but it was going to tie
20 into Linebaugh because the property going over
21 to Racetrack Road was already committed to
22 other developments.

23 My question is, what's going to be --
24 what's the initial build going to be like, two
25 lanes, four lanes, eight lanes?

1 concerns are with the Citrus Park Drive?

2 MR. RAWLS: No, I don't think it's a a
3 hold-up or putting it on hold or anything.
4 They're just going through the review process.
5 It's taking a while to do it.

6 They did a -- they asked for an
7 alternative analysis again just to be sure
8 that everything is okay, and they performed
9 that. They're probably getting the wetlands
10 review. And it's just going through the
11 system.

12 There is no stoppage right now or
13 anything like that. That is the one thing
14 that's kind of our critical path, the unknown.
15 You could get it soon, you could get it later.
16 So you're kind of at their mercy on that
17 permit, so --

18 MR. BARRETT: So there is no time frame
19 for when it comes through?

20 MR. RAWLS: We're estimating by this
21 fall. Yeah, that's what we were estimating,
22 because we would like to start the project
23 shortly after the new year.

24 You know, we can try to hurry it up and
25 get it out by the end of the year, but

1 MR. RAWLS: A four-lane divided highway.

2 MR. ARGUS: Similar to Linebaugh?

3 MR. RAWLS: Yes. Yes, similar to
4 Linebaugh.

5 MR. ARGUS: Originally you have plans
6 for underpasses and all that. That's still in
7 there?

8 MR. RAWLS: There's still an underpass,
9 correct.

10 MR. ARGUS: Equestrian trail is still a
11 part of it?

12 MR. RAWLS: Yes, there's still a little
13 bridge -- we have -- just for the future, you
14 know, trails and so forth or -- a way to get
15 under there, whether it be mountain bikes or
16 whatever.

17 I don't know what the future is. We
18 leave that up to parks and rec, but --

19 MR. ARGUS: And assuming you start after
20 the first of the year, how long do you think
21 the construction is going to take?

22 MR. RAWLS: So what happens, we bid it,
23 and we get a contractor on board. They'll
24 have a detailed schedule of when it's going to
25 go down, because you have to look at the

1 weather and when they're doing it.
 2 We're really anticipating 20 to 24
 3 months -- 20, 24 months.
 4 MR. ARGUS: Thank you.
 5 MR. RAWLS: Yes.
 6 MS. HESSLER GRIFFITH: So, Tommy, when I
 7 hear "similar to Linebaugh," Linebaugh is
 8 precious to Westchase.
 9 MR. RAWLS: Well, it won't have the
 10 mature landscaping you have.
 11 MS. HESSLER GRIFFITH: No. No. No.
 12 But it's precious because we are outdoorsy
 13 people. We like to be outside. We like to
 14 run, walk, bike, push strollers. Is it going
 15 to sort of have that same feel where kids can
 16 walk to school, they're going to be able to
 17 ride their bikes to school?
 18 MR. RAWLS: This is a great question.
 19 Ruben and I met awhile ago on the northwest --
 20 like this master plan we did back in the day,
 21 and it was maybe four years ago, and we had a
 22 planner come in and just kind of look at
 23 dreamland, how things should be working on
 24 that whole piece of property.
 25 It's all county property. We're running

1 the road right through county property.
 2 Public Utilities owns. We have a memorandum
 3 of understanding to transfer the value and so
 4 forth.
 5 But the first thing he said was
 6 connectivity. You know, you got connectivity.
 7 And so this road obviously connects for
 8 traffic, but also there's going to be bike
 9 lanes and there's going to be a sidewalk.
 10 So, yes, you could get there. It's
 11 still kind of in the middle of nowhere,
 12 because there's a lot of wetland. I don't
 13 know what the future will bring with
 14 development, you know, out there or whatever.
 15 Right now, it's a pretty kind of
 16 straight road staying out of the wetlands.
 17 You know, there are some old borrow pits in
 18 here. Really interesting, you know, building
 19 roads back in the day, and they're -- they
 20 look like ponds, but they were old, deep
 21 borrow pits, and so we kind of wound the road
 22 through that.
 23 And then it generally runs just north of
 24 the TECO easement, the TECO power lines.
 25 MS. HESSLER GRIFFITH: And I also want

1 to ask you, Rick, you had mentioned there's a
 2 meeting in May where there is potential
 3 opposition to the Citrus Park extension, and
 4 we would like to have some residents who
 5 perhaps are supportive and --
 6 MR. GOLDSTEIN: Right. Once I know when
 7 that day is going to be, I'm going to be
 8 asking everybody to flood the area.
 9 My understanding is that we should
 10 perhaps flood it so that there is a lot of
 11 support for the project.
 12 MR. RAWLS: I don't think there is a
 13 Citrus Park Drive meeting. I think April
 14 26th --
 15 MS. AGLIANO: No, because I think
 16 they're talking about the public meeting.
 17 MR. RAWLS: They're doing the one to the
 18 northwest plan that's coming up. That's the
 19 only one I know of.
 20 MS. AGLIANO: Right.
 21 MR. RAWLS: I believe that's April 26th.
 22 And what they're going to be doing is talking
 23 about the plan, but, you know, we'll have
 24 information there on Citrus Park Drive
 25 extension, too.

1 MS. HESSLER GRIFFITH: Okay. So,
 2 otherwise, as far as you're concerned, it's a
 3 go.
 4 MR. RAWLS: Yes, it's a go.
 5 MS. HESSLER GRIFFITH: And we break
 6 ground Octoberish?
 7 MR. RAWLS: Probably after the beginning
 8 of the year. Probably after the beginning of
 9 the year. We'll probably do some work,
 10 outreach in October. Once we get a contractor
 11 on board and all that, we'll definitely be
 12 doing some outreach with you guys, because,
 13 you know, that's the construction part --
 14 MR. GOLDSTEIN: What do you mean by
 15 "outreach"?
 16 MR. RAWLS: Talk to you guys about
 17 what's coming up, the details of the
 18 construction.
 19 Like once the contractor gives us a
 20 schedule and all that stuff, we'll come out
 21 with them and we'll meet with you guys, and
 22 you all can ask questions about how they're
 23 going to build it, how is it going to be done,
 24 all those details. The engineer will be out
 25 there, so --

