

<p style="text-align: right;">Page 1</p> <p>RE: WESTCHASE COMMUNITY DEVELOPMENT DISTRICT</p> <hr/> <p>TRANSCRIPT OF: BOARD MEETING DATE: June 6, 2017 TIME: 4:01 p.m. - 6:21 p.m. PLACE: Westchase Community Association Office 10049 Parley Drive Tampa, Florida</p> <p>REPORTED BY: Kimberly Ann Roberts Notary Public State of Florida at Large</p> <p style="text-align: center;">RICHARD LEE REPORTING (813) 229-1588</p> <p>TAMPA: email: rlr@richardleereporting.com ST. PETERSBURG: 100 North Tampa Street, Suite 2845 111 2nd Avenue N.E. Tampa, Florida 33602 St. Petersburg, Florida 33701</p>	<p style="text-align: right;">Page 3</p> <table border="0"> <thead> <tr> <th style="text-align: left;">INDEX</th> <th style="text-align: right;">PAGE</th> </tr> </thead> <tbody> <tr> <td>Meeting opened by Mr. Mendenhall</td> <td style="text-align: right;">4</td> </tr> <tr> <td>Roll Call</td> <td style="text-align: right;">4</td> </tr> <tr> <td>Resident request</td> <td style="text-align: right;">4</td> </tr> <tr> <td>Discussion</td> <td style="text-align: right;">4</td> </tr> <tr> <td>Consent agenda</td> <td style="text-align: right;">35</td> </tr> <tr> <td>Motion to Approve the consent agenda (Motion passes)</td> <td style="text-align: right; vertical-align: bottom;">35 36</td> </tr> <tr> <td>Engineer's report</td> <td style="text-align: right;">36</td> </tr> <tr> <td>Update on erosion control</td> <td style="text-align: right;">38</td> </tr> <tr> <td>Height design project reporting</td> <td style="text-align: right;">38</td> </tr> <tr> <td>Drainage inspection discussion</td> <td style="text-align: right;">40</td> </tr> <tr> <td>Educational flyer update</td> <td style="text-align: right;">41</td> </tr> <tr> <td>Manager's report</td> <td style="text-align: right;">60</td> </tr> <tr> <td>Budget discussion</td> <td style="text-align: right;">60</td> </tr> <tr> <td>Burger King property update</td> <td style="text-align: right;">60</td> </tr> <tr> <td>Attorney's report</td> <td style="text-align: right;">61</td> </tr> <tr> <td>Public records request discussion</td> <td style="text-align: right;">61</td> </tr> <tr> <td>Sidewalk issue update</td> <td style="text-align: right;">66</td> </tr> <tr> <td>Securitas agreement update</td> <td style="text-align: right;">76</td> </tr> <tr> <td>Field manager's report</td> <td style="text-align: right;">85</td> </tr> <tr> <td>Project proposals</td> <td style="text-align: right;">85</td> </tr> <tr> <td>Motion to accept proposal (Motion passes)</td> <td style="text-align: right; vertical-align: bottom;">98 99</td> </tr> <tr> <td>Purchase new vehicle discussion</td> <td style="text-align: right;">99</td> </tr> <tr> <td>Motion to approve purchase (Motion passes)</td> <td style="text-align: right; vertical-align: bottom;">102 102</td> </tr> <tr> <td>Audience comments</td> <td style="text-align: right;">103</td> </tr> <tr> <td>Supervisor requests</td> <td style="text-align: right;">116</td> </tr> <tr> <td>Adjournment</td> <td style="text-align: right;">148</td> </tr> </tbody> </table>	INDEX	PAGE	Meeting opened by Mr. Mendenhall	4	Roll Call	4	Resident request	4	Discussion	4	Consent agenda	35	Motion to Approve the consent agenda (Motion passes)	35 36	Engineer's report	36	Update on erosion control	38	Height design project reporting	38	Drainage inspection discussion	40	Educational flyer update	41	Manager's report	60	Budget discussion	60	Burger King property update	60	Attorney's report	61	Public records request discussion	61	Sidewalk issue update	66	Securitas agreement update	76	Field manager's report	85	Project proposals	85	Motion to accept proposal (Motion passes)	98 99	Purchase new vehicle discussion	99	Motion to approve purchase (Motion passes)	102 102	Audience comments	103	Supervisor requests	116	Adjournment	148
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<p style="text-align: right;">Page 2</p> <p>APPEARANCES: WESTCHASE COMMUNITY DEVELOPMENT DISTRICT BOARD MEMBERS:</p> <p>Jim Mills, Chairman Greg Chesney Matthew Lewis Brian Ross Barbara Hessler Griffith</p> <p>ALSO PRESENT:</p> <p>SEVERN TRENT SERVICES:</p> <p>Andy Mendenhall</p> <p>DISTRICT ATTORNEY:</p> <p>Erin McCormick</p> <p>DISTRICT ENGINEER:</p> <p>Tonja Stewart (Telephonically)</p> <p>WESTCHASE STAFF:</p> <p>Doug Mays Sonny Whyte</p>	<p style="text-align: right;">Page 4</p> <p>1 The transcript of Westchase Community 2 Development District Board Meeting, on the 6th day of 3 June, 2017, at the Westchase Community Association 4 Office, 10049 Parley Drive, Tampa, Florida, beginning 5 at 4:01 p.m., reported by Kimberly Ann Roberts, Notary 6 Public in and for the State of Florida at Large. 7 * * * * *</p> <p>8 MR. MENDENHALL: All right. Today is 9 Tuesday, June 6, 2017. And this is the Westchase 10 Community Development District board meeting. If 11 we can stand for the Pledge. 12 (The Pledge of Allegiance was recited.) 13 MR. MENDENHALL: All right. I'll note for 14 the record that everybody is here except for 15 Mr. Chesney. We'll note when he joins us. And 16 we also have Tonja Stewart on the phone there. 17 We have a resident here, a guest, Mr. 18 Jester, who had sent out an email recently -- or 19 actually Sonny sent out an email about a request 20 or questions regarding funds related to the 21 Saville Rowe seawall -- potential seawall. So I 22 will give you the floor, if you'd like. 23 MR. JESTER: Thank you. I'm Charles 24 Jester. I'm the (inaudible) at Saville Rowe now. 25 I also live down here. And I think it's the</p>																																																						

<p style="text-align: right;">Page 5</p> <p>1 seawall right on the first hole of the golf 2 course. I know you know where it is. 3 CHAIRMAN MILLS: I know exactly where it 4 is. 5 MR. JESTER: Anyway, it's -- over the last 6 two or three years, we've had a lot of erosion, 7 and it's washed out behind it. And last year, 8 just a quote from being outdoors, this 615, I 9 talked to the owner, who says that there might be 10 -- when he gets out here, there might be some 11 adjustments, but he doesn't think it should be 12 that much. 13 And so this is a line item that the 14 association has never had reserves for. So when 15 I took over, I sort of looked at it, and they -- 16 with just 32 homeowners, there's not that many 17 people down there to pay for projects over a 18 thousand, two thousand dollars. 19 So I'm coming to ask the board if they will 20 consider paying it out of the CDD reserves. 21 CHAIRMAN MILLS: So I was hoping 22 Mr. Chesney would be here because he's my 23 financial right-hand guy. 24 MR. MENDENHALL: Sure. Sure. 25 CHAIRMAN MILLS: But, Andy, do you have</p>	<p style="text-align: right;">Page 7</p> <p>1 right? 2 MR. MENDENHALL: It does not. It's 3 separate. 4 CHAIRMAN MILLS: They're separate numbers. 5 MR. MENDENHALL: It is separate, yeah. 6 CHAIRMAN MILLS: Okay. 7 MR. MENDENHALL: So -- but, you know, just 8 back to my point a couple seconds ago, at the end 9 of this year some of that 18,000 would be this 10 year's contribution towards that road reserve. 11 So if you're putting -- every year it looks like 12 what you're putting away is \$1,800, so not a 13 significant amount, but just a small amount. And 14 there would be some operating costs that you have 15 for the balance of the year also. 16 I mean, we could look at that and find out 17 more specifically what we anticipated to be 18 available, you know, at the end of the year, just 19 look at how the operating costs are trending and 20 say, you know, well, it looks like you might have 21 this much cash. 22 But, generally speaking, if you wanted 23 to -- or the village wanted to use those funds, 24 there's a number of ways you could do it. Right? 25 You could use those unassigned dollars and,</p>
<p style="text-align: right;">Page 6</p> <p>1 something -- 2 MR. MENDENHALL: I mean, I can give you 3 some high-level summary. 4 CHAIRMAN MILLS: Okay. 5 MR. MENDENHALL: As far as Saville Rowe, as 6 referenced, basically what is held back as far as 7 reserves is for roadways. The estimate, Tonja, 8 when she had given us estimates a while ago, the 9 estimate for any road resurfacing would be 2029. 10 About \$27,000 is what they would need. 11 Currently, they're on track to get to that 12 point. Right now, as far as what is currently 13 set aside, let's see here, they have 14 approximately \$13,175. As well, there's 15 undesignated cash in that same account of about 16 \$18,000. 17 Now, that's a little bit of a commingling 18 of dollars because that would include any 19 operating costs for Saville Rowe for this year, 20 as well as this year's reserve and -- but there 21 certainly could be some additional free cash 22 there as far as being able to fund this sort of a 23 thing. 24 CHAIRMAN MILLS: So that 18,000 does not 25 include the 13 and change for the road reserve,</p>	<p style="text-align: right;">Page 8</p> <p>1 you know, obviously kind of reevaluate at the end 2 of the year to find out much better than budget 3 they did. You know, if they do better than 4 budget by \$5,100, you're all set. 5 If for some reason they didn't do better 6 than budget, then you could retrieve that over 7 the next year, next couple years, because, once 8 again, you have until 2029 till it's anticipated 9 the road would be repaved, so, ultimately, kind 10 of be borrowing the dollars from that. 11 Yes, sir. 12 MR. ROSS: I didn't hear the number for the 13 -- I thought he said it began with a six, but I 14 don't see that anywhere in these documents. 15 MR. JESTER: What it will actually cost us 16 to do the whole project is \$8,500 -- okay? -- 17 because what we're looking at is like \$5,100 for 18 the seawall, there's \$3,000 for the fence, and 19 I'm just estimating \$400 to take the old fence 20 and tear it down and take -- the posts got 21 concrete on the bottom of them. 22 They got to take all that off, throw it on 23 the truck, and pay the dump fee on it. 24 MR. ROSS: Okay. Then I'll just cut to the 25 chase. I would love it if you'd come back with a</p>

<p style="text-align: right;">Page 9</p> <p>1 recommendation at our next month -- telling us 2 how we could effectuate this, making sure the 3 future budgets for Saville include a reserve for 4 the wall so they don't allow this to happen 5 again. But that's my suggestion. 6 I don't want to make a -- just a decision 7 here on the fly, so to speak, but I'd love to 8 hear recommendations. 9 MS. GRIFFITH: Doug, I just need 10 clarification. What is the scope of work here? 11 I'm not following that. So what's the issue? 12 What are we fixing? What are we solving for? 13 CHAIRMAN MILLS: Did you get a copy of 14 this? 15 MR. MENDENHALL: So Mr. Jester can probably 16 speak to it a little bit more specifically. But 17 it sounds like the retaining wall that you have 18 is degrading and it needs to be -- 19 MR. JESTER: Right. What they need to do 20 is, they need to dig out behind the retaining 21 wall, and the boards on the front, they need to 22 reinforce, and then they'll pour concrete down 23 there so it doesn't move again, and then they'll 24 backfill everything back up, the old fence will 25 be taken down.</p>	<p style="text-align: right;">Page 11</p> <p>1 MR. JESTER: We'd like to give it to you. 2 MS. McCORMICK: Well -- 3 MS. WHYTE: We don't own the water that 4 attaches to it. The golf course does. 5 MS. McCORMICK: I mean, is the purpose -- 6 the purpose is the wall is just for stormwater -- 7 MR. JESTER: No. 8 MS. McCORMICK: -- retention purposes or -- 9 I don't know. Tonja can -- 10 MR. JESTER: It's for erosion purposes -- 11 MS. McCORMICK: Right, which would be -- 12 MR. JESTER: -- because if it didn't, those 13 townhomes that sit right on the water, it would 14 eventually take them out. 15 CHAIRMAN MILLS: Are you familiar with what 16 he's talking -- where he's talking about at all? 17 MS. McCORMICK: I'm not very. 18 CHAIRMAN MILLS: So the first hole, the 19 entire right side of the first hole, along the 20 entire back of that set of townhomes is water. 21 MS. McCORMICK: Oh, I know. Yes. Okay. 22 CHAIRMAN MILLS: And then up by the green, 23 there's a wall here. 24 (Mr. Chesney enters the meeting.) 25 CHAIRMAN MILLS: Back here, it's -- I used</p>
<p style="text-align: right;">Page 10</p> <p>1 We have a fence up there just for caution, 2 and we'll take the old fence down and put a new 3 fence up. 4 MS. GRIFFITH: And so then my next question 5 is, why is this not coming to us by way of our 6 engineer and our field manager? 7 MR. MAYES: We don't deal with that seawall. 8 MS. WHYTE: That seawall belongs to the 9 association. 10 MS. GRIFFITH: It doesn't belong to us. 11 MS. WHYTE: No. 12 MS. GRIFFITH: Okay. That's my next 13 question. So if it doesn't belong to us -- 14 MS. McCORMICK: Yes, that was my question, 15 I mean, if we had confirmed that -- whether or 16 not the CDD owns that seawall. So if it's owned 17 by the HOA, I don't think we really have a 18 mechanism for the CDD to pay these costs 19 associated with the seawall because we don't own 20 it. 21 MR. JESTER: No. 22 MS. McCORMICK: So it's really -- if it's 23 the HOA, which is considered a private entity, 24 and it would be an issue to use CDD funds for 25 that purpose.</p>	<p style="text-align: right;">Page 12</p> <p>1 to live right here -- it's just earth and roots 2 and material. But up here, at the turn, right by 3 the green, opposite the green, there's actually a 4 wall here with a fence. But it's right along 5 there -- right? -- by the clubhouse. Right? 6 MR. JESTER: No. No. 7 CHAIRMAN MILLS: No? 8 MR. JESTER: It's -- if you were standing 9 on the green and you look back over to Saville 10 Rowe, it's right there on that corner. 11 CHAIRMAN MILLS: Yeah. Okay. Yeah. 12 Right. So behind that end unit, across from the 13 clubhouse. 14 MR. JESTER: Right. Right. Across from -- 15 right there. 16 MS. McCORMICK: So is the seawall, is it 17 actually located on the back of the lot? Is that 18 property that the lot -- or is there a strip 19 that's owned by the HOA there? 20 MR. JESTER: Well, there's both. 21 There's -- 22 MS. WHYTE: I'm trying to show it to you. 23 MS. McCORMICK: Yeah, he -- I have the 24 aerial. I'm just wondering the underlying 25 ownership.</p>

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1 MS. WHYTE: The ownership is this: This is
2 the golf course, this is golf course, this is --
3 MR. JESTER: All that property, all that
4 land is association; that's common property.
5 MS. McCORMICK: Okay.
6 MR. JESTER: That's common property. All
7 common property. Doesn't belong to any
8 homeowner.
9 MS. GRIFFITH: So did we have this
10 conversation with the association?
11 MR. JESTER: Do what?
12 MS. GRIFFITH: Have we had this
13 conversation with the association?
14 MR. JESTER: I don't think you guys have.
15 MS. GRIFFITH: No. I meant have you.
16 MR. JESTER: Oh, yeah. Yeah.
17 MS. GRIFFITH: And what was the feedback
18 from the association?
19 MR. JESTER: Well, the feedback is they
20 don't have the money to do it right now. Okay?
21 MS. GRIFFITH: Okay.
22 MR. JESTER: It's eroding every day, and
23 when the rainy season comes, it's going to erode
24 more. So, you know, we were just asking because,
25 you know, if the money was in there, we would

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1 like to give it to the CDD and let, you know --
2 if we got to reserve more money, we just think it
3 would be better for everybody.
4 MR. LEWIS: Well, if I may follow up on
5 that. 32 houses. Right?
6 MR. JESTER: Yeah.
7 MR. LEWIS: So 8,500, I mean, we're talking
8 about \$265. Is that a potential for a special
9 assessment we could associate --
10 MR. JESTER: Yeah, because we -- it's not
11 budgeted at any place in the budget to do it.
12 MR. MENDENHALL: Sir.
13 MR. ROSS: I withdraw my suggestion. I had
14 assumed that prior to this meeting people had
15 already done the groundwork, but it's now
16 obvious that's not the case. So I withdraw it.
17 MR. MENDENHALL: Okay.
18 CHAIRMAN MILLS: So we have a couple of
19 different dilemmas and options. Right? So where
20 do we land on?
21 It's not golf course property. Right?
22 It's Saville Rowe association property?
23 MR. MAYS: Yeah.
24 CHAIRMAN MILLS: Are we sure of that?
25 MR. MAYS: Where the wall is.

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1 MS. WHYTE: The wall is the seawall.
2 Apparently, Charlie -- am I correct that the
3 golf course doesn't own the seawall?
4 MR. JESTER: No.
5 MS. WHYTE: Okay. The water body that the
6 seawall is attached to is golf course property at
7 their lake.
8 MR. MAYS: And one other thing you guys --
9 a lot of you guys here are new board members. In
10 the past, we did do a project in there for --
11 CHAIRMAN MILLS: Drainage. Right.
12 MR. MAYS: -- drainage in that community
13 for the same reason. They didn't have the funds.
14 We had excess funds available because of the road
15 being done cheaper.
16 So I don't know if it can be, but it has
17 been done before. And that might be because it's
18 inside. I don't know if your board had something
19 to do with the roadway.
20 CHAIRMAN MILLS: Yeah.
21 MR. BARRETT: I think you tied it in,
22 because Erin had the same concerns with that, and
23 they tied it into replacing the streets storm
24 sewer.
25 MS. WHYTE: Yeah, repairing the storm sewer

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1 drainage for erosion.
2 MR. CHESNEY: What's the parcel attached
3 to? You can't separate the parcel to give it to
4 the CDD.
5 MS. McCORMICK: Well, I think the initial
6 question is whether or not from the board's
7 policy position, whether you would be interested
8 in assuming the ownership of that, which I think
9 is an option; and then having -- the undertaking
10 this project as a CDD project, there's some
11 homework, I think, that needs to be done on this.
12 One is to confirm that the actual location
13 of the seawall is all within the confines of the
14 parcel that the homeowners association owns. I
15 mean, it sounds like we think that's the case.
16 MS. WHYTE: Yes.
17 MS. McCORMICK: But it's possible that part
18 of that seawall could extend into the property
19 that the golf course owns. So I would want to
20 make sure that our engineer confirms that. It
21 might require surveying the actual location of
22 the wall, or she may be able to just look at it
23 and say, yes, it's definitely within the parcel
24 that the HOA owns.
25 Then I think we would need to, if we were

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1 going to undertake this, have the HOA actually
 2 convey the property to the CDD, and then we could
 3 be responsible for the maintenance. And then you
 4 can determine how you're going to deal with the
 5 expense associated with this.
 6 But, you know, it's going to require that
 7 cooperation between the HOA and the CDD.
 8 CHAIRMAN MILLS: Andy opened with the roads
 9 that are in reserve to be replaced in 2029.
 10 There's more than 13,000 probably in that
 11 account, headed toward the cost to replace the
 12 roads in 12 years. There's another account
 13 18,000 of --
 14 MR. MENDENHALL: Undesignated cash.
 15 CHAIRMAN MILLS: -- undesignated cash. And
 16 it's about an \$8,000 project that he's looking
 17 at. So that's how we got to this.
 18 MR. CHESNEY: Okay. I mean, also there's a
 19 lot of cases we've done projects where we've gone
 20 negative temporarily to help a neighborhood out.
 21 CHAIRMAN MILLS: Yeah. That's not what her
 22 concern is. Her concern is, it's HOA property,
 23 not CDD property.
 24 MR. CHESNEY: Yeah, that would be --
 25 MS. McCORMICK: So -- I'm sorry.

