

RE: WESTCHASE COMMUNITY  
DEVELOPMENT DISTRICT

TRANSCRIPT OF: BOARD MEETING

DATE: June 7, 2016

TIME: 4:05 p.m. - 7:35 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 MARK RAGUSA, Chairman  
5 Greg Chesney  
6 Brian Ross  
7 Bob Argus  
8 Jim Mills

9 ALSO PRESENT:

10 SEVERN TRENT SERVICES:  
11 Andy Mendenhall  
12 Alan Baldwin (Telephonically)

13 DISTRICT ATTORNEY:

14 Erin McCormick

15 DISTRICT ENGINEER:

16 Tonja Stewart

17 WESTCHASE STAFF:

18 Sonny Whyte  
19 Doug Mays

1 The transcript of Westchase Community  
2 Development District Board Meeting, on the 7th  
3 day of June, 2016, at the Westchase Community  
4 Association Office, 10049 Parley Drive, Tampa,  
5 Florida, beginning at 4:05 p.m., reported by  
6 Kimberly Ann Roberts, Notary Public in and for the  
7 State of Florida at Large.

8 \* \* \* \* \*

9 CHAIRMAN RAGUSA: Good afternoon. My  
10 name is Mark Ragusa. Welcome to the June 7,  
11 2016 Westchase Community Development District  
12 meeting.

13 I would ask that we start by having  
14 everybody stand up and join us in the Pledge  
15 of Allegiance.

16 (The Pledge of Allegiance was recited.)

17 CHAIRMAN RAGUSA: The record should  
18 reflect that all five supervisors are present  
19 today.

20 We have -- I'm going to jinx us and say  
21 we have a very short but defined agenda today,  
22 which means we will go very long. But  
23 nonetheless, we have the consent agenda, which  
24 is approval of the May 3, 2016 meeting  
25 minutes, along with the acceptance of the

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1 financial statements as of April 30, 2016.  
 2 MR. ARGUS: I would like to amend  
 3 that --  
 4 CHAIRMAN RAGUSA: Please.  
 5 MR. ARGUS: -- to include the April  
 6 minutes. We deferred the approval of the  
 7 April minutes because I didn't -- I only had  
 8 the first 137 pages of the 300 pages of  
 9 minutes.  
 10 CHAIRMAN RAGUSA: Did you have any  
 11 changes to the April minutes?  
 12 MR. ARGUS: I had one minor scrivener  
 13 error. The word in there was drug, d-r-u-g,  
 14 and it should be dug, d-u-g; and I submitted  
 15 that to Andy.  
 16 CHAIRMAN RAGUSA: Okay. Any suggested  
 17 changes to the May 3 minutes?  
 18 MR. ARGUS: Yes. I would like to remove  
 19 the May 3 minutes because I believe that  
 20 between page seven -- 97 and 98 there are some  
 21 missing pages that did not flow -- we were  
 22 talking one thing, and then we go to the next  
 23 page, and it's a totally different topic.  
 24 CHAIRMAN RAGUSA: All right. We're  
 25 going to pull the approval of the May 3

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1 minutes from the consent agenda. Let's keep  
 2 the consent agenda as accepting the financial  
 3 statements as of April 30, 2016.  
 4 Do we have a motion to approve that --  
 5 MR. ARGUS: So move.  
 6 CHAIRMAN RAGUSA: Do we have a second?  
 7 MR. MILLS: Second.  
 8 CHAIRMAN RAGUSA: All in favor please  
 9 raise your hand.  
 10 (All board members signify in the  
 11 affirmative.)  
 12 CHAIRMAN RAGUSA: Now, as of the April  
 13 2016 meeting minutes with Mr. Argus' one  
 14 scrivener's error, do we have a motion to  
 15 approve those meeting minutes?  
 16 MR. ARGUS: So moved.  
 17 CHAIRMAN RAGUSA: Mr. Argus has moved.  
 18 Do we have a second?  
 19 MR. MILLS: Second.  
 20 CHAIRMAN RAGUSA: Any further  
 21 discussion?  
 22 (No response.)  
 23 CHAIRMAN RAGUSA: All in favor please  
 24 raise your hand.  
 25 (All board members signify in the

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1 affirmative.)  
 2 (Motion passes.)  
 3 MR. ARGUS: I'm sorry. In May, there  
 4 was one scrivener error, the word meeting was  
 5 listed as meeting, m-e-e-t-i-n-g. It should  
 6 be median, talking about the -- down the  
 7 center line --  
 8 CHAIRMAN RAGUSA: Median?  
 9 MR. ARGUS: Median.  
 10 CHAIRMAN RAGUSA: Is there a desire then  
 11 to table the May 3, 2016 meeting minutes?  
 12 MR. CHESNEY: What pages do you think  
 13 are missing?  
 14 MR. ARGUS: Between 97 and 98.  
 15 MR. MENDENHALL: I have them in mine.  
 16 MR. CHESNEY: I have them in mine.  
 17 MR. ARGUS: Well -- no. The pages --  
 18 those pages --  
 19 MR. MENDENHALL: I know the pages are  
 20 there, but there's info that's not there.  
 21 MR. ARGUS: Yeah. It seems to skip to a  
 22 brand-new topic.  
 23 MR. MENDENHALL: Okay.  
 24 CHAIRMAN RAGUSA: Can I make a  
 25 suggestion? Why don't we get with the

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1 reporter who was here and see if they can  
 2 verify from the tape --  
 3 MR. ARGUS: Okay.  
 4 CHAIRMAN RAGUSA: -- whether any content  
 5 is missing? Did you do that?  
 6 THE REPORTER: No, I don't --  
 7 CHAIRMAN RAGUSA: Can we follow up with  
 8 the reporter that was in May?  
 9 THE REPORTER: Yes, we can.  
 10 CHAIRMAN RAGUSA: So why don't we go  
 11 ahead and table that? I'm going to go ahead  
 12 and table the May 3, 2016 meeting minute  
 13 approval. Let's put that on the July agenda,  
 14 please.  
 15 MR. MENDENHALL: Gotcha.  
 16 CHAIRMAN RAGUSA: We'll roll right into  
 17 the engineer's report. I see Tonja is here.  
 18 MS. STEWART: I'm here. I have a few  
 19 updates.  
 20 The first one is I just did a quick  
 21 drive-through of the borrow pit behind  
 22 Stonebridge.  
 23 MR. MAYS: Yes.  
 24 MS. STEWART: Did I get that right,  
 25 Sonny -- Doug?

1 We did get an email from M/I Homes.  
2 There is a resident to the east of the  
3 townhome community that lives in those homes  
4 there that contacted them, wanting to know  
5 about some stuff about some water backing up  
6 that connects to the same system. But we just  
7 went out there, and everything looked fine and  
8 normal, so knock on wood.

9 And the borrow pit behind the  
10 Westchase residence looks real good, so  
11 considering the kind of (inaudible) we had,  
12 knock on wood, the outfall and everything  
13 seems to be functioning as designed.

14 So I'm going to stop on the way out, and  
15 I'll check the outfall structure for the big  
16 pond on the north side of Linebaugh just to  
17 kind of see where the water levels are, but  
18 knock on wood so far.

19 Okay. So the other reason I'm here is  
20 to talk about I'm trying to schedule a meeting  
21 with all the parties of M/I Homes and the  
22 Westchase CDD to talk about how we want to  
23 convey that property, so I've targeted a  
24 meeting a week from Friday, and Andy and Erin  
25 have been included in the list.

1 like you and Stantec and Erin, how much is  
2 this going to cost us?

3 MS. STEWART: It's just a meeting, you  
4 know, just a couple-hour meeting.

5 CHAIRMAN RAGUSA: Well, the 12-to-18-  
6 month process, what's this going to cost us  
7 to transfer those permits?

8 MS. STEWART: Okay. Once we get the  
9 game plan together, all of us can get together  
10 and figure out what that total cost is going  
11 to be.

12 CHAIRMAN RAGUSA: That's a component in  
13 that discussion.

14 MS. STEWART: Absolutely. Absolutely.  
15 We can provide that information.

16 CHAIRMAN RAGUSA: Please.

17 MR. ARGUS: Does that mean we have to  
18 increase the budget amount?

19 MR. ROSS: (Moves head from side to  
20 side.)

21 MR. ARGUS: No. Okay.

22 CHAIRMAN RAGUSA: Mr. Ross.

23 MR. ROSS: No. It means we need to make  
24 clear to M/I Homes that there needs to be a  
25 cash component.

1 So I'm hoping by the next meeting, we  
2 will be able to come back to the board with  
3 the final game plan that everybody has kind of  
4 agreed upon.

5 As we mentioned in a meeting a couple of  
6 months ago, we expect that this is going to be  
7 baby steps, decide what the game plan is, and  
8 then we're going to let them finish their plat  
9 for phase two, transfer the permit to  
10 operation when they're finished with all their  
11 stormwater management stuff, and then move  
12 towards getting a proposal for separating the  
13 permit so that they would have their permit,  
14 and we would have our permit, and then do  
15 conveyances of the transfers as things get  
16 completed as they go through their  
17 development.

18 So this going to be a 12-to-18-month  
19 plan, I think. So I think the next step is  
20 for us to have a meeting, come back to you  
21 guys and say, "This is what we have," make  
22 sure that you're okay with it, discuss the  
23 proposal from the design engineer and go from  
24 there. The next --

25 CHAIRMAN RAGUSA: Briefly. As much as I

1 MR. ARGUS: Okay.

2 MS. STEWART: I suspect that at some  
3 point you're going to want representatives  
4 from M/I Homes to probably attend a meeting  
5 after the game plan has been developed and let  
6 you engage in one-on-one conversation with the  
7 decision makers of M/I Homes. That's what I  
8 would expect.

9 CHAIRMAN RAGUSA: That makes sense.

10 MS. STEWART: And I don't believe that  
11 they would be opposed to doing that.

12 The next item I have is in regard to  
13 Baybridge Park. I know that the improvements  
14 were done. We did an inspection, and we'll  
15 just be able to certify the pay application  
16 which has been done, and I believe that we now  
17 have everything in order to be able to do the  
18 ADA compliance.

19 I think they only have a ten percent  
20 retainage being held back. And, Sonny --

21 MR. MAYS: Yes.

22 MS. STEWART: -- or Doug, I don't know  
23 -- did they send an invoice for that or --

24 MR. MAYS: No, not yet, but we're good  
25 with a ten percent hold-back till we finish.

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1 CHAIRMAN RAGUSA: What's the timing on  
 2 that approval?  
 3 MS. STEWART: I can do it immediately.  
 4 MS. McCORMICK: Did we get the  
 5 certification from them, the contractor as  
 6 well?  
 7 MS. STEWART: As part of the process for  
 8 me to do it, I can't do mine without theirs.  
 9 MS. McCORMICK: Right.  
 10 MS. STEWART: My understanding is  
 11 they're aware they need to provide those  
 12 certifications so they can provide that  
 13 language.  
 14 MS. McCORMICK: Yes. I just want to  
 15 make sure we don't give the final payment  
 16 until we get their certification.  
 17 MS. STEWART: Oh, I -- sure. Sure.  
 18 I'll tie my certification with the final  
 19 payment which forces it to go through that  
 20 process.  
 21 MS. McCORMICK: Right.  
 22 MS. STEWART: And then one thing that  
 23 you and I didn't talk about was an increase in  
 24 the erosion repair budget. That is one thing  
 25 we did not talk about. Sorry.

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1 MR. MAYS: No, we didn't.  
 2 MS. STEWART: Is that something that we  
 3 do need to talk about, or do you have --  
 4 MR. WHITE: I think we can put it in  
 5 there.  
 6 MS. STEWART: I would recommend -- and  
 7 this is a conversation that I'm having to have  
 8 in general with a lot of my clients. I have a  
 9 client on another community (inaudible)  
 10 represents who had a child drown in a  
 11 stormwater pond, and it started generating some  
 12 conversation among people about that zone of  
 13 land where the grass line is where we have  
 14 problems with the stabilization, and over time,  
 15 because that's about where the seasonal high  
 16 water is and that's where the water fluctuates  
 17 above -- right below it, that zone becomes  
 18 deformed, for lack of a better word, I guess.  
 19 And the standard of a safe slope is four  
 20 to one. So we were talking among ourselves  
 21 now about the safety of that zone for people  
 22 who may be walking along that area, and we're  
 23 trying to come up with a combination of  
 24 education programs for resident restrictions  
 25 on how you use the pond slope.

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1 We're trying to figure out, you know,  
 2 some kind of defined program for safety  
 3 procedures and practices for pedestrians  
 4 around stormwater ponds. So we're just --  
 5 this just happened in the past couple of  
 6 weeks. So I think the erosion repair, if  
 7 there is the ability to do some additional  
 8 funding, that would also help offset that  
 9 discussion in developing that game plan.  
 10 CHAIRMAN RAGUSA: Mr. Ross.  
 11 MR. ROSS: I understand the idea where  
 12 we have to have plans and implement them and  
 13 all that kind of stuff, but if we're already  
 14 aware that we have a dangerous condition in  
 15 certain ponds, I believe we should immediately  
 16 notify the residents, whoever the affected  
 17 adjacent property owners -- I mean, what I  
 18 hear you saying is those homeowners shouldn't  
 19 be letting their kids walk down near the pond,  
 20 go fishing near the pond, because the ground  
 21 may be unstable and they have a risk of  
 22 falling in and drowning. Is that what I'm  
 23 hearing?  
 24 MS. STEWART: There is a design standard  
 25 that we use for size slopes, and that four to

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1 one is anything steeper than four to one  
 2 requires a fence when it's designed. Okay?  
 3 And that's what is considered to be a safe  
 4 walking slope. Okay?  
 5 We do have a four-to-one slope, and  
 6 then, typically, because below the water level  
 7 that's the natural ground, when it's coded  
 8 four-to-one slope, it stays stable, too.  
 9 That's one of the things we look at when we  
 10 started doing the road repair.  
 11 If you have a nice four-to-one slope  
 12 below the water level, that's a winning bet  
 13 that you're going to have fairly stable  
 14 slopes. You're not going to have a whole lot  
 15 of erosion.  
 16 It's that ground where you actually took  
 17 the dirt, filled on top of it, and then you  
 18 build that four-to-one slope, that's about  
 19 where the seasonal high water is. That's a  
 20 very sensitive area because of the seasonal  
 21 high water fluctuating over time, and it tends  
 22 to -- we put sod on top of that dirt.  
 23 So you're starting off with a two-inch  
 24 jump in elevation right when we put the grass  
 25 on top of that dirt. So you're immediately --

1 you've got to jump right there at that line,  
2 so over time that grass gets thicker, and over  
3 time some of that dirt moves. So over time  
4 you just tend to get this little cliff, for  
5 lack of a better word.

6 It may only be three inches, four  
7 inches, six inches. It may not be that much,  
8 but now it has created a non-compliant  
9 comfortable slope to walk on. So what we're  
10 trying to do is -- obviously it is not in our  
11 current plan to say we need to address all  
12 these areas.

13 I think it's, first, awareness; second,  
14 education; third, as we start doing our  
15 erosion repair stuff, start taking a look at  
16 the whole process.

17 What I'm hoping can happen is -- it's  
18 just a matter of flattening it out -- is maybe  
19 hopefully making this little five- or six-foot  
20 zone that when we've got a contractor on site  
21 doing erosion repair, we can just kind of  
22 smooth out that slope around the entire  
23 perimeter and put grass back on it.

24 MR. ROSS: I believe I understand  
25 generally what you're saying, that there is a

1 process to get from beginning point to ending  
2 point, and I get that.

3 What I'm stating is that, in my view, if  
4 at any point we conclude there is a dangerous  
5 condition on our property, we should notify  
6 the immediate adjacent homeowner. We  
7 shouldn't wait to formulate the specific plan,  
8 formulate whatever needs to be formulated.

9 We should be telling people, "Don't let  
10 your kids play down there."

11 MS. STEWART: Okay.

12 MR. ROSS: And we should be doing it in  
13 writing, in my judgment. I don't know how the  
14 rest of the board feels, but that's my  
15 judgment.

16 MR. MAYS: Right now, that's kind of how  
17 we handle things. We haven't met -- been  
18 going to the residents. We've been getting  
19 them repaired quickly because some of them are  
20 just smaller.

21 The landscape crew goes to these places  
22 every week this time of year, so that's when  
23 they really bring it to our attention more  
24 when they see one of these in the backyard,  
25 and then we usually will try and get out there

1 and repair it ourselves.

2 They're usually small right now, but  
3 we'll make sure that that does happen.

4 CHAIRMAN RAGUSA: Mr. Mills.

5 MR. MILLS: Thank you. Have we  
6 identified any sites on property that are  
7 currently out of compliance and imminently  
8 dangerous --

9 MS. STEWART: I haven't.

10 MR. MILLS: -- to follow up on Mr. Ross'  
11 plan?

12 MR. MAYS: I would say we haven't  
13 identified anything major to the point  
14 Mr. Ross is trying to make. We've got some  
15 areas throughout the property that can be  
16 rebuilt and brought back to the way they were  
17 from original maintenance, but nothing major  
18 right now. Nothing major.

19 I got one phone call from one resident  
20 noticing across the pond that the grass is  
21 giving way and dirt was collapsing, and I  
22 went over there and looked at it. It's maybe  
23 four feet long. So we checked it to see if it  
24 was pushing ever further, which it wasn't.  
25 For some reason, it was right there.

1 It was really just an odd spot, because  
2 usually it's between houses from all the  
3 runoff. This one was right in the middle of  
4 the yard, right in the middle of the house, no  
5 pool, no nothing. So it was just very odd. I  
6 meant to take Tonja by there and look at that,  
7 too.

8 CHAIRMAN RAGUSA: Mr. Barrett.

9 MR. BARRETT. Thank you. Is the pond --  
10 it's along the Davidsen walk on Montague.  
11 It's the one behind Mr. Chesney's house, but  
12 it's the edge right along Montague. Is that  
13 slope four to one? I'm trying to get an  
14 idea. That's a really --

15 MS. STEWART: We can look at that. We  
16 haven't -- we inherited an as-built  
17 condition. Okay? We have not historically  
18 evaluated that as-built condition. We  
19 inherited it. We maintain it from there.

20 There are some cases where either due to  
21 design error or change in field conditions  
22 that that slope may be steeper than four to  
23 one. To date, we haven't evaluated it. As  
24 part of what we're talking about now, we  
25 probably will.

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1 CHAIRMAN RAGUSA: Mr. Ross.  
 2 MR. ROSS: And just so it's clear, I  
 3 don't want either you or Doug or Sonny to  
 4 think anything in my remarks that I'm  
 5 suggesting we haven't been on top of our game,  
 6 that we've not been responsive, that we're not  
 7 looking into these issues.  
 8 I'm just saying now that we've  
 9 identified it, now that it's something that  
 10 has become an issue in our vision, let's keep  
 11 our eye on the ball, and the last thing we  
 12 want is to have somebody get injured. That  
 13 just would be -- you know, that's just not  
 14 smart.  
 15 So, you know, I think you all are doing  
 16 a great job. I'm glad you're on top of it,  
 17 and I don't want you to think that I'm  
 18 suggesting you're not on top of it.  
 19 MS. STEWART: And the last item I have  
 20 -- if I didn't say that before -- there has  
 21 been a big push about roadway signs, and I  
 22 have not had a chance to talk to Sonny and  
 23 Doug about this.  
 24 But for roads that the CDD owns, there  
 25 has been a big push by local government that

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1 all of your signs and your posts have to meet  
 2 MUTCD and DOT standards.  
 3 There has become an, I would say,  
 4 extreme position in evaluating their  
 5 compliance versus I have generally  
 6 compromised, and if you can see the sign, you  
 7 can stop. If you can't see the sign, maybe it  
 8 needs replaced, which is probably why you need  
 9 to do -- you need to replace your signs.  
 10 But I had a big conference call a couple  
 11 of weeks ago where it became confrontational  
 12 about the signs. So what I'm telling my  
 13 clients, if you do own the right of way, you  
 14 do own the road, you do own the signs, there  
 15 has to be an awareness, again, that probably  
 16 the majority of the signs and the posts may  
 17 not meet these standards, and we probably need  
 18 to look at a future plan to try to start  
 19 bringing those signs and everything into  
 20 compliance.  
 21 CHAIRMAN RAGUSA: Well, the residents  
 22 behind grates are going to ask to why aren't  
 23 the signs compliant?  
 24 MS. STEWART: I think there -- I can  
 25 give you a little history, because I used to

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1 do certifications on striping and signage for  
 2 a lot of people, you know.  
 3 I would take the approved plan, send an  
 4 inspector around, have them check to make sure  
 5 the sign was there, sign it, certify, then  
 6 go. And then one year, somebody said  
 7 something to me about retroreflectivity.  
 8 So I started doing a whole lot of  
 9 research. You would not believe the science  
 10 of retroreflectivity on signs at this point.  
 11 What I learned from that experience is, is  
 12 that -- my position was these are subdivision  
 13 streets.  
 14 When I first started designing  
 15 subdivision streets, we didn't put signs up.  
 16 There was no requirements to put signs up.  
 17 Okay?  
 18 So then it changed into putting the  
 19 signs up. Now they're wanting everything to  
 20 be compliant with DOT highway standards.  
 21 Why? I can't tell you. I speculate, and I  
 22 promise this is just 100 percent speculation  
 23 based on some conversations I had with  
 24 different people is, I believe that the  
 25 traffic enforcement agreements have become

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1 very complicated for the sheriff's office and  
 2 the police departments.  
 3 I think that this service -- they have  
 4 so much other stuff to battle and fight that  
 5 this service has really complicated things.  
 6 So I kind of feel like that they have kind of  
 7 determined that they want to make sure that  
 8 there is not one single thing that anybody can  
 9 sue anybody for to be out of compliance with  
 10 anything.  
 11 CHAIRMAN RAGUSA: We'll go to  
 12 Mr. Chesney, and then I'll come to you, Sonny.  
 13 MR. CHESNEY: So, to me, this seem  
 14 relatively simple. We just have to inventory  
 15 our signs and check them out. So what's that  
 16 going to cost us to do that?  
 17 MS. STEWART: I didn't --  
 18 MS. WHYTE: (Inaudible)  
 19 CHAIRMAN RAGUSA: What did you say,  
 20 Sonny?  
 21 MS. WHYTE: Behind our gated community,  
 22 in order to get the jurisdictional agreement  
 23 with the sheriff's office, we had to do DOT  
 24 compliance a few years ago.  
 25 CHAIRMAN RAGUSA: Okay.

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1 MR. WHYTE: And, Tonja, we did Harbor  
 2 Links and we did the Greens.  
 3 Now, I think now all the communities are,  
 4 because the Vineyards do their own signage, but  
 5 Harbor Links and the Vineyards were DOT  
 6 compliant back when we did this agreement with  
 7 them, because they had to raise the signs and  
 8 --  
 9 MR. MAYS: The Greens, too.  
 10 MS. McCORMICK: We had to do the  
 11 Greens. I don't think we did the Vineyards.  
 12 We did the Greens and Harbor Links.  
 13 MS. WHYTE: No. Those are the two that  
 14 are done.  
 15 MS. McCORMICK: And I thought -- I knew  
 16 Tonja had to do a certification. And at that  
 17 point, it said that the signage and striping  
 18 is in general conformance to the manual on  
 19 uniform traffic control devices.  
 20 So do you think that's going to be  
 21 satisfactory to them at this point, or --  
 22 MS. STEWART: Well, you're in an  
 23 agreement now. Right? You're not going to  
 24 ask --  
 25 MS. McCORMICK: -- or we need to do a

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1 new one? We need to actually -- that's what  
 2 the issue is today.  
 3 MS. STEWART: You're not going to --  
 4 you're not going to be in compliance. I can  
 5 tell you you're not in compliance based on  
 6 what -- the way things are handled today.  
 7 Okay?  
 8 MS. McCORMICK: Right.  
 9 MR. CHESNEY: From two years, three  
 10 years ago?  
 11 MS. McCORMICK: No, not --  
 12 MR. CHESNEY: How long is the agreement?  
 13 MS. McCORMICK: Yeah, there's three-year  
 14 agreements, so there's not -- there's one --  
 15 MS. STEWART: They weren't compliant  
 16 three years ago, most likely. We just didn't  
 17 take it to that extreme level. Okay.  
 18 CHAIRMAN RAGUSA: What does your  
 19 certification say?  
 20 MS. McCORMICK: It says general  
 21 compliance.  
 22 MS. STEWART: General compliance.  
 23 MR. ARGUS: General.  
 24 MS. WHYTE: We raised all the street  
 25 signs.

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1 MS. STEWART: So now I'm talking about  
 2 the sign and the post, not just the height  
 3 and the lift. I'm talking about, are the  
 4 posts breakaway? Are your posts breakaway  
 5 posts?  
 6 MR. MAYS: Oh, yeah --  
 7 MS. WHYTE: They break them regularly.  
 8 MS. STEWART: Because that's one of the  
 9 debates that I kind of had with some of our  
 10 traffic people internally, because, I said,  
 11 when I talk to the sign companies, the sign  
 12 companies will tell you, "Yeah, I'm giving you  
 13 a compliant sign," but then when I go and I  
 14 look at it, I'm like I don't think -- I mean,  
 15 it's got to have a sticker in the back, it's  
 16 got to have all this stuff.  
 17 And I'm like I'm not confident in the  
 18 conversation I'm having with the companies who  
 19 are putting these signs in, so it's going to  
 20 be a more serious discussion with those  
 21 companies to make sure the materials that  
 22 they're giving us are compliant, and then, of  
 23 course, the poor installer who is the lowest  
 24 paid person, I'm sure, in the company  
 25 understands.

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1 And, you know, it sounds like Sonny's  
 2 kind of said that the sign company has already  
 3 done that. But what I'm basically telling you  
 4 as your district engineer and as a licensed  
 5 professional engineer who is going to have to  
 6 sign these future certifications, we're going  
 7 to be sticklers to make sure that they are a  
 8 hundred percent compliant. There is not going  
 9 to be any flexibility allowed.  
 10 MS. McCORMICK: Well, it's not really in  
 11 the future because we need this agreement like  
 12 in June to get --  
 13 MR. CHESNEY: Does she have to certify  
 14 them?  
 15 MS. McCORMICK: (Moves head up and  
 16 down.) I think that the county will require  
 17 the certification.  
 18 MR. CHESNEY: So why not for the next  
 19 board meeting -- I mean, I'm still struggling  
 20 with this, how it can be that much different  
 21 in three years. But for the time being, you  
 22 can provide us an assessment of what it would  
 23 cost to certify it.  
 24 MS. STEWART: Sure.  
 25 MR. CHESNEY: Right?

1 MS. STEWART: Yes.  
2 MR. CHESNEY: I guess, does that make  
3 sense? I mean, I question that this is -- so  
4 far, we have two things here everyone's  
5 bringing up, and it's costing us lots of money  
6 here.

7 MS. STEWART: You're not the only  
8 district I'm having this conversation with.  
9 I'm having this conversation on both items  
10 with every single one of my clients. These  
11 are all issues that have come up in the past  
12 30 days.

13 As your district engineer, we have tried  
14 to be fair and reasonable when we make  
15 recommendations to you when you do maintenance  
16 work. Okay?

17 These two areas have now been kind of  
18 thrown on the table and specifically put in my  
19 lap, and as a licensed professional engineer,  
20 I can't use the term "general" anymore.

21 I've got to make sure that it's 100  
22 percent spot on, and particularly with the  
23 ponds, the situation with the ponds. I think  
24 a lot of that, it's not a matter of spending  
25 money on repair. I think it's just being

1 that's the kind of stuff I have a problem  
2 with.

3 Like, I mean, on the parks, it started  
4 out with our, you know, ADA thing, and,  
5 granted, our parks need to be redone, but I  
6 haven't seen anyone else redo their parks  
7 because of ADA compliance.

8 And I'm at least concerned when people  
9 come and tell me there's all these regulations  
10 that have become, you know, pronounced, and  
11 so --

12 MS. STEWART: And I appreciate that,  
13 Greg. That's part of the reason why I don't  
14 want to have these conversations. I am not  
15 the one who wants to tell you this. And when  
16 I had a conference call ten days ago, and I'm  
17 getting thrown underneath the bus because I  
18 certified something, when they went out to  
19 inspect it, was an inch off.

20 And I'm going, "These are subdivision  
21 streets. Are you not allowing any flexibility  
22 whatsoever?" From a professional engineer's  
23 point of view, I try to be fair and reasonable  
24 and allow some room for flexibility. I'm  
25 like, "Did someone get decapitated from

1 aware and creating a plan, but also making the  
2 residents aware.

3 I think that, you know, education is  
4 going to be part of the program, which costs  
5 you nothing. I'm not asking that you go and  
6 do that and all your -- or recommending that  
7 you do that.

8 I'm just recommending that the  
9 conversation just gets out there.

10 MR. CHESNEY: Well, to me, that seems a  
11 more reasonable -- you have things that happen  
12 over time, and I can see how the bank may get  
13 out of whack, and we have to go and address  
14 it.

15 I mean, I understand that much more than  
16 three years ago, all of our signs, we signed  
17 off that everything was right. I mean, I'm  
18 not aware of what can possibly change in three  
19 years --

20 MS. STEWART: What happened --

21 MR. CHESNEY: -- because -- just hear me  
22 out -- because stuff like this, it's like I  
23 struggle with like if the rules change, and  
24 it's not like Hillsborough County is going in  
25 and putting in all new signs down my street,

1 walking underneath the street sign that was an  
2 inch too low? What happened that it became so  
3 extreme?"

4 The death of a child in the stormwater  
5 pond made it extreme. It made it out there  
6 for discussion. I can only tell you that I,  
7 as a licensed professional engineer, can't  
8 take this through a general process.

9 MR. CHESNEY: Well, I mean, we have a  
10 real issue here with we're going to need  
11 compliance with -- to sign this agreement.

12 MS. McCORMICK: Right.

13 MR. CHESNEY: We have to -- whatever the  
14 county asks us, we have to make sure that we  
15 agree.

16 So what do we have to do? What is our  
17 next step to make it so we can sign the  
18 agreement so we can continue to have  
19 enforcement?