<p style="text-align: right;">Page 137</p> <p>1 MR. MENDENHALL: Mr. Argus, did you have 2 another question? 3 MR. ARGUS: Yeah. A couple quick 4 points. Sidewalks on both sides? 5 MR. RAWLS: Yes, for portions of it, and 6 then we swing it to certain sides. 7 MR. ARGUS: At one point, Montague was 8 going to be extended into that. That's my 9 understanding it's off the plan now? 10 MR. RAWLS: Yeah. Right now, we're 11 going to -- that was -- it's not in the 12 current plan and it's not being extended. 13 One of the things that was in the 14 original plans is the plan access road in 15 there, because we've got a water plant down 16 there. And we're going to just take that from a 17 different angle, and it's not going to be at 18 Montague. 19 MR. ARGUS: And, finally, I understand 20 that a lot of the residents in -- some of the 21 residents in Fawn Ridge were initially 22 very adamant about opposing this. 23 Have they been pacified, or is there 24 anything we need to be looking out for from 25 them?</p>	<p style="text-align: right;">Page 139</p> <p>1 have moved. I want to make sure the key folks 2 in the neighborhood and people along the 3 roadway know what's going on, so -- 4 MS. HESSLER GRIFFITH: Well, that road 5 is important to us as well because of our 6 hopes of alleviating some of the traffic on 7 Linebaugh. Thank you. 8 MR. ARGUS: Thank you. 9 MR. RAWLS: You're welcome. I will know 10 more later. I'm still learning, too. I'm 11 with you, so -- 12 CHAIRMAN MILLS: Well, we certainly 13 appreciate you coming out here tonight. 14 MR. RAWLS: Yeah, you're welcome. 15 MR. BARRETT: Much of that traffic 16 coming from the neighborhoods that are 17 opposing, too, so, I mean, that's kind of the 18 irony of it is that -- 19 MR. COLLAZO: It is. 20 MR. MENDENHALL: Any other questions for 21 our guests? 22 (No response.) 23 MR. MENDENHALL: Well, thank you very 24 much for coming. Appreciate it. 25 All right. So we're back on our agenda.</p>
<p style="text-align: right;">Page 138</p> <p>1 MR. RAWLS: Yeah, well, what they did is 2 they, back when they did these plans eight or 3 so years ago, they met with them a lot. 4 I was looking at the plans, and it looks 5 likes we did a good job of -- there's some 6 screening issues. You want to make sure that 7 we get good, mature landscaping in there so 8 that -- people have houses that back to 9 Linebaugh. So you want to make sure it's 10 mature. You want to make sure we do our best 11 to screen them and help them, you know, evade 12 any impacts. What I see is good. We're 13 actually going to do some more outreach. 14 If you have friends and family up there, 15 tell them to rest easy. We're taking the 16 plans back out to them and going through that 17 all again. Mandolin School, Deer Park, we've 18 got to make sure circulation is good for the 19 kids and so forth. 20 But Fawn Ridge, and we're going to talk 21 to all of them again with the plans one on one 22 and show them what's going on and make sure 23 we've got everything right before we go 24 forward. 25 You know, it's been a long time. People</p>	<p style="text-align: right;">Page 140</p> <p>1 We're at the attorney's report, so I will give 2 Erin the floor. 3 MS. McCORMICK: Yes. The only thing 4 from last month is there was a discussion 5 about the sidewalks on the south side of 6 Linebaugh Avenue by The Avenues, and I went 7 back and looked at the plat, which I knew this 8 matter came up several years ago. 9 I think, Greg, you had referenced it. 10 On Linebaugh Avenue, that section that goes 11 from Bentley Way to the TECO easement along 12 The Avenues parcel, the CDD actually has a 13 perpetual easement along that, a 20-foot 14 easement, and pursuant to the plat, it says 15 that easement is for the installation and 16 maintenance of a wall and landscaping at that 17 location. 18 So this came up because of the issue of 19 the tables and the obstructions for people 20 that are trying to travel along there trying 21 to get down toward the east end of The Avenues 22 and not being able to pass there. 23 And I think the board was just 24 interested in what the CDD's authority was 25 over that area. So we do have that easement.</p>

1 MR. MENDENHALL: Mr. Ross.
 2 MR. ROSS: Did you say it runs from
 3 Bentley, along Linebaugh, to which road?
 4 MS. McCORMICK: To the TECO property.
 5 MR. ROSS: Okay.
 6 MS. McCORMICK: That is on the east
 7 side.
 8 MR. ROSS: So we don't actually have an
 9 easement where the what I call The Avenues
 10 is, where they've got all of those outdoor
 11 restaurants?
 12 MR. CHESNEY: I think there might be one
 13 there, too. She's referencing we had looked
 14 that the specific issue up. I would be
 15 surprised if we don't have one there, too.
 16 MS. McCORMICK: You mean further to the
 17 east?
 18 MR. CHESNEY: Further to the west.
 19 MR. ROSS: Where the existing
 20 improvements are, the existing development.
 21 MS. McCORMICK: Oh. Further to the
 22 west. So that would be west of Bentley Way.
 23 MR. ROSS: I get turned around. It
 24 would be essentially from Bentley Way to
 25 Montague.

1 MS. McCORMICK: Montague, yeah. I did
 2 not look at that because I guess I was under
 3 the impression that the lady that was here
 4 that was addressing this was concerned more
 5 with this section. But I would think that we
 6 likely may have an easement all along there.
 7 CHAIRMAN MILLS: There's an unobstructed
 8 sidewalk now from Montague to Bentley. It's
 9 really from Bentley where Tijuana Flats is to
 10 where The Grind is.
 11 MS. McCORMICK: Right, which would be
 12 the end right before the TECO easement. And
 13 that's why I was looking at that segment of
 14 it.
 15 CHAIRMAN MILLS: Yeah. And across the
 16 street is where the bank now is. Right?
 17 MR. CHESNEY: Yes.
 18 MS. McCORMICK: Yes. And you know what,
 19 actually, now I'm looking at this, it does
 20 look like that easement extends all the way
 21 from Montague down to the TECO easement. So
 22 it would be all along that stretch.
 23 CHAIRMAN MILLS: As I recall, the issue
 24 was the residents where the sidewalk ends at
 25 Bentley and Linebaugh, for them to go from

1 there to the next cut is all now tables and
 2 chairs and outdoor bars and blocked.
 3 MS. McCORMICK: So, I mean, as far as
 4 what the CDD could do within that area,
 5 presumably you could put a wall between the
 6 commercial development and Linebaugh and have
 7 a stretch that would be available for people
 8 to walk on if you wanted to --
 9 MR. CHESNEY: Well, could we put a
 10 sidewalk then on the other side of the wall?
 11 MS. McCORMICK: The easement itself is
 12 for -- it just says for landscaping and for a
 13 wall. So it does not include pedestrian.
 14 MR. BARRETT: Andy, could I make a point
 15 just real quick?
 16 MR. MENDENHALL: Yes, Mr. Barrett.
 17 MR. BARRETT: Erin, a couple of -- I
 18 don't know how long ago -- a year and a half
 19 ago, I was essentially on the property records
 20 site for a completely unrelated matter.
 21 I just happened to look at The Avenues
 22 parcel of all of the documents related to the
 23 transfer of that parcel to Real Property
 24 Specialists.
 25 MS. McCORMICK: Okay.

1 MR. BARRETT: And one -- and I don't
 2 know what document it is, but it's on -- you
 3 go to the property records site, and you go to
 4 load documents, it's all in like those links.
 5 But one of the stipulations in one of
 6 the fine print paragraphs of the sale to The
 7 Avenues, it clearly stipulated in there -- my
 8 memory serving, it clearly stipulated in there
 9 that The Avenues must build a sidewalk.
 10 I could swear -- and I think I even
 11 mentioned to Brian in passing when I found it
 12 because I was very surprised. I don't know
 13 what that document is called.
 14 I don't know its enforceability. But I
 15 just thought I should mention that is there,
 16 but I don't know what it all entails.
 17 MS. McCORMICK: Okay. Well, I can just
 18 look back into the title search to look at
 19 that, but I could certainly do that.
 20 MR. ROSS: Well, as we sharpen what is
 21 the issue, which is kind of what we're talking
 22 about --
 23 MS. McCORMICK: Right.
 24 MR. ROSS: -- perhaps my interests
 25 wander beyond what some of other people's

1 interest was. But what I was envisioning that
 2 the ultimate end game would be, to have a
 3 walkable sidewalk from, say, Montague, that
 4 commercial node, all the way down to
 5 Linebaugh.
 6 . And to the extent there is anything that
 7 would be impeding that, such as customer,
 8 patrons who have hijacked the sidewalk, or
 9 to the extent we don't have an easement to do
 10 it, I'm not today advocating we should build
 11 that, but I would be very curious to
 12 understand --
 13 MS. McCORMICK: Right.
 14 MR. ROSS: -- what are our rights and
 15 what are our limitations to make that little
 16 path a legitimate walkable sidewalk.
 17 MS. McCORMICK: Right. Okay. Well, I
 18 can look at that further. I wasn't really
 19 sure exactly where the board was going with
 20 this. So I can look at, first of all, the
 21 zoning conditions for that section of the
 22 overall Westchase development and also look
 23 and see what I can find as far as the title
 24 records that show any obligations that there
 25 may be.