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1 CHAIRMAN MILLS: Go ahead.
 2 MS. McCORMICK: Sonny is just showing me
 3 that the lot --
 4 MS. WHYTE: Goes rights to the pond.
 5 MS. McCORMICK: -- goes right to the pond.
 6 So it doesn't look like there is any intervening
 7 ownership by the HOA there with like the seawall.
 8 MS. WHYTE: Each parcel goes right to the
 9 end of the property line -- correct -- onto the
 10 seawall, onto the beds.
 11 Your community supposedly does not own the
 12 grass behind that where the homeowners' homes
 13 are. It shows on here that it's actual
 14 homeowners.
 15 MR. JESTER: No. It's HOA. It's all
 16 common property.
 17 CHAIRMAN MILLS: All the grounds are common
 18 property.
 19 MR. JESTER: All the grounds are common
 20 ground.
 21 CHAIRMAN MILLS: They only own the
 22 townhome. Right?
 23 MR. JESTER: Right.
 24 CHAIRMAN MILLS: The residents only own the
 25 townhome, not the dirt around it.

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1 MR. JESTER: We do not, only you do.
 2 MR. CHESNEY: I think the thing is they're
 3 probably to have going to have survey it to
 4 convey it, which there will be an added expense,
 5 probably a significant one.
 6 CHAIRMAN MILLS: Any other thoughts?
 7 MS. GRIFFITH: Well, if we're going to go
 8 down the route of special assessments, the
 9 two-something, and that's not something that the
 10 HOA can't do either -- right?
 11 MR. CHESNEY: Correct. We could lower
 12 that.
 13 MS. GRIFFITH: I mean, the HOA could do a
 14 special assessment as well, if it was something
 15 that the community felt strongly enough about.
 16 MR. CHESNEY: We could lower their -- I
 17 mean, I don't know. I haven't looked at that
 18 account, but potentially we could lower their CDD
 19 assessment for one year to match it up.
 20 MR. ROSS: Yeah, based on where you're at.
 21 CHAIRMAN MILLS: So that's another option.
 22 So we've got several options. Right?
 23 MR. JESTER: Well, but the thing about it
 24 is -- correct me if I'm wrong -- besides the
 25 roads, the only thing is, if somebody doesn't run

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1 into our gate, we have no other expenses.
 2 MR. MAYS: The lights. Just the lights.
 3 MR. JESTER: Yeah, but that's changing
 4 bulbs.
 5 MR. MAYS: Unless (inaudible), which only
 6 happened once.
 7 MR. CHESNEY: Or they could convey the
 8 common property, like the Vineyards. I think
 9 that's pretty much been conveyed to us over the
 10 years.
 11 CHAIRMAN MILLS: All the common property?
 12 MR. CHESNEY: I don't know, I don't
 13 remember. I get them all mixed up as I progress.
 14 But at times we have conveyed property that was
 15 formerly with the --
 16 MS. McCORMICK: I mean, I think the issue,
 17 though, is that -- and I guess I'd have to look
 18 at how Saville is structured, but if the
 19 homeowners only own the actual building
 20 structures and the HOA owns the surrounding
 21 portion, you know, the lawns around those
 22 structures, I mean, that really is an HOA issue.
 23 We don't want the CDD to be responsible for
 24 how those grounds around individual residents'
 25 homes are being maintained. So I'm not sure how

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1 -- I mean, we would actually have to go through
 2 the parcel division process and take a piece of
 3 each of those lots and convey it to the CDD. And
 4 I think that that would be a pretty complicated
 5 process.
 6 MR. JESTER: Whatever you all do with the
 7 gate, you know, you actually replace the
 8 quarterly flowers out there. Right? Okay.
 9 So, you know, you take part of that, even
 10 though, you know, that -- I don't know if that
 11 little piece belongs to the association or
 12 belongs to you guys.
 13 MS. McCORMICK: But I think -- but that's
 14 probably a defined parcel. So if you looked at
 15 the subdivision plat, there's probably a tract
 16 where that landscaping is located, whereas in
 17 this case, there's -- at least what's showing on
 18 the property appraiser's map, there's an
 19 individual lot.
 20 And we would have to separate out a piece
 21 of that lot for each of those units and convey it
 22 to the CDD.
 23 MR. JESTER: Right.
 24 MR. CHESNEY: Which would be very
 25 expensive.

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1 MR. MENDENHALL: Very expensive for each
 2 one, yeah.
 3 MR. JESTER: Well, there's not but -- it's
 4 not but one homeowner that goes around there.
 5 The rest of it is on clubhouse and on the road.
 6 The road that comes in that you guys
 7 maintain, most of it's right there on that
 8 parcel.
 9 MR. ROSS: I was going to say essentially
 10 what Erin just said, that the wall either serves
 11 the purpose of benefiting the pond or serves the
 12 purpose of benefiting the land immediately
 13 adjacent to it.
 14 And so it would be difficult for me as a
 15 CDD supervisor to say we want to take title to
 16 the wall when we're receiving no benefit. We
 17 don't own the pond and we don't own the ground.
 18 And so, to me, that doesn't make sense.
 19 I'd be much more interested in what you all
 20 are just talking about: Is there something we
 21 could do to help with their cash flow? Maybe
 22 reduce a reserve assessment or something like
 23 that and let them do their special assessment
 24 through their HOA and can stay out of the
 25 business of taking a conveyance.

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1 CHAIRMAN MILLS: Yeah, the challenge I have
 2 is, you know, where do you stop conveying?
 3 Right?
 4 You've got the wall, if it's part of the
 5 common grounds. Right? Now, you've got -- if we
 6 were to own the wall, now that the section
 7 adjacent to the wall is a problem --
 8 MR. MENDENHALL: You have to carve it out
 9 very specifically.
 10 MR. ROSS: You're just saying the flip of
 11 what I'm saying. If we owned the pond, then I
 12 would have interest in taking title to the wall,
 13 but we don't -- as I understand it, we don't own
 14 that pond.
 15 CHAIRMAN MILLS: Well, and that may be
 16 another off to the discussion. If the golf
 17 course owns the pond, which --
 18 MR. ROSS: I heard someone say that.
 19 CHAIRMAN MILLS: -- right? -- then maybe
 20 they'd have an interest in it. But, on the other
 21 side, I'm sure they don't have an interest in
 22 repairing it. Right?
 23 So let us have our staff do some additional
 24 research on it. I don't know that we're going to
 25 solve it here today. I appreciate you bringing

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1 that in.
 2 MR. JESTER: I appreciate your time.
 3 CHAIRMAN MILLS: You may be on the right
 4 track with us figuring out a way to do a one-year
 5 CDD assessment reduction.
 6 MR. MENDENHALL: Yeah.
 7 CHAIRMAN MILLS: And then you translate
 8 that into a HOA special assessment.
 9 MR. CHESNEY: We would need to know by next
 10 month, though. Right?
 11 CHAIRMAN MILLS: That nets out. Right?
 12 MS. GRIFFITH: Well, but then we're still
 13 assuming the cost. Right?
 14 CHAIRMAN MILLS: No, because they've got
 15 plenty of money in their accounts on our end for
 16 what we need money for.
 17 MR. MENDENHALL: Right. And we can always
 18 catch up if we had to because we have 12 years.
 19 CHAIRMAN MILLS: Right. We have 12 years
 20 to make up the road fund.
 21 MS. GRIFFITH: So -- I'm sorry. So,
 22 first -- forgive the strong language -- but I
 23 would say shame on the association for not having
 24 reserves for something like this. Right? I
 25 mean, you know if you own this. Right?

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1 But with that said, so the cash that is
 2 available, what would we use that for? If we
 3 don't own really much in Saville Rowe, what would
 4 we use that for that could potentially be at risk
 5 if we take the funds out?
 6 What's going to come up that we're going to
 7 go, darn, I wish we had --
 8 MR. MENDENHALL: The primary focus of that
 9 village's individual account are the roads
 10 themselves, which are scheduled to be repaved, at
 11 least now, in 2029.
 12 That's the main -- the only other thing
 13 that they pay for is street lighting, small
 14 electrical bill per year, as well as they have
 15 contingency funds.
 16 CHAIRMAN MILLS: The gate.
 17 MR. MENDENHALL: Oh, yeah. The gate, yeah.
 18 I'm sorry.
 19 MS. WHYTE: They have the pond, the
 20 insurances, their part of the landscape
 21 contracts. So they have landscape assessment
 22 that they get billed for.
 23 MR. MENDENHALL: Right. But keep in
 24 mind --
 25 MS. WHYTE: And their insurance.

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1 MR. MENDENHALL: -- those are two different
 2 sources of funds. You're talking about
 3 operational costs that are intra year, and we're
 4 talking about its reserve funds and cash balance,
 5 which is over the next 12.
 6 MS. WHYTE: I'm not sure why they have such
 7 a high revenue.
 8 MS. GRIFFITH: The reserve is up to 18?
 9 MR. MENDENHALL: 13.
 10 CHAIRMAN MILLS: No. 13.
 11 MS. GRIFFITH: 13. So if we take 8500 out
 12 of that, then that leaves us with --
 13 MR. MENDENHALL: You wouldn't be taking it
 14 out directly out of there. I think what Greg is
 15 suggesting is potentially next year drop down the
 16 assessment for that village, which actually the
 17 assessment is only about \$1800 per year for the
 18 reserve portion, but, you know, if we take a
 19 look -- if we take a look at the dollars that are
 20 in the cash balance, the undesignated cash, we
 21 might find that there's additional there as well,
 22 because all we have to do is look at what the
 23 projected operational costs are for the rest of
 24 the year and kind of see what the excess is,
 25 because there's \$18,000 in undesignated cash

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1 right now.
 2 And certainly that's probably more than
 3 what the operational costs are as well as only 10
 4 percent of it is for the reserves.
 5 CHAIRMAN MILLS: But the challenge that
 6 Erin has raised is, we cannot just write a check
 7 for an expenditure for non-CCD-owned repairs.
 8 MS. GRIFFITH: Right. So by using --
 9 MR. CHESNEY: I don't know that we can deal
 10 with that now. They're a lot lower. We can't do
 11 the OLM part.
 12 MR. MENDENHALL: Right. I mean --
 13 MR. CHESNEY: I guess. I don't know, I
 14 never -- we've never done that before.
 15 MR. MENDENHALL: Yeah. I mean, really the
 16 challenge is that the aggregate amount that you
 17 assess is not going to probably be enough to
 18 defray those costs by the roughly 8,000.
 19 I mean, you could do it over a number of
 20 years and pull it together, but then that's -- I
 21 don't know that that really helps.
 22 MR. ROSS: But the key -- excuse me --
 23 sorry to interrupt, but I did.
 24 The key, no matter what, is the association
 25 that owns that wall has to make a decision to

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1 special assess. Regardless of whether we make
 2 the decision to do some cash flow support or
 3 assistance, they still got to make the decision
 4 to special assess.
 5 So I think that's really the message back
 6 to that association, that we're willing to talk
 7 about trying to come up with something creative
 8 to assist them in their cash flow obligations,
 9 but no matter what, if they're not willing to
 10 special assess, then it makes no sense for us to
 11 provide that relief.
 12 MR. MENDENHALL: I think that's a good way
 13 to summarize it, because based on what Erin's
 14 brought up about the inability to convey that,
 15 you're absolutely right.
 16 MS. GRIFFITH: And for us to take
 17 ownership, then that's just additional expense.
 18 MR. CHESNEY: And the pond, yeah, the pond
 19 is probably part of a larger parcel as well. So
 20 you couldn't go to the golf course and try to
 21 take the pond.
 22 So I don't know. That, and also Mark and I
 23 one time tried to take the ponds from the golf
 24 course, and they were not very receptive to that.
 25 And that was the current owners, so --

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1 MR. JESTER: Okay. Thank you.
 2 CHAIRMAN MILLS: Let us do a little more
 3 work on it and see what we come up with.
 4 MR. ROSS: Well, I think also if you keep
 5 us informed as to whether your association board
 6 makes the decision to special assess, I think
 7 that would be a critical piece of the puzzle.
 8 MR. JESTER: Okay.
 9 MR. LEWIS: Thank you.
 10 MR. JESTER: Thank you.
 11 CHAIRMAN MILLS: Thank you.
 12 MR. JESTER: Thank you, Sonny.
 13 MR. CHESNEY: Can I just ask that question,
 14 though? Can you -- where we've gone negative or
 15 caused relief for some, we've have never done it
 16 on the OLM side? I guess, we couldn't --
 17 MR. BARRETT: That would cost money for
 18 them to go out, though.
 19 MR. CHESNEY: Yeah, I know. I was thinking
 20 just create a liability in there, more like an
 21 I.O.U.
 22 You know how sometimes we borrow between
 23 neighborhoods, I didn't know if you could do --
 24 MR. MENDENHALL: Well, if you had -- I
 25 mean, if you had --

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1 MR. CHESNEY: So I'm not saying like zero
 2 it out, but don't collect it. That's what I'm
 3 getting at, and so it becomes negative.
 4 MR. MENDENHALL: You could support the
 5 expenses with the fund balance from that
 6 individual village, and that wouldn't affect
 7 other villages.
 8 You could do that if you have -- you'd
 9 basically have to line them up and see if you
 10 have the dollars available.
 11 MR. CHESNEY: I just don't know how you
 12 would get it back.
 13 MR. MENDENHALL: I mean, you assess it
 14 later down the road, you know, potentially.
 15 MR. CHESNEY: Yeah.
 16 MR. ROSS: Well, no matter what, don't we
 17 have the legal authority not to assess for
 18 reserves?
 19 So, for example, if we're in year seven of
 20 a ten-year amortization for reserves, can't we in
 21 year seven say, no, we're not going to assess
 22 this year? In our business judgment, we have the
 23 right to do that. Right?
 24 MS. McCORMICK: Right. Right, within an
 25 individual village --

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1 MR. ROSS: Of course --
 2 MS. McCORMICK: -- or if you wanted to do
 3 it community-wide, it would just affect your
 4 overall budget.
 5 MR. ROSS: Of course. So then this
 6 association, their annual reserve is only 1800
 7 bucks. That would be the most that we could
 8 elect not to do, and that doesn't get us to where
 9 we need to get.
 10 MS. McCORMICK: Right.
 11 MR. ROSS: I get that. But I just want to
 12 be clear. No matter what, we have the right to
 13 say we're not going to assess.
 14 MR. CHESNEY: Yeah. I was just wondering
 15 if we could go one step further and create an
 16 I.O.U. for their own end piece.
 17 MR. ROSS: They'll be coming right back and
 18 say why don't they go do it -- there's tons of
 19 lenders to associations that will assist them
 20 with their capital projects.
 21 MR. CHESNEY: I agree. I'm just trying to
 22 brainstorm. That's all.
 23 MR. ROSS: That's why you're the smart one.
 24 MR. MENDENHALL: The total amount that you
 25 assess them, all in, with reserves and regular

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1 OLM expenses is 13,000. So that's the yearly
 2 amount, so just to give you an idea, you know.
 3 CHAIRMAN MILLS: Yeah. Well, what's their
 4 annual expenses typically?
 5 MR. MENDENHALL: Let me see here. Let's
 6 see. Their expenditures per year --
 7 CHAIRMAN MILLS: Roughly.
 8 MR. MENDENHALL: Well, true expenses are
 9 somewhere around probably about 8,000, because it
 10 balances out -- okay -- when they set it up in
 11 your budget, but you would back out your
 12 miscellaneous contingency, the 4500, and you'd
 13 back out your reserve roadways of 1800, and so it
 14 would be about 8,000, give or take.
 15 CHAIRMAN MILLS: Actual costs.
 16 MR. MENDENHALL: Actual true costs, at
 17 least how it is typically. I mean, any year you
 18 could have something wacky could come up that
 19 you'd have to dip into that miscellaneous
 20 contingency, but, so far, we've spent none this
 21 year, just as an example.
 22 CHAIRMAN MILLS: So there's about 5,000
 23 there to work with actual in a year's time.
 24 MR. MENDENHALL: Yeah. That's definitely a
 25 good way to put it, yeah.

<p style="text-align: right;">Page 33</p> <p>1 CHAIRMAN MILLS: Which gets pretty close to 2 what they're looking at. 3 MR. ROSS: Yes. 4 MS. WHYTE: Miscellaneous contingency does 5 not -- I just looked at it. That was for their 6 cameras. Their cameras were paid for because 7 they had enough revenue in their account. We 8 could actually move that off their line item for 9 next year. 10 MR. MENDENHALL: Well, that's 4500. 11 MS. WHYTE: I just looked at that, and I 12 thought, why is that still in there? 13 MR. ROSS: There's 30 unit owners. That 14 begins to get them there. 15 MR. MENDENHALL: Okay. 16 MS. WHYTE: The biggest cost for them is 17 the gates. This year we had a main line break 18 underneath. Right? And we had to do some 19 asphalt repairs and irrigation repairs and -- 20 MR. MENDENHALL: Yeah, because your gates 21 are actually a little bit over what's their 22 budgeted amount, so that actually will dip into 23 some of that excess cash. 24 CHAIRMAN MILLS: That still ties back to 25 what you left him with, and that is, they would</p>	<p style="text-align: right;">Page 35</p> <p>1 CHAIRMAN MILLS: Well, that's still their 2 responsibility. 3 MS. GRIFFITH: Well, I know, but I just 4 don't want to find us bailing them out again in 5 another 20 years or whatever, because, you know, 6 we're back to where we are. 7 CHAIRMAN MILLS: I won't have to worry 8 about that. 9 MR. ROSS: You'll be here, Jim. 10 CHAIRMAN MILLS: I'll be here, but I won't 11 be here. 12 MR. MENDENHALL: All right. So moving on 13 to our consent agenda, we have the approval of 14 the May 2nd meeting minutes, and we have the 15 acceptance of the financial statements ending 16 April 30th, 2017. 17 I'll ask first if there's a motion to 18 approve that consent agenda. 19 MS. GRIFFITH: Motion to approve. 20 MR. MENDENHALL: All right. Any second? 21 CHAIRMAN MILLS: I second that. 22 MR. MENDENHALL: Any discussion on that? 23 All in favor? 24 (All members vote in the affirmative.) 25 MR. MENDENHALL: Any opposed?</p>
<p style="text-align: right;">Page 34</p> <p>1 still have to special assess, even if we were 2 able to figure out a way to offset the entire 3 amount. 4 MR. MENDENHALL: Yeah, one way or the 5 other, they've to keep moving -- 6 CHAIRMAN MILLS: They got to be willing to 7 -- 32 of them have to come up with their share. 8 MR. ROSS: Yeah, and just as an 9 observation, I'm not sure he walked away with 10 that clear point. I know he was affirming it, 11 kind of shaking his head, but -- 12 MR. MENDENHALL: Well, I mean, I can follow 13 up with him and just kind of give him a summary 14 of where we're at and kind of where they're at. 15 MR. ROSS: Yeah, I'm thinking if we have to 16 resolve all these issues by the next month, 17 there's got to be a hop in the steps, so to 18 speak, on their part. 19 MS. GRIFFITH: And I would also argue that, 20 yes, they have to vote to do the special 21 assessment, but if we're going of sort of step in 22 to bail them out, I would also look for them to 23 start reserves going forward. Right? 24 I mean, so we got it, we didn't reserve for 25 this, but going forward --</p>	<p style="text-align: right;">Page 36</p> <p>1 (No response.) 2 MR. MENDENHALL: Okay. That motion 3 carries. 4 (Motion passes.) 5 MR. MENDENHALL: That takes us to Number 6 Three, the engineer's report. 7 Tonja, are you still with us on the line? 8 MS. STEWART: Yes, I'm here. 9 MR. MENDENHALL: The floor is yours. 10 MS. STEWART: Okay. And the reason I'm not 11 present is because I don't have very much to 12 report, so that should make my part of the 13 business pretty short, but just an update on the 14 erosion or the flood restoration work. 15 Ironically, we were having difficulty with 16 getting quality sod when it was dry, so now with 17 the extreme weather, we're waiting to see what 18 happens. That's kind of what's happened with the 19 delay, is getting to the finish line with the 20 grass. 21 So Doug and I will continue to monitor the 22 situation, and I just asked Doug to get with me 23 when we were at the point where we're going to be 24 final grading that. 25 We would be present, just to kind of watch</p>

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1 them close the project out. The thing that
2 becomes most critical is when they unfold the top
3 two, they have to make sure that they basically
4 put it into the ground so the water will flow
5 over it instead of under it. So we want to kind
6 of watch and see how that gets done.
7 And I'd be happy to answer any questions if
8 anybody has any.
9 MR. MENDENHALL: Yes, sir.
10 MR. ROSS: Tonja, have you been brought
11 into the issue involving the hole or whatever on
12 the playground?
13 MS. STEWART: No.
14 MR. ROSS: I'm just curious. Do we need
15 her input at some point with regard to --
16 MR. MAYS: The basketball court?
17 MR. ROSS: Yeah, the basketball court.
18 MR. MAYS: Yeah, it wasn't erosion.
19 MR. ROSS: It wasn't erosion. What was it?
20 MR. MAYS: It was a water line pipe that
21 was underneath the basketball ball that erupted.
22 We've already fixed it, capped it on the outside.
23 MR. ROSS: Got it. You the man.
24 Thank you. Sorry, Tonja.
25 MS. STEWART: That's all right. And then

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1 the last thing I understand is, I don't think I
2 was required to do this, but I did follow up with
3 M/I Homes to see about getting some support on
4 the height design proposal.
5 And I didn't get to Betty Dorte, but I
6 did get to her boss and had a chat with him, and
7 he was very nice about it, he just basically told
8 me that they didn't think that they should fund
9 it only because he didn't think that we needed to
10 do it. They weren't completely in agreement that
11 it needed to be done.
12 But obviously we want to make sure that we
13 protect ourselves. And I think we could, you
14 know, very easily spend, you know, \$1750 talking
15 about this versus just moving forward. And I
16 think the board kind of agreed with that at a
17 meeting last month, based on some minutes that we
18 talked about today.
19 So I know Erin's going to pull a contract
20 together for height design, and I'll get that
21 over to them to get the ball rolling to get that
22 work taken care of.
23 MR. MENDENHALL: Okay.
24 MS. STEWART: And I believe that's all I
25 had.

