

RE: WESTCHASE COMMUNITY  
DEVELOPMENT DISTRICT

TRANSCRIPT OF: BOARD MEETING

DATE: May 3, 2016  
TIME: 4:10 p.m. - 5:45 p.m.  
PLACE: Westchase Community  
Association Office  
10049 Parley Drive  
Tampa, Florida

REPORTED BY: Kimberly Ann Roberts  
Notary Public  
State of Florida at Large

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1 APPEARANCES:  
2 WESTCHASE COMMUNITY DEVELOPMENT  
3 DISTRICT BOARD MEMBERS:

4 Greg Chesney, Chairman  
5 Brian Ross  
6 Bob Argus  
7 Jim Mills

8 ALSO PRESENT:  
9 SEVERN TRENT SERVICES:

10 Andy Mendenhall

11 DISTRICT ATTORNEY:

12 Erin McCormick

13 DISTRICT ENGINEER:

14 Tonja Stewart

15 WESTCHASE STAFF:

16 Sonny Whyte  
17 Doug Mays

18  
19  
20  
21  
22  
23  
24  
25

1 The transcript of Westchase Community  
2 Development District Board Meeting, on the 3rd day  
3 of May, 2016, at the Westchase Community Association  
4 Office, 10049 Parley Drive, Tampa, Florida,  
5 beginning at 4:10 p.m., reported by Kimberly Ann  
6 Roberts, Notary Public in and for the State of  
7 Florida at Large.

8 \* \* \* \* \*

9 CHAIRMAN CHESNEY: I would like to call  
10 to order the May 3rd, Westchase CDD meeting to  
11 order. Let the record reflect that all  
12 supervisors are in attendance except for Mark  
13 Ragusa. I'm going to skip some of the  
14 formalities since I have made us ten minutes  
15 late by signing some stuff.

16 So do I have a motion to accept the  
17 consent agenda?

18 MR. ARGUS: I would like to have the  
19 minutes removed from the consent -- I only had  
20 140 of the 302 pages available to peruse, so I  
21 have no idea what happened in the last part I  
22 wasn't here on.

23 CHAIRMAN CHESNEY: Okay. I don't have a  
24 problem with that.

25 Do we need a motion to actually remove

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1 them? Probably.  
 2 MR. MENDENHALL: Yes. You would --  
 3 CHAIRMAN CHESNEY: I need a motion to --  
 4 MR. ARGUS: So moved.  
 5 CHAIRMAN CHESNEY: Okay. I need a  
 6 second.  
 7 MR. ROSS: Second.  
 8 CHAIRMAN CHESNEY: Second. All in favor  
 9 of removing the minutes from the consent  
 10 agenda raise your hand.  
 11 (All board members signify in the  
 12 affirmative.)  
 13 CHAIRMAN CHESNEY: Okay. It passes four  
 14 to zero.  
 15 MR. MENDENHALL: Are they just  
 16 incomplete or --  
 17 MR. ARGUS: Well, they're there, but I  
 18 was only able to download the first 140 pages.  
 19 It seems to be something with my iPad.  
 20 MR. MENDENHALL: Okay. No problem.  
 21 MR. ARGUS: So I now have access to all  
 22 302 pages --  
 23 MR. MENDENHALL: Gotcha.  
 24 MR. ARGUS: -- and we'll cover the next  
 25 half for the next meeting.

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1 MR. MENDENHALL: Fair enough.  
 2 CHAIRMAN CHESNEY: Okay. And I need a  
 3 motion to approve the consent agenda.  
 4 MR. ARGUS: So moved.  
 5 CHAIRMAN CHESNEY: Second?  
 6 MR. MILLS: Second.  
 7 CHAIRMAN CHESNEY: All right.  
 8 Mr. Mills.  
 9 All in favor raise your hand.  
 10 (All board members signify in the  
 11 affirmative.)  
 12 CHAIRMAN CHESNEY: It passes four to  
 13 zero.  
 14 (Motion passes.)  
 15 CHAIRMAN CHESNEY: All right. Tonja.  
 16 MS. STEWART: Sorry. I didn't realize  
 17 that was going to happen so fast. I'm here  
 18 for a couple reasons. One is an update on the  
 19 borrow pit in Stonebridge, behind  
 20 Stonebridge.  
 21 Erin and I have talked. I've actually  
 22 gone back to M/I Homes. M/I Homes is saying  
 23 that they're in the process of doing the last  
 24 phase of development. It's in process of  
 25 being platted and the development being

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1 constructed and anticipate 12 to 18 months of  
 2 building going on.  
 3 So what they would like do is they would  
 4 like to get everything cleaned up between M/I  
 5 Homes, as the developer, to West Lake  
 6 Townhomes HOA, and the developer will still be  
 7 in control of West Lake Townhomes HOA through  
 8 the home building process.  
 9 And then what they would like to do is  
 10 allow the district to hire their design  
 11 engineer to split the permit and then get  
 12 everything that we're supposed to operate in  
 13 our name and everything they're supposed to  
 14 permit in their name.  
 15 We believe that this will take some  
 16 time, so it probably will be through this 12  
 17 to 18 months process to probably get through  
 18 it, but I think -- Erin, you probably might  
 19 want to chime in.  
 20 I think through multiple conversations I  
 21 think we kind of reached the conclusion based  
 22 upon the fact that we may have some voting  
 23 activity on that open water body, that it  
 24 might be in everybody's best interest to go  
 25 through this process and have two clean,

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1 separate operating permits.  
 2 And, Erin, I don't know if you want to  
 3 chime in on this.  
 4 MS. McCORMICK: I guess the question  
 5 that I have, is the CDD is going to be hiring  
 6 their design engineer? Would we be paying the  
 7 cost for the separation on --  
 8 MS. STEWART: Yes.  
 9 MS. McCORMICK: And how much would that  
 10 be anticipated --  
 11 MS. STEWART: I called the design  
 12 engineer to try to get some information. I  
 13 haven't heard back from him. But I suspect  
 14 probably between five and eight thousand  
 15 dollars.  
 16 I don't know if they're going to have to  
 17 do any -- separate any modeling, any drainage  
 18 modeling, or if it's just a matter of  
 19 splitting up a set of plans between one entity  
 20 and the other, or even taking that set of  
 21 plans and maybe just showing a phase line and  
 22 saying this phase is this entity and that  
 23 phase is another entity. So I'm in the  
 24 process of trying to talk through that with  
 25 him.

1 CHAIRMAN CHESNEY: Yes. I was going to  
2 actually call on you. You've got the biggest  
3 opinion on this issue.

4 MR. ROSS: As you all move forward over  
5 the next 12 to 18 months, I would encourage  
6 you not to be presumptuous that the board will  
7 agree to pay certain expenses.

8 I think we all need to go forward in a  
9 cooperative spirit, but my gut reaction is  
10 that's not appropriate, and so I don't want us  
11 to be unintentionally misleading somebody that  
12 we're agreeing to pick up certain expenses.

13 MS. STEWART: And that's not -- in no  
14 way, shape or form have I done that. What  
15 they had told me is that this is the request  
16 of the district so the developer does not want  
17 to pay for it.

18 I would not authorize any work to be  
19 done without bringing you a proposal and  
20 talking through it and getting them an  
21 executed proposal.

22 MR. ROSS: In addition, to be clear, my  
23 comment wasn't meant to be accusatory, but  
24 rather cautionary.

25 MS. STEWART: It's clear. I understand

1 going, get rid of that water with a potential  
2 one resident who may have some impacts to  
3 their back porch.

4 So I think not having control over  
5 having the ability to do that jeopardizes  
6 those residents. Unfortunately, they are  
7 significantly lower. Their houses were only  
8 like within 12 inches of the water level of  
9 that borrow pit.

10 MS. McCORMICK: And I guess the third --  
11 which I wasn't really focused on until Sonny  
12 brought this issue up recently is just the  
13 activities that are going in the borrow pit,  
14 such as boating, that may not be desirable.

15 CHAIRMAN CHESNEY: Yes, that's --

16 MS. WHYTE: And we had residents who  
17 called and complained that coming down the  
18 TECO easement they would park -- young people  
19 would park their cars and shine their lights  
20 until 4:00 a.m. onto the lake and into that --  
21 you know, hanging out, and --

22 CHAIRMAN CHESNEY: Yes.

23 MS. WHYTE: -- so since it's not ours --

24 CHAIRMAN CHESNEY: Yes. I went on a  
25 hunt looking for them, but I was at the wrong

1 completely.

2 CHAIRMAN CHESNEY: Okay. And can I  
3 clarify this, just so I understand or we all  
4 understand?

5 So they're asking us -- I mean, they're  
6 not asking us anything yet. But we're going  
7 to split it out. You want to take this borrow  
8 pit because it's connected to our drainage  
9 system.

10 MS. STEWART: There are multiple reasons  
11 that I think we should take responsibility for  
12 it.

13 CHAIRMAN CHESNEY: Why don't you list  
14 them for me?

15 MS. STEWART: The first one is because  
16 it's connected to our system, and, as you  
17 recall, we actually cleaned the downstream  
18 system out, which is part of our permit.

19 The second thing is, is our residents  
20 that about it are significantly lower in  
21 elevation and are at much greater risk to have  
22 problems to lose control over it.

23 As you know, from last August, when we  
24 had those very significant rainfalls, we were  
25 able to get in there, get a pumping system

1 lake. Remember?

2 MS. WHYTE: We did have an incident this  
3 week where we had a boater in there from about  
4 6:30 in the morning until good midday. I did  
5 a report. I sent an off-duty deputy to  
6 politely ask him -- you know, to escort him  
7 off, and he couldn't locate him. But as I was  
8 heading back from lunch, he was pulling his  
9 boat on one of those wagons with the wheels  
10 like, you know, one of those Chinese food  
11 carts, and he was wheeling his boat up, and he  
12 had on his little hat, and he said he didn't  
13 know it was private property and --

14 CHAIRMAN CHESNEY: Mr. Mills, do you  
15 have a comment?

16 MR. MILLS: Yes. Thank you. So, in  
17 addition to that, a list of issues. Can you  
18 further explain -- you referenced splitting  
19 the permits.

20 I thought we were taking full possession  
21 of this the last time we talked about this.  
22 Is this something different?

23 MS. McCORMICK: Well -- no. The permit  
24 right now covers the M/I Homes property for  
25 their development, which is outside of the

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1 CDD, as well as the borrow pit property. So I  
 2 don't think we would want to -- the reason  
 3 we've been exploring splitting the permit is  
 4 because we wouldn't necessarily want to be  
 5 responsible for the pond and the environmental  
 6 conservation areas, but they have their -- out  
 7 of their -- inside of their project --  
 8 MR. MILLS: Inside of their development.  
 9 MS. McCORMICK: Right.  
 10 MR. MILLS: That's what I wanted to  
 11 clarify. Thank you.  
 12 CHAIRMAN CHESNEY: Yes. Mr. Argus.  
 13 MR. ARGUS: Is the borrow pit totally  
 14 inside their property?  
 15 MS. McCORMICK: Right now it is, yes.  
 16 MR. ARGUS: So none of it is in  
 17 Westchase?  
 18 MS. McCORMICK: That is correct.  
 19 Right.  
 20 MS. STEWART: That is correct. Yes.  
 21 MR. ARGUS: Thank you.  
 22 CHAIRMAN CHESNEY: All right.  
 23 Mr. Barrett.  
 24 MR. BARRETT: By splitting the permits,  
 25 does that also entail taking over actual

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1 ownership of the lake, or would they retain  
 2 ownership and we would just control the  
 3 permit?  
 4 MS. McCORMICK: We would have to take  
 5 ownership of the lake by a deed, and then so  
 6 the permit would go with it.  
 7 MR. BARRETT: Okay. Thank you.  
 8 CHAIRMAN CHESNEY: So, on that matter, I  
 9 respect your desire to get a good deal.  
 10 Perhaps, maybe you can provide some guidance  
 11 to staff on that.  
 12 MR. ROSS: At this point, candidly, I  
 13 couldn't, but the sorts of issues that I'm  
 14 thinking about, are we going to want any sort  
 15 of articulation of the boundary, whether that  
 16 be by fence or plant material or something  
 17 else?  
 18 And, obviously, if we're talking that  
 19 type of physical improvement, that requires  
 20 money. There's going to perhaps be money  
 21 involved in delivering the property to us in  
 22 the appropriate condition. Who would pay for  
 23 that?  
 24 Would we want any sort of updated  
 25 inspection or anything something like that?