20 MS. STEWART: All right. For all of  
21 them or just one of them because --

22 MS. McCORMICK: It's for Harbor Links  
23 and for the Greens, and as of right now, we  
24 are -- that agreement has lapsed, and it was  
25 just brought to Sonny's attention.



1 So on the agenda, we've got this issue  
 2 for the board to approve in going ahead and  
 3 getting with the sheriff's office to get a new  
 4 agreement approved by the board of county  
 5 commissioners, but I'm sure, based on what  
 6 you're telling me, that they are going to be  
 7 adamant about wanting the certification, and  
 8 you're probably going to want very specific  
 9 language as opposed to general language,  
 10 because they just are putting a lot of focus  
 11 on this issue right now that they didn't  
 12 necessarily do before.

13 CHAIRMAN RAGUSA: Let me ask you this,  
 14 Erin: The agreement that we need for the  
 15 sheriff's office, is that for the deputies --  
 16 the private patrol deputies enforcement of  
 17 traffic laws?

18 MS. McCORMICK: That's my understanding.  
 19 It's not for them to do general patrol of the  
 20 community, but they require that in order to  
 21 be able to issue tickets within the streets  
 22 that are gated, we have to have this separate  
 23 agreement.

24 MR. CHESNEY: Yeah, I actually -- I  
 25 don't want to -- my memory might a little

1 fuzzy, but I think that that was definitely  
 2 part of it, that latter part.

3 MS. McCORMICK: Right.

4 MR. CHESNEY: But I also think that just  
 5 to have normal patrols to go back behind the  
 6 gate, I felt we also had to have the  
 7 agreement. I thought that they would not go  
 8 back unless called back there otherwise.

9 MS. WHYTE: Not on off duty, not that  
 10 I'm aware of.

11 CHAIRMAN RAGUSA: No. They've always  
 12 patrolled.

13 MR. CHESNEY: Well, maybe -- no, I'm not  
 14 talking about the off duty. I'm talking about  
 15 the regular sheriff's patrol.

16 CHAIRMAN RAGUSA: They can go anywhere.

17 MR. WHYTE: Yeah.

18 CHAIRMAN RAGUSA: It's a public road.  
 19 As far as I'm concerned, I'm in no hurry to  
 20 replace any signs. If we can't write speeding  
 21 tickets behind gates, I could care less about  
 22 that.

23 I would be surprised if they've ever  
 24 written a speeding ticket in Harbor Links.  
 25 The Greens may be different.

1 MS. STEWART: Interesting point  
 2 because --

3 MR. MAYS: Warnings.

4 MS. STEWART: -- one of the communities  
 5 I've been working with for a year and a half  
 6 on their signs that we had this big meeting  
 7 last week, we -- two months ago, I pleaded  
 8 with them.

9 I said, "I hear you talk about not  
 10 getting the service you want from the  
 11 sheriff's office, they're not giving the  
 12 speeding tickets, they're not doing what you  
 13 asked them to do. So why do you want to spend  
 14 \$100,000 replacing all your signs to still not  
 15 get the service that you asked for?"

16 I honestly think that this is a service  
 17 that the police department is looking at hard,  
 18 to say, "We've got a lot of other fights to  
 19 battle. This a low priority. So maybe if we  
 20 make communities spend a lot of money, maybe  
 21 they'll re-think wanting -- needing that  
 22 service anymore."

23 And I don't know that that's the case.  
 24 I don't want to say that's the case, but I  
 25 can't put two and two together.

1 CHAIRMAN RAGUSA: Well, let's talk to  
 2 the City of Tampa. We can get their police  
 3 out here. Seriously.

4 MS. STEWART: I have talked with the  
 5 City of Tampa. I have communities in the City  
 6 of Tampa who are having the exact same  
 7 discussion. In my City of Tampa communities,  
 8 unfortunately, those communities, without  
 9 consulting anybody, threw a bunch of signs in  
 10 the right of way.

11 They just called their field manager up,  
 12 and a resident says that "We want a speed  
 13 limit sign, or we want this sign or we want  
 14 that sign," the next thing you know, I drive  
 15 through to go to a meeting, I might see six  
 16 new signs as I go through there that are  
 17 completely not compliant.

18 So you've got people out there who are  
 19 just lackadaisically putting signs up, which  
 20 creates a problem for the police department.

21 CHAIRMAN RAGUSA: Well, as part of this  
 22 process, I want us to go back and look at the  
 23 documentation we have on certain occasions  
 24 from the signed supplier.

25 If they had told us that we have -- we

1 were purchasing compliant signs, I expect them  
2 to provide us with compliant signs. If those  
3 signs are not, in fact, compliant at the time  
4 they were sold.

5 So I'm not going to -- these -- the  
6 community should not foot the bill for  
7 non-compliant signs that were sold to us as  
8 compliant.

9 Now, if we knew that they were not  
10 compliant and certified them as being  
11 compliant, that's a different story. But I  
12 want to know, did we buy compliant signs that  
13 actually were not compliant?

14 MS. WHYTE: I know just recently where  
15 we purchased some of our stop signs, which is  
16 something called Seton. They noticed that  
17 their reflectivity was not correct.

18 They actually contacted us and sent us  
19 35 brand-new stop signs, which we went back  
20 out, replaced, and sent the old ones back,  
21 because they found that their reflectivity  
22 wasn't any good.

23 CHAIRMAN RAGUSA: These are signs that  
24 they provided?

25 MS. WHYTE: Yes, sir, that we purchased

1 sheriff's office is looking for a reason to  
2 hold people under fire on compliance of  
3 signs.

4 As far as I'm concerned, the contracts  
5 have lapsed, let them go. I could care  
6 less. I'm not going to spend a whole lot of  
7 money on engineering fees or stop signs or  
8 whatever signs are necessary to have people  
9 write warning tickets in the gated  
10 communities. That's not money well spent.  
11 Now, I want to know --

12 MR. CHESNEY: I disagree.

13 CHAIRMAN RAGUSA: -- what the issue is.  
14 I want to know, do we have issues with the  
15 signs? And it sounds like we have 35 stop  
16 sign issues that were taken care of by the  
17 vendor, which is a great move.

18 MR. ARGUS: Is that the sole reason why  
19 we have the agreement is so they can write  
20 traffic tickets, or were there other  
21 provisions -- other benefits to it?

22 MS. McCORMICK: It's really, I think,  
23 more for the county's purposes that they want  
24 the agreement in order to write the traffic  
25 tickets, so I don't see any benefit that comes

1 from them, and they felt that their  
2 reflectivity wasn't up to DOT standards. So  
3 they actually replaced them.

4 Sent us 35 brand-new ones, and we sent  
5 back the 35. They paid for everything.

6 CHAIRMAN RAGUSA: Well, it sounds like a  
7 company we should do business with.

8 MS. STEWART: Absolutely.

9 MS. WHYTE: We do a lot of business with  
10 Seton.

11 MR. CHESNEY: Okay. So back to on the  
12 focus then, so what is the next step? What  
13 about -- how about -- me, my suggestion would  
14 be, the next step, Erin sees what the sheriff  
15 wants first, and then we go back and figure  
16 out the next step, and, you know, because,  
17 really, our objective is to get the agreement  
18 signed.

19 CHAIRMAN RAGUSA: I don't see it that  
20 way. If we have a pressing need to get our  
21 signs into compliance, because it's required  
22 by federal, state or local law, then I think  
23 we need to do that.

24 But I'm not hearing we're breaking the  
25 law with our signs. I'm hearing that the

1 to us by having this agreement.

2 I can talk to Chris Gundersen, get in  
3 touch with the attorneys in the sheriff's  
4 office and, you know, say, "This agreement has  
5 expired, and we need to get it renewed." Or  
6 if I don't do anything, Sonny, what is your  
7 impression of what Chris Gundersen --

8 MS. WHYTE: They won't go behind the  
9 gate. They've already contacted me like more  
10 than four times in the last two weeks. They  
11 won't write tickets.

12 MS. McCORMICK: They won't write  
13 tickets.

14 MS. WHYTE: But in the meantime, Mark,  
15 your concern was -- we did -- we did ask -- a  
16 couple of residents in Harbor Links requested  
17 speed traffic -- because they are going over.  
18 We've used them a lot in the Greens, and they  
19 do periodically go in, especially going up  
20 Gretna Green, there are some issues, so --

21 CHAIRMAN RAGUSA: I can see that.  
22 Mr. Chesney.

23 MR. CHESNEY: I would like to -- I mean  
24 -- and I don't know if we need to make a  
25 motion -- but it would be my intent to

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1 continue with the agreements.  
 2 So I would make the motion to direct  
 3 Erin to bring the agreements forth to us at  
 4 her earliest possible convenience, to have it  
 5 renewed.  
 6 CHAIRMAN RAGUSA: Do we have a second?  
 7 MR. ARGUS: Second.  
 8 CHAIRMAN RAGUSA: All right.  
 9 Discussion. I'll jump in here. I guess I  
 10 agree with you. What I am not ever going to  
 11 vote for is to have the sheriff's office hold  
 12 these contracts hostage for us spending a  
 13 whole lot on traffic signs that we thought  
 14 were compliant.  
 15 Now, if the sheriff's office will allow  
 16 us to continue to use the signs we have and  
 17 execute one of these agreements, that makes  
 18 sense.  
 19 MR. CHESNEY: Well, I agree with you as  
 20 well. Just, I mean, that was kind of -- my  
 21 comment is, I'd like Erin just to figure out  
 22 can we just sign the thing and send it back,  
 23 because we might be good as gold?  
 24 MS. STEWART: I think it boils down to  
 25 my certification.

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1 MS. McCORMICK: Yes.  
 2 MR. CHESNEY: You already certified it  
 3 once.  
 4 MS. STEWART: I have to certify it every  
 5 three years.  
 6 MR. CHESNEY: Okay. And you're saying  
 7 you won't certify them as they are now?  
 8 (Multiple speakers speaking at once.)  
 9 MS. STEWART: I'm sorry. I can't. I'm  
 10 going to have to do --  
 11 MR. CHESNEY: Okay.  
 12 MS. STEWART: Sorry.  
 13 THE REPORTER: That's okay.  
 14 MR. CHESNEY: There might be -- and I'm  
 15 not saying -- but there might be additional  
 16 ways to get the certification.  
 17 CHAIRMAN RAGUSA: Mr. Ross.  
 18 MR. ROSS: I go back to what he says.  
 19 Mark, I don't think you two are in a different  
 20 place right now.  
 21 MR. CHESNEY: Yeah.  
 22 MR. ROSS: Let's get information, bring  
 23 it to the table. As you said, if we're not  
 24 satisfying some federal transportation law,  
 25 let's know that and let's understand whether

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1 that's a condition precedent to getting the  
 2 agreements extended. So I think you all are  
 3 in the same place.  
 4 CHAIRMAN RAGUSA: We are. All right.  
 5 Any further discussion.  
 6 (No response.)  
 7 CHAIRMAN RAGUSA: All in favor of the  
 8 motion please raise your hand.  
 9 (All board members signify in the  
 10 affirmative.)  
 11 CHAIRMAN RAGUSA: That motion passes  
 12 five to nothing.  
 13 (Motion passes.)  
 14 MR. BARRETT: I'm sorry. The motion was  
 15 for --  
 16 MR. CHESNEY: To direct Erin to --  
 17 CHAIRMAN RAGUSA: Proceed forward with  
 18 the agreements with the sheriff's office.  
 19 MR. BARRETT: Thank you.  
 20 CHAIRMAN RAGUSA: Anything else?  
 21 MS. STEWART: I'm done. I'm sorry.  
 22 CHAIRMAN RAGUSA: No. Thank you.  
 23 You're the bearer of bad news. That's your  
 24 job. We understand that.  
 25 MS. STEWART: Thank you. I appreciate

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1 that.  
 2 MS. WHYTE: I'll be in touch --  
 3 CHAIRMAN RAGUSA: All right. Let's get  
 4 one of our other professionals out of the  
 5 room.  
 6 MS. McCORMICK: Hey, Tonja, just a  
 7 minute. Do we want Tonja to be here on the  
 8 issue of the repaving proposal with the  
 9 county? Do you think that would be --  
 10 CHAIRMAN RAGUSA: Yeah, it couldn't  
 11 hurt.  
 12 MS. McCORMICK: Okay. So we have  
 13 another issue that --  
 14 CHAIRMAN RAGUSA: That's a -- let me get  
 15 Joseph MacLaren out of here.  
 16 MS. McCORMICK: Okay. Sorry.  
 17 CHAIRMAN RAGUSA: Joseph, why don't you  
 18 go ahead and -- this is on the Fishkind &  
 19 Associates report and memorandum that we've  
 20 all received. I'll turn it over to you,  
 21 Joseph, unless you just want to answer  
 22 questions.  
 23 MR. MACLAREN: I'm happy to provide a  
 24 brief overview.  
 25 CHAIRMAN RAGUSA: Please. Thank you.

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1 MR. MACLAREN: As the chair mentioned,  
 2 my name is Joe MacLaren. I'm on staff with  
 3 Fishkind & Associates. I've been there over  
 4 ten years now.  
 5 We were asked to evaluate the operations  
 6 and maintenance assessments for commercial and  
 7 vacant property within the district, and just  
 8 as a refresher, Fishkind did the original --  
 9 or the current O & M assessment methodology  
 10 back in 2006 for the board, if any of you all  
 11 were still around then. It wasn't me. It was  
 12 another employee who's no longer with the  
 13 firm.  
 14 But I did review the O & M assessment  
 15 methodology and also looked at the various  
 16 land uses located within the district, the  
 17 proposed O & M budget, and the resulting O & M  
 18 assessment levels for all of the properties  
 19 within the district.  
 20 We found that the O & M assessment  
 21 methodology that the district is using is  
 22 still valid and works for the community. The  
 23 categories are sufficient to encompass all of  
 24 the land uses that are currently within the  
 25 district.

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1 And we were asked to take a specific  
 2 look at three district parcels that might be  
 3 undergoing a change in the status of their  
 4 use. And in the memorandum, which I -- you  
 5 all have a copy of the memorandum in the  
 6 package.  
 7 CHAIRMAN RAGUSA: Yes.  
 8 MR. MACLAREN: They were -- a parcel  
 9 that's owned by Westchase, 7200, LLC, it's  
 10 currently classified as shopping. We've  
 11 confirmed with the owner of that parcel that  
 12 it is going to be used for retail, and so no  
 13 change in the classification of that parcel is  
 14 necessary.  
 15 There's also a parcel that's owned by  
 16 Weekley Homes, LLC, that may eventually be  
 17 used for residential; however, the parcel has  
 18 not yet been platted to reflect any change, so  
 19 the current O & M assessment category of  
 20 shopping, which is consistent with the  
 21 Hillsborough County property appraiser's  
 22 classification of that parcel, is still  
 23 appropriate.  
 24 And, finally, a third parcel that's  
 25 owned by J & H Real Estate Holding continues

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1 to be vacant and unimproved. We found no  
 2 evidence it was slated for development anytime  
 3 soon, and so the existing O & M assessment  
 4 category of golf slash recreation,  
 5 specifically recreation, is found to be  
 6 appropriate for that parcel, which is wooded  
 7 right now.  
 8 So those are our recommendations. We've  
 9 also prepared a current and proposed O & M  
 10 assessment classification. The assessments  
 11 remain basically unchanged from last year to  
 12 this year for the vacant and commercial  
 13 properties on a cumulative total basis. Yes,  
 14 sir.  
 15 MR. CHESNEY: Okay. So I have a couple  
 16 questions here. So there was no O & M  
 17 assessment category on the third folio owned  
 18 by J & H Real Estate.  
 19 So if I recall correctly, is the zoning,  
 20 for lack of a better term, was the same as the  
 21 parcel with the first folio number, so I was  
 22 curious how you got golf/recreation.  
 23 I mean, there was no assessment category  
 24 there. And what the -- why that would be an  
 25 appropriate versus, you know, you can do

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1 future -- it's my understanding from the  
 2 zoning, you can build, you know, a retail  
 3 center there or something like that.  
 4 So, I mean, I didn't think golf and  
 5 recreation -- where you got golf and  
 6 recreation from.  
 7 MR. MACLAREN: We relied on the property  
 8 appraiser's website and their classification of  
 9 those two parcels.  
 10 MR. CHESNEY: Their classification was  
 11 like general -- what is the classification?  
 12 It has a specific name that kind of means you  
 13 can build pretty much anything there.  
 14 MR. MACLAREN: The commercial parcel  
 15 that we're recommending continue to be  
 16 classified as commercial was classified as  
 17 vacant commercial, and then the other parcel  
 18 was classified as undeveloped. So that was  
 19 the distinction that we used.  
 20 MR. CHESNEY: I under -- thank you.  
 21 MR. MACLAREN: There was a distinction  
 22 between the two parcels whenever --  
 23 MR. CHESNEY: I mean, the -- what's the  
 24 one that Weekley Homes was zoned as?  
 25 MR. ARGUS: Commercial.

1 MR. CHESNEY: Commercial vacant.  
 2 CHAIRMAN RAGUSA: Commercial.  
 3 MR. CHESNEY: Okay. So J & H -- okay.  
 4 So, I mean, J & H, should that not -- was that  
 5 also not vacant commercial?  
 6 MR. MACLAREN: It was not, no, not  
 7 according to property appraiser's --  
 8 MR. CHESNEY: What is it?  
 9 MR. MACLAREN: It's just vacant  
 10 undeveloped. I don't -- according to my best  
 11 efforts, it's not -- it doesn't have  
 12 entitlements associated with the property, and  
 13 so I think that's probably why there has been  
 14 no -- it's for sale currently.  
 15 I couldn't determine that there had been  
 16 any success in trying to sell that property  
 17 due to likely it not being entitled.  
 18 CHAIRMAN RAGUSA: Mr. Argus. Unless  
 19 you're done.  
 20 MR. CHESNEY: Well, I have a few more,  
 21 but I'm --  
 22 MR. ARGUS: I'm somewhat familiar with  
 23 that piece of property. The people who own it  
 24 acquired it to put in a day care center and  
 25 other retail-type businesses.

1 They were going through the paperwork  
 2 with the county to get a -- to be able to do  
 3 that, and they have since, I believe, stopped  
 4 pursuing that.  
 5 Does that have any bearing into its  
 6 classification, or do we typically just go by  
 7 how it's currently done at the property  
 8 appraiser's office?  
 9 MR. MACLAREN: The property appraiser's  
 10 distinction.  
 11 MR. CHESNEY: Okay. So I guess my --  
 12 how does the -- what are the trip differences  
 13 between golf/recreation and commercial --  
 14 commercial undeveloped?  
 15 MR. MACLAREN: They -- I mean,  
 16 they're --  
 17 MR. CHESNEY: As a rate.  
 18 MR. MACLAREN: -- they vary widely due  
 19 to the fact that retail generates a  
 20 significant number of trips.  
 21 MR. CHESNEY: So when you meant there  
 22 was no entitlements, what would be the  
 23 differentiating factors that would make it,  
 24 you know, commercial undeveloped versus you  
 25 just have it undeveloped?

1 MR. MACLAREN: Well, platting would be  
 2 the easiest and most determinant factor. It  
 3 hasn't been platted, obviously.  
 4 But, again, we looked at the property  
 5 appraiser's website classification for the  
 6 property, and that's the distinction between  
 7 the properties --  
 8 MR. CHESNEY: I mean, I struggle with  
 9 that still, because, to me, it seems silly  
 10 that you can build whatever on it, but --  
 11 okay.  
 12 Let me go to the next thing that I had.  
 13 On these Weekley townhomes, since it was  
 14 currently still vacant, you did not change  
 15 the designation on that.  
 16 At some point, we know we're  
 17 anticipating it changing again. So what would  
 18 your fee then be to mod -- to modify this in  
 19 the future? Do they say that in there, and I  
 20 missed it?  
 21 MR. ARGUS: He had the two fees.  
 22 MR. CHESNEY: I don't see it. I must  
 23 have missed it.  
 24 MR. MACLAREN: Well, I don't -- I don't  
 25 think that the district would incur any

1 additional fee. I think that --  
 2 MR. CHESNEY: Oh, okay. You mean in  
 3 the table here?  
 4 MR. MACLAREN: -- we don't have any --  
 5 an existing O & M assessment category for that  
 6 land use.  
 7 MR. ARGUS: There was an email out today  
 8 that shows the current rate, and then the new  
 9 rate once they --  
 10 MR. CHESNEY: All right. I have not  
 11 reviewed that. Okay.  
 12 All right. And then on the other one,  
 13 we just have to see what happens is --  
 14 MR. MILLS: Uh-huh.  
 15 MR. CHESNEY: -- okay. Okay.  
 16 MR. ARGUS: On the Weekley Homes, since  
 17 you gave us the two rates, when do we  
 18 implement the newer rate, once it's platted  
 19 or once the construction is over, or when?  
 20 MR. CHESNEY: Platted.  
 21 MR. MACLAREN: Platted.  
 22 MR. CHESNEY: So we probably miss this  
 23 year. So probably next year.  
 24 MR. MENDENHALL: (Moves head up and  
 25 down.)

1 CHAIRMAN RAGUSA: Are there any further  
 2 questions?  
 3 MR. MENDENHALL: A quick one. For the  
 4 David Weekley Homes, the 36, my assumption is  
 5 that for the debt aspect of it, would that be  
 6 just divided evenly among the 36, the total  
 7 that exists now?  
 8 MS. McCORMICK: Is there debt on it?  
 9 MR. MENDENHALL: Oh, there's no debt on  
 10 it. Yeah, that's right.  
 11 MR. CHESNEY: I don't know about that.  
 12 MR. MENDENHALL: Oh.  
 13 MR. CHESNEY: There could very well be  
 14 debt.  
 15 MR. ARGUS: There are six or seven bonds  
 16 still outstanding --  
 17 MR. CHESNEY: I'm pretty confident there  
 18 is debt on that --  
 19 CHAIRMAN RAGUSA: Only one of you guys  
 20 can talk --  
 21 MR. CHESNEY: Sorry.  
 22 MR. MENDENHALL: So if there is debt on  
 23 it, is the assumption that among those 36  
 24 townhomes, it would just be split evenly, I  
 25 assume?

1 MR. MACLAREN: Typically, what you would  
 2 do is, that you would -- I'm assuming there is  
 3 a debt category for townhomes.  
 4 MR. MENDENHALL: I don't know offhand.  
 5 Probably.  
 6 MR. MACLAREN: And you would fold that  
 7 into the existing number of units that are  
 8 assessed, and it would be a new --  
 9 MR. CHESNEY: We don't have a debt -- we  
 10 have a debt -- we have debt for that parcel.  
 11 MR. MENDENHALL: Right.  
 12 MR. CHESNEY: We have a debt assessment  
 13 for that parcel, but we don't have --  
 14 MR. MACLAREN: And I'm just speaking  
 15 from experience. You wouldn't have to look at  
 16 the debt assessments, but I can tell you what  
 17 would typically happen.  
 18 You would issue bonds that would be  
 19 assessed on all the properties within the  
 20 district, and you would have a number of  
 21 townhomes that were identified in the bond  
 22 assessment methodology when the bonds were  
 23 issued, to the extent that this parcel was  
 24 included in the area that benefits from the  
 25 assessments, and you have now townhomes.

1 They would need to be treated the same  
 2 as the other townhomes within the community  
 3 because they are similarly situated to the  
 4 other townhomes within the community.  
 5 MS. McCORMICK: So if there's only --  
 6 say there's three years of debt assessment  
 7 left for all of the properties within this  
 8 area we're associated with the bonds that were  
 9 issued, then you would just take the remaining  
 10 amount of debt assessment and allocate it to  
 11 this property based on what the townhome  
 12 product is?  
 13 I mean, you wouldn't do this  
 14 retroactively. Right? You would only --  
 15 MR. MACLAREN: Correct, moving forward,  
 16 because it was paying a debt assessment based  
 17 on its use --  
 18 MS. McCORMICK: Right.  
 19 MR. MACLAREN: -- and if the use  
 20 changes, then you change it going forward.  
 21 MS. McCORMICK: Right.  
 22 MR. MENDENHALL: So -- okay.  
 23 MR. MACLAREN: So there would be a new  
 24 pool of units that you would have to divide  
 25 the assessments among, but the townhouses

1 being folded into the pool of units. So there  
 2 might be a change in --  
 3 MR. MENDENHALL: Yes. I was going to  
 4 say, would you have to potentially shift a  
 5 portion of that debt away to other commercial  
 6 owners then?  
 7 Say, for example, if the total now --  
 8 okay? -- now the total -- and now you have 36  
 9 townhomes that are going to grab a similar  
 10 assessment to other townhomes, if there is a  
 11 delta between the two, the extra would be  
 12 re-apportioned to commercial, because that's  
 13 what it used to be, or how would you handle  
 14 that?  
 15 MR. MACLAREN: You would look first to  
 16 the true-up agreement, I think, probably in  
 17 the assessment methodology.  
 18 MR. MENDENHALL: Okay.  
 19 MS. McCORMICK: And if there is a true-  
 20 up agreement, we're probably past the point  
 21 where they made the final -- well, I guess  
 22 they would do a final true-up once you're at a  
 23 hundred percent build-out then.  
 24 CHAIRMAN RAGUSA: Mr. Chesney.  
 25 MR. CHESNEY: Why -- let me ask the

1 question differently. Why can't we take the  
 2 existing debt on the parcel and divide it by  
 3 36, and that could be its own class of units,  
 4 the -- whatever the heck's the name of the  
 5 parcel, the -- what's the -- who's developing  
 6 it?  
 7 MR. MENDENHALL: David Weekley.  
 8 MR. CHESNEY: The David Weekley  
 9 collection of townhomes.  
 10 MR. MACLAREN: And to the extent that  
 11 you can find a distinction in those  
 12 townhomes and their (inaudible).  
 13 MR. CHESNEY: I think of many -- I think  
 14 that would be a better way to look at it.  
 15 MR. MACLAREN: They're probably even in  
 16 a different location, too.  
 17 MR. CHESNEY: Yes. They're probably  
 18 even in a different bond issue. I don't know  
 19 that there are any other -- depends on how you  
 20 define townhomes.  
 21 And I don't know -- we haven't seen what  
 22 these townhomes are, but might not be any  
 23 other townhomes in that particular bond  
 24 issue. Duplexes, but probably not townhomes.  
 25 CHAIRMAN RAGUSA: Anything else,

1 Mr. Chesney?  
 2 MR. CHESNEY: (Moves head from side to  
 3 side.)  
 4 CHAIRMAN RAGUSA: Alan, do you have any  
 5 questions?  
 6 MR. BALDWIN: No, I do not.  
 7 CHAIRMAN RAGUSA: Anything else?  
 8 (No response.)  
 9 CHAIRMAN RAGUSA: Thank you.  
 10 MR. MACLAREN: Thank you.  
 11 CHAIRMAN RAGUSA: Appreciate it. All  
 12 right. Let's tackle the fun topic.  
 13 MR. MENDENHALL: I was just -- we were  
 14 talking about, you know, what you, as a board,  
 15 would have to do, and at this time, it sounds  
 16 like at least the two particular parts of  
 17 this project, there is nothing until they are  
 18 platted and that sort of stuff, but J & H, of  
 19 course, is something brand new, and we've got  
 20 the details, and you would probably want to  
 21 approve that to have it added to this year's  
 22 budget.  
 23 MR. CHESNEY: So moved.  
 24 MR. ROSS: Second.  
 25 CHAIRMAN RAGUSA: Any further

1 discussion?  
 2 (No response.)  
 3 CHAIRMAN RAGUSA: All in favor of the  
 4 motion please raise your hand.  
 5 (All board members signify in the  
 6 affirmative.)  
 7 CHAIRMAN RAGUSA: That motion passes  
 8 five to nothing.  
 9 (Motion passes.)  
 10 CHAIRMAN RAGUSA: All right. Let's go  
 11 to -- let's get Tonja out of here.  
 12 Erin, do you want to go ahead and raise  
 13 the --  
 14 MS. McCORMICK: Yes. The county came  
 15 back with a proposed term sheet for the  
 16 project that we talked about with respect to  
 17 the CDD working with the county to accelerate  
 18 the repaving of roadways that are on a list of  
 19 roadways to be repaved.  
 20 These are county roadways. Tonja, I  
 21 don't think you were here when we had the  
 22 discussion about this. So because of the  
 23 funding issues that the county has, the county  
 24 doesn't have the ability to pay for the  
 25 repaving of those roadways within, you know,

1 the time period that the community may  
 2 desire.  
 3 So we met with the county, had a big  
 4 meeting with the county, and these are terms  
 5 that they have come back to us with in the  
 6 event that the CDD wants to move forward with  
 7 this project. The total cost of the repaving  
 8 -- I have a sheet you can take a look at.  
 9 MS. STEWART: Thank you.  
 10 MS. McCORMICK: This is in Dropbox.  
 11 CHAIRMAN RAGUSA: This is in Dropbox.  
 12 MS. WHYTE: No. Did it go up on  
 13 Dropbox?  
 14 MS. McCORMICK: It did not --  
 15 CHAIRMAN RAGUSA: No. It was just  
 16 added.  
 17 MS. McCORMICK: Okay.  
 18 MR. BARRETT: If there is an extra one,  
 19 would you mind passing it --  
 20 MS. McCORMICK: Sure.  
 21 MR. MENDENHALL: There you go.  
 22 MR. BARRETT: Thanks.  
 23 MS. McCORMICK: So what the county is  
 24 proposing to do is that it would work with the  
 25 CDD. The CDD would initially be obtaining the

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1 financing and undertaking this project with a  
 2 commitment by the county to reimburse the CDD  
 3 for the cost of the project, as well as at  
 4 least a portion of the financing costs that  
 5 the CDD would incur for this.  
 6 If you look down at Bullet Point Number  
 7 Seven -- and this was one of the questions  
 8 that we had when we met with the county staff  
 9 -- the county shall agree to reimburse the CDD  
 10 for the contracted amount and financing cost  
 11 in an amount not to exceed financing costs the  
 12 county would otherwise pay.  
 13 And, of course, that's subject to the  
 14 county's obligation to the covenant and to  
 15 appropriate funding, so -- which would mean  
 16 that they would have to include this in their  
 17 budget for this year for us to know that that  
 18 covenant would be binding upon the county,  
 19 which is a fairly short time frame, because  
 20 they're going to be getting their budget in,  
 21 you know, form by the end of July.  
 22 But it looks like what they're  
 23 anticipating is that they would prepare the  
 24 preliminary and take final pavement design for  
 25 the project working with our representative,