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1 Doug, Sonny, can you think of anything else
2 that I need to go chime into?
3 MR. MAYS: Nothing really you need to chime
4 into, but I did want to make you aware that one
5 line item that you had probed, you know, where
6 you filled out that form, Andy, that had all the
7 different things that we were working on,
8 projects --
9 MR. MENDENHALL: Uh-huh. Yep.
10 MR. MAYS: -- as you know, Tonja has
11 directed to us plant ponds. And the planting is
12 an ongoing. It's not completed. It's
13 ongoing.
14 MS. WHYTE: I put completed.
15 MR. MAYS: We've completed the ponds.
16 We've done, but --
17 MR. MENDENHALL: Gotcha.
18 MR. MAYS: -- it's continuous over there.
19 We can't get -- we got other ponds we have to
20 plant. We can't do them all at once, and -- but
21 we're bringing it in a little bit at a time.
22 MR. MENDENHALL: Yes. All right.
23 CHAIRMAN MILLS: Tonja, this is Jim. It
24 looks like the Flournoy-Sheldon Road project
25 has broken ground, and with all the discussions

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1 we had around that project and all the rain we're
2 having, is that something that you ought to be
3 monitoring in any way, shape, or form to ensure
4 that they're doing all the things that they said
5 they were going to do and we don't run into any
6 problems that can be identified or averted while
7 they're pushing earth around over there?
8 MS. STEWART: Yes, of course. It's no big
9 deal for Doug and Sonny and I to drive over there
10 and take a look at how things are going and just
11 to kind of make sure that everything is kept open
12 and free-flowing.
13 We can make that kind of part of our
14 standard list that we do when we do these
15 drainage inspections, particularly now that we've
16 got this -- or getting into the rainy season.
17 Make it part of our standard.
18 CHAIRMAN MILLS: If something isn't the way
19 it should be, now is the time to be identifying
20 it rather than after the fact, oh, well, they
21 didn't do it right. Right?
22 MR. ROSS: Excellent comment, observation
23 and request. And if you all can do that sooner
24 rather than later, I was just driving down
25 Sheldon the past couple days and, in fact,

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1 remarked to my daughter in the car, "Wow, look
2 how far that dirt is going down into what appears
3 to be the gully that runs underneath Sheldon."
4 And that goes right to your question. So
5 definitely if you all could get out there sooner
6 rather than later.
7 MS. STEWART: Absolutely. I'll get with
8 Doug and Sonny in a few days and make it over
9 that way.
10 MS. GRIFFITH: And if I can ask, the flyer,
11 the pond flyer, I know that Chris was taking the
12 lead on putting together, sent out for review. I
13 know we all received it. And I know, Tonja, you
14 were going to sort of provide technical expertise
15 on that.
16 MS. STEWART: In regards to the work that
17 Chris Barrett's doing?
18 MS. GRIFFITH: Correct.
19 MS. STEWART: Yeah, we provided some input,
20 I think. Doug and Sonny and I talked, and we've
21 given -- I've given my two cents, so I think
22 we're pretty much complete with that task at this
23 point. Correct, Chris?
24 MS. GRIFFITH: Well -- okay. But, I mean,
25 we still need to distribute it. And so what's

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1 the --
2 MR. BARRETT: That's the updated one right
3 there.
4 MS. GRIFFITH: Oh, okay.
5 MR. CHESNEY: I thought you said it's too
6 wordy.
7 MR. BARRETT: I emailed it at 4:00 p.m.
8 It is too wordy for a trifold brochure.
9 MS. WHYTE: I'll work on it with Chris.
10 MS. GRIFFITH: So that's the next step, is
11 to try to get it in trifold style and --
12 MS. WHYTE: We'll see. We'll bring it back
13 and show you.
14 MR. BARRETT: We're exploring different
15 options. It depends on whether or not you think
16 what's in there is important, because actually it
17 was 800 words before the feedback, and now it's
18 close to a thousand words after incorporating the
19 feedback. So if I cut anything, it may be the
20 stuff that was part of the feedback.
21 MS. GRIFFITH: Okay.
22 MR. BARRETT: So that's -- you know, as far
23 as I'm concerned, in terms of the length, what
24 you want cut, it really needs to come from you at
25 this point.

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1 MS. GRIFFITH: Well, you know, I guess I
2 would even be curious. Does it even have to be a
3 physical flyer? I mean, you know, can it be --
4 MS. WHYTE: This is what the SWFWMD puts
5 out. It was uploaded on our website.
6 MS. GRIFFITH: Right. Okay.
7 MS. WHYTE: A lot of this -- some of this
8 is in here.
9 MS. GRIFFITH: Uh-huh. Okay.
10 MS. WHYTE: The question is, will the
11 residents read it?
12 MS. GRIFFITH: No.
13 MS. WHYTE: So then our original intent was
14 that we would get some sort of a flyer and give
15 it to those homeowners that reside backing up
16 onto a pond, to educate them.
17 MS. GRIFFITH: Right.
18 MR. MAY: And repeat the process in 30
19 days later.
20 MS. WHYTE: But that's the problem. With
21 their landscape contractors who mow --
22 MR. MAY: Right.
23 MS. WHYTE: It's an ongoing process. This
24 is not going to be something that you're going to
25 educate these residents on overnight.

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1 MS. GRIFFITH: I don't want to complicate
2 this. I mean, I think the objective here was
3 that we had residents whose actions were
4 negatively affecting the preservation of the
5 pond and we wanted to address that.
6 So we wanted to put some kind of -- I know
7 Mr. Ross had the idea of putting together a
8 communication for those residents to say, hey,
9 stop doing that. Right?
10 I think that's really the objective of the
11 communication. So I don't want to complicate it
12 with trifolds and glossy things and 30-day
13 follow-ups.
14 I think we just want to get a quick message
15 out to those residents who are on the pond, to
16 say, "Look, these things, don't do them," you
17 know, so --
18 MS. WHYTE: Keep in mind, the residents --
19 you sell your home, and you may have done the
20 issue, and the new person walking in --
21 MS. GRIFFITH: So I'm going to go back to
22 my previous comments -- I don't think you were
23 here for that meeting -- which is that at the
24 end of the day, the WCA has rules that forbid
25 residents from spraying, killing, mowing, et

<p style="text-align: right;">Page 45</p> <p>1 cetera. It's in CCRs. Right?</p> <p>2 So, you know, while we wanted to go out</p> <p>3 with a communication, a nice, positive, happy,</p> <p>4 hey, please preserve your pond, you know, at the</p> <p>5 end of the day, the ongoing communication is</p> <p>6 those rules -- right? -- because those are, you</p> <p>7 know, evergreen.</p> <p>8 So, you know, I just -- you guys, we're on</p> <p>9 month seven. We're on month seven to get a</p> <p>10 communication out. And I just don't know that</p> <p>11 we're -- I don't want to overcomplicate it. It</p> <p>12 just seems like we'll get some bullet points that</p> <p>13 say things, you know.</p> <p>14 MR. MAYS: There's a page in there that</p> <p>15 shows dos and don'ts.</p> <p>16 MR. LEWIS: That's exactly what I was about</p> <p>17 to suggest, is just go with the dos and the</p> <p>18 don'ts to the residents that live on the water.</p> <p>19 This, and maybe have a trifold, more wordy</p> <p>20 solution for a welcoming committee, you know,</p> <p>21 basket or -- if that's even around anymore, you</p> <p>22 know, new neighbor package or something, and give</p> <p>23 them a more lengthy explanation.</p> <p>24 MR. MAYS: People that live on the water</p> <p>25 probably get it.</p>	<p style="text-align: right;">Page 47</p> <p>1 My objective is to really get people</p> <p>2 educated and to honor the obligations that they</p> <p>3 have. And my concern is, in just putting a piece</p> <p>4 of paper out and saying, ah, we did our job.</p> <p>5 Have we really done our job? Have we really</p> <p>6 educated folks? Have we really gotten them</p> <p>7 motivated to say, "Okay, I need quit cutting</p> <p>8 within five feet of the water line. I need to</p> <p>9 quit doing this. Oh, I understand what a</p> <p>10 littoral shelf is. I understand that when we</p> <p>11 talk about plants, we're not talking about the</p> <p>12 plants 10 feet out in the water. We're talking</p> <p>13 about the plants that come up."</p> <p>14 And so, to some degree, I don't want to</p> <p>15 overlook the fact that people genuinely need to</p> <p>16 be educated. And I'm not saying I have the right</p> <p>17 approach. I do agree with your sense of urgency,</p> <p>18 but I'm not really getting the notion of let's</p> <p>19 just go hand something out. I'm not sure what</p> <p>20 we've accomplished.</p> <p>21 MS. GRIFFITH: No, that's not the message.</p> <p>22 Brian, this is your baby, in a sense. Right? So</p> <p>23 you had this idea seven months ago, and everybody</p> <p>24 here agreed that it was a good idea. What I'm</p> <p>25 trying to help here is to get us to the finish</p>
<p style="text-align: right;">Page 46</p> <p>1 MS. WHYTE: Along with stormwater.</p> <p>2 MS. GRIFFITH: Is that something that --</p> <p>3 you know, when it comes to next steps, is that</p> <p>4 something that we think we can do?</p> <p>5 Can we just, you know, print something out</p> <p>6 and deliver it to those homes on pond property?</p> <p>7 MR. MAYS: Maybe, yeah.</p> <p>8 MS. WHYTE: We can do anything you guys can</p> <p>9 think of.</p> <p>10 MS. GRIFFITH: And then in the WOW, it's</p> <p>11 online, it's archived and communicated out that</p> <p>12 way.</p> <p>13 MR. MENDENHALL: Mr. Ross, you have a</p> <p>14 comment?</p> <p>15 MR. ROSS: I don't disagree with your sense</p> <p>16 of urgency. I think it's always good to get</p> <p>17 things done and move forward.</p> <p>18 The concern I have is, I thought this was</p> <p>19 an excellent product that I feel like it's human</p> <p>20 nature for sometimes people to think, well, I</p> <p>21 know what's good and what's bad. And so even</p> <p>22 though we're to give them a dos and don'ts list,</p> <p>23 that doesn't mean a homeowner is not going to</p> <p>24 say, "Oh, I know I can go down and cut up to the</p> <p>25 water point, or I can go ahead and do this."</p>	<p style="text-align: right;">Page 48</p> <p>1 line. Right?</p> <p>2 And so, you know, whether it's three pages,</p> <p>3 30 pages, you know, I mean, guys, we're all</p> <p>4 intelligent professionals. We can kind of -- you</p> <p>5 know, we know what can and can't work. Right? I</p> <p>6 mean, that's one of the reasons why I like the</p> <p>7 idea of partnering with the WOW, because</p> <p>8 communications is what they do.</p> <p>9 So, you know, I think you're right. What</p> <p>10 Chris has put together here is a fantastic</p> <p>11 product. And my question here was, what is the</p> <p>12 next step?</p> <p>13 I'm just trying to figure out, you know, at</p> <p>14 the end of the day what -- if we are all happy</p> <p>15 with the product, great. But what is the next</p> <p>16 step?</p> <p>17 MR. ROSS: Then what I would have said is</p> <p>18 to send it over to the WCA, because to some</p> <p>19 degree, I think we talked about using this as a</p> <p>20 tool where the WCA could exercise CCR</p> <p>21 enforcement.</p> <p>22 And if that's what we're going to do, we</p> <p>23 need to certainly make sure they have some</p> <p>24 investment in the product and the project. They</p> <p>25 may say we want to insert particular CCR</p>

<p style="text-align: right;">Page 49</p> <p>1 citations or something like that.</p> <p>2 That's what I would have come prepared to</p> <p>3 suggest as the next step, was to make sure they</p> <p>4 sign off on it.</p> <p>5 MR. BARRETT: May I suggest, in terms of</p> <p>6 actual finished product, if you want people more</p> <p>7 than likely to throw it in their, like, kitchen</p> <p>8 drawer, to hold onto it, like, "Oh, I might need</p> <p>9 to look at this again," you don't want to just</p> <p>10 print it off on some paper. You want to kind of</p> <p>11 make it a little prettier because they'll be more</p> <p>12 likely to keep it around.</p> <p>13 MR. LEWIS: Like a heavy card stock or</p> <p>14 something.</p> <p>15 MS. GRIFFITH: Can I ask a question,</p> <p>16 Chris?</p> <p>17 MR. BARRETT: Or even just something</p> <p>18 glossy. The card stock is going to be --</p> <p>19 whereas you'll save money on -- do a nice glossy</p> <p>20 with some nice photos, and they'll be more likely</p> <p>21 to, "Oh, this is kind of an important Westchase</p> <p>22 document, i'm going to put it over here," as</p> <p>23 opposed to just to be tossed in the trash.</p> <p>24 MS. GRIFFITH: So let me ask you this,</p> <p>25 because I know we said about maybe delivering it</p>	<p style="text-align: right;">Page 51</p> <p>1 MS. GRIFFITH: Right.</p> <p>2 MR. BARRETT: But the moment you put it in</p> <p>3 with other flyers, you endanger --</p> <p>4 MS. GRIFFITH: Because here, the thing is,</p> <p>5 we have this incident of a resident over in --</p> <p>6 what was it? The Vineyards?</p> <p>7 MR. ROSS: Vineyards.</p> <p>8 MS. GRIFFITH: Right. And I just think if</p> <p>9 we had had something out to them sooner, it does</p> <p>10 not excuse the fact that it's in the CCRs they</p> <p>11 are not to be doing that. And I would hope that</p> <p>12 we are leveraging the WCA to enforce that</p> <p>13 particular scenario.</p> <p>14 MR. BARRETT: I'm running -- just so you</p> <p>15 know, in July's WOW, I am running the dos and</p> <p>16 don'ts. I'm doing an article. It doesn't have</p> <p>17 the exact text of this. So the article itself</p> <p>18 will go out.</p> <p>19 MS. GRIFFITH: Okay. Okay.</p> <p>20 MR. BARRETT: But what I'm saying is, in</p> <p>21 terms of what you want staff to hand out, if they</p> <p>22 just hand them like a paper flyer, it's not going</p> <p>23 to stick around. "Thanks a lot."</p> <p>24 Whereas if it's kind of a nicer thing,</p> <p>25 like -- and it doesn't have to be trifold, but</p>
<p style="text-align: right;">Page 50</p> <p>1 to those homes that are on a pond, but could it</p> <p>2 be a flyer in the WOW?</p> <p>3 MR. BARRETT: Well, if your goal is to put</p> <p>4 it on -- get it to homes on the ponds, your --</p> <p>5 MS. GRIFFITH: Well, I'm not saying that --</p> <p>6 put that goal aside for a second, but, you</p> <p>7 know --</p> <p>8 MR. BARRETT: I would put it on the flyer.</p> <p>9 I think you're going to -- you're doing what I</p> <p>10 just told you it's not the smart thing to do.</p> <p>11 MS. GRIFFITH: They don't read the flyers?</p> <p>12 That's the first thing I read.</p> <p>13 MR. BARRETT: They do. They do, but you</p> <p>14 can go and you can find half the WOW readers, and</p> <p>15 they're take the flyers and they'll immediately</p> <p>16 go in their recycling bin.</p> <p>17 The other half, they go through them, they</p> <p>18 go through them once, and then they're</p> <p>19 immediately in the recycling bin.</p> <p>20 MS. GRIFFITH: Right.</p> <p>21 MR. BARRETT: If you want it to stick</p> <p>22 around, then if you're going to do a flyer, I</p> <p>23 would do it glossy, full color, front and back.</p> <p>24 It's going to be a lot more expensive, but it's</p> <p>25 more likely to stick around.</p>	<p style="text-align: right;">Page 52</p> <p>1 something like that -- I'm more likely to stick</p> <p>2 in a kitchen drawer, like, "Oh, these are the</p> <p>3 rules for the pond. So when my husband gives me</p> <p>4 a hard time about what he can and can't do, I'm</p> <p>5 going to throw this at him and say, this is what</p> <p>6 you can and can't do." That would be just my</p> <p>7 recommendation.</p> <p>8 MS. WHYTE: Keep in mind, the CCRs cannot</p> <p>9 be enforced on private property behind</p> <p>10 homeowners' homes. So most ponds are behind</p> <p>11 homeowners' homes.</p> <p>12 The HOA does not have access to homeowner</p> <p>13 property to go behind their yards, so they can't</p> <p>14 really technically enforce our rules and</p> <p>15 regulations. Am I correct?</p> <p>16 MS. GRIFFITH: Well, this isn't our rule.</p> <p>17 This is the WCA's rule.</p> <p>18 MS. WHYTE: No. These are our ponds rules.</p> <p>19 MS. GRIFFITH: But the WCA has rules that</p> <p>20 they -- no. They do. They do.</p> <p>21 MR. BARRETT: If you brought to the WCA's</p> <p>22 attention with photographs, using your easement</p> <p>23 that certain behavior was going on, I would think</p> <p>24 that would be enforceable.</p> <p>25 MS. GRIFFITH: Right.</p>

13 (Pages 49 to 52)

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1 MR. MAYS: It is, because they've had me
2 use our property to go take pictures of
3 somebody's dog in their back yard, so --
4 MS. WHYTE: We can do it. They can't do
5 it, is what I'm getting at.
6 MS. GRIFFITH: Right. So in one case with
7 the Vineyards, I would imagine that we would
8 present that evidence to the WCA for them to
9 enforce -- right? -- with that particular
10 resident. Right?
11 MS. McCORMICK: I think -- I think maybe
12 it's not that helpful to get into how this is
13 going to be enforced. We can deal with that
14 issue when and if it comes up. But I think that
15 that's kind of separate from the communications
16 that's going to the residents that these are
17 both, you know, CDD issues and HOA issues, and
18 it's important for you to comply with these,
19 because otherwise, it impacts both entities.
20 MS. GRIFFITH: I think this is one of the
21 areas where it sort of overlaps. Right?
22 MS. McCORMICK: Right.
23 MS. GRIFFITH: Because the CDD property,
24 WCA rules, and, you know, we're basically asking
25 residents to obey the WCA rules to protect our

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1 land, so --
2 MS. McCORMICK: Well, we have our own
3 policies that we have the authority to enforce,
4 which would preclude them from doing a lot of
5 these things on our land.
6 MS. GRIFFITH: We do?
7 MS. McCORMICK: Yeah. We have rules
8 related to the ponds.
9 MS. GRIFFITH: And those have been
10 distributed to homeowners?
11 MS. McCORMICK: No, I don't think -- I
12 don't think they have, but I think they would be
13 the same things that are here. So, you know,
14 there's SWFWMD rules that control what can be
15 done, and there's our permits that we have,
16 there's our authority to enforce the regulations
17 that relate to the ponds, and then there may be
18 overlaying on top of that, CCR requirements.
19 So it could get -- I mean, it could get
20 really complicated if we try to identify all of
21 those different regulations that we're doing, and
22 I think it's more important to just get out what
23 the requirements are to the residents.
24 It seems like that's what you want to focus
25 on with the educational information.