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1 I'm just analogizing it in my business  
 2 experiences to the transfer of any other real  
 3 property. There's all sorts of assurances  
 4 that the recipient wants, and it's always  
 5 bargained out, perhaps, who pays for what.  
 6 Really, I wouldn't call it anything  
 7 extraordinary.  
 8 CHAIRMAN CHESNEY: Okay. All right.  
 9 Other items?  
 10 MS. STEWART: Do we want to talk about  
 11 the drainage, or is that just between you and  
 12 me?  
 13 MR. MAYS: You said you needed to look  
 14 at some things with the county, so I think we  
 15 can hold off on that.  
 16 MS. STEWART: Okay.  
 17 MR. MAYS: It's not going to come up  
 18 before the June meeting anyway.  
 19 MS. STEWART: I guess I'm involved with  
 20 the park sites, helping Doug put some drainage  
 21 stuff in. Erin has obviously passed on to me  
 22 your desire to have certified ADA compliance  
 23 with both new facilities.  
 24 Just as clarification to the board, we  
 25 will expect the vendor who is building the

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1 playground equipment and the ground surface  
 2 material to provide the appropriate  
 3 certifications for their portion of the ADA  
 4 compliance.  
 5 We're going to be getting surveys of the  
 6 pedestrian path from the parking spaces to the  
 7 playground to make sure that that pedestrian  
 8 path is ADA compliant, and then the transition  
 9 from the path to the equipment, and then we'll  
 10 build one certification, combine it all  
 11 together and give it to Erin for her records.  
 12 I did tell Doug that he can expect,  
 13 based on a recent experience I just had in a  
 14 facility up in Pasco County, that we will  
 15 probably find that the path is not compliant,  
 16 and we will probably be required to do some  
 17 work.  
 18 Unfortunately, even though everything  
 19 looks very flat, we have found that the ADA  
 20 standards are so significantly flatter that  
 21 it's very difficult to build it in compliance  
 22 with their standards. So what we may have to  
 23 kind of work through is, we're talking about  
 24 maybe doing some partial grinding of those  
 25 sidewalks in Pasco County to make it

1 compliant. The only thing is it makes it an  
 2 aesthetic issue because then you can see the  
 3 grinding portions.  
 4 So once we get the survey, I think at  
 5 the next month's meeting, we will bring back  
 6 to you some --  
 7 MS. STEWART: Because we're doing some  
 8 sidewalk replacement anyway, because we're  
 9 going to do some pouring of sidewalks.  
 10 Correct?  
 11 MS. STEWART: As part of the project?  
 12 MR. MAYS: (Moves head up and down.)  
 13 MS. STEWART: Okay. Great. I believe  
 14 that's all I have.  
 15 CHAIRMAN CHESNEY: All right. Andy.  
 16 MR. MENDENHALL: Yes. I have a couple  
 17 items. Actually, Tonja, if you can hang out  
 18 for just a second.  
 19 MS. STEWART: Oh, sure.  
 20 MR. MENDENHALL: The first one,  
 21 non-agenda item, I had another communication  
 22 from the gentleman from David Weekley Homes  
 23 that's dealing with the 36 townhomes, and he  
 24 had reached back out basically following up on  
 25 his email that we talked about briefly at the

1 last meeting, which was essentially he had  
 2 sent across some preliminary plans for the  
 3 area, and he wanted to know, from the CDD's  
 4 perspective, if there was anything he needed  
 5 to do prior to him commencing construction,  
 6 which he's planning on doing towards the end  
 7 of May.  
 8 So I talked with Erin briefly, and the  
 9 obvious thing is, at some point, he plans on  
 10 turning over the roads and having them be CDD  
 11 roads. So after they're constructed, he would  
 12 need to convey them, and they'd have to be  
 13 obviously inspected to make sure that the  
 14 district wants to accept them.  
 15 What I didn't know -- and I'll turn it  
 16 over to Tonja and Erin -- if there are any  
 17 other formalities at this point prior to  
 18 beginning construction that we need to make  
 19 sure that he does or any questions we ask or  
 20 anything like that.  
 21 CHAIRMAN CHESNEY: Mr. Ross.  
 22 MR. ROSS: Similar to the conversation  
 23 we just had a moment ago, in your  
 24 communications with David Weekley, I would not  
 25 want anybody to be presumptuous that we're

1 going to agree to take over this --  
 2 MR. MENDENHALL: Absolutely.  
 3 MR. ROSS: From my standpoint, as  
 4 someone who sits on this board and the WCA  
 5 board, I think there are some issues that we  
 6 wish David Weekley Homes would address, and  
 7 what I'm hearing -- I have not communicated  
 8 with them directly -- is that they're not very  
 9 interested in accommodating the community on  
 10 those issues.  
 11 MR. MENDENHALL: Okay.  
 12 MR. ROSS: And so --  
 13 MR. MENDENHALL: And probably to better  
 14 phrase it, he has expressed their desire to  
 15 have the CDD control a certain tract of  
 16 roads. I've given him no assurances one way  
 17 or the other.  
 18 MR. ROSS: Maybe you can share with him  
 19 that you've heard that the WCA has requested  
 20 they increase their on-site parking, and that  
 21 would be great of a new neighbor.  
 22 MS. STEWART: And that becomes a very  
 23 critical part of their permitting process --  
 24 MR. MENDENHALL: Sure.  
 25 MS. STEWART: -- because very early on

1 they're identifying, you know, who they think  
 2 the owner of the roads and their stormwater  
 3 drainage system are going to be, so that's  
 4 something --  
 5 CHAIRMAN CHESNEY: Well, let's talk  
 6 about that briefly. I mean, why would we take  
 7 their roads?  
 8 MS. STEWART: Well, I don't have an  
 9 opinion about that either way.  
 10 MS. McCORMICK: I think that, just as a  
 11 broad issue, these are residents that  
 12 ultimately are going to be paying, you know,  
 13 the assessments under the assessment  
 14 methodology that we have --  
 15 CHAIRMAN CHESNEY: Gotcha.  
 16 MS. McCORMICK: -- for the entire  
 17 community. So, you know, for them --  
 18 CHAIRMAN CHESNEY: Gotcha.  
 19 MS. McCORMICK: -- to be treated the  
 20 same way that the other properties within the  
 21 CDD are, I think, where they're coming from.  
 22 CHAIRMAN CHESNEY: I understand.  
 23 MS. McCORMICK: But what I talked to  
 24 Andy about is, I imagine in their planning  
 25 process right now, the things that they're

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1 doing right now are going to be very  
2 difficult to undo later, so that's probably  
3 why they are wanting to meet to, you know --  
4 MR. MENDENHALL: Yeah.  
5 CHAIRMAN CHESNEY: Okay. So every --  
6 let me just refresh my memory, because there  
7 were a few neighborhoods that we did not own  
8 at one time, but we have taken them all over  
9 now -- correct? -- except for the county  
10 roads.  
11 MS. WHYTE: Alleyways. We have all of  
12 the alleyways in West Park Village --  
13 CHAIRMAN CHESNEY: Well, I'm thinking  
14 about --  
15 MR. MENDENHALL: (Unintelligible)  
16 MS. WHYTE: -- most of them, not all of  
17 them.  
18 CHAIRMAN CHESNEY: -- it seems like  
19 after 20-some years I would know the names of  
20 the neighborhoods by now, but the -- what's  
21 catty-corner from Publix?  
22 MR. BARRETT: The Enclave.  
23 CHAIRMAN CHESNEY: The Enclave.  
24 Remember, we didn't own --  
25 MS. McCORMICK: Yeah, those roads are

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1 not owned by the CDD. Are those roads gated?  
2 MS. WHYTE: Yes, they are.  
3 MS. McCORMICK: And one of the questions  
4 I asked Andy is for the townhouse project, is  
5 there going to be any gate? And he said no,  
6 so they would be open.  
7 CHAIRMAN CHESNEY: There isn't going to  
8 be a gate. Okay.  
9 But there is no specific precedent that  
10 we have taken over every road -- well,  
11 obviously, not the county --  
12 MR. MENDENHALL: I have many communities  
13 where there is a mix where they -- some roads  
14 are owned by the CDD behind gates and some  
15 roads behind gates are not, so, you know, I  
16 can't speak to precedence, but at least in  
17 my experience, there's many communities where  
18 there is a mix.  
19 CHAIRMAN CHESNEY: Okay. All right.  
20 Mr. Ross.  
21 MR. ROSS: I was just going to say, to  
22 your point -- and I'm like you. I forget some  
23 of the names -- there is the three-story  
24 condos that's here in West Park Village. I  
25 believe their roads have not been turned over

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1 to the CDD. Have they?  
2 MS. WHYTE: They're private, owned by  
3 the HOA.  
4 MR. ROSS: And they're not gated, so  
5 that would be similar to what you mentioned.  
6 CHAIRMAN CHESNEY: Right. That's a  
7 better example. I knew there was a  
8 neighborhood. I was just trying to remember  
9 what it was.  
10 MR. ROSS: What's the name of that  
11 neighborhood, though?  
12 CHAIRMAN CHESNEY: I don't know.  
13 MR. BARRETT: Arlington or Worthington.  
14 MS. WHYTE: Arlington.  
15 CHAIRMAN CHESNEY: Arlington is what I  
16 was thinking. Mr. Argus.  
17 MR. ARGUS: This is a development I look  
18 at similar to -- well, no difference between,  
19 say, the Bridges or the Fords, and those  
20 streets were designed to the county standards  
21 and accepted by the county. Implied in this,  
22 they want to give it to us because they're not  
23 built to the same standards, or why are they  
24 wanting to give it to us as opposed to the  
25 county?

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1 CHAIRMAN CHESNEY: Well, it's my  
2 understanding that it's just because we have a  
3 better mechanism for collecting and  
4 maintaining road reserves. I mean, there's  
5 no --  
6 MR. MENDENHALL: That's usually the  
7 case, because the county's time schedule is  
8 typically a lot different than a CDD which is  
9 going to be closer to be assessing and the  
10 actually doing the work. It just happens a  
11 little bit quicker.  
12 CHAIRMAN CHESNEY: Or even an HOA.  
13 MR. MENDENHALL: Or an HOA, yes,  
14 correct, because the HOA has some collections  
15 issues --  
16 MS. McCORMICK: And I'm thinking -- and  
17 I may be wrong because I haven't looked at the  
18 layout -- that these would be streets that are  
19 internal to the townhouse that would probably  
20 not be to county standards, but I don't know  
21 that for sure.  
22 MR. MENDENHALL: Yes, whether they would  
23 be to county standards, I'm not sure, but they  
24 are internal roads. The tract that was laid  
25 out is self-contained.

1 CHAIRMAN CHESNEY: Right. And I think  
 2 from that meeting when he came, I think that  
 3 he was mostly interested in the mechanism that  
 4 we have to make sure that the roads are  
 5 maintained.  
 6 MR. ARGUS: Related to this, he was also  
 7 interested in doing away with the business  
 8 association. Where do we stand on that? Was  
 9 he successful?  
 10 CHAIRMAN CHESNEY: Not from our  
 11 perspective. I don't know.  
 12 MR. MENDENHALL: Yeah --  
 13 CHAIRMAN CHESNEY: Mr. Barrett, do you  
 14 have the answer?  
 15 MR. BARRETT: No. Actually I had a  
 16 different question.  
 17 CHAIRMAN CHESNEY: Oh. It's my  
 18 knowledge that -- I mean, we did not tender  
 19 any votes for it, so I don't know if he got  
 20 enough or not. I don't know. Mr. Barrett.  
 21 MR. BARRETT: I know the WCA is kind of  
 22 intent on them joining the association in  
 23 order to exert a little bit greater say or  
 24 control over the appearance of those places.  
 25 Is there any possible desire on this

1 board to kind of do that sort of a thing where  
 2 you tie -- well, we'll take the roads, and you  
 3 get in good graces with the WCA and join the  
 4 association, or is that --  
 5 CHAIRMAN CHESNEY: I'll let Mr. Ross  
 6 answer it.  
 7 MR. ROSS: I think everything is open to  
 8 discussion, and I don't think it's in our best  
 9 interest to necessarily state what our  
 10 individual positions would be before we got  
 11 further along in the dialogue with them.  
 12 MR. BARRETT: Well, no, just because  
 13 Andy is going to go back and convey some  
 14 information to David Weekley. It really just  
 15 seems like an opportune time. It's that -- a  
 16 potential board position to convey to David  
 17 Weekley, "Look, you know, this is -- you know,  
 18 where do we see ourselves as a joint  
 19 community? And we expect you to behave that  
 20 way."  
 21 MR. ROSS: I guess that may be on -- I  
 22 think that's implicit in my remarks, if we're  
 23 going back to them and saying, "Wait, David  
 24 Weekley, you need to come back to the community  
 25 and be a little bit more cooperative and be

1 more engaged in conversation with us," rather  
 2 than merely saying, "This is where we are in  
 3 our process and this is our intention."  
 4 So, to me, it's just a matter of Andy's  
 5 statesmanship in communicating with David  
 6 Weekley. But, again, I think it's premature to  
 7 start setting forth positions myself.  
 8 CHAIRMAN CHESNEY: Okay. Yes.  
 9 MR. ARGUS: When the gentleman was here  
 10 talking, he was thinking about acquiring the  
 11 land. Do we know if the land was actually  
 12 acquired to them?  
 13 CHAIRMAN CHESNEY: They're building on  
 14 it, I would think so.  
 15 MR. MENDENHALL: Yeah, I think they're  
 16 building on them, so --  
 17 MR. ROSS: And if they're building on  
 18 it, they probably got the necessary  
 19 signatures.  
 20 MR. ARGUS: Okay.  
 21 CHAIRMAN CHESNEY: In order to get their  
 22 loan. Okay. Next item.  
 23 MR. MENDENHALL: Well, just going back  
 24 to that real briefly, so I guess my question  
 25 would be, because I don't know the

1 technicality of it, from the permitting  
 2 perspective, do they need an answer from us?  
 3 MS. STEWART: They made some  
 4 declarations regarding on their preliminary  
 5 plats and their construction plans --  
 6 MR. MENDENHALL: Okay.  
 7 MS. STEWART: -- as it's part of the  
 8 permitting process. I can research --  
 9 MR. MENDENHALL: Okay.  
 10 CHAIRMAN CHESNEY: They made  
 11 declarations on our position?  
 12 MS. STEWART: They have declared  
 13 something. I don't know what it is. But in  
 14 order to get your permits, you've got to make  
 15 those things -- you know, anticipated  
 16 operation and maintenance is part of that  
 17 process.  
 18 MS. McCORMICK: We can probably get a  
 19 copy of the construction plans so that we can  
 20 take a look at that.  
 21 MS. STEWART: Absolutely.  
 22 CHAIRMAN CHESNEY: Because we haven't  
 23 taken any positions on anything related to --  
 24 MS. McCORMICK: Right.  
 25 CHAIRMAN CHESNEY: -- that development

1 other than we're aware of it and we're making  
 2 the necessary adjustments in our budgeting  
 3 process.  
 4 MS. McCORMICK: Well -- and in order for  
 5 them to, I think under their plat, you know, be  
 6 able to represent that that was going to be  
 7 conveyed to the CDD, we would have to sign  
 8 something.  
 9 CHAIRMAN CHESNEY: Yes. So why don't  
 10 you find it and send it to Erin?  
 11 MS. STEWART: And at this stage, they  
 12 would not get acknowledgment from you at this  
 13 point. At some point when they do go to final  
 14 platting, they will have to get it.  
 15 MS. McCORMICK: Okay.  
 16 MS. STEWART: So to be in between is a  
 17 little dangerous for them because, you  
 18 know --  
 19 MS. McCORMICK: And I'm sure that's why  
 20 they want to meet.  
 21 MR. MENDENHALL: Yeah, that's probably  
 22 why --  
 23 CHAIRMAN CHESNEY: So why don't you get  
 24 a copy and get it to Erin, and Erin will  
 25 decide what to do with it.

