

RE: WESTCHASE COMMUNITY
DEVELOPMENT DISTRICT

TRANSCRIPT OF: BOARD MEETING

DATE: July 12, 2016

TIME: 4:05 p.m. - 6:17 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
- 3 WESTCHASE COMMUNITY DEVELOPMENT
- 4 DISTRICT BOARD MEMBERS:
- 5
- 6 Mark Ragusa, Chairman
- 7 Greg Chesney
- 8 Brian Ross
- 9 Bob Argus
- 10 Jim Mills
- 11
- 12 ALSO PRESENT:
- 13
- 14 SEVERN TRENT SERVICES:
- 15
- 16 Andy Mendenhall
- 17
- 18 DISTRICT ATTORNEY:
- 19
- 20 Erin McCormick
- 21
- 22 WESTCHASE STAFF:
- 23
- 24 Sonny Whyte
- 25 Doug Mays

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1 The transcript of Westchase Community
 2 Development District Board Meeting, on the 12th
 3 day of July, 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. I'm chair of the
 11 Westchase Community Development District. I
 12 would like to welcome everybody to our July
 13 12, 2016 meeting.
 14 The record should reflect that all
 15 supervisors are present, with the exception of
 16 Supervisor Chesney, who hopefully will join
 17 us shortly.
 18 I'm going to go ahead and ask everybody
 19 to stand and join us in the Pledge of
 20 Allegiance.
 21 (The Pledge of Allegiance was recited.)
 22 CHAIRMAN RAGUSA: Thank you. We have on
 23 the consent agenda three items: approval of
 24 the May 3, June 7, 2016 meeting minutes, and
 25 the financial statements as of May 31.

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1 Mr. Argus has submitted two scrivener
 2 errors from the June 7, 2016, and I'll provide
 3 to the court reporter they are merely
 4 transposed words. They are non-material. A
 5 motion to approve the consent agenda would be
 6 appropriate.
 7 MR. ARGUS: I have a question.
 8 CHAIRMAN RAGUSA: Sure.
 9 MR. ARGUS: I want to make sure that the
 10 problem we had with the mail is the perception
 11 that a page was missing. Have we confirmed
 12 that the minutes as presented were correct,
 13 because I didn't notice any change?
 14 THE REPORTER: I did review it, and it
 15 is as it is.
 16 MR. ARGUS: Okay. Thank you.
 17 THE REPORTER: It's just a dash at the
 18 end of a page, and the subject changed.
 19 MR. ARGUS: A new topic. All right. So
 20 moved.
 21 CHAIRMAN RAGUSA: So the record will
 22 reflect that the court reporter from the May
 23 3, 2016 meeting minutes has confirmed that
 24 they are accurate as presented.
 25 MR. MILLS: Second.

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1 CHAIRMAN RAGUSA: We have a second. Any
 2 further discussion?
 3 (No response.)
 4 CHAIRMAN RAGUSA: All in favor please
 5 raise your hand.
 6 (All board members signify in the
 7 affirmative.)
 8 CHAIRMAN RAGUSA: That motion passes
 9 four to nothing.
 10 (Motion passes.)
 11 CHAIRMAN RAGUSA: Engineer's report. Is
 12 Tonja here to present?
 13 MS. WHYTE: Tonja has nothing to do --
 14 nothing to present this month. She will be
 15 here next month with a full report and
 16 documentation.
 17 CHAIRMAN RAGUSA: Okay. Shift to the
 18 manager's report.
 19 MR. MENDENHALL: The only item I had is
 20 more of a place marker. It's discussion,
 21 questions or comments on the budget. I didn't
 22 know if there were any for this month.
 23 Certainly I can answer any questions or
 24 get answers to any questions, if there are
 25 any.

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1 CHAIRMAN RAGUSA: Mr. Mills.
 2 MR. MILLS: I have one. It's kind of a
 3 silly one. But the budget as presented lists
 4 expenses exceeding revenues by a dollar. So
 5 is that just an oversight?
 6 MR. MENDENHALL: I can ask the
 7 accountant. It might just be a rounding
 8 situation. I would guess that's it, but I can
 9 get clarification and find out.
 10 MR. MILLS: It should match. Right?
 11 MR. MENDENHALL: Yes.
 12 MR. MILLS: And we had talked about pond
 13 erosion reserve. And I may have missed it.
 14 But was that added to this budget?
 15 MR. MENDENHALL: We had talked about it
 16 in principle. I don't think that we had -- if
 17 I remember correctly, did we set an exact
 18 dollar figure?
 19 MR. ARGUS: Yes, we did.
 20 MR. MILLS: Yes.
 21 MR. ARGUS: In fact, in reading the
 22 minutes, Alan said he would have it as part of
 23 this month's budget package.
 24 (Supervisor Chesney enters the room.)
 25 MR. MILLS: We're shifting 60,000 from

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1 undesignated cash to pond erosion reserve. I
2 didn't see that in here.
3 MR. MENDENHALL: Okay. Let me double-
4 check while I'm sitting here.
5 MR. MILLS: Okay.
6 MR. MENDENHALL: And we can get it out,
7 of course -- I apologize for that.
8 MR. MILLS: And then just one other
9 note, Page Six of the budget narrative still
10 lists under "Professional Services, Legal,"
11 Fowler and White representing the district,
12 and that's obviously been a change.
13 MR. MENDENHALL: Yes. We'll get that
14 changed. Thanks.
15 CHAIRMAN RAGUSA: When Alan updates the
16 budget, will you circulate it to the
17 supervisors?
18 MR. MENDENHALL: Yes, I will.
19 Absolutely.
20 CHAIRMAN RAGUSA: Any other questions or
21 comments from the supervisors?
22 (No response.)
23 CHAIRMAN RAGUSA: And the record should
24 reflect that Supervisor Chesney has joined
25 us.

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1 No other budgetary issues or concerns?
2 (No response.)
3 CHAIRMAN RAGUSA: Andy, just for -- the
4 TRIM notices go out or have gone out?
5 MR. MENDENHALL: The letter was
6 generated recently, so they haven't gone out
7 yet. They will be going out shortly.
8 CHAIRMAN RAGUSA: Okay.
9 MR. MENDENHALL: Yeah, probably within
10 the next few days. And it will be going out
11 to any resident that lives in an area that has
12 an increase at all. So they don't go out to
13 the whole community, because, obviously,
14 there's a number of residents that there's no
15 increase for. It just goes out to the folks
16 that are going up -- at least as of now going
17 up.
18 CHAIRMAN RAGUSA: Any other issues for
19 the manager on the budget?
20 MR. ARGUS: Do you have an estimate of
21 the number of letters going out? Because I
22 thought we went through a lot of gyrations
23 last month to eliminate that whole process.
24 MR. MENDENHALL: Yeah, well, there -- I
25 can get you an estimate. I don't know the

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1 numbers offhand. And we did as -- from a
2 general fund perspective, I think everybody
3 was pretty much even.
4 What happens is you have a couple of
5 villages that have different projects going on
6 next year. Those are the ones that would
7 potentially be going up, or at least being
8 listed as going up on this preliminary
9 budget.
10 MR. ARGUS: And the property had not
11 been assessed before, they will be getting a
12 letter as well?
13 MR. MENDENHALL: Correct.
14 CHAIRMAN RAGUSA: Anything else?
15 Mr. Barrett.
16 MR. BARRETT: In looking in putting
17 together the assessment tables for the WOW, I
18 didn't see the new property listed anywhere.
19 I don't know if that's an oversight or if
20 that's kind of a lag. I just wanted to bring
21 it to your attention.
22 MR. MENDENHALL: The new property
23 actually -- just to piggyback off of what we
24 were talking about also -- the new property,
25 we would probably, because the board hasn't