1 MR. ROSS: That's great. Thank you.
 2 MS. HESSLER GRIFFITH: Do we know, Erin,
 3 the sidewalk that leads from the West
 4 Park Village to The Avenues, is that county
 5 sidewalk or --
 6 MS. McCORMICK: Along Montague?
 7 MS. HESSLER GRIFFITH: Along Linebaugh.
 8 MS. McCORMICK: Along Linebaugh.
 9 MS. HESSLER GRIFFITH: So if we're
 10 looking to connect that sidewalk, so if I'm at
 11 Starbucks and I walk toward Burger 21.
 12 MS. McCORMICK: Right.
 13 MS. HESSLER GRIFFITH: I'm on a
 14 sidewalk.
 15 MS. McCORMICK: Right.
 16 MS. HESSLER GRIFFITH: That sidewalk
 17 then ends.
 18 MS. McCORMICK: Yes.
 19 MS. HESSLER GRIFFITH: We're looking to,
 20 perhaps, continue that. Who owns that
 21 portion? Who owns that sidewalk? Do we know?
 22 MS. McCORMICK: Yeah, that's -- so
 23 you're talking about this sidewalk is not
 24 within the right of way of Linebaugh Avenue or
 25 adjacent to the paved right of way. It would

1 be in between.
 2 It sound like you're talking about the
 3 sidewalk that's in between the 20-foot area
 4 that the CDD has the easement over and their
 5 retail development.
 6 MS. HESSLER GRIFFITH: I guess I'm sort
 7 of following, you know --
 8 MS. McCORMICK: How close is it to the
 9 -- -- is it like between the hedge and the
 10 World of Beer and --
 11 MS. HESSLER GRIFFITH: So the sidewalk,
 12 if I'm leaving Repeal --
 13 MS. McCORMICK: Here's a picture that
 14 Sonny had taken.
 15 MS. HESSLER GRIFFITH: All right. So if
 16 I'm right here, there is a sidewalk that ends,
 17 and it turns right onto Bentley -- right? --
 18 the sidewalk turns right onto Bentley.
 19 MS. McCORMICK: Okay.
 20 CHAIRMAN MILLS: There's a sidewalk.
 21 MS. McCORMICK: Right.
 22 MR. MAYS: By the brick walk? That's
 23 county.
 24 MR. CHESNEY: I think she also means
 25 farther down where Repeal and the YMCA is, but

1 that extends down. I think that's what
 2 you're asking. Once you hit where Marco's
 3 Pizza is --
 4 MS. HESSLER GRIFFITH: Yes.
 5 MR. CHESNEY: -- between that and
 6 Montague. Is that a public sidewalk, too?
 7 I'm confident it is. I think the deal with
 8 these parcels --
 9 MS. McCORMICK: Right. And it will
 10 either be on The Avenues property or on the
 11 county's property. But I think it's probably
 12 along within the right of way that's part of
 13 Linebaugh Avenue.
 14 MR. CHESNEY: I think, in general, when
 15 that stuff came up, they wanted -- whoever had
 16 the property to put in the sidewalk for the
 17 county, if we wanted a wall, we were supposed
 18 to put in the wall and landscaping.
 19 And I'm pretty sure -- I think it's the
 20 same all the way down, and we just agreed -- I
 21 don't know if "agreed" is the right word --
 22 but we have not yet put in the wall --
 23 MS. McCORMICK: Right.
 24 MR. CHESNEY: -- along the commercial
 25 property. None of the commercial tenants had

1 indicated a preference for one, and residents
2 have not indicated a preference for one either
3 as of yet.

4 MR. ROSS: I'm not saying let's go build
5 it now, but what I would like is -- if you
6 almost it broke it into segment, this is from
7 Linebaugh to I think it's Bentley, here to
8 here, you know, break it into segments, and
9 tell us what -- if it was your property, these
10 are the considerations you need to think
11 about.

12 Do you have ownership, or do you have an
13 easement? What obligation does -- as Chris
14 alluded to, does somebody else have an
15 obligation to do it?

16 MS. McCORMICK: Right.

17 MR. ROSS: What would be a potential
18 path that we would have to travel? That's
19 what I would like to understand, broken up by
20 segment.

21 And if you're okay with that and the
22 board is okay with that, could we put on our
23 agenda, say, in 60 days? Would that be
24 sufficient time to research it --

25 MS. McCORMICK: Sure. Sure. Yes.

1 I think, the board needed to look at, we had
2 one request from a production company. Two of
3 the people that work with this production
4 company are members of the -- live in
5 Westchase, and they like our Glenclyff Park
6 area, but their request is to be able to shoot
7 a little video for Beef O'Brady's in the park
8 using Pavilion Number One and the grass space
9 around it.

10 And they would like permission to use
11 it. And I think Sonny mentioned that it's
12 like the big -- it's using a pavilion, so we
13 may have to charge a pavilion fee like we do
14 anything else, and we just wanted to bring it
15 to the board's attention and see if it was
16 something that they thought they would want to
17 authorize.

18 MR. ARGUS: Does Beef's cater the next
19 meeting?

20 MR. MENDENHALL: Yes, Mr. Lewis.

21 MR. LEWIS: I would say, the only thing
22 I saw in there was I think they wanted it from
23 seven a.m. to noon, and I think it was a
24 Tuesday, if I remember right.

25 MR. MAYS: Yeah.

1 MR. ROSS: -- and look into it and feel
2 comfortable?

3 MS. McCORMICK: Okay. Yes.

4 MR. CHESNEY: Yes, because I would also
5 like to understand since we have not yet
6 exercised our easement, does that maintain? I
7 mean, do we lose it over time to build a wall
8 and the landscaping?

9 MS. McCORMICK: No. It's a perpetual
10 easement that's dedicated pursuant to the
11 plat, so --

12 MR. CHESNEY: Because I don't think I
13 had ever asked you that prior.

14 MS. McCORMICK: -- because it's of
15 record.

16 MR. MENDENHALL: Okay. Anything else,
17 Erin?

18 MS. McCORMICK: No. But I will -- so
19 I'll plan on bringing that back as a report
20 back to the board at the June meeting.

21 MR. MENDENHALL: So that moves us into
22 the field manager's report. Doug, did you
23 have anything besides the report that you had
24 sent out?

25 MR. MAYS: Other than the request that,

1 MR. LEWIS: I would just caution that if
2 they do run long, that we do have soccer
3 practice for Westchase Soccer Association
4 probably after four p.m., so they just be
5 aware of that.