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1 our engineer, and then the CDD would go out to  
 2 bid the project, get the paving contractor,  
 3 get the necessary permits, and manage the  
 4 paving contract.  
 5 The county is saying that it has,  
 6 through its engineering staff, the ability to  
 7 provide some assistance to the county and that  
 8 it can do materials testing and provide  
 9 inspection services during the contract term.  
 10 And I think we know what the list of  
 11 roads is, because these are the roads that are  
 12 on the capital improvement plan that, you  
 13 know, have been circulated prior to this.  
 14 CHAIRMAN RAGUSA: Mr. Chesney.  
 15 MR. CHESNEY: Can I ask you a question?  
 16 MS. McCORMICK: Uh-huh.  
 17 MR. CHESNEY: One thing I didn't  
 18 understand. "By the time of the reimbursement  
 19 shall be a date certain that coincides with  
 20 the best estimated time, the paving would have  
 21 reached the top of the priority rotation," but  
 22 they didn't specify what that period is.  
 23 MS. McCORMICK: Right. Right. So what  
 24 I interpret that to mean -- and I haven't had  
 25 any conversations with them about this -- is

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1 that if we move forward with this, at the  
 2 point that we would approve the agreement, we  
 3 will have a fixed date that's in that  
 4 agreement as to when that reimbursement by the  
 5 county is going to occur.  
 6 MR. CHESNEY: Okay. And then the other  
 7 thing was, "The financing costs are not to  
 8 exceed the financial costs the county would  
 9 otherwise pay," so how do we -- is there --  
 10 that seems that can be tricky, because I don't  
 11 know what their rate of payment -- I'm  
 12 actually fairly confident --  
 13 MS. McCORMICK: Yeah. When we met with  
 14 Mike Merrill, he seemed to be suggesting that  
 15 they may be able to have some of the, you  
 16 know, finance team that works with the county  
 17 on their financing work with the CDD to  
 18 accomplish this, because I told him we don't  
 19 have a bond attorney, or, you know, we don't  
 20 have a financing team in place.  
 21 MR. CHESNEY: Well, I did do a little  
 22 research in the last month as we had talked  
 23 about in last month's meeting. So I talked  
 24 with our banking relationship, and they do  
 25 understand, I mean, if we get a -- I always

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1 forget the names -- but a letter from --  
 2 MS. McCORMICK: The county.  
 3 MR. CHESNEY: -- yeah -- that talks  
 4 about our tax deferred status, which I would  
 5 like to have a conversation with you about  
 6 that, you know, if we do proceed --  
 7 MS. McCORMICK: Right.  
 8 MR. CHESNEY: -- that, yes, they can do  
 9 the type of bond financing that we have done  
 10 prior, which is similar -- which would provide  
 11 a similar rate to what the county would get.  
 12 MS. McCORMICK: Right.  
 13 MR. CHESNEY: I mean, our credit rating,  
 14 I'm fairly confident in.  
 15 MS. McCORMICK: Yeah. I mean, I think  
 16 that the county administrator felt that the  
 17 interest rate that we would pay on the  
 18 financing would be, you know, very close to  
 19 what the county would pay, because the  
 20 security would be the payment if this were a  
 21 project that the county were doing.  
 22 MR. CHESNEY: Yeah, and I concur with  
 23 that.  
 24 CHAIRMAN RAGUSA: Mr. Argus.  
 25 MR. ARGUS: In some of the initial



1 discussions, one of the representatives from  
 2 the WCA were here, there was some talk of it  
 3 all being dependent on the additional sales  
 4 tax coming through for Hillsborough County.  
 5 Two of those, I think, have been defeated,  
 6 and now there is a third one being  
 7 considered. Is this dependent on that?  
 8 MS. McCORMICK: No. And I don't think  
 9 that -- I mean, I think that the county said  
 10 that that was going to be very helpful to  
 11 their ability to have some more transportation  
 12 projects, but I don't think that they ever,  
 13 you know, said, "If we don't get the sales tax  
 14 referendum approved, then we're not going to  
 15 be able to move forward with this agreement."  
 16 Now, I know there was Joe Oda had  
 17 spoken, I think, with Mike Merrill and said  
 18 -- this is just like hearsay that I'm saying,  
 19 but I'm saying that my understanding is that  
 20 they still wanted to pursue this.  
 21 But that being said, this term sheet is  
 22 something that was put together by the staff,  
 23 and you see in big red letters "Subject to  
 24 BOCC approval." And my understanding is that  
 25 this issue of repaving of roads within

1 Westchase already went to the board of county  
 2 commissioners back in December and was  
 3 defeated, which is why we've been looking at  
 4 other options.  
 5 So we don't know that this will be  
 6 approved until it actually goes to board and  
 7 they have a vote on it.  
 8 MR. CHESNEY: So what action do we need  
 9 to take?  
 10 MS. McCORMICK: I think that the -- I  
 11 think that the question right now is whether  
 12 or not the CDD board wants to proceed and  
 13 undertake this project, and if you do, then,  
 14 you know, we'll keep moving down the path.  
 15 And if you say -- because I know this did not  
 16 come organically from the CDD. This was  
 17 something that was brought, and so that was  
 18 the question.  
 19 CHAIRMAN RAGUSA: Mr. Ross, you had your  
 20 hand up.  
 21 MR. ROSS: Thanks. I'm unclear as to  
 22 what out-of-pockets we would incur under this  
 23 agreement if we approved it or would be at  
 24 risk of incurring if we approved this.  
 25 Are you able to articulate that for me?

1 MS. McCORMICK: Well, I think that's why  
 2 it's helpful to have Tonja here maybe, because  
 3 what I see in here is that they're saying, "We  
 4 have staff that can help with some of the  
 5 things that will need to be done, like the  
 6 inspection, the materials testing, but we want  
 7 the CDD to undertake the procurement process,"  
 8 which means, you know, we pay for doing the  
 9 bidding process, which essentially your staff  
 10 time to make that happen.  
 11 We would most likely have the contractor  
 12 be responsible for obtaining the necessary  
 13 permits, so I think that would be, you know, a  
 14 construction cost of the project, because  
 15 that's going to be something that would be  
 16 reimbursed, and then the managing of this  
 17 project, which would be the engineer that would  
 18 be undertaking that.  
 19 MR. ROSS: So if you'll allow me to  
 20 parrot that back, the -- and I should clarify  
 21 -- the unreimbursed out-of-pocket costs. So  
 22 the unreimbursed out-of-pocket costs would be  
 23 our professional fees, our legal counsel --  
 24 MS. McCORMICK: Right.  
 25 MR. ROSS: -- and our engineer. Is

1 there anything else that we would incur? Off  
 2 the top of my head, the interest -- I know  
 3 they call it financing cost. I don't know if  
 4 they -- or mean by that they're going to cover  
 5 the interest.  
 6 MS. McCORMICK: I think they're planning  
 7 to cover the interest to the extent that it  
 8 doesn't exceed what they would be paying if  
 9 they were undertaking this project.  
 10 MR. ROSS: And then I noticed it said,  
 11 "Contracted amount." I'm not a construction  
 12 expert like Mark is, but whenever I hear  
 13 "construction," something goes wrong, and if  
 14 we incur an expense that's beyond the  
 15 contracted amount, do I take it we would not  
 16 be reimbursed for that?  
 17 MS. McCORMICK: That's a good question,  
 18 because, I mean, I would view it as, you know,  
 19 the contract provides if there's cost  
 20 overruns; those are provided for in the  
 21 contract, but I think that's something that we  
 22 would definitely want to clarify with the  
 23 county.  
 24 MR. ROSS: And the way I think is,  
 25 something goes wrong, there's litigation,

1 people are suing each other, there's some  
 2 damages claim, is that something we would be  
 3 obligated for and would not get unreimbursed  
 4 -- we would not get reimbursed, and it would  
 5 not be covered by insurance or a bond?  
 6 Again, that's way beyond my grade pay,  
 7 but --  
 8 MS. McCORMICK: Right. And what the CDD  
 9 does, you know, most typically especially a  
 10 project of this magnitude, is get a payment  
 11 and performance bond. So that's one of the  
 12 reasons, you know, we have that bond  
 13 security.  
 14 But, yes, to the extent that there are  
 15 costs that wouldn't be covered by the bond,  
 16 then that's something that we would have to  
 17 clarify with the county, because if they  
 18 didn't, you know -- if the agreement with them  
 19 didn't cover that, then we would be -- we  
 20 would be exposed to paying those costs.  
 21 MR. ROSS: And obviously we have no  
 22 present ability to quantify that.  
 23 MS. McCORMICK: Right.  
 24 CHAIRMAN RAGUSA: Mr. Mills.  
 25 MR. MILLS: Thank you. So to follow up

1 on that point, Mr. Ross, if I'm not mistaken,  
 2 the contract would be between the CDD and the  
 3 paving contractor, so the disputes would be  
 4 between those two parties, unless there was a  
 5 safety net built into the interlocal agreement  
 6 where the county would cover that.  
 7 I can't speak to whether that would be a  
 8 provision they would provide. But I can very  
 9 easily see them saying, "We weren't a party to  
 10 this contract; therefore, the dispute is  
 11 between the parties." Right?  
 12 MS. McCORMICK: Right.  
 13 MR. MILLS: The question I have is,  
 14 there are three priority categories of streets  
 15 on the original list, which suggests that they  
 16 would rise to the top of the public works  
 17 schedule at different intervals.  
 18 So is it our understanding those would  
 19 be reimbursed to us at different intervals or  
 20 at the earliest rise to the top point, I would  
 21 assume, for priority two streets?  
 22 MS. McCORMICK: Yeah, that's another  
 23 good question. I think most of the -- I think  
 24 most of the roadway projects were within the  
 25 first --

1 MR. MILLS: Most are two, but there are  
 2 threes and fours.  
 3 MS. McCORMICK: Yes.  
 4 MR. MILLS: But I would hate to hear,  
 5 "Well, in three years, you'll get reimbursed  
 6 for the twos, and come back and see us in  
 7 eight or ten years when we would have gotten  
 8 around to the threes and fours." Right?  
 9 So --  
 10 CHAIRMAN RAGUSA: Mr. Argus.  
 11 MR. ARGUS: If memory serves me, you  
 12 were our representative to the meeting. Is  
 13 there anything you want to share with us?  
 14 MR. CHESNEY: Yeah, like --  
 15 CHAIRMAN RAGUSA: I'll get back to the  
 16 meeting. I will communicate to this board  
 17 what I heard uniformly from every resident who  
 18 contacted me. They said, "We are idiots if we  
 19 pay" -- "idiots," that was a universal word; I  
 20 heard it more than once. "We are idiots if we  
 21 pay to repave these roads."  
 22 There's a reason why they're two, three  
 23 and four. There's nothing wrong with our  
 24 roads. Yes, there are limited areas that have  
 25 limited problems. The concept of financing

1 and funding public roads projects is so absurd  
 2 in my eyes, I will never vote for this.  
 3 That's just -- that's me. Yes, Mr. Chesney.  
 4 MR. CHESNEY: Well, I have a question  
 5 for you. I mean, once again, I agree with  
 6 you. I don't think there is anything wrong  
 7 with the roads, but on the other hand, in the  
 8 meeting, did they say they were going to give  
 9 us free roads? Not free, but you know what I  
 10 mean.  
 11 CHAIRMAN RAGUSA: They have -- they have  
 12 an obligation to give us free roads. It's  
 13 just three years down the line.  
 14 MR. CHESNEY: Okay.  
 15 CHAIRMAN RAGUSA: This started because a  
 16 group of WCA representatives wanted faster,  
 17 prettier roads. This is what this is all  
 18 about, faster prettier. Okay. That's what  
 19 this is all about: Faster, prettier roads.  
 20 Okay. They're roads, folks. That's all  
 21 they are. They're not falling apart, they're  
 22 not collapsing. They're roads.  
 23 MR. CHESNEY: Help me out here.  
 24 CHAIRMAN RAGUSA: Yes.  
 25 MR. CHESNEY: Help me understand the

1 politics here and stop with your principles.  
 2 Okay?  
 3 What I'm trying to understand here is --  
 4 I agree with you, there is nothing wrong with  
 5 our roads -- but if I don't do this, does that  
 6 mean I don't get roads three, four, five  
 7 years, or if I do this, I'm guaranteed to get  
 8 a bunch of roads repaved?  
 9 CHAIRMAN RAGUSA: No. We're on the list  
 10 for Category Two, Three and Four, however they  
 11 rise up, as the road transportation group  
 12 weighs us and moves us up on the list of  
 13 priority, we'll eventually get roads.  
 14 MR. CHESNEY: Well, I mean, I'm somewhat  
 15 familiar with that process, in that they don't  
 16 fund all that road work. So, I mean, to me, I  
 17 look at that big, giant list and what little  
 18 money they have, and I look at it and say  
 19 we'll never get roads.  
 20 But, here, if all I have to do is front  
 21 some money, I mean, I can make this work, and  
 22 then I get roads, I don't understand why  
 23 they're giving me roads other than it's an  
 24 election year, and that's the only thing I can  
 25 think of.

1 I agree with Bob: I'm trying to  
 2 understand what happened at this meeting.  
 3 This is about being able to pay for roads,  
 4 plus the financing costs. All you've got to  
 5 do --  
 6 CHAIRMAN RAGUSA: They have no risk.  
 7 And at some point when they decide you're a  
 8 high priority and they repay us, we're  
 9 carrying two-and-a-half-million dollars' worth  
 10 of debt.  
 11 MR. CHESNEY: They're going to pay the  
 12 interest on.  
 13 CHAIRMAN RAGUSA: If we rise to the  
 14 point where we're supposed to be reimbursed.  
 15 There is no date certain in there.  
 16 MR. CHESNEY: It says period certain.  
 17 CHAIRMAN RAGUSA: No, it doesn't.  
 18 MR. CHESNEY: It says, "It shall be a  
 19 date certain" --  
 20 CHAIRMAN RAGUSA: Thank you for reading.  
 21 MR. CHESNEY: -- "that coincides with  
 22 best estimated time."  
 23 So, I mean, if they give me a date  
 24 certain that I have to put out money for,  
 25 okay.

1 CHAIRMAN RAGUSA: I would agree that if  
 2 they told us, "In December 31st of 2018 is  
 3 when we estimate your twos will become ones,  
 4 eligible for roadway improvement." That's a  
 5 level of comfort, I would agree.  
 6 But Mr. Mills raised an interesting  
 7 point. We do have twos, threes and fours. We  
 8 may have staggered eligibility, and whether  
 9 they repay us in entirety upon one of our  
 10 roads hitting the eligible for repavement  
 11 classification, that is some level of  
 12 comfort.  
 13 I also -- going back to the meeting, my  
 14 take was, this was -- it was interesting what  
 15 they offered us. If they gave us some that we  
 16 asked for, and they did not give us others,  
 17 and they also didn't even address -- I know  
 18 that counsel, the county's attorney, was  
 19 supposed to get back to you on whether we can  
 20 use their in-place bond counsel and the  
 21 financing folks and whether they could legally  
 22 allow us to do that, and we obviously haven't  
 23 heard back from Christina.  
 24 MS. McCORMICK: Uh-uh.  
 25 CHAIRMAN RAGUSA: What we also made

1 clear to them is, we expected some percentage  
 2 of the construction project. It was two or  
 3 three percent that would be dedicated to the  
 4 professional fees, and they have done that for  
 5 other projects under pseudo similar  
 6 arrangements, because those professional fees  
 7 could add up on a two-and-a-half-million-  
 8 dollar roadway project.  
 9 Someone raised the question: What if we  
 10 run into unforeseen circumstances, which I  
 11 suspect we could very easily? I know we have  
 12 a paving resident back there who knows this  
 13 better than I certainly. But I can envision  
 14 problems being detected with the roadways that  
 15 we're going way beyond the scope of a  
 16 two-and-a-half-million-dollar project.  
 17 And that's my concern. You know, are we  
 18 going to be responsible for anything above the  
 19 two and a half million dollars if there is,  
 20 you know -- I don't know what the -- the  
 21 layering, the limestone, the gravel, whatever  
 22 there's problems below the asphalt surface,  
 23 how do we pay for that? How do we deal with  
 24 that?  
 25 So mechanically I see -- I see this as

1 good and bad. I don't like us being out the  
2 money. It's going to impact our bond rating.  
3 It's going to impact our financial  
4 wherewithal. It will impact that. For the  
5 entire community to get prettier roads for --  
6 I don't get it.

7 From a policy standpoint, it's stupid,  
8 in my opinion, to pay to get roads earlier  
9 than the county is obligated to provide them  
10 to us. That's just my opinion. I  
11 respectfully disagree with you guys.

12 Everybody has an opinion, and everybody  
13 has a different way of interpreting this  
14 proposal.

15 MR. CHESNEY: My opinion is we're not  
16 going to get the roads otherwise. They  
17 already tried. And I don't quite understand  
18 why they would offer us this deal.

19 CHAIRMAN RAGUSA: They tried to  
20 accelerate the roads because our county  
21 commissioner recognizes that she has never  
22 delivered anything for Westchase.

23 And, yeah, it's public record. If she  
24 can point to something she's delivered for  
25 this community --

1 obligation. Mr. Argus.

2 MR. ARGUS: In reviewing the last two  
3 months' meetings, one of the questions asked  
4 of Erin was, is this legal for us to do this?  
5 And I don't remember what the answer was or  
6 whether you were looking into that.

7 MS. McCORMICK: I haven't looked into  
8 that specific question, but I think that if we  
9 have an interlocal agreement with the county,  
10 that those provisions in Chapter 190 that  
11 allow us to utilize the financing authority  
12 that the CDD has on projects, whether they're  
13 owned by the CDD or by the general purpose  
14 government, so I don't think that would be a  
15 problem.

16 MR. ARGUS: And it's also my  
17 understanding that if we don't approve this,  
18 the county has the option of entering an  
19 option with the WCA to get this done.

20 CHAIRMAN RAGUSA: That is an option.

21 MR. ARGUS: Okay.

22 CHAIRMAN RAGUSA: I don't  
23 realistically --

24 MR. ARGUS: But --

25 CHAIRMAN RAGUSA: -- I'm ignoring the

1 MR. CHESNEY: Okay.

2 CHAIRMAN RAGUSA: -- it would be  
3 interesting to hear it. And I made that clear  
4 to her in that meeting: "We don't get  
5 anything from you."

6 And when they said, "Security," I said,  
7 "No. We pay for security. We pay the  
8 off-duty deputies." And they were -- and some  
9 of them didn't know that, that we have the  
10 privacy patrol. "So we pay your sheriff's  
11 department a fortune to supplement the meager  
12 coverage we get in District Three." They did  
13 not get that. They never heard that.

14 MR. CHESNEY: Well, that's ridiculous.

15 CHAIRMAN RAGUSA: I asked them -- I  
16 invited -- tell me what you do for me. One of  
17 the WCA reps rightfully pointed out we're a  
18 huge tax base. We don't ask for a whole lot,  
19 and we don't get anything, and I still believe  
20 that.

21 MR. CHESNEY: Well, here, it looks like  
22 we can get all our roads paved.

23 CHAIRMAN RAGUSA: If we pay for it, if  
24 we carry the debt. I have no interest in  
25 carrying debt. That's a government

1 politics. But mechanically the WCA's process  
2 of getting resident approval is probably  
3 overwhelmingly impossible.

4 MR. CHESNEY: And not only that, the  
5 financing costs would not work.

6 CHAIRMAN RAGUSA: Yeah. That's just  
7 not a realistic option, but it's there.  
8 Mr. Mills.

9 MR. MILLS: So since we're chiming in on  
10 support or lack of support, I don't know yet.  
11 Part of me agrees with you, that we pay taxes,  
12 and that's what that's for.

13 The other part is, we also serve the  
14 residents of the community, and if there is a  
15 path forward to expedite an issue, real or  
16 perceived, that can be addressed, I'm still  
17 interested in hearing more of the nuts and  
18 bolts of this thing.

19 But to add another perspective to this,  
20 since I have the two, three, four list up in  
21 front of me -- and don't hold me to the  
22 numbers. I did it in my head very quickly --  
23 Priority Two streets list adds up to about a  
24 million five.

25 So the possibility then could be

1 considered if those are the ones that are  
2 deemed by the county to be more urgent or  
3 sooner rather than later in need, we could  
4 ignore the threes and fours and let them fall  
5 where they do because there aren't that many  
6 of them, and then we're back down to  
7 potentially a million five project.

8 MR. ARGUS: Is Linebaugh on the list?

9 MR. CHESNEY: No. Linebaugh is not on  
10 this list at all.

11 MR. MILLS: No.

12 MR. BARRETT: These are just the  
13 neighborhood roads?

14 MR. MILLS: Just neighborhood roads. So  
15 just another perspective to consider, we could  
16 -- if we were in agreement to do this at all,  
17 we could look at potentially just the priority  
18 twos, which appear to be classified as such by  
19 the county, for whatever reason.

20 CHAIRMAN RAGUSA: Mr. Ross.

21 MR. ROSS: I'll follow Jim's lead, and  
22 I'll chime in with my two cents. I believe  
23 the CDD exists to finance the construction and  
24 maintenance of certain capital improvements.  
25 This is why we are. And so, for me, it

1 that would be sorted out, but the most  
2 important issue to me is exactly what I asked  
3 about. If, as Greg at one point suggested,  
4 this is at no cost to us, yeah, let's get our  
5 roads, let's get them fixed.

6 But what I'm hearing is, there is a cost  
7 to us, that if -- we don't know the dollars of  
8 it, but we know it's at least professional  
9 fees, legal and engineer, we know it's unknown  
10 exposure, which is probably the one that  
11 concerns me the most.

12 So if that's the bottom line, I  
13 personally would end up opposing it. I just  
14 don't think we should have the residents  
15 incurring those unknown cost. I don't feel  
16 comfortable with that.

17 CHAIRMAN RAGUSA: Let me remind you  
18 guys, two and a half million dollars is our  
19 entire annual budget. The 2017 proposed  
20 budget is 2.6 million dollars.

21 You're talking about borrowing an entire  
22 annual revenue cycle to provide a public  
23 road. Put that into perspective, folks.  
24 That's the cost. That's the immediate cost to  
25 this community.

1 doesn't fundamentally cause heartache that  
2 we're contemplating work on roads. That just  
3 doesn't bother me.

4 I get the point that, Mark, I believe  
5 you made at a prior meeting that, "County,  
6 just do your job." I get that. But the  
7 reality is, whether they're doing it or not  
8 doing it, we've got to do our job, and if  
9 we've got the ability to use our powers as a  
10 community development district, then we need  
11 to seriously examine it.

12 I happen to agree with Jim that there's  
13 issues that would need to still be tackled,  
14 like this issue of category two, three or  
15 four, and not just from the perspective of  
16 what he's saying, because I happen to believe  
17 we would agree upon a reasonable best estimate  
18 of time.

19 But when you look at the next round,  
20 would the county come back and say, "We just  
21 reimbursed you guys in 2018," using your  
22 example, "Now count the next 10, 15, 20 years  
23 from the date that we've paid you, not the  
24 date of completion."

25 So there's all kinds of related issues

1 And I don't know what it will do to our  
2 debt rating or our ability to borrow if we  
3 ever needed to. Mr. Chesney's effectively  
4 raided our reserves to pay for parks. He  
5 found money that we -- he found money that we  
6 were reserving, the unallocated funds, to  
7 dedicate to a park that the residents who paid  
8 that money are never going to get to use.

9 But I don't -- fundamentally, from an  
10 economic standpoint, this is not prudent in my  
11 eyes. I'm just going to ignore the politics  
12 if whether if we fail to do this. Are they  
13 going to hold that against us and not timely  
14 repave our roads? I don't know.

15 They should be embarrassed with the skim  
16 coat they put on at Radcliffe. That failed  
17 within a month or so. It was awful. If you  
18 drove that the day they put it down, you knew  
19 it was never going to succeed. And I think  
20 they had universal failure with that, every  
21 project that they did.

22 They should have known better after the  
23 first one. That's -- you know, look, I'll  
24 entertain any motion if you guys want to ask  
25 counsel to move forward and narrow the

1 issues. Fine, let's vote it, let's move this  
 2 along.  
 3 MR. CHESNEY: I would --  
 4 CHAIRMAN RAGUSA: Hang on. I've got a  
 5 resident here. Yes, sir.  
 6 MR. NEYLAN: Question: Can you name the  
 7 couple streets that are rated number two, so we  
 8 can know what we're talking about?  
 9 MR. MILLS: Montague from Linebaugh to  
 10 Lake Chase Way, Millport Drive, Lancashire  
 11 Drive --  
 12 MR. COSTELLO: What's the matter with  
 13 Millport? I live on Millport. I'm sorry. I  
 14 live on Millport. I don't -- there's nothing  
 15 wrong with our road.  
 16 CHAIRMAN RAGUSA: That's Don Costello.  
 17 MR. COSTELLO: 10304 Millport.  
 18 MR. NEYLAN: Where is Millport?  
 19 MR. COSTELLO: Stamford.  
 20 CHAIRMAN RAGUSA: All right. Just  
 21 ignore the conversation behind you.  
 22 Mr. Chesney.  
 23 MR. CHESNEY: I mean, I'm going to go  
 24 ahead and make this motion. I mean, I agree  
 25 that many of our roads are not in poor shape,

1 but if someone's presenting with this, I think  
 2 we have a -- we should proceed, at least, to  
 3 find out additional information.  
 4 I make a motion that we continue with  
 5 this process and determine some of the things  
 6 that we discussed, you know, what the date  
 7 certain would be, what the agreeable finance  
 8 costs would be.  
 9 I mean, I have something in my head that  
 10 could potentially skew the whole thing, but,  
 11 you know, there's always problems -- potential  
 12 problems, but I make a motion that we go ahead  
 13 and continue with this process.  
 14 CHAIRMAN RAGUSA: Well, just for  
 15 completeness and for the record, let's get on  
 16 the record the questions we want answered by  
 17 counsel -- through counsel.  
 18 MR. CHESNEY: We need to understand, is  
 19 there a single date certain, and what the  
 20 dates -- how the date certain is calculated.  
 21 Let's see.  
 22 CHAIRMAN RAGUSA: Does their offer  
 23 intentionally omit the payment of some  
 24 percentage for professional fees?  
 25 MR. CHESNEY: Yeah. Does allow for.

1 CHAIRMAN RAGUSA: Or it doesn't  
 2 expressly do it.  
 3 MR. CHESNEY: Yeah.  
 4 CHAIRMAN RAGUSA: And we also need to  
 5 know whether they're going to be able to have  
 6 their bond counsel assist us.  
 7 MS. McCORMICK: Uh-huh.  
 8 MR. CHESNEY: Well, although we can  
 9 charge that as a professional fee, so -- and  
 10 then the other thing is potential  
 11 indemnification. I mean, they are their  
 12 roads.  
 13 CHAIRMAN RAGUSA: How do we handle  
 14 unforeseen conditions on them during the  
 15 project?  
 16 MR. CHESNEY: Yeah. Yeah.  
 17 MR. ARGUS: I guess I'll second the  
 18 motion for discussion purposes.  
 19 CHAIRMAN RAGUSA: Okay. Are there any  
 20 other issues we need to address?  
 21 MR. MILLS: Did we cover post project  
 22 litigation?  
 23 MR. CHESNEY: Yeah.  
 24 MR. MILLS: Is that in there? Okay.  
 25 CHAIRMAN RAGUSA: That's through the

1 indemnity?  
 2 MR. CHESNEY: Yeah. I mean,  
 3 indemnification between us.  
 4 CHAIRMAN RAGUSA: Mr. Argus.  
 5 MR. ARGUS: My understanding that this  
 6 needs to be approved in the budget process for  
 7 the BOCC, which means they need to approve it  
 8 like July where we have to have all of this --  
 9 I'm not sure we have enough time to get all of  
 10 these issues resolved.  
 11 MS. McCORMICK: Yeah, I'm not sure that  
 12 they do either. I mean, I think they need an  
 13 indication of whether or not the CDD wants to  
 14 move forward with this.  
 15 I don't know if that means that we need  
 16 to have the agreement finalized by September  
 17 1st when the budget is approved or by the end  
 18 of July.  
 19 MR. ARGUS: One of the questions I  
 20 would like answered is, are we committing to  
 21 all of the levels or all of the level three --  
 22 select level two specifically?  
 23 CHAIRMAN RAGUSA: It was all or nothing.  
 24 MR. ARGUS: It was all or nothing.  
 25 CHAIRMAN RAGUSA: I asked that

1 question.

2 MR. CHESNEY: And, Bob --

3 CHAIRMAN RAGUSA: "Can we pick just the

4 level twos?" They said it was all or nothing.

5 MR. CHESNEY: And, Bob, my suggestion, I

6 mean, they're not providing any money out, so I

7 don't know why it has to be what's in their

8 budget.

9 CHAIRMAN RAGUSA: It's the way they go

10 about ensuring that future boards will be

11 bound to pay us back. They have to put it in

12 some type of a capital improvement plan now so

13 that it's carried forward over the years.

14 And that was the concern I have. I

15 asked them, "How do you bind future boards?"

16 And they said there a mechanism in place.

17 Whether I have much faith in that process, I

18 don't know. I don't know how that process

19 works well enough.

20 MR. ARGUS: So then, in your list, Jim's

21 question about repaying us for level two,

22 three and four at different times, is that

23 going to be covered, or are we --

24 MS. McCORMICK: Yeah, I'm going to ask

25 them about that. I mean, my impression is

1 that it will be a single repayment date, but

2 that's what -- we need to clarify that.

3 CHAIRMAN RAGUSA: Anything else?

4 Mr. Ross.

5 MR. ROSS: Delayed light bulb went off.

6 The whole issue is what you were describing

7 about allocating a certain amount of capital

8 funds in their annual budget and make sure

9 they do that for X number of years.

10 Why can't they just do that without this

11 agreement? Why can't they just say, "Hey,

12 we're going to set aside" -- let's use an

13 arbitrary number "\$500,000 for five years"?

14 And they pay for it in five years, and they

15 just do it.