1 MS. STEWART: Okay.  
 2 MR. MENDENHALL: And I understand the  
 3 message to take back to David Weekley, so I'm  
 4 good with that.  
 5 MR. ROSS: They proceed at their own  
 6 risk.  
 7 MR. MENDENHALL: Gotcha.  
 8 CHAIRMAN CHESNEY: All right. Next.  
 9 MR. MENDENHALL: Okay. The next item is  
 10 the consideration of Resolution 2016-2,  
 11 confirming the district's use of Hillsborough  
 12 County Supervisor of Elections to continue  
 13 conducting the district's election of  
 14 supervisors in conjunction with the general  
 15 election.  
 16 CHAIRMAN CHESNEY: Okay. Do you want to  
 17 approve it?  
 18 MR. MENDENHALL: Yes. We're looking for  
 19 a motion --  
 20 MR. ROSS: So move.  
 21 MR. ARGUS: Second.  
 22 MR. MENDENHALL: -- although there is  
 23 some language as amended. Erin is going to  
 24 add some language that --  
 25 CHAIRMAN CHESNEY: Do you want to read

1 whatever the --  
 2 MS. McCORMICK: Yes. We're going to add  
 3 in some language that provides that we're  
 4 going to publish a notice in the -- either the  
 5 Tampa Tribune or the Tampa Bay Times that is  
 6 two weeks prior to the election to advise  
 7 people of the qualifying period.  
 8 So I'll incorporate that into this  
 9 resolution. And I did see that the WOW has  
 10 already published some information about the  
 11 qualifying period.  
 12 MR. BARRETT: The Tampa Tribune no  
 13 longer exists as of this afternoon. The WOW  
 14 put them out of business.  
 15 CHAIRMAN CHESNEY: Wow. Is that true?  
 16 MR. BARRETT: The Tampa Tribune was  
 17 purchase and folded by The Times today.  
 18 MR. ARGUS: Effective when?  
 19 MR. ROSS: Today.  
 20 MR. BARRETT: Today.  
 21 MS. McCORMICK: Wow. I didn't know  
 22 that.  
 23 CHAIRMAN CHESNEY: My good friend,  
 24 Dennis, is the editor. It's not good for  
 25 him.

1 MR. BARRETT: No. They're going to --  
 2 sorry, but they're going to lay off over a  
 3 hundred people.  
 4 CHAIRMAN CHESNEY: Oh, my God.  
 5 MR. ROSS: And so the record is clear,  
 6 my motion contemplates adoption of counsel's  
 7 comments.  
 8 CHAIRMAN CHESNEY: Okay. Do you want to  
 9 read the resolution on this?  
 10 MS. McCORMICK: It's Resolution 2016-2.  
 11 CHAIRMAN CHESNEY: Okay. All right.  
 12 All in favor raise your hand.  
 13 (All board members signify in the  
 14 affirmative.)  
 15 CHAIRMAN CHESNEY: It passes four to  
 16 zero.  
 17 (Motion passes).  
 18 CHAIRMAN CHESNEY: Next one.  
 19 MR. MENDENHALL: Okay. The next one is  
 20 consideration of Resolution 2016-3, approving  
 21 the budget and setting the public hearing.  
 22 So a couple of things with this. The  
 23 first item -- and I'm going to call Allen just  
 24 for general budget questions or discussion --  
 25 however, I want to go over the fact that we



1 will probably -- I would suggest that we delay  
 2 this particular approval until the next  
 3 meeting.  
 4 And the reason why is that we're still  
 5 waiting on some information from Fishkind.  
 6 They're working on your new assessment  
 7 methodology. They're expecting about another  
 8 two weeks, which, of course, would be midway  
 9 between this meeting and the next.  
 10 With that information, it makes it a  
 11 little bit easier to project your budget,  
 12 especially from an assessment perspective, of  
 13 course.  
 14 I do want to add also, from speaking  
 15 with Allen, as well as our assessment folks,  
 16 there are some very serious concerns about  
 17 being able to get your assessment updated with  
 18 that short of a window, because as you may or  
 19 may not know, you have, on the back end,  
 20 really September is the latest that you can  
 21 adopt your budget. So depending on how much  
 22 Fishkind changes your assessment methodology,  
 23 Severn Trent then has to go in and adjust all  
 24 the tables and formulas associated with, you  
 25 know, casting those assessments through

1 everybody. So I just wanted to put that on  
 2 your radar.  
 3 CHAIRMAN CHESNEY: Well, let's put this  
 4 in perspective. I mean, I saw the email, so  
 5 in two weeks we're going to get it. Looking  
 6 at it, I don't think it's going to be very  
 7 substantial. But let's assume it is. Okay?  
 8 We approve it in June.  
 9 MR. MENDENHALL: Correct.  
 10 CHAIRMAN CHESNEY: And then so we have  
 11 September for the -- we can still do the  
 12 budget by August.  
 13 MR. MENDENHALL: Well, here's the  
 14 problem or the challenge. So you get the  
 15 information and you're looking to approve your  
 16 TRIM notice, your preliminary budget by June,  
 17 but the problem is your assessment table based  
 18 off of that has to be all updated by the June  
 19 meeting. So that's really what the challenge  
 20 is.  
 21 It isn't so much adopting the budget.  
 22 You know, you've got a few months for that.  
 23 But having that assessment table updated on  
 24 basically a week, week and a half, it can be  
 25 challenging.

1 CHAIRMAN CHESNEY: Why does the  
 2 assessment table have to be updated?  
 3 MR. BARRETT: TRIM notices.  
 4 MR. MENDENHALL: Because we're sending  
 5 those figures off to Hillsborough County. So  
 6 they have to -- you know, the idea is that  
 7 you're giving the residents an idea of what  
 8 their assessment may potentially be.  
 9 So since there will be changes, there is  
 10 no way to get around having to update that  
 11 assessment table to make sure that everybody  
 12 gets proper notification. So you're looking  
 13 at about a week's time to get everything  
 14 updated.  
 15 CHAIRMAN CHESNEY: Why don't you just  
 16 goose it up, just goose up an arbitrary  
 17 number?  
 18 MR. MENDENHALL: You can definitely do  
 19 that, and I would definitely suggest that  
 20 because there's potentially going to be some  
 21 increases, but the problem is, you have to  
 22 have -- you have to have new allocations as  
 23 well.  
 24 So it's not just about the number, which  
 25 we use, just throw in five percent to cover

1 everything. You also have to make sure that  
 2 everybody is properly allocated. So it's just  
 3 -- it's really literally going through the  
 4 motions of just updating everything.  
 5 And depending, once again, on how much  
 6 cascades through all of the homes in your  
 7 community, it can just be a cumbersome task.  
 8 And Allen can definitely speak more to it than  
 9 me. I can get him on the line also. Go  
 10 ahead.  
 11 CHAIRMAN CHESNEY: Well, I'm just -- do  
 12 you have a comment? I'll think about this --  
 13 MR. ARGUS: So then, based on what I'm  
 14 hearing, this doesn't arise to the threshold  
 15 of requiring a public hearing for changing the  
 16 rates?  
 17 MS. McCORMICK: That's a good question.  
 18 And since we haven't seen it, we don't know  
 19 for sure. Andy and Joe McClaren with Fishkind  
 20 & Associates and I are going to have a  
 21 conference call probably within the next few  
 22 days. I know when we get the methodology,  
 23 based on what I've seen, I'm hoping that what  
 24 they're going to provide to us will not  
 25 require a public hearing, because if it does

1 require a public hearing, we wouldn't be able  
 2 to do that prior to this budget year.  
 3 MR. ARGUS: Because that means August --  
 4 July or August before we could --  
 5 MS. McCORMICK: Right. Right.  
 6 CHAIRMAN CHESNEY: You and I have had  
 7 this conversation already. But why do you  
 8 think that we won't need the public hearing?  
 9 MS. McCORMICK: Well, because I think --  
 10 what I'm anticipating is that the adjustments  
 11 that they are going to make are to the  
 12 breakdown in units, whether they're  
 13 commercial, multi-family single-family, that's  
 14 just accounting. That's -- and then that --  
 15 CHAIRMAN CHESNEY: You mean, because of  
 16 the parcel remains the same?  
 17 MS. McCORMICK: No, the parcel doesn't  
 18 remain the same, but the way that the  
 19 assessment is calculated remains the same.  
 20 MR. MENDENHALL: The formula behind it,  
 21 your allocation doesn't, but the formula  
 22 behind it is the same.  
 23 CHAIRMAN CHESNEY: Because Andy and I --  
 24 you and I talked about, couldn't we just  
 25 notify the affected property owners?

1 MS. McCORMICK: We would be doing that  
 2 regardless.  
 3 MR. MENDENHALL: Yes, whoever is  
 4 potentially increasing, which would probably  
 5 be your commercial properties, at least, in  
 6 this scenario, you would definitely notify  
 7 them regardless.  
 8 CHAIRMAN CHESNEY: Okay. Well, are  
 9 there other alternatives? Do you want Allen  
 10 to comment on another alternative?  
 11 MR. MENDENHALL: No, not at all. I was  
 12 just going to provide Allen for general budget  
 13 thoughts, comments, questions, that sort of  
 14 thing.  
 15 There really aren't other alternatives.  
 16 There's two things apply. We have to find out  
 17 exactly what -- what Fishkind is doing lines  
 18 up with what Erin just mentioned, and then the  
 19 second point is seeing how those changes,  
 20 regardless of what they are, how much impacts  
 21 the formulas and the assessment table that are  
 22 in your budget.  
 23 It's literally the workload to make sure  
 24 that it works correctly, because the last  
 25 thing you want to do is have this all kind of

1 jammed in and let's get it done and have an  
 2 error.  
 3 CHAIRMAN CHESNEY: Well, I guess I'm  
 4 trying to understand is, they're going to have  
 5 it in two weeks, we hope. Let's assume they  
 6 do. So then we have two more weeks.  
 7 MR. MENDENHALL: Uh-huh.  
 8 CHAIRMAN CHESNEY: So that's the two  
 9 weeks that you guys have to do your job and  
 10 your --  
 11 MR. MENDENHALL: It's really about a  
 12 week and a half because we try to get the  
 13 budget out to you all about a week ahead --  
 14 CHAIRMAN CHESNEY: By the Friday before,  
 15 yeah.  
 16 MR. MENDENHALL: But, I mean,  
 17 realistically, by the Friday before, so about  
 18 a week and a half. I -- you know, knock on  
 19 wood, I'm hoping that it's not that big of a  
 20 deal. I mean, it's just a matter of going in  
 21 and updating, but I don't work, you know, the  
 22 formulas. Well --  
 23 CHAIRMAN CHESNEY: I understand. Okay.  
 24 MR. MENDENHALL: -- it's three parcels,  
 25 that when they are changed, potentially they

1 change everything. You know, if you take --  
 2 if you take -- if you add --  
 3 CHAIRMAN CHESNEY: Well, it's going to  
 4 change all the commercial.  
 5 MR. MENDENHALL: And residential as  
 6 well. You're adding 36 new residential, which  
 7 would affect the other folks that pay into the  
 8 residential portion.  
 9 CHAIRMAN CHESNEY: I forget --  
 10 MR. MENDENHALL: So that's the balance  
 11 of your community.  
 12 MS. McCORMICK: And it's all based on  
 13 the percentage of commercial, percentage of  
 14 single-family, percentage of golf course,  
 15 percentage of -- so those percentages are  
 16 going to change.  
 17 CHAIRMAN CHESNEY: I understand. I just  
 18 -- I get thinking in my head, I was always  
 19 thinking -- I always forgot those 36. Now  
 20 we're going to be 36 additional, and then --  
 21 MR. MENDENHALL: Right.  
 22 CHAIRMAN CHESNEY: -- I was thinking it  
 23 was just all going to be on the commercial  
 24 side.  
 25 MR. MENDENHALL: And it should be -- so

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1 it shouldn't -- I mean, this is me thinking  
 2 logically, but, once again, I'm not the  
 3 accountant, I'm not the assessment person,  
 4 so --  
 5 CHAIRMAN CHESNEY: Okay.  
 6 MR. MENDENHALL: -- I've been told that  
 7 they're concerned, and I just wanted to pass  
 8 it along.  
 9 CHAIRMAN CHESNEY: Okay.  
 10 MR. MENDENHALL: Would you like me to  
 11 call Allen for any questions or --  
 12 CHAIRMAN CHESNEY: Does anyone?  
 13 MR. ARGUS: (Moves head from side to  
 14 side.)  
 15 CHAIRMAN CHESNEY: I don't have any.  
 16 MR. MENDENHALL: If you don't have any,  
 17 yeah, we can hold off because next month we'll  
 18 be talking more in depth.  
 19 CHAIRMAN CHESNEY: Okay. So we're going  
 20 to do 2016-3 next meeting.  
 21 MR. MENDENHALL: Yes.  
 22 CHAIRMAN CHESNEY: Okay. C.  
 23 MR. MENDENHALL: All right. Item C is  
 24 number of registered voters. You have 7,787.  
 25 So we announce that every year at this time.