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1 officially approved or adopted it yet, so
2 what's -- at least for the first year what is
3 probably going to have to happen is they will
4 need to be notified still by letter, and
5 basically we would probably do a direct bill
6 for this year because -- and Erin can correct
7 me if I'm wrong.
8 But as far as timing-wise, because the
9 TRIM budget was due and the board hadn't
10 officially approved, gone through the public
11 hearing process for that particular parcel,
12 they wouldn't be able to make it in by TRIM,
13 so --
14 MS. McCORMICK: Right. It would have to
15 be a direct bill to the property owner.
16 MR. MENDENHALL: Okay. So I think for
17 that parcel is approximately \$272. I think we
18 basically would send them out a bill for that
19 amount after the board has the public hearing
20 for levying that assessment.
21 MR. BARRETT: Just could I -- a follow-
22 up question about that, Mark?
23 CHAIRMAN RAGUSA: Sure.
24 MR. BARRETT: If that goes unpaid, does
25 it still have -- can the property tax office

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1 collect it like it would do unpaid CDD
 2 assessments, or would the collection fall to
 3 the district itself?
 4 MS. McCORMICK: It would fall to the
 5 district to do the collection. It wouldn't be
 6 part of the tax bill.
 7 CHAIRMAN RAGUSA: Any other questions on
 8 this issue?
 9 (No response.)
 10 CHAIRMAN CHESNEY: Anything else, Andy?
 11 MR. MENDENHALL: No, sir. I'll get the
 12 answers on the pond erosion reserve, though,
 13 and the expense being one dollar greater than
 14 the revenues.
 15 CHAIRMAN RAGUSA: Great. Attorney's
 16 report.
 17 MS. McCORMICK: Well, there is included
 18 in the agenda packet, I think, in the upload
 19 to Dropbox, I think there is a site plan and
 20 the notice of rezoning got uploaded. Is that
 21 correct? Did the --
 22 CHAIRMAN RAGUSA: Yes.
 23 MS. McCORMICK: Okay. So we received a
 24 notice of a rezoning at Sheldon Road and
 25 Thomas Ranch Lane, which would be to the south

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1 of our property.
 2 It's a project for a planned development
 3 community of 218 multi-family units, and I
 4 think that the reason that we received --
 5 well, I'm sure the reason that we received
 6 this is because our property is in the
 7 required distance of their require to notice,
 8 so this is basically just for information
 9 purposes for the CDD board.
 10 CHAIRMAN RAGUSA: Mr. Ross, do we know
 11 if the WCA is going to take a position on
 12 this?
 13 MR. ROSS: I believe the WCA has already
 14 taken a position opposing the rezoning, that
 15 they believe the increase of the units from, I
 16 believe, 66 to 218 is not in the best interest
 17 for the association or the community. And I
 18 happen to agree with that position.
 19 CHAIRMAN RAGUSA: From a CDD
 20 perspective, are we going to send anyone to
 21 the public hearing on July 18?
 22 And I ask that question merely to
 23 observe. I'm not suggesting, because we
 24 obviously have not set a policy as to whether
 25 we're going to take a position on this

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1 rezoning application.
 2 I'm just curious if anybody was going to
 3 attend. Mr. Ross.
 4 MR. ROSS: I don't plan on attending --
 5 I, personally, as a supervisor, am unclear as
 6 to the propriety of a governmental entity
 7 taking a position with regard to another
 8 governmental entity's potential action.
 9 I don't know if there's rules or
 10 guidelines on that. Ideally, I think we would
 11 support the WCA and express our opposition to
 12 it, but, again, I'm looking for either the
 13 chair or legal counsel as to propriety.
 14 MS. McCORMICK: Well, just from a broad
 15 perspective, I mean, it's not uncommon, for
 16 example, for one city to make comments to a
 17 county about a project that they're proposing
 18 to do or a development project, so that does
 19 happen where one governmental entity gives
 20 input to another governmental entity, concerns
 21 that they may have about road issues that
 22 cross boundaries.
 23 From the standpoint of this particular
 24 rezoning, I think the district would have to
 25 -- you know, as a board would have to consider

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1 that really our jurisdiction relates to the
 2 infrastructure of the community, the roads,
 3 the stormwater ponds, you know, erosion
 4 issues, not so much the impact to the
 5 individual lot owners, which is really more of
 6 a community association than a CDD issue.
 7 So if the board were going to take a
 8 position, it would be, you know, most within
 9 the realm of our jurisdiction on those type of
 10 issues.
 11 MR. ROSS: To the point you just
 12 articulated, I believe the quadrupling of the
 13 permitted units of an adjacent parcel, because
 14 this is a parcel that's literally adjacent to
 15 Westchase, it will adversely affect our
 16 stormwater drainage system, it will adversely
 17 affect our transportation on our main
 18 thoroughfare, Linebaugh, so I think there is
 19 legitimate basis to state that that
 20 development would adversely impact the
 21 district and the community.
 22 Does that alleviate or ameliorate
 23 whatever concerns you might have?
 24 MS. McCORMICK: No. I mean, I think
 25 those are all legitimate areas for the CDD to

1 be concerned about. And presumably the county
2 is reviewing it to look at, you know, what the
3 impacts are going to be on road issues, and
4 we'll have conditions of the zoning that would
5 address stormwater issues, too.

6 And so without doing more of an in-depth,
7 you know, review of the rezoning application
8 and the supporting documentation to determine
9 whether that review is adequate, whether the
10 proposal is reasonable, you could say that
11 these are things that we're concerned about,
12 but, you know, that wouldn't be evidence that
13 there's a problem with it without reviewing it
14 specifically.

15 MR. ROSS: And I appreciate you
16 sharpening the point that -- I'm just
17 expressing my opinion. But given that that is
18 my opinion, is that a legitimate basis to make
19 a motion for the community development
20 district to oppose that rezoning?

21 MS. McCORMICK: Again, I mean, I think
22 what you're saying is that these are issues
23 that you're concerned about. If you have
24 specific -- you know, specific information
25 about what the impacts are going to be to

1 know. I'm not expert.

2 So I think it comes down to, if you
3 were to say, "Brian, I don't think this is
4 appropriate for a motion to oppose it," I
5 won't make it.

6 If you say, "No, there is nothing wrong
7 with it," I'm going to make the motion that
8 the district oppose it.

9 MS. McCORMICK: Well, without knowing
10 how the stormwater is being handled, I think
11 it's hard to know whether or not it's going to
12 be a problem for the community.

13 So, you know, you have the district
14 engineer review the zoning application that's
15 been submitted or review the permits when
16 they're submitted or the stormwater
17 construction.

18 MR. ROSS: No, I don't have an interest
19 in the district spending money on it. As I
20 said, I just think it's common sense to me.
21 And, again, I don't mean that in an
22 inappropriate way.

23 CHAIRMAN RAGUSA: Mr. Argus.

24 MR. ARGUS: Thank you. If all we want
25 is Tonja to review their permitting, make it

1 transportation or what the impacts are going
2 to be to the stormwater system, then that
3 would be something that would be factually
4 based evidence that the board of county
5 commissioners would take into account when it's
6 reviewing the application.

7 If the concern is just more general,
8 then, you know, it would carry the weight of
9 just a general concern as opposed to specific
10 evidence of issues.