6 MR. MAYS: Okay.

7 MR. MENDENHALL: Mr. Mills.

8 CHAIRMAN MILLS: I had asked Sonny to
9 send this to you to look at.

10 Did you have the opportunity to review
11 the request? Was there any concerns from your
12 perspective?

13 MS. McCORMICK: For -- what is it?

14 MR. MENDENHALL: For this commercial
15 that they want to shoot.

16 MS. McCORMICK: Oh, yes. I did talk to
17 her about that request, and she was going to
18 get back to them, I think, because the
19 question was whether or not they wanted to do
20 it in the name of the corporation or there was
21 just an individual resident that wanted to use
22 the pavilion, and I don't know what the answer
23 was to that, because I think, you know,
24 typically the board's position has been that
25 those are available for reservations by

<p style="text-align: right;">Page 153</p> <p>1 residents, and she thought a reservation was</p> <p>2 definitely going to be needed but we haven't</p> <p>3 -- unless it's been something that's been</p> <p>4 brought to the board specifically, and this</p> <p>5 board had granted permission for, we</p> <p>6 haven't allowed them to be used without that</p> <p>7 permission from the board for private</p> <p>8 purposes, for profit purposes.</p> <p>9 CHAIRMAN MILLS: Right.</p> <p>10 MS. McCORMICK: But if were just a</p> <p>11 resident that was going to ask to reserve it</p> <p>12 for use for that time period, I thought that</p> <p>13 that really --</p> <p>14 CHAIRMAN MILLS: Well, clearly, this is</p> <p>15 for a different purpose, and since it's a</p> <p>16 commercial use --</p> <p>17 MS. McCORMICK: Uh-huh.</p> <p>18 CHAIRMAN MILLS: -- I wanted to be sure,</p> <p>19 A, that it got legal review, and then, B, it</p> <p>20 came before all of us. So I wasn't -- because</p> <p>21 of the time, she was asking me to make a time</p> <p>22 sensitive decision, and I wasn't willing to do</p> <p>23 that because of the commercial nature of the</p> <p>24 production.</p> <p>25 MS. McCORMICK: And what she told me was</p>	<p style="text-align: right;">Page 155</p> <p>1 out in a public park.</p> <p>2 MS. McCORMICK: Yeah. No. It's a</p> <p>3 public park.</p> <p>4 MR. ARGUS: They got the (inaudible)</p> <p>5 approval.</p> <p>6 MR. MENDENHALL: Mr. Ross.</p> <p>7 MR. ROSS: I am at the same place as</p> <p>8 Mr. Mills is. I am trying to understand are</p> <p>9 we thinking through, or are we missing</p> <p>10 something by allowing governmental property to</p> <p>11 be used for a commercial purpose?</p> <p>12 The initial thought I had is, sure, let</p> <p>13 them do it. It's good for Westchase. It will</p> <p>14 be a good boost for our ego. We'll make</p> <p>15 another XYZ dollars on a rental fee.</p> <p>16 But on the other hand, is there going to</p> <p>17 be a resident who has a food truck two months</p> <p>18 from now and says, "Hey, you let them use it</p> <p>19 for a commercial purpose. I'm a resident. I</p> <p>20 want to be able to open my food truck out</p> <p>21 there"?</p> <p>22 And I'm not trying to be, oh, negative</p> <p>23 guy again. But have we thought this through?</p> <p>24 It seems to me there's going to be some</p> <p>25 precedential consequence that we aren't</p>
<p style="text-align: right;">Page 154</p> <p>1 she was going to get back to them and tell</p> <p>2 them to have an alternative, like a back-up</p> <p>3 plan, in the event that the board didn't</p> <p>4 approve this, because I said, you know, I</p> <p>5 think it's something that the board would have</p> <p>6 to approve.</p> <p>7 And, I mean, it's -- you know, it's nice</p> <p>8 for the community to have that, but I think</p> <p>9 the board would have to make a determination</p> <p>10 that it wanted to do that.</p> <p>11 MR. MENDENHALL: Mr. Ross.</p> <p>12 MR. ROSS: I was just going to --</p> <p>13 MR. ARGUS: Yeah. Just for the new</p> <p>14 members, this will be the second commercial</p> <p>15 film there. Wham-O Slip and Slide did it</p> <p>16 decades ago now. So the precedent is there to</p> <p>17 allow commercial films.</p> <p>18 MR. CHESNEY: I don't think they</p> <p>19 reserved it, though.</p> <p>20 MR. ARGUS: Pardon?</p> <p>21 MR. CHESNEY: I didn't recall them</p> <p>22 reserving it.</p> <p>23 MR. ARGUS: That is true.</p> <p>24 MR. CHESNEY: I thought they just went</p> <p>25 out there. You can't stop somebody from going</p>	<p style="text-align: right;">Page 156</p> <p>1 appreciating today that will bite us in the</p> <p>2 fanny in the future.</p> <p>3 HESSLER GRIFFITH: My only -- just my</p> <p>4 only other thought is, I don't know -- are</p> <p>5 they -- what does this production entail?</p> <p>6 You know, are they bringing a farm with</p> <p>7 them, you know, or are they --</p> <p>8 MS. McCORMICK: I haven't heard anything</p> <p>9 about that. I mean, I haven't heard that they</p> <p>10 were going to be able to provide insurance,</p> <p>11 which we would require whether it was an</p> <p>12 individual or another entity, that they have</p> <p>13 to be able to provide insurance.</p> <p>14 MR. MAYS: According to the email, it's</p> <p>15 just a boot-camp-type situation where a</p> <p>16 sergeant is getting people to do pushups and</p> <p>17 situps and they're going to explain the</p> <p>18 benefits of going to Beef O'Brady's, so --</p> <p>19 MS. HESSLER GRIFFITH: Got it.</p> <p>20 MR. MENDENHALL: Mr. Chesney.</p> <p>21 MR. CHESNEY: I think Brian said it</p> <p>22 best. I mean, we can't stop them from using</p> <p>23 the park, but we don't have to allow them to</p> <p>24 have exclusive use to a pavilion, because</p> <p>25 they're not a resident -- or they're not a</p>

<p style="text-align: right;">Page 157</p> <p>1 resident of Hillsborough County, which is 2 what --</p> <p>3 MS. McCORMICK: I mean, I think what 4 Sonny had said to me was they did not want to 5 use the park facilities in Glenciff Park. 6 They were going to be using the grassy areas. 7 And I think the reason that she felt that 8 the reservation was needed was so that they 9 could use that pavilion and make sure that 10 somebody else wouldn't be there.</p> <p>11 MR. LEWIS: If I could make -- just to 12 be clear, are you guys saying we shouldn't 13 vote on this, or --</p> <p>14 MR. CHESNEY: I don't think there is any 15 action --</p> <p>16 MR. LEWIS: Right. There's no action to 17 take. Okay.</p> <p>18 MR. MAYS: That's all I've got then.</p> <p>19 MR. MENDENHALL: There you go. That 20 takes us to audience comments. Any additional 21 audience comments? Yes, sir.</p> <p>22 MR. COLLAZO: I have just one comment. 23 Speaking as the president of the homeowners 24 association, I would like to commend this 25 board for the level of interaction and</p>	<p style="text-align: right;">Page 159</p> <p>1 MS. HESSLER GRIFFITH: You guys are 2 killing me. This is my second month, and -- 3 all right. You know what, I'm going to take 4 all your time, so -- I know. I know. I'll be 5 quick.</p> <p>6 So this is my second month on the board, 7 and I want to thank you guys. I want to thank 8 you for trusting me to join the board, and 9 I've spent the past couple of months trying to 10 learn and research as much as I can.</p> <p>11 Clearly, you all are very experienced 12 and very knowledgeable, and I endeavor to sort 13 of reach that same status, but, you know -- 14 and, of course, we all know, again, my comment 15 earlier, that we don't live in a bubble, so 16 the CDD, alongside with the WCA, the county 17 and the WOW, I sort of look at us as a like 18 four-legged stool, and the four of us together 19 support this community.</p> <p>20 And so I want to thank Mr. Collazo and 21 Mr. Goldstein for meeting with me and sort of 22 bringing me up to speed on the WCA 23 initiatives, and if they were here, I would 24 thank the county because they've also been 25 very fantastic. You saw that they came out</p>
<p style="text-align: right;">Page 158</p> <p>1 communication you visited last month on the 2 Greens gatehouse issue, in particular, 3 Mr. Mills and Mr. Ross.</p> <p>4 Thank you for that kind of 5 communication. It was exemplary, and I just 6 want to encourage you to continue to do that.</p> <p>7 MS. HESSLER GRIFFITH: Great.</p> <p>8 CHAIRMAN MILLS: Thank you.</p> <p>9 MR. ROSS: Thanks for the compliment.</p> <p>10 MR. MENDENHALL: Any other audience 11 comments?</p> <p>12 (No response.)</p> <p>13 MR. MENDENHALL: Okay. That will move 14 us to supervisor requests. We can start with 15 the chair, if you want to go around the table, 16 if you have anything additional.</p> <p>17 CHAIRMAN MILLS: I'm good.</p> <p>18 MR. MENDENHALL: Mr. Vice Chair.</p> <p>19 MR. CHESNEY: (Moves head from side to 20 side.)</p> <p>21 MR. MENDENHALL: Mr. Ross.</p> <p>22 MR. ROSS: Nothing else.</p> <p>23 MR. MENDENHALL: Mr. Lewis.</p> <p>24 MR. LEWIS: (Moves head from side to 25 side.)</p>	<p style="text-align: right;">Page 160</p> <p>1 here today to give us a very valuable update. 2 And I want to thank Mr. Barrett as well. 3 I know he's sort of obligated to come to these 4 meetings, but he's not obligated to share his 5 insights, his history, he refreshes our 6 memory, he has a true passion for the 7 community. And so, you know, I leverage that 8 from time to time, so I want to thank him as 9 well.</p> <p>10 As far as things to address, I do want 11 to ask, Erin, if you don't mind, I do have a 12 little bit of passion wrapped around the 13 landscape from CVS to Burger King.</p> <p>14 MS. McCORMICK: Uh-huh.</p> <p>15 MS. HESSLER GRIFFITH: So I know that we 16 have a monument that sits there today, but I 17 don't believe that's our land.</p> <p>18 MS. McCORMICK: Right.</p> <p>19 MS. HESSLER GRIFFITH: So whatever 20 agreement, access we have that allows us to 21 have that monument, can we see if that 22 something that can be extended to take us all 23 the way down to Burger King?</p> <p>24 You know, I would like to see -- you 25 know, we maintain 99.99 percent of this</p>