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1 There you go. And that's all I had for this  
 2 evening.  
 3 CHAIRMAN CHESNEY: Erin.  
 4 MS. McCORMICK: And I wanted to update  
 5 the board about the meeting that we had on  
 6 April 22nd with the county staff and  
 7 representatives of the Westchase Community  
 8 Association, Mark Ragusa attended, as well as  
 9 myself. Sandy Merman was there for the  
 10 beginning portion of the meeting, the county  
 11 administrator, Lucia Garsys, who is the  
 12 director of infrastructure and development,  
 13 the head of the public works department was  
 14 there, Christine Beck, from the county  
 15 attorney's office, as well as Bonnie Wise,  
 16 who is the chief financial administrator.  
 17 So the WCA had prepared sort of talking  
 18 points for the meeting, and it was really to  
 19 get an understanding of what the county's  
 20 thought process is as far as what could be  
 21 done to accelerate the repaving of the roads  
 22 that are, you know, not right now on any  
 23 capital improvement project by the county for  
 24 funding.  
 25 And the county -- you know, the county

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1 administrator started out by saying that they  
 2 are not in a position to accelerate the  
 3 financing or repaving of those roads at this  
 4 point, but as an alternative, what they have  
 5 been exploring was a type of mechanism that  
 6 could be used where an entity, whether it  
 7 would be the WCA or the Westchase CDD, would  
 8 enter into an agreement with the county.  
 9 The CDD or the WCA would have to obtain  
 10 the initial financing for the project, and as  
 11 security for that, if the CDD did this, you  
 12 know, we have our assessment authority so that  
 13 we could secure it.  
 14 The county could add additional security  
 15 to that because it would, through its  
 16 budgeting process, which would be happening  
 17 October 1st -- and they would have to know  
 18 probably by July if we were going to pursue  
 19 this, they would take these projects, these  
 20 road paving projects, and add them to the CIP;  
 21 and by doing that then, and in adopting them  
 22 into the budget, that would essentially be  
 23 their commitment that they're willing to, at  
 24 some point in the future, fund those -- or  
 25 repay the entity back for the principal cost

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1 of the repaving.  
 2 CHAIRMAN CHESNEY: So there is no  
 3 defined time table on the repayment?  
 4 MS. McCORMICK: Well, once the project  
 5 is in the CIP, the repayment would most likely  
 6 be within like a three-year time period, I  
 7 think, but they have not prepared a term sheet  
 8 on it.  
 9 This is basically the kind of layout,  
 10 the general idea of how this would work, and  
 11 then the county administrator charged his  
 12 staff with going back and preparing a term  
 13 sheet to provide, so that that could be  
 14 reviewed by the WCA and the CDD.  
 15 And we told them, well -- you know, I  
 16 told them, well, our next meeting is May 3rd,  
 17 so we will not be getting that term sheet in  
 18 time for it to be presented to the board.  
 19 So the first time that you all would  
 20 actually be able to see this proposal in more  
 21 detail would not be until the June meeting.  
 22 And at that point, you know, we probably have  
 23 to give a preliminary indication of whether we  
 24 wanted to proceed with this or not, because in  
 25 order for this to work for the current budget

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1 year, a lot would have to transpire between  
 2 the beginning of July and the final adoption  
 3 of the budget in September.  
 4 CHAIRMAN CHESNEY: So I'm going to ask  
 5 just one more question. So did they anticipate  
 6 -- so we actually have to fund the whole thing.  
 7 So we either have to borrow the money using  
 8 some mechanism --  
 9 MS. McCORMICK: Right. Right.  
 10 CHAIRMAN CHESNEY: Okay.  
 11 MS. McCORMICK: We would have to come up  
 12 with the funding for it.  
 13 CHAIRMAN CHESNEY: Okay.  
 14 MS. McCORMICK: I think that the summary  
 15 says that, you know, it was sort of recognized  
 16 that the CDD would be better positioned if this  
 17 project moves forward than the WCA would be,  
 18 because if the WCA were to undertake this, then  
 19 the process would be probably something similar  
 20 to setting up what is called a municipal  
 21 services benefit unit, or an MSBU, which is  
 22 like a separate assessment that goes on the  
 23 property owners' tax roll.  
 24 It's basically a funding entity, a  
 25 funding district -- assessment district that

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1 would have to be approved by the board of  
 2 county commissioners, and they likely would  
 3 not be willing to do that unless you had 65 to  
 4 75 percent of the property owner -- residents  
 5 within the district's property owners that  
 6 petitioned the county to do that. So to get,  
 7 you know, that percentage of the people within  
 8 Westchase would be difficult or impossible.  
 9 CHAIRMAN CHESNEY: Mr. Mills.  
 10 MR. MILLS: In reading through this, it  
 11 doesn't sound like there was a lot of  
 12 structure around the conversation related to  
 13 interest --  
 14 MS. McCORMICK: Well --  
 15 MR. MILLS: -- which was something that  
 16 came up last month.  
 17 MS. McCORMICK: -- the question was  
 18 posed to the county of wouldn't the county be  
 19 able to get a more favorable interest rate if  
 20 it were the doing the financing of this than  
 21 the CDD would be?  
 22 And the county administrator's response  
 23 to that, you know, based on having seen other  
 24 financing that had been done for special  
 25 projects -- for example, in Dana Shores, I

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1 think they did something for the  
 2 undergrounding of utilities -- is that because  
 3 the security is basically, you know, very --  
 4 very similar and that it's secured by the  
 5 county's commitment to ultimately budget for  
 6 this -- the assessments are going on the tax  
 7 rolls, so that's just as secure as basically  
 8 the property taxes that are on the tax rolls.  
 9 So he was saying that the interest rate  
 10 that we would be able to get would be the same  
 11 as the county.  
 12 MR. MILLS: Yeah, I'm sorry. My  
 13 question was not the interest rate. It was  
 14 the interest payments.  
 15 MS. McCORMICK: They're doing some  
 16 further review of that to determine if legally  
 17 they would be able to reimburse the district  
 18 for the interest payments that we would  
 19 initially be making, and so I hope that there  
 20 will be some additional information about that  
 21 when we get the term sheet.  
 22 CHAIRMAN CHESNEY: I will comment on the  
 23 interest rate. I mean, I don't know how long  
 24 we have to get the financing, but, I mean, it  
 25 would be a pretty small bond, I mean, so the

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1 underwriting costs would be pretty high. So I  
 2 think we have to find a bank to do it.  
 3 MS. McCORMICK: Right. I think it would  
 4 probably be more of a bank loan. And I did  
 5 ask the county. I said, you know, it's been a  
 6 while since we've done any bond refinancing,  
 7 and so -- and there would be a substantial  
 8 cost associated with that because we don't  
 9 have the professional staff that, you know, a  
 10 bond counsel right now.  
 11 And he said that they could explore  
 12 whether the county might have templates and  
 13 some -- the professional, you know, people  
 14 that could assist with that so that the CDD  
 15 would incur less cost for that.  
 16 CHAIRMAN CHESNEY: Did you --  
 17 MR. MENDENHALL: I spoke with Gary  
 18 Gray at Jefferson about this, just to kind of  
 19 -- so I would have more information, and they  
 20 were pretty much good with if the district  
 21 needed a loan, and I gave him approximate  
 22 dollar figure, so you have opportunities. We  
 23 also have --  
 24 CHAIRMAN CHESNEY: Yeah. I mean, this  
 25 is larger than anything we anticipated doing

1 with them, so I don't know if -- there are  
 2 some advantages to doing bank financing from a  
 3 tax perspective.  
 4 MR. MENDENHALL: Uh-huh.  
 5 CHAIRMAN CHESNEY: But I don't know -- I  
 6 don't know how sophisticated they are on that.  
 7 They might be -- I know they do a lot of  
 8 municipal work, so maybe --  
 9 MR. MENDENHALL: Yeah, he seemed pretty  
 10 confident that it wouldn't be a problem from  
 11 my conversations with him. And once again I  
 12 gave him, you know, the estimates, and I  
 13 explained the scenario, you know, with the  
 14 county ultimately paying back the district,  
 15 which obviously helps out quite a bit from  
 16 their perspective.  
 17 CHAIRMAN CHESNEY: Mr. Ross.  
 18 MR. ROSS: Thank you for reaching out to  
 19 Jefferson. I'm glad you went ahead and took  
 20 the steps to do that. What was the principal  
 21 amount you threw out to them?  
 22 MR. MENDENHALL: 2.5 million.  
 23 MR. ROSS: And what was the interest  
 24 rate he threw out to you?  
 25 MR. MENDENHALL: He didn't give me an

1 interest rate yet.  
 2 MR. ROSS: Did he give you a range?  
 3 MR. MENDENHALL: No. I asked him for a  
 4 a range, and he didn't -- he had mentioned  
 5 around prime, so --  
 6 CHAIRMAN CHESNEY: Well -- right. And  
 7 that's what I meant by this level of  
 8 sophistication is because we're a municipality  
 9 essentially, I mean -- and I have to dust off  
 10 my old notes from when we did all the bond  
 11 refinancing -- some banks will give you very  
 12 favorable rates, like well below prime,  
 13 because they get a tax benefit somehow from  
 14 it --  
 15 MR. MENDENHALL: Yes.  
 16 CHAIRMAN CHESNEY: -- and I don't -- and  
 17 I'm not a tax guy, so I don't quite  
 18 understand. So I think it would actually be  
 19 considerably less than prime.  
 20 MR. MENDENHALL: It could be and --  
 21 MS. McCORMICK: Well -- and I think  
 22 that's why the county was saying that he  
 23 thought he could you get rate similar to what  
 24 county could get.  
 25 MR. ARGUS: What is prime currently?

1 CHAIRMAN CHESNEY: Four, I believe. I'm  
 2 not sure offhand. I can tell you in a  
 3 minute.  
 4 MR. MENDENHALL: Yeah, when the bond  
 5 market wasn't that good, we were doing private  
 6 placements for districts that were very  
 7 favorable as to --  
 8 CHAIRMAN CHESNEY: Because what they do  
 9 is, they literally buy the -- it's tax  
 10 advantaged debt, so it's, you know --  
 11 MR. ROSS: Okay. To follow up, to make  
 12 sure I understand your comment about the  
 13 three-year, I know the county didn't make any  
 14 commitments, but they're exploring the  
 15 possibility of committing a three-year payback  
 16 to us.  
 17 MS. McCORMICK: Right. Right.  
 18 MR. ROSS: Okay. Was there any  
 19 discussion about who would bear the risk of  
 20 poor job performance, negligent work by the  
 21 contractor, et cetera? Would that fall on  
 22 us?  
 23 MS. McCORMICK: Well, I think that the  
 24 idea would be that we would work with the  
 25 public works department, either their list of

1 approved contractors, or go through a  
 2 competitive bidding process.  
 3 We talked to them about whether or not  
 4 they might build in some amount that would be  
 5 reimbursed to the district for things like  
 6 engineering, construction management, and then  
 7 ultimately, you know, they would -- they would  
 8 have to take the roads once the project, once  
 9 it was completed.  
 10 But as far as the risk, I don't think  
 11 that -- we didn't get into that detail of --  
 12 MR. ROSS: Because I'm thinking of  
 13 situations where road repavings have failed,  
 14 and they literally have to go back and do it a  
 15 second time. It would seem to me that if the  
 16 end game --  
 17 CHAIRMAN CHESNEY: You can get a bond,  
 18 too.  
 19 MS. McCORMICK: Yes. Typically the  
 20 county requires like a two-year warranty on  
 21 the work that it gets from its contractors,  
 22 and so I think we probably would build that  
 23 into this contract also; and then, you know,  
 24 once that two-year time period was over, it  
 25 would be the county's responsibility, if

1 something went wrong, to repair it as the  
2 owner of the roads.

3 CHAIRMAN CHESNEY: Prime is three and a  
4 half percent. I misspoke previously.

5 MS. McCORMICK: But, I mean, I kind of  
6 see this meeting that we had initially as just  
7 kind of like to get a general picture of what  
8 the structure would be, and I think, you know,  
9 a big question is, is this something that the  
10 CDD even wants to be involved in at this point  
11 or to undertake? Because if the answer to  
12 that is no, then, you know, it seems fair  
13 to let the WCA and the county know sooner  
14 rather than later that it's not going to be  
15 something that the CDD wants to undertake at  
16 this point.

17 CHAIRMAN CHESNEY: Mr. Argus.

18 MR. ARGUS: Well, it's hard to determine  
19 without seeing the term sheet.

20 MS. McCORMICK: Well, I mean -- okay. I  
21 mean, that may be, but I think we have a  
22 general understanding now, and we would have  
23 to iron out the details.

24 CHAIRMAN CHESNEY: Mr. Ross.

25 MR. ROSS: I'm receptive for the CDD

1 MR. ROSS: All we're doing is being a  
2 conduit to effectuate something.

3 CHAIRMAN CHESNEY: Mr. Mills.

4 MR. MILLS: Just to go back and clarify,  
5 I don't see -- who would physically be  
6 managing the work? The county, if we funded  
7 this?

8 MS. McCORMICK: No. I think the CDD  
9 would probably be managing --

10 MR. MILLS: That's the concern I have.

11 MR. ROSS: That's the risk of job  
12 performance that I look at.

13 MR. MILLS: Well, I'm actually concerned  
14 about the project management of it.

15 MS. McCORMICK: And I think there is --  
16 you know, there's at least -- I have my own  
17 feelings about this, but I think that there is  
18 a chance that the county is going to come back  
19 and say that it's not going to reimburse the  
20 CDD for the interest cost. It may -- you  
21 know, it may say, "From a legal standpoint, we  
22 can't do that," in which case we have to look  
23 at, okay, what would be the costs for this  
24 loan and is that something that the CDD wants  
25 to, you know, do at this point to finance --

1 exploring this option, but the way I see it  
2 is, essentially the CDD's function is to do  
3 this kind of stuff.

4 The difference here is that we don't own  
5 the roads, and so, but for that, this is  
6 exactly why we exist in many respects. So the  
7 concept, to me, is not uncomfortable or  
8 foreign. I just keep coming back to my own  
9 mind, under normal circumstances, the county  
10 would be bearing all the risk, whether it's  
11 job performance, financial, interest, et  
12 cetera; and to the extent that the county is  
13 looking to shift that over to us, that's where  
14 I have the problem.

15 And so if the county were to come back  
16 and say, "Yeah, we'll reimburse you for the  
17 interest payments on the loan, we'll take up  
18 the risk of job performance, we'll guarantee  
19 that it will be repaid in three years," I  
20 would be receptive to it.

21 CHAIRMAN CHESNEY: I would, too, I mean,  
22 just because that would be a no brainer.

23 MR. ROSS: Yeah.

24 CHAIRMAN CHESNEY: I mean, we get  
25 something for our tax dollars.

1 CHAIRMAN CHESNEY: Yes, in anticipation  
2 of that, can we reach out to -- I mean, I can  
3 call around, too. But do you have someone to  
4 call and talk to about kind of what it would  
5 cost us to do something like that?

6 MR. MENDENHALL: Yeah. Like as far the  
7 -- you're looking from a loan perspective?

8 CHAIRMAN CHESNEY: I mean, what if we do  
9 a private placement for two-and-a-half-million  
10 dollars? And, really, we'd need a bank that  
11 does municipal bond --

12 MR. MENDENHALL: Yeah.

13 CHAIRMAN CHESNEY: -- obviously  
14 Jefferson does that.

15 MR. MENDENHALL: Yeah, we have -- we  
16 have Jefferson, obviously, and we also have a  
17 number of other banks that we have done  
18 different projects and different --

19 CHAIRMAN CHESNEY: You know what I was  
20 thinking of about -- yeah, who did you ask at  
21 Jefferson?

22 MR. MENDENHALL: Gary, Gary Gray, he's  
23 the --

24 CHAIRMAN CHESNEY: How about if I call  
25 Gary Gray and just ask him a few pointed

1 questions?

2 MR. MENDENHALL: Absolutely. While

3 you're doing that, I can check with some other

4 banks as well and get some recommendations.