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1 MS. GRIFFITH: Yeah. Right.
2 MR. MENDENHALL: If I can, just to
3 summarize, because we're going to beat this to
4 death if we keep going around with it --
5 MS. GRIFFITH: Yeah.
6 MR. MENDENHALL: -- it sounds like there's
7 too many things to accomplish, so obviously we
8 need a condensed version of this that people will
9 keep, much like Chris suggested.
10 So it probably makes sense to have staff
11 and Chris, since you're writing the article, go
12 through this and get it down -- I think a trifold
13 is a good idea. A glossy trifold is probably the
14 most effective thing that people keep, because
15 I've handed them out before, and I've seen people
16 bring them back to meetings.
17 So doing that, and in parallel, taking the
18 general information to the WCA and getting their
19 sign-off as well because it does involve them,
20 and then at the next month's meeting having
21 that sample trifold, as well any thoughts or
22 input from WCA, and have that be the closing
23 point of actually getting done with this.
24 MS. McCORMICK: And just -- because I'm
25 afraid I didn't answer your question completely,

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1 I think the pond regulations and rules that we've
2 adopted were in conjunction with recreational
3 facility policies and rules and ponds policies
4 and rules.
5 I don't think we've looked at them for a
6 long time, so there's always the ability for the
7 CDD to adopt new rules if we wanted to, if it
8 became an issue of enforcement. So I didn't mean
9 to, you know, not fully answer that.
10 MS. GRIFFITH: No. No. that's fair.
11 And then can we, by next month's meeting
12 then, that if we're going to put this baby to
13 sleep next month, I like your suggestion of
14 having the WCA kind of endorse the communication.
15 Is that something that we could do before
16 next month's meeting as well? And I guess I
17 should ask you.
18 MR. ROSS: I feel confident I'll advocate
19 that, yeah.
20 MS. GRIFFITH: Thank you.
21 MR. ROSS: Although we meet in two days, so
22 I don't think that they'll be prepared to sign
23 off on it, because that's not fair to you,
24 because you've worked so hard on this.
25 I can show them this, can't I, the board

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1 members?

2 MR. BARRETT: I emailed it to you late, so

3 even if you wanted to circulate it

4 electronically, you should have the most updated

5 version in your inbox.

6 MR. ROSS: Cool. Thank you.

7 MR. MENDENHALL: Yes, sir.

8 MR. ROSS: I also wanted to weigh in. As

9 we're going through, a couple of folks mentioned

10 the issue of expense. Again, in coming prepared

11 to talk about it, I'm thinking it's well worth it

12 to spend the money on the trifold.

13 I happen to agree with you, I think that's

14 the way to get people's attention to read it and

15 say this must have some import.

16 What is it going to cost to have a thousand

17 of these things printed? \$10,000?

18 MS. WHYTE: No.

19 MR. ROSS: Okay. I don't know. But

20 whatever is the expense, in my mind, if it saves

21 us \$100,000 restoration project on a pond, we got

22 a return infinitesimally beneficial to the

23 community.

24 I mean, at some point, it's well worth it

25 to do it right and have something that people

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1 actually will say, "What's this?"

2 "Read it and open it and" --

3 MR. BARRETT: You want do it right. No

4 offense.

5 MR. ROSS: Yeah, I'd rather spend money and

6 do it right.

7 MR. BARRETT: Get the text and a graphic

8 artist. Contact Richard Hector or Pat Duffy, who

9 are Westchase photographers, get some nice nature

10 photography, have the graphic artist put it

11 together. You'll spend a couple hundred dollars

12 on the graphic art piece, but you want it to look

13 nice. And then if you print this, I can --

14 MS. WHYTE: We have a printer that we use,

15 and they're very, very good and extremely

16 reasonable.

17 MR. MENDENHALL: Mr. Chair.

18 CHAIRMAN MILLS: So possibly a final word,

19 and then we can move on. But, first of all, I

20 want to circle back to the beginning. Excellent

21 writing, as always. Right?

22 I'll buy into the trifold because I agree

23 with the durability of it, but not at the expense

24 of eliminating the information that's in there.

25 So I guess what I would like to see is

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1 whatever doesn't make the trifold perhaps ends

2 up in a one- or two-series running article that

3 you could do that captures all the information

4 and we somehow pretty it up and condense it into

5 a handout trifold for the people that live on the

6 ponds.

7 But this information, even as long as I've

8 lived here, "I didn't know that, I didn't know

9 that, I didn't know that," so I think for all the

10 residents, it's beneficial.

11 And then the final thing is, that when

12 Debby was in here for this discussion the first

13 time, the issue of homeowners changing, they can

14 add this or something like it to the estoppel so

15 that every time a home changes, we don't create a

16 gap of ownership and lack of information.

17 It incorporates itself into that estoppel

18 package, and it's handed to a new resident to

19 say, "Here's the rules. If you live on a pond,

20 here's your rules."

21 MR. BARRETT: You guys, also after July

22 1st, after we throw -- give me ten days just so

23 people read it in the WOW first, you're welcome

24 to take that text and put it on your website as

25 well, if you want to create a page for --

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1 CHAIRMAN MILLS: Okay. Good job.

2 MS. WHYTE: Good idea.

3 MR. MENDENHALL: Any other questions for

4 Tonja while she's with us?

5 CHAIRMAN MILLS: Wake up, Tonja.

6 MS. STEWART: All right. Thank you all

7 very much.

8 MR. MENDENHALL: Thank you.

9 MS. STEWART: Thank you all. Bye, bye.

10 MR. MENDENHALL: Okay. The next thing is

11 manager's report. My main item tonight is, as we

12 do during the budget season every month, we at

13 least put an agenda item on for your opportunity

14 to discuss, ask any questions about the budget.

15 At our next meeting, we will look to adopt

16 the budget so we'll have our last set of actuals

17 just prior to that.

18 And, of course, any thoughts or ideas,

19 projects need to keep continuing to get them

20 across, and we'll get things updated. So any

21 questions on that right now?

22 (No response.)

23 MR. MENDENHALL: Okay. The only other item

24 I had was I think I see everybody -- Ms. Carter

25 did reach out to me again. I haven't heard from

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1 her for a while, so I re-sent her information
 2 and again extended the offer to put her in touch
 3 with Fishkind and Joe McClaren, to be specific.
 4 After that, she sent me another couple of
 5 emails on other questions, which I sent her
 6 additional information. So I'll just keep
 7 everybody in the loop if anything comes out of
 8 that.
 9 So that would take us to the attorney's
 10 report, so I'll give the floor to Erin.
 11 MS. McCORMICK: One thing I wanted to
 12 mention about some legislation that passed this
 13 year dealing with public records, and I don't
 14 know if you've been -- you've probably been
 15 following this.
 16 But the district -- various people within
 17 the district did public records requests, and
 18 over the last years, there've been a number of
 19 like different groups that have been making
 20 public requests of governmental entities
 21 primarily for the purposes of harassment or
 22 causing a lot of work; and then when they don't
 23 get the information that they are seeking, they
 24 bring lawsuits, and they are entitled to
 25 attorney's fees.

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1 So the legislature took a look at that
 2 issue this year and adopted a change to the
 3 statutes that makes it -- it conditions the
 4 circumstances under which somebody can get
 5 attorney's fees awarded by a court, if the CDD
 6 does certain things to protect itself.
 7 And the things that need to be done is --
 8 are that it needs to be prominently posted on our
 9 website that the district manager is the public
 10 records custodian, and so all requests are to be
 11 made to the district manager for public records,
 12 and then also to post prominently on the primary
 13 administrative office of the district that that's
 14 the case also.
 15 So the question would be, where would we
 16 post that?
 17 MS. WHYTE: We've already done that.
 18 MS. McCORMICK: You have done that already?
 19 MS. WHYTE: The only thing, other than
 20 Andy, she asked me to put Sandra DeMarco down,
 21 that it needed to be --
 22 MS. McCORMICK: Okay. So you've already
 23 done that, then, Andy?
 24 MS. WHYTE: I'm pretty sure we're at 100
 25 percent complete on that.

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1 MR. MENDENHALL: What's that?
 2 MS. McCORMICK: The public records notice
 3 on the website and on the administrative office
 4 building for the district.
 5 MR. MENDENHALL: Yeah.
 6 MS. McCORMICK: Okay. Great.
 7 MS. WHYTE: All that's on our websites.
 8 Sandra had me put her as public records
 9 information.
 10 MS. McCORMICK: Okay. You're on top of
 11 this.
 12 MR. MENDENHALL: Yeah.
 13 MR. CHESNEY: What about the second part,
 14 the office?
 15 MS. WHYTE: Andy's office is on there.
 16 It's listed as Andy as being the district
 17 manager, and -- unless you want me to word it
 18 differently.
 19 MS. McCORMICK: No. I think the question
 20 is, the statute says you have to post -- like put
 21 a physical sign at the primary administrative
 22 office where your public records request should
 23 be made.
 24 So I was thinking that would go at your
 25 office. That's where residents would -- that's

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1 where the residents would be coming.
 2 MR. CHESNEY: Yeah, just outside -- just
 3 outside.
 4 MS. McCORMICK: And then you could just --
 5 I don't know if there's a board or something you
 6 could put it on there.
 7 MS. WHYTE: We can make one.
 8 MS. McCORMICK: And I would think using the
 9 same verbiage probably that's on the website.
 10 MR. CHESNEY: All public records requests,
 11 Sandra whatever.
 12 MS. WHYTE: Uh-huh, we could do that. We
 13 could make one up, or we could put it on our main
 14 marquee at the front entrance by the mailbox.
 15 Do you prefer by the office, or do you want
 16 it by the mailbox?
 17 MR. CHESNEY: By the office.
 18 MS. GRIFFITH: Is there like an EEOC-type
 19 poster that the government sort of provides?
 20 MS. McCORMICK: Not that I'm aware. I
 21 don't think so.
 22 MS. GRIFFITH: Nothing with standard
 23 language?
 24 MS. WHYTE: No. No.
 25 MR. MENDENHALL: Nothing specific.

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1 MS. WHYTE: But, I mean, I think it's also
 2 important for the board members to be aware of
 3 this issue, and we probably talked about it in
 4 the past, but if you get any public records
 5 requests, the best way to handle that is to
 6 forward it to directly to Andy's office to handle
 7 it.
 8 MR. MENDENHALL: To me, yeah. And we have
 9 been getting a flurry of these. Yeah, it's
 10 really, really increased in the past six months,
 11 and they've gotten really unique.
 12 You know, we've gotten requests for how
 13 many paper clips did the district order and
 14 information on employees and information that we
 15 don't have.
 16 So, yeah, we're pretty familiar with being
 17 able to respond to it quickly, and the way that
 18 you're supposed to. So definitely -- and the
 19 emails that are sent off are often misleading.
 20 You know, that's the objective, is to get you not
 21 to respond, to not look at it so that they can,
 22 you know, take it further steps.
 23 So if you see anything that even looks a
 24 little bit odd, just feel free to forward it on,
 25 and we've got a department that handles those,

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1 and be happy to look at it.
 2 Yes, sir.
 3 MR. ROSS: Will you make sure in next
 4 month's report that you represent to us that
 5 those protections have been implemented?
 6 MR. MENDENHALL: Sure.
 7 MR. ROSS: That's great.
 8 MR. CHESNEY: That's what I meant when I
 9 was pointing. Write it down on your little list.
 10 MR. MENDENHALL: I've gotcha. Yeah, we've
 11 gone through and set these things up over the
 12 past month, so -- but we'll verify.
 13 MR. ROSS: Great.
 14 MR. MENDENHALL: Not a problem.
 15 MS. McCORMICK: And the other thing that I
 16 have been working on, and I know that I was
 17 hoping to have a more complete report on this,
 18 but the sidewalk issue for the property between
 19 Bentley and Sheldon Road.
 20 And I think at this point, I was going to
 21 talk to Tonja about looking at doing some kind of
 22 a drawing or possibly even surveying the area
 23 that would be between the edge of pavement on
 24 Linebaugh Avenue and the edge of those four
 25 properties that run between Bentley Way -- well,

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1 we don't really need to do the CDD property -- so
 2 that we can determine if there would be room
 3 within there for an easement.
 4 And then talking to the county, the public
 5 works department, if that's something that the
 6 county -- that we would want to pursue, as far as
 7 the ability to put a sidewalk within that.
 8 I was out there right before the meeting,
 9 just looking at it again, and I have a feeling
 10 when she says that drawing is going to show that
 11 there's probably not area within the -- within
 12 where the commercial properties are that the
 13 sidewalk would be installed.
 14 I think it would probably go between the
 15 edge of pavement and the edge of the actual right
 16 of way from Linebaugh Avenue.
 17 And have we had any indication that there's
 18 any plans to do any expansion of the right of way
 19 within that segment?
 20 MS. WHYTE: Nothing at all. Nothing at
 21 all. I believe the sidewalk is standard six
 22 feet, and, no, there hasn't been any discussion.
 23 MS. McCORMICK: Right.
 24 MS. WHYTE: Nobody from the county or --
 25 except for Cindy Mercer, who was the one who

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1 initiated the request.
 2 MS. McCORMICK: Right. So, I mean, as long
 3 as the board is okay with me going ahead and
 4 asking Tonja to do that work, that's probably the
 5 next step on this issue.
 6 MR. BARRETT: Jim, do you mind?
 7 CHAIRMAN MILLS: Go ahead.
 8 MR. BARRETT: I'll just remind you that the
 9 one thing that I did see in looking at the
 10 property records for what is Westchase Town
 11 Center, formerly The Avenues, there was a
 12 stipulation on records that I found, just on the
 13 county property records associated with the deed,
 14 that they had to -- they had to put in a
 15 sidewalk.
 16 So if they are using the sidewalk right
 17 along the front of the stores now for just kind
 18 of a cafe and it's not blocking, it just raises
 19 the question in my mind, should the CDD have to
 20 fund that portion in front of that, or is that
 21 something that you go back to the Town Center and
 22 say, you know, "Look, you know, this is part of
 23 your development, your agreement with the
 24 county," so I just -- before you start spending a
 25 lot of money --

1 MS. McCORMICK: Right. I recall that you
2 had brought that up before, too.
3 CHAIRMAN MILLS: Mr. Chesney.
4 MR. CHESNEY: Well, I was going to say the
5 same thing that Mr. Barrett was going to say.
6 But I would ask you to progress with the
7 issue. I don't know if anyone, you know, wants
8 --
9 MS. McCORMICK: I really just wanted to let
10 the board know that I hadn't completed this yet,
11 even though I was hopeful I would have it done
12 within 60 days. So that's just giving an update.
13 MS. GRIFFITH: I'm not -- with regard to
14 pursuing it further, I guess I would be curious
15 before we go continuing to invest in researching
16 the feasibility and then the cost of actually
17 implementing, I would be curious if we could poll
18 the community to find out what the demand is.
19 I know we had one resident come in and
20 request that we research it, but I would be
21 curious if we could just find out what the
22 interest is in the community for -- because there
23 is a sidewalk on the opposite side of Linebaugh
24 that does take us down to Sheldon, so --
25 MR. CHESNEY: Right, but it doesn't take us

1 to any of the retail on that side.
2 MS. GRIFFITH: Sure, it does.
3 MR. CHESNEY: Well, you'd have to cross
4 Linebaugh in the middle of the road. That's
5 dangerous.
6 MS. GRIFFITH: No. So you've got Montague.
7 Right?
8 MS. McCORMICK: This is further east,
9 though.
10 MR. CHESNEY: Yeah, I meant the retail.
11 Like if you want to go to Jersey Mikes and grab a
12 sandwich, there's not a continuous sidewalk from
13 here to there. So, I mean, I think we should
14 investigate it.
15 I agree with Mr. Barrett that it seems like
16 there should already be a sidewalk there, but I
17 think we should progress and see --
18 MS. GRIFFITH: Definitely I agree with that
19 for sure. I mean, that, I think, is a
20 no-brainer.
21 MR. CHESNEY: But, I mean, just because
22 there's one on the other side there --
23 MS. GRIFFITH: No, I agree. I've done it
24 myself, and you're dodging chairs and tables.
25 MR. CHESNEY: Yeah.

1 MS. GRIFFITH: So I agree with that
2 portion. I guess the part I'm curious about is,
3 because I think the request from the resident was
4 to take us all the way down to Sheldon --
5 right --
6 MS. WHYTE: I think to walk to Costco.
7 MS. GRIFFITH: -- to walk to Costco, and
8 that's the piece that I'm not sure that makes
9 sense.
10 MR. CHESNEY: Yeah. Were you even
11 investigating that?
12 MS. McCORMICK: I was under the idea that
13 we were looking at the whole piece, which is four
14 parcels that goes from Bentley to Sheldon Road.
15 MR. CHESNEY: Okay.
16 CHAIRMAN MILLS: Yeah.
17 MR. ROSS: To reveal what my goal would be
18 is to have continuous sidewalk on both sides of
19 Linebaugh from Sheldon to Countryway. That would
20 be my ideal.
21 I'm not saying it's achievable. I'm not
22 saying there aren't obstacles. And so my
23 original request was to try to identify what are
24 the challenges to eventually getting there.
25 I didn't give you the second part all the

1 way up to --
2 MS. McCORMICK: Countryway?
3 MR. ROSS: Yeah, I didn't give that to you.
4 MR. CHESNEY: Well, the tunnel's here that
5 gets you easily over there, where you don't have
6 one down there.
7 MR. ROSS: Philosophically, I agree.
8 Anybody could challenge what I'm describing is
9 what would be great for Westchase. But there's
10 any number of things that would be reasons why
11 not to do that.
12 The flip side of it is, if we were to talk
13 about ideally what would be a great updated
14 master plan for Westchase, I think a good
15 argument could be made for continuous sidewalk
16 going from Countryway down to Sheldon, and
17 similarly going from Linebaugh up to the outer
18 edge of our property, if you travel north on
19 Countryway. That's just my vision or view or
20 advocacy, if you will.
21 So back to the request that was made was,
22 sidewalk from Bentley to -- I forget how we
23 limited it.
24 MS. McCORMICK: To Sheldon.
25 MR. ROSS: Yeah. Yeah. And I understand