<p style="text-align: right;">Page 161</p> <p>1 community. I would like to just give us that 2 extra stretch. But, of course, I want to do 3 it the right way. 4 MS. McCORMICK: Right. 5 MS. HESSLER GRIFFITH: Is that something 6 that we can do? 7 MS. McCORMICK: I will take a look at 8 that. So I had talked to Sonny, and she said 9 you had inquired about installing landscaping 10 within that area or doing some repairs to the 11 monument? 12 MS. HESSLER GRIFFITH: Right. There are 13 six brick monuments that match the brand of 14 our community -- the brand. Right? 15 MS. McCORMICK: Right. 16 MS. HESSLER GRIFFITH: But they're 17 busted, so I wanted to get those replaced, and 18 then I wanted to take care of the landscaping 19 going forward -- 20 MS. McCORMICK: Right. 21 MS. HESSLER GRIFFITH: -- just as we do 22 once you're inside Westchase, so -- 23 MS. McCORMICK: And my -- I mean, I 24 guess my response to her, and it was just a 25 very like quick response, I said, "Well, do we</p>	<p style="text-align: right;">Page 163</p> <p>1 light from the board to do work on that. I'm 2 happy to take the lead on that and work with 3 Sonny on that, but I think she's just looking 4 for a thumbs up from the board, not a vote 5 necessarily, because the vote sort of already 6 happened. 7 Do we have -- does anybody have any 8 heartburn to working on the CDD website? 9 MR. ROSS: I wouldn't use the word 10 "heartburn." I don't want to pretend to be a 11 lawyer, but my -- it's not the role of a 12 supervisor to be doing the day-to day 13 activities, and if we begin to cross a line, 14 it can -- in my view, it might create problems 15 for the district. 16 I know that when we meet with the staff, 17 we meet with the attorney, we meet with the 18 engineer, we talk, in many ways we are kind of 19 telling them or directing them a certain way. 20 But my immediate reaction is involved in 21 the day-to-day creation of the website or what 22 it looks like or presentation, one, it may not 23 be best for the district, and, two, as I'm 24 talking and thinking at the same time, which 25 is dangerous, may not be best for you, because</p>
<p style="text-align: right;">Page 162</p> <p>1 have an easement over that property, or do we 2 own the property? Because if it's owned by 3 CVS and we don't have any easement, then we 4 don't really have the right to go in there and 5 use public funds to do improvements into that 6 area, but I did not do any independent 7 research to see if there's any kind of 8 easement or agreement that would, you know, 9 give the CDD some type of authority to go in 10 and do that. 11 MS. HESSLER GRIFFITH: I mean, I just 12 figured since we have that monument there, I'm 13 guessing we have some type of an easement or 14 we have something that allows us to own that 15 monument. Is that something that can be 16 extended? 17 MS. McCORMICK: I will look at that for 18 you. 19 MS. HESSLER GRIFFITH: Okay. All right. 20 And then Sonny -- I had reached out to Sonny 21 about the website, the CDD website. A couple 22 of years in a row we have allocated funds in 23 the budget. Somewhere along the line we 24 recognized that we need a new website. 25 She's basically looking for the green</p>	<p style="text-align: right;">Page 164</p> <p>1 if somebody is unhappy with it, then everybody 2 is going to point the finger at you. 3 MS. HESSLER GRIFFITH: So I guess what I 4 would say there, Brian, just to clarify -- 5 MR. ROSS: Yeah. 6 MS. HESSLER GRIFFITH: -- is I was 7 thinking more along the lines of how Jim and 8 Sonny partnered with regard to the gate, the 9 software there, in terms of finding somebody 10 to do the work, maybe outlining the 11 requirements for the site, but certainly not 12 doing the work. I'm not a developer, so -- 13 MR. MENDENHALL: Mr. Chesney. 14 MR. CHESNEY: Well, if I recall, Bob did 15 most of the design and what was going in the 16 initial -- 17 MR. ARGUS: Technically, Sonny did all 18 of it, but thank you for -- 19 MR. CHESNEY: Okay. But, I mean, it's 20 not abnormal to have a supervisor kind of take 21 a lead in a particular area. 22 MR. ROSS: And I think that's what she 23 just said as well, and maybe I just misheard 24 it and immediately went into danger zone 25 prematurely.</p>