16 And let's just make sure if we don't get

17 it this year, we'll get in in the defined time

18 of five years, because I think what the issue

19 in the community is, we're not getting new

20 roads. We don't know when we're going to get

21 new roads. Is it going to be 10, 15, 20

22 years? If they just would tell us that --

23 MS. McCORMICK: I -- you know, I don't

24 know, but my guess is that they have all of

25 these roads that have been identified that are

1 on their list, not only these roads, but other

2 roads, and so they don't want a perception

3 that maybe there are some people that don't

4 want a perception that they're moving

5 Westchase up above everybody and getting

6 preferential treatment.

7 MR. ROSS: Politics. Got it.

8 CHAIRMAN RAGUSA: Mr. Mills.

9 MR. MILLS: Yeah, I can speak to that a

10 little bit from my days on the citizen

11 advisory committee. They've got a budget, and

12 the list exceeds the budget, and they don't

13 have the capability to earmark money for

14 future projects that they don't have money to

15 do projects for that need to be done this

16 year, you know, so --

17 MR. ROSS: But that's essentially what

18 they're going to be doing.

19 MR. MILLS: Well, no. What they're

20 saying is, they're going to pay us when it

21 would have come up to be done by them anyway.

22 That's a deferred payment, not an equal

23 payment.

24 MR. ROSS: But between now and that

25 point in time, they're going to set aside

1 funds probably on a linear basis.

2 MR. MILLS: No. No, they can't.

3 MR. ROSS: Oh.

4 CHAIRMAN RAGUSA: All right. Anything

5 else on the motion?

6 (No response.)

7 CHAIRMAN RAGUSA: All in favor of the

8 motion raise your hand.

9 (Board members signify in the

10 affirmative.)

11 CHAIRMAN RAGUSA: That motion passes

12 four to one with Supervisor Ragusa voting

13 against.

14 (Motion passes.)

15 CHAIRMAN RAGUSA: Do you have anything

16 left, Erin?

17 MS. McCORMICK: Yes.

18 CHAIRMAN RAGUSA: Okay. Thanks, Tonja.

19 MS. STEWART: Thank you. I have to go

20 deal with another drainage problem.

21 MR. CHESNEY: I need to talk to you

22 about this briefly (inaudible).

23 MS. McCORMICK: Okay. Okay.

24 CHAIRMAN RAGUSA: What's next?

25 Manager's report.

1 MR. MENDENHALL: Okay. So I have one  
2 main item this evening, and that's the budget  
3 approval. This is your preliminary budget  
4 that goes off to the county, sets the high  
5 water mark and, of course, starts your budget  
6 season.

7 Typically, we don't go into a lot of  
8 detail this evening. We can, if you want.  
9 Usually we set that high water mark tonight, if  
10 there is one, assuming it's higher; if not,  
11 then whatever you choose, we submit to the  
12 county.

13 We would then wind up at the same time  
14 setting the public hearing, which, I believe  
15 -- I don't have right in front of me -- here  
16 it is -- which would be September 13th at  
17 4:00 p.m., obviously at your normal September  
18 meeting.

19 So if you had a chance to look at the  
20 budget, at least as of right now, it's in  
21 September because we didn't approve it last  
22 month.

23 MR. ARGUS: I understand that, but I'm  
24 confused by the 13th as opposed to the 6th.

25 MR. MENDENHALL: Because there's a

1 over to him in a second. I just wanted to  
2 kind of introduce the budget. But some of the  
3 things you probably want to think about  
4 tonight is, the main objective is, do you want  
5 the budget to stay flat? Do you want to build  
6 any buffer into it?

7 That way, if there was some unexpected  
8 emergency, you have those funds. I don't  
9 think that that reason is extremely necessary  
10 for this board because you do have a pretty  
11 good amount of dollars in your reserves and in  
12 your unassigned cash, so if an emergency hit,  
13 you're pretty well prepared.

14 That being said, of course, it's your  
15 decision. And also, you know, potentially you  
16 can have -- set it at a higher amount because  
17 maybe you want to think about different  
18 projects.

19 Of course, we have the parks project  
20 that we're working on and we've funded that  
21 over a couple years. But do you, you know,  
22 have other projects you're thinking of? If  
23 you do want to keep everything flat for  
24 everybody, except for the J & H property,  
25 which is going from zero to an assessment, but

1 holiday maybe.

2 MR. MILLS: Labor Day.

3 MR. MENDENHALL: Labor Day.

4 MR. ARGUS: Labor Day. Okay. Thank  
5 you.

6 MR. MENDENHALL: So if you've had a  
7 chance to look at the budget, it's slightly  
8 higher than what it was last year by about six  
9 or seven thousand dollars.

10 In the grand scheme of things, what that  
11 means is for, you know, you might recall,  
12 depending on what type of category a  
13 particular parcel falls into, some folks get  
14 certain areas of your budget and other folks  
15 get other areas, for example, if they're  
16 commercial or residential, and that sort of  
17 thing.

18 So, overall, if you were looking at the  
19 assessments, there are some folks that have a  
20 slight increase, less than one percent, and  
21 there are some folks that have no increase,  
22 and, of course, there are some folks that are  
23 slightly less.

24 So some things to think about -- I have  
25 Alan on the phone. I'm also going to turn it

1 if you want to keep things flat, you need to  
2 look someplace within the budget in an area  
3 that would affect everybody so that, of  
4 course, everything would go down.

5 You're looking at roughly 15,000 or so  
6 that you want to decrease. So your common  
7 areas would be like R & M drainage, R & M -- I  
8 think there's a couple different maintenance  
9 categories, that sort of thing, and there's  
10 some opportunity there, but -- yes, Greg.

11 MR. CHESNEY: What did you set the parks  
12 -- you know, we started out at four hundred  
13 grand, and then we lowered it a bit last  
14 year.

15 What is that currently? What did you  
16 set that at for this year?

17 MR. BALDWIN: For current year or for  
18 budget for next year?

19 MR. CHESNEY: For budget for next year.

20 MR. BALDWIN: \$412,269.

21 MR. CHESNEY: What was it last year?

22 MR. BALDWIN: Well, you budgeted  
23 412,000, but we're injecting a one point --

24 MR. CHESNEY: No. I know the  
25 projection. Okay. For some reason, I thought



1 when we did the budget we actually went under  
2 four hundred. It went higher than four  
3 hundred. Okay.

4 MR. BALDWIN: Budget for current year,  
5 2016, is also the same amount, \$412,269, and  
6 that's the same amount (inaudible).

7 MR. CHESNEY: Okay. Do you make the  
8 suggestion -- I mean, normally our high  
9 water mark is higher. This a fairly reasonable  
10 budget. Should we do our high water mark  
11 higher, or does it -- what did we do last  
12 year?

13 MR. MENDENHALL: Do you remember offhand  
14 last year if there was anything inflated into  
15 the budget for a high water mark, Alan?

16 MR. BALDWIN: Everything that was  
17 requested probably be kept -- I mean, certain  
18 individual line items were increased. I had  
19 to play around with it as much as possible to  
20 try to get it as close to zero as possible.

21 There was nothing to increase -- you  
22 know, you hit a TRIM level and a high level.

23 MR. MENDENHALL: Okay. If I were to  
24 advise you, I would say based on what I  
25 earlier said, the fact that you were well

1 percent. That person would get a letter.

2 MR. CHESNEY: I make the recommendation  
3 that we reduce the park -- whatever -- four  
4 twelve down to whatever; make it flat then --

5 MR. MENDENHALL: Okay. Let me --

6 MR. CHESNEY: -- knowing that we can  
7 adjust it later.

8 CHAIRMAN RAGUSA: Well, hold on. Our  
9 2017 is less than our 2016.

10 MR. CHESNEY: He said it's higher.

11 MR. MENDENHALL: It's higher. It's --  
12 your assessments are 2,718,484, and last year  
13 it was 2,711,713, and then it varies by  
14 individual assessments.

15 CHAIRMAN RAGUSA: 2,609,244 was last  
16 year. Correct?

17 MR. BALDWIN: No.

18 MR. MENDENHALL: That's your total  
19 revenues coming in, which also includes your  
20 interest on investments.

21 CHAIRMAN RAGUSA: Oh.

22 MR. MENDENHALL: So we're talking about  
23 pure assessments, what's going out to your  
24 residents.

25 CHAIRMAN RAGUSA: okay.

1 reserved and have a pretty good safety net,  
2 unless you have big projects that you're  
3 thinking of outside of the parks, that you  
4 would probably -- my suggestion would be that  
5 you would try to stay level, erring on the  
6 side of being slightly under what you had last  
7 year.

8 And when I say "slightly," I mean, you  
9 know, less than one percent or within a couple  
10 percent under. And one of the reasons why is,  
11 because if you go over at all, that does  
12 trigger that we send out a notice to all your  
13 residents. There is a cost associated with  
14 that both financially and confusion-wise for  
15 your residents.

16 It scares a lot of residents, even if  
17 it's, you know, one percent, even if you're  
18 going to cut it back, by the time you adopt  
19 your budget.

20 MR. CHESNEY: Okay. So if we send it  
21 out higher, then they get the notice.

22 MR. MENDENHALL: Correct.

23 MR. CHESNEY: If not -- okay.

24 MR. MENDENHALL: So, for example, right  
25 now, you have some that are, you know, .45

1 MR. MENDENHALL: So, Alan, if there was  
2 a reduction in the parks --

3 MR. BALDWIN: It wouldn't affect the  
4 revenue.

5 MR. MENDENHALL: It wouldn't, right.  
6 So --

7 MR. CHESNEY: Because that's only for  
8 one part of the grouping.

9 MR. ARGUS: Right.

10 MR. MENDENHALL: Correct.

11 MR. BALDWIN: Basically the only areas  
12 that you can possibly use is admin, flood  
13 control or rights of way, if you are trying to  
14 go down the path of keeping everything  
15 somewhat level.

16 And in order to do that, you'll be  
17 around \$15,000, that something would need to  
18 be reduced or some items plural would need to  
19 be reduced in order to bring it close to even.

20 MR. MENDENHALL: As a suggestion, if you  
21 look under "Flood Control," obviously you have  
22 a number of line items there, if you reduce  
23 one of those by 15,000, say, hypothetically,  
24 lake erosion, which is 60,000 right now, you  
25 can always use your unassigned cash for 15,000

1 if you did wind up needing all that.  
 2 As an example, this year for your  
 3 erosion you're spending about thirty some  
 4 thousand of the 60,000 that you budgeted, at  
 5 least right now. So there's a good chance  
 6 you won't hit that whole dollar anyway, and if  
 7 you don't hit that whole dollar this year,  
 8 those dollars go right to that cash balance.  
 9 MR. ARGUS: If I remember correctly,  
 10 Tonja just sat here saying we need more money  
 11 in erosion control. Is that correct?  
 12 MR. MENDENHALL: Okay.  
 13 MS. WHYTE: Yeah.  
 14 MR. BALDWIN: That's what part of my  
 15 notes show is that, per Sonny on April 1st,  
 16 she requested that we increase it from 30,000  
 17 to 60,000. That's why your current budget  
 18 2017 is showing 60,000.  
 19 MR. MENDENHALL: Meaning --  
 20 MS. WHYTE: Two years ago you had 60,000  
 21 in the budget. In order to balance the  
 22 budget, one of the line items that got dinged  
 23 last year was that particular line item.  
 24 MR. MENDENHALL: Yeah, I mean, you have  
 25 851,000 in unassigned right now, so --

1 MR. CHESNEY: Yeah. So to Andy's  
 2 credit, I mean, we started that thing with  
 3 \$100,000 --  
 4 MR. MENDENHALL: Correct.  
 5 MR. CHESNEY: -- and we didn't spend it  
 6 for two years. So what he's saying is part of  
 7 that unassigned cash --  
 8 MR. MENDENHALL: Right.  
 9 MR. CHESNEY: -- is leftover from prior  
 10 years, so I'm comfortable with that.  
 11 MR. MENDENHALL: And just as a  
 12 suggestion, something to think about down the  
 13 road or this budget or whatnot, you just might  
 14 want to set up a reserve for pond erosion.  
 15 Most districts have reserves specifically set  
 16 aside for pond erosion and that sort of thing  
 17 because it's a big-ticket item when you have  
 18 some sort of a failure, and that way, if you  
 19 don't use it during the year, whatever you  
 20 don't use can put into that bucket and be  
 21 reserved for the future.  
 22 MR. BALDWIN: And what you can also do,  
 23 at your November meeting, usually we provide  
 24 you a motion to assign the reserves, and  
 25 during that time frame, if you wish to

1 designate a dollar amount towards that, you  
 2 can always do that.  
 3 MR. MENDENHALL: Or we can leave it as  
 4 it is. You know, it's slightly higher. It's  
 5 not -- it's pretty inconsequential, except for  
 6 the fact that, like I said, just sometimes it  
 7 concerns residents.  
 8 CHAIRMAN RAGUSA: Mr. Ross.  
 9 MR. ROSS: Are you recommending that we  
 10 set up a reserve account for pond erosion?  
 11 MR. MENDENHALL: That would be my  
 12 recommendation, yes.  
 13 MR. ROSS: Then I think we should do it.  
 14 MR. ARGUS: Is that a motion?  
 15 MR. ROSS: Yeah.  
 16 MR. ARGUS: I'll second that.  
 17 MR. BALDWIN: You need to make a motion  
 18 and whatever dollar amount you would like  
 19 assigned, and then the next budget that we  
 20 send you out, your Exhibit A is going to show  
 21 you your reserve allocation.  
 22 Right now, you have third quarter  
 23 operating and roads, and we do know -- we have  
 24 done this in the past -- we're not sure  
 25 exactly what your road reserve is for 500,000.

1 CHAIRMAN RAGUSA: But Mr. Chesney rated  
 2 that.  
 3 MR. CHESNEY: No. No. Go into -- when  
 4 you set the reserve, whatever the budget line  
 5 item is for this year.  
 6 MR. MENDENHALL: We could as a starter.  
 7 MR. CHESNEY: Yeah.  
 8 MR. MENDENHALL: Yeah. So could we  
 9 change that erosion line item to a reserve  
 10 erosion line item, and at the end of the year,  
 11 if there's dollars left, we shift it off into  
 12 the -- on the balance sheet, and then, of  
 13 course, when we're talking about allocating  
 14 reserve items, we can add to it, if the board  
 15 so chooses.  
 16 MR. CHESNEY: How does this help us  
 17 versus it going to unassigned cash?  
 18 MR. MENDENHALL: Well, you know, it's on  
 19 paper. Right? But it shows rather than  
 20 having stuff just drop into cash that maybe  
 21 gets lost in the shuffle a couple of years  
 22 down the road, you know, so we have some funds  
 23 that are in unassigned, undesignated cash right  
 24 now.  
 25 So this would be a way to track a little

1 bit better, that, you know, we've underspent,  
2 you know, four years in ponds and we have this  
3 money sitting aside, because when we  
4 underspend it, it didn't just go into a pile  
5 of cash. It went into a specific bucket,  
6 which was its original intended purpose.

7 CHAIRMAN RAGUSA: When did we  
8 underspend?

9 MR. CHESNEY: We underspent every year  
10 but the year we bought all those plants.

11 MR. MENDENHALL: Yeah, we were doing a  
12 hundred thousand a year for a while.

13 MR. CHESNEY: We dropped to sixty, and  
14 we keep dropping it down. The only year we  
15 spent our money was the year that we bought  
16 those plants. Even that year, I don't know  
17 that we spent it all.

18 MR. MENDENHALL: And that was year we  
19 also did -- didn't we do the basket things?

20 MR. BALDWIN: You're talking about lake  
21 erosion?

22 CHAIRMAN RAGUSA: Yes.

23 MS. McCORMICK: Uh-huh.

24 MR. BALDWIN: In 2014 you only spent  
25 \$1200.

1 MR. ROSS: And I mean that sincerely.

2 MR. CHESNEY: Yeah, I spent a lot of  
3 time at the very beginning. We got rid of all  
4 of these extra reserved that we weren't  
5 spending money in, but this one we seem to  
6 spent some money in. I agree. That's fine.  
7 I mean, let it build up a little bit.

8 MR. MENDENHALL: And you can always  
9 re-allocate via motion. If, for example, you  
10 need to use some of the funds for roads or  
11 something, by motion, you can move those funds  
12 if you have to.

13 MR. ROSS: Do I need to clarify by  
14 motion to set a specific amount? I know you  
15 all were engaged in a conversation.

16 MR. MENDENHALL: Yeah. I think what you  
17 would want to do is, you would want to  
18 establish a reserve account for pond erosion  
19 which would be equivalent to the line item for  
20 pond erosion.

21 So we're basically changing the pond  
22 erosion line item to reserve pond erosion so  
23 that at the end of the year, it just doesn't  
24 drop --

25 MR. ROSS: The record can reflect that's

1 MR. CHESNEY: I know. But there was one  
2 year we spent -- we bought like 100,000  
3 plants.

4 MR. BALDWIN: And that could be -- I'm  
5 looking at your budget, and your actuals were  
6 1200 for '14, for 2015 your actuals were sixty  
7 three thousand five, I'm rounding.

8 CHAIRMAN RAGUSA: Mr. Ross.

9 MR. ROSS: The reason we benefit by  
10 budgeting a particular reserve account, if  
11 that was your question, because someday we're  
12 not going to have the benefit of your wisdom,  
13 your smarts, and we're not going to have the  
14 benefit of your memory, and so we are setting  
15 a road map for this community for 10 years,  
16 15, 20 years.

17 And so if that's the recommendation of  
18 our professional on how to track this stuff  
19 and plan this stuff, then that's why we should  
20 do it, and there's a genuine benefit from  
21 that. And we shouldn't just be -- because  
22 you're a smart guy, we figured out how to  
23 solve the problem.

24 MR. CHESNEY: I appreciate your -- I  
25 appreciate your --

1 how my motion is amended.

2 MR. ARGUS: That was my second.

3 CHAIRMAN RAGUSA: So it's \$90,000 then.

4 MS. McCORMICK: No. It's (inaudible).

5 MR. BALDWIN: So let me make sure I have  
6 this down properly, because your adopted  
7 budget already for 2016 is for R & M, lake  
8 erosion.

9 Would you like for 2017's budget the  
10 60,000 be dropped down to a reserve pond or  
11 reserve lake maintenance, something close or  
12 similar to the wording that --

13 MR. MENDENHALL: I think that's --

14 CHAIRMAN RAGUSA: Yes.

15 MR. MENDENHALL: I think that's the  
16 intent. And in order to, as Erin just pointed  
17 out, solve the problem -- not a problem, but  
18 to keep things flat, you would want to drop  
19 that by 15,000.

20 You can always re-allocate dollars to  
21 that reserve from, you know, your unassigned  
22 cash.

23 MR. ROSS: Okay. So to be clear, then  
24 my motion is to set up that erosion reserve  
25 account in the amount of \$45,000.

1 MR. MENDENHALL: That would be my  
 2 recommendation.  
 3 MR. ROSS: And I accept your  
 4 recommendation, and that's my motion.  
 5 CHAIRMAN RAGUSA: Mr. Argus, do you have  
 6 a second?  
 7 MR. ARGUS: Yes. But since we're now in  
 8 discussion, I guess, now I'm confused as to why  
 9 it's 45,000 versus the sixty that I initially  
 10 heard versus Mark's 90,000.  
 11 CHAIRMAN RAGUSA: My ninety was wrong.  
 12 MR. ARGUS: Okay.  
 13 MR. MENDENHALL: Okay. Let me explain  
 14 something.  
 15 MR. BALDWIN: 45,000 was brought down in  
 16 order to keep the assessments relatively flat  
 17 instead of showing any type of increase, so  
 18 wouldn't have 5,000 letters going out to all  
 19 the residents.  
 20 MR. ARGUS: Okay.  
 21 MR. MENDENHALL: So what you can do to  
 22 have the net still be 60,000, you can always  
 23 -- you have unassigned cash, which is off of  
 24 your budget. You can always assign 15,000 of  
 25 that to the pond reserve basically that would

1 get added right onto the forty five.  
 2 MR. BALDWIN: Or you can place any  
 3 dollar amount.  
 4 MR. MENDENHALL: Yeah, you can do any  
 5 dollar amount, that's correct. But if you  
 6 wanted to keep it the same.  
 7 MR. ARGUS: Okay. All right. I  
 8 understand. Thank you.  
 9 CHAIRMAN RAGUSA: I was waiting for  
 10 somebody to say we should cut our 90,000 legal  
 11 fees.  
 12 MR. ARGUS: They were cut.  
 13 MR. ROSS: I thing the record should  
 14 reflect our counsel is raising her head up and  
 15 down.  
 16 MS. McCORMICK: I will say you guys have  
 17 been keeping me busy with a lot of stuff  
 18 lately, and the parks and this county agreement  
 19 is going to take some time, too.  
 20 CHAIRMAN RAGUSA: I thought the hourly  
 21 rate was going down.  
 22 MS. McCORMICK: It has gone down.  
 23 CHAIRMAN RAGUSA: So we shouldn't be  
 24 90,000 then.  
 25 MS. McCORMICK: Well, I do know that the

1 last three months have been very busy for  
 2 things that I've been involved with, but, you  
 3 know, that may not -- that may taper off  
 4 here.  
 5 CHAIRMAN RAGUSA: That's what we hope,  
 6 and not for you, for our purposes.  
 7 Mr. Mills.  
 8 MR. MILLS: So, again, bear with me if  
 9 it's a stupid question. But could we take a  
 10 set amount, let's say 60,000, out of  
 11 unassigned cash and fund the beginning of the  
 12 reserve for erosion?  
 13 MR. BALDWIN: Sure.  
 14 MR. MILLS: And that covers us Year  
 15 One. Let's call this Year One coming up.  
 16 Right?  
 17 MR. MENDENHALL: Sure.  
 18 MR. MILLS: Next year, it's my  
 19 understanding that the budgeted amount for the  
 20 park improvements will be completed. Right?  
 21 MR. MENDENHALL: That's correct.  
 22 MR. MILLS: So we will then have  
 23 sufficient funds without busting the number  
 24 above the current level --  
 25 MR. MENDENHALL: Yes.

1 MR. MILLS: -- to then begin the reserve  
 2 of sixty a year from then forward.  
 3 MR. MENDENHALL: You certainly could use  
 4 some portion, absolutely.  
 5 MR. MILLS: So that's another option.  
 6 MR. CHESNEY: I'm way with you.  
 7 MR. MILLS: Am I on the right track?  
 8 MR. CHESNEY: Oh, yeah. I mean, but I  
 9 think we can just keep the budget the same,  
 10 which is --  
 11 CHAIRMAN RAGUSA: Mr. Ross.  
 12 MR. ROSS: Unrelated to what we've just  
 13 been talking about, is there anything that our  
 14 staff is thinking we need to do that we  
 15 haven't addressed or tackled or identified?  
 16 MS. WHYTE: I have a few increases --  
 17 MR. ROSS: Oh, okay.  
 18 MR. WHYTE: -- with board approval, of  
 19 course.  
 20 The Greens have requested -- and I know  
 21 we discussed this at the last board meeting --  
 22 they would like four benches, the community  
 23 has requested that, so the cost is \$4800.  
 24 And we are going to -- we had meetings  
 25 with the community, and we will go out to the

1 extent of the whole community for a new gate  
 2 program that is antiquated. It's the original  
 3 gate program that we have that we -- it's on  
 4 floppies. So we're now upgrading to a newer  
 5 system. We've met with voting members.  
 6 MR. ARGUS: Excuse me for just a -- did  
 7 we vote on the motion on the floor?  
 8 CHAIRMAN RAGUSA: No. This kind of  
 9 dovetails into that --  
 10 MR. WHYTE: Yes.  
 11 CHAIRMAN RAGUSA: -- because we're going  
 12 -- I think the mechanism by which we reduce  
 13 this year's budget will be driven by  
 14 additional expenses that staff is going to  
 15 recommend as a part of our discussion.  
 16 MR. ARGUS: Okay.  
 17 CHAIRMAN RAGUSA: I'll come back to that  
 18 motion and vote --  
 19 MS. WHYTE: Now, the Greens sounded like  
 20 they were going to be increased \$10,480 to  
 21 compensate for those expenses now. And,  
 22 again, we can lower it once they've made their  
 23 -- we did the initial sitdown with them, and  
 24 we'll negotiate -- we met with the contractor  
 25 as well. We're trying to work some deals with

1 them to see if we can get the price down a  
 2 little bit.  
 3 So if we can at least put it in the  
 4 budget. The community is receptive to it.  
 5 CHAIRMAN RAGUSA: Can I address that  
 6 issue?  
 7 MS. WHYTE: Sure.  
 8 CHAIRMAN RAGUSA: The communication I  
 9 received from the Greens were that there no  
 10 desire to put \$4800 worth of benches in.  
 11 MS. WHYTE: Okay.  
 12 CHAIRMAN RAGUSA: That's the emails I  
 13 received. There was a whole series of them.  
 14 MS. WHYTE: There was 270 votes, which  
 15 is -- and there's five hundred and --  
 16 MR. MAYS: Ten.  
 17 MS. WHYTE: -- ten  
 18 CHAIRMAN RAGUSA: I've never seen that.  
 19 MR. WHYTE: Yeah, I --  
 20 CHAIRMAN RAGUSA: But I agree with the  
 21 emails I saw, that is not a fair poll.  
 22 MR. WHYTE: I --  
 23 CHAIRMAN RAGUSA: Read it, it doesn't  
 24 give you the option to say no.  
 25 MS. WHYTE: They went back and --

1 whoever did the survey went back. But I was  
 2 under the -- I was indicated that we really  
 3 didn't need to. If residents wanted a bench,  
 4 they could have a bench.  
 5 I don't think they need four benches,  
 6 but I personally think two is more than  
 7 adequate. And I would presume with Doug,  
 8 depending on where they want to position them,  
 9 two benches is something -- it is a long  
 10 stretch on Gretna Green, and we do have a lot  
 11 of senior citizens back at the end of Gretna  
 12 Green who like to go for a walk, and in  
 13 between there it is a nice way to stop.  
 14 CHAIRMAN RAGUSA: And, again, I do not  
 15 have a level of comfort that the majority of  
 16 the residents in that community have a fair  
 17 and realistic poll.  
 18 There's no one on this planet that would  
 19 think that that was a fair poll, when you  
 20 can't vote no for a proposal.  
 21 MS. WHYTE: Apparently they went back  
 22 and redid it or recalled --  
 23 CHAIRMAN RAGUSA: I've never seen any of  
 24 that.  
 25 MR. WHYTE: They went door to door

1 apparently.  
 2 CHAIRMAN RAGUSA: I'm sure they did.  
 3 MS. WHYTE: And I have -- I mean, I can  
 4 get all of those paper. They had asked me if  
 5 I wanted them. I didn't particularly. I  
 6 asked them to leave them with Jerry. I think  
 7 he's the voting member.  
 8 MR. CHESNEY: Not to use your words, but  
 9 you always say we don't vote by poll.  
 10 CHAIRMAN RAGUSA: We don't. But by that  
 11 same token, I received a ton of communications  
 12 saying, "This is BS. This a ridiculous poll."  
 13 MS. WHYTE: The way it was done was  
 14 incorrect. And the woman apologized. She was  
 15 just trying to get a couple of benches. She's  
 16 a senior citizen, she finds it's a long way to  
 17 walk. She took the initiative. She has never  
 18 done anything like this.  
 19 She apologized for the way it was worded  
 20 and the fact that she didn't give people an  
 21 option. She went back to everybody. They did  
 22 go apparently door to door in the community,  
 23 got people's signatures, and the consensus  
 24 that I was given was 270 wanted to have --  
 25 didn't -- either way or whatever wanted a

1 bench.  
 2 CHAIRMAN RAGUSA: See, I was surprised.  
 3 I expected people to be here about this.  
 4 MS. WHYTE: No.  
 5 CHAIRMAN RAGUSA: It's not a big ticket  
 6 item, but it's something that there was a lot  
 7 of email traffic on.  
 8 MR. WHYTE: I know the emails were  
 9 generated by the fact of the way it was worded  
 10 in the original --  
 11 CHAIRMAN RAGUSA: That was obvious.  
 12 MS. WHYTE: That was the key factor.  
 13 And it was poorly done, if you want to call it  
 14 that. It was inadvertently done the wrong  
 15 way.  
 16 CHAIRMAN RAGUSA: Okay. So the  
 17 ten-thousand-some-odd dollars, you're looking  
 18 for forty eight for benches, and then the  
 19 balance --  
 20 MR. WHYTE: 4800, if we put in four  
 21 benches, which I think we can probably get  
 22 away -- and we'll have to talk to them -- see  
 23 if they'll agree to allow us to do two this  
 24 year only, and see -- because four is a lot,  
 25 and depending on where they want to position

1 agrees, we would like to increase the Greens  
 2 to 10,000 --  
 3 MR. BALDWIN: Can you hold on, please?  
 4 I'm not sure what my direction is.  
 5 MR. CHESNEY: You've got to hold on.  
 6 MR. WHYTE: They haven't voted yet.  
 7 MR. MENDENHALL: Not decided yet.  
 8 CHAIRMAN RAGUSA: You have to start  
 9 happy hour later. All right. Finish up.  
 10 MS. WHYTE: So that's the Vineyards --  
 11 that's the Greens.  
 12 The Vineyards, they are requesting  
 13 cameras and they're requesting lighting.  
 14 MR. MAYS: Ground lighting.  
 15 MS. WHYTE: Ground lighting up -- so  
 16 we're having -- we've got some proposals  
 17 coming in for ground lighting. We need to go  
 18 under the road. There's going to be some  
 19 conduit work. So we're looking at an increase  
 20 of \$13,012. That also includes internet and  
 21 an upgrade to their phone system that they  
 22 have because we're going to go with  
 23 Bright House. So that will then --  
 24 CHAIRMAN RAGUSA: Spectrum.  
 25 MS. WHYTE: Charter.