<p style="text-align: right;">Page 73</p> <p>1 there would be challenges going from Bentley to 2 Sheldon. But at some point, if we understand 3 what the challenges are, she may say, "Well, 4 okay. The only real challenge is that little 5 problem with The Avenues," and I think we're all 6 going to jump in and say, "The Avenues needs to 7 fix that problem. They need to make a passable 8 sidewalk along there." 9 And the next thing we know, we could easily 10 build a sidewalk, and maybe even the county would 11 build it for us, and then it's, how do we get 12 down to Sheldon? 13 MR. CHESNEY: Yeah. Well, just because I 14 misunderstood where the scope of it was doesn't 15 mean I wouldn't necessarily support it going down 16 there or like to at least see the feasibility 17 of it. 18 I don't know that it's necessary, but it's 19 probably more necessary there than it would be 20 anywhere else along Linebaugh, just because -- I 21 mean, you see people that walk up from CVS area, 22 that corner, and walk up, and then they cross in 23 the middle of the road for whatever reason, you 24 know, in front of Westchase Elementary, where it 25 is, perhaps if they could walk the sidewalk up,</p>	<p style="text-align: right;">Page 75</p> <p>1 courtesy busing going away for our students, 2 we're going to see more, particularly that 3 Montague, Linebaugh, you know, so my thought was 4 to have them come in and do sort of safety ease 5 of movement within Westchase. 6 So, you know, we can sort of do that in 7 parallels. I don't know. But, yeah, from a 8 biking, pedestrian perspective, so -- 9 MR. ROSS: So my urging would be for you to 10 continue on. That would be my personal -- 11 MS. McCORMICK: Okay. All right. 12 CHAIRMAN MILLS: I'd like to flush out -- 13 I'd like to flush out The Avenues issue, because 14 I think they think -- and what's happened over 15 time -- right? -- is that back patio has become a 16 back patio and not a sidewalk, and then The Grind 17 has kind of built a deck there, and all of a 18 sudden, what was probably the original design was 19 that it was the walkway, no longer exists at all. 20 And if that's in the conditions as a part 21 of that development, then they still have an 22 obligation to put on -- 23 MS. GRIFFITH: Well, we do then want to 24 sort of weigh the impact to the businesses. 25 Right? I mean, you know, there's a reason that</p>
<p style="text-align: right;">Page 74</p> <p>1 they would take the crosswalk along -- you know, 2 across at Linebaugh and Sheldon and cross there 3 and then walk up the other side. So, I mean, I 4 could see the benefits to it, yeah. 5 MS. GRIFFITH: But I will say this. I 6 reached out to the county because the sidewalks 7 that exist today are county sidewalks. Correct? 8 Right? So I reached out to the county in hopes 9 of, you know -- met with the Planning Commission 10 -- but you had touched on it as well, Brian, at 11 our last meeting, sort of like a greater vision. 12 Right? 13 So I reached out to see if we could have 14 one of their engineers come out and do sort of a 15 connectivity study for Westchase, because we do 16 have some pockets of, you know, breakage in the 17 connectivity. 18 So, you know, of course, if we wanted -- 19 we're happy to incur the expense, you know, we've 20 already done some research so far, but I guess my 21 thought would have been to, you know, maybe have 22 the county come out and see what their appetite 23 is for improving the connectivity within 24 Westchase, because I know -- I think I brought 25 this up at the last meeting -- is now with the</p>	<p style="text-align: right;">Page 76</p> <p>1 they are using that space. 2 CHAIRMAN MILLS: Well, no. I mean, I'm not 3 suggesting eliminating it. 4 MS. GRIFFITH: Oh. 5 CHAIRMAN MILLS: I'm suggesting -- okay. 6 So, now, they still have an obligation to provide 7 a sidewalk. Right? 8 MS. GRIFFITH: Got it. 9 CHAIRMAN MILLS: And if it's in the grass 10 area between the patio and the curb, then that's 11 where it goes. 12 MS. GRIFFITH: Yeah. Yeah. 13 CHAIRMAN MILLS: Right? So there's a 14 couple different things we need to pursue there, 15 I think. 16 MS. McCORMICK: Okay. 17 CHAIRMAN MILLS: Okay. 18 MR. MENDENHALL: Anything else, Erin? 19 MS. McCORMICK: I don't have anything else. 20 CHAIRMAN MILLS: Securitas. 21 MS. McCORMICK: Oh, yes. Yes. I'm so 22 sorry. 23 Securitas, at last month's meeting, I had 24 told the board that what I was working on with 25 them was a lease purchase agreement so that we</p>

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1 would be doing lease of the software licensing,
 2 as well as the equipment that's needed for using
 3 that at The Greens gate house.
 4 And after going back and forth with the
 5 Securitas representative and their counsel out in
 6 California a number of times, their corporate
 7 office is not willing and does not view this as a
 8 lease-to-own situation.
 9 So they basically see themselves, I think,
 10 as a provider of the security services that's
 11 able to give us the benefit of being able to get
 12 the license for the software cheaper than we
 13 would be able to get it if we went directly to
 14 Dwelling Live, which provides the software.
 15 So I wanted to clarify to the board that
 16 this is going to be a three-year agreement with
 17 Securitas at \$440 a month. That gives us the
 18 right to use the equipment and the software
 19 license; and if we terminate, then, you know,
 20 they take that equipment, and we would still
 21 have to pay for the software license for the
 22 three-year term period.
 23 MR. MENDENHALL: Mr. Ross.
 24 MR. ROSS: Why can't we just call the
 25 company you referenced, Dwelling Live, and ask

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1 them if we could buy direct?
 2 MS. McCORMICK: We could, but it would be
 3 more expensive. It would be \$685. And then I
 4 think also, doing it this way, Securitas really
 5 takes the obligation that if something is not
 6 working, that they take responsibility for it,
 7 because they have these licenses that they use in
 8 communities all over the country.
 9 They probably get some preferential
 10 treatment from Dwelling Live if something goes
 11 wrong with the licensing with the software. So
 12 either of those are options, but if we proceed
 13 this route, then that's the way it's going to be
 14 structured.
 15 MR. ROSS: And I apologize if I'm missing
 16 an element of your analysis, but I feel like
 17 that's not a decision for us to make. That's
 18 initially a decision for that community to make.
 19 They were so passionate about the whole
 20 issue, and remember there was emails going around
 21 and whatever other noise was going on.
 22 Is there an understanding by that community
 23 that if we get 18 months into the relationship
 24 and for whatever reason Securitas bails, pulls
 25 out, whatever, that the rug is pulled out from

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1 them and they are not going to get the benefit
 2 of the system that they were all railing for?
 3 With an understanding of that risk, they may come
 4 back and say, "Oh, no, no, no, we'd rather buy
 5 the system." I'm not saying they would --
 6 MS. McCORMICK: Yeah. But I haven't had
 7 any communications with the community though.
 8 MS. WHYTE: Mr. Ross.
 9 MR. ROSS: Am I missing something?
 10 MS. WHYTE: The last time I priced that
 11 Dwelling Live program out to buy it, it was like
 12 -- and that was a few years ago -- was like
 13 \$26,000. So the advantages to the program itself
 14 is the lease.
 15 And we discussed it. Even if we did, we
 16 continue the lease on what we were paying.
 17 Correct? Am I understanding that, Jim?
 18 CHAIRMAN MILLS: Uh-huh.
 19 MS. WHYTE: You were in on that discussion.
 20 So we would continue. We've had Securitas
 21 on our premises now --
 22 MR. MAYES: Five, six years.
 23 MS. WHYTE: Oh, yeah, at least that.
 24 We have not had any problems. I think
 25 they'd probably get rid of us before -- Greens

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1 residents -- before they got rid of the security
 2 company. And I don't think there is any, you
 3 know, any issues with that program from what I
 4 hear. To buy it out is the initial problem.
 5 It's very, very costly.
 6 MR. ROSS: So you're telling me I'm being a
 7 worry wart? That's fair.
 8 CHAIRMAN MILLS: Well, and to kind of put a
 9 ribbon around this, so I kind of thought it was
 10 complicated. I thought -- and this is how we got
 11 to this point. Right?
 12 I thought that -- I viewed it initially as
 13 a service agreement for the guard service and an
 14 equipment lease purchase agreement for the
 15 equipment -- right? -- for the system.
 16 MS. McCORMICK: Right.
 17 CHAIRMAN MILLS: And Securitas didn't see
 18 it that way. And so we actually checked with
 19 Waterchase, who has the same setup, and they did
 20 it as an addendum, not as a stand-alone.
 21 And the only risk is if we tell Securitas
 22 to take a hike, then they pack up their toys and
 23 they go, and we have to pursue other options.
 24 And that's no different than if Davey packs up
 25 their toys and goes. Right? We got to figure

<p style="text-align: right;">Page 81</p> <p>1 out what to do next. Right?</p> <p>2 So we went round and round, tried to get</p> <p>3 it, to what I thought was advantageous for</p> <p>4 everybody, and we probably thought we made a</p> <p>5 bigger deal out of it than we needed to and then</p> <p>6 found out that, well, Waterchase did it as an</p> <p>7 addendum, and then they carried on, and it keeps</p> <p>8 going and -- the beauty of, I think, for your one</p> <p>9 concern is, by having Securitas as the local</p> <p>10 administrator of the system, you don't get at</p> <p>11 this. Right? If we bought it from Dwelling Live</p> <p>12 and then asked Securitas to manage it for us, at</p> <p>13 any time, the first thing that goes wrong, "They</p> <p>14 screwed it up, they screwed it up, it wasn't me,</p> <p>15 it was them." Right?</p> <p>16 We've all been through that enough times.</p> <p>17 Right? So by them managing it and us actually</p> <p>18 getting a preferred price through their bulk</p> <p>19 buying or whatever the arrangements are, it's</p> <p>20 really just a -- turns out it's just an addendum,</p> <p>21 which is where we started initially. We're the</p> <p>22 ones that complicated it, not them, so --</p> <p>23 MR. ROSS: Okay. So is there anything we</p> <p>24 need to do today?</p> <p>25 MS. McCORMICK: I don't think so. I just</p>	<p style="text-align: right;">Page 83</p> <p>1 that with respect to Westchase CDD. We did talk</p> <p>2 about the rates at the time that I switched, and</p> <p>3 they were lower at that time. But if you want me</p> <p>4 to put together an engagement letter that can go</p> <p>5 in the packets for next month's meeting, I'm</p> <p>6 happy to do that.</p> <p>7 You know, I typically deal with stuff like</p> <p>8 waivers and conflicts of interest, document</p> <p>9 retention, you know, that blend of what</p> <p>10 circumstances; but, you know, if I were to</p> <p>11 terminate representation, how that would work, so</p> <p>12 it's pretty basic type of information.</p> <p>13 MS. GRIFFITH: Okay.</p> <p>14 MS. McCORMICK: And Andy had also said that</p> <p>15 you had a question about the -- whether district</p> <p>16 counsel services were something that were</p> <p>17 required to be publicly advertised, like a</p> <p>18 request for proposals when you seek district</p> <p>19 counsel, and under the statute, there's a couple</p> <p>20 of provisions in Chapter 190 that deal with</p> <p>21 bidding requirements for professionals. District</p> <p>22 engineer, district counsel, and some other</p> <p>23 categories don't have to go through the RFP or</p> <p>24 public bidding requirements.</p> <p>25 MS. GRIFFITH: Okay. And so legal is one</p>
<p style="text-align: right;">Page 82</p> <p>1 wanted to clarify for the board what we were</p> <p>2 doing.</p> <p>3 CHAIRMAN MILLS: We thought we were doing</p> <p>4 something different last month, and then it turns</p> <p>5 we're not, so -- all right.</p> <p>6 MS. McCORMICK: Yes. That's it.</p> <p>7 MR. MENDENHALL: All right. That moves us</p> <p>8 to the field report. So I'll give the floor to</p> <p>9 Doug and Sonny.</p> <p>10 MS. GRIFFITH: I'm sorry. I have a</p> <p>11 question.</p> <p>12 MR. MENDENHALL: Sure. Go right ahead.</p> <p>13 MS. GRIFFITH: We were not able to touch</p> <p>14 base today, but I did have a question out to Andy</p> <p>15 -- by way of Andy --</p> <p>16 MS. McCORMICK: Okay.</p> <p>17 MS. GRIFFITH: -- with regard to the</p> <p>18 contract that the CDD has with your firm.</p> <p>19 MS. McCORMICK: So we don't have -- so we</p> <p>20 have never done a written agreement since I left</p> <p>21 Buchanon Ingersoll and went with Erin McCormick</p> <p>22 Law, P.A.</p> <p>23 MS. GRIFFITH: Okay.</p> <p>24 MS. McCORMICK: And I have an engagement</p> <p>25 letter that I use for new clients. I didn't do</p>	<p style="text-align: right;">Page 84</p> <p>1 of those that doesn't have to.</p> <p>2 MS. McCORMICK: Right. Right.</p> <p>3 MS. GRIFFITH: So then it probably does</p> <p>4 maybe -- and when I can't sleep, I read Florida</p> <p>5 Statutes that governs CDDs.</p> <p>6 MR. ROSS: Sorry.</p> <p>7 MS. GRIFFITH: No, I'm not kidding. It</p> <p>8 really was in the middle -- it was like three in</p> <p>9 the morning, I couldn't sleep, and so I'm reading</p> <p>10 this stuff, and it says something about, you</p> <p>11 know, CDDs are required to have contracts for</p> <p>12 professional services, and it outlines engineers,</p> <p>13 legal, so on and so forth.</p> <p>14 So I shot it over to Andy, and I'm like,</p> <p>15 you know, just curious, can I get copies of</p> <p>16 these? And it sounds like we didn't have one.</p> <p>17 So -- and it mentioned bidding and all of this</p> <p>18 stuff.</p> <p>19 So it sounds like Erin is clarifying for me</p> <p>20 now, so we don't need to bid, but it probably is</p> <p>21 a good idea to at least have something since it's</p> <p>22 -- you know, something in writing, an agreement</p> <p>23 to contract or something of that nature.</p> <p>24 MS. McCORMICK: Yeah. I mean, it's</p> <p>25 typically is an engagement letter, but it's</p>

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1 signed by both parties, by me and by the CDD. So
 2 we can definitely do that.
 3 MR. ROSS: And you would agree that your
 4 services are terminable at will?
 5 MS. McCORMICK: Yes. Yes, absolutely.
 6 MS. GRIFFITH: And the rate did get reduced
 7 when you changed?
 8 MS. McCORMICK: Right, it did. It did. So
 9 I would stay, you know, what the current rate is,
 10 but it's, you know, subject to change over time.
 11 MS. GRIFFITH: All right. Very good.
 12 Thank you.
 13 MR. MENDENHALL: Any other questions for
 14 Erin?
 15 (No response.)
 16 MR. MENDENHALL: All right. So to the
 17 field report.
 18 MR. MAYS: Just a couple of quick things.
 19 Stopped by Coloroc, the company that provided
 20 the brick work, the bricks for the community
 21 years ago, and met with their buyer. He stopped
 22 by the office, and we talked to him about where
 23 we could get and how we go about getting the type
 24 of brick that we need to do some of these repairs
 25 around here. So he's still putting his proposal

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1 together, the information.
 2 We got some information on corner pieces,
 3 the custom pieces. So we're trying to put a list
 4 together for me -- we just got this a couple of
 5 days ago.
 6 But we are still trying to put a list
 7 together about how many pieces we would need for
 8 some of these -- the custom corners and stuff
 9 like that. And then start to get with the
 10 different brick companies that are out there.
 11 He gave us a longer list of different brick
 12 masons that can do this brick work for us and
 13 creates the signage that we need for the one
 14 community, and do the repairs in the community.
 15 So we'll start reaching out on that, so that's --
 16 just wanted to give you the information that
 17 we're starting to find some stuff on this brick
 18 work.
 19 And the other thing was, we reached out to
 20 another company called Baker Industries. You
 21 probably saw the proposal. Their costing was a
 22 lot more inexpensive than Davey's on the install
 23 work, their sod work is cheaper. Their
 24 irrigation quote was cheaper. Their price to
 25 install plants, you know, was 12-something, where

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1 Davey's, I think, is 16-something per plant. So
 2 the cost that you saw by the proposal for Baker
 3 Industries to maintain the area by the CVS and
 4 Applebees and Burger King is almost half of what
 5 Davey's proposal was to do it.
 6 MR. BARRETT: Did you say the maintenance
 7 part was half?
 8 MR. MAYS: Yeah, the maintenance part was
 9 like 480, where I think Davey said \$800 a month.
 10 So I didn't know where you wanted to go from
 11 there, if you wanted to sign something with
 12 Baker, or if you want me to reach out to another
 13 company. I don't think we're going to do much
 14 better price-wise.
 15 We have used Baker on some install work to
 16 see how they did. They are very timely, a very
 17 professional company. They are huge in Orlando,
 18 they are trying to start their operation a little
 19 big bigger here in Tampa area. So they are kind
 20 of new to the Tampa area. Not new, but small,
 21 working on this branch here.
 22 So they are a company that's capable of
 23 doing the work. So I didn't know where you
 24 wanted -- what you wanted to do from there, so
 25 just let me give you that information.

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1 My thought process is, you know, why not
 2 try? Why not try another company. It's a little
 3 more reasonable, a little better pricing, and see
 4 what happens next year, see how good they do out
 5 here. Maybe if this property goes out to bid
 6 again next year, then --
 7 MS. GRIFFITH: We'd kind of have an idea
 8 what their work is like.
 9 MR. MAYS: Exactly.
 10 MR. MENDENHALL: Mr. Ross.
 11 MR. ROSS: I came up with some questions.
 12 So thank you for your time.
 13 When you look at the two proposals of Baker
 14 and Davey, you can't help but feel Baker's not
 15 aware of the irrigational challenges out there.
 16 From talking with them and such, did you feel
 17 like they were fully aware of them?
 18 MR. MAYS: Yes, because the irrigation
 19 challenges aren't that difficult. There's a
 20 backflow valve sitting right in the middle of the
 21 property. The biggest challenges are going
 22 through some of the trees.
 23 MR. ROSS: So then your conclusion, or the
 24 conclusion you would suggest I should be making
 25 is, Davey misanalyzed it, or made it into a

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1 bigger deal than it was.
 2 MR. MAYS: Yes.
 3 MR. ROSS: Okay. I looked at the type and
 4 the quality of the plant material. Was that
 5 something Baker suggested or you guys suggested?
 6 MR. MAYS: Actually, Davey suggested it.
 7 So I kind of told Baker to come up with their
 8 suggestion, and Baker came up with their
 9 suggestion on that, too.
 10 So, yes, each company came up with
 11 different choices according to what we had talked
 12 about, what we have on property, and what we
 13 would like to see out here.
 14 MR. ROSS: And you signed off on saying,
 15 yeah, this is appropriate for Westchase?
 16 MR. MAYS: Yes.
 17 MR. ROSS: Okay. Great.
 18 Is there other space besides this space
 19 upon which we have a landscape easement that
 20 we've not exercised our rights to perform
 21 landscaping improvements?
 22 MS. GRIFFITH: We thought there might be by
 23 the SunTrust. We confirmed --
 24 MR. MAYS: There is not.
 25 MR. ROSS: You don't think there is any

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1 there?
 2 MR. MAYS: There's not one by the SunTrust,
 3 because Tonja did investigate that and found that
 4 at the Publix, at the corner, that we do not have
 5 that.
 6 We have an agreement, I guess, to make sure
 7 they get an annual change out, just like at the
 8 Enclave. We don't have one there, but they get
 9 an annual change out.
 10 MR. ROSS: What about, do we have a
 11 landscape easement along Linebaugh and the golf
 12 course, like goes in five feet, eight feet, or
 13 anything like that?
 14 MR. MAYS: No, it doesn't look like it
 15 because the irrigation. I investigated the
 16 irrigation over there, investigated it, and it
 17 looks like it all turns on through their water
 18 line so --
 19 MR. ROSS: So the golf course literally has
 20 it up to the edge of the road.
 21 MR. MAYS: But we did, Sonny and Mr. Mills
 22 noticed, in the contract, at Linebaugh Avenue we
 23 do have the right to maintain it up to the
 24 curbing, not just nothing at all.
 25 So basically we're maintaining the edging

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1 right to the gutter on Linebaugh, from what I
 2 understand.
 3 CHAIRMAN MILLS: Countryway also.
 4 MS. WHYTE: Countryway also.
 5 MR. ROSS: But we can't go beyond the edge
 6 line? We can't go even one foot, two foot?
 7 MR. MAYS: There is no reason that we have
 8 to there.
 9 MS. GRIFFITH: Can I piggyback on that
 10 question?
 11 CHAIRMAN MILLS: Just before we move off,
 12 the contract does specify the golf course,
 13 Linebaugh, and Countryway.
 14 MR. MAYS: Okay. So then she told me, it
 15 just specified Linebaugh.
 16 MS. WHYTE: No, Countryway also.
 17 MR. MAYS: Okay. Well, we'll show it to
 18 him again, because he's -- and I told him that,
 19 but he agreed to maintain it anyway, so --
 20 CHAIRMAN MILLS: Okay.
 21 MR. MAYS: So now we're starting to cut out
 22 some of those things, doing better edging and
 23 stuff like that, and because of -- we had gotten
 24 with the golf course on that. They had started
 25 to spend the expenses. See, the problem is the

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1 irrigation.
 2 Yes, it hasn't been maintained, but it
 3 hasn't even been irrigated for a long time.
 4 There is no watershed element on those two
 5 easements at all -- or those two sections of the
 6 golf course.
 7 So he's going to complain about it because
 8 now he's got to spend more money.
 9 MR. ROSS: Who's the "he" that's
 10 complaining?
 11 MR. MAYS: For the golf course, Clay.
 12 MR. ROSS: Clay Thomas?
 13 MR. MAYS: You know, he doesn't want to
 14 spend that money, but, you know, it's quite
 15 expensive to maintain and keep all the heads and
 16 repairs on the irrigation, especially through the
 17 years.
 18 I mean, you know, I'll turn it on and see
 19 that there's lines broke just because of the oak
 20 trees. You know, the oak trees encroach on the
 21 pipes and stuff like that. So he's balked a
 22 little bit, but he's starting to come around.
 23 MR. ROSS: Okay. I know that -- I'll yield
 24 for --
 25 MS. GRIFFITH: Yeah. Thank you.