5 CHAIRMAN CHESNEY: I just think a bank

6 would be the best because it's a small

7 amount. I mean, the underwriting cost of

8 doing, you know, a private placement would be

9 -- because I --

10 MR. MENDENHALL: If that's -- yeah, your

11 issuance costs are going to be way too much

12 for a bond or -- or, you know, 1.25 million,

13 so a million dollar figure from that

14 perspective.

15 CHAIRMAN CHESNEY: And we haven't had

16 any credit review because we don't have that

17 many bonds left to have a credit review of.

18 MR. MENDENHALL: Yeah.

19 CHAIRMAN CHESNEY: Yes, Mr. Ross.

20 MR. ROSS: To make sure I'm doing the

21 math correctly, we're basically talking about

22 a 50,000 annual carry cost if it's two

23 percent, the interest rate.

24 CHAIRMAN CHESNEY: Yeah. Use three just

25 to be safe, but, yeah.

1 MR. ROSS: So three percent, so we're

2 talking about 75,000 --

3 CHAIRMAN CHESNEY: Yes.

4 MR. ROSS: -- of which approximately

5 commercial would be taking two-thirds of that,

6 and the residential would be taking a third.

7 Am I off on my percentages?

8 CHAIRMAN CHESNEY: I don't know why we

9 would -- I don't know that we would assess

10 commercial in it, because all the roads are --

11 MS. WHYTE: Residential.

12 MR. ROSS: Why wouldn't we assess

13 commercial?

14 MR. MENDENHALL: It's really a new --

15 new sort of thing because they aren't your

16 roads, so --

17 CHAIRMAN CHESNEY: Yeah, they're not our

18 roads. Before, all the roads were assigned to

19 specific neighborhoods. We're talking about

20 -- I mean, they've already -- let me just

21 think through this here, because you're right,

22 this is new to us.

23 MR. MENDENHALL: Yeah, so you have to

24 look at it differently.

25 CHAIRMAN CHESNEY: So -- I don't know.

1 That's something we have to ask Fishkind.

2 They're doing it right now.

3 MR. MENDENHALL: Yeah.

4 MR. ROSS: I'm looking at trips as well.

5 CHAIRMAN CHESNEY: I mean, you ask

6 Fishkind.

7 MR. MENDENHALL: Okay.

8 MR. ROSS: You said you had thoughts

9 about it, Erin. I would love to hear what

10 your thoughts are.

11 MS. McCORMICK: About the interest

12 rate?

13 MR. ROSS: I had the feeling you had

14 some thought as to the propriety of this and

15 you weren't really --

16 MS. McCORMICK: Oh, no. No. I -- my

17 thought were about whether or not the county

18 will agree to pay the interest costs

19 associated with this, but I think we need to

20 just wait.

21 And also I threw out the three-year time

22 period for the repayment of this, but I'm not

23 sure that that was actually -- I don't think

24 that was actually committed to, so I think we

25 need to see that in the term sheet also.

1 And then Joe Oda had called me

2 yesterday, because in the summary, there is a

3 point here that the county has stressed that

4 passage of the half-cent sales tax was going

5 to be important for funding transportation

6 improvements going forward, which, you know,

7 of course, it is in a broad sense. But he ran

8 into Mike Merrill, the county administrator,

9 after the sales tax vote to deny it being

10 placed on the referendum, and Mike Merrill said

11 the county was still interested in moving

12 forward with this, so that didn't, you know,

13 impact their willingness, so --

14 CHAIRMAN CHESNEY: Not to get into too

15 much detail, I'm thinking we can do it in such

16 a way that we would borrow the interest

17 payments if they're going to pay them anyhow,

18 so, you know, I mean, thinking about it a

19 little bit.

20 Mr. Barrett, you had a question.

21 MR. BARRETT: Not to be difficult, but I

22 know that -- I mean, I live in the Bridges, so

23 this, if adopted, would benefit me in some

24 respect, but I know that there are going to be

25 people who pay county taxes, that pay CDD

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1 assessments to repave their roads, and their  
 2 reaction might be, "Why am I paying the  
 3 interest rate to repave roads in someone  
 4 else's neighborhood when I basically funded  
 5 all of mine on my own?"  
 6 CHAIRMAN CHESNEY: Right. Well, I think  
 7 that, from this perspective, we're going by  
 8 the supposition we don't know that we're going  
 9 to receive the interest back.  
 10 MR. BARRETT: I'm sorry?  
 11 CHAIRMAN CHESNEY: That we're going to  
 12 receive the interest back.  
 13 MR. BARRETT: I just felt like if I  
 14 didn't ask that question and someone asks me  
 15 why I didn't ask that question, so --  
 16 CHAIRMAN CHESNEY: Yeah. I would be  
 17 really interested in the commercial thing,  
 18 but, like I said, I was thinking that we would  
 19 actually just borrow the interest, but --  
 20 whatever.  
 21 MS. McCORMICK: So as long as we get the  
 22 county's term sheet, you know, I anticipate  
 23 we'll circulate that around at the June board  
 24 meeting.  
 25 CHAIRMAN CHESNEY: Did you have a

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1 comment?  
 2 MR. LEWIS: I did. I mean --  
 3 CHAIRMAN CHESNEY: Can you just stand up  
 4 and state your name?  
 5 MR. LEWIS: Sure. Matt Lewis, 12334  
 6 Wycliff. Thank you. Somebody had a question  
 7 about construction management or something.  
 8 I'm in that business, but typically you hire  
 9 an engineering firm to do the materials  
 10 testing or construction management of that  
 11 project if that was to be something that the  
 12 CDD and the WCA would take on.  
 13 It would be much like hiring Ms. Stewart  
 14 or -- I'm sorry --  
 15 CHAIRMAN CHESNEY: Yes.  
 16 MS. McCORMICK: Yeah.  
 17 MR. LEWIS: -- and you're Erin, but  
 18 -- or one of those types, so under contract.  
 19 CHAIRMAN CHESNEY: Good comment. All  
 20 right. Are we done with this?  
 21 MS. McCORMICK: Yes.  
 22 CHAIRMAN CHESNEY: Okay. Do you have  
 23 anything else, Erin?  
 24 MS. McCORMICK: No, I didn't.  
 25 MR. MAYS: I guess, first of all, we're

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1 starting to see some things completed over at  
 2 Baybridge Park. Forgive me. My throat is a  
 3 little sore.  
 4 So we're starting to see some things  
 5 winding down at Baybridge Park. The  
 6 rubberized surface is going down right now.  
 7 We've got some rain coming tomorrow, so there  
 8 will probably be a hold on it. It looks like  
 9 it's going to be complete by this Friday.  
 10 They were putting up the new -- the  
 11 tarps for the rest of the playground, also the  
 12 tarp over the swing set will probably go in  
 13 the next day or two after the rain stops  
 14 again.  
 15 A couple of things that we're getting  
 16 held up on are -- one of the things is  
 17 re-asphalting of the parking lot. The soonest  
 18 we can get that on schedule is May the 25th  
 19 and 26th, which is, you can figure out, about  
 20 three weeks from now.  
 21 And the cameras is another thing that  
 22 there's a little bit of a hold-up on getting  
 23 that installed. My question to the board is  
 24 -- we don't even know a date yet on the  
 25 cameras.

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1 My question to the board is, if this  
 2 park was to be completed on the interior,  
 3 fencing around it, bathrooms are done, the  
 4 only thing that's left is the paving of the  
 5 parking lot and the cameras, do you want us to  
 6 open the park up for business that Tuesday or  
 7 that Wednesday and Thursday at the end of the  
 8 month, close it down for a couple of days so  
 9 they can repave the parking lot at that point?  
 10 And the cameras can be done any time,  
 11 even with people in the area, because the  
 12 trenching and everything that's already been  
 13 done -- 90 percent of the trenching has been  
 14 done. There's only like 20 feet left to go  
 15 over there.  
 16 So my question to the board is --  
 17 CHAIRMAN CHESNEY: Did you close  
 18 Glenciff?  
 19 MR. MAYS: Glenciff is now closed,  
 20 except for obviously the soccer parking lot  
 21 and -- but the playground is closed. It's  
 22 already been demo'd, removed. The guy was  
 23 over there the other day working on the ground  
 24 work, starting to pull all the material out,  
 25 you know, the ground material, all the



1 playground -- the tarp stuff. Everything has  
 2 been pulled out.  
 3 It's fenced off. They've got security  
 4 fencing around it. That's the next thing.  
 5 After you answer that question there, we go up  
 6 to Glenclyff Park.  
 7 CHAIRMAN CHESNEY: Mr. Ross.  
 8 MR. ROSS: Just my own two cents, I  
 9 believe the cameras can be installed after the  
 10 park is open. I don't have a concern with  
 11 that.  
 12 With regard to the repaving, my concern  
 13 is that if we open the park, then re-close it  
 14 for paving, it may give a mixed signal where  
 15 people somehow get that into their day-to-day  
 16 recreational pattern. So if it's going to be  
 17 repaved within a matter of days when  
 18 everything else is done, my suggestion would  
 19 be, just wait until it's all done and people's  
 20 schedules don't get disrupted.  
 21 MR. MAYS: It's more of a matter of  
 22 weeks is the problem, two to three weeks once  
 23 it's done. And the concern I'm having is, for  
 24 instance, the guys that are there opening the  
 25 park or closing the park on Saturday, you

1 show of hands. So open the park now, and then  
 2 close it again for repavement, raise your  
 3 hand.  
 4 MR. MILLS: How long will it take to  
 5 repave, a couple of days?  
 6 MR. MAYS: Two days.  
 7 MR. MILLS: Yeah. Reopen.  
 8 CHAIRMAN CHESNEY: Raise your hands if  
 9 you want that.  
 10 (All board members signify in the  
 11 affirmative.)  
 12 CHAIRMAN CHESNEY: So that's open the  
 13 park.  
 14 MR. MILLS: Open it and then paved it.  
 15 CHAIRMAN CHESNEY: Yes. The next thing,  
 16 Doug.  
 17 MR. MAYS: And then we go to Glenclyff  
 18 Park where -- Sonny will have most of the  
 19 numbers -- we have some things we need to go  
 20 ahead and get approved for --  
 21 CHAIRMAN CHESNEY: Okay.  
 22 MR. MAYS: -- for the work that's going  
 23 to be getting done out there. I'll just give  
 24 you what I've got off the top of my head. We  
 25 have the soccer field. We have two vendors,

1 know, there's kids all over it already.  
 2 They're jumping the fence. They're going in  
 3 there anyway. So I don't know how  
 4 inconvenienced they're really concerned about  
 5 being -- you know, I know what you're saying.  
 6 We're talking the moms that go over with  
 7 their strollers and those kinds of things, the  
 8 ones that are following the rules and that  
 9 type of thing, so -- but I don't have a  
 10 problem with it. I was just --  
 11 CHAIRMAN CHESNEY: Mr. Mills.  
 12 MR. MILLS: I would agree conceptually  
 13 with Mr. Ross, that if we could keep it closed  
 14 until we're completed, that would be ideal;  
 15 but given now that both parks are closed,  
 16 knowing that Glenclyff has really doubled up  
 17 usage while Baybridge has been closed, we need  
 18 to open Baybridge as soon as we can.  
 19 MR. MAYS: Well, if you remember 11  
 20 years ago when you all renovated them, you did  
 21 both parks at the same time, and they were  
 22 closed for months at the same time. They will  
 23 find some place to play.  
 24 MR. MILLS: That's my recommendation.  
 25 CHAIRMAN CHESNEY: Let's just do a quick

1 RMP Sod and Tom's Sod. They're equal in  
 2 pricing. Their prices are pretty close,  
 3 they're similar.  
 4 RMP Sod is a little bit -- just a few  
 5 thousand dollars cheaper, and they have done  
 6 quite a bit of work out here for us before.  
 7 CHAIRMAN CHESNEY: Okay. Do you want to  
 8 bundle all these together, or are we going to  
 9 do them one off?  
 10 MR. MAYS: You can probably bundle them  
 11 all. My recommendation would be RMP for the  
 12 sod. That's about \$83,100, that's for the sod  
 13 and the dirt --  
 14 CHAIRMAN CHESNEY: Okay.  
 15 MR. MAYS: -- site grade, everything.  
 16 You've got the irrigation has to be changed.  
 17 Davey has given us a price for the irrigation  
 18 that needs to be changed. I think Sonny has  
 19 the number on that, around 20,000 for that.  
 20 Sonny, do you know off the top --  
 21 MS. WHYTE: I wasn't prepared to do  
 22 that. You didn't tell me.  
 23 MR. MAYS: She'll get you that  
 24 information.  
 25 CHAIRMAN CHESNEY: Okay.

1 MR. MAYS: And then we've got the paving  
 2 for the two parking lots, ACPLM, the company  
 3 that's doing this, is also going to do those  
 4 two parking lots. Their bid is \$38,500.  
 5 CHAIRMAN CHESNEY: Well, now, none of  
 6 this --  
 7 MR. MAYS: That's for two parking lots.  
 8 CHAIRMAN CHESNEY: -- none of this is  
 9 going to be done in the next month.  
 10 MR. MAYS: No, but we need to start  
 11 scheduling it by the end of the month. I  
 12 would rather get it approved now so we don't  
 13 have to wait and schedule it, because we are  
 14 running into a scheduling problem with ACPLM  
 15 now because we waited until the end of last  
 16 month, so if we can get it approved now, we  
 17 can get it scheduled.  
 18 And then Stewart Tennis and ACPLM gave  
 19 us pricing for basketball courts. Looking at  
 20 the specs and scope of work, Stewart Tennis is  
 21 more of a tennis and basketball court  
 22 builder. Their price is cheaper, too. It's  
 23 57,500. And for that, they also demo the old  
 24 basketball court, too, and bring in dirt for  
 25 that and also bring in sod to do those

1 MS. WHYTE; About ten, eleven.  
 2 CHAIRMAN CHESNEY: -- let's just say  
 3 15,000. ACPLM was thirty eight five, and then  
 4 Stewart Tennis was fifty seven five. Okay?  
 5 So --  
 6 MR. MAYS: And the soccer field was  
 7 eighty three one, I believe.  
 8 CHAIRMAN CHESNEY: Oh, yeah, eighty  
 9 three one.  
 10 MR. MAYS: Everything else, the cameras  
 11 you've already approved for that park, the  
 12 bathrooms you've approved for that park, so --  
 13 CHAIRMAN CHESNEY: So we can make a  
 14 motion with a not-to-exceed price of those.  
 15 So I'll make the motion, I guess. I  
 16 make the motion that we accept the contract  
 17 from RMP Sod with a not-to-exceed price of  
 18 \$83,100; Davey Irrigation with a not-to-exceed  
 19 price of \$12,000; ACPLM with a not-to-exceed  
 20 price of 38,500.  
 21 MS. McCORMICK: Fifty seven -- isn't it,  
 22 fifty seven --  
 23 MR. MAYS: No. That's Stewart Tennis.  
 24 CHAIRMAN CHESNEY: No. Next one.  
 25 MS. McCORMICK: Okay.