1 them, I don't think one of them is going to be  
 2 conducive because it's actually golf course  
 3 property.  
 4 So -- and the other one is the gate  
 5 program, and we just kind of put it in the  
 6 budget for now, a high number, so that we can  
 7 work our way -- that we had it if we need it,  
 8 and if they answer -- we can take it out  
 9 before the end of the budget cycle, if that is  
 10 agreeable to the board.  
 11 CHAIRMAN RAGUSA: And just to get some  
 12 resident input, I think we should probably  
 13 explore putting some money in there for  
 14 replacing the guards at the Greens and make it  
 15 an automated system.  
 16 MS. WHYTE: Now, if you want to get  
 17 phone calls, that would be the one you're  
 18 going to get --  
 19 CHAIRMAN RAGUSA: I remember that one.  
 20 MR. CHESNEY: Remember all those  
 21 people --  
 22 CHAIRMAN RAGUSA: I do remember that. I  
 23 kept saying, "Talk to Chesney."  
 24 MR. CHESNEY: I know, it was my idea.  
 25 MS. WHYTE: Okay. So if the board

1 CHAIRMAN RAGUSA: Spectrum.  
 2 MS. WHYTE: Is that what it's call?  
 3 MR. COSTELLO: Yes.  
 4 MS. WHYTE: But right now the contract  
 5 is -- so it's \$13,012 increase to the line  
 6 item of the Vineyards.  
 7 The brick wall that the board -- we have  
 8 to do that brick wall along Countryway. We've  
 9 been working with a -- we finally had a  
 10 bricklayer come out. He was supposed to get  
 11 me the final pricing today.  
 12 He has not, as of yet, sent me an email  
 13 -- because they have to go look at the bricks  
 14 first.  
 15 MR. MAYS: There is custom bricks being  
 16 made and --  
 17 MS. WHYTE: Yeah, pallets of it.  
 18 MR. MAYS: He's estimating somewhere  
 19 around thirty, forty thousand almost, which is  
 20 a lot -- a little bit cheaper than the first  
 21 guy that we had. So we can probably get away  
 22 with budgeting 40,000 for it, go the high  
 23 end.  
 24 MS. WHYTE: The residents have started  
 25 to -- on the inside of where (inaudible). One

1 of the residents has called, and he's worried  
 2 about the wall.  
 3 MR. ARGUS: If it's going cost 40,000 to  
 4 repair the wall, why don't we up it to fifty  
 5 and just buy more bricks, so we have them for  
 6 inventory?  
 7 MR. WHYTE: That would be --  
 8 CHAIRMAN RAGUSA: That would be too  
 9 simple.  
 10 MR. WHYTE: -- that would -- probably  
 11 simple --  
 12 MR. ARGUS: Huh?  
 13 CHAIRMAN RAGUSA: That would be too  
 14 simple.  
 15 MR. WHYTE: No. No. That was already  
 16 the intent, they're going to have an extra --  
 17 depending on what it costs, we're going to ask  
 18 them to do a full --  
 19 MR. MAYS: Yeah, because he had to do a  
 20 full load anyway to get these type of bricks  
 21 made, so --  
 22 CHAIRMAN RAGUSA: They can't reuse those  
 23 bricks?  
 24 MR. MAYS: He's going to try to, you  
 25 know, mortar -- because they're the hollow-

1 type bricks and not the solid bricks, when you  
 2 crack the mortar off, 50 percent to 75 percent  
 3 of the time you're going to break the brick  
 4 just trying to get mortar off.  
 5 MS. WHYTE: We have one other one -- one  
 6 smaller area that needs to be repaired as  
 7 well. So, unfortunately, I do not have a  
 8 price on that.  
 9 So if you want to just put a high number  
 10 in or if you want to go with a reserve when  
 11 the time comes, that's up to the board's  
 12 discretion.  
 13 I have the pricing as well for the parks  
 14 for the internet. I haven't given those to  
 15 Alan.  
 16 THE REPORTER: I need a moment. I am  
 17 having technical difficulties.  
 18 (Recess from 5:53 p.m. to 6:00 p.m.)  
 19 MS. WHYTE: Okay. Well, I do have the  
 20 request for the Vineyards, if the board  
 21 approves so. I'd like to increase theirs by  
 22 13,012. That also includes their internet  
 23 that we would be budgeting for, or if they  
 24 approve the cameras, which is what they've  
 25 asked us. I haven't given them their prices,

1 and they haven't seen their assessments based  
 2 on that.  
 3 I do have all of the pricing for the  
 4 parks for the internet. It is going to be 150  
 5 a month. It is a hundred over ten. They have  
 6 now agreed to absorb the conduit charge.  
 7 MR. CHESNEY: Really?  
 8 MS. WHYTE: Yeah. They will not give us  
 9 a ten-year contract, which is what we  
 10 requested. It is still only a month-to-month.  
 11 I have three contracts that are ready to go.  
 12 The camera gentleman is also in the  
 13 process of -- he met with us today, so they're  
 14 going to get those in within a week and a half  
 15 probably. So we do need to get that internet  
 16 in as quickly as possible. But we didn't  
 17 budget for the internet, so we have to make  
 18 sure we budget for the three parks.  
 19 CHAIRMAN RAGUSA: That's \$100 per park?  
 20 MS. WHYTE: 150 per park.  
 21 CHAIRMAN RAGUSA: What was the hundred  
 22 over ten?  
 23 MS. WHYTE: 105 was for the Vineyards.  
 24 And also the board had asked for information  
 25 regarding the Wi-Fi.

1 MR. CHESNEY: 450 for the parks, the  
 2 three parks?  
 3 MS. WHYTE: 150 per park. The board has  
 4 asked for Wi-Fi at the park, and where is  
 5 the --  
 6 MR. MAYS: \$50.  
 7 MS. WHYTE: What? Where did you get  
 8 that?  
 9 MR. MAYS: That's what he said on the  
 10 phone.  
 11 MS. WHYTE: Oh. I got a \$2,700 bill,  
 12 and 150 per park.  
 13 MR. MAYS: Never mind.  
 14 MS. WHYTE: Okay.  
 15 MR. CHESNEY: It's got to be more than  
 16 that. It's got a piece of equipment the  
 17 camera guy would have to put in.  
 18 MS. WHYTE: Yeah. It's the router. And  
 19 I apologize that there's so many papers to  
 20 it. It's the router itself. It's about  
 21 \$2,700 to put the specialty router. And it  
 22 also restricts the access to what they can go  
 23 to, and Bright House can help us with that.  
 24 They'll set restrictions as to what the  
 25 board uses that you want them to have access

1 to, or whatever. There's a certain amount of  
2 bandwidth they can use. Our limits are -- you  
3 know, we have a number of limits that we can  
4 do, but it will cost us probably about \$3,000  
5 just -- close to just under 3,000 to set it  
6 up.

7 And it's 150 per park to do that, plus  
8 the router. The router's a specialty router,  
9 and I think it was 2,350 and something like  
10 that per router, if the board chooses to have  
11 Wi-Fi at the park.

12 MR. MENDENHALL: So it's three routers  
13 also?

14 MS. WHYTE: Yeah. Everything is in  
15 three's. I'll get Alan those numbers.

16 MR. CHESNEY: Okay. Well, that we can  
17 -- I mean, we've already agreed to do the  
18 cameras, so we already -- you just need to  
19 adjust the budget for the Wi-Fi. But the  
20 routers are part of the park project, we just  
21 approved that.

22 MR. MENDENHALL: Oh, yeah.

23 MS. WHYTE: Okay.

24 MR. MENDENHALL: Yeah, sure.

25 MS. WHYTE: But the internet isn't,

1 MR. CHESNEY: Yeah, I understand.

2 MS. WHYTE: On that part of it, yeah,  
3 that's a separate entity.

4 CHAIRMAN RAGUSA: Yeah. I want to talk  
5 about the Wi-Fi.

6 MS. WHYTE: Okay. We don't have to do  
7 that immediately, but we do need the internet  
8 up and running. For the time being, we can  
9 lock it until the board makes a decision based  
10 on the Wi-Fi, because it's two different  
11 companies.

12 CHAIRMAN RAGUSA: So the hot-spot  
13 hardware should be completely different than  
14 the Wi-Fi broadcasting for our cameras.

15 MS. WHYTE: Yes. They're two different  
16 companies. One is Bright House, which is the  
17 internet for the cameras, and then Federated  
18 Securities would do the hot spot and the  
19 router and everything else.

20 CHAIRMAN RAGUSA: And the router was a  
21 2,300 hard cost for the equipment per park,  
22 plus \$150 a month.

23 MS. WHYTE: No. No, not a month. The  
24 150 a month is for the internet monthly.

25 CHAIRMAN RAGUSA: Okay. How much -- the

1 because that's a monthly charge that we have  
2 to make sure. So you both, you're okay if I  
3 add that into the budget?

4 CHAIRMAN RAGUSA: No. We want to  
5 discuss that.

6 MR. CHESNEY: No. The part in the  
7 budget is the internet. We need that for the  
8 cameras.

9 MS. WHYTE: The internet I need for the  
10 cameras.

11 CHAIRMAN RAGUSA: Yeah. It's not a hot  
12 spot, it's not a Wi-Fi spot.

13 MR. CHESNEY: Well, I understand that,  
14 but it's a separate thing. The budget still  
15 needs to --

16 MS. WHYTE: Okay. The internet we need  
17 for the cameras so that we can do it and  
18 backtrack at the office.

19 CHAIRMAN RAGUSA: Uh-huh.

20 MS. WHYTE: So that one I do -- don't  
21 want.

22 CHAIRMAN RAGUSA: Correct.

23 MR. CHESNEY: But whether or not we add  
24 Wi-Fi is a separate thing.

25 CHAIRMAN RAGUSA: Right.

1 hot spot equipment is \$2,300 per park.  
2 Correct?

3 MS. WHYTE: Yes.

4 CHAIRMAN RAGUSA: And that is a piece of  
5 equipment that's needed regardless of whether  
6 we have Wi-Fi connection to our cameras.

7 MS. WHYTE: No.

8 CHAIRMAN RAGUSA: What additional  
9 equipment do we need to have a hot spot for  
10 the park?

11 MS. WHYTE: It is a hundred -- provide  
12 and install one Linksys four port router,  
13 viewing cameras off site per park is \$150.  
14 Provide and install new high-powered dual band  
15 --

16 THE REPORTER: Slow down, please.

17 MS. WHYTE: I'm sorry. I can give you a  
18 hard copy of this, if you like.

19 Dual band optional Wi-Fi extender with  
20 features that include dual band 11 AC with  
21 speeds up to 1300 megabytes on a 5 gigahertz  
22 to a 450 megabytes to a 2.4 gigahertz, also  
23 high 29 bandwidth transmitter power for an 800  
24 feet Wi-Fi radius for each park is \$2,350.

25 CHAIRMAN RAGUSA: Isn't that what I



1 said?

2 MS. WHYTE: So that is the Wi-Fi portion

3 of -- if you choose to do Wi-Fi at Baybridge

4 Park and at Glenclyff Park and at --

5 CHAIRMAN RAGUSA: Okay. Let me

6 alleviate my confusion. Do we need to spend

7 \$2,350 per park just to run our cameras?

8 MS. WHYTE: No.

9 CHAIRMAN RAGUSA: So we want to spend

10 \$2,350, one-time equipment fee, plus some

11 monthly charge to have the homeless people get

12 free Wi-Fi at our park.

13 MS. WHYTE: It's not a monthly charge to

14 do --

15 CHAIRMAN RAGUSA: Certainly there's a

16 monthly charge associated with a hot spot.

17 MR. MENDENHALL: You'll have the same

18 monthly charge for the connection regardless

19 of whether you do the hot spot or not.

20 CHAIRMAN RAGUSA: Data is not free.

21 MR. MAYS: That's where the 150 --

22 MS. WHYTE: That's where the \$150 --

23 MR. MENDENHALL: Yeah.

24 MS. WHYTE: -- I think that's where the

25 150, just viewing cameras offset for -- I

1 more --

2 MS. WHYTE: To make it Wi-Fi. I was

3 asked to get those prices, so -- anyway, we

4 don't need to discuss that right now. I just

5 wanted to make sure -- I was asked -- I didn't

6 have the pricing last month for the Bright

7 House. I do have that now.

8 I will forward that on to Alan with the

9 actual -- with their numbers. And I think

10 that's --

11 CHAIRMAN RAGUSA: So, again, it costs us

12 a one-time fee of \$2,350 times three to put a

13 Wi-Fi in each of the parks.

14 MS. WHYTE: Yes.

15 CHAIRMAN RAGUSA: And we're going to

16 limit access to Fox News only?

17 MS. WHYTE: The board would have to deem

18 where they wanted to go with it.

19 CHAIRMAN RAGUSA: See, I'm troubled by

20 that.

21 MR. CHESNEY: Well, I think it's just to

22 keep like porn stuff -- like you ever go to

23 like McDonald's -- Bright House does it.

24 CHAIRMAN RAGUSA: Facebook does it.

25 MS. WHYTE: It's like when you go to the

1 think my understanding -- and I'm not a

2 technology person on this aspect, but my

3 understanding is we can -- we're paying

4 monthly for internet. That's where they're

5 doing -- he's tying into ours, and he's

6 prescribing me a number of --

7 MR. MENDENHALL: Right. That's how it

8 works. Basically, your Bright House is going

9 to give you an IP, and you'll have that for

10 your cameras, and then if you wanted the

11 Wi-Fi, you have the add-on router, which now

12 pumps it out and makes it Wi-Fi.

13 So there's no additional charge. It's

14 just leveraging the connection you already

15 have and making it wireless for the homeless

16 folks.

17 MR. CHESNEY: Or the senior citizens.

18 MR. MILLS: So it's a one-time equipment

19 charge --

20 MR. MENDENHALL: Yes. Correct.

21 MR. MILLS: -- to expand the

22 capability --

23 MR. MENDENHALL: That's exactly it.

24 MR. MILLS: -- to Wi-Fi.

25 MR. MENDENHALL: Yeah, to make it

1 airport. The airport will only allow you

2 certain sites to go to -- some airports, not

3 all of them, but they have restrictions as to

4 what you can view and where you can go and

5 visit.

6 CHAIRMAN RAGUSA: So we're going to cut

7 out the sexes, the gamblings, the auction

8 houses -- does Bright House have a list of

9 things they typically block for customers?

10 MS. WHYTE: I didn't ask them that, but

11 I'm pretty sure I could ask that question.

12 MR. BARRETT: It's generally that they

13 just have a list that they just use for

14 everyone, and you can kind of pick and choose,

15 and they're pretty standard lists.

16 CHAIRMAN RAGUSA: There's billions of

17 websites.

18 MS. WHYTE: You can knock off any social

19 media website.

20 CHAIRMAN RAGUSA: I know. But my firm

21 has had those experiences. They have

22 categories. Like we can't get to any

23 auctions, no eBays, no nothing, but you can

24 get Amazon. Go figure. You can't get

25 anything sex related, you can't get anything

1 gun related unless you've got an exemption.  
 2 You can't get any gambling sites -- that  
 3 includes Fantasy Football. All that stuff's  
 4 all banned.  
 5 So I'm just curious how Bright House does  
 6 that for a park, a public park.  
 7 MR. CHESNEY: So how did you find those?  
 8 CHAIRMAN RAGUSA: I have the firearm  
 9 exemption.  
 10 MR. CHESNEY: I'm sorry.  
 11 MS. WHYTE: I do not know that.  
 12 MR. ARGUS: The library system,  
 13 Hillsborough County Public Library System, has  
 14 a filtering mechanism as well. They subscribe  
 15 to a service that provides that. They -- the  
 16 librarians have the ability to turn the filter  
 17 off.  
 18 If a patron so desires, they can get it  
 19 turned on specifically for a limited time  
 20 only. But I don't see us getting into that  
 21 detail.  
 22 The important thing is it's a common  
 23 service out there available that you can --  
 24 the library system subscribes to it.  
 25 MR. BARRETT: Every public school has

1 of that park would cover half this area, this  
 2 whole community.  
 3 MR. ARGUS: No.  
 4 CHAIRMAN RAGUSA: 800 feet? You're  
 5 sitting 200 feet from the middle of that park  
 6 right now.  
 7 MR. ARGUS: No.  
 8 MR. CHESNEY: I agree with you.  
 9 CHAIRMAN RAGUSA: Walk through the  
 10 tunnel. It's -- what? -- 60 feet long?  
 11 MR. MAYS: Yeah. With the road, yeah.  
 12 CHAIRMAN RAGUSA: Within the double  
 13 roads and the median.  
 14 MS. WHYTE: That's quite a distance  
 15 then.  
 16 MR. ARGUS: That's a seventh of a mile.  
 17 It's not much.  
 18 MR. CHESNEY: Let's go back to your  
 19 original thing. I mean, this is really no  
 20 time for this, but that's a good idea, I  
 21 think. I never thought about that.  
 22 MR. MILLS: You have to be careful about  
 23 that. Even 200 feet gets you from the  
 24 interactive water park to every apartment on  
 25 either side of the street.

1 it.  
 2 CHAIRMAN RAGUSA: Makes sense. All  
 3 right.  
 4 MR. CHESNEY: We're getting off the  
 5 budget topic.  
 6 CHAIRMAN RAGUSA: Yeah, I know that.  
 7 MR. MILLS: Well, since we're beating  
 8 this one to death, I would be in support of  
 9 the Wi-Fi at Baybridge and Glenclyff, not West  
 10 Park Village, though, because it's surrounded  
 11 by apartments. You're then opening it up to  
 12 everybody that lives up and down that street.  
 13 MR. CHESNEY: Well, that's a good idea.  
 14 MR. MILLS: To no longer need to pay for  
 15 Wi-Fi.  
 16 CHAIRMAN RAGUSA: Well, you said  
 17 800-foot radius.  
 18 MS. WHYTE: It's 800 feet. They can  
 19 restrict it how far away you can get.  
 20 MR. MILLS: Well, 800 feet --  
 21 CHAIRMAN RAGUSA: These parks are not  
 22 800 feet.  
 23 MR. CHESNEY: The point is, that would  
 24 give a lot of places in the park --  
 25 CHAIRMAN RAGUSA: 800 feet in the middle

1 MR. CHESNEY: Yeah. Maybe we just do it  
 2 in the two parks and not West Park Village.  
 3 CHAIRMAN RAGUSA: Well, will that system  
 4 automatically kick people off if there's too  
 5 many users? How does it work?  
 6 MS. WHYTE: I'm pretty sure they can  
 7 restrict how many users are on at one time. I  
 8 could ask that question.  
 9 CHAIRMAN RAGUSA: I think in the overall  
 10 scheme of things that if it's a 2,350 times  
 11 three, hard cost, that's worth doing.  
 12 MS. WHYTE: Okay.  
 13 MR. CHESNEY: Since we're already off  
 14 budget topic, can we make a motion to do it?  
 15 CHAIRMAN RAGUSA: Let's finish --  
 16 MR. ARGUS: We already have a motion on  
 17 the floor.  
 18 MR. BALDWIN: I have a couple of  
 19 questions.  
 20 CHAIRMAN RAGUSA: Yes. Okay. For the  
 21 Greens, the request is for an additional  
 22 \$10,480 and -- but I'm looking under the  
 23 projections, and we already had a projection  
 24 of \$12,480.  
 25 Are we supposed to be increasing the

1 budget for next year, or are we just using  
2 this projection dollar amount?

3 MR. MENDENHALL: It's next -- this is  
4 all next year. Right?

5 MS. WHYTE: This is all in the --

6 MR. MENDENHALL: Yeah. It's all in the  
7 next budget, Alan.

8 MR. BALDWIN: Okay. Then what's the  
9 \$12,480 for, for the projection?

10 MS. WHYTE: Okay.

11 CHAIRMAN RAGUSA: Alan, do they have  
12 \$4,800 in their budget, in this year's monies,  
13 to cover the park benches?

14 MR. BALDWIN: Well, if they don't, if  
15 you wanted to use R & M general -- I mean,  
16 right now the projection is basically tied to  
17 the adopted budget. They've only spent  
18 9,500. That's why we have 12,500 as a  
19 projection.

20 So if they wanted to buy the park  
21 benches in the current year, you're getting  
22 them at R & M general, and you wouldn't have  
23 to worry about budgeting for it.

24 CHAIRMAN RAGUSA: Wait. Is that the  
25 Greens R & M?

1 MS. WHYTE: Okay. So never mind because  
2 R & M maybe do have enough then as well.

3 MR. MAYS: But they still got to approve  
4 it.

5 MS. WHYTE: Yeah. You guys have to  
6 approve it.

7 MR. BALDWIN: I'll let you finish with  
8 the discussion in the Greens and then I'll go  
9 into the Vineyards.

10 CHAIRMAN RAGUSA: Well, why don't you  
11 jump on the Vineyards now, though?

12 MR. BALDWIN: Okay. For the Vineyards,  
13 you're talking 13,012. Again, there's a  
14 miscellaneous contingency for \$10,000 that we  
15 projected, but nothing's been spent so far,  
16 and it was budgeted for. So, yes, it's 3,000  
17 short, but there is enough in their unassigned  
18 cash that 3,000 is not going to damage that  
19 much.

20 CHAIRMAN RAGUSA: Were they looking --  
21 didn't we establish a reserve for them? Isn't  
22 that what the 10,000 even number was?

23 MS. WHYTE: Not that I'm aware of. But  
24 if the money -- if they have the money this  
25 year --

1 MR. BALDWIN: That's under the Greens.

2 CHAIRMAN RAGUSA: And how much in that  
3 line item right now?

4 MR. BALDWIN: They've only spent 9,500.  
5 The projected is 12,500.

6 CHAIRMAN RAGUSA: It was short.

7 MS. WHYTE: It was short.

8 MR. BALDWIN: Well, the Greens, I was  
9 told that the new budget possible increase was  
10 \$10,480, so it's under.

11 CHAIRMAN RAGUSA: Well, let me ask  
12 this: Could they pay for \$4,800 in benches if  
13 we did it tomorrow?

14 MR. BALDWIN: Yes.

15 MS. WHYTE: So we don't need to budget  
16 for those.

17 CHAIRMAN RAGUSA: How?

18 MR. BALDWIN: Because under their R & M  
19 General currently, as of April, they've only  
20 spent \$9,500.

21 CHAIRMAN RAGUSA: How much is in -- for  
22 the 2016 year, how much is in that line item?

23 MR. BALDWIN: \$22,000.

24 CHAIRMAN RAGUSA: That's the number I've  
25 been hearing. Okay.

1 MR. BALDWIN: There's an actual reserve  
2 for the roadway for \$9,973, but there's a  
3 miscellaneous contingency that was adopted for  
4 this current year of \$10,026, but nothing has  
5 been spent to date.

6 MS. WHYTE: Was that repair done on the  
7 lake last year? Didn't I request a repair  
8 done on the lake? We did it in another way?  
9 So they have enough money as well to do the  
10 cameras.

11 CHAIRMAN RAGUSA: No. You need 12 or  
12 13. They got 10.

13 MS. WHYTE: Yeah, but their line item --  
14 Alan, what do they have as a line item that is  
15 available in their R & M General, the  
16 Vineyards?

17 MR. BALDWIN: Well, their R & M General  
18 is only \$4,700, which they haven't touched  
19 either, but there's also a miscellaneous  
20 contingency for \$10,026 that also has not been  
21 touched.

22 CHAIRMAN RAGUSA: We can do that.

23 MS. WHYTE: We can do it. We don't have  
24 to budget for it. The money is there. We can  
25 actually get it done.

1 CHAIRMAN RAGUSA: Okay. Why don't we go  
2 ahead? So you're pulling those off the budget  
3 request?

4 MS. WHYTE: Yeah. I'll take those both  
5 off the budget request.

6 MR. BALDWIN: Okay. Because, I mean, if  
7 that was the case, it would be easy -- didn't  
8 use this money, because you couldn't spend it  
9 this year by December 30th, you could always  
10 assign this money that you budgeted for but  
11 you didn't use, so that you have it assigned  
12 for next year to cover the expense.

13 MS. WHYTE: Okay. All right. I can do  
14 that. Thank you, Alan. I'll be in touch with  
15 you. I'll check those numbers in the morning.

16 CHAIRMAN RAGUSA: Mr. Barrett.

17 MR. BALDWIN: Okay. And then in regards  
18 to the Wi-Fi, et cetera, it was hard for me to  
19 hear because there was too many people talking  
20 at once, so I'm guessing you were talking  
21 about the General Fund 001?

22 MS. WHYTE: No. It's the capital  
23 improvement fund that we're using, on the  
24 2015, that would come out of the Wi-Fi, but --  
25 no?

1 CHAIRMAN RAGUSA: (Moves head from  
2 side.) The equipment would.

3 MS. WHYTE: The equipment would, but not  
4 the internet. We are going to have to set up  
5 an account, and I'll be in touch with you in  
6 the morning on that for a -- we're going to  
7 have internet at three of the parks, at  
8 Glenciff, Baybridge, and possibly West Park  
9 Village, depending on --

10 MR. BALDWIN: But that's all from the  
11 General Fund -- correct? -- 001?

12 MR. MENDENHALL: Yeah. For the  
13 maintenance? Yeah.

14 MS. WHYTE: Yeah, from the main account.

15 MR. MENDENHALL: It would be \$450  
16 basically is what you're looking at.

17 MS. WHYTE: Monthly.

18 MR. MENDENHALL: Monthly, yeah.

19 MR. BALDWIN: That draws out what fund  
20 we were talking about? Because I couldn't hear  
21 where we were talking about. So if we're  
22 going to -- I'm guessing you're going to put  
23 this under Parks and Rec?

24 MR. MENDENHALL: Uh-huh. Yep.

25 MS. WHYTE: Oh, actually, we could.

1 MR. BALDWIN: I guess the common area,  
2 which is if we did the parks.

3 MR. MENDENHALL: Correct.

4 MS. WHYTE: Yeah, because that wouldn't  
5 be a hit to the commercial --

6 MR. BALDWIN: And, for the most part,  
7 depending how the board wants to move, that  
8 small of a dollar amount would not impact the  
9 possible increase of assessment.

10 MS. WHYTE: I see what he's doing.

11 MR. BALDWIN: In other words, I thought  
12 we already discussed we were going to reduce  
13 one of the line items, which we did, because R  
14 & M Lake Erosion, by 15,000, which should be  
15 enough in order to keep everybody slightly  
16 below the current assessment rate, so that  
17 small of a dollar amount is not going to  
18 impact anything. That's fine. I'll add it to  
19 the park.

20 MR. MENDENHALL: Yeah. You caught that  
21 that's a monthly. Right?

22 MR. BALDWIN: How much is it monthly?

23 MR. MENDENHALL: 450 monthly would be  
24 the top end, if they did all three parks.

25 MR. CHESNEY: We're not going to do all

1 three parks.

2 MR. BALDWIN: If it affects something, I  
3 mean, the board can always give me the  
4 authority to -- if something needed to be  
5 slightly lowered by a few hundred dollars to  
6 make sure that everybody is under, then they  
7 can make that --

8 CHAIRMAN RAGUSA: Alan, you've always  
9 had that authority.

10 MR. BALDWIN: Okay. So we're talking  
11 about -- this is -- what are we calling this,  
12 though? Are we calling this internet, or are  
13 we calling --

14 CHAIRMAN RAGUSA: We'll call it  
15 "Internet Connectivity" or something like  
16 that?

17 MR. BALDWIN: Okay. Let me put it in my  
18 notes. Hold on.

19 MS. WHYTE: This is the same line we use  
20 for office.

21 MR. BALDWIN: And that's approximately  
22 \$450 a month?

23 CHAIRMAN RAGUSA: Yes.

24 MR. BALDWIN: Okay. I have my notes, so  
25 we'll have it inserted.

1 CHAIRMAN RAGUSA: Okay. All right.  
 2 Now, we're back to the original motion.  
 3 Do we need that original motion at this  
 4 stage, having just heard from Alan?  
 5 MR. CHESNEY: What was the original  
 6 motion?  
 7 CHAIRMAN RAGUSA: To swing the  
 8 \$60,000 --  
 9 MR. ROSS: Reduce it to forty five and  
 10 to establish it as a reserve line item.  
 11 MR. CHESNEY: Yeah, because if not, you  
 12 don't have the reserves. So, yes, you do --  
 13 MR. ROSS: But you probably noted that  
 14 we put it off until we went through all the  
 15 things that staff just mentioned.  
 16 Did we skip over the 40,000 brick wall?  
 17 Did that get lost in the shuffle?  
 18 MR. MAYS: Probably. I didn't hear them  
 19 say anything.  
 20 MR. ROSS: Yeah. So do we need to  
 21 discuss how that's being dealt with? Is that  
 22 a fact that -- the dollar amount?  
 23 CHAIRMAN RAGUSA: Well, I like  
 24 Mr. Mills' motion actually. Do you remember  
 25 what it was --

1 MR. MILLS: Uh-huh.  
 2 CHAIRMAN RAGUSA: -- or your suggestion  
 3 wasn't a motion?  
 4 MR. MILLS: The suggestion was to  
 5 allocate 60,000 from the un -- what was it? --  
 6 MR. MENDENHALL: The undesignated cash?  
 7 MR. MILLS: -- undesignated cash for  
 8 this year, set up that account, that line  
 9 item, fund it to sixty for this year out of  
 10 that account, and then next year, when we're  
 11 not funding 400,000 a year for the park, roll  
 12 forward on that line item from then on out,  
 13 and it does not affect what we're doing today  
 14 and keeps the number, hopefully, below where  
 15 it needs to be.  
 16 MR. ROSS: So how does that address  
 17 payment for the \$40,000 in bricks?  
 18 MR. MILLS: So we could do the same  
 19 thing out of that unallocated cash account.  
 20 CHAIRMAN RAGUSA: We have that reserve.  
 21 We could do the 40,000 tomorrow.  
 22 MR. ROSS: I'm not saying we can't do  
 23 it. I'm just saying it may mean that my  
 24 motion, as you suggested, should just be  
 25 withdrawn; but on the other hand, if we're

1 going to fund it differently, then my motion  
 2 doesn't --  
 3 CHAIRMAN RAGUSA: I think collectively,  
 4 we have to go with your motion or Mr. Mills'  
 5 motion. They're both trying to accomplish the  
 6 same goal. You can't -- we're just shifting  
 7 money -- it's two different uses and  
 8 allocations of money.  
 9 MR. ROSS: And that's why I was asking  
 10 him how, in his motion, is it affecting the  
 11 bricks? And I think what he was just saying  
 12 is, okay, well, we'll do the same thing. And  
 13 that's why I just want to make sure we're  
 14 paying for it.  
 15 CHAIRMAN RAGUSA: But he's using  
 16 unallocated reserve monies, which is not part  
 17 of the budget process, that's money we  
 18 actually have. And you will not hear me  
 19 advocating our use of reserves, but I think if  
 20 we want to accomplish a \$40,000 potential  
 21 increase in the budget, we're going to have to  
 22 offset it more than the 15,000 your proposal  
 23 has.  
 24 Bob, you're looking at me like I'm  
 25 nuts. Am I crazy?