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1 MR. ROSS: Yeah.

2 MS. GRIFFITH: So heading south on

3 Countryway, so we have the median. Right? And

4 then it stops. And then we go to the Town &

5 Country, and then we hit, what, is that

6 Hillsborough Avenue? We've got that big

7 Westchase sign.

8 Between here and that Westchase sign --

9 MR. MAYS: Waters Avenue and Westchase?

10 MS. GRIFFITH: Yes.

11 MR. MAYS: Actually just past the

12 Countryway, it ends, with Old Memorial and

13 there --

14 MS. GRIFFITH: We do not have an easement.

15 MR. MAYS: -- we do not have an easement.

16 MS. GRIFFITH: Okay. But we do own that

17 big monument.

18 MR. MAYS: Yes. It's their median only.

19 Countryway has an agreement with the

20 county, but they choose to mow it like once a

21 month.

22 MS. GRIFFITH: Isn't it a shame. I see

23 this beautiful monument and then dead.

24 MR. MAYS: Right.

25 MR. ROSS: Assuming we go forward with this

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1 Baker proposal, does that get incorporated into

2 the OLM inspections?

3 MR. MAYS: Well, I told Baker it does

4 because I wanted them to be aware that that's

5 what we do out here. We use OLM to inspect the

6 property, and they are fully aware of it, so --

7 MR. ROSS: I'm sure OLM will charge us a

8 couple more nickels, but that just comes with the

9 territory.

10 MR. MAYS: Well, I mean, they probably

11 wouldn't even do anything on it. I mean,

12 technically -- well, I'd have to check with them,

13 but right now it's nothing but Bahia and trash

14 anyway. So they wouldn't go and inspect it. So

15 we can get with them --

16 CHAIRMAN MILLS: More of a case they should

17 have been doing that all along probably.

18 MR. ROSS: This is an important question.

19 How did this kind of fall through the cracks?

20 But this isn't the right conversation for that.

21 CHAIRMAN MILLS: Right.

22 MR. ROSS: With regard to this specific

23 easement, I know this isn't your problem, but I

24 think at some point we're going to begin to

25 observe there's abuse of that section, either by

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1 the commercial property owners, their guests,

2 nearby pedestrians, bicyclists, people waiting to

3 hop on the bus, whatever it may be. It's going

4 to get abused.

5 How do we minimize the deterioration of

6 that -- that landscaping that we would implement

7 for this proposal?

8 MR. MAYS: Well, most of the deterioration

9 is because of the lack of maintenance in the

10 first place. If we start maintaining it, we

11 shouldn't -- you know, which we have abuse the we

12 abuse all over this property. People drive on

13 the side of the road all over the place. They

14 throw their garbage out all the time.

15 You know, Baker has to understand that

16 that's their job to maintain that through there

17 and keep that irrigation up to scope -- up to

18 scope of work, you know, and the plant material

19 also. They'll be warranting plant materials,

20 just like anybody should.

21 And I think it does fall back to how did it

22 fall between the cracks before we got here? You

23 know, it hasn't been maintained since I've been

24 here, except for that one corner just north of

25 the Burger King, that big triangular -- that

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1 teardrop-shaped piece. That's the only thing

2 they've ever mowed through there.

3 And the only reason that was picked up was

4 because nobody was maintaining it, so I -- we

5 kind of picked it up when we took over the place.

6 We started to at least maintain that.

7 My biggest issue is keeping vehicles,

8 because people like to take their cars down there

9 and try to sell them. It's not a used car lot,

10 so I'll throw business cards on cars every once

11 in a while and tell them that. "This is not a

12 used car lot. Have your car removed, or we'll

13 have it towed." So I don't know if we can really

14 tell them, but it works sometimes.

15 MR. ROSS: So the worst of the abuse,

16 vandalism, whatever damages those plant

17 materials, that's going to be on Baker, and they

18 know that going in.

19 MR. MAYS: Well, vandalism, you know, I

20 don't know for sure, because vandalism -- when we

21 had vandalism on the property, Davey's not really

22 responsible for vandalism, but I really don't see

23 -- the only vandalism I see what happened is what

24 happens on Countryway or Linebaugh, all the time,

25 is when somebody loses control of their car and

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1 tears up plant material.
2 But we really haven't had a lot of those
3 type issues through there through the years, and
4 they understand that they are responsible for
5 heads.
6 MR. ROSS: Great. Thank you for answering
7 my questions.
8 MR. MAYS: Yes, sir.
9 MR. ROSS: Thank you.
10 MR. MENDENHALL: Go ahead.
11 MR. ARGUS: Thank you. The one stretch of
12 land that is -- we have a maintenance easement on
13 that I don't believe is held to the Westchase
14 standards. It's along Linebaugh from Countryway
15 towards Twin Branch Acres on the south side.
16 Part of it's the brick wall, part of it's heavy
17 forest land, et cetera. But if you're looking to
18 maintain stuff to the Westchase standards, you
19 might want to look at that area.
20 MR. ROSS: Appreciate your two cents on
21 that. I feel like that's a conversation for
22 another day.
23 MR. ARGUS: Sure.
24 MR. ROSS: My own belief is let's get
25 beyond the budget period and then we do whatever

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1 we want to do. I'll say something about it
2 later.
3 MR. MENDENHALL: Okay. Anything else,
4 Doug?
5 MR. ROSS: Are you going to make a motion,
6 Ms. Griffith, and I'll second?
7 MS. GRIFFITH: Yes. So this is my first
8 motion.
9 MR. ROSS: Go ahead. That's why I'm
10 deferring to you.
11 MS. GRIFFITH: So I'm looking to -- just
12 kind of tell me.
13 MR. MENDENHALL: Well, you're moving to
14 accept the proposal from Baker upon review of
15 district counsel.
16 MS. GRIFFITH: I'm moving to accept --
17 MR. ROSS: Second.
18 MS. GRIFFITH: Thank you.
19 CHAIRMAN MILLS: See how easy that was?
20 MS. GRIFFITH: What he said.
21 CHAIRMAN MILLS: And for clarification,
22 that includes the maintenance portion as well?
23 MR. ROSS: Yeah. Well, it's her motion.
24 MS. GRIFFITH: Yes.
25 MR. ROSS: But if it does, my second

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1 includes that.
2 MS. GRIFFITH: Yes.
3 The only other good thing, too, is we'll
4 have your eyes on it, too. Right?
5 MR. MAYS: Yes.
6 MR. MENDENHALL: Any further discussion on
7 that motion?
8 (No response.)
9 MR. MENDENHALL: All in favor?
10 (All members vote in the affirmative.)
11 MR. MENDENHALL: Any opposed?
12 (No response.)
13 MR. MENDENHALL: That motion passes
14 unanimously.
15 (Motion passes.)
16 MS. WHYTE: Do you have anything else?
17 MR. MAYS: I can't think of anything else.
18 MR. MENDENHALL: What about your truck?
19 CHAIRMAN MILLS: Oh, I thought he was going
20 to bring it up.
21 MS. WHYTE: No, he won't bring it up.
22 MR. CHESNEY: All right. I'll bring it up.
23 Sonny -- I'm going to use you --
24 MS. WHYTE: Go ahead.
25 MR. CHESNEY: -- because you did -- but for

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1 the last several years have tried to get Doug to
2 replace his truck. The truck is the original
3 truck when we hired Doug, and I did happen to
4 check it out a few weeks ago, and I now agree
5 with Sonny.
6 CHAIRMAN MILLS: It's not to Westchase
7 standards?
8 MS. WHYTE: So not a Westchase standard.
9 MR. CHESNEY: I'm not entirely sure it
10 actually runs. So it is probably time for him to
11 replace the truck. So he did supposedly get a
12 proposal.
13 MS. WHYTE: Which I mailed to you for all
14 of your opinions. You have two options.
15 One of the things is to purchase it
16 outright, which is what we have done in the past.
17 MR. CHESNEY: Yes.
18 MS. WHYTE: Prior to Doug and I getting
19 here, the vehicles used to be leased.
20 MR. CHESNEY: Yeah -- no.
21 MS. WHYTE: But that was -- you know.
22 MR. CHESNEY: And you can see that that was
23 a good move not to do that anymore.
24 MS. WHYTE: Yeah, it wasn't actually --
25 MR. MENDENHALL: That's 12 years.

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1 MS. WHYTE: Yeah, but we did secure two
2 proposals. One with the credit, one buying it
3 outright, so --
4 MR. MAYS: Credit just saves \$750 if you go
5 through Ford Credit.
6 MR. CHESNEY: Yeah, you would pay it off in
7 30 days. Right?
8 MR. MAYS: Yeah.
9 MR. BARRETT: This is a hybrid vehicle.
10 Right?
11 MR. MAYS: Of course.
12 MR. MENDENHALL: It's a bike.
13 MR. CHESNEY: Doug scoped it out. I don't
14 know.
15 MS. WHYTE: Doug, a hybrid? Are you
16 kidding?
17 MR. CHESNEY: I think it costs the same as
18 the one he bought 12 years ago, so, no, I think
19 he went cheaper.
20 MR. MAYS: Actually (inaudible). All the
21 trade-in value, that's what kept it down to just
22 a little bit higher than what we paid for the
23 last one, so --
24 MS. WHYTE: Yeah, it's about the same
25 price.

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1 MR. CHESNEY: Yeah, well, that's what I
2 meant. I looked at that, and I was like wow.
3 MS. WHYTE: The only thing it doesn't have
4 is Bluetooth.
5 MS. GRIFFITH: So the only vehicle we got a
6 quote on was a Ford, so we didn't quote any --
7 MR. MAYS: Because we have residents that
8 work in Ford, and we're giving them our business.
9 MS. GRIFFITH: Okay.
10 MR. CHESNEY: So I'd make a motion to
11 accept that proposal.
12 MR. LEWIS: Second.
13 MR. MENDENHALL: All right. Any further
14 discussion?
15 (No response.)
16 MR. MENDENHALL: All in favor?
17 (All members vote in the affirmative.)
18 MR. MENDENHALL: Any opposed?
19 (No response.)
20 MR. MENDENHALL: Okay. That motion carries
21 unanimous.
22 (Motion passes.)
23 MS. WHYTE: I will send this proposal
24 down to --
25 MR. CHESNEY: We'll see you again in 12

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1 years.
2 MR. MAYS: I would love to get a Harley
3 Classic instead of a truck, just have to ride it
4 in the rain, though.
5 MR. MENDENHALL: All right. So that moves
6 us to audience comments, a couple audience
7 members.
8 MS. MOORE: Is this a meeting where
9 homeowners would normally come to voice opinions
10 or complaints or anything like that? Am I in the
11 right place?
12 MR. MENDENHALL: If it's related to the
13 CDD, yes. If it's related to the WCA, that would
14 be a different meeting, but feel free.
15 CHAIRMAN MILLS: Please state your name and
16 address, please, for the recorder.
17 MS. MOORE: Sure. Geri Moore, 9710 Gretna
18 Green Drive. And I have a couple of issues. One
19 is the water sprinklers along Linebaugh, and --
20 well, basically Linebaugh, because riding down
21 that street and going to the Y, those sprinklers
22 are on all the time almost.
23 I mean, I never -- they are never on early
24 morning. I go to the Y on my bicycle usually
25 around 7:30 in the morning. The sprinklers are

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1 on. By the time I get to the Y, I'm drenched.
2 It's crazy. And not only that, it's an accident
3 waiting to happen. So who is in control of those
4 sprinklers?
5 MR. MAYS: We are.
6 MR. CHESNEY: The guy in the new truck.
7 MS. MOORE: Well, it's dangerous. I mean,
8 there's like --
9 MR. MAYS: What time do you drive down the
10 sidewalk?
11 MS. MOORE: Between 7:00 and 7:30.
12 MR. MAYS: The system is set up to be shut
13 off by 6:00 in the morning. I've already
14 directed them not to put it on any sidewalks
15 until after 10:00, if they have to do a zone
16 check. Only if they are doing a zone check, and
17 then they are supposed to -- whenever they zone
18 check, they do their zone check, if they see a
19 resident, they do not depart that area. They
20 have to stay in the area. If they see residents
21 coming, they are to turn it off.
22 So we have had some changes -- and the
23 reason it was having so much problems with it,
24 and you probably noticed it in the last few
25 months, is because we went through almost 50

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1 straight days with no rain. So we were in a
 2 drought tolerant time.
 3 We were having a lot of areas -- we've even
 4 got a lot of sod damage out there because the
 5 irrigation system, we were having some issues
 6 with it. So even if it ran at night and then we
 7 tried to run it a little bit during the day, it
 8 still wasn't sometimes enough for certain areas.
 9 Some areas held up better than others
 10 because of drainage on the irrigation system.
 11 But we were also going through problems with an
 12 irrigation tech. He's gone, we straightened that
 13 problem out, we got a new guy. So we have tried
 14 to direct him to do a better job of being
 15 courteous to the residents and making sure that
 16 this isn't happening.
 17 If it's on now when it happens to you, it
 18 was on the night before, and the valves in them,
 19 sometimes they get clogged with dirt, and it will
 20 cause the valve to stick, causing the zone to
 21 stay on; and if the zone stays on, then we need
 22 to be notified about it so we can go out there
 23 and shut it off.
 24 Most of the time we see it by the time we
 25 get to work at 7:00 in the morning. Sometimes we

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1 don't. We count on residents, especially on some
 2 of these back roads, to let us know. But we have
 3 had go with through a few different issues with
 4 Davey on making sure that they understood that.
 5 MS. MOORE: Does anybody ever really check
 6 the reclaimed water that's going on on our lawns
 7 and things like that? Does anybody ever do a
 8 check?
 9 MS. WHYTE: County.
 10 MR. MAYS: The county does.
 11 MS. WHYTE: County.
 12 MS. MOORE: Because I tell you, my grass
 13 if I turn on that reclaimed water, it's like I
 14 have dead spots in my grass. So I'm just
 15 wondering if anybody ever checks --
 16 MS. WHYTE: Hillsborough County checks it.
 17 They do a monthly check, if I'm not mistaken.
 18 You can call them and ask them for their numbers
 19 and stuff.
 20 MR. MAYS: They have chemists, biology
 21 people that are all the time doing checks on it.
 22 They haven't had to shut -- they used to have to
 23 shut us down just to do these checks. Now they
 24 found a way to do it without shutting us down.
 25 So the county does do it.

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1 They maintain it. We're constantly in -- I
 2 mean, I got reclaimed two supervisors on speed
 3 dial on my phone, if we have to have a zone
 4 turned off or if we need help with them.
 5 They told us in the past they will let us
 6 know when we're overusing. And I know that's not
 7 your question, but we haven't -- the county, they
 8 dump millions of gallons into the bay all the
 9 time, because apparently when the chemicals have
 10 been in it too long, it can cause problems with
 11 the reclaim.
 12 So they try to dump it. So that may be
 13 what you're running into, they didn't dump it
 14 fast enough.
 15 MS. MOORE: Because I'm not running -- all
 16 up and down The Greens there, places where you
 17 don't have anybody that really runs them all,
 18 there's dead spots there, too.
 19 MR. MAYS: That's --
 20 MS. MOORE: I'm thinking that might be the
 21 reclaimed water.
 22 MR. MAYS: It could be, but I really think
 23 that's part of the faulty irrigation problem. A
 24 technician that we had for a while wasn't doing
 25 his job properly.

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1 MS. MOORE: Okay.
 2 MR. MAYS: And so Davey's got some sod to
 3 repair. I mean, there's some also over in the
 4 Bridges, same problems.
 5 MS. MOORE: Thanks. And the second issue
 6 that I have is the traffic on my street. I mean,
 7 people fly down that street. They are going
 8 40-plus miles an hour, UPS, FedEx, these
 9 landscapers -- I mean, somebody is going to get
 10 killed. And is it going to take that before we
 11 get any action out there? It's horrible.
 12 MS. GRIFFITH: In Gretna Green?
 13 MR. MAYS: Gretna Green.
 14 MS. MOORE: Yes, Gretna Green. Go through
 15 the gated area. Those people fly through there.
 16 MS. WHYTE: Well, some residents do. I got
 17 honked at yesterday by a resident because I
 18 wasn't going fast enough.
 19 MS. MOORE: Yeah, I know. I do, too.
 20 MR. CHESNEY: Oh, man. I would have loved
 21 to have been that person. I would have just
 22 stopped.
 23 MS. MOORE: I mean, I have talked to the
 24 police. The police say, "This is a Westchase
 25 speed limit; this is not anything to do with us."

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1 Westchase tells me, "Call the police."
 2 So the police says that we set that speed
 3 limit. It should never be set at 20. It should
 4 be at 30. And he says, "We're not allowed to
 5 ticket here anyway, because it's in a gated
 6 area."
 7 MR. MAYS: That's not true.
 8 MR. CHESNEY: Well, that's not true. We
 9 signed an agreement with them.
 10 MS. WHYTE: Right.
 11 MR. MAYS: Right. We can pass it on to
 12 Deputy Gundersen again. If it's time for a speed
 13 trap be set again, we will. But we had a
 14 resident one time call us and complain about just
 15 that, and the first person they caught in the
 16 speed trap was her. So, I mean --
 17 MS. MOORE: That's not me. I don't do
 18 that.
 19 MR. MAYS: There are definitely challenges,
 20 Ms. Moore, with what has been going on through
 21 that speeding, and there's a stop sign there that
 22 people run all the time.
 23 And when I talked to them about it -- and I
 24 stood there and watched them one day, and the
 25 resident told me, "It's a stupid stop sign, so

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1 I'm not stopping for it."
 2 MS. MOORE: Well, they do that, yeah,
 3 you're right.
 4 MR. MAYS: Unfortunately, and he's a
 5 resident.
 6 MS. MOORE: Yeah, you're exactly right.
 7 MR. MAYS: I watched it one day, and 15
 8 vehicles went through. The only one that stopped
 9 was a school bus, you know, and the residents all
 10 were blowing through it except for that bus.
 11 MS. MOORE: And is there anything that can
 12 be done? If not, then take that 20-mile-an-hour
 13 figure that's there on your marquee, take it
 14 down.
 15 MR. MAYS: I'll get ahold of Deputy
 16 Gundersen and see if he can set up a -- Deputy
 17 Gundersen is our liaison between our after-hours
 18 deputies. They do have an agreement to write
 19 tickets. And, you know, unfortunately writing
 20 tickets sometimes still doesn't stop the problem.
 21 You know, you got people that pay the
 22 ticket --
 23 MS. MOORE: Well -- okay. So go to the
 24 next thing. Suppose a child gets killed. Then
 25 what's going to happen?