1 repairs --  
 2 CHAIRMAN CHESNEY: Okay.  
 3 MR. MAYS: -- the additional sod.  
 4 CHAIRMAN CHESNEY: So you have multiple  
 5 bids for everything but the irrigation.  
 6 MR. MAYS: Yeah. Since that's our  
 7 on-site vendor that we use now for  
 8 irrigation.  
 9 MS. WHYTE: I apologize. I wasn't  
 10 prepared to -- well, we gave you all the  
 11 figures last time for Glenclyff Park.  
 12 I do have the irrigation, the soccer  
 13 field, to redo two zones, replace all heads,  
 14 materials included, 120 feet at one and a half  
 15 -- for the soccer field alone is 1,191.  
 16 For the basketball field, it is  
 17 7,107.20, and for the new basketball court,  
 18 it's 2,068. Keep in mind we're moving from  
 19 one location to another.  
 20 CHAIRMAN CHESNEY: Okay. Let's just --  
 21 just so I understand --  
 22 MR. MAYS: So it's not 20,000. It's  
 23 more like 10,000.  
 24 CHAIRMAN CHESNEY: -- okay. So eighty  
 25 three --

1 CHAIRMAN CHESNEY: And Stewart Tennis  
 2 with a not-to-exceed price of \$57,500.  
 3 MR. ROSS: Second.  
 4 CHAIRMAN CHESNEY: Any further  
 5 discussion?  
 6 MR. MILLS: I have a question.  
 7 CHAIRMAN CHESNEY: Okay. Mr. Mills.  
 8 MR. MILLS: If I look at last month's  
 9 spreadsheet, Glenclyff Park had 284,000  
 10 remaining in the original projection. This is  
 11 about one hundred and ninety -- 194,000 that  
 12 we're approving, but that doesn't include the  
 13 restrooms.  
 14 It looks like there's some incidentals,  
 15 concrete sidewalks and other issues. Are we  
 16 comfortable we're going to be in or under that  
 17 two eighty four when we're done with the rest  
 18 of the open items?  
 19 MS. WHYTE: Because you're still  
 20 carrying over about 74,000 from the top,  
 21 you're going to bring everything down, you're  
 22 going to have -- I will -- as soon as I have  
 23 these numbers, I will update all your figures  
 24 tomorrow morning, because I wasn't prepared  
 25 for that tonight, so --

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1 MR. MILLS: Okay. Great.  
2 MS. WHYTE: But, yes, we should be  
3 fine.  
4 MR. MILLS: Okay. Thank you.  
5 CHAIRMAN CHESNEY: All in favor raise  
6 your hand.  
7 (All board members signify in the  
8 affirmative.)  
9 CHAIRMAN CHESNEY: Passes four to zero.  
10 (Motion passes.)  
11 CHAIRMAN CHESNEY: Okay.  
12 MR. MAYS: Sonny?  
13 MS. WHYTE: Oh, yes, sir, there's more.  
14 MR. MAYS: Sonny's got a few things.  
15 MS. WHYTE: Bright House for the cameras,  
16 we've been working with Bright House to get  
17 cameras to --  
18 CHAIRMAN CHESNEY: The internet  
19 service --  
20 MS. WHYTE: -- internet service to the  
21 parks. There's a lot of -- I presume Doug be  
22 will be able to tell you more. They're not  
23 quite as well located as we would like.  
24 They told us it would be about \$20,000  
25 at their cost to move and get all three parks

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1 to get internet because there is a lot of road  
2 boring and stuff involved in getting the cable  
3 into where we need it.  
4 Their profit margin, if we want to call  
5 it that, how they do their numbers, is they're  
6 off by about \$4,400.  
7 MR. MAYS: That's all three locations.  
8 MS. WHYTE: For all three locations. So  
9 they asked us if we would possibly -- and  
10 they're not asking us to go into contract or  
11 anything like that, but to absorb that \$4,400  
12 for those three locations, because they can't  
13 make their numbers match.  
14 CHAIRMAN CHESNEY: How do we absorb it?  
15 We pay a monthly for the next infinite --  
16 MS. WHYTE: No. We just give -- I  
17 presume they'll send us a bill or invoice for  
18 -- and it's strictly just road boring, about  
19 \$4,000 -- \$4,400 is what they're short in  
20 order to come in on their numbers for the rest  
21 of it not to be charged.  
22 MR. MAYS: Which is a pretty good price,  
23 because our company that does a lot of  
24 underground boring for us probably would cost  
25 twice that because of -- you know, I guess

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1 they're doing it because they have people that  
2 do it all the time, and they're used to that,  
3 absorbing this kind of stuff.  
4 But if we had -- they asked me if we  
5 could bore it. Checked with my guy, \$12 a  
6 foot, and we've got almost 12 -- nine to a  
7 thousand feet where --  
8 CHAIRMAN CHESNEY: Let me just ask a few  
9 questions. So, I mean, I'm familiar with  
10 other parts of the country where you have to  
11 pay if you want certain things.  
12 I don't know what the franchise  
13 agreement -- or I don't even know if this is  
14 really covered in our franchise agreement  
15 because it's internet service.  
16 So what if we just say no? Will they --  
17 MS. WHYTE: They won't do it.  
18 CHAIRMAN CHESNEY: They won't do it.  
19 Have we contacted Frontier or --  
20 MS. WHYTE: Ughhh. Excuse me. I've  
21 been fighting with them for weeks now.  
22 CHAIRMAN CHESNEY: Well, I'm just saying  
23 -- I mean, can we decide this by next month?  
24 Because, I mean, to me, I think you should  
25 contact --

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1 MS. WHYTE: I have contacted Verizon  
2 prior to them selling out when I found out we  
3 needed this. Zero response. I sent them  
4 emails, I phoned them, they have zero  
5 response.  
6 They're on their own internal problems  
7 right now. They're trying to get people up.  
8 They don't honestly want new service, I don't  
9 think. They can't afford to have new service  
10 right now. They're just so far behind.  
11 So Bright House is one. I don't know if  
12 anybody else can give me suggestions. I  
13 certainly would love it.  
14 CHAIRMAN CHESNEY: Mr. Ross.  
15 MR. ROSS: What about Google Fiber?  
16 MS. WHYTE: Well, that was next.  
17 MR. ROSS: No, but I'm saying, if they  
18 came out, would they be able to do the work?  
19 CHAIRMAN CHESNEY: I don't think they --  
20 they're not operating yet.  
21 MS. WHYTE: No.  
22 MR. ROSS: I don't know, you know --  
23 MS. WHYTE: Google Fiber is an option,  
24 but they're, as you said, not quite ready  
25 yet.

1 They are still looking at us for an  
 2 agreement, which I'm going to request next is,  
 3 to go in our communities to do the research to  
 4 find out -- they'll be -- I mean, eventually  
 5 it may be an option for us, but at this  
 6 particular point right now where we have the  
 7 cameras going in, it's not an option or a  
 8 solution right now.  
 9 CHAIRMAN CHESNEY: Mr. Ross.  
 10 MR. ROSS: To make sure I'm clear, in  
 11 exchange for this 4,400, what exactly are we  
 12 getting?  
 13 MS. WHYTE: We're getting internet at  
 14 all of our locations.  
 15 MR. ROSS: In the particular spaces or  
 16 locations at the locations?  
 17 MS. WHYTE: Correct.  
 18 MR. ROSS: So if we went up to this  
 19 building or to that building or whatever --  
 20 MS. WHYTE: Absolutely. Exactly where  
 21 we need it, and back to my office and to our  
 22 phones, iPads, wherever we need it, we have  
 23 the internet.  
 24 Right now, we have Bright House in every  
 25 one of our camera locations, including phone

1 lines.  
 2 MR. ROSS: And so as a result of that,  
 3 would we not only be able to have our cameras,  
 4 but also would users of the park have  
 5 wireless?  
 6 MS. WHYTE: I thought the board opted  
 7 not to do that.  
 8 CHAIRMAN CHESNEY: No. We opted not to  
 9 do my idea, but we opted to do the wireless,  
 10 pretty sure.  
 11 MR. ARGUS: Right.  
 12 MS. WHYTE: Okay. That would something  
 13 we could -- right now, I was more about  
 14 getting service to the park, to worry about  
 15 whether or not I could get wireless, but I can  
 16 certainly ask that.  
 17 MS. McCORMICK: So do we have to commit  
 18 to a service agreement for a specified period  
 19 of time with Bright House?  
 20 MS. WHYTE: No. No, not according to  
 21 this we do not. We're not in any contract  
 22 with any of them right now.  
 23 CHAIRMAN CHESNEY: Can we get a  
 24 guaranteed price for like ten years?  
 25 MS. WHYTE: I think I can work on that.

1 I've negotiated -- the gentleman we're working  
 2 with is pretty good. I mean, he's tried. He  
 3 actually has gone -- that they wanted more,  
 4 and he said, "No, I cannot ask them for more."  
 5 They already have so much, and then  
 6 we're -- obtaining a certain amount of revenue  
 7 from us on a monthly basis and on a yearly  
 8 that I don't know.  
 9 MR. MAYS: And you can't put the cameras  
 10 in if we don't have this done, so --  
 11 CHAIRMAN CHESNEY: Well, yeah.  
 12 MR. ROSS: Well, I would be receptive to  
 13 listening to a specific proposal that is all  
 14 encompassing of our needs and features that we  
 15 would want at our parks, whether it's for our  
 16 cameras or Wi-Fi for users in the park, et  
 17 cetera; and if they could give us a  
 18 comprehensive proposal as to what's the future  
 19 cost, how long is that cost fixed in place,  
 20 you know.  
 21 CHAIRMAN CHESNEY: I think what he's  
 22 saying is would like to see a proposal for  
 23 we'll guarantee the price for ten years and  
 24 sure we will give --  
 25 MS. WHYTE: Well, they're willing to do

1 that as long as I can tell them that, yes,  
 2 we're willing to do the fiber optic, that  
 3 they'll commit to running the cables. But  
 4 I'll go back to them and ask them.  
 5 MR. ROSS: Yeah. And I'm receptive to  
 6 considering that. I'm just quickly running  
 7 the math. 4400 bucks, amortized over however  
 8 many years you want, in exchange for we have  
 9 Wi-Fi at all of our park locations for all the  
 10 people who like to go there on afternoon, I  
 11 think that's a justifiable expense amortized  
 12 over time.  
 13 CHAIRMAN CHESNEY: I was trying to see  
 14 how long we could get it for.  
 15 MR. ROSS: Yeah.  
 16 CHAIRMAN CHESNEY: But, yeah, in general  
 17 I think -- I don't -- you guys haven't  
 18 commented. Would you guys be agreeable to  
 19 that?  
 20 MR. MILLS: Yes.  
 21 CHAIRMAN CHESNEY: But if we could get a  
 22 longer -- you know, get a guarantee of some  
 23 kind --  
 24 MR. ROSS: Yeah, and as a governmental  
 25 agency, ten years is probably low. We should

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1 probably do 20 --  
2 CHAIRMAN CHESNEY: I thought ten years  
3 was pretty good.  
4 MS. WHYTE: Keep in mind, they were just  
5 sold to Charter.  
6 CHAIRMAN CHESNEY: So we have to get  
7 this deal done quick.  
8 MS. WHYTE: Well, I don't know whether  
9 or not, you know, this will fall into it,  
10 because they've already got California  
11 approved -- no -- Florida was approved and  
12 Texas was approved, and California is the only  
13 one that is still in the process.  
14 So I don't know whether or not if we go  
15 under contract, whether or not that would  
16 stand.  
17 CHAIRMAN CHESNEY: Oh, yeah, any time  
18 someone buys out, you assume all the  
19 contracts.  
20 MS. WHYTE: I'll ask that question.  
21 I'll have an answer for you at the next --  
22 CHAIRMAN CHESNEY: Do you have  
23 anything?  
24 MR. ARGUS: Not -- I'll save it.  
25 CHAIRMAN CHESNEY: All right. Next.

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1 MS. WHYTE: All right. So --  
2 MR. BARRETT: Can I just clarify a  
3 question?  
4 CHAIRMAN CHESNEY: Yes.  
5 MR. BARRETT: So there is a monthly fee  
6 associated with this after that's run --  
7 MS. WHYTE: Oh, yeah.  
8 MR. BARRETT: -- it's not a hot spot?  
9 MS. WHYTE: Oh, no. No. No. It's  
10 clearly a monthly fee that we have at all of  
11 our gates and -- no.  
12 MR. BARRETT: Okay.  
13 MS. WHYTE: Since we're on the fiber  
14 optic, I sent Erin the contract, the  
15 preliminary stuff for what they want.  
16 They would like access to all of our  
17 gated communities to do exactly -- I gave them  
18 the list of the ones that we own.  
19 CHAIRMAN CHESNEY: This is Goggle  
20 Fiber.  
21 MS. WHYTE: Goggle Fiber. They would  
22 like to -- there has been a request,  
23 Stonebridge in particular, because they  
24 approached them directly, because the roads  
25 are ours, an easement, they've come back to

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1 us, they are interested -- there are a number  
2 of people, of course, with the fact that we  
3 only have two --  
4 CHAIRMAN CHESNEY: Okay. I read -- this  
5 is one of the few things I did read before --  
6 so I'll make the motion that we approve that  
7 subject to Erin's review.  
8 MS. McCORMICK: Yeah. I have some  
9 concerns about the agreement, and I don't know  
10 that we're going to be able to negotiate  
11 this. But, I mean, they're basically going on  
12 to our property and saying if they cause any  
13 damages, they're limited to \$25,000.  
14 MR. ROSS: I agree with you, that would  
15 not be acceptable.  
16 MS. WHYTE: They asked me to bring it to  
17 you. I brought it to you. I figured I'd send  
18 it to you because I knew you would want to  
19 talk to them direct.  
20 MS. McCORMICK: I don't know if we'll  
21 have any success is negotiating with them, but  
22 I would want them --  
23 CHAIRMAN CHESNEY: Then it doesn't go --  
24 well, would you rather call them and deal with  
25 it first and then bring it back?