11 MR. ROSS: One, I don't want to belabor
12 the point, and, two, and I don't want to come
13 across as being silly.

14 To me, it's just common sense.
15 Literally, the parcel is right there, and if
16 they're going to build two hundred and
17 something units, apartments, townhouse,
18 whatever it's going to be, I think we're
19 kidding ourselves that their stormwater runoff
20 isn't going to affect Westchase.

21 Clearly, it's going to affect us. And,
22 again, I don't mean that in an inappropriate
23 way. I would hope that would be common sense
24 to the county. Now, whether it meets whatever
25 thresholds they rely upon, I certainly don't

1 an hour or two of her time, which is
2 essentially --

3 MS. McCORMICK: The permitting would not
4 be part of the zoning process.

5 MR. ARGUS: Right.

6 MS. McCORMICK: I mean, usually what
7 happens is that the county will have a
8 condition that says that, you know, the
9 zoning, if approved, subject to them getting
10 all the required permits from the water
11 management district.

12 But this wouldn't be the place in the
13 process where they actually submit the
14 plans --

15 MR. ARGUS: Okay.

16 MS. McCORMICK: -- for the construction
17 as the development project and to have the
18 stormwater is going to be handled with
19 stormwater management.

20 MR. ARGUS: So there is no information
21 we can gather that would be significant enough
22 to oppose this at this point.

23 MS. McCORMICK: They would probably have
24 submitted a transportation report with the
25 rezoning that would, you know, deal with what

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1 the traffic impacts are going to be and, you
 2 know, whether they are adequately addressing
 3 the traffic that's going to be generated by
 4 the development. That would be more of a
 5 traffic engineering issue.
 6 MR. ARGUS: Okay.
 7 MR. BARRETT: Two observations. One is
 8 that historically West Park Village has had a
 9 terrible problem -- on the east side of West
 10 Park Village, there's the area that is going
 11 into -- tucking into actually that corner there
 12 has had a terrible problem with street
 13 flooding because the existing system gets
 14 overgrown, and it's been resolved in recent
 15 years because of staff's help, but, clearly,
 16 that system is very burdened already.
 17 The second thing is, the developer
 18 communicated to me and their position is that
 19 they believe all of the -- nearly all of the
 20 traffic coming out of that apartment complex
 21 of 215 homes is going to head south on
 22 Sheldon.
 23 And my initial response to him was,
 24 "You're not serious, because the nearest
 25 access to Veterans is not south on Sheldon."

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1 So I don't think that they're -- if that's the
 2 basis of their transportation plan, that it's
 3 based on reality.
 4 But my guess is that the vast majority
 5 of those cars that are heading downtown are
 6 going to shoot across Old Linebaugh and then
 7 get on Linebaugh rather than head south on
 8 Sheldon.
 9 I'll just offer that, that's the
 10 information I haven't heard mentioned here,
 11 and what the developer's rep told me.
 12 CHAIRMAN RAGUSA: Are they getting an
 13 intersection that will cross over Sheldon
 14 Road?
 15 MR. BARRETT: There will be a light
 16 there.
 17 CHAIRMAN RAGUSA: That's immediately
 18 beyond Linebaugh.
 19 MR. MAYS: It's by the railroad tracks.
 20 MS. WHYTE: It's already there now.
 21 MR. MAYS: Yes, it's already there.
 22 MR. BARRETT: I believe it's part of the
 23 Costco plan.
 24 MR. MAYS: Yes.
 25 CHAIRMAN RAGUSA: Yes, it's a whole lot

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1 of traffic in a short period of time with
 2 Costco going in. Mr. Mills.
 3 MR. MILLS: Has this board previously --
 4 would it be appropriate for this board to just
 5 make a motion to support the WCA's position
 6 to provide a unified community opposition
 7 without getting into -- because the hearing is
 8 next week -- engineering reviews and flood
 9 patterns and all that?
 10 Have we -- has this board done that
 11 before? And if so or if not, is it
 12 appropriate to do so without getting into some
 13 of the specifics that we were talking about a
 14 minute ago?
 15 MS. McCORMICK: My recollection, I don't
 16 recall that we have taken in any recent years
 17 any positions on rezonings that have been
 18 going before the county.
 19 I'm not sure that we never have, but I
 20 don't think we have in any recent time period
 21 done that. And, you know, we've had this type
 22 of conversation before.
 23 MR. CHESNEY: Yes. As a whole, we have
 24 not taken any positions. I think one time we
 25 might have -- there's some reason why we did

Page 24

1 contact the county, but that was something
 2 that directly impacted us.
 3 MS. McCORMICK: Right. I mean, what
 4 happens, like, for example, on the
 5 transportation issues, is that they have the
 6 transportation engineer that does the
 7 transportation report and that will present it
 8 at the evidentiary hearing, which is before
 9 this goes to the county commission, and then
 10 the staff -- the county staff, their
 11 transportation engineer will review it.
 12 In a situation, you know, where there is
 13 organized opposition to a project, I mean,
 14 sometimes the people that are in opposition to
 15 a project may go out and hire their own
 16 independent engineer that would use it and
 17 then presents competent substantial evidence
 18 of what, you know, they think are the flaws in
 19 the engineering report. And that's the type
 20 of thing that may carry more weight as opposed
 21 to, you know, just a more general issue that
 22 isn't based on a review.
 23 An expert review would carry more
 24 weight, you know, when they have their own
 25 engineers that are reviewing the

Page 25

1 reports.

2 CHAIRMAN RAGUSA: Mr. Ross.

3 MR. ROSS: As I said, I don't want to

4 belabor the issue, but if it's okay, I'll

5 treat Mr. Mills' comments as a motion, and

6 I'll second his motion.

7 CHAIRMAN RAGUSA: Okay. What was the

8 motion?

9 MR. MILLS: That the CDD board of

10 supervisors support the WCA position of

11 opposition to this rezoning plan.

12 MR. ARGUS: Via letter?

13 MR. MILLS: Hmm?

14 MR. ARGUS: How? Via letter or a phone

15 call or what?

16 MR. MILLS: I don't know what the best

17 methodology to do that is. Erin?

18 MS. McCORMICK: So typically you can

19 either appear at the public hearing and

20 present -- you know, have evidence. You can

21 also submit something in writing.

22 The way that the county rules are set

23 up, if you don't appear at the zoning hearing

24 master -- the zoning hearing officer hearing

25 on the project, then you don't have the

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1 ability to go later to the board of county

2 commissioners hearing where the matter is --

3 you know, where the board votes on it.

4 MR. MILLS: So if this motion were to

5 pass, would it be appropriate or easier to

6 just provide a letter either to the zoning

7 master or whatever or for the WCA to carry to

8 the hearing in support of their position? I'm

9 not sure what methodology would be best.

10 MR. ARGUS: If we want to preserve our

11 option of presenting to the board of county

12 commissioners, it probably needs to go to the

13 hearing master, I would think.

14 MR. MILLS: Okay.

15 CHAIRMAN RAGUSA: The written

16 submission, does that avoid a waiver of your

17 argument to appear before the Hillsborough

18 County Commission, or do you have to attend

19 and orally communicate at the hearing master

20 level?

21 MS. McCORMICK: You have to actually be

22 there present.

23 CHAIRMAN RAGUSA: So I think from a

24 practical perspective, if we want to try to

25 oppose it at the commission level, we would

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1 have to have someone stand up and say, "So and

2 so at the Westchase Community Development

3 District, as a whole, we do not support this,

4 and we would support the WCA's opposition," and

5 -- but didn't go into any details of why we

6 oppose it.

7 I think it would make some sense, but,

8 that way, we would preserve the right to then

9 come in to speak in front of the Hillsborough

10 County Commission.

11 Does it have to be the same person, or

12 could it be another representative?