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1 MR. MAYS: Somebody is going to have a big
 2 lawsuit on their hands.
 3 MS. MOORE: That's exactly right. And I
 4 would hate for either one to happen.
 5 MS. GRIFFITH: I would argue that that's
 6 not even just isolated to your road. Right? I
 7 think there are just parts within Westchase
 8 where, you know, we just get comfortable because
 9 we drive this road every day home and every day
 10 to work, and we're just comfortable with it.
 11 MR. MENDENHALL: I'll take it a step
 12 further. It's every district.
 13 MS. GRIFFITH: It's every district. Right.
 14 Right. Right.
 15 MR. MENDENHALL: So, I mean, it is,
 16 unfortunately.
 17 CHAIRMAN MILLS: But she does bring up a
 18 good point, and it is in every neighborhood.
 19 I've lived in enough of them now here for 20
 20 years.
 21 But Saville Rowe is the only one that
 22 that's not true on, because you can't get up to
 23 the speed limit.
 24 MR. BARRETT: Jim has tried, however.
 25 CHAIRMAN MILLS: Yes, I have tried. But I

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1 live in The Greens, and so you're correct. The
 2 biggest offenders -- there are resident
 3 offenders, but the biggest offenders are the UPS,
 4 FedEx, and landscape guys.
 5 And so perhaps we could print something
 6 up for a 30-day period or something and have the
 7 folks at the gate hand it to the drivers as kind
 8 of a reminder and a refresher and reference that
 9 there've been enough complaints about the
 10 delivery vehicles, slow it down, there's a lot of
 11 kids -- now that school is out, it's even more a
 12 prevalent time to maybe revisit that issue.
 13 Right?
 14 MS. WHYTE: I can do that. I can write
 15 something up and give it to Carmen to have her
 16 hand it out.
 17 CHAIRMAN MILLS: I mean, now that we've got
 18 the governors on the Davey vehicles, those guys
 19 have slowed down considerably. But the rest of
 20 them, you know, they've got 900 stops to make and
 21 they are in a hurry, and they fly up and down my
 22 street, so --
 23 MR. MAYS: It is posted clearly everywhere,
 24 I mean, but nobody is paying attention.
 25 CHAIRMAN MILLS: But it's worthwhile to

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1 just hand the driver -- because then that creates
 2 perhaps a different issue. Right? We hand a UPS
 3 driver a reminder that school's out, the speed
 4 limit is 20, we've had complaints, and then he
 5 has a problem, well, then, you know, maybe we've
 6 taken some appropriate measure to protect
 7 ourselves or to help somebody out.
 8 MR. MAYS: I can get Gundersen to set up a
 9 speed trap anyway, and if he cites a few of those
 10 guys, too, instead of warning them, I think it's
 11 going to make a difference when they have a
 12 problem with their jobs. You know, show up with
 13 a ticket. So I'll get with Gundersen.
 14 MR. BARRETT: Time frame for irrigation,
 15 you said, is 10:00 p.m. to 6:00 a.m.?
 16 MR. MAYS: 6:00 a.m.
 17 MR. MENDENHALL: Also, Ms. Moore, just so
 18 you know, that was Doug Mays that you were
 19 speaking to, and Sonny Whyte; they are both
 20 employees of the CDD. They love Westchase. They
 21 are wonderful folks. They work hard, they are
 22 knowledgeable, they are talented, but they
 23 aren't perfect.
 24 So as you heard Doug say, if you see the
 25 sprinklers on or something like that, make sure

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1 you notify them. I'd hate for you to sit through
 2 another meeting just for that purpose.
 3 MS. MOORE: I found it to be very
 4 interesting, to be honest with you.
 5 If I could make a comment about your
 6 trifold, it really, it looks very nice, and I'm
 7 sure the information in it is really worthwhile.
 8 But my suggestion would be the assets that
 9 you already have available to you, which is the
 10 WOW magazine, put it in there. Put that picture
 11 you have on your trifold on the front. People
 12 are going to read it. They read the WOW.
 13 MR. CHESNEY: I don't know. That guy that
 14 runs it is really kind of a problem.
 15 CHAIRMAN MILLS: So isn't it --
 16 MR. ROSS: One. We've got one.
 17 CHAIRMAN MILLS: Isn't it refreshing to
 18 have a resident here that says they actually read
 19 the WOW instead of the resident who says, oh, I
 20 never read that thing.
 21 MR. BARRETT: Well, where was that put
 22 somewhere?
 23 MR. ARGUS: We found the one person in
 24 Westchase that reads it.
 25 MS. MOORE: I've got to recheck my

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1 neighborhood.
 2 MR. MAYS: I thought that was a good idea,
 3 though, to put it on the cover. I was actually
 4 thinking that, too. If there's a way you could
 5 get it on the cover.
 6 MS. WHYTE: Ask for your 20 bucks after the
 7 meeting.
 8 MR. BARRETT: The ponds.
 9 MR. MAYS: The ponds, yeah.
 10 MR. BARRETT: Well, it is going to be the
 11 cover story. I don't know that -- we don't put a
 12 lot of text on the cover, but we just put an
 13 image. But we were going to go with the pond,
 14 and then how can you help protect the ponds.
 15 MR. MENDENHALL: Any other resident
 16 comments?
 17 (No response.)
 18 MR. MENDENHALL: All right. Then we are at
 19 supervisor requests. We can go around the table.
 20 Mr. Chair, anything?
 21 CHAIRMAN MILLS: I'm good.
 22 MR. MENDENHALL: Greg?
 23 MR. CHESNEY: No.
 24 MR. MENDENHALL: Brian?
 25 MR. ROSS: After we finish the budget

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1 process, could we put up on our meeting an
 2 examination of our community from the
 3 30,000-square-foot zone?
 4 I give all the credit to people like
 5 Mr. Mills and Ms. Griffith that got my wheels
 6 turning and all that kind of stuff. And if you
 7 drive through the community, it is evident that
 8 we've slipped a few places, maybe missed a few
 9 places.
 10 And so I would ask the other supervisors to
 11 sort of put their thinking caps on and look at
 12 what can we do to help elevate the overall feel
 13 and appearance of the community.
 14 You know, there's always these big
 15 discussions about keeping up with the newest
 16 community and such. I just want to make sure
 17 that we're doing the best we can to have
 18 Westchase a community we're proud of. It looks
 19 gorgeous, and it's worth it to invest a few bucks
 20 in to sort of take us to the next level.
 21 And I've kind of got a list of some things
 22 I've been looking at. One I already mentioned
 23 about expanding our sidewalks, maybe the county
 24 would help us with that. We've heard negative
 25 comments about the butterfly garden. The front

<p style="text-align: right;">Page 117</p> <p>1 entranceway, I personally feel that Davey did not 2 do a good job. 3 We've heard Mr. Mills talk about some of 4 the plant beds and how they've shrunk. Some of 5 them have kind of gotten leaky, and the mulch and 6 everything else has gone all over the place. It 7 just seems that we could tighten up some of our 8 beds, some of the entranceways, have lushier, 9 richer, nicer plant material that perhaps will 10 cost a dollar or two up front, but, once again, 11 everybody will love it and it will look 12 beautiful. 13 I also have in my notes that we've got some 14 large trees along Linebaugh that would be great 15 if maybe we could do some palm trimming, 16 de-mossing some of the oaks. And I also 17 mentioned earlier it would be great if we could 18 acquire or if we had a landscape easement of the 19 golf property that's immediately adjacent to 20 Linebaugh. I think we could do some good stuff 21 with that. 22 I'm not saying any of my particular ideas 23 are the right idea, but it's sort of the things 24 I've been thinking about, and I would love to 25 have a broader conversation about us attacking</p>	<p style="text-align: right;">Page 119</p> <p>1 The floor is yours, Barb. 2 MS. GRIFFITH: Oh, thank you very much. 3 All right. 4 So I should have asked when we were getting 5 the field manager's reports. Doug, one of the 6 things we talked about last month is sort of 7 scanning some of the other entrances for 8 feasibility of security cameras. 9 Did we see anything that looked like it 10 would be an option, if we wanted to go there, or 11 does it just not look like it's -- 12 MR. MAYS: Well, they are all an option if 13 you want to spend a lot of money to get them. I 14 mean, I would hate to see -- 15 MS. GRIFFITH: Well, communities have 16 (inaudible). 17 MR. MAYS: That's what I mean. Almost all 18 of them would be electric. 19 MS. GRIFFITH: Oh, okay. 20 MR. MAYS: Like, for instance, you're down 21 there on Countryway, you got to get to like 22 Wycliff, there is nothing, no electric against 23 those walls, but yet there's a large green box 24 within, you know, 200 feet. 25 So you got your power there. But, you</p>
<p style="text-align: right;">Page 118</p> <p>1 some things and maybe elevating the bar. 2 MR. MENDENHALL: Okay. 3 MS. GRIFFITH: Amen. 4 MR. MENDENHALL: Matt, anything? 5 MR. LEWIS: There was a mention about the 6 Wi-Fi starting in the park. Is that -- just 7 curious. 8 MS. WHYTE: It is up and running, according 9 to Barbara, who was gracious enough to walk over 10 to the park and see if it reached her house. 11 MS. GRIFFITH: And it did. 12 MR. LEWIS: And is it free, though? 13 MS. WHYTE: It's free. I believe it is a 14 30-minute -- and I will give you information on 15 it. 16 MR. BARRETT: Thank you. 17 MS. WHYTE: And there's a limit as to 18 what -- I think it's 60 minutes, and after that 19 you have to log back in again. I have personally 20 not been out of the park, but I will do that. 21 And the other update, before I forget, 22 Greg, ping-pong tables will be installed 21st to 23 the 22nd. 24 MR. CHESNEY: You'll see, I'll be there. 25 MR. MENDENHALL: Barbara.</p>	<p style="text-align: right;">Page 120</p> <p>1 know, to try to put a meter with power, you know, 2 I think the last time we had to do that, it was 3 about five- to seven-thousand dollars. 4 MS. WHYTE: It was super expensive, and we 5 had to do the permitting, too. 6 MR. MAYS: Right, just for that. And then 7 the engineering has to go in there. So it's 8 somewhere around five- to seven thousand just to 9 get power there, then you got another five- to 10 seven thousand for the cameras, the DVR, and all 11 that set up for two cameras. 12 So just to try to put it on each community, 13 it would be an expensive endeavor. 14 MS. WHYTE: And then the internet, and then 15 -- because you're not getting any of the records. 16 But they are public roads, but whether or not 17 Hillsborough County would allow us to do it. 18 MS. GRIFFITH: Well, I think -- yeah. I 19 think what we were looking for was just sort of 20 an estimate. So the estimate we came back with 21 was -- 22 MR. MAYS: For each community would 23 probably be in the neighborhood of about 12,000 24 for each community for two cameras. 25 MS. GRIFFITH: For two cameras. Okay.</p>

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1 MS. WHYTE: Keep in mind, the DVR would
2 have to be upsized, too, besides every time
3 there's motion, we've discovered that, then one
4 terabyte is not enough. You need at least four
5 to six, because on a main drag, the amount of
6 movements per car, it's constantly running, so
7 you're getting less than 14 days. So you need to
8 have it higher than that, and that's super
9 expensive.

10 MR. MAYS: Yeah, plus your monthly fee with
11 the internet to make it --

12 MS. GRIFFITH: Okay. Well, thank you for
13 doing that. I -- you know, I know in the WOW we
14 ran the piece with regard to the break-ins, and
15 of course had the deputy here last time to talk
16 to us. And I imagine we probably just want to
17 stay on top of the security in the neighborhoods,
18 but yet it does sound pretty steep.

19 I also wanted to ask with regard to -- I
20 was going to ask about the ping-pong tables.

21 Matt, you did a ride along with OLM this
22 month. Any observations there? Anything that
23 concerned you? Anything that you thought was --
24 you know, I'm going to try to do ride along this
25 month. But was there anything?

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1 MR. LEWIS: Nothing that stuck out. I
2 mean, I thought it was pretty well done. It was
3 pretty thorough. You know, it's -- that being
4 said, somebody brought up the point earlier, how
5 did we get to the point of in front of the CVS.
6 And, you know, you have to think about that,
7 but --

8 MS. GRIFFITH: Well, I guess my curiosity
9 with OLM is this --

10 MR. BARRETT: It was never listed as a
11 maintenance easement. So I don't know that
12 anyone -- it was never documented as part of the
13 district's property. So on all of the contracts,
14 it was never even -- no one was ever notified
15 this is part of Westchase.

16 MS. WHYTE: Yes, it was, and, no, it isn't.

17 MR. CHESNEY: Yeah, I mean -- well, we
18 knew, because at one time, remember, I brought up
19 irrigating parts of it and things like that, and
20 I got shot down.

21 But in reality, you're right. From day
22 one, it's always been kind of managed by them, by
23 the people that had the property over there.

24 MS. GRIFFITH: So I guess my curiosity with
25 OLM, too, is, you know, I think there's a certain

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1 level of dissatisfaction, let's say, at least on
2 my part, I'll speak for myself, with the
3 landscaping. I was surprised to see that while
4 OLM scored Davey an 88, and an 87 is where they
5 missed the mark. Right?

6 So you see the trend, where Davey took a
7 hit, but not enough to, you know, forego their
8 incentive.

9 And I guess as I drove through the
10 community and I think about, you know, the
11 issues with the irrigation employee and I see
12 with my naked eye weeds and insects, destruction,
13 I see dead leaves throughout that, you know,
14 perhaps we could be trimming, I just don't -- I
15 just struggle with how can we be passing. How
16 can Davey be passing?

17 So one of the things that I did mention to
18 Andy is perhaps at next month's meeting, if we
19 could have OLM come and, you know, maybe kind of
20 talk a little bit about that, because I need to
21 wrap my head around it. I'm struggling with, you
22 know, the entrance. Every time I come through
23 that entrance, I just -- I struggle.

24 So -- and I think the whole idea of OLM was
25 to sort of -- you know, to be that extra set of

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1 eyes for us.

2 MR. LEWIS: Can I interrupt?

3 CHAIRMAN MILLS: Keep in mind -- well, go
4 ahead.

5 MR. LEWIS: I will say, I mean, there was a
6 lot of things on there that, you know, Doug and I
7 even talked about on the ride along, just like
8 we, you know, went up to the side there.

9 There were things that were brought up, and
10 it's like, well, why doesn't Davey bring this up?
11 You know, why doesn't -- and I think the mention
12 was just make a proposal, you know. Why can't
13 they notice more things? And I actually talked
14 to Paul about it, their supervisor.

15 I pulled him across, because he asked me
16 what I thought about the ride along as well. To
17 me, I put a lot of onus on them as the contractor
18 to say -- and I'm not trying to take away
19 anything from OLM, but for them to sit there and
20 -- they see this stuff every day. And that
21 supervisor, he's the supervisor every day. If
22 there's something there, you need to come out and
23 say, "Hey, Doug and Sonny, this area is looking
24 this way, here's what we think can improve it,
25 here's what we need to do."

<p style="text-align: right;">Page 125</p> <p>1 But, you know, that was kind of the thing I 2 think they were missing, they weren't making any 3 proposals, so -- 4 MS. GRIFFITH: Well -- and I will say, I 5 don't know if you all have experienced the same 6 thing. But this month, the primary resident 7 complaints that I received were landscaping. 8 And, you know -- and so, you know, the 9 residents are seeing it, and they are upset about 10 it to the point where they are taking to the 11 computer to send a long message, and it's not 12 just, you know, one resident. Right? 13 So, you know, again, I think that there's 14 maybe an opportunity here to understand Doug's 15 role, OLM's role, Davey's role. You know, we 16 have different levels of oversight. So with 17 that, how can we still have what we have? I was 18 curious about that. 19 I -- you mentioned Ms. Carter -- the 20 Vineyards. So that message that we all got with 21 the photograph of the Vineyards, so how do we -- 22 how does staff handle that? 23 MR. MAYS: Well, I went and knocked on the 24 resident's door and questioned, you know, because 25 we had a witness that gave me an address. So I</p>	<p style="text-align: right;">Page 127</p> <p>1 MS. McCORMICK: Well, I would say if it's 2 CDD property, the ponds, and they do something 3 and we want to charge them a fee and there's a 4 profit, that you go through by statute, if you're 5 charging -- if the CDD wants to charge fees. 6 It requires a public hearing to establish 7 those fees for the district to collect them, if 8 somebody were to violate a policy or a rule that 9 we have in place. So that's what the CDD could 10 do. 11 MS. GRIFFITH: Right. 12 MS. McCORMICK: On our own. And I have not 13 gotten into looking at what the WCA enforcement 14 authority is on the CDD pond. 15 MR. MENDENHALL: Sorry. If -- I'm assuming 16 that that's if we wanted to levy it as an 17 assessment. 18 MS. McCORMICK: Right -- or any kind of fee 19 the CDD would charge. 20 MR. MENDENHALL: Oh, okay. Gotcha. 21 MS. McCORMICK: Yeah, under Chapter 190 for 22 any kind of, you know, fees, that the CDD 23 charges. 24 MR. MENDENHALL: Understand. 25 MR. CHESNEY: We could also out up a</p>
<p style="text-align: right;">Page 126</p> <p>1 went and knocked on the door, and knocked on the 2 door three times -- two times. He has -- and 3 left a business card with our phone number. He's 4 not returning calls. So he's -- 5 MS. GRIFFITH: Okay. 6 MS. WHYTE: Erin, what does the board's 7 policy say? 8 MR. MAYS: What can we do, other than take 9 pictures and try to reach out to the guy and tell 10 him not to do it anymore? Can we send him a bill 11 for the plants that he sprayed? 12 MR. MAYS: He sprayed all the plant 13 material. 14 MS. WHYTE: About \$50 worth of plant 15 material. 16 MR. MAYS: Yeah, about 50 plants, at \$3 a 17 plant. 18 MS. GRIFFITH: And I guess that's so, if we 19 had the flyer out maybe, you know, once the flyer 20 goes out, that sort of thing will cease. So 21 maybe it's kind of a warning. Right? You know, 22 "Hey, like, you know, we're watching you." 23 But, ultimately, would it not be the WCA, 24 that we would refer to the WCA to say, "Look, we 25 have evidence of" --</p>	<p style="text-align: right;">Page 128</p> <p>1 temporary fence along his back yard, you know, 2 because people keep going and spraying the 3 plants. Anything might get the idea. 4 MR. ROSS: Do you have to do the public 5 hearing process every time you wish to -- 6 MS. McCORMICK: No. 7 MR. ROSS: You could do like a schedule? 8 MS. McCORMICK: Right. Right. and say 9 this would be if you violate this policy. 10 MS. GRIFFITH: Okay. Well, hopefully we 11 won't have these things happen again. 12 MS. McCORMICK: Right. 13 MS. GRIFFITH: Once we're going to publish 14 something. It sounds like you reached out. 15 MR. MAYS: I'm trying to reach out so I can 16 educate the guy. I don't know -- we can't say 17 that. 18 MS. WHYTE: No. The residents who saw said 19 he couldn't do it. 20 MS. GRIFFITH: Well, I mean, I guess my 21 curiosity is, do we have the ability to say to 22 the WCA we have evidence, take your CCRs and go 23 enforce your CCRs, because the CCRs do say you 24 cannot apply herbicide, no mowing, no spraying, 25 nothing? The CCRs state that.</p>