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1 MS. McCORMICK: Yeah, I think that may  
2 be better.  
3 CHAIRMAN CHESNEY: Then I withdraw my  
4 motion. Okay.  
5 MS. WHYTE: Okay.  
6 MR. ROSS: To clarify my remark, I'm not  
7 averse to a cap on liability in certain  
8 instances, but the area that you just gave me  
9 is the one that just makes no sense.  
10 If they're digging, they tear up a pipe,  
11 or they leave a dangerous condition that  
12 somebody gets injured, they shouldn't --  
13 MS. McCORMICK: Right.  
14 MR. ROSS: -- have a cap on liability.  
15 CHAIRMAN CHESNEY: Okay. Next.  
16 MS. WHYTE: The next I have is the  
17 Florida Play Structure, the actuating  
18 fountain. We have success. Good news, the  
19 electrical, plumbing, building plans have all  
20 been approved, and the permit is in line for  
21 processing. I'm going to order the fence,  
22 dumpster and water feature, balance of  
23 equipment, and should be on schedule for next  
24 week.  
25 CHAIRMAN CHESNEY: Fantastic. First

1 thing we approved --

2 MS. WHYTE: It took a long time for --

3 MR. ARGUS: You used the word "I." Were

4 you were reading something?

5 MS. WHYTE; I was reading the email from

6 Florida Play Structure, the president of

7 Florida Play Structure.

8 MR. BARRETT: So he's starting next

9 week?

10 MS. WHYTE: So hopefully he'll start the

11 fencing and all of that, yes, because they're

12 going to do some demo'ing.

13 The next request I have is a gentleman

14 by the name of Brian. I put it out there --

15 it's three-on-three basketball. They would

16 like a banner. Normally it wouldn't be an

17 issue.

18 I just tried to reach out to -- because

19 I have some concerns. This is the profit --

20 they're all nonprofit, but it is a Christian

21 fellowship, a percentage is going here, a

22 percentage is going there. It is not

23 technically a Westchase event.

24 It is being held here in Westchase. The

25 Hillsborough County Parks and Recreation will

1 benefit from it. I would like some guidance

2 on whether or not this would be allowed.

3 CHAIRMAN CHESNEY: Mr. Ross.

4 MR. ROSS: Did we enact a policy that

5 says we'd only allow banners on a go-forward

6 basis that are for WCA, CDD or WOW

7 activities?

8 MR. MAYS: Or 100 percent donations to

9 charities or whatever it is.

10 CHAIRMAN CHESNEY: Well, no. What we

11 did was, the banners are supposed to be

12 handled by WCA on those things that Doug put

13 out, and then we agreed to -- what's your

14 thing?

15 MS. WHYTE: The WOW.

16 MR. BARRETT: WOW.

17 CHAIRMAN CHESNEY: The WOW banners,

18 which is what you're thinking of -- the WOW,

19 our stuff, yes, add additional banners.

20 So, yes, you are correct, but not quite

21 the way you said it. So the WCA has those two

22 locations, they do whatever they're doing, and

23 then for us, anything extra. we limited it to

24 -- I keep looking at Chris, because it was

25 Chris -- you know, like the WOW stuff.

1 MS. WHYTE: But keep in mind, we do the

2 Westchase Association, we do the Artist

3 Association, we do the food drives.

4 CHAIRMAN CHESNEY: Right.

5 MS. WHYTE: We do community Westchase

6 events.

7 CHAIRMAN CHESNEY: Right.

8 MS. WHYTE: This is not entirely a

9 Westchase event. This is being held in our

10 community, which I explained to him, but I did

11 say that I would request the board and explain

12 it to them, so --

13 MR. ROSS: Then, I guess -- I appreciate

14 your clarification -- I thought we've adopted

15 a policy.

16 MR. MAYS: We did.

17 MR. ROSS: We did. Okay. Then I think

18 we should stick to that policy and not grant

19 the request. That's just me.

20 CHAIRMAN CHESNEY: Does anyone want to

21 make a motion to approve to do it?

22 (No response.)

23 MS. WHYTE: Okay. Thank you. I do have

24 for budgeting purposes and something for the

25 board to think about -- I don't know if

1 anybody read the OLM inspection report and OLM

2 discussion -- OLM in July of 2015 apparently

3 sent us an email requesting or indicating

4 Tommy -- that he was going to increase the

5 fees to \$1630 as of January 1.

6 When the bill came in January, I went,

7 "You guys made a mistake," because there was a

8 required signature. Apparently it bounced

9 back. They thought they had sent it to us.

10 They've rescinded that increase.

11 I told them we couldn't increase,

12 because we've already got our budget running,

13 and that we would look at it in our next

14 budget cycle.

15 So, as of October, they would -- into

16 our next budget cycle, they would like to

17 increase the fees to \$1630, and I wanted to

18 bring that to the board's -- I mean, we don't

19 have to discuss it today.

20 It's already handled. We're back to the

21 normal, what we've been paying, but in future,

22 to go forth, as of October, they would like to

23 see an increase up to \$1630.

24 MR. BARRETT: From what?

25 MS. WHYTE: From 1550.

1 CHAIRMAN CHESNEY: Mr. Ross.  
 2 MR. ROSS: In terms of handling the  
 3 request, I've seen this kind of around for a  
 4 couple of months, and I also recall -- I think  
 5 it was Mark Ragusa who made some comments --  
 6 should we be reevaluating our relationship  
 7 with OLM.  
 8 Is it possible that we go ahead and  
 9 approve the increase, effective with the next  
 10 budget cycle, with all reservation that  
 11 between now and then we'll have whatever  
 12 discussion a supervisor wants to --  
 13 CHAIRMAN CHESNEY: Hang on. I'm going  
 14 to make a suggestion. We just put it in the  
 15 budget. And then if we approve the budget,  
 16 that will handle anything that happens. We  
 17 can take it out --  
 18 MR. ROSS: Great.  
 19 CHAIRMAN CHESNEY: Okay. So --  
 20 MS. WHYTE: Thank you.  
 21 MR. MILLS: Yeah, I'd want to go back  
 22 and read the minutes. We did have a lengthy  
 23 conversation. I think you were out that  
 24 month.  
 25 MS. WHYTE: That's probably why I don't

1 recollect.  
 2 MR. MILLS: We did have a conversation  
 3 about this increase. I just don't remember  
 4 what it was.  
 5 MR. ARGUS: But it doesn't hurt to  
 6 increase the budget in case we decide to go --  
 7 MR. ROSS: No. No. Especially if it's  
 8 80 bucks, is what they're asking.  
 9 MR. ARGUS: Yeah.  
 10 MS. WHYTE: The only thing that I do  
 11 have -- just so the board knows -- I've been  
 12 meeting with or talking to all of the gated  
 13 communities to see that their wishes are -- to  
 14 see if there is anything that they -- I don't  
 15 know if you heard, but the Greens want  
 16 benches, Harbor Links would like to add palm  
 17 tree trimming, they're getting surveys to make  
 18 sure that all of their residents are willing  
 19 to absorb these additional costs.  
 20 So I'm working on those budgets. Andy,  
 21 when do I have to have those numbers for you?  
 22 I thought I was having them for you tonight.  
 23 MR. MENDENHALL: Yeah. The sooner the  
 24 better.  
 25 MS. WHYTE; Yes. Okay. What I'm going

1 to do -- and I talked to the communities. Of  
 2 course, I know the board usually requests 51  
 3 percent if there is something being added that  
 4 we don't normally have, that they would like  
 5 to see.  
 6 So I would like to put it into the  
 7 budget on a high number, and I've explained  
 8 this to all the voting members, that we'll put  
 9 them into the high numbers, but we have this  
 10 period of three months or so to take it out,  
 11 if the community voted against it, or the  
 12 board didn't want it.  
 13 CHAIRMAN CHESNEY: Help me out. Why  
 14 does Harbor Links need their palm trees  
 15 trimmed? Didn't we do that?  
 16 MS. WHYTE: Well, they have -- we do  
 17 palm tree trimming, but not debooting. The  
 18 debooting is \$10,000 or 430 per palm tree.  
 19 CHAIRMAN CHESNEY: That's nothing.  
 20 MS. WHYTE: It's quite -- you know,  
 21 there's that -- so that's what they're looking  
 22 at. They probably would like one bench on one  
 23 of their lakes for walkers, which in a gated  
 24 community they would absorb the cost of that.  
 25 MS. McCORMICK: Is there a question

1 about the policy of the board being do we need  
 2 51 percent --  
 3 MS. WHYTE; that was the next question.  
 4 MS. McCORMICK: -- 51 percent of the  
 5 people that respond or 50 plus percent of  
 6 people --  
 7 CHAIRMAN CHESNEY: I've never heard  
 8 that. I mean, if we wanted to deboot them  
 9 now, we can deboot them now. I don't  
 10 understand what you mean by 50 plus percent.  
 11 MS. WHYTE: Well, we've always been  
 12 asked by previous -- you know, during  
 13 meetings, do you want this? We've always  
 14 asked the community, especially the Greens.  
 15 The flag, the flag issue, you have to go  
 16 to the community to see if the community  
 17 wanted a flag.  
 18 CHAIRMAN CHESNEY: Yeah.  
 19 MS. WHYTE: That's why we've always  
 20 asked for 51 percent.  
 21 CHAIRMAN CHESNEY: I think that was  
 22 just kind of for us to gauge whether or not --  
 23 you know, because anybody can show up like  
 24 those guys that showed up for the fountain.  
 25 I mean, you know, if one guy would have

1 showed up for the fountain, we would have been  
2 like, ughh, but they packed the whole room,  
3 and so we bought a fountain.

4 MS. WHYTE: Basically we don't actually  
5 have to have 51 percent. We can determine if  
6 the voting member -- one resident says to  
7 us, "I want this in the budget and the  
8 community" --

9 CHAIRMAN CHESNEY: And the five of us  
10 approve it, yeah.

11 MS. WHYTE: For this?

12 CHAIRMAN CHESNEY: Yeah.

13 MS. WHYTE: Well, that's even easier.  
14 That answers that question.

15 MR. MENDENHALL: At your discretion.

16 CHAIRMAN CHESNEY: Yeah. Mr. Ross.

17 MR. ROSS: But I don't want you to take  
18 that as you're being slapped on the wrist.

19 MS. WHYTE: No, I don't --

20 MR. ROSS: I think you're being  
21 responsible by trying to tell people "I want  
22 an accurate understanding as to whether this  
23 community really wants this."

24 If you just come in with one person,  
25 it's hard to --

1 CHAIRMAN CHESNEY: Mr. Ross.

2 MR. ROSS: And that's an example in my  
3 mind where ultimately this board will just  
4 have to make a decision in the best interest  
5 of the community.

6 MS. WHYTE: Okay.

7 MR. ROSS: That may rely on interests  
8 that are outside of the Greens. You know,  
9 people walk and ride their bikes, that kind of  
10 stuff.

11 But back to the palm trees, if what our  
12 staff is saying, for the health of those  
13 trees, they need to be deboted, if that's the  
14 correct term, then I'd be like, then let's go  
15 do it.

16 MR. MAYS: It's an aesthetic thing.

17 MS. WHYTE: It's aesthetic. It's an  
18 aesthetic thing.

19 The problem is a lot of -- they do --  
20 when the wind blows, every time you cut a palm  
21 tree, you've got those little boots, and they  
22 fall off. And they're fairly high palm  
23 trees.

24 And one of the residents got actually  
25 hit in the head with one when it came down.

1 MS. WHYTE: One person --

2 MR. ROSS: So I'm complimenting you.

3 MS. WHYTE: Sharon and I didn't have  
4 clarification on this because we really didn't  
5 have the, you know --

6 CHAIRMAN CHESNEY: Mr. Mills.

7 MR. MILLS: I think part of the  
8 confusion is that the WCA has in their  
9 documents percentages defined for changing out  
10 mailboxes and things of that nature. So if  
11 they do get, I think, it's 51 percent, 49  
12 percent of that neighborhood may not want a  
13 new mailbox; but once it passes, they're all  
14 obligated to pay for a new mailbox. Right?

15 CHAIRMAN CHESNEY: Right.

16 MR. MILLS: The same thing in going to  
17 happen in November. Right? 49 percent of the  
18 country is going to be upset come election  
19 night. Right? No matter which way it goes,  
20 so --

21 MS. WHYTE: The only concern that I have  
22 is that a number of residents in the Greens  
23 have requested for a bench, and some residents  
24 are very adamant about not paying for those  
25 benches because they don't want one.

1 And that's projectile. I mean, you wouldn't  
2 want to do it every year, I don't think.

3 I think every three, four years  
4 possibly, but I mean the community -- \$10,000  
5 is a lot.

6 MR. ROSS: If you guys recommend it, I'm  
7 likely going to support it. If you feel like  
8 it's premature --

9 MS. WHYTE: Well, that answers my  
10 question. And that's all I have at this  
11 time.

12 MR. MILLS: Have we got dollar signs for  
13 the sign, the monuments?

14 MR. MAYS: The brick one we talked about  
15 on Greendale or -- yeah, Greendale?

16 MR. MILLS: Uh-huh.

17 MR. MAYS: I talked to the guy today.  
18 He's still working on his numbers because he's  
19 trying to do all the brick work that needs to  
20 be done in the community.

21 CHAIRMAN CHESNEY: Do you need something  
22 on this?

23 MS. WHYTE: Yes. Perfect example --  
24 I'll get back to that in one second.

25 Greendale is the only community in the Greens



1 that does not have a monument sign on both  
2 sides.

3 According to our engineer, it's sort of  
4 on the plat that it was designed to have it,  
5 but it was never put in. So here's an  
6 example. We have a request to have a monument  
7 added to that community. So how does that  
8 process work? That's going to be a very  
9 hefty --

10 CHAIRMAN CHESNEY: Let's do an example.  
11 If Mr. Mills makes a motion that he wants a  
12 monument sign, then we would make a motion to  
13 see if we want a monument sign.

14 MS. WHYTE: Okay. Then that will be  
15 fine.

16 CHAIRMAN CHESNEY: Or if a community  
17 wants to come, like I said -- I'll bring back  
18 the fountain thing, because I -- when that  
19 first started, I thought that it was the  
20 dumbest idea.