13 MS. McCORMICK: Typically, it does have

14 to be -- you have to file a request for oral

15 argument, and you have to be the person that

16 spoke at the land use hearing officer hearing,

17 and you can only present evidence that you

18 presented at the land use hearing officer

19 hearing.

20 So, for example, if you spoke at this

21 hearing and you were talking about

22 transportation issues, and then at the board

23 of county commissioners meeting you tried to

24 raise issues related to stormwater, they would

25 probably say no, you can't do that, because

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1 that's evidence that wasn't presented to the

2 hearing officer.

3 CHAIRMAN RAGUSA: If we're going to

4 oppose it, we need to oppose it.

5 MR. ARGUS: Right. If you oppose it, do

6 we just say we're concerned about

7 transportation and stormwater, or do we have

8 to have specifics as to why -- what concerns

9 us about stormwater in order to present it to

10 the board of county commissioners?

11 MS. McCORMICK: Well, ultimately, the

12 land use hearing officer and the board of

13 county commissioners by law have to make a

14 decision that's based on competent and

15 substantial evidence.

16 So the things that they are going to be

17 considering are evidence that's presented to

18 them that shows that this is a transportation

19 issue or this is a stormwater issue or

20 whatever the issue may be.

21 MR. ARGUS: And at the board of county

22 commissioner level, are you allowed to present

23 anything new relating to, let's say,

24 stormwater, or does everything have to already

25 been presented?

1 MS. McCORMICK: Yes, the idea is that it
2 should have all been presented, because,
3 otherwise, you're introducing new evidence
4 that the hearing officer didn't have an
5 opportunity to consider.

6 CHAIRMAN RAGUSA: Well, hang on a
7 second, Erin. We don't know what their
8 stormwater plan is.

9 MS. McCORMICK: Right. And that's
10 really not going to be part of -- I mean,
11 that's probably not going to be part of the
12 issues that are going to be considered,
13 because their response will be, we're going to
14 go through the permitting process with the
15 water management district and all the
16 engineering that's required to make sure that
17 we're not discharging water off of our project
18 that is going to adversely impact this brand-
19 new property.

20 CHAIRMAN RAGUSA: I think if we appeared
21 and said, "Look, our concern is we do not want
22 their stormwater system to either tie into or
23 impact our system in any way, shape or form,"
24 I think they can probably make that as a
25 condition going forward.

1 MS. McCORMICK: Well, that's true. And
2 if there are specific conditions that -- I
3 mean, that's a very good point.

4 If there are specific conditions that
5 the community is asking for, for example,
6 landscaping buffers or setbacks or something
7 of that sort, then that's the type of thing
8 that staff would take consideration of if it
9 were brought to their attention.

10 MR. CHESNEY: Like a fence behind -- in
11 between our properties.

12 MS. McCORMICK: Right. Ideally, those
13 types of issues can be raised during the
14 review process and the staff can present that
15 as a condition in their staff report before it
16 ever goes to the hearing.

17 But, you know, the hearing is scheduled
18 now for the 18th, so somebody -- a
19 representative could speak to staff about
20 specific requests that the community has, that
21 it wants to have taken into account to
22 minimize impacts to Westchase.

23 MR. CHESNEY: Well, what if we said
24 something -- modify the motion somewhat to
25 say, you know, "We have reservations," and

1 then we have a list of reservations, things
2 like, you know, buffering, like a fence in
3 between our properties, a -- what else did we
4 just say?

5 I like Mark's language about specifically
6 not tying in or --

7 MS. McCORMICK: Right.

8 MR. CHESNEY: -- to our existing storm
9 system.

10 MS. McCORMICK: Often when there is a
11 project -- a large project that's going
12 forward and there are substantial issues that
13 are raised by the surrounding neighbors or the
14 community that are adjacent to it, you know,
15 if the people that are working on the project
16 know about that, they'll actually set up a
17 meeting to talk, you know, and see if they are
18 resolve some of those issues before the
19 project moves forward.

20 And usually staff is supportive of that,
21 and the county is supportive of that if they
22 know about the issues, too. So I don't know
23 in this case if there has been any meetings
24 that have been set up with the community about
25 the project that the developer participated

1 in.

2 MR. CHESNEY: I'm just being specific to
3 our property. So I nominate we write that
4 letter using the term "reservations," you
5 know, caution kind of thing, and bring up some
6 of these issues that have been brought up. I
7 nominate Brian to sign it.

8 MR. ROSS: Well, no, let the chair sign
9 it. He's smarter than me, better looking.

10 MR. CHESNEY: Well, you know what I
11 mean. But to draft it. What about that -- or
12 whatever. Yeah, Mark, if he wants to do it.
13 But I did like Mark's language.

14 CHAIRMAN RAGUSA: I'll sign it, but
15 someone else should appear.

16 MR. ARGUS: What day is it?

17 MR. MILLS: Unfortunately I'm out of
18 town next week.

19 CHAIRMAN RAGUSA: I know I am as well.

20 MR. ROSS: I can't do it. I've got too
21 much going on.

22 MR. ARGUS: What day next week is it?

23 CHAIRMAN RAGUSA: 18th.

24 MR. ARGUS: A week from today?

25 CHAIRMAN RAGUSA: Monday.

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1 MR. MILLS: Monday.
 2 MR. ARGUS: Monday. Okay. And what time
 3 is it?
 4 CHAIRMAN RAGUSA: Six p.m.
 5 MR. MILLS: Monday, not Tuesday. I can
 6 probably do it Monday. I thought it was
 7 Tuesday. I can do it Monday.
 8 CHAIRMAN RAGUSA: It doesn't -- all we
 9 need is someone to stand up and say who they
 10 are and what their representative capacity is,
 11 we have a written submission, we're supporting
 12 the WCA on a universal front, and, here, as a
 13 community, we have the following concerns: We
 14 want to make sure there is buffering fences
 15 between property lines, we want to make sure
 16 that their stormwater system doesn't tie into
 17 ours or adversely affect us, that sort of
 18 thing. We don't have to put on evidence.
 19 MR. ARGUS: No. I volunteer to do it,
 20 to make the presentation as well, but I'd also
 21 suggest that in addition -- whoever is going
 22 there carrying the letter, we also should
 23 mail a letter should traffic or something
 24 happen --
 25 CHAIRMAN RAGUSA: Mr. Barrett.

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1 MR. BARRETT: I would encourage you to
 2 take them at their word, and in terms of
 3 transportation, have one of other conditions
 4 be only a right turn out of that community and
 5 no U-turn on Sheldon for several blocks.
 6 MR. CHESNEY: That was a good one.
 7 CHAIRMAN RAGUSA: They're putting a
 8 pass-through intersection in. They fully
 9 intend to go from there to Costco or turn left
 10 onto Linebaugh.
 11 MR. BARRETT: It can be changed. It's
 12 not constructed yet.
 13 MR. ROSS: To expand on what Chris said
 14 a moment ago, because I see Erin taking notes,
 15 a year or two ago -- I forget when it was --
 16 our staff facilitated or collaborated with the
 17 county to work on part of our stormwater
 18 trench that runs parallel to the train track.
 19 That train track that goes through West Park
 20 Village is the same track that either cuts
 21 through or is adjacent to the parcel that's
 22 seeking the rezoning, and that's where I was
 23 coming from.
 24 It just has to be common sense, that if
 25 the county just spent -- and I think our staff