1 MR. ARGUS: I'm confused on the numbers.  
 2 Under his suggestion, we reduce the budget by  
 3 \$60,000.  
 4 CHAIRMAN RAGUSA: Yes.  
 5 MR. MENDENHALL: Correct.  
 6 MR. ARGUS: That is \$40,000 for the wall  
 7 and \$10,000 off of --  
 8 MR. MENDENHALL: 10 or 15, so you have a  
 9 little bit of a buffer -- well, you are there.  
 10 CHAIRMAN RAGUSA: Yeah, that's my  
 11 point.  
 12 MR. ARGUS: Yeah, we are there.  
 13 CHAIRMAN RAGUSA: Mr. Mills' discussion  
 14 point, it would eliminate the budget issue we  
 15 have. It would get us under the 2016  
 16 assessment.  
 17 MR. ARGUS: And it will give us a brick  
 18 wall.  
 19 CHAIRMAN RAGUSA: Right. Mr. Ross'  
 20 motion, which you've seconded, of shifting only  
 21 \$15,000 would not accommodate the \$40,000  
 22 brick expense.  
 23 MR. ROSS: I agree with that, and that's  
 24 why I was asking the question. So I'll  
 25 withdraw my motion.

1 MR. ARGUS: And I'll just change it to  
2 60,000 then. I'll second it.  
3 MR. ROSS: I'll withdraw my motion.  
4 MR. CHESNEY: Can I just ask one  
5 question of Doug?  
6 CHAIRMAN RAGUSA: Yes.  
7 MR. CHESNEY: When can you get these?  
8 MR. MAYS: When can we get them?  
9 MR. CHESNEY: Yeah. When can you do  
10 this brick thing?  
11 MR. MAYS: The owner -- it would take  
12 six weeks to order those custom bricks, but he  
13 says he could start working with them within  
14 about in the next two weeks, but we've  
15 honestly got to wait six weeks with the  
16 bricks. So we're looking at a couple of  
17 months, then we could have it started.  
18 MR. CHESNEY: My suggestion is just to  
19 pay for the bricks this year.  
20 CHAIRMAN RAGUSA: We don't have a  
21 quote.  
22 MR. BALDWIN: I have a question because  
23 I couldn't hear Doug too well.  
24 Are you saying that there are potential  
25 costs for this current fiscal year under R & M

1 MR. MENDENHALL: Yeah. Correct. It  
2 would go to zero. And by this motion here,  
3 the board would be creating a pond erosion  
4 reserve and moving \$60,000 into that right now  
5 from the undesignated cash.  
6 MR. BALDWIN: Okay. And what about the  
7 \$40,000 expense?  
8 CHAIRMAN RAGUSA: Well, hold on. If we  
9 can do the brick work in the 2016 budget  
10 cycle, why do we need to set up the \$60,000 --  
11 why would we need to shift \$60,000 into an  
12 E & R reserve, or a lake erosion reserve?  
13 That's double dipping.  
14 MR. MENDENHALL: Yeah. I mean, if you  
15 can do the bricks in this year's budget and --  
16 yeah, I mean, you could pay it out of this  
17 year.  
18 MS. WHYTE: We should be able to.  
19 MR. BALDWIN: I would just need to know  
20 what line item you would like and --  
21 MR. MENDENHALL: Hold on just a second,  
22 Alan.  
23 CHAIRMAN RAGUSA: We've got to get  
24 bids.  
25 MS. WHYTE: I just checked again. It

1 Lake Erosion that we need to account for?  
2 MR. MENDENHALL: No, not exactly. Let  
3 me just recap real quickly.  
4 So there's a potential \$40,000 brick  
5 project. There is the 15,000 reduction in  
6 pond erosion that we were talking about, and  
7 the suggestion that's been put forth is take  
8 pond erosion from 60,000 down to zero dollars,  
9 create a pond reserve rate now, funding it  
10 with \$60,000 from the undesignated cash and  
11 then you could use those funds for both  
12 keeping the budget lower, using it for any  
13 erosion repairs that come up in the next year,  
14 and the \$40,000 brick project.  
15 MR. ROSS: And that's Jim's motion.  
16 Right?  
17 CHAIRMAN RAGUSA: Yes.  
18 MR. MENDENHALL: That's how I understood  
19 it.  
20 MR. ROSS: And I'll second that motion.  
21 My motion is withdrawn.  
22 MR. BALDWIN: Okay. I'm still at a loss  
23 in regards to R & M Lake Erosion for the 2017  
24 budget. We went from sixty down to forty  
25 five. Am I dropping this down to zero?

1 didn't come back.  
2 CHAIRMAN RAGUSA: Because if it's  
3 \$60,000, I don't know that I want to --  
4 MR. MAYS: It's not.  
5 CHAIRMAN RAGUSA: We got a really high  
6 first quote.  
7 MR. MAYS: Yes. That's why we started  
8 shopping around and looking for others.  
9 MR. CHESNEY: Well, however we do it,  
10 between these two plans, I still like the idea  
11 of having a reserve for that lake erosion.  
12 CHAIRMAN RAGUSA: I don't think this  
13 other proposal -- the current motion  
14 eliminates that.  
15 MR. ROSS: No, I think Jim's motion, as  
16 summarized by Andy, was we're establishing  
17 that reserve. We're establishing a line item  
18 for lake erosion.  
19 MR. CHESNEY: Well, you don't need to do  
20 anything in this year, though. We're only  
21 really worried about next year's budget, so  
22 that's why I'm a little bit confused myself.  
23 MR. BALDWIN: But it affects Exhibit A,  
24 which shows how much you have in unassigned  
25 cash.

1 MR. MENDENHALL: Uh-huh.

2 CHAIRMAN RAGUSA: But, again, why would

3 we -- I believe that we probably do need to

4 set up a lake erosion reserve fund. Okay?

5 Why would we switch \$60,000 into that

6 fund if we're going to use it to do brick

7 work?

8 MS. WHYTE: Because it's assigned to a

9 specific line item.

10 And, Alan -- correct me if I'm wrong --

11 if we do a capital reserve for pond erosion,

12 you can only use it for pond erosion,

13 correct?

14 MR. MENDENHALL: Correct, but --

15 CHAIRMAN RAGUSA: No. We can move it.

16 MR. MENDENHALL: You could move it by a

17 motion, but I think the idea is by taking

18 \$60,000 off of your budget, you could put

19 40,000 into repairs and maintenance brick

20 reserve for next year, because now you've

21 taken 60,000 off your budget.

22 MR. MILLS: That's really, I think,

23 where I was going, was take the sixty off the

24 budget. That gets us under the number.

25 That's the first problem fixed.

1 MR. MENDENHALL: Uh-huh. Yes.

2 MR. MILLS: Second problem is the 40,000

3 estimated for the brick work. That gives you

4 the room to do that and still not be above the

5 current year's assessment level. Right?

6 MR. MENDENHALL: Right. You'd be net

7 20,000 less.

8 MR. MILLS: So, logistically, if I

9 understand what you said correctly, we take

10 the sixty out of unspecified cash and fund the

11 reserve. That addresses Tonja's concerns

12 earlier about we have to have pond erosion

13 money.

14 Then we take forty, which was currently

15 in the sixty of the budget for ponds, and

16 create a -- bump up the R & M wherever it has

17 to go to cover the brick.

18 MR. MENDENHALL: Right, whatever

19 maintenance is -- yeah.

20 MR. MILLS: It's a couple different

21 pieces. Does that make sense?

22 CHAIRMAN RAGUSA: I understand. Does

23 everyone else?

24 (No response.)

25 CHAIRMAN RAGUSA: Okay. Is that the

1 motion then?

2 MR. MILLS: So, if necessary, amend it

3 as stated.

4 MR. CHESNEY: That means, though,

5 that -- just make sure Doug and Sonny, because

6 they're both not looking -- that means that

7 we're not going to do the brick work until

8 next budget cycle, which is only three months

9 away.

10 MR. MENDENHALL: Correct. Under that

11 plan, you're right.

12 MR. MAYS: And that's what I told the

13 brick mason anyway.

14 MR. CHESNEY: Okay. Then we're good.

15 MR. MAYS: This is probably going to

16 have to be budget.

17 MR. CHESNEY: Okay. Perfect. Okay.

18 There you go.

19 MR. BALDWIN: The brick work for walls

20 and signage.

21 CHAIRMAN RAGUSA: Alan, any issues with

22 that?

23 MR. BALDWIN: I'm just trying to figure

24 out in regards to next year's budget. You

25 have 6,000 for 2017.

1 Am I supposed to increase this to --

2 increase it to 40,000?

3 MR. CHESNEY: No. Next year's budget,

4 is that what he asked? I couldn't hear him.

5 CHAIRMAN RAGUSA: He'll explain it.

6 MR. MENDENHALL: Okay. So, Alan, what

7 you're going to wind up doing -- I'll send you

8 an email as follow-up also -- so you're going

9 to decrease the pond erosion to zero dollars.

10 MR. BALDWIN: I did that.

11 MR. MENDENHALL: Okay. And we're going

12 to increase wherever brick repairs would go

13 for next year's budget, we're going to

14 increase that particular line item, I'm

15 guessing it's a maintenance line item, by

16 40,000, and then at the same time the board is

17 setting up a pond erosion reserve using

18 undesignated cash for 60,000 from the Exhibit

19 A or the balance sheet.

20 MR. BALDWIN: Okay. Because the budget

21 for next year currently was at 28,000. So you

22 want me to bump it up for walls and signage

23 for 68,000?

24 MR. MENDENHALL: Yeah, that's correct.

25 MR. BALDWIN: Okay. I got it now.

1 MR. MILLS: That should still keep us  
 2 under current year number.  
 3 MR. MENDENHALL: Yeah. You still have  
 4 20,000 of under.  
 5 MR. BARRETT: Unless -- does that hit --  
 6 does that hit the line differently for  
 7 resident versus commercial?  
 8 MR. BALDWIN: Hold on. For the most  
 9 part, everybody is under, but, of course,  
 10 there are -- the commercial fees have gone up  
 11 a little bit, but not much.  
 12 MR. MENDENHALL: Do you want to repeat  
 13 that one more time, Alan, just for the record?  
 14 MR. BALDWIN: The (inaudible) went down,  
 15 because they were slightly over, and most of  
 16 the people are a little bit more than --  
 17 little less than one and a half percent lower  
 18 by the moving of the figures around.  
 19 CHAIRMAN RAGUSA: All right. Thank you.  
 20 Any further discussion?  
 21 MR. BALDWIN: A couple of areas where  
 22 there was increase, but since I didn't  
 23 increase --  
 24 CHAIRMAN RAGUSA: All right. All in  
 25 favor of the motion please raise your hand.

1 (All board members signify in the  
 2 affirmative.)  
 3 CHAIRMAN RAGUSA: That motion passes  
 4 five to nothing.  
 5 (Motion passes)  
 6 CHAIRMAN RAGUSA: What's next, Alan --  
 7 or Andy?  
 8 MR. MENDENHALL: That's all I had. The  
 9 only other item, of course, is --  
 10 MR. ARGUS: I have an Alan question.  
 11 MR. MENDENHALL: Go right ahead.  
 12 MR. ARGUS: Alan, in the past, when debt  
 13 service was coming to the end for final year,  
 14 we were able to forego billing the residents  
 15 for that charge and use the escrow amount to  
 16 offset that. In looking through the numbers,  
 17 it looks like the 2007 series is maturing on  
 18 May 1st of 2017.  
 19 So would we be able to do that same  
 20 thing for that particular series, for this --  
 21 MR. BALDWIN: For the year 2017, one, I  
 22 believe it was called, we have already reduced  
 23 it. Your assessments were at \$274,597 a year.  
 24 We dropped it down to 210,000 in order to take  
 25 into consideration the reserve fund. Yes.

1 MR. ARGUS: Okay. Thank you.  
 2 MR. CHESNEY: One thing that might help  
 3 you with that is that when we refinance the  
 4 bonds, I reduced the escrow to the minimum  
 5 when we did that, so it was not a full year.  
 6 MR. ARGUS: Okay. All right. Thank  
 7 you.  
 8 MR. CHESNEY: They were not the same as  
 9 when they were on the Westchase side.  
 10 MR. ARGUS: Right.  
 11 CHAIRMAN RAGUSA: All right. Associated  
 12 with the budget, we need consideration and  
 13 approval of Resolution 2016-3, which reads, "A  
 14 resolution of the board of supervisors of the  
 15 Westchase Community Development District  
 16 approving the budget for fiscal year 2017 and  
 17 setting a public hearing thereon pursuant to  
 18 Florida law. The budget amount will need to  
 19 be provided by Alan once he's finished  
 20 crunching those numbers. The public hearing  
 21 will be set for September 13th, 2016 at  
 22 4:00 p.m. at this location, at 10049 Parley  
 23 Drive in Tampa, Florida."  
 24 MR. ARGUS: So moved.  
 25 CHAIRMAN RAGUSA: Okay. Do we have a

1 second?  
 2 MR. MILLS: Second.  
 3 CHAIRMAN RAGUSA: Any further  
 4 discussion?  
 5 (No response.)  
 6 CHAIRMAN RAGUSA: All in favor of  
 7 Resolution 2016-3 please raise your hand.  
 8 (All board members signify in the  
 9 affirmative.)  
 10 CHAIRMAN RAGUSA: That motion passes  
 11 five to nothing.  
 12 (Motion passes.)  
 13 CHAIRMAN RAGUSA: Attorney's report.  
 14 MS. McCORMICK: I think we've already  
 15 covered everything I had, so --  
 16 CHAIRMAN RAGUSA: Field manager.  
 17 MR. BALDWIN: Do you have any other  
 18 questions for me?  
 19 CHAIRMAN RAGUSA: No, sir. Thank you,  
 20 Alan.  
 21 MR. MENDENHALL: Thanks, Alan.  
 22 Appreciate it.  
 23 MR. CHESNEY: Well, I was just going to  
 24 say, not to bring it back up, but the Wi-Fi  
 25 equipment. I mean, doesn't that get installed



1 with the cameras?  
 2 MS. WHYTE: We can install that.  
 3 MR. CHESNEY: Okay. So we don't need a  
 4 vote on that?  
 5 MR. ARGUS: Plug it in.  
 6 MS. WHYTE: I mean, if you guys want to  
 7 take a vote on it today, that will be great,  
 8 and then it's done, and then we can get it on  
 9 the way, if you want, but you have to decide  
 10 whether or not you want -- well, we're not  
 11 anywhere near West Park Village yet anyway.  
 12 MR. CHESNEY: I make a motion for  
 13 Glenclyff and Baybridge Park.  
 14 CHAIRMAN RAGUSA: Do we have a second?  
 15 MR. CHESNEY: For -- what was the  
 16 amount? -- not to exceed --  
 17 CHAIRMAN RAGUSA: 2350.  
 18 MS. WHYTE: It was 2350 for the --  
 19 MR. CHESNEY: And there's some other fee  
 20 or something.  
 21 MS. WHYTE: There's the four-part router  
 22 at \$150, and then conduit for \$10 a foot.  
 23 MR. CHESNEY: Not to exceed \$3,000 per  
 24 location.  
 25 MR. ARGUS: That just seems awfully

1 that I need to have a secondary -- that they  
 2 could do it, but they would charge us monthly.  
 3 And he said that doesn't make any  
 4 sense. He said you can get your camera guy or  
 5 any camera guy to install it and do that for  
 6 you, and this is what I got. So, Doug, any  
 7 insight on this?  
 8 CHAIRMAN RAGUSA: See, here's my  
 9 concern. If the cameras feed through this  
 10 additional router -- I thought we were using  
 11 the same router, but apparently not --  
 12 MS. WHYTE: No.  
 13 CHAIRMAN RAGUSA: -- so the cameras will  
 14 not send the signals through this additional  
 15 \$2,350 router?  
 16 MR. MAYS: No. That comes through  
 17 Bright House.  
 18 CHAIRMAN RAGUSA: Okay. So the camera's  
 19 communicating to the CDD office through  
 20 separate media that I'm going to call the  
 21 public Wi-Fi router.  
 22 MS. WHYTE: Yes.  
 23 MR. MENDENHALL: And for the CDD, you're  
 24 going to have on the office side, they're  
 25 going to have an IP that they connect to

1 high.  
 2 MR. MILLS: I second that.  
 3 CHAIRMAN RAGUSA: Okay. Just out of  
 4 curiosity, is the camera contractor doing the  
 5 router?  
 6 MS. WHYTE: No. The second -- they --  
 7 no.  
 8 CHAIRMAN RAGUSA: Why not?  
 9 MS. WHYTE: Because the camera doesn't  
 10 do the router.  
 11 CHAIRMAN RAGUSA: Doesn't the camera  
 12 communicate through the router?  
 13 MS. WHYTE: Sounds good, but I have no  
 14 idea. They probably have their own router  
 15 that they're installing. This is a separate  
 16 router. But we can make sure that they do it  
 17 at the same time so that everything is up and  
 18 running.  
 19 In order to have cameras, I need this to  
 20 also access it to the Wi-Fi to the office.  
 21 CHAIRMAN RAGUSA: So what you just told  
 22 me, I think, is that -- what you told me  
 23 earlier, that we have to have a router to  
 24 allow us to watch the cameras.  
 25 MS. WHYTE: I was told by Bright House

1 that's associated with whatever standard  
 2 router that your internet provider puts in.  
 3 The router add-on in is put on top and  
 4 then pushes outward. So it's a little bit  
 5 different. One's based on your original IP,  
 6 and one's based on putting out a Wi-Fi  
 7 signal.  
 8 So they'll basically -- on their end,  
 9 they're going to literally type in an address  
 10 that's going to go right to that router, which  
 11 has the cameras attached to it and gives them  
 12 the picture back.  
 13 CHAIRMAN RAGUSA: Okay. And we can't  
 14 just go to Best Buy and get a Linksys system  
 15 put it in for about \$100?  
 16 MR. MENDENHALL: Possibly, and get a  
 17 couple repeaters.  
 18 MR. ARGUS: As opposed to a \$2,000  
 19 router?  
 20 CHAIRMAN RAGUSA: Exactly.  
 21 MR. ARGUS: But you don't get the filter  
 22 on it, which on the Lifeline you want.  
 23 CHAIRMAN RAGUSA: It just seems like a  
 24 lot of money.  
 25 MR. ARGUS: It does.

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1 MS. WHYTE: I mean, I can certainly go  
 2 to BCI and ask them if they can give us a  
 3 quote on this. We just went to our regular  
 4 guy that we use for all of our cameras. But I  
 5 can certainly ask BCI and see if that is  
 6 something they could --  
 7 CHAIRMAN RAGUSA: I'm curious to see if  
 8 that pricing is comparable. See, my concern  
 9 when I originally asked the first question  
 10 was, I wanted to make sure that the cameras  
 11 were going through a router, and if there's a  
 12 communication issue, camera people blame the  
 13 router guy, et cetera, and that there's a  
 14 he-said she-said issue.  
 15 MS. WHYTE: I will certainly ask BCI to  
 16 give us a quote as well. If you'd like, you  
 17 can hold off until next month.  
 18 MR. CHESNEY: Well, up to \$3,000. If  
 19 you get it cheaper, that would be great.  
 20 CHAIRMAN RAGUSA: Well -- and it would  
 21 be 2,350 times two parks. Correct?  
 22 MS. WHYTE: Not to exceed 3,000.  
 23 MR. CHESNEY: I'll just say each park  
 24 not to exceed three is what the motion was.  
 25 MS. WHYTE: I can certainly find

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1 somebody who can probably get it cheaper, I  
 2 would say.  
 3 CHAIRMAN RAGUSA: Well, we want it done  
 4 right. It's got to be filters, it's got to  
 5 have -- yes, sir.  
 6 MR. ARGUS: I'd like to have this motion  
 7 tabled. I'm for having the Wi-Fi in those two  
 8 parks, but my way of thinking, we probably want  
 9 to subscribe to a service so that it's  
 10 constantly updated as to what is accessible  
 11 and what's not.  
 12 I know the library system uses such a  
 13 service. I'll get that information to Sonny  
 14 so we can see what an alternative situation  
 15 would cost. It may be on a monthly basis  
 16 versus a fixed cost, which is why I'm asking  
 17 for it to be tabled.  
 18 CHAIRMAN RAGUSA: So it will be more  
 19 than \$450 a month.  
 20 MR. ARGUS: I don't know.  
 21 CHAIRMAN RAGUSA: Okay. We have a  
 22 motion to table the consideration of the Wi-Fi  
 23 contracts for one or all of the parks. Do we  
 24 have a second?  
 25 (No response.)

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1 CHAIRMAN RAGUSA: Okay. Hearing no  
 2 second. All right.  
 3 I don't know that we need a motion if  
 4 you're going to go out and seek other bids.  
 5 MR. CHESNEY: Up to \$3,000, that's how  
 6 it is.  
 7 MS. WHYTE: Keep in mind the 3,000, we  
 8 could always put the Wi-Fi in after next  
 9 month's meeting. Wi-Fi doesn't have to be at  
 10 the park right away, as far as I understand.  
 11 CHAIRMAN RAGUSA: Well, it would be nice  
 12 to have a turnkey -- here it is.  
 13 MR. CHESNEY: Not only -- but then it  
 14 doesn't come back and we don't have to have a  
 15 whole another discussion.  
 16 MS. WHYTE: You got it. If you like, I  
 17 can certainly give it --  
 18 CHAIRMAN RAGUSA: When I heard a motion  
 19 from Mr. Chesney to go ahead and approve --  
 20 staff's going to get competitive bidding --  
 21 but approve Wi-Fi installation in Glenclyff  
 22 and -- which park? --  
 23 MR. CHESNEY: Baybridge.  
 24 CHAIRMAN RAGUSA: -- Baybridge Park for  
 25 a cost not to exceed \$3,000 per park, that's

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1 installed, conduit and all. Do we have a --  
 2 MR. ROSS: And with no continuing  
 3 monthly fee.  
 4 CHAIRMAN RAGUSA: Correct. Do we have a  
 5 second to that motion?  
 6 MR. MILLS: It was already seconded.  
 7 CHAIRMAN RAGUSA: Any further  
 8 discussion?  
 9 (No response.)  
 10 CHAIRMAN RAGUSA: All in favor please  
 11 raise your hand.  
 12 (Board members signify in the  
 13 affirmative.)  
 14 CHAIRMAN RAGUSA: The motion passes four  
 15 to one. Supervisor Argus voting against.  
 16 (Motion passes.)  
 17 MS. WHYTE: Thank you. The only thing  
 18 that I have, since Doug wasn't at the meeting,  
 19 in front of you -- we met with county.  
 20 Mr. Ross was with us as a representative for  
 21 the WCA. Montague Street, the county is  
 22 looking at -- or proposed to us -- this  
 23 particular plan.  
 24 They had an incident where a young lady,  
 25 a little six-year-old, darted between two cars

1 and was hit by a slow-moving vehicle. So this  
 2 prompted this concern with the county.  
 3 Their original design was to do a  
 4 triangular -- within 150 feet of a crosswalk,  
 5 no parking, which prompted -- yeah, that's  
 6 exactly the reaction we all had.  
 7 So they went back to the drawing board  
 8 with their engineers and came up with this  
 9 plan. They will do a 24-foot No Parking as  
 10 you're coming onto a crosswalk and nothing  
 11 afterwards.  
 12 There was some discussion about some  
 13 additional further up by the restaurants, some  
 14 signage and stuff and possibly adding a  
 15 wider -- Brian, correct me -- a yellow line  
 16 widening that.  
 17 Am I correct that's the crosswalk by the  
 18 restaurant by Irish 31?  
 19 MR. BARRETT: I checked. Actually the  
 20 parking was banned all the way to it. So you  
 21 wouldn't need it southbound, but you would  
 22 need it northbound because parking is  
 23 permitted there. Okay.  
 24 MS. WHYTE: So this is a tentative  
 25 drawing, but this is what they're going to

1 give us. They went back after our discussion  
 2 -- and I apologize. Mr. Barrett was at that  
 3 meeting as well, and Mr. Oda -- they're going  
 4 to go back and re-draw what we talked about,  
 5 and I have not received those final drawings,  
 6 but I wanted to make sure that the board got  
 7 ahold of -- you know, saw what the county is  
 8 proposing.  
 9 This is obviously right where we are  
 10 presently putting a playground as well as  
 11 fixing up our actuating fountain.  
 12 MR. ROSS: And since my name was  
 13 referenced, just to clarify, this was the  
 14 county taking action in response to a resident  
 15 complaint or concern.  
 16 This is their proposed proposal to  
 17 address the concern. This wasn't anything  
 18 that we specifically requested, and what Sonny  
 19 is referencing up closer to the commercial  
 20 district, I raised that I thought there was an  
 21 issue there with regard to a lack of  
 22 understanding that those were pedestrian  
 23 crosswalks there, and I asked the county to  
 24 look at the issue.  
 25 I did not make any demands as to them

1 taking action, but it was for issue  
 2 identification. And I think that's what they  
 3 were looking at what they made further  
 4 revises. They may propose some sort of  
 5 pedestrian sign, or they may propose some  
 6 raised bumps where the no parking area is,  
 7 but --  
 8 MS. WHYTE: Just to identify the safety  
 9 for the community.  
 10 MR. ROSS: Yes. Let the experts make  
 11 their recommendation.  
 12 CHAIRMAN RAGUSA: The child that was  
 13 struck by the car, did she run in between cars  
 14 at a crosswalk, or just in the middle of the  
 15 block?  
 16 MS. WHYTE: We didn't have that  
 17 information. There was no police report  
 18 filed. It was a communication done directly  
 19 with the apartment complex and then, of  
 20 course, Hillsborough County.  
 21 MR. BARRETT: The apartment complex  
 22 owner said it was not anywhere near where they  
 23 were talking about banning cars, correct.  
 24 CHAIRMAN RAGUSA: And they've got a  
 25 solution that doesn't cure the problem.

1 MS. WHYTE: Possibly not, but that is  
 2 what the county has come up with. And they  
 3 asked for our blessing. We did indicate to  
 4 them that it was very appreciated that they  
 5 contacted the CDD and the homeowners  
 6 association to ask for our opinions. But they  
 7 are county roads.  
 8 CHAIRMAN RAGUSA: They're not asking for  
 9 us to pay for this?  
 10 MS. WHYTE: No. That was a freebie.  
 11 CHAIRMAN RAGUSA: We got something.  
 12 MR. ARGUS: It is the road that's one of  
 13 the roads that are in the number two  
 14 priorities.  
 15 CHAIRMAN RAGUSA: They'll just pave over  
 16 it.  
 17 MR. ARGUS: They'll pave over it, yeah.  
 18 MS. WHYTE: That one was just paved, by  
 19 the way, Montague, so --  
 20 CHAIRMAN RAGUSA: All right. Do we need  
 21 any further activity on this?  
 22 MS. WHYTE: No, we don't. I just wanted  
 23 to bring it to the board's attention.  
 24 CHAIRMAN RAGUSA: The fact of the  
 25 reality is, anything that makes the roadway

1 safer in an area we've got to park is better  
 2 off. Mr. Mills.  
 3 MR. MILLS: The frustration is, and I  
 4 know why they're doing this, personally I've  
 5 almost hit several people darting out, running  
 6 into Starbucks looking at their phones, and  
 7 they're not going to go to the crosswalks to  
 8 cross the street, number one.  
 9 Number two, they had pedestrians killed  
 10 on Fletcher a couple years ago. We spent a  
 11 fortune on those illuminated crosswalks, and  
 12 the residents in the area don't use them  
 13 either. They dart between traffic even  
 14 today. So this isn't going to change  
 15 anything. It's just going to be a check on a  
 16 box somewhere downtown that the county did  
 17 something, unfortunately, in response to a  
 18 citizen request.  
 19 CHAIRMAN RAGUSA: You guys ever seen  
 20 those LED lights that flash on Beach Drive?  
 21 That's what we need in there.  
 22 MS. WHYTE: Well, it was discussed.  
 23 CHAIRMAN RAGUSA: Those things are  
 24 awesome.  
 25 MR. CHESNEY: Where?

1 CHAIRMAN RAGUSA: In Pinellas County, it  
 2 runs from the Don CeSar all the way to  
 3 Treasure Island and all the way to  
 4 Clearwater. At every crosswalk you hit the  
 5 button, and these big yellow lights, the LEDs,  
 6 they flash. You cannot mistake that someone  
 7 is standing in that crosswalk, and you better  
 8 stop. Man, they're bright.  
 9 MR. MENDENHALL: They have flags also as  
 10 they walk across. They have flags and  
 11 buckets.  
 12 CHAIRMAN RAGUSA: The flags are  
 13 something. They were bright.  
 14 MR. ROSS: I agree with Jim's  
 15 observation. They have the exact same  
 16 lighting system that you just described on  
 17 Fletcher. And I regularly drive that road,  
 18 and I see people violate it. They just --  
 19 MR. MILLS: Ignore it, yeah.  
 20 MR. ROSS: The only place I've seen it  
 21 work is at St. Joe's on MLK. People are  
 22 religious there about using the crosswalk, and  
 23 in front of the courthouse.  
 24 MS. WHYTE: That's all I have for that.  
 25 CHAIRMAN RAGUSA: Turning it to Doug.