<p style="text-align: right;">Page 165</p> <p>1 MR. MENDENHALL: I think your point is 2 valid. Potentially if this were a situation 3 where all of a sudden next month we have a new 4 website, and, "Hey, here it is, here is the 5 way it runs" -- and you're right -- people may 6 not be happy with it. It wasn't vetted. But, 7 yeah, I think you described accurately, that 8 really the idea is to get together ideas 9 ultimately for a proposal that could then be 10 brought back to the board for the board's 11 blessing to say, "Yes, we like it," or "Tweak 12 this and that," and then, you know, actual 13 development.</p> <p>14 CHAIRMAN MILLS: But isn't there also a 15 distinction between what us, as a government 16 entity, are required to have as a website --</p> <p>17 MS. MCCORMICK: Yes, there is a very 18 specific and comprehensive requirement.</p> <p>19 CHAIRMAN MILLS: -- as opposed to a 20 homeowners association that has a lot more 21 leeway for fluff and pomp and circumstance to 22 put -- I can't think of the right word -- but 23 we're under some stricter limitations and 24 guidelines as to what we can or should do.</p> <p>25 MR. MENDENHALL: Yes.</p>	<p style="text-align: right;">Page 167</p> <p>1 and they have a varying level of websites. 2 And to your point, Jim, and Erin can 3 obviously speak to the legal end of it, but, 4 of course, there are very specifics 5 requirements of mainly documents that have to 6 be there. You know, they've got to be there 7 and they've got to be updated and that sort of 8 thing especially to remain compliant.</p> <p>9 And then from the aspects of other 10 niceties, like what you're mentioning, things 11 that make the district more functional, 12 reservations, that sort of thing, most of the 13 districts that have that sort of thing, you, 14 know, they have it as a small segment of the 15 website, and there's -- to your concern, it 16 doesn't -- and we try to stay away -- in those 17 districts, stay away from that social aspect, 18 that crossing of boundaries with the HOA and 19 CDD.</p> <p>20 And it's fairly easy to do, because with 21 that sort of thing, reservations, it's a 22 component. So you're only adding a functional 23 component, so you're not necessarily adding 24 content, so to speak, because really the only 25 content you have is ultimately the legally</p>
<p style="text-align: right;">Page 166</p> <p>1 CHAIRMAN MILLS: Right? So I would 2 caution you to not blend the WCA and the CDD's 3 intentions.</p> <p>4 MS. HESSLER GRIFFITH: No, absolutely -- 5 in fact, if I can just share where my head 6 sort of went, was that Securitas pamphlet that 7 you shared with us, they actually offer 8 websites for this type of thing.</p> <p>9 So one of the things that I want to do 10 is, I want to preserve the content, because we 11 wants to be compliant. Right? You know, 12 maybe give it a bit of a face lift, and then I 13 want to add some functionality.</p> <p>14 In talking to Sonny, she spends quite a 15 bit of time with pavilion rentals. I would 16 like for residents to go online and reserve a 17 rental, and that's functionality that 18 Securitas offers.</p> <p>19 I just want to sort of take -- you know, 20 take the lead on sort of the vision for the 21 site, but then leave it to Sonny to sort of 22 execute.</p> <p>23 MR. MENDENHALL: Yeah. I mean, just to 24 -- if I can, just a relative comparison, so I 25 have a number of districts that I work with,</p>	<p style="text-align: right;">Page 168</p> <p>1 required stuff. 2 It is your online document repository 3 for your residents. So, I mean, we need to be 4 really careful about keeping those items 5 clear, and I think with the dollars that have 6 been allocated, you can also get that 7 functionality that those different components 8 -- and there might be a few of them that, you 9 know, they're important to your residents, so 10 -- Mr. Chesney.</p> <p>11 MR. CHESNEY: Also I think Severn Trent 12 offers services for CDD web design.</p> <p>13 MR. MENDENHALL: We do.</p> <p>14 MR. CHESNEY: I would like for documents 15 on there that go farther back. For example, 16 when Alan and I were going through some budget 17 things where we were trying to figure 18 something out, we had to refer back to the 19 minutes -- you know, the minutes were very 20 old.</p> <p>21 And I was trying to think -- I mean, 22 Alan and I have them, but, I mean, no one else 23 is going to have them. That brought, you know, 24 to my attention -- but also before we dump 25 those documents on there, just maybe also</p>

1 security.
 2 You know, part of our meeting minutes
 3 are bank statements and stuff like that. I
 4 don't know how -- you know, maybe as part of
 5 that we should also go to -- we've talked about
 6 in the past going to -- I can't remember what
 7 it's called -- Positive Pay where no check
 8 gets paid -- I mean, granted, there's other
 9 security things in there, but we talked about
 10 going to Positive Pay on our accounts, which
 11 would be an extra step for Severn Trent where
 12 they have to physically go in and authorize the
 13 back to cash the check.
 14 I think, you know, the more documents we
 15 put on there, that's something else we should
 16 add to the agenda.
 17 MR. MENDENHALL: Yeah, I mean, it's --
 18 you can go as, you know, as much info you
 19 want on there as you want.
 20 MR. CHESNEY: Yeah. But I think having
 21 more info on there is a good thing.
 22 MR. MENDENHALL: Yeah.
 23 MR. CHESNEY: Which goes into what you
 24 had brought up about continuity in trying to
 25 gather more of this information that we have

1 floating around out there like maps and things
 2 like that. Why not have it on our website?
 3 MR. MENDENHALL: Space is relatively
 4 cheap, and most of your stuff is mostly
 5 documents. So, yeah, you certainly have an
 6 opportunity.
 7 MR. ROSS: So to circle back around and
 8 -- as I think about it more, the more
 9 uncomfortable I feel with it, not because I
 10 have lack confidence in you, and I've already
 11 complimented you for your enthusiasm and
 12 insights, and I mean that very genuinely.
 13 I believe what I say, that sometimes
 14 when you do something for a long time and over
 15 and over, you get blinded to some things. And
 16 it's not that you're not doing a good job or
 17 you're not well indicated. You just sometimes
 18 miss some stuff.
 19 But in this particular little area, it's
 20 -- I think it's very, very unusual to be
 21 talking about something that involves an
 22 employee performance, meaning Sonny.
 23 MR. MENDENHALL: Sure.
 24 MR. ROSS: And we're talking about how
 25 to handle this. This ought to be driven by

1 her back to us, that it ought to be -- you
 2 tell me, Sonny, what makes your life better.
 3 It shouldn't be Ms. Griffith who says,
 4 "Yeah, we ought to have this functionality in
 5 there." Now, if she says she doesn't know
 6 about it and needs to be educated, fair
 7 commentary, but I would hope that she has the
 8 driving force as to recommendations as to how
 9 to make her job better or more time efficient
 10 or resident friendly or whatever else it may
 11 be.
 12 For the most part, we get really, really
 13 high compliments about Sonny and Doug and the
 14 way the office runs. I'll be the first to say
 15 we always look to be better and get better, et
 16 cetera.
 17 So, to me, I'm feeling uncomfortable.
 18 It doesn't mean I'm not enthusiastic about
 19 changing the website.
 20 MR. MENDENHALL: Right.
 21 MR. ROSS: Just I feel it should be more
 22 employee driven.
 23 MS. HESSLER GRIFFITH: So I would say
 24 this, if we're going to wait for that, it's
 25 never going to happen, it's just not.

1 MR. ROSS: Well, that's a sad commentary
 2 on our staff, but --
 3 MS. HESSLER GRIFFITH: I mean, it's just
 4 because we have so much going on. Right? And
 5 that's partly why I've said, you know, "I'm
 6 happy to sort of step in."
 7 We've had this website for some time,
 8 and Sonny maintains it, but we've budgeted two
 9 years in a row, and it hasn't -- we haven't
 10 made any progress on it.
 11 MR. ROSS: Okay. That's fair.
 12 MS. HESSLER GRIFFITH: That's why I want
 13 to sort of say, "Hey, how can I help to get us
 14 there?" And I guess I'm looking at it the
 15 from a resident perspective just as much as I
 16 am from a staff perspective.
 17 You know, I was in -- I was in Sonny's
 18 office when a lady walked in to make a
 19 reservation for the rental, only to find out
 20 that she had to pay with, you know, some other
 21 form of payment, and she had to leave and
 22 then come back.
 23 And I just thought, you know, how
 24 convenient would it have been for her to just
 25 go online and make that reservation?