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1 estimated it was in the six figures, a
 2 hundred, \$250,000 to do that work there. Why
 3 are we now quadrupling the number of permitted
 4 units?
 5 It's just a little bit silly to not
 6 think that not going to impact the stormwater
 7 that's going along that railroad track. Did I
 8 fairly state that, Doug?
 9 MR. MAYS: Yes. We're already
 10 struggling with that.
 11 MR. ROSS: So if you're looking for real
 12 life examples, it's there, and we've already
 13 dealt with it.
 14 MR. ARGUS: That's a good point.
 15 CHAIRMAN RAGUSA: It's also worth
 16 repeating that Costco across the street is
 17 going to have a dramatic impact on the traffic
 18 in this region.
 19 MR. BARRETT: And on the stormwater
 20 flowing southward.
 21 MR. ARGUS: Right.
 22 CHAIRMAN RAGUSA: They're probably self-
 23 contained looking at the lakes that they
 24 have. That was probably a requirement that
 25 they had. They've spent a lot of money and

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1 land on their stormwater system.
 2 MR. BARRETT: There's got to be an
 3 outlet, though, for those --
 4 CHAIRMAN RAGUSA: Well, you'd think.
 5 MR. ROSS: They also lifted Old
 6 Linebaugh. Did you see how much they lifted
 7 that road?
 8 CHAIRMAN RAGUSA: Oh, yes. I think
 9 that's the position: Look -- we didn't take a
 10 position on Costco, but, you know, there's a
 11 lot of dramatic impact on the traffic in this
 12 region in a short period of time.
 13 MR. ROSS: And to be clear, the WCA did
 14 take a position on that Costco project. They
 15 spent like thirty grand in legal fees
 16 negotiating -- or trying to negotiate.
 17 CHAIRMAN RAGUSA: Trying. Well, we've
 18 got the motion. It seems like it's been
 19 amended slightly.
 20 But what's the desire of the board? I
 21 get the impression that everybody would like
 22 to at least appear and express concern --
 23 or at least our concerns with the project.
 24 MR. ARGUS: Yes.
 25 CHAIRMAN RAGUSA: Jim, can you attend?

1 MR. MILLS: Yes.
 2 CHAIRMAN RAGUSA: Does anybody else want
 3 to do it?
 4 MR. ARGUS: If you run into trouble, let
 5 me know, and I'll take your place --
 6 MR. MILLS: Okay.
 7 MR. ARGUS: -- or let Andy know.
 8 CHAIRMAN RAGUSA: Does it make sense for
 9 -- Erin, can you attend?
 10 MS. McCORMICK: I'm going to be out of
 11 town next week.
 12 CHAIRMAN RAGUSA: What about Tonja?
 13 Would it be appropriate to have Tonja there?
 14 MR. MILLS: Does it improve our position
 15 later or -- if I'm able to articulate the
 16 concerns, does that satisfy --
 17 MR. ROSS: I believe Joe Odda is chair
 18 of the GAC. He normally would attend that to
 19 express the WCA's opposition. Now, whether
 20 he's planning to or was planning to attend
 21 this meeting, I don't know. You might want to
 22 coordinate with him.
 23 MR. MILLS: Okay.
 24 CHAIRMAN RAGUSA: Well, Tonja can talk
 25 the language on the stormwater system.

1 MR. MILLS: Yeah. If she's available,
 2 that would be great.
 3 CHAIRMAN RAGUSA: Well, I think both of
 4 you should attend.
 5 MR. MILLS: Okay.
 6 CHAIRMAN RAGUSA: because I'm going to
 7 -- the original motion was to join --
 8 MR. CHESNEY: So you want Tonja to go?
 9 CHAIRMAN RAGUSA: Tonja would be the
 10 person who would present evidence at a later
 11 stage, once we know the details.
 12 MR. CHESNEY: Yeah, at a later stage,
 13 rather than at this meeting.
 14 CHAIRMAN RAGUSA: But she couldn't speak
 15 at Hillsborough County Commission --
 16 MR. CHESNEY: Yeah.
 17 MR. ARGUS: But she would have to
 18 present the evidence Monday night in order for
 19 us to bring it before the county commission.
 20 CHAIRMAN RAGUSA: I'm going to defer to
 21 Erin on that. But if, for example, they --
 22 they don't have a stormwater plan right now.
 23 MR. ARGUS: Right.
 24 CHAIRMAN RAGUSA: If it's approved on
 25 the 18th, and then all of a sudden they

1 present a stormwater plan that has their
 2 entire system feeding ours, I think we can
 3 then take a position this was not known. Am I
 4 wrong on that?
 5 MS. McCORMICK: Yeah. No. I mean,
 6 it's, you know --
 7 MR. CHESNEY: State it in our letter
 8 that we have reservations.
 9 MS. McCORMICK: -- I mean, as Supervisor
 10 Ross was talking about, you can put a lot of
 11 money in opposing zoning projects. I mean,
 12 I'm sure that -- first of all, we need to make
 13 sure that Stantec doesn't have any kind of
 14 conflict with this zoning proposal.
 15 But if Tonja, you know, were to review
 16 it, she might come up with some issues that
 17 she could be specific about at the hearing. I
 18 don't know.
 19 MR. CHESNEY: I guess to be more clear,
 20 I would not be in favor of Tonja being
 21 involved at this point. I don't see it being
 22 necessary.
 23 MR. ARGUS: If we do find something
 24 about the stormwater that needs to be
 25 permitted, would we have another opportunity

1 to oppose the specifics of the stormwater at
 2 the permitting process?
 3 MS. McCORMICK: The permitting is
 4 typically done through the water management
 5 district and then through the engineer that's
 6 designing it for the project, so it's not
 7 really normally designed to -- unless there
 8 was some a reason that they sent a notice to
 9 us -- I mean, you always have the opportunity
 10 to challenge a permit that's being issued.
 11 So once the water management district
 12 approved it, there is, you know, an
 13 opportunity to challenge it if you think that
 14 it's not supportive and doesn't meet the
 15 permitting criteria through that
 16 administrative hearing process.
 17 MR. MILLS: This request reads
 18 specifically rezoning with a variance to the
 19 wetland setback. That, to me, sounds like
 20 Tonja's wheelhouse.
 21 They're specifically looking for a
 22 wetland setback variance. I'm not sure I'm
 23 qualified to testify to that, so --
 24 MR. CHESNEY: It may be a lot of things,
 25 but -- yeah.

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1 CHAIRMAN RAGUSA: Well --

2 MR. ARGUS: Is this one of several

3 hearings they're going to have that night, or

4 is there a time certain for --

5 MS. McCORMICK: Yes. Typically, they

6 will have, you know -- I don't know how many

7 they have scheduled for Monday night, but they

8 usually do have a number of them, and they put

9 the ones that are more controversial at the

10 end.

11 CHAIRMAN RAGUSA: What do you want to

12 do?

13 MR. CHESNEY: I don't know. I guess

14 maybe having Tonja involved because of the --

15 she should at least review what the variance

16 request is.

17 I mean, it could be something as simple

18 as, you know, they want to dig a bigger hole

19 because they don't have one there, or it could

20 be something more complicated.

21 MS. WHYTE: I'm sending Tonja a text

22 right now asking her if Stantec is involved.

23 CHAIRMAN RAGUSA: Let's go to the

24 original motion. The original motion was to

25 issue a letter supporting the WCA's position.

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1 I think that and appearing are two different

2 things.

3 MR. ARGUS: Right. I think we're beyond

4 that.

5 CHAIRMAN RAGUSA: Well, I think we can

6 do them both.