1 MR. MAYS: I guess the first question I  
 2 have for you is for Baybridge Park. I'm not  
 3 sure if the board is aware, but there has been  
 4 some residents that think we should put a  
 5 little more shade structure there.  
 6 So my question is, is the board  
 7 interested in me pursuing any shade structure  
 8 for that, any additional shade structure?  
 9 CHAIRMAN RAGUSA: Can we take a five-  
 10 minute break and I'll go over there?  
 11 MR. CHESNEY: Oh, and then we'd have to  
 12 walk back.  
 13 MS. WHYTE: It's only less than 200  
 14 feet.  
 15 CHAIRMAN RAGUSA: It is less than 200  
 16 feet. I'm going to visualize this. Is there  
 17 a problem with that?  
 18 MR. ROSS: (Moves head from side to  
 19 side.)  
 20 CHAIRMAN RAGUSA: Anybody got a binding  
 21 comment?  
 22 MR. ARGUS: Have they gotten the water  
 23 off of the play surface yet?  
 24 MR. MAYS: Have they got the water off?  
 25 MR. ARGUS: Yeah. Are there still

1 puddles out there?  
 2 MR. MAYS: There's a little bit of  
 3 standing water, but it's usually gone within  
 4 24 hours.  
 5 MR. ARGUS: I was over there before the  
 6 meeting, and there was like an inch and a half  
 7 of water over most of it.  
 8 MR. MAYS: I guess we'll find out when  
 9 we go over there, huh.  
 10 CHAIRMAN RAGUSA: Well, we had a lot of  
 11 rain.  
 12 MR. ARGUS: Yeah, but my concern is it's  
 13 new, and we're already getting puddles and for  
 14 -- and I think it's --  
 15 CHAIRMAN RAGUSA: Well, those are issues  
 16 we need to talk to them about.  
 17 MR. MAYS: It's the same as if you've  
 18 got the old -- same surface on the water park.  
 19 Water sits on it all day long. It's made for  
 20 that.  
 21 I mean, we tried to slope it into the  
 22 drainage that we have, which quite a bit of it  
 23 does go into those drains, but there are some  
 24 puddling in a few areas.  
 25 MR. ARGUS: Yeah, the big one's at the

1 end of the little slides, so the kids will  
2 splash.  
3 MR. MAYS: Water slide, uh-huh. So  
4 what's -- are we going over there?  
5 CHAIRMAN RAGUSA: Well, what's the quote  
6 you have?  
7 MR. MAYS: Well, what I have is, the  
8 quote -- this quote is just for the three  
9 rubber spring-loaded toys that the kids sit on  
10 that are right in the middle of the sun, and  
11 the estimate on that is anywhere from ten to  
12 thirteen thousand dollars, and that's  
13 including repairing the surface once they do  
14 it, plus installation. That's everything,  
15 install and everything.  
16 MR. CHESNEY: But that's not where they  
17 requested it.  
18 MR. MAYS: There's one there that needs  
19 to go -- or either do a large one, which is  
20 going to cost probably close to 75,000 over  
21 everything.  
22 MS. WHYTE: And that's going to be  
23 tricky.  
24 MR. MAYS: Didn't even want to bring  
25 that to your attention, but, I mean, you guys

1 know, you've been to parks --- I know this is  
2 Florida, you've been to other parks, not every  
3 park has shade structures over it.  
4 Unfortunately, we had a shade structure  
5 over some stuff for ten years, and I think  
6 some people are just used to that. That's why  
7 they come to these parks sometimes, because of  
8 those shade structures.  
9 Believe me, I've been over there, those  
10 kids get on those things, hot or not. They  
11 say, "Ooooh, that's hot," and they keep on  
12 going.  
13 MR. CHESNEY: It's not like there's not  
14 stuff over there that doesn't have shade.  
15 MR. MAYS: Exactly. And it's nap time  
16 for the little ones anyway, so -- anyway,  
17 that's where -- that would be quite costly if  
18 you try to put another canopy over the whole  
19 thing, and it's going to be a lot tougher  
20 because you've got --  
21 MR. CHESNEY: Well, I guess more  
22 specifically my question is -- and we can walk  
23 over if you want -- I'm just giving you a hard  
24 time. But there is a shade structure over the  
25 thing that we're complaining about with the

1 slides. It just doesn't extend across all of  
2 the slides -- so you can't just expand that  
3 one?  
4 MR. MAYS: Exactly. No.  
5 MR. BARRETT: Can you just put one over  
6 one of the -- the largest slide near the  
7 drain?  
8 MR. MAYS: Well, that's what we were  
9 looking into. That might be possible, too.  
10 Just you might have to change out a couple of  
11 poles. Extend the two poles, put a shade  
12 structure over the top of it, mainly for the  
13 big slide that they're complaining about,  
14 too.  
15 But this one here, the smaller one,  
16 would be specifically for those spring-loaded  
17 toys.  
18 CHAIRMAN RAGUSA: So the slide that the  
19 kid spends two seconds coming down in the sun,  
20 they want to cover?  
21 MR. CHESNEY: That's what they complain  
22 about. I didn't see any complaints out of  
23 that 280 responses that talked about those  
24 spring things.  
25 MR. BARRETT: The complaints did focus a

1 lot on that slide. That's the only reason I  
2 asked about it. There were some, Greg, that  
3 didn't focus on the spring-loaded --  
4 CHAIRMAN RAGUSA: That's what I  
5 remember.  
6 MS. WHYTE: Uh-huh. Those spring-  
7 loaders, I took my grandson at 8:30 in the  
8 morning, and they were warm. I wouldn't say  
9 they were hot. Heat got on them regardless.  
10 But they do get warmer, and they are exposed  
11 to the elements.  
12 And this is very similar to like an  
13 umbrella like you would have at a pool. It  
14 comes up from the back, and then it shoots out  
15 this way. But keep in mind -- and I was  
16 looking at that thing with the -- if you did  
17 cover the slide, the angle of the sun would be  
18 very difficult, because you have to go up  
19 fairly high.  
20 MR. CHESNEY: Yeah, that's true.  
21 MS. WHYTE: The angle of the sun it  
22 comes in on that side would be very difficult  
23 to protect that from the element completely.  
24 MR. CHESNEY: Yeah, that's true.  
25 CHAIRMAN RAGUSA: So we've spent \$13,000

1 on a canopy that would protect three kids on  
 2 three pieces of equipment?  
 3 MR. CHESNEY: It goes against our park  
 4 designer.  
 5 MR. MAYS: Yes, it does.  
 6 MR. ARGUS: What sort of base does  
 7 this require? I remember the discussions from  
 8 some of those same structures, you had a lot  
 9 of concrete that you have to put in?  
 10 MR. MAYS: Yeah.  
 11 CHAIRMAN RAGUSA: They're going to have  
 12 to tear up the surface and --  
 13 MR. MAYS: Yeah, that's parts of it.  
 14 MS. WHYTE: Just a small portion of it.  
 15 MR. MAYS: It's part of it. It's --  
 16 usually it's one foot for every ten feet, and  
 17 that piece would probably have to be about 15  
 18 to 18 feet high to get it. So you're talking  
 19 about two foot square, two by two by two  
 20 square.  
 21 CHAIRMAN RAGUSA: And the patching will  
 22 always be weaker than the original.  
 23 MR. ARGUS: That's right.  
 24 MR. MAYS: So, like I said, I went  
 25 around numerous parks, and not every park

1 around us, you know, in Tampa has canopies over  
 2 them. I just was told to check on it.  
 3 CHAIRMAN RAGUSA: Mr. Mills.  
 4 MR. MILLS: I saw some of this, and I  
 5 went over with my wife one night to see what  
 6 it looked like. Exactly what you want to  
 7 do -- excuse me -- is visualize it.  
 8 And, you know, the question I asked was,  
 9 could they change the little slides out to a  
 10 different color?  
 11 MS. WHYTE: That doesn't make any  
 12 difference. The heat is the same.  
 13 MR. MILLS: So it doesn't heat up --  
 14 okay.  
 15 MS. WHYTE: Yeah, I asked the same  
 16 question for you.  
 17 MR. MILLS: Okay. But the point of my  
 18 comment is, coming back from there, I passed  
 19 Kids and Kids, which has been there for years,  
 20 and they don't have a hint of a shade cover at  
 21 a daycare center when those kids are out in  
 22 there in the middle of the day, Monday through  
 23 Friday.  
 24 So, you know, if there was a reasonable  
 25 cost and a fix to this, I think it would be

1 worth pursuing.  
 2 MR. MAYS: I'm shocked that they had a  
 3 petition, too, why isn't anybody representing  
 4 this, if it's such a bad situation?  
 5 MR. MILLS: Like Sonny, I have a  
 6 grandson. If it's that hot out, they  
 7 shouldn't be out there at that time of day.  
 8 Now would be a good time to be over there,  
 9 so --  
 10 MS. WHYTE: But, in general, we've been  
 11 -- I've been inundated with thank you's to the  
 12 board, to the community -- you know, for such  
 13 a fantastic park. Everybody's very happy with  
 14 it.  
 15 CHAIRMAN RAGUSA: Okay. What else do  
 16 you have?  
 17 MR. MAYS: Just a couple of other things  
 18 that we're going to need to look at that I  
 19 wanted to go ahead and bring your attention  
 20 to.  
 21 At Glenclyff Park also, just like we had  
 22 with the concrete surface at the ribbing  
 23 around the concrete at the Baybridge Park,  
 24 we're going to have to do the same thing at  
 25 Glenclyff Park to allow the pour and play to

1 go up to it.  
 2 It's just a few feet shorter, so the  
 3 price is probably going to be about the same.  
 4 The same cost of 5,000 -- forty five to  
 5 \$5,000.  
 6 But this is another substance product  
 7 that they showed us that the pour and play  
 8 company brought out, and it's what it is, is  
 9 you bring your pour and play right up to this.  
 10 Now, the only concern I have is obviously this  
 11 is going to have to be edged.  
 12 This is just rubber. Unless we come up  
 13 with another way to clean it -- you know what  
 14 I mean -- to trim the grass off of it, but  
 15 this is a lot cheaper. It's --  
 16 MS. WHYTE: It's \$2,656.  
 17 MR. MAYS: 2,600?  
 18 MS. WHYTE: Yeah. \$2,656.  
 19 MR. MAYS: 2,656 versus about \$5,000 to  
 20 use this.  
 21 But I have concerns with the rubber, as  
 22 you can probably see. It might not work.  
 23 CHAIRMAN RAGUSA: The 5,000 is  
 24 concrete?  
 25 MR. MAYS: Yes. It's just a few feet

1 shorter than what we had over at the  
 2 Baybridge, so it's possible that it might be a  
 3 little bit cheaper, but it's going to be right  
 4 around that same cost. So we have to include  
 5 that in.  
 6 And then, of course, me and Tonja have  
 7 been out to the park numerous times, Glenduff  
 8 Park, checking on drainage, drainage issues.  
 9 And we do have some old drainage that is there  
 10 that will work somewhat. But she's -- after  
 11 she's been out there checking, and she's  
 12 concerned that the water won't go far enough  
 13 away.  
 14 So I actually had to have a company come  
 15 in and look at drainage out there, and it's  
 16 going to drain from the bathroom to the front  
 17 of the park, all the way down, and they're  
 18 asking to install a pump, is what they have to  
 19 install.  
 20 It will be a three-inch pump, so we have  
 21 to have electric there, and it's going to run  
 22 about -- to run it out into the conservation  
 23 area, and Tonja agreed that that's probably  
 24 the only way that that would work.  
 25 The company is going to be able to slope

1 strictly at the time I didn't think there was  
 2 going to be anything we could do, as Tonja  
 3 said. There's nothing that really can be  
 4 done.  
 5 This is just I had a couple of different  
 6 companies come and look at it and see what  
 7 they suggested. One of them just suggested we  
 8 run it and cut through the road and put it --  
 9 and attach it to the existing drainage there.  
 10 But Tonja said if we do it to the  
 11 existing drainage, that's not going anywhere.  
 12 And where would it go?  
 13 So it would still either just sit in the  
 14 street or on the sidewalk until it percolated  
 15 down. So that's why, like I said, I  
 16 investigated with two companies and this other  
 17 company who I've seen install some other  
 18 drainage, he says you put a pump on it.  
 19 He had his guy do the same thing, he  
 20 brought his machine, his -- you know, it  
 21 levels out and check it for grade. He said,  
 22 "There's no way -- if we put pipe in, we're  
 23 wasting your time, we're wasting your money."  
 24 He said, "If we put pipe in and put this  
 25 pump in, that'll get it out of here." So

1 it so that the water is not sitting on that  
 2 spot, but it's possible that will sit in front  
 3 of the sidewalks in that park, as it used to  
 4 do. But the price tag on that drainage is  
 5 quite a bit.  
 6 It's 26,000 just for the drainage, and  
 7 then you got to run probably about \$2,000 to  
 8 have the electric put in, because he doesn't  
 9 install the electric, so we got about \$28,000  
 10 to put the drainage in there. And then  
 11 according to Tonja, it might still not work.  
 12 He -- the guy -- that company I had come  
 13 out and look at it is pretty confident in the  
 14 -- that that pump will push it out, and we  
 15 will disburse the water, but no guarantees.  
 16 CHAIRMAN RAGUSA: Why wasn't this the  
 17 original drainage plan?  
 18 MR. MAYS: I don't know. I remember the  
 19 board asking about drainage, and we did find  
 20 out that it will slope off there, so there's  
 21 no drainage that would need -- that we need  
 22 because of that. But it may set in that  
 23 sidewalk. That's -- but I don't know why it  
 24 wasn't put on the original drainage.  
 25 I remember you all asking me, and it's

1 that's about the only way we're going to get  
 2 it out. I mean, we can -- it'll leave the  
 3 playground area itself, they're going to slope  
 4 that properly to the drain, and now your drain  
 5 just sort of overfills and goes into the grass  
 6 along the sidewalks.  
 7 CHAIRMAN RAGUSA: Where is this inlet?  
 8 MR. MAYS: Right as you -- you know how  
 9 you used to walk into the park, how we walked  
 10 into the park that one day, right next to the  
 11 brick wall, that's where it would go, right  
 12 there.  
 13 CHAIRMAN RAGUSA: And ultimately you  
 14 decided not to put mulch or anything next to  
 15 that brick wall?  
 16 MR. MAYS: No. Actually we need to  
 17 remove that mulch because all that mulch is --  
 18 he suggests removing it because it's all  
 19 coming -- the mulch will be running into the  
 20 pipe, or into the drain baskets, and the mulch  
 21 would collect down there and will probably  
 22 clog up the drain. So he suggests we remove  
 23 the mulch and let the grass go all the way up  
 24 to the brick wall.  
 25 CHAIRMAN RAGUSA: So you're going to run

1 that pipe to the pump system, all the way  
2 underneath the soccer fields, all the way up  
3 to the big lake?

4 MR. MAYS: No. Where it's going to run  
5 to would be the conservation area off to the  
6 far east side on the east side of the park.  
7 That's the soccer field, the east side of the  
8 soccer field there, in that conservation  
9 there. There's a wetland there that it can go  
10 into.

11 Right now, presently, for some reason,  
12 there's a mound there, and we can cut a spot  
13 through that mound so that it will go into  
14 that conservation. It's the wetland  
15 conservation, that's what it is. So that  
16 water would run into there, because we can't  
17 take it under that -- that's what Tonja says  
18 will not work.

19 Those lakes on the other side that  
20 everything filters into, the waters level are  
21 too high, and we've seen it too many times.  
22 And I've suggested to her to cut one of them  
23 down and make a bigger opening. She says you  
24 can't do that. And my understanding, you  
25 can't do it because of SWFWMD.

1 CHAIRMAN RAGUSA: That's \$28,000?

2 MR. MAYS: For drainage. And not only  
3 that, the structure, the play structure that  
4 we've designed, or got designed for our  
5 playground in that area -- how much does it  
6 cover, 60 percent of the playground?

7 MS. WHYTE: Yeah. I sent it to -- I  
8 gave it everybody the -- I sent it up and I  
9 finally got the pricing for it this  
10 afternoon.

11 MR. MAYS: It's another shade structure  
12 issue that we're just nipping now before we  
13 have to deal with it, residents come forward.  
14 But it covers about 40 to 60 percent of the  
15 playground.

16 We just had it go ahead and get us an  
17 idea of what it would cost for the additional  
18 40 percent, to make the canopies larger and  
19 that -- even that cost an additional --

20 MS. WHYTE: \$34,880, but that would  
21 cover 100 percent of the playground. There  
22 would be no piece of equipment exposed.

23 CHAIRMAN RAGUSA: Well, we knew from the  
24 original design drawing it wasn't going to be  
25 100 percent covered.

1 MR. MAYS: Okay. Yeah, we knew that,  
2 but because of this coming up, we just wanted  
3 to cover this base ahead of time and see if --

4 MS. WHYTE: Wanted to give you the  
5 option to choose. And they haven't -- you can  
6 decide what you wanted to do and --

7 CHAIRMAN RAGUSA: Well, is there any  
8 interest in spending an additional \$34,000?

9 MR. ROSS: Yes.

10 MR. MILLS: I would be more interested  
11 in it during construction than going back and  
12 retrofitting and tearing up what was already  
13 done.

14 MR. MAYS: That's why we're doing it  
15 ahead of time, just in case.

16 MR. CHESNEY: Can I ask you a question  
17 on the shade structure, though? Did we not  
18 design the original one so it would limit the  
19 access to climbing on it? Wasn't that part of  
20 it?

21 MS. WHYTE: Yeah, it does not interfere.

22 MR. CHESNEY: Like standing in it? Are  
23 we going to --

24 MS. WHYTE: They're raising it.

25 MR. MAYS: That's the additional cost,

1 too.

2 MR. CHESNEY: So if we get it bigger,  
3 they're not all of a sudden now going to be  
4 climbing, because I remember talking vividly  
5 -- not vividly, extensively.

6 CHAIRMAN RAGUSA: Well, this is the  
7 solid shade. These are sections, angled  
8 sections, or triangled or something, aren't  
9 they?

10 MS. WHYTE: Correct. Correct. Yeah,  
11 they have to actually --

12 CHAIRMAN RAGUSA: This is what's called  
13 project creep, folks.

14 MS. WHYTE: But we're still on the  
15 budget.

16 CHAIRMAN RAGUSA: The plans were  
17 published how many times? We can sit here for  
18 how many months? I don't see the need to  
19 cover 100 percent of the park. I just don't.

20 MS. WHYTE: Well, just wanted to give  
21 you that option.

22 CHAIRMAN RAGUSA: If we're going to  
23 spend the money, it's the time to do before  
24 they put the equipment in. Mr. Chesney.

25 MR. CHESNEY: Can I ask another



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1 question? So what does that do to -- we don't  
2 have any pictures -- did we also --  
3 CHAIRMAN RAGUSA: We do.  
4 MR. CHESNEY: Where's the picture?  
5 MS. WHYTE: The picture is in the  
6 original design, and it shows you what it is,  
7 coverage by one thing, and then it shows in  
8 the line where it actually is covered all the  
9 way to the parameters of the walls.  
10 MR. CHESNEY: So --  
11 CHAIRMAN RAGUSA: Glenciff canopy park  
12 option.  
13 MR. CHESNEY: Okay. So -- because it  
14 had a certain aesthetic to it.  
15 MS. WHYTE: It won't change the  
16 aesthetics.  
17 MR. MAYS: It's going to be --  
18 MS. WHYTE: It's just going to be a  
19 larger sail, and I believe the center post  
20 goes up another foot or two. How much was it?  
21 20 -- I can't remember before. I'll certainly  
22 make sure that concerns are addressed with  
23 them.  
24 MR. CHESNEY: Well, we made such a big  
25 deal about spending all this extra money on

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1 this equipment because it would be bold and  
2 exciting and something --  
3 MS. WHYTE: You're still going to see it  
4 out there because it's going to be fairly high  
5 up. I understand, I think, it's -- I can't  
6 remember if it's 20 or 30 feet in the center,  
7 and then it's 19 or 20 -- it has to be -- and  
8 I think the post on the ends are 19 feet  
9 high.  
10 So you're still going to get a good  
11 visual of that whole area, and, of course, you  
12 all conceded to having yellow and blue so it  
13 will be bright.  
14 MR. MILLS: We took trees down here,  
15 too. Right?  
16 MR. ARGUS: Uh-huh.  
17 MR. MILLS: More so than across the  
18 street. So will that affect -- would that  
19 affect the amount of sun on this equipment?  
20 MR. MAYS: Well, of course, because you  
21 got large trees that are going to so -- and  
22 there was 13 trees that were taken out. Of  
23 course, those trees had to come out because of  
24 the pour and play.  
25 You couldn't leave that root structure

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1 around that kind of --  
2 MR. MILLS: Right. But that provided  
3 natural shade.  
4 MR. MAYS: Yes, natural shade.  
5 MR. CHESNEY: How much was this,  
6 34,000?  
7 MS. WHYTE: It was an increase of  
8 \$34,880, which brings the total cost of the  
9 shade structure with the 89,080.  
10 CHAIRMAN RAGUSA: Are we going to air  
11 condition it next?  
12 MR. MAYS: I got a proposal for that,  
13 too.  
14 CHAIRMAN RAGUSA: Mr. Ross.  
15 MR. ROSS: I move that we proceed with  
16 the additional expanded 100 percent shade  
17 structure coverage in the amount of 34,000 and  
18 change, whatever the number was.  
19 CHAIRMAN RAGUSA: Do we have a second?  
20 MR. MILLS: I'll second it.  
21 CHAIRMAN RAGUSA: Any further  
22 discussion?  
23 (No response.)  
24 CHAIRMAN RAGUSA: All in favor please  
25 raise your hand.

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1 (Board members signify in the  
2 affirmative.)  
3 CHAIRMAN RAGUSA: The motion fails.  
4 MR. CHESNEY: No. No. Hold on. I  
5 don't know. I was hoping it would be more  
6 clear cut. Oh, you guys are killing me.  
7 MR. MILLS: It will be clear cut, Greg.  
8 MR. CHESNEY: And we have to decide this  
9 now?  
10 MS. WHYTE: Yes, because they have to  
11 permit it. They're just waiting on your --  
12 because the actual footers have to be  
13 permanent, and they didn't do anything until  
14 the board decided today, then they'll pour --  
15 MR. CHESNEY: What's the coverage  
16 currently?  
17 CHAIRMAN RAGUSA: 60 percent.  
18 MS. WHYTE: About 60 percent.  
19 As you can see it on the picture, it  
20 clearly shows you what you got covered.  
21 MR. CHESNEY: Oh, the first one?  
22 CHAIRMAN RAGUSA: No. This one. These  
23 lines are the existing perimeters. It's the  
24 first exhibit that's in there. Scroll down.  
25 Go to the second to load -- it's

1 loading.  
 2 MR. CHESNEY: So let me add that. Okay.  
 3 So explain this to me.  
 4 CHAIRMAN RAGUSA: That's the new  
 5 perimeter. These dotted across lines are as  
 6 designed, so the clear part you're seeing  
 7 would be additional.  
 8 MR. MILLS: You see this one?  
 9 CHAIRMAN RAGUSA: Adding 4022, yeah.  
 10 MR. MILLS: Is that one you're looking  
 11 at?  
 12 CHAIRMAN RAGUSA: Yeah.  
 13 MR. CHESNEY: Okay. That's much  
 14 better. Can I look at that one more time?  
 15 Mine does not come up.  
 16 Oh, yeah, now it did. It did not come  
 17 up prior.  
 18 MS. WHYTE: I can send it to you,  
 19 Chris.  
 20 MR. CHESNEY: Sonny, what do you think  
 21 -- I mean, why do you think is this just an  
 22 option?  
 23 MS. WHYTE: It was an option simply  
 24 because of the petition that the residents put  
 25 forth for Baybridge Park, that we didn't want

1 everywhere else.  
 2 This a complete shade structure that is  
 3 going to have openings, that is going to have  
 4 little rays of sun coming through and light.  
 5 MR. CHESNEY: Okay. So I ask your  
 6 opinion.  
 7 MS. WHYTE: I would -- am I speaking as  
 8 a resident?  
 9 MR. CHESNEY: Yeah, as a resident.  
 10 MS. WHYTE: As a resident, I would, if  
 11 we had the money as a community, I would cover  
 12 the whole thing, but --  
 13 MR. CHESNEY: Okay.  
 14 MS. WHYTE: -- it's a personal thing.  
 15 MR. CHESNEY: Sorry. I didn't mean that  
 16 to hold up --  
 17 CHAIRMAN RAGUSA: 20 minutes go by and  
 18 we cannot -- three folks in favor, that motion  
 19 passes, with Supervisors Ragusa and Argus  
 20 voting against.  
 21 (Motion passes.)  
 22 MR. ARGUS: How much to shade structure  
 23 the soccer field?  
 24 CHAIRMAN RAGUSA: 400,000. That's why I  
 25 said, are we getting air conditioning next?

1 you guys to have to make that decision again,  
 2 based on when this is completed, that you  
 3 would have to say they're not happy that it  
 4 wasn't completely covered.  
 5 Again, it's an aluminum structure, it's  
 6 a playground. We wanted to give you that  
 7 option to choose if you decided to go and  
 8 cover that complete playground.  
 9 MR. CHESNEY: So what do you think? I'm  
 10 asking your opinion.  
 11 MS. WHYTE: You're asking my opinion?  
 12 MR. CHESNEY: Yeah, because you're a  
 13 parent and a Westchase resident.  
 14 MS. WHYTE: As a parent? As a parent,  
 15 as a grandparent, I would --  
 16 MR. CHESNEY: Yeah. Well, what I'm also  
 17 more interested in, I think you have good  
 18 taste, style, and I am mostly -- I'll tell you  
 19 I'm mostly concerned about expanding it,  
 20 because I think if you go in the shade  
 21 structures and -- they kind of take away from  
 22 the feel and the look of the park.  
 23 MS. WHYTE: Keep in mind, we are not  
 24 doing a shade structure like we have, a square  
 25 canopy that sits on top, which is what we have

1 These are outdoor parks, folks. You live in  
 2 Florida. You live in Florida, things get hot,  
 3 you're in the sun. It passed. It's 3-2.  
 4 MR. ARGUS: With the original plans, you  
 5 have more shade than you had with the original  
 6 park.  
 7 MR. MAYS: They'll complain about  
 8 something else anyways.  
 9 CHAIRMAN RAGUSA: Oh, yeah. They don't  
 10 realize they're kind of wasting money -- they  
 11 don't understand they're spending money.  
 12 MR. CHESNEY: Well, now people that  
 13 complain about this park can go down there.  
 14 MR. MILLS: Well, that was my comment.  
 15 We can't -- we really can't go back and tear  
 16 this one up, but we can address the concern of  
 17 the next park, and not ignore it the next  
 18 park.  
 19 MS. WHYTE: That's right.  
 20 CHAIRMAN RAGUSA: Okay. Does anyone  
 21 have anything for Erin? She has to go.  
 22 MS. WHYTE: I do.  
 23 Erin, I uploaded this -- and this is the  
 24 only thing we have left. We got a  
 25 modification for a resident at 9810 -- yeah --

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1 9810 Westpark Village Drive.  
2 This gentleman, as per pictures  
3 attached, encroached on our wetland setback  
4 line. You may want to review it and come  
5 back --  
6 CHAIRMAN RAGUSA: By how much?  
7 MS. WHYTE: A lot.  
8 CHAIRMAN RAGUSA: How much -- how many  
9 feet?  
10 MS. WHYTE: Three quarters of it.  
11 MR. MAYS: He said three feet.  
12 MS. McCORMICK: With a pool or --  
13 MS. WHYTE: No. What he did is, he  
14 built it up, put bricks all the way around,  
15 enclosed it with a beautiful white PVC fence  
16 and then put a playground structure inside it,  
17 which pictures are all attached.  
18 So, I mean -- and this was all brought  
19 to our attention by another resident who  
20 refused to have a white fence further down on  
21 the other side.  
22 MS. McCORMICK: And this is in a wetland  
23 area.  
24 MS. WHYTE: Yes. We own -- there's  
25 pictures attached, and we own this

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1 conservation area. And they have a certain  
2 amount of easement into, but the rest of it,  
3 that it looks like he encroached into our --  
4 MS. McCORMICK: Well, I'll have to look  
5 at it because it may not even be -- I mean, it  
6 may not be about something that we can allow  
7 if we wanted to.  
8 MS. WHYTE: That is why he requested a  
9 modification. I mentioned -- we told him that  
10 we couldn't do this, this would have to go to  
11 legal and it would have to go to the board.  
12 MS. McCORMICK: Right.  
13 MR. MAYS: It may have to go to SWFWMD  
14 also.  
15 MS. McCORMICK: Right.  
16 CHAIRMAN RAGUSA: Does he need approval  
17 from the WCA?  
18 MS. WHYTE: He didn't get an approval  
19 for this at all, which is why he came back  
20 with this. And they said, "No, you need to go  
21 to the CDD."  
22 So, Erin, if you have time in the next  
23 few weeks before the board meeting to review  
24 this?  
25 MS. McCORMICK: Yeah. Yeah. Sure.

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1 Sure.  
2 MR. MILLS: He indicates in his  
3 application that it was completed by the  
4 previous owner, not by him.  
5 MR. MAYS: Oh, really.  
6 MR. MILLS: Yes.  
7 MR. BARRETT: Check Google Earth.  
8 MS. WHYTE: I can do that.  
9 CHAIRMAN RAGUSA: That doesn't matter.  
10 He's the current owner, I don't care who did  
11 it.  
12 I'm more inclined to ask Erin to  
13 investigate it, and if it's violative, that  
14 she take action to have it removed.  
15 MR. MILLS: You said it's encroaching  
16 three feet?  
17 MR. MAYS: That's what the resident told  
18 me.  
19 CHAIRMAN RAGUSA: They need to provide  
20 us with a legal survey.  
21 MR. MILLS: No, it's 20 by 28. I don't  
22 know how far into our conservation it goes.  
23 CHAIRMAN RAGUSA: We can't have this  
24 development, bricks and playground equipment,  
25 in the wetland.

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1 MR. MAYS: No. No.  
2 CHAIRMAN RAGUSA: I'm sorry, we just  
3 can't. Fences and -- no.  
4 MS. WHYTE: Well, that's why we wanted  
5 to bring it to Erin.  
6 CHAIRMAN RAGUSA: Has the W -- we can't  
7 ask if the WCA has taken any action on this  
8 fence or anything.  
9 MR. MAYS: Nothing yet. They're waiting  
10 on us.  
11 CHAIRMAN RAGUSA: Is anybody inclined to  
12 go ahead and offer counsel to proceed forward  
13 if this is violative, or are you going to make  
14 a policy decision that we're going to start  
15 allowing residents to encroach into our  
16 property? We've never done it before.  
17 MR. CHESNEY: Correct.  
18 MR. MILLS: If it's inappropriate, it's  
19 got to go. Right.  
20 CHAIRMAN RAGUSA: Do we need a motion,  
21 or is that good enough?  
22 MS. McCORMICK: That's direction.  
23 That's fine.  
24 CHAIRMAN RAGUSA: Okay. Thank you,  
25 Erin.