<p style="text-align: right;">Page 129</p> <p>1 Do we have the ability to cross the aisle</p> <p>2 and say, "Here you go"?</p> <p>3 MS. McCORMICK: Well, I think we can give</p> <p>4 them the information. I mean, their process for</p> <p>5 levying that assessment has got to get to their</p> <p>6 SET and their attorney and all of that.</p> <p>7 MS. GRIFFITH: Right. But we're simply</p> <p>8 making the referral, reporting it, if you will.</p> <p>9 MS. McCORMICK: Right. Right.</p> <p>10 MS. GRIFFITH: Okay.</p> <p>11 All right. And then I wanted to ask about</p> <p>12 -- since we had talked about sidewalks, and I'm</p> <p>13 still, again, you know, with the school busing,</p> <p>14 the courtesy busing going away, I'm imagining --</p> <p>15 maybe I'm being premature, but I'm imagining more</p> <p>16 kids coming under the tunnel at Baybridge Park,</p> <p>17 turning right to head to Westchase Elementary or</p> <p>18 to Davidsen and then having to cross Montague to</p> <p>19 get to a sidewalk, because the sidewalk from</p> <p>20 there to the crossing guard, that short span,</p> <p>21 there's nothing there.</p> <p>22 So I wanted to ask if the board has an</p> <p>23 interest in pursuing a mulch path, so they are</p> <p>24 not getting the sidewalk business, but a mulch</p> <p>25 path of sorts, kind of like what we put in over</p>	<p style="text-align: right;">Page 131</p> <p>1 supervisor -- I can't remember her name, it was</p> <p>2 so long ago -- you know, she just did not --</p> <p>3 that's why we had the sidewalk on that, that</p> <p>4 piece there. So it's just very close to those</p> <p>5 homes.</p> <p>6 MS. WHYTE: A few years ago, you had me</p> <p>7 explore it and the safety. They said there</p> <p>8 wasn't enough clearance to do a six-foot --</p> <p>9 MR. CHESNEY: Yeah. Well, actually, we had</p> <p>10 the county come out, too.</p> <p>11 MR. ROSS: Yeah.</p> <p>12 MR. CHESNEY: So, I mean, there's just not</p> <p>13 as much area right there. So, I mean, we have</p> <p>14 looked at it in the past. I mean, I hadn't</p> <p>15 thought about a mulch. I had thought about a</p> <p>16 sidewalk, but --</p> <p>17 MR. LEWIS: What's the location? I'm</p> <p>18 sorry.</p> <p>19 MS. GRIFFITH: So if you're looking, if</p> <p>20 you're crossing Linebaugh at Montague -- right?</p> <p>21 -- at Starbucks, where if you cross on one side</p> <p>22 to get to Westchase Elementary, there's a</p> <p>23 sidewalk that continues.</p> <p>24 On the other side, there, the sidewalk</p> <p>25 doesn't pick up until where the crossing guard</p>
<p style="text-align: right;">Page 130</p> <p>1 by the fire station, so that our students can get</p> <p>2 from Montague to the crossing guard safely. Is</p> <p>3 that something that we would be interested in?</p> <p>4 MR. MENDENHALL: Mr. Chesney.</p> <p>5 MR. CHESNEY: I've looked at this, because</p> <p>6 I had a resident request at one time, because</p> <p>7 I've been involved in putting the sidewalks down</p> <p>8 Montague -- actually trying to prevent the</p> <p>9 sidewalks down Montague at one time -- remember</p> <p>10 that? That was a long time ago, Mr. Argus.</p> <p>11 Anyways, the problem with the area from</p> <p>12 where the crosswalk is to Montague is that it's</p> <p>13 very narrow, close to the back of those other</p> <p>14 homes. So -- because we originally had an issue</p> <p>15 with people driving up on there, and so that's</p> <p>16 why we added the landscaping that's there, to</p> <p>17 keep people off of the grass there, because</p> <p>18 people were leaving Westchase so much and driving</p> <p>19 up there.</p> <p>20 So, I mean, you could look at it, but it is</p> <p>21 a very narrow area, and I really think that you</p> <p>22 would violate those homeowners' space. And, you</p> <p>23 know, and on the sidewalk, I'll tell you, we just</p> <p>24 kind of lost to the county.</p> <p>25 For some reason, the county safety</p>	<p style="text-align: right;">Page 132</p> <p>1 is. Do you know where the school crossing guard</p> <p>2 is?</p> <p>3 MR. BARRETT: It's the south side of</p> <p>4 Montague Street, between Linebaugh Avenue and</p> <p>5 Westchase Drive.</p> <p>6 MR. LEWIS: Well, okay.</p> <p>7 MR. CHESNEY: I mean, it is potentially</p> <p>8 dangerous because people coming out of Montague,</p> <p>9 a lot of times will be looking left and not</p> <p>10 realizing -- you know, they'll start to kind of</p> <p>11 turn right, even though it's red. You know what</p> <p>12 I mean? They'll go right on red.</p> <p>13 MR. BARRETT: The real issue, I've been one</p> <p>14 of the residents that have gone to Greg --</p> <p>15 MR. CHESNEY: I didn't want to throw you</p> <p>16 under the bus.</p> <p>17 MR. BARRETT: -- a number of times, and I</p> <p>18 recognize that the issue to Montague, there's</p> <p>19 trees there, there's a lot of resident privacy</p> <p>20 issue, which is something I'm sensitive to.</p> <p>21 What I personally experienced, because</p> <p>22 that's how I drive to go home, is the Davidsen</p> <p>23 kids get out of school, and for some reason, and</p> <p>24 I don't know how they operate release down there,</p> <p>25 but about half of them come down the north side</p>

<p style="text-align: right;">Page 133</p> <p>1 of Montague street and about half of them come 2 down the south side of Montague street; so then 3 when they get to that crossing area, they all 4 bolt across the street. 5 And there's a crosswalk there, but with the 6 line of cars and buses, you can't see them. And 7 it becomes -- I've almost hit -- and I go through 8 there ten miles an hour because the kids all, who 9 were on the one side of the street because they 10 have to cross Linebaugh Avenue, they all rush 11 across the street there. 12 So, for me, it's always been, look, you 13 know, this is a safety issue for these Davidsen 14 kids coming to and from, not so much the 15 Westchase Elementary kids. 16 And I just thought, well, if they continued 17 the sidewalk down, they wouldn't bolt across the 18 street. They would just cross properly at 19 Linebaugh on the Starbucks side and get there. 20 But, you know, I understand that there are 21 a lot of things at play there. 22 MR. CHESNEY: Well, for the record, that's 23 what I exactly said to whoever this person from 24 the school board is, and that's why I was wanting 25 the sidewalk.</p>	<p style="text-align: right;">Page 135</p> <p>1 and forward. But that was what she was thinking, 2 is all these people would come through that way. 3 MS. WHYTE: A lot of kids do that. 4 MS. GRIFFITH: And some, I think the middle 5 schoolers are maybe more okay to do that because 6 they are on bicycles. But, you know, with the 7 busing going away to the elementary students -- 8 no. 9 And maybe it's something that we could talk 10 about later, but I do think that, you know, 11 seeing the safety concerns and talking to the 12 principal at Davidsen, where I guess a couple 13 years ago a kid did get hit. So, you know, just 14 thinking about the safety of our kids. 15 MR. CHESNEY: They got hit in the crosswalk 16 at the intersection. So, I mean, they were 17 crossing Linebaugh this way. 18 MS. GRIFFITH: Yeah. 19 MR. CHESNEY: I mean. 20 MS. GRIFFITH: That's another one for me, 21 so -- but I do have just two other things then. 22 I was just curious looking at the budget. 23 So for staff overtime and bonus, so overtime is 24 at 63 percent of year-to-date of our budget. And 25 then bonus is at 280 percent.</p>
<p style="text-align: right;">Page 134</p> <p>1 MS. GRIFFITH: Is it Shirley Redding, for 2 the district? 3 MR. CHESNEY: I don't know, this was a long 4 time ago. Bob might even remember. 5 What was the guy that -- Nathan Lafer and 6 I. Him and I went to a million meetings, and we 7 didn't want that sidewalk from Bridgestone to 8 where the crosswalk is, because we thought just 9 that case, why make them cross the street there? 10 Why not have it at Montague and Bridgestone? And 11 this lady insisted that it go that extra. 12 MS. GRIFFITH: Well, I don't know. Like I 13 say, I'm -- 14 MR. CHESNEY: Because her idea was they 15 would come out -- I'll tell you what her idea 16 was, so you'll know. Her idea was that they 17 would come through the tunnel, and then walk on 18 the sidewalk all the way down through the park, 19 all the way around, and then come up -- and then 20 come up and cross there. That was why the 21 sidewalk was there. 22 That's -- that was her plan, is that they 23 would come through the tunnel, through the park, 24 and all the way around. And I was like, well, 25 you realize that's longer. They have to go back</p>	<p style="text-align: right;">Page 136</p> <p>1 So what's the overtime for, and what was 2 the -- is there like a bonus that we gave to 3 staff? Like why are the -- are we issuing them 4 overtime or -- 5 MR. MAYES: Well, the overtime is for a 6 couple of different reasons. 7 MR. CHESNEY: I'll address the bonus. 8 MS. WHYTE: Yeah. 9 MR. MAYES: The overtime is there because we 10 close the parks after hours and on weekends. So 11 we have two guys, one per day, each day, and a 12 guy shows up in the morning, say, for instance, 13 on a Saturday, so we pay him those hours for 14 that, and we pay him the hours to close the park. 15 He has to come back and close the park in the 16 evening time. 17 And we priced out at one time hiring a 18 company to do the bathrooms, to clean the 19 bathrooms in all the parks, and we found it 20 cheaper in the long run to pay the guys overtime, 21 and it gives them a few more hours, more dollars, 22 everybody can use those in their pocket, so it 23 gives them a little bit more money for cleaning 24 the bathrooms, too. So that's -- 25 MS. GRIFFITH: So just the budget may be a</p>

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1 little low then?

2 MR. MAYS: Well, 63 percent, I don't know

3 where we're at right now, or where we should be.

4 MS. WHYTE: That's not bad.

5 MR. MAYS: We should be somewhere around 60

6 percent.

7 MR. CHESNEY: It goes through September.

8 It's fiscal year, not the calendar year.

9 MR. BARRETT: Through September.

10 MR. MAYS: It ends in October.

11 MS. GRIFFITH: Okay. And so then what's

12 the bonus thing?

13 MR. CHESNEY: And the bonus is -- so once a

14 year, actually it should be coming up, Andy sends

15 out a sheet that has bonus history, salary, blah,

16 blah, blah, then he asks for feedback. And then

17 he does Doug's review, and he does -- Doug does

18 the other three reviews, and then comes back to

19 us and then we set the salaries and the bonus

20 amounts.

21 So I'll be frank. The discrepancy is, is

22 that we did a larger bonus last year for a couple

23 of reasons. We were trying to do more bonus and

24 less salary, at least that's what -- I was trying

25 to do that over the years.

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1 And then -- and then the other thing, they

2 had done a lot of excellent work with the parks.

3 So the bonuses were kind of large. And Alan just

4 didn't change it.

5 MS. GRIFFITH: Oh, okay.

6 MR. CHESNEY: So -- and I know why he

7 didn't change it is because that number

8 fluctuates based on what we do right before the

9 meeting. So technically the bonuses were paid in

10 September.

11 MR. MENDENHALL: Yeah.

12 MS. GRIFFITH: Okay.

13 MR. CHESNEY: So that amount is just kind

14 of an estimate in what it was, you know, so there

15 is no set bonus. The bonus can change. It can

16 be zero, it can be, you know, whatever we as a

17 group decide. And that process is coming up.

18 MR. MENDENHALL: Yes. Right with about

19 when we're adopting the budget.

20 MR. CHESNEY: Yeah. So that was just a

21 mechanism that we just didn't change the line

22 item. So I wouldn't get too out of balance.

23 MS. GRIFFITH: And then with regard to, I

24 guess, overtime, so what are your hours, the

25 office hours? Do you list the office hours?

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1 MR. MAYS: No. We do 7:00 to 4:30, Monday

2 through Thursday, and then Fridays 7:00 to 11:00.

3 MS. GRIFFITH: Is that 40 hours?

4 MR. MAYS: That's 40 hours.

5 MS. GRIFFITH: Okay. So those are the

6 hours that -- is it also the other individuals?

7 The other staff members?

8 MR. MAYS: Yes. Well, they do four long

9 days, too. They do a 6:30 to 3:15, and then on

10 Fridays they end up with five hours to complete

11 their 40 hours on Fridays. So we give them a

12 short day on Fridays. And then again, they come

13 back and close the parks and open the parks over

14 the weekend.

15 MS. GRIFFITH: But that's overtime.

16 MR. MAYS: That's overtime, yes.

17 MS. GRIFFITH: Okay. But then so they have

18 40 hours, 40 hours, 40 hours. Okay. All right.

19 MR. MAYS: We're kind of considered salary.

20 MS. GRIFFITH: Right.

21 MR. MAYS: So technically you're getting me

22 for free right now. So keep going.

23 MS. WHYTE: So I'm only hourly, I never --

24 MR. CHESNEY: Sonny is not considered

25 salary.

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1 MS. GRIFFITH: I've got just one last

2 comment.

3 With regard to the WOW, so, you know, one

4 of the things that Mrs. Moore's point as well,

5 you know, leveraging the WOW as our

6 communications arm, and so Chris has gone --

7 taken the extra step now within our community of

8 setting up our online presence, the Westchase

9 Neighborhood News on behalf of the WOW, and in --

10 what? -- three weeks, he's up to a thousand

11 followers, so -- and he's taking advantage and

12 he's done some polling on some things.

13 And, you know, it's just sort of a forum

14 for our residents to come together and, you know,

15 discuss opinions or whatever.

16 So, things like the Wi-Fi, you know, I was

17 able to post, you know, we now have Wi-Fi. Kind

18 of like, yeah, yeah, right. So, anyway, so kudos

19 to you, Chris, for doing that. I think that

20 that's going to be a fantastic tool, so, we, as a

21 CDD, can help leverage, you know, in getting

22 communication out to the residents, and so --

23 that's it.

24 MR. MENDENHALL: All right. Our next item.

25 MR. BARRETT: Actually if I can make two

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1 final things real quick.
 2 You normally just email me about this
 3 stuff, I just thought of it here, before I
 4 forget.
 5 Lots of hydrilla I'm seeing in the Bridges
 6 pond. I know we that increased A and B Aquatics
 7 chemical spraying. There's a lot of it on
 8 Montague, behind Mr. Chesney's home, and then the
 9 one that's closest to my home.
 10 And then, just a request, huge number of
 11 complaints about the last day of school, the
 12 Davidsen kids going down into West Park Village
 13 en masse.
 14 I took a drive through there, there was no
 15 one driving. It was like Montague was completely
 16 barren that day. There was no one -- and I've
 17 never seen so many bodies just walking down -- so
 18 what I think the solution is, because there's a
 19 real need for kind of adult supervision in West
 20 Park Village, just after (inaudible), so if you
 21 would check the school district, and just look
 22 for when does spring break start, when does
 23 winter break start, and when is the last day of
 24 school?
 25 MS. WHYTE: We've got that covered.

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1 MR. BARRETT: Two off-duty deputies in West
 2 Park Village, I bet you'd cure half the problems
 3 there.
 4 MS. WHYTE: The reason we had have so many
 5 children -- and I'll just give you a little
 6 insight, and I have the deputies were aware of it
 7 -- there was about 80 kids from Davidsen, and
 8 there was rumors that there was going to be an
 9 altercation. So they had deputies at all of the
 10 schools, at certain schools. They also had
 11 certain kids -- they also had deputies in West
 12 Park Village, they were all over it. They were
 13 all over it. All over it.
 14 MR. LEWIS: There was one at Starbucks, I
 15 drove by and I saw that.
 16 MS. WHYTE: Yeah, they were all over it.
 17 They knew already. They had already -- they
 18 knew about it.
 19 MR. BARRETT: I just went by the post, and
 20 I didn't see any of that on the posts.
 21 MS. WHYTE: Well, we don't -- it's not
 22 something that the sheriff's office is going to
 23 post.
 24 MR. BARRETT: Okay. Cool. Thank you.
 25 That's it.

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1 MR. MENDENHALL: Mr. Mills.
 2 CHAIRMAN MILLS: Yeah, thanks. So the
 3 thought occurred to me that I didn't mention, as
 4 I listened to the other supervisors, not only is
 5 it rainy season now, it's hurricane season.
 6 So is there anything you guys ought to be
 7 looking at or taking stock of around the
 8 community in advance of the potential for
 9 hurricanes or tropical storms this year with
 10 respect -- we've talked about some of the trees
 11 that are leaning and bending and are dangerous
 12 potentially, if we get high winds.
 13 MR. MAY: We take stock of the trees. If
 14 we started taking every tree that leans in this
 15 community out, you know, because a lot of trees
 16 through the years and years and years of proper
 17 growth and rerooting. They are leaning, so we do
 18 try to do that.
 19 We try to make sure, first of all, the dead
 20 trees are removed. So that's the biggest thing.
 21 And then we also do a lot of conservation
 22 cutbacks for residents that have trees that are
 23 hanging over their screens.
 24 So we get contacts -- Sonny writes work
 25 orders up all the time. We've got a couple of

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1 those to do this week, this Friday. I got the
 2 tree service coming out this Friday because some
 3 of them are over screens.
 4 Those are not for guys that paint and
 5 change electric and light bulbs, and clean
 6 toilets. You know, these are trees. It's trees
 7 over somebody's awnings, so we got that process.
 8 We always keep first-aid kits, safety there. We
 9 keep extra gas in cans in a gas tank that we have
 10 -- gas cans, along with our gas tank. We've got
 11 extra chainsaws at all times. We even keep a box
 12 that's got spare bars, spare chainsaws.
 13 We keep even ribbon in them, because I want
 14 to mark trees accordingly if this happens. This
 15 tree comes out, this tree gets stood back up,
 16 these type of things. We mark them in different
 17 colors for that, you know.
 18 We've always got the tractor ready to go,
 19 whenever we do these kinds of things. We've
 20 talked about if we get a lull, you know, we can
 21 rent one from someplace. But we've done a pretty
 22 good job -- you know, I've been in this industry
 23 for a long time myself, so I know you're not
 24 going to stand some of these trees up any longer.
 25 They got stood up 12 years ago when that

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1 Charley and everything came through and blew a
 2 lot of stuff over.
 3 A lot, they were capable of standing up at
 4 that time and putting wood on them. At this
 5 point, some of the oak trees that we've got, if
 6 they go over, they got to be cut out. We've
 7 already set up that lot at the end, in the back
 8 where the new buildings are going, that's always
 9 been our staging area, where we'll drag
 10 everything that we've got so we don't have to
 11 stand in line at the landfill. We'll fill that
 12 area up and it will be our staging area.
 13 So we've kind of been prepared for that for
 14 a long time. I used to chase hurricanes when I
 15 was in the tree business, so I know what you have
 16 to do.
 17 MS. WHYTE: And we have a book ready to go.
 18 We have a chain of command, phone numbers, logs,
 19 who's in, who's out. We've equipment, we've got
 20 walkie talkies, we've got batteries. Trust me,
 21 I've got everything for them. They never had to
 22 use them, bless it, you know, we're lucky, but we
 23 are ready.
 24 MR. MAYS: Generator, got that.
 25 MR. LEWIS: One more. You bring up a good

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1 point.
 2 After the last week -- I think last week,
 3 it looked to be evidence of a clogged inlet along
 4 the golf course near Wycliff.
 5 MR. MAYS: Yes. Yes. Yes.
 6 MR. LEWIS: Do you all keep in contact with
 7 the county about trucks coming out and --
 8 MR. MAYS: Yes. We had to have them come
 9 out for Radcliff, because they had one back up in
 10 there. So they came out, and one on Countryway,
 11 there's always back-ups, so --
 12 MR. LEWIS: Thanks, Doug.
 13 MS. WHYTE: But it also helps when the
 14 residents call the county because --
 15 MR. MAYS: Instead of driving around.
 16 MS. WHYTE: Instead of driving onto the
 17 grass or whatever. It's always important for us
 18 to report it, but it's better coming also from a
 19 resident. If you report it, and then the next
 20 person reports it, the more they get reports on
 21 it, the more urgency they have on the issue. So
 22 keep that in mind.
 23 MR. LEWIS: Just the last shout-out for
 24 Doug, Sonny, and LaVon. There a couple of issues
 25 that came up, the one being of the basketball

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1 court. And then someone got very worried, they
 2 thought the bolts had all been stolen from the
 3 swingset. and so reported that. And so I passed
 4 -- and this was on the weekend, and they all just
 5 responded just like that.
 6 MS. GRIFFITH: Doug was out of town, too.
 7 MR. BARRETT: Yes, please remember them at
 8 the bonus time. They really do go above and
 9 beyond on weekends to make sure that the
 10 swings --
 11 MS. WHYTE: Just remember, I will never
 12 ever answer on Westchase. No offense. I read
 13 it, but I do not respond on it.
 14 MR. CHESNEY: On that Facebook thing?
 15 MS. WHYTE: That Westchase --
 16 MR. BARRETT: If you ever do something and
 17 you feel like it would be helpful, if you
 18 wouldn't have to wait, I can put it out.
 19 MS. WHYTE: If I read it, I'm the first
 20 person to text him, you wouldn't believe what's
 21 on Facebook. Don't write that.
 22 MR. MENDENHALL: Would anybody like to make
 23 a motion to adjourn?
 24 CHAIRMAN MILLS: Motion.
 25 MR. CHESNEY: Second.

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1 CHAIRMAN MILLS: All in favor?
 2 (All members respond in the affirmative.)
 3 (Meeting adjourned at 6:21 p.m.)
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CERTIFICATE OF REPORTER

STATE OF FLORIDA:

COUNTY OF HILLSBOROUGH:

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

Witness my hand and seal June 30, 2017, in the City of Tampa, County of Hillsborough, State of Florida.

Kimberly Ann Roberts
Notary Public
State of Florida at Large



James P. Mills, Chairman