7 MR. MILLS: Okay.

8 MR. CHESNEY: Can you be more specific

9 in what the letter would --

10 CHAIRMAN RAGUSA: Whatever Erin writes

11 in it.

12 MR. ROSS: Just amend your motion to

13 expand it to include both points.

14 MR. MILLS: I accept that.

15 MR. ROSS: Then I'll still second it.

16 CHAIRMAN RAGUSA: What are both points?

17 MR. ROSS: What you just said.

18 MR. MILLS: The letter supporting the

19 WCA position and --

20 CHAIRMAN RAGUSA: I was going to do it

21 as two separate motions.

22 MR. MILLS: You want to do it as two

23 separate?

24 CHAIRMAN RAGUSA: Yes.

25 MR. MILLS: Okay. Then go back to the

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1 original that we're looking for a letter

2 drafted to --

3 CHAIRMAN RAGUSA: It will basically --

4 it will join support for the WCA's opposition

5 to the project, and I think we should find a

6 -- we have concerns about transportation,

7 stormwater, et cetera, buffering, just simple

8 stuff, keep it very simple.

9 MS. McCORMICK: Right. Right.

10 MR. CHESNEY: Yeah. That's --

11 CHAIRMAN RAGUSA: And then I think we

12 should vote on that motion, and if you can get

13 it signed -- or prepared real quickly, I'll

14 get it signed.

15 MR. CHESNEY: Okay.

16 CHAIRMAN RAGUSA: All in favor of that

17 motion please raise your hand.

18 (All board members signify in the

19 affirmative.)

20 CHAIRMAN RAGUSA: That motion passes

21 five to nothing.

22 (Motion passes.)

23 CHAIRMAN RAGUSA: Now, a motion

24 authorizing Jim Mills to speak on behalf of

25 the CDD and communicate the CDD's general

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1 position on certain concerns would be

2 appropriate.

3 MR. ARGUS: So moved.

4 MR. ROSS: Second.

5 CHAIRMAN RAGUSA: Any further

6 discussion? Yes, sir.

7 MR. ARGUS: What about Tonja? Should we

8 authorize that in the same motion?

9 CHAIRMAN RAGUSA: I'm going to do that.

10 There's a third motion.

11 MR. ARGUS: Okay.

12 CHAIRMAN RAGUSA: Mr. Chesney.

13 MR. CHESNEY: No. I'm just going to

14 vote.

15 CHAIRMAN RAGUSA: All in favor please

16 raise your hand.

17 (All board members signify in the

18 affirmative.)

19 CHAIRMAN RAGUSA: That motion passes

20 five to nothing.

21 (Motion passes.)

22 CHAIRMAN RAGUSA: Now, do you have a

23 motion to authorize Tonja and Stantec,

24 assuming there's no conflicts, with taking a

25 quick look at this rezoning request, and, as

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1 appropriate, consulting with us and attending
 2 the hearing on July 18, 2016, beginning at
 3 six p.m.
 4 MR. ROSS: I'll move.
 5 CHAIRMAN RAGUSA: Do we have a second?
 6 MR. MILLS: I'll second it.
 7 CHAIRMAN RAGUSA: Any further
 8 discussion? All in favor -- further
 9 discussion?
 10 MR. ARGUS: Yeah. I have a question.
 11 So we're authorizing her to attend the meeting
 12 or does she have to present what she -- It may
 13 be insignificant, what she finds. Do we still
 14 want her at that meeting, or should she
 15 present that to somebody, and that person then
 16 decides?
 17 CHAIRMAN RAGUSA: Very good point.
 18 MR. ARGUS: In which way --
 19 CHAIRMAN RAGUSA: My concern is I don't
 20 think Tonja is going to find much detail at
 21 this stage.
 22 MR. CHESNEY: Yeah, because it looks
 23 like -- so creates its own customized zoning
 24 district and may be used to obtain variations
 25 from the non-district regulations.

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1 CHAIRMAN RAGUSA: I think it's worth
 2 having Tonja look at it. She can spot and
 3 identify issues and alert us to what those
 4 issues are. They'll have to come through
 5 counsel and staff and go through Mr. Mills.
 6 MR. ARGUS: Okay.
 7 CHAIRMAN RAGUSA: But I think it's worth
 8 having her set of eyes on the project. She
 9 may tell you, "There is nothing I can stand up
 10 and offer at a zoning hearing," and I'll defer
 11 to her if she does.
 12 Then the greater concern I would have is
 13 if Tonja tells us she's got a conflict and
 14 cannot handle it. You know, we probably will
 15 be going forward without an engineer.
 16 MR. MILLS: But if she does appear, even
 17 if there's no plan that's been brought forth
 18 by the developer yet, does that preserve our
 19 right for her to appear later so the county
 20 commissioners having put something into the
 21 record for the zoning officer?
 22 MS. McCORMICK: What do you mean if
 23 there's no plan for her to review --
 24 MR. MILLS: You said earlier that the
 25 developer doesn't have a stormwater plan yet.

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1 MS. McCORMICK: Oh.
 2 MR. MILLS: Right?
 3 MS. McCORMICK: They haven't submitted
 4 like their construction plans for permitting.
 5 MR. MILLS: Right. So as our engineer,
 6 if she articulates the concerns that the
 7 district has on our behalf --
 8 MS. McCORMICK: Right.
 9 MR. MILLS: -- and then later the plan
 10 is in conflict with our concerns, does that
 11 position us for her to then re-appear to the
 12 county commissioners and say, "We said this on
 13 July 18th. They did this on August 5th.
 14 These are exactly what we said we were
 15 concerned about."
 16 Is there a continuity because she
 17 appeared on July 18, to come back later and
 18 stand on that?
 19 MS. McCORMICK: Well, they're not going
 20 to make any changes between the zoning hearing
 21 master hearing and the board of county
 22 commissioners hearing to what is being
 23 reviewed.
 24 So there is a site plan for the
 25 rezoning, and there's, you know, supporting

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1 -- some supporting engineering information
 2 associated with that. There is likely a
 3 transportation report. You know, there is the
 4 description of what the project is going to
 5 be, and all of -- and there's going to be a
 6 staff report that the staff will have
 7 prepared.
 8 Some Tonja could review all of that and,
 9 you know, determine if she identifies any
 10 issues or spots any issues.
 11 MR. MILLS: Okay. That's fine.
 12 CHAIRMAN RAGUSA: Any further
 13 discussion?
 14 (No response.)
 15 CHAIRMAN RAGUSA: All in favor of that
 16 motion please raise your hand.
 17 (All board members signify in the
 18 affirmative.)
 19 CHAIRMAN RAGUSA: That motions passes
 20 five to nothing.
 21 (Motion passes.)
 22 CHAIRMAN RAGUSA: Any other topics,
 23 Erin?
 24 MS. McCORMICK: I wanted to just let you
 25 know the Dynamo project that -- I know we have

1 Jeff here from Dynamo. And I have talked with
2 the bonding agent, because we don't have the
3 payment and performance bond on this project
4 yet.

5 The district has made an initial payment
6 for 50 percent of the contract for the
7 equipment, which is being manufactured. I was
8 just talking to Jeff and to Sonny before the
9 meeting, and they were giving me an update
10 that the equipment is supposed to be completed
11 by a week from this Friday.

12 So the bonding agent -- and this is, you
13 know, unusual, but I think they're taking this
14 position, because, in their view, because
15 payment has been made, they want some
16 assurance from the district that there's no
17 issues at this point in time with what has
18 been done to date by Dynamo, so they can issue
19 the payment and performance bond.