1 MS. McCORMICK: Okay. Thank you.  
 2 CHAIRMAN RAGUSA: Are you going to wrap  
 3 up there, finish up, Doug?  
 4 MR. MAYS: Yeah. The last thing is --  
 5 nobody ever answered about the drainage. Are  
 6 you all interested in doing that drain pipe  
 7 through there or what?  
 8 CHAIRMAN RAGUSA: What other option to  
 9 do we have?  
 10 MR. MAYS: That's really the only  
 11 option according to Tonja. Tonja said that  
 12 will work. She did say it will work, but  
 13 that's the only option, installing a pump.  
 14 It's really the pump.  
 15 CHAIRMAN RAGUSA: Well, will the  
 16 as-built be worse flooding in that area than  
 17 we experienced with the prior park?  
 18 MR. MAYS: No.  
 19 CHAIRMAN RAGUSA: That water would  
 20 typically go down within a day or two?  
 21 MR. MAYS: Well, in the park, it would  
 22 take a couple days, but that's because it's  
 23 sitting in mulch.  
 24 Now, we've got a rubberized surface that  
 25 slopes, so typically it usually takes a day or

1 only kicks on when the -- it's like a sump  
 2 pump, so it's only going to kick on when the  
 3 water's overflowing certain things.  
 4 CHAIRMAN RAGUSA: Mr. Ross.  
 5 MR. ROSS: I move we go ahead and  
 6 proceed with the drainage work at Glenclyff  
 7 Park.  
 8 CHAIRMAN RAGUSA: Do we have a second?  
 9 MR. MILLS: I'll second.  
 10 CHAIRMAN RAGUSA: Further discussion?  
 11 Is there a not-to-exceed price?  
 12 MR. ROSS: What would we say? Not to  
 13 exceed twenty six --  
 14 MR. MAYS: Twenty six for the piping and  
 15 about 2,000 for electric, so \$28,000.  
 16 CHAIRMAN RAGUSA: \$26,000 for six-inch  
 17 piping, for how many miles?  
 18 MR. MAYS: It's going to go the whole  
 19 length of the soccer field. It's the whole  
 20 length of the soccer field, so it's 300 feet.  
 21 Plus, if you put it in rock, you put it in --  
 22 he's wrapping the pipe, too, so it's a better  
 23 pipe. It's not just a cheap --  
 24 CHAIRMAN RAGUSA: It's like a four-  
 25 year --

1 two. Unless we get out -- like our August of  
 2 20 days straight of rain.  
 3 CHAIRMAN RAGUSA: Mr. Argus.  
 4 MR. ARGUS: Is this something that needs  
 5 to be done now, or can we do it next year?  
 6 MR. MAYS: I think you need to do it  
 7 before you finish all the other park work, you  
 8 know. I mean, it's --  
 9 CHAIRMAN RAGUSA: You got to run piping  
 10 underneath what areas that we're going to  
 11 improve, correct?  
 12 MR. MAYS: Right. Around the edge of  
 13 it. So, yeah.  
 14 CHAIRMAN RAGUSA: What size pipe is that  
 15 running out of the wetland?  
 16 MR. MAYS: Right now?  
 17 CHAIRMAN RAGUSA: Yeah. What would they  
 18 be putting in?  
 19 MR. MAYS: He said a six-inch pipe with  
 20 a three-inch pump, like a half horsepower  
 21 pump, small pump, similar to what's on the  
 22 pool.  
 23 CHAIRMAN RAGUSA: What's the monthly  
 24 maintenance on that pump?  
 25 MR. MAYS: The electric bill, and it

1 MR. MAYS: Yeah.  
 2 CHAIRMAN RAGUSA: It's not a perforated  
 3 pipe, is it? It's a solid pipe.  
 4 MR. MAYS: Yeah, a solid pipe.  
 5 MR. CHESNEY: So it only sucks from the  
 6 one area.  
 7 MR. MAYS: He's going to add -- there  
 8 will be additional boxes all the way down.  
 9 CHAIRMAN RAGUSA: Oh, you didn't tell us  
 10 that.  
 11 MR. MAYS: There will be one by the  
 12 bathroom, maybe there's one by the front of  
 13 the park, and then there'll be one halfway  
 14 down because it's got to go around the  
 15 drainage box, so you've got three boxes. I  
 16 believe it's three boxes.  
 17 CHAIRMAN RAGUSA: Where's the pump going  
 18 to be located?  
 19 MR. MAYS: In the bigger box, right in  
 20 front of the park. That's why we have to run  
 21 the electric from that brick wall over there.  
 22 MR. NEYLAN: Is there any slope to  
 23 this 300 foot of run?  
 24 MR. MAYS: He has to slope it some, but  
 25 it's a very little slope. That's why he

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1 suggested put a pump to help push it through,  
2 because that's the problem, there's not enough  
3 slope, so he has to create slope, and he has  
4 to create push for the pump.  
5 MR. NEYLAN: I'm just worried about the  
6 length of the pipeline with the pump at the  
7 high end, pumping down where there is no force  
8 to push the water down to the wetland, or are  
9 we just pushing it down halfway, and it's  
10 going to back up when it gets overworked?  
11 MR. CHESNEY: I'm more concerned that  
12 the wetlands -- you know, it's raining on the  
13 wetlands, too -- that it's going to have  
14 enough capacity to hold while you're pumping  
15 into it, or is this just a big waste of money?  
16 MR. NEYLAN: That's why she was  
17 thinking about putting in the catch basin on  
18 the roadway.  
19 MR. MAYS: Thought about putting it in  
20 the catch basin in the county's drain pipe  
21 there, but there's no --  
22 CHAIRMAN RAGUSA: And Tonja signed off  
23 on this?  
24 MR. MAYS: Yeah. She said that this is  
25 about the only way we can do it.

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1 CHAIRMAN RAGUSA: So she got out of here  
2 without asking for more money.  
3 MR. NEYLAN: Could you put it in the  
4 catch basin, and then if that all works, then  
5 you can come back and do the pipe, the rest of  
6 the pipe run later? So you can run it off at  
7 the beginning, so you don't have to put out  
8 the twenty, thirty thousand right off the  
9 bat. You only have to put out maybe -- what?  
10 -- 50, 60 feet of pipe in into a catch basin?  
11 MR. MAYS: Yeah, but where's it going to  
12 -- you mean to push it out or just to push it  
13 up?  
14 MR. NEYLAN: Just to get it out of the  
15 park and put it in the street, because you  
16 have a problem, then can you --  
17 MR. MAYS: Well, that's what Tonja said,  
18 "Don't push it into the street."  
19 MS. WHYTE: You'll have some serious  
20 drainage issues.  
21 MR. MAYS: Then the only other place  
22 that it can go is that one catch basin that's  
23 right next to the soccer field. She said  
24 don't put it there either because --  
25 CHAIRMAN RAGUSA: Okay. We have a

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1 motion that's been seconded. Any further  
2 discussion?  
3 (No response.)  
4 CHAIRMAN RAGUSA: All in favor please  
5 raise your hand.  
6 (Board members signify in the  
7 affirmative.)  
8 CHAIRMAN RAGUSA: Are you going to  
9 waffle around again?  
10 MR. CHESNEY: Well, I'm just saying, I  
11 really don't -- I don't necessarily trust that  
12 it's going to hold and we're going to have get  
13 that --  
14 CHAIRMAN RAGUSA: That motion passes  
15 five to nothing. Tonja's going to pay for it.  
16 That's our engineer -- she's engineered the  
17 system, they're going to correct it.  
18 (Motion passes.)  
19 CHAIRMAN RAGUSA: Anything else? We  
20 still need -- have we decided on Baybridge  
21 Park? We have not.  
22 MR. MAYS: About the canopy?  
23 CHAIRMAN RAGUSA: Is the board inclined  
24 to take any action?  
25 MR. ARGUS: On what?

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1 CHAIRMAN RAGUSA: On providing  
2 additional shade structure for Baybridge  
3 park?  
4 MR. ARGUS: No.  
5 CHAIRMAN RAGUSA: Hearing nothing else,  
6 anything else from the field manager?  
7 MR. MAYS: Just the report -- there's  
8 something I didn't put on my report this  
9 month. We've got some concerns -- some  
10 problems with the Bermuda Park in the Village  
11 Greens.  
12 Just to let the board know, it was a  
13 goose grass problem, wrong chemical used. The  
14 sod is on order. Davey is responsible for it,  
15 and they're replacing it. So if you get any  
16 phone calls from residents in there, I thought  
17 there would be somebody here about that, too,  
18 but apparently --  
19 MS. WHYTE: Yeah, they were supposed to  
20 come.  
21 MR. MAYS: -- they're going to let us  
22 handle it, too. But we answer them back  
23 saying that Davey already knows they're  
24 responsible for over \$6,000 worth of sod in  
25 that one park, so the sod is ordered.

1 MR. CHESNEY: The one right here?  
 2 MR. MAYS: Yeah, the one that's on the  
 3 other side. So the sod is on order, it's just  
 4 that sod is very tough to get ahold of these  
 5 days with all the construction.  
 6 MR. ROSS: I have a question. Did we  
 7 have any reports of flooding in Westchase, the  
 8 last 24 hours? I mean, I got my head in the  
 9 sand.  
 10 MR. MAYS: I had one. And the county  
 11 didn't do the one on Country Way, like I told  
 12 them.  
 13 MR. ROSS: We had flooding over there?  
 14 MR. MAYS: And so we had people driving  
 15 on the grass again.  
 16 Was that the only incident that we're  
 17 aware?  
 18 MR. MAYS: Yeah, that's the only place  
 19 we had it. And it's on Country Way south of  
 20 Peabody. They did the one north of Peabody.  
 21 Both of those were flooded. And they did the  
 22 one north of Peabody, but right out of Harbor  
 23 Links. That one worked great this weekend,  
 24 but --  
 25 MR. ROSS: Were they supposed to fix

1 that stuff and had it installed months ago."  
 2 Okay.  
 3 MS. WHYTE: I will find out, and I'll  
 4 send out an email once I have an update for  
 5 you.  
 6 CHAIRMAN RAGUSA: Mr. Mills.  
 7 MR. MILLS: Thank you. Doug, I have a  
 8 question for you. I know that the one side of  
 9 Linebaugh from Point A to Point B is golf  
 10 course, but it looks like hell. The grass is  
 11 now growing -- you can't see the curb.  
 12 Right? Soon, it's going to connect to the  
 13 median.  
 14 Is there any way that either, A, we can  
 15 get the golf course to do a better job on that  
 16 side; or, B, can we get our guys once a month  
 17 or something to -- for them to allow us to run  
 18 the rest of that stretch and edge the damn  
 19 thing?  
 20 MR. MAYS: I talked to Davey about it in  
 21 the last inspection, and he said he'll put it  
 22 on his list. It'll just take him --  
 23 MR. MILLS: I mean, it just -- it looks  
 24 like it's ours, but it's not, but it's all --  
 25 CHAIRMAN RAGUSA: Where is this? I

1 that, the county, so we don't --  
 2 MR. MAYS: Yeah, it's their  
 3 responsibility.  
 4 CHAIRMAN RAGUSA: I get the question  
 5 asked all the time. What is the pump station  
 6 there on Countryway? That's their uplift  
 7 station for sewage?  
 8 MR. MAYS: That's sewage, yes.  
 9 CHAIRMAN RAGUSA: Are they going to ever  
 10 fix that?  
 11 MR. MAYS: It's supposed to be done by  
 12 April 15th, yeah.  
 13 MS. WHYTE: And I just called them  
 14 before I left the office. I plan on calling  
 15 them tomorrow to find out what an update is,  
 16 because it's taking them very, very long time  
 17 to finish that.  
 18 MR. MAYS: The same thing with the  
 19 county. The project that was on Countryway  
 20 Boulevard, it ran a month behind, too. This  
 21 one's already run about two months behind.  
 22 CHAIRMAN RAGUSA: Because I was asked  
 23 that question by a guy who sells --  
 24 internationally sells huge pumping systems.  
 25 He's kind of like, "I've could have sold you

1 drive by there every day.  
 2 MR. MAYS: From Radcliffe to Gretna  
 3 Green. It's off the golf course.  
 4 MR. MILLS: It is right before Gretna  
 5 Green. There's about 20 or 30 feet where they  
 6 don't edge. There's a couple of places, too.  
 7 But this one section, the grass has now grown  
 8 down the curb and into the water level.  
 9 MR. ARGUS: Some of it's two feet long,  
 10 yeah.  
 11 MR. MILLS: Yeah. Once you see it,  
 12 you'll be like, Oh, my God.  
 13 CHAIRMAN RAGUSA: May I make a  
 14 suggestion? Do we have an edger?  
 15 MR. MAYS: Oh, yeah. We can do it  
 16 ourselves.  
 17 CHAIRMAN RAGUSA: Why can't we send one  
 18 of our staff out there?  
 19 MR. MAYS: We can.  
 20 CHAIRMAN RAGUSA: Properly safeguard  
 21 them.  
 22 MR. MAYS: It's kind of in the  
 23 principle, you know, you want the golf course  
 24 to take care of their own stuff, but they've  
 25 been notified numerous times they're not doing

1 it, so --

2 CHAIRMAN RAGUSA: I think it's safe to

3 assume they're not going to do it, and hope

4 the county --

5 MR. MAYS: No. They're just going to

6 ignore it.

7 MR. ARGUS: It's not county.

8 MS. WHYTE: It's private property. It's

9 golf course.

10 CHAIRMAN RAGUSA: Well, if it's growing

11 onto the roadway --

12 MR. ARGUS: Yeah.

13 MR. MAYS: It still needs it though.

14 CHAIRMAN RAGUSA: That's the county's

15 roadway.

16 MR. MAYS: The county won't do it.

17 CHAIRMAN RAGUSA: Of course not.

18 MR. MAYS: We had an easement agreement

19 with -- the community does, to maintain the

20 place, so it's -- or the golf course could

21 maintain it.

22 CHAIRMAN RAGUSA: Can we have one of our

23 staff safely edge that?

24 MR. MAYS: If I can't get Davey to do

25 it.

1 CHAIRMAN RAGUSA: Well, that's true.

2 MR. BARRETT: On principle, couldn't we

3 get a quote from Davey about what the cost

4 would be and then just assess the golf course

5 for it? Or you can't do that?

6 CHAIRMAN RAGUSA: We can't do that.

7 MR. CHESNEY: We tried to do something

8 like that once with the --

9 CHAIRMAN RAGUSA: It's very expensive to

10 do a special assessment.

11 MR. MILLS: I'm just looking for it to

12 look clean, like the rest of it does.

13 MR. MAYS: We notified -- I mean, I

14 noticed in on the last inspection, so I'll get

15 on them about it.

16 CHAIRMAN RAGUSA: Any audience comments?

17 Mr. Costello.

18 MR. COSTELLO: Hi. I just want to say

19 that I agree a hundred percent with Supervisor

20 Ragusa regarding the private payment of county

21 streets. It's a disgrace. The board of

22 county commissioners is dysfunctional, as we

23 all know. Greg said it doesn't cost us

24 anything. How do you know how much it cost?

25 It's costing you attorney's fees, if nothing

1 else.

2 And then the other thing, think about --

3 and I believe you were on the board at the

4 time when the county came over and took some

5 land in order to have the turn lane on -- how

6 much money did we get from the county for

7 that?

8 Actually we had to make a deal with the

9 law firm to keep them from charging us an

10 extra \$20,000.

11 MR. CHESNEY: You have a good memory.

12 MR. COSTELLO: So I would suggest that,

13 you know, you do what Supervisor Ragusa

14 says and tell the county, "Do your job or we'll

15 get new commissioners."

16 MR. NEYLAN: Amen.

17 CHAIRMAN RAGUSA: Any other resident

18 comments?

19 (No response.)

20 CHAIRMAN RAGUSA: Any supervisor

21 comments?

22 (No response.)

23 MR. BARRETT: Actually I did have one

24 thing. I just want to thank you guys for --

25 that there was a noticeable difference in the

1 way Montague Street drained with all the rain

2 we had the other day, so -- and whatever you

3 guys were doing that there --

4 MS. WHYTE: It's working.

5 MR. BARRETT: Yeah. It seems to be

6 working. So thank you.

7 CHAIRMAN RAGUSA: Even I didn't have any

8 flooding on my corner.

9 MS. WHYTE: I just sat on my phone

10 yesterday, waiting for it to rain, for

11 somebody to call me, and nobody did.

12 CHAIRMAN RAGUSA: I'm sorry. Mr. Argus.

13 MR. ARGUS: Thank you. This past

14 Wednesday, I met with Doug and Paul Kovacik

15 from Davey's, and we did a tour of the

16 facilities up and down most of the roads.

17 Wondered what goose grass was, which has an

18 interesting look to it.

19 CHAIRMAN RAGUSA: Look in my yard.

20 MR. ARGUS: That's not my concern.

21 That's a WCA issue.

22 But basically going around, there's

23 still a lot of weeds all over the place, but I

24 think there was -- I can't say there was

25 improvement, but at least it didn't get worse

1 since the previous month.

2 I think this rain we've had may have  
3 helped a lot of the problems that I was seeing  
4 as I went around. Based on what I saw in my  
5 conversation with Paul, I think that given  
6 another month or two, that it would be much  
7 improved.

8 One of the things we did discuss, which  
9 I should have brought up, made sure we brought  
10 up in the budget discussion, was perhaps  
11 funding redoing the sprinklers at one of the  
12 median intersections, particularly, say, down  
13 at Publix, either redo the sprinkler systems  
14 to match the existing vegetation or change the  
15 vegetation to match the existing sprinkler  
16 system.

17 That might be something we want to  
18 discuss next month, if we, you know, wanted --  
19 if you go down there now, most of it, that  
20 median in front of -- well, actually it's in  
21 front of Sun Bank -- if you look at it, it's  
22 like 90 percent dollar weed. So we obviously  
23 have some problems there.

24 And thinking back years and years,  
25 that's always been a problem there, ever since

1 filled in, so there's these empty spots.

2 MR. ARGUS: Now that you mention it, for  
3 some reason, those are two roads we did not  
4 tour.

5 MR. BARRETT: It -- the weeds, at least,  
6 are -- the dollar weed is gone, but I have not  
7 looked at the Countryway bull nose.

8 CHAIRMAN RAGUSA: Remind me again, that  
9 bull nose in front of SunTrust Bank is not  
10 irrigated, or it is irrigated for sod but not  
11 for plants?

12 MR. MAYS: For plants, not for sod,  
13 because at one time those bull noses went all  
14 the way to the edge.

15 CHAIRMAN RAGUSA: Right. Yeah, I  
16 remember there was some concern that it would  
17 be pretty significant expense to irrigate that  
18 properly. You have to change valves and --  
19 more than just heads.

20 MR. MAYS: It's -- yeah. That's why we  
21 talked about doing it a few at a time.

22 CHAIRMAN RAGUSA: Can you get past them  
23 to address the dollar weed issue in there?

24 MR. MAYS: Yeah, they are addressing it.

25 MR. ARGUS: There's so many dollar weeds

1 we went with the reduced flower beds. So I  
2 would like to -- unless we take action today,  
3 I'd like to make sure we have that on the  
4 agenda for next month, discussing the  
5 beddings, the flower beds, et cetera.

6 CHAIRMAN RAGUSA: Well, is that the  
7 Barrett bull nose?

8 MR. BARRETT: Oh, can I get a sign for  
9 that?

10 CHAIRMAN RAGUSA: Is that the one you  
11 had the issue with two months ago?

12 MR. ARGUS: Yeah.

13 CHAIRMAN RAGUSA: Did you notice any  
14 improvement?

15 MR. BARRETT: I have not driven by there  
16 that I've looked.

17 CHAIRMAN RAGUSA: Because you were a  
18 little passionate a couple months ago.

19 MR. BARRETT: Well, there was --  
20 actually my complaint also stretched along  
21 Montague Street by the fence and down  
22 Bridgestone Drive on the north side into  
23 Baybridge, and he's addressed that.

24 It still looks shoddy because the weeds  
25 are gone and the grass has not really kind of

1 in there, it's going to take a while, quite a  
2 while, for them to come out.

3 MR. BARRETT: I'd be surprised if  
4 there's very much sod still in there.

5 CHAIRMAN RAGUSA: They might just want  
6 to tear it out and start sod. I thought we  
7 talked about that two months ago, tearing it  
8 out and starting anew.

9 MR. MAYS: Yeah. I don't know if we  
10 talked about tearing it out and starting anew,  
11 but we did talk about it, yes.

12 CHAIRMAN RAGUSA: That's not that much  
13 sod.

14 MR. MAYS: No. I mean, it's --

15 CHAIRMAN RAGUSA: Well, can you raise  
16 that with him? He's pretty responsive. You  
17 know, I've met with him on site before.  
18 He's --

19 MR. BARRETT: He followed up with me.

20 CHAIRMAN RAGUSA: Yeah.

21 MR. BARRETT: He was very good about it.

22 CHAIRMAN RAGUSA: I don't know if he's  
23 the guy who killed the Bermuda sod, but --

24 MR. MAYS: He's the one responsible.

25 CHAIRMAN RAGUSA: He's the ultimate



1 responsible, yes. And Mr. Mills.

2 MR. MILLS: Just to take off on what Bob  
3 said, I'd welcome the discussion next month  
4 about the bull noses and the flower beds in  
5 general.

6 They are the incredible shrinking flower  
7 beds, and we need to come up with either we're  
8 doing to do them and do them right, or you  
9 know, Westchester rocks the ends of theirs,  
10 you know.

11 And I mean there's other options, but,  
12 you know, a 12-inch by three-foot strip of  
13 flowers isn't cutting it on the ends of those  
14 medians. So I don't know what the options  
15 are, but certainly it's not like it's been in  
16 the past.

17 MR. BARRETT: I'd just like to echo what  
18 Jim said and just say they used to be  
19 beautiful when I first moved in.

20 CHAIRMAN RAGUSA: Well, they're still  
21 pretty; they're just in a smaller area.

22 MR. BARRETT: They look ridiculous.

23 MR. MILLS: They do.

24 CHAIRMAN RAGUSA: They're kind of  
25 anemic.

1 looking for OLM's position.

2 MR. MILLS: I'd make that option.

3 CHAIRMAN RAGUSA: Heck, yeah. There  
4 will be a lot of failing grades.

5 All right. I just want to say, you  
6 know, although we have complained and we don't  
7 like having project creep, you guys have done  
8 a great job with the parks. The Baybridge  
9 Park has been really well received. Nice job.  
10 Thank you, folks.

11 Everything I've heard -- and, yeah, I  
12 got a bunch of the emails and a bunch of the  
13 phone calls on the shade structure and didn't  
14 really have a logical response, because I  
15 can't picture -- I have not been there in  
16 there since they put those three little things  
17 in the ground.

18 MS. WHYTE: Oh, my goodness.

19 CHAIRMAN RAGUSA: So I've got to go over  
20 there. So, you know, I guess that's -- if  
21 that's a retrofit, we can always do that, if  
22 the board so desires.

23 But nice job. It's a great park, and I  
24 think that Glencliff's going to be even more  
25 spectacular now that we've provided for shade

1 MR. MAYS: Again, we're all in.

2 CHAIRMAN RAGUSA: Chris, you remember,  
3 going back, the plants that were along the  
4 roadway end were always getting carbon  
5 monoxide, heat and --

6 MR. BARRETT: Well -- and that's what he  
7 originally -- I forget the guy. He was from  
8 -- Brian, I think it was. Pretty smart guy.  
9 He pulled it back originally a single foot.

10 He put a single foot of sod, and that  
11 has just grown and grown, and now we need the  
12 -- you know, the width of the mower to get  
13 around it. I mean, it's just -- and it's  
14 gotten to the point where it looks silly.

15 MR. MILLS: Yeah, it does.

16 CHAIRMAN RAGUSA: Mr. Ross.

17 MR. ROSS: Just a suggestion as to  
18 approach, if you guys could maybe take some  
19 pictures of some of these places, send them to  
20 us and copy OLM and copy Davey on it, I think  
21 that will underscore the board zeroing in on  
22 this, you better be putting your best foot  
23 forward, I think just that will help in terms  
24 of approach. Okay?

25 CHAIRMAN RAGUSA: I thought Bob was

1 structure for some of the equipment.

2 MR. CHESNEY: I like the walk-around,  
3 works great, too, by getting rid of that  
4 sidewalk. I walk it every night, and it's  
5 much better than it would have been  
6 otherwise.

7 MS. WHYTE: The first couple of days we  
8 actually -- first two days, Doug and I kind of  
9 stayed there and played at the park.

10 MR. MAYS: We had to chase some people  
11 off, too.

12 MS. WHYTE: You know, and we redirected  
13 the kids into the park, and very politely, and  
14 it was well received, and now, it moves, and  
15 there's -- it's not ordered, they've got to  
16 make a stencil because one that the company  
17 had was too large for our sidewalk, so they're  
18 designing a smaller stencil to make a pathway,  
19 you know, for other people.

20 MR. CHESNEY: You know, quite frankly, I  
21 didn't even realize you didn't have the  
22 stencil out yet. Everything flows already.

23 MS. WHYTE: But it's working. And I  
24 think, you know, the fact that we were able to  
25 save \$9,000 for a sidewalk, I think, was

1 another good thing.  
 2 MR. CHESNEY: I think it just looks  
 3 better.  
 4 MR. MILLS: Did we get the bike rack on  
 5 this end?  
 6 MS. WHYTE: Not yet I just -- the  
 7 actual -- I just got the call today, they're  
 8 being delivered tomorrow. The benches, picnic  
 9 tables, or the table that go underneath  
 10 pavilion one, they're being delivered  
 11 tomorrow.  
 12 So hopefully -- one of guys is one  
 13 vacation, so maybe next week we'll get them in  
 14 and get them unpacked, so that'll be an  
 15 enhancement right there. And then we'll work  
 16 on the rest of it.  
 17 We have to order a few garbage cans,  
 18 bollards and little things. Signage, I sent  
 19 it to the contractor this morning for review,  
 20 and he'll send me back a design, depending how  
 21 big you guys want it, where you want it, and  
 22 how many.  
 23 We did have a request for -- just so you  
 24 know, a request for additional signage, and  
 25 you'll see it at the Bridges at Glenclyff. A

1 number of residents have indicated that is a  
 2 very slippery surface, and they wanted us to  
 3 -- it's --  
 4 CHAIRMAN RAGUSA: For the boardwalk?  
 5 MR. MAYS: Yeah.  
 6 MS. WHYTE: Yeah. It's recyclable  
 7 lumber.  
 8 MR. CHESNEY: You know, it's not that  
 9 slippery.  
 10 MS. WHYTE: I know. So what we've done  
 11 is, we've ordered signs saying -- first of  
 12 all, that's our first foremost priority is  
 13 make sure the residents are aware of it, so I  
 14 ordered signs for everything that says  
 15 "Caution," you know, "Slippery When Wet."  
 16 MR. MAYS: I don't know if the sandpaper  
 17 will work. We talked about it.  
 18 MR. CHESNEY: I think it has to do with  
 19 whatever shoes they're wearing, because Doug,  
 20 whatever, expressed that to me. I walk on  
 21 that a lot, and it is not in the rain.  
 22 MS. WHYTE: Yeah. It's in the mornings.  
 23 I find it's early mornings when this group of  
 24 people walk.  
 25 MR. CHESNEY: I walk five miles a day.

1 MS. WHYTE: I just wanted to bring that  
 2 to your attention. We are working on getting  
 3 signs put out.  
 4 CHAIRMAN RAGUSA: There's nothing we can  
 5 do? Some sand additive on a wood sealant?  
 6 MR. MAYS: If we did that, then it's a  
 7 plastic, you know. It's that recyclable  
 8 plastic.  
 9 CHAIRMAN RAGUSA: Looks like Trex, a  
 10 composite material?  
 11 MR. MAYS: Yes, composite, but it's  
 12 plastic -- recycled plastic is what it is.  
 13 And so there's really -- if you put the sand  
 14 in some paint and try to paint it, it's not  
 15 going to stay on very long; and if we put the  
 16 sandpaper strips, I don't think they're going  
 17 to stay on very long, especially when you  
 18 start having to pressure wash it, you know.  
 19 So it's just really -- I think, the best  
 20 thing we can do is just give them the warning  
 21 signs: "Slippery When Wet."  
 22 CHAIRMAN RAGUSA: You could miter it, if  
 23 you groove it.  
 24 MS. WHYTE: That's a thought.  
 25 MR. MAYS: Yeah.

1 CHAIRMAN RAGUSA: I don't know if it  
 2 would hold the warranty. You could put like a  
 3 quarter-inch groove along the surface, so  
 4 you'd have some water resistance. You have a  
 5 lack of water resistance. You know what I'm  
 6 saying?  
 7 MR. MAYS: Yeah. Okay.  
 8 CHAIRMAN RAGUSA: That'd just a  
 9 thought. Maybe it will give you more surface  
 10 resistance if the water is not sitting there.  
 11 MR. CHESNEY: What about some of those  
 12 shower mats, you know, you have in the  
 13 bathroom?  
 14 CHAIRMAN RAGUSA: We can do that. They  
 15 have those. They're rubberized with the holes  
 16 in and diamond plate.  
 17 All right. I'm sorry. We got  
 18 distracted.  
 19 Anything else? Motion to adjourn would  
 20 be appropriate.  
 21 MR. MILLS: So moved.  
 22 CHAIRMAN RAGUSA: Second?  
 23 MR. ROSS: Second.  
 24 CHAIRMAN RAGUSA: All in favor raise  
 25 your hand.

1 (All board members signify in the  
 2 affirmative.)  
 3 (Motion passes.)  
 4 (At 7:35 p.m., the meeting adjourns.)  
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 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 June 24, 2016, in  
 18 the City of Tampa, County of Hillsborough, State of  
 19 Florida.  
 20  
 21  
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 23 Kimberly Ann Roberts  
 24 Notary Public  
 25 State of Florida at Large  
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 Mark Ragusa, Chairman