<p style="text-align: right;">Page 173</p> <p>1 MR. CHESNEY: What other form of payment 2 did -- 3 MS. HESSLER GRIFFITH: I forget. I 4 think she wanted to pay with cash, and we 5 don't take cash. 6 MR. CHESNEY: Okay. Yeah. 7 MR. ROSS: I'm not saying what you're 8 articulating is wrong, I'm not saying that. 9 I'm saying I believe that the arena of concern 10 is different. And I'll give you a very 11 specific one, and please take my comments 12 respectfully. 13 When we had our guests here, at some 14 point, you used the words "I asked somebody to 15 stop." My reaction was, did you ask 16 individually, or did you ask as a supervisor, 17 that when you made that request, you weren't 18 speaking for the district, you were speaking 19 for what you thought was best. And you may 20 have been right in whatever you asked them to 21 stop, but it's kind of that notion of we, 22 individually, shouldn't be telling Doug and 23 Sonny how to do their jobs. 24 I -- I -- I know you're not saying, "I'm 25 going to tell Sonny how to do the website."</p>	<p style="text-align: right;">Page 175</p> <p>1 to the board maybe what might work, and then 2 the board, as a whole, discuss it. 3 And I only say that just to say that I 4 have seen other boards where there are people 5 that take on projects. Maybe it's because of 6 expertise or interest or that sort of thing, 7 but ultimately it always comes back to the 8 board for vetting and discussion, that sort of 9 thing. 10 MR. ROSS: And I appreciate that. The 11 reality is, every single supervisor at some 12 point talks to Doug and Sonny about, "Hey, 13 have you looked at this area? It looks 14 trashy. Have you looked at those palm trees? 15 Have you looked" -- we're all going to do 16 that, and to a compliment to them, they know 17 that it's their job to do it right and figure 18 it out. 19 And so they may come back and say, "Yep, 20 that's set in the program for next Thursday." 21 Great. Happy. Or they may sense that one of 22 us is really, really mad. You know what, we'll 23 be up there by tomorrow. I can tell it's a 24 pretty serious situation. So I understand 25 those things happen.</p>
<p style="text-align: right;">Page 174</p> <p>1 But it's just there's a line there, and I 2 don't know where the line is drawn, but I just 3 -- I just think there's arena of concerns 4 greater. 5 Why don't we just hire like a 6 third-party web designer or a web company just 7 like everybody else does? That, to me, would 8 make personally a lot more sense. Nobody 9 likes spending money, but I think that 10 addresses many of the concerns that I'm 11 struggling to articulate. 12 MS. HESSLER GRIFFITH: Right. 13 MR. MENDENHALL: You certainly have that 14 as an option as well. I mean, obviously the 15 funds are there. You know, to your earlier 16 point, the distinction of a supervisor 17 individually directing staff or the board 18 directing staff, you know, just giving you 19 perspective of what I see, typically what 20 winds up happening is most boards are pretty 21 strict about the fact that no individual 22 supervisor should direct staff unless there is 23 a certain project or certain item that they 24 talked to the board about, and say, "Hey, I'd 25 like to head up this one or" -- and bring back</p>	<p style="text-align: right;">Page 176</p> <p>1 But what I was talking about is that it 2 was in the context of a third party. We had 3 some governmental officials, and, again, I 4 can't remember the wording. I don't want to 5 reiterate it. So I get the distinctions, and 6 thankfully we've got very mature and 7 responsible, experienced staff, and I'm sure 8 they'd let somebody know if they thought some 9 supervisor was crossing the line. 10 MR. MENDENHALL: Probably. 11 MR. ROSS: They'd kick us in the knee or 12 something. 13 MR. MENDENHALL: You're probably right. 14 MR. ROSS: So I'm happy if you want to 15 put it on the agenda for next month to discuss 16 making a motion to hire some -- I don't know 17 what they're called -- web company or -- 18 MR. MENDENHALL: Yeah, I mean -- yeah, 19 ultimately you would -- 20 MR. CHESNEY: You have a computer. 21 Right? 22 MR. ROSS: I don't know how to turn it 23 on. 24 MR. MENDENHALL: I mean, we can 25 certainly do that. Is that the way you want</p>

<p style="text-align: right;">Page 177</p> <p>1 to go? I'm sorry. Doug.</p> <p>2 MR. MAYS: Just my only concern with</p> <p>3 this is we're sitting talking about this</p> <p>4 thing, and we've already said that we can</p> <p>5 hardly get people to use the internet. They</p> <p>6 don't go on the websites anyway.</p> <p>7 Why would we try to make it even more</p> <p>8 difficult for the residents? We have</p> <p>9 residents in the Greens that do not want to</p> <p>10 change the system at the guardhouse because</p> <p>11 they're not computer-savvy-type people.</p> <p>12 So I can see our office still getting</p> <p>13 these phone calls from people needing park</p> <p>14 reservations because they don't understand</p> <p>15 what's on the website or how I pay it or --</p> <p>16 you know, right now, the system seems to work,</p> <p>17 and Sonny, if she thought that she needed or</p> <p>18 if it would help, I'm sure she would let you</p> <p>19 know or say, "Hey, yeah, that's a good idea.</p> <p>20 Let's see if we can do that."</p> <p>21 I know she complains sometimes about</p> <p>22 that. She gets tired of taking park</p> <p>23 reservations, which I've sat in that office</p> <p>24 numerous times when she's on vacation, and you</p> <p>25 get 50 questions from people about a simple</p>	<p style="text-align: right;">Page 179</p> <p>1 I think, number two, she'd say you may</p> <p>2 be very right. There's no question you have</p> <p>3 your own views, and Sonny has her views of</p> <p>4 running the office. But maybe we'll learn of</p> <p>5 something that we didn't know wasn't available</p> <p>6 to them.</p> <p>7 Maybe somebody would come out and say,</p> <p>8 "Yeah, you can set up a reservation system,"</p> <p>9 and you or Sonny might say, "Oh, my gosh, I</p> <p>10 wish I'd known of that five years" -- boom, we</p> <p>11 can do that.</p> <p>12 Now, it is conceivable you'll come back</p> <p>13 and say exactly what you say, "No, it wouldn't</p> <p>14 make a material difference. What we have</p> <p>15 learned as the best way to do is through the</p> <p>16 phone. That way, you can ask her questions of</p> <p>17 what's the anticipated use, do you understand</p> <p>18 this is the rule," blah, blah, blah.</p> <p>19 And I think that's the advantage of kick</p> <p>20 starting what she's advocating of, you know,</p> <p>21 it can't hurt to turn over that rock that some</p> <p>22 of you fellas have kind of done things a</p> <p>23 certain way and maybe you need to look at it</p> <p>24 differently.</p> <p>25 So I'm not saying you're wrong, but I</p>
<p style="text-align: right;">Page 178</p> <p>1 five-minute park reservation, you know, and</p> <p>2 then by the time they finish with all these</p> <p>3 questions, "Well, I'll call you back."</p> <p>4 You know, it's just there's a lot of</p> <p>5 frustration that goes with it sometimes, but I</p> <p>6 think the way the system is set up right now</p> <p>7 it does seem to work. And I don't know why</p> <p>8 that lady had to leave the office. We take</p> <p>9 checks, we take cash, we take every credit</p> <p>10 card you can think of. We've got the reader</p> <p>11 in there and everything.</p> <p>12 So I don't know what that confusion was</p> <p>13 other than the simple fact that we do have a</p> <p>14 lot of sometimes people that just have a lot</p> <p>15 of questions.</p> <p>16 MR. MENDENHALL: Mr. Ross.</p> <p>17 MR. ROSS: To respond to that, if I was</p> <p>18 arguing on behalf of Ms. Griffith -- and she's</p> <p>19 fully qualified to do that herself -- I think</p> <p>20 she would say, one, our website is not the</p> <p>21 most attractive and necessarily in the right</p> <p>22 century. She might argue we could just spruce</p> <p>23 it up a little bit and be more consistent with</p> <p>24 the community of the quality of Westchase or</p> <p>25 what we believe is the quality of Westchase.</p>	<p style="text-align: right;">Page 180</p> <p>1 can't see the harm of trying to look at it,</p> <p>2 and as I say, get in the right century and --</p> <p>3 MR. MAYS: Well, there's so many things</p> <p>4 out there these days that allow you to order</p> <p>5 and pick up or do anything on the internet.</p> <p>6 So I'm sure, in the long term, just like</p> <p>7 this gate program, it would work. You know,</p> <p>8 it would benefit. It would help Sonny with</p> <p>9 her job a little bit, but I just sometimes</p> <p>10 think it's made a little bit bigger deal than</p> <p>11 it really need to be.</p> <p>12 MS. HESSLER GRIFFITH: Well, again, I</p> <p>13 just -- you now, my thought is that it's been</p> <p>14 in the budget for two years. Somewhere along</p> <p>15 the line it was recognized that there is a</p> <p>16 need.</p> <p>17 I simply am asking for to us take</p> <p>18 action. Right? So whether that's with or</p> <p>19 without my participation, I'm okay, but I do</p> <p>20 think that there is -- you know, at some</p> <p>21 point, let's move on that, so -- and I think</p> <p>22 Sonny was just asking for the agreement from</p> <p>23 the board to --</p> <p>24 MR. MENDENHALL: Sure.</p> <p>25 MS. HESSLER GRIFFITH: -- get a green</p>