20 So I've had a couple of conversations
21 with them, you know, I told them, well, you
22 know, I can, you know, confirm with everybody
23 that we haven't been notified by any suppliers
24 or subcontractors or any nonpayment issues
25 that, you know, from the CDD's standpoint, we

1 don't really deem that this project is
2 commencing until after we have the bond and
3 recorded, but I do understand there has been
4 -- and I didn't know about this before the
5 last couple of days, but I think there has
6 been some demolition work that has started
7 already on the site.

8 So I just wanted to give the board that
9 update about where things are at and make sure
10 you're okay with me moving forward with the
11 bonding agent in giving them assurances that
12 they are looking for.

13 MR. CHESNEY: Okay. But there is no
14 work that's been -- the only work's been
15 demolition work?

16 MS. McCORMICK: Demolition work, which
17 is apparently under his -- it is under his
18 contract. So that's why, I mean, they're
19 asking for, you know, basically no problem --

20 MR. CHESNEY: No site work's been done
21 under this contract?

22 MR. JONES: No. Just clearing, just
23 clearing all the roots out.

24 CHAIRMAN RAGUSA: You dug dirt.

25 MR. JONES: We dug all the -- dug all

1 the roots out.

2 MS. McCORMICK: And I think Dynamo has
3 said, you know, you could provide us with
4 something -- if there is a contractor on site
5 that can say that you've been paid for the
6 work that's been done today --

7 MR. JONES: They'll just sign off on --

8 CHAIRMAN RAGUSA: Mr. Mills.

9 MR. MILLS: Is this an issue because
10 that was not issued prior to any payments
11 being made?

12 MS. McCORMICK: Because we didn't have
13 the bond before the payment was made or before
14 any work commenced on the site.

15 MR. CHESNEY: So it looks like to the
16 insurance company that we're -- we think there
17 is going to be something wrong, so we're going
18 to make a claim.

19 MS. McCORMICK: Yeah, because -- they're
20 looking at it as this work has already
21 started. And I'm saying, well, as a district,
22 we need to have the bond in place.

23 MR. MILLS: So why didn't we have the
24 bond in place before?

25 CHAIRMAN RAGUSA: That's the question.

1 MR. MILLS: That's what I want to know.

2 MS. McCORMICK: Right. Why didn't we
3 have the bond in place?

4 MR. MILLS: Why didn't we have the bond
5 in place?

6 MS. McCORMICK: We should have. I
7 didn't know that the deposit payment has been
8 made before the bond was received.

9 MR. CHESNEY: What was the total amount
10 of the bond?

11 MS. McCORMICK: It would be for the full
12 project.

13 MR. CHESNEY: Yeah.

14 MS. McCORMICK: What's the full amount
15 of the bond?

16 MR. JONES: Four thirty five something.

17 MS. McCORMICK: \$435,000. This is a
18 project by state statute that we are required
19 to bond because of the price of the project.

20 MR. CHESNEY: Yeah. You seem to word it
21 very carefully. How about that?

22 MS. McCORMICK: I'm negotiating with
23 them in order to get the documentation from
24 the contractor and from the equipment
25 manufacturer that there are no issues because

1 I think we should have that.
 2 MR. CHESNEY: Yes.
 3 CHAIRMAN RAGUSA: Mr. Ross.
 4 MR. ROSS: Do we have the appropriate
 5 measures in place so that we won't have a
 6 reoccurrence of this situation?
 7 MS. McCORMICK: I think it's very
 8 important that before any payments are made
 9 that we make sure we have all of the
 10 documentation done so -- I mean, you know, I
 11 think that that's something we need to track
 12 very closely.
 13 MS. WHYTE: This is the only one we did
 14 a bond on. We didn't do one for West Park
 15 Village.
 16 MR. CHESNEY: Yeah, just because this
 17 one was required by the state versus the
 18 others. We waived it.
 19 MS. McCORMICK: Right.
 20 MR. CHESNEY: Because of the 50 percent
 21 down, that's why I think we waived it.
 22 MS. McCORMICK: Right. I mean, I think,
 23 you know, in fairness, I think that, you know,
 24 the reason that they wanted to get the deposit
 25 paid on the equipment was because there was a

1 long lead time for the equipment to be
 2 manufactured, and now we're sort of in a
 3 situation where I'm sure they don't want to
 4 deliver the equipment until we've got the bond
 5 recorded and so for the things to get done as
 6 quickly as possible.
 7 But in an ideal world, it wouldn't take
 8 this long to get a bond, and I knew there were
 9 some issues with them getting the bond, and
 10 the deposit I think should not have been paid
 11 before --
 12 MR. ROSS: And not to -- to make sure my
 13 point is not missed, the way I live my life is
 14 I screw up every single day. I make
 15 mistakes. I just -- that's the way I am as a
 16 human, but I hope to learn from my mistakes.
 17 So what I'm hearing being said is, the
 18 district made a mistake in this process, or an
 19 oversight, whatever polite word we want to
 20 use. And I just think it's important that we
 21 say, "Yeah, we missed the boat here. We made
 22 a boo-boo, but we'll make sure it won't happen
 23 next time."
 24 And I'm kind of looking to you because
 25 I'm sure you're involved on any bonding

1 issues, just make sure that you've got it set
 2 up with staff so that we have the proper
 3 measures in place so that this doesn't happen
 4 again.
 5 MS. McCORMICK: Right. Absolutely.
 6 CHAIRMAN RAGUSA: Mr. Mills.
 7 MR. MILLS: But to circle back to this
 8 issue -- to circle back to this issue, we're
 9 still required by state statute to have the
 10 bond.
 11 MS. McCORMICK: Yes.
 12 MR. MILLS: So regardless of whether it
 13 was an oversight, a mistake, or a lapse, we
 14 still have to resolve this --
 15 MS. McCORMICK: Right.
 16 MR. MILLS: -- and, therefore, satisfy
 17 whatever requirements the carrier is imposing
 18 to secure the bond to move forward with the
 19 rest of the project.
 20 MS. McCORMICK: Correct.
 21 MR. MILLS: Correct?
 22 MS. McCORMICK: Correct. And we can't
 23 have any work occurring on the site or
 24 anything until that is done.
 25 MR. CHESNEY: Yeah. Yeah, I think

1 that's the most important thing.
 2 MR. ARGUS: Do you need anything from
 3 this board today?
 4 MS. McCORMICK: No. This is really just
 5 for information purposes to let you know the
 6 status.
 7 CHAIRMAN RAGUSA: While we're on the
 8 topic -- and, Jeff, you're the guy sitting
 9 here --
 10 MR. JONES: Yes.
 11 CHAIRMAN RAGUSA: -- as with any elected
 12 official, I don't like it when the residents
 13 have to complain to me. Okay? And we are at
 14 least 60 days behind schedule.
 15 We took that park out of commission with
 16 the understanding that that equipment will be
 17 sitting there by no later than May 21st. We
 18 even had to deal with the WSA, the soccer
 19 association, about their timing, and we ended
 20 them basically -- well, we let them run to the
 21 very end, but we were looking at terminating
 22 them earlier based on the initial estimate of
 23 delivery time.
 24 And now I'm sitting here and I'm
 25 hearing that at the earliest case, we're going

1 to be getting at the end of July. So I'm 60
2 days late, in my eyes. We're 60 days behind
3 schedule, and that is the driving force behind
4 that park.

5 The way I'm looking at this, we, as a
6 board, committed to getting those parks back
7 in service before the end of the summer. That
8 is not going to happen under any schedule.
9 The kids go back to school the first week of
10 August. It's not going to happen.