21 I remember when Doug called me, and the  
22 next thing I notice 600 people here all  
23 wanting this fountain, which is really quite  
24 pretty. I won't get into the electricity  
25 cost, but, yeah --

1 MR. ROSS: You're so good.

2 MR. MILLS: -- will the gray fade  
3 differently than the yellow?

4 MS. WHYTE: No, not according to him.

5 MR. MILLS: So it will fade differently.

6 MS. WHYTE: It will fade, but it will  
7 fade the same as the blue.

8 CHAIRMAN CHESNEY: So what was your --

9 MS. WHYTE: My preference, I would say I  
10 kind of liked the look of this. Keep in mind,  
11 it goes well with the blue. It's not so  
12 bright, so --

13 CHAIRMAN CHESNEY: So two for that. And  
14 Mark -- oh my God. Bob.

15 MR. ARGUS: So you're saying the yellow  
16 won't last -- will fade faster?

17 MS. WHYTE: It will fade much faster,  
18 because it's a bright color, plus it will show  
19 the dirt.

20 MR. ARGUS: But I remember part of our  
21 discussion was we wanted bright, vivid colors  
22 in this area.

23 MS. WHYTE: This is bright and vivid.

24 MR. ARGUS: With the gray?

25 MS. WHYTE: By the way, it's up on top.

1 MS. WHYTE: In front of you, the board  
2 has requested pictures of what the sails would  
3 look like, just a rendering. I received this  
4 late this afternoon.

5 The yellow is lovely, but it is probably  
6 going to last about, he figures, maybe three  
7 to five years. Am I correct?

8 MR. MAYS: Uh-huh.

9 MS. WHYTE: It is least likely to --

10 MR. MAYS: Fading.

11 MS. WHYTE: -- to fade.

12 CHAIRMAN CHESNEY: Which do you like?

13 MS. WHYTE: I kind of -- I didn't think  
14 -- that was suggested by the contractor. I  
15 like the silver and gray. I think this looks  
16 really sweet, rather than the solid blue, and  
17 I like the silver posting.

18 But I brought you aials for all of  
19 them. I didn't print all of those, but  
20 there's the -- I mean, the yellow --

21 CHAIRMAN CHESNEY: Brian, any  
22 preference?

23 MR. ROSS: Whatever staff recommends.

24 MS. WHYTE: After all that?

25 MR. MILLS: Will the gray --

1 The center post is 30-feet high. In order to  
2 -- whatever -- they've gone up from 24 to 30,  
3 the engineers. This equipment, Doug, what did  
4 he say it was? It was -- it was -- the  
5 post --

6 MR. MAYS: What are you talking about,  
7 the --

8 MS. WHYTE: The metal tubing, what did  
9 he say it was?

10 MR. MAYS: Eight-inch posts, which  
11 requires about a 36 by 36 by 36-inch footer.

12 MS. WHYTE: And that's huge. So I think  
13 you're going to get the blue, you're going to  
14 get the boldness, you're going to get the  
15 coloring.

16 MR. MAYS: It's a lot of concrete.

17 MS. WHYTE: It's your call.

18 MR. ARGUS: Yeah, when I was looking at  
19 this, my eyes went to the yellow, and then the  
20 question that --

21 MR. MILLS: Can I look at yours?

22 MS. WHYTE: Of course. Keep in mind,  
23 you can have whatever you want, but these are  
24 the colors that -- these are the two colors  
25 that you guys asked us for, and the contractor

1 suggested this one because of --  
 2 MR. ARGUS: I'm inclined to go with the  
 3 yellow.  
 4 CHAIRMAN CHESNEY: Mr. Mills.  
 5 MR. MILLS: Looking ahead three years,  
 6 if that's an accurate estimate, what's the  
 7 cost to replace these three sails?  
 8 MR. MAYS: 30 by 30 complete canopy is  
 9 \$4,000, so I imagine one of these smaller ones  
 10 are less than a thousand dollars to replace  
 11 one, so --  
 12 MS. WHYTE: Sails.  
 13 MR. MILLS: Well, I like the yellow.  
 14 CHAIRMAN CHESNEY: I knew this was going  
 15 to come down to two to two.  
 16 MR. MAYS: I do, too.  
 17 MR. MILLS: I have a different  
 18 question. So since we're still thinking about  
 19 the value of the yellow for impact  
 20 aesthetically at this end of the table, are  
 21 these just renderings of this piping?  
 22 MS. WHYTE: No. That is the piping.  
 23 MR. MILLS: Well, I thought that they  
 24 said it was the height of the apex of these  
 25 pipes was not going to be (inaudible) to the

1 sails.  
 2 MS. WHYTE: They're not anywhere near  
 3 the sails. It's just the way he tried to give  
 4 them to us where they were going to give you a  
 5 3-D visualization of the sails.  
 6 MR. MILLS: You see what I'm saying?  
 7 MS. WHYTE: Yes. Yes. Yes.  
 8 MR. MILLS: Okay.  
 9 CHAIRMAN CHESNEY: Mr. Barrett.  
 10 MR. BARRETT: Say one thing, I get a  
 11 contractor comes to me and says, "I really  
 12 don't recommend you do something, and you  
 13 should do this instead because you'll be happy  
 14 with it long term," I tend to listen to the  
 15 contractor because he knows his material  
 16 better than I do.  
 17 I agree, it looks -- it's punchier, but  
 18 he knows something about the yellow that might  
 19 be more than just about fade. I get it, but I  
 20 also know that the umbrella on my patio, we  
 21 went with like a light tan umbrella. In six  
 22 months, it turned light green.  
 23 MS. WHYTE: And it actually will turn a  
 24 color. What did he say? There's one of them  
 25 that would turn a color. Anyway --

1 MR. MAYS: He was talking about the  
 2 red.  
 3 MS. WHYTE: Oh. The red will turn pink.  
 4 CHAIRMAN CHESNEY: When do we have to  
 5 know this by? Because we have one more  
 6 person.  
 7 MS. WHYTE: I was kind of hoping I would  
 8 have it today, so I can get it done, because  
 9 they have to order all of this.  
 10 CHAIRMAN CHESNEY: Well, since this is  
 11 not actually a motion, can she just call up  
 12 Mark?  
 13 MS. WHYTE: Mark is on a flight. He  
 14 doesn't land until 7:05.  
 15 MR. ARGUS: Not today, tomorrow.  
 16 CHAIRMAN CHESNEY: Well, not today,  
 17 tomorrow. I mean, it's not an actual --  
 18 MS. McCORMICK: Well, I think that Sonny  
 19 has the ultimate decision-making ability to --  
 20 CHAIRMAN CHESNEY: So call Mark.  
 21 MS. WHYTE: Okay. I'll call Mark. I'll  
 22 send this to Mark and say -- you know, ask  
 23 what his opinion is.  
 24 MR. ROSS: And we can even name them the  
 25 Ragusa sails.

1 CHAIRMAN CHESNEY: All right. Do you  
 2 have anything else, Sonny?  
 3 MS. WHYTE: No. I think that's it for  
 4 now. Thank you.  
 5 CHAIRMAN CHESNEY: Thank you.  
 6 Mr. Barrett, do you have anything?  
 7 (No response.)  
 8 CHAIRMAN CHESNEY: Supervisor requests.  
 9 (No response.)  
 10 MR. ARGUS: No. Sonny.  
 11 CHAIRMAN CHESNEY: Sonny, do you have  
 12 something else?  
 13 MS. WHYTE: I apologize. Glenciff  
 14 Park, I don't know -- you heard from the  
 15 resident who lives in -- I think she lives in  
 16 Wycliff whose child is handicapped, and they  
 17 were looking for a handicapped swing.  
 18 Baybridge Park, unfortunately, with the  
 19 way it's set up, it's not able to have a  
 20 handicapped, because you have to remove two of  
 21 the swings that are in there, only allowing  
 22 either toddler or regular.  
 23 So we looked at it at Glenciff. And  
 24 since we have three sets of swings and the  
 25 disk swing, we can certainly remove one of the

1 bays of swings and put in a handicapped swing,  
 2 if the board chooses to.  
 3 So I had a contractor go out and get us  
 4 a price, and he came back with \$645 because  
 5 it's actually --  
 6 CHAIRMAN CHESNEY: So moved.  
 7 MR. ROSS: Second.  
 8 CHAIRMAN CHESNEY: All in favor raise  
 9 your hand.  
 10 (All board members signify in the  
 11 affirmative.)  
 12 CHAIRMAN CHESNEY: Perfect.  
 13 (Motion passes.)  
 14 CHAIRMAN CHESNEY: We spent -- what? --  
 15 25 grand for that original one or something  
 16 crazy --  
 17 MR. MAYS: Something crazy.  
 18 MS. WHYTE: I have nothing else. Thank  
 19 you.  
 20 MR. ARGUS: Just out of curiosity, would  
 21 the park have been ADA compliant without  
 22 that?  
 23 MS. WHYTE: Yes, it would have been,  
 24 because the other swing, the circular disk  
 25 swing, the child can sit on it, according to

1 the contractor.  
 2 MR. MILLS: It's consistent with what  
 3 we're trying to accomplish.  
 4 MR. ARGUS: Yeah.  
 5 MR. BARRETT: Does this swing sit on  
 6 existing structure, or is there a new  
 7 structure?  
 8 MS. WHYTE: No. It's the existing  
 9 structure. It's taking the -- because we have  
 10 three ports, and the center port, one of them  
 11 will be removed to put this in.  
 12 CHAIRMAN CHESNEY: So supervisor  
 13 requests? Mr. Argus.  
 14 MR. ARGUS: I'll bring it up again. The  
 15 landscaping, the weeds. Everywhere I look, I  
 16 see weeds. You go down to the median by  
 17 Publix that has been mentioned here the last  
 18 two or three months, between the flower beds  
 19 and the trees, it's 80 percent dollar weed.  
 20 MR. MAYS: The next chance you get,  
 21 we'll bring Paul out, and me, you and Paul can  
 22 go see the area you're talking about.  
 23 MR. ARGUS: I'd appreciate that.  
 24 MR. MAYS: Tell me when you're available  
 25 for that.

1 MR. MILLS: Have the planting beds  
 2 gotten smaller again?  
 3 MR. MAYS: No.  
 4 MR. MILLS: They look so small down at  
 5 Countryway and Linebaugh. Just sod the thing,  
 6 you know. They're not to scale.  
 7 MR. MAYS: It's the same number of  
 8 annual that we get every time. It's just it's  
 9 a different annual.  
 10 MS. WHYTE: It's premium annuals --  
 11 MR. MAYS: When are you available,  
 12 Mr. Argus?  
 13 MR. ARGUS: I'll get with you after the  
 14 meeting.  
 15 MR. MAYS: Okay.  
 16 CHAIRMAN CHESNEY: Anything else?  
 17 (No response.)  
 18 CHAIRMAN CHESNEY: Would anyone -- we  
 19 are having a -- I'm sorry -- the Florida  
 20 Association of Special Districts is having  
 21 their annual conference, and it's in Sarasota  
 22 this year.  
 23 And Severn Trent has graciously offered  
 24 to send one of us. Would anyone like to go?  
 25 MR. ARGUS: When is it?

1 CHAIRMAN CHESNEY: It's June -- it's over  
 2 our CDD meeting. So June --  
 3 MR. MENDENHALL: I think it's like three  
 4 days.  
 5 CHAIRMAN CHESNEY: -- June 6th, 7th and  
 6 8th. It's just the tickets.  
 7 MR. MENDENHALL: Just the tickets, yes.  
 8 CHAIRMAN CHESNEY: So you have to --  
 9 MR. MENDENHALL: You're on your own for  
 10 accommodations and coming back and --  
 11 CHAIRMAN CHESNEY: Unless someone wants  
 12 to make a motion to approve the accommodations  
 13 and things like that.  
 14 MR. MENDENHALL: That's a good point.  
 15 CHAIRMAN CHESNEY: I guess, technically,  
 16 we never did get around to joining. We had  
 17 approved it, but we never did it. And that  
 18 was entirely by my fault, because I was  
 19 supposed to call them and try to get a lower  
 20 rate, which I did not do, so --  
 21 MR. MENDENHALL: And this might be a  
 22 good opportunity by --  
 23 CHAIRMAN CHESNEY: To see if you really  
 24 want to do it, yeah.  
 25 MR. MENDENHALL: And talk to them about

1 a lower rate.  
 2 CHAIRMAN CHESNEY: Yeah.  
 3 MR. MENDENHALL: One of the days -- I  
 4 think the second day is during the CDD  
 5 meeting. So I will be there and --  
 6 CHAIRMAN CHESNEY: Yes. And, quite  
 7 frankly, I thought about going, but I'm going  
 8 to miss the July meeting because I think it's  
 9 ridiculous, quite frankly, when I have my  
 10 meetings in Maine, and I can barely hear you  
 11 guys anyways. So I think this time I'll let  
 12 you guys have the meeting without me.  
 13 MR. ROSS: We'll miss you.  
 14 CHAIRMAN CHESNEY: Yeah.  
 15 MR. MILLS: June is going to be a tough  
 16 month for me. I've got three state  
 17 association conventions.  
 18 CHAIRMAN CHESNEY: Sounds busy. Anybody  
 19 else --  
 20 MR. ARGUS: I'll pass.  
 21 MR. ROSS: Move to adjourn.  
 22 CHAIRMAN CHESNEY: Yes. Second.  
 23 MR. MILLS: Moved.  
 24 CHAIRMAN CHESNEY: All in favor aye.  
 25 (All board members signify in the

1  
 2  
 3  
 4 CERTIFICATE OF REPORTER  
 5  
 6 STATE OF FLORIDA:  
 7 COUNTY OF HILLSBOROUGH:  
 8  
 9 I, Kimberly Ann Roberts, Notary Public in  
 10 and for the State of Florida at Large, do hereby  
 11 certify that I reported in shorthand the foregoing  
 12 proceedings at the time and place therein designated;  
 13 that my shorthand notes were thereafter reduced to  
 14 typewriting under my supervision; and that the  
 15 foregoing pages are a true and correct, verbatim  
 16 record of the aforesaid proceedings.  
 17 Witness my hand and seal May 26, 2016, in  
 18 the City of Tampa, County of Hillsborough, State of  
 19 Florida.  
 20  
 21  
 22  
 23 Kimberly Ann Roberts  
 24 Notary Public  
 25 State of Florida at Large  
 26  
 27  
 28

1 affirmative.)  
 2 CHAIRMAN CHESNEY: The ayes have it.  
 3 (At 5:45 p.m., the meeting adjourns.)  
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 Mark Ragusa, Chairman