<p style="text-align: right;">Page 181</p> <p>1 light for her to do that.</p> <p>2 MR. MENDENHALL: So if it's --</p> <p>3 MR. ROSS: I'll reiterate my request to</p> <p>4 put it on the agenda next month, and we ask</p> <p>5 Sonny to be prepared to give a couple-minute</p> <p>6 commentary on everything from how it looks,</p> <p>7 how it's received by our community, to</p> <p>8 exploring the possibilities of some other</p> <p>9 things.</p> <p>10 If she wants to, she can call me, and</p> <p>11 I've got a reservation system on my website,</p> <p>12 and I get great compliments about it.</p> <p>13 MR. MENDENHALL: Fantastic.</p> <p>14 MR. ROSS: Great compliments, it has</p> <p>15 email confirmation and everything.</p> <p>16 MR. MENDENHALL: Mr. Chair.</p> <p>17 CHAIRMAN MILLS: Just to pile on what</p> <p>18 you're saying, Brian, what's out there that we</p> <p>19 don't even know, one of the things we didn't</p> <p>20 get into the deep discussion on the gate</p> <p>21 system today was and when the voting members</p> <p>22 were sitting there and heard this, I think</p> <p>23 that's when they were like, what are we</p> <p>24 waiting for? And it is a -- because of the</p> <p>25 way that the system constructs and feeds</p>	<p style="text-align: right;">Page 183</p> <p>1 that will help you, the first thing a website</p> <p>2 designer will ask you is, "Well, I need a list</p> <p>3 of what you want the website to do." So maybe</p> <p>4 in the interim this month, staff can put</p> <p>5 together their this is the basic function, here</p> <p>6 is the wish list.</p> <p>7 MR. MENDENHALL: I don't know about wish</p> <p>8 list.</p> <p>9 CHAIRMAN MILLS: No.</p> <p>10 MR. MENDENHALL: Barbara, did you have</p> <p>11 anything else?</p> <p>12 MS. HESSLER GRIFFITH: No.</p> <p>13 MR. MENDENHALL: I'm sorry. Matt, I see</p> <p>14 your hand up.</p> <p>15 MR. LEWIS: I'm just going to ask her</p> <p>16 the same thing, because I'd like to get maybe</p> <p>17 my two minutes back real quick that she took.</p> <p>18 I just realized something. I think</p> <p>19 Mr. Mills or Mr. Ross at the last meeting had</p> <p>20 brought up about an action item list that you</p> <p>21 were going to keep.</p> <p>22 I was under the impression we might get</p> <p>23 that emailed out with the agenda package, but</p> <p>24 maybe I misunderstood that. Has that been</p> <p>25 established or --</p>
<p style="text-align: right;">Page 182</p> <p>1 resident information into it, it, by design,</p> <p>2 becomes a resident email directory.</p> <p>3 And as we know as prior voting members,</p> <p>4 that task is arduous per voting member to</p> <p>5 maintain emails of residents. The system does</p> <p>6 it for them, and there are actually</p> <p>7 communication links in there where they can</p> <p>8 send email blasts out through that system as</p> <p>9 administrators to the residents and get to</p> <p>10 everybody, not just the 80 percent that they</p> <p>11 have, and 20 percent of them don't live here</p> <p>12 anymore, and Joe moved in and didn't -- I,</p> <p>13 still to this day, a year and a half later, I</p> <p>14 thought about it after that meeting, having</p> <p>15 given Jerry my email, so I'm not getting his</p> <p>16 emails. Right?</p> <p>17 So, to your point, there are</p> <p>18 functionalities out there, that as we peel the</p> <p>19 layers of the onions back, we can identify</p> <p>20 that, yes, this is useful, this is great, but</p> <p>21 maybe we don't need it; this will be nice;</p> <p>22 this is a waste; kind of sort it all out.</p> <p>23 Right?</p> <p>24 MR. MENDENHALL: Okay.</p> <p>25 MR. BARRETT: Just one of the things</p>	<p style="text-align: right;">Page 184</p> <p>1 MR. MENDENHALL: What I wound up doing</p> <p>2 from last month, I took the items that were</p> <p>3 for each of the professional staff and</p> <p>4 basically emailed it off to them, and then the</p> <p>5 items that they're reporting on wound up being</p> <p>6 on the agenda.</p> <p>7 MR. LEWIS: Okay. Okay. Perfect.</p> <p>8 MR. CHESNEY: Keep an ongoing one, like</p> <p>9 a mass -- like we gave her something for 60</p> <p>10 days. That will stay on each month until it's</p> <p>11 the 60 days?</p> <p>12 MR. MENDENHALL: I mean, yeah, it can.</p> <p>13 Yeah, there's no problem with that. I mean,</p> <p>14 just to -- I have a database that I use for</p> <p>15 all my task items. I mean, I can include</p> <p>16 those as well. I mean, it's --</p> <p>17 MR. CHESNEY: I would like to see them</p> <p>18 all. I don't know.</p> <p>19 MR. LEWIS: I kind of feel the same way</p> <p>20 as well. It helps us to -- at least, it does</p> <p>21 me to remember, you know.</p> <p>22 MR. MENDENHALL: Yeah, that's fine.</p> <p>23 MR. CHESNEY: I just happened to look --</p> <p>24 I actually went to the website there. So the</p> <p>25 agenda package that gets sent out that's on</p>

1 the website is different than mine.
 2 Mine has bank statements and stuff.
 3 That one did not. I still think that we maybe
 4 consider you guys using Positive Pay anyway,
 5 but it's really not a big deal, because
 6 someone must scrub it before it goes on the
 7 website because it's not the same thing that I
 8 get.
 9 MR. MENDENHALL: Right. Yeah, I'll find
 10 out specifically. I know it gets sent across
 11 from Sandra to Sonny for proposed things. I
 12 can find out if it's scrubbed or whatnot.
 13 MR. CHESNEY: Yeah, I just assumed it's
 14 the same documents I get.
 15 MR. MENDENHALL: I actually assumed the
 16 same thing, quite frankly, so that's why I'll
 17 double check.
 18 All right. If there's nothing else, I'm
 19 just looking for a motion to adjourn.
 20 MR. ROSS: So move.
 21 CHAIRMAN MILLS: Second.
 22 MR. MENDENHALL: Okay. All in favor.
 23 (All board members signify in the
 24 affirmative, and motion passes.)
 25 MR. MENDENHALL: Okay. Meeting is

1 adjourned.
 2 (At 6:55 p.m., the meeting adjourns.)
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 12 James P. Mills, Chairman
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