11 I still have not heard why we've got a
12 got a two-month delay on the manufacturing. I
13 don't know that it necessarily matters. I
14 want to make sure that no corners are being
15 cut on the manufacturing side given the fact
16 that you're going to be 60 days behind.

17 I want to make sure there is no
18 manufacturing products -- or problems that
19 we're going to have to deal with going forward
20 as a result of 60-day delay.

21 I have -- I'm just concerned. This
22 isn't building the new World Trade Center.
23 This is a park. A 60-day delay, in my eyes,
24 is unacceptable in this type of a project. I
25 don't know if it was permitting issues. I

1 I actually talked to the president of the
2 manufacturer and talked to him about the
3 delays and everything, and he apologized for
4 everything.

5 He said you all should have been told
6 since -- if it was the equipment or one of the
7 regular road structures, that has a nine-
8 to-eleven-week lead time, but since we went
9 with the bigger dragon fish, it's a custom
10 design.

11 He said normally the custom design
12 structures take at least 16 weeks to
13 manufacture. And you all were told the wrong
14 information from the get-go, and I apologize
15 on the manufacturer's behalf, and I apologize
16 on behalf of Dynamo Florida's behalf.

17 We did not want to have -- my biggest
18 thing is to have the project done and see them
19 kids playing, and I hate seeing the park sit
20 there, nothing happening to it.

21 It just stresses me out, and my wife,
22 we've been almost in tears over it, because we
23 want the project to be done, too. And here
24 again I just want to apologize to everybody
25 for it.

1 don't know what it was.

2 All I know is that we've got a park --
3 and I constantly hear from resident -- "Why
4 did you take that park out of commission when
5 it is going to be a mud pile?" The whole
6 thing is screwed up. Everything is screwed
7 up. No one can use that park or any
8 components of that park.

9 We're waiting on the equipment. Now, I
10 know five years from now or a year from now
11 it's going to be fantastic, but I'm dealing
12 with the people who want to be satisfied right
13 now: What have you done for me today?

14 And so I want to know what the situation
15 is, why we've got these delays.

16 MR. JONES: I would -- first of all, I
17 want to apologize to the board and to the
18 residents for the delays that we're facing.

19 We are manufacturer's distributor
20 representatives here in Florida. The
21 manufacturer had made a date, promised us --
22 the rep was here, the manufacturer's sales guy
23 was here and made this promise.

24 We don't have any control -- I don't
25 have any control except for the column and --

1 CHAIRMAN RAGUSA: What is the projected
2 completion time then?

3 MR. JONES: The projected completion
4 time, if they get the equipment shipped out,
5 within the next week and a half. They said
6 they would be able to ship not this Friday
7 but next Friday.

8 If they do ship it then and they get it
9 arrived on site, and we do have it permitted
10 -- I just had an email from the permitting
11 office that we've been denied because of the
12 shade structure and site variances.

13 I spent three hours down in permitting
14 yesterday. I'm going to go down there
15 tomorrow. Before this project even started, I
16 had a conversation with the permitting office
17 supervisor, Mr. Malik. He works under Ann
18 Kennedy. And he said basically since this is
19 an existing park, existing shade structures,
20 there is no oversight on it. Just bring the
21 paperwork in.

22 So I brought the paperwork in and showed
23 them what was going on the site and
24 everything. And we just got an email stating
25 that they -- the plans examiner denied the

1 site because it doesn't have approval for the
 2 site development.
 3 So I sent an email back. Hopefully I'll
 4 hear something tomorrow on that. They said
 5 the only thing it needs is just the building
 6 plans review done, and that's it.
 7 So the permit turnaround should be
 8 good. As soon as we get the bonding done so
 9 we can get the permit and start to work, too.
 10 But as far as the permit goes, the reason why
 11 it was longer on permit, to get the permit,
 12 well, first off, when we started the project,
 13 we had given you all a shade structure, the
 14 way the shade structure was to look.
 15 And it was brought to our attention that
 16 we wanted to make sure it covered everything.
 17 So when we went back and got all the equipment
 18 out and got our measurements to get the most
 19 space we can get under shade for the equipment
 20 for the residents, the shade structure
 21 increased 40 percent.
 22 And with that being said, the drawings
 23 that were originally drawn up had to be
 24 re-drawn again to allow for this, and we had
 25 to wait for their engineer to sign and seal

1 drawings and get them back to us.
 2 Since then, also since they put this --
 3 we've got the drawings for the large play
 4 equipment, and one of the drawings that
 5 actually started out with two -- you know, add
 6 additional two footers to it -- it had 12.
 7 Now, it's up to 14.
 8 So they set the game up to make sure
 9 everything is stable when they do these
 10 special things, and they want to make it more
 11 stable, so they added two more footers.
 12 So that means those drawings have to go
 13 back to the engineer to be signed and sealed
 14 again to put in for the revision to have them
 15 redone. That's what's taking so long on the
 16 permitting issue, is these drawings -- getting
 17 the drawings in, dealing with the engineers
 18 and trying to -- and the manufacturing -- both
 19 manufacturing companies I've been just really
 20 hard on their drawings and not coming in
 21 correctly or anything.
 22 But I was hoping this project would be
 23 smooth and easy to go, but it hasn't turned
 24 out to be that way. And I apologize again.
 25 CHAIRMAN RAGUSA: Well, help me clarify

1 something. I'm confused about something.
 2 MR. BARRETT: Well, what's the final
 3 date?
 4 CHAIRMAN RAGUSA: I'm going to get the
 5 answer to that question.
 6 But it was my understanding -- correct
 7 me if I'm wrong -- nothing was submitted to
 8 the county for permitting prior to our
 9 decision to increase the size of the shade
 10 structure.
 11 MR. JONES: Correct.
 12 CHAIRMAN RAGUSA: Okay. So it's not
 13 like you've done a revision or a change at the
 14 county permitting level.
 15 MR. JONES: Yes, we have got to because
 16 -- the shade structure is fine, the drawings
 17 for the shade structure is fine.
 18 CHAIRMAN RAGUSA: Okay.
 19 MR. JONES: The problem with the county
 20 right now on the shade structure is the site.
 21 It's got to be approved for the site to go in
 22 because it's such a large shade structure, I'm
 23 assuming. That's the only thing it was denied
 24 for.
 25 But I did turn in the old drawings for

1 the game I originally got. Now they're going
 2 to have to go back to permitting for revision
 3 since the plans examiner already looked at
 4 them and signed off. I have to send another
 5 revised set back to her, which is, the
 6 engineer has to sign and seal them.
 7 Hopefully I'll have that by -- I asked
 8 him if he could have it to me by Friday. I've
 9 to take that back and turn it in for the
 10 revised -- so when they go out and do the
 11 inspection, instead of seeing 12 footers,
 12 they're going to see 14 footers. And that's
 13 where the revision goes on the play equipment
 14 side.
 15 CHAIRMAN RAGUSA: Now, best estimate,
 16 when is that equipment going to go in?
 17 MR. JONES: Best estimate, the
 18 contractor should -- I would say when he gets
 19 it and starts, it should be no more than two
 20 weeks doing the install, and then we have got
 21 to -- as soon as the install is done, we've
 22 got to get in and do the poured in place, and
 23 he's going to need at least a week for that.
 24 So I would say probably mid August we're
 25 looking at, to be safe, or the end of August.

1 CHAIRMAN RAGUSA: Yeah, when I'm adding
 2 those, I see the end of August.
 3 MR. JONES: It's pos -- yes.
 4 CHAIRMAN RAGUSA: How much peripheral
 5 work has to be done with that in terms of
 6 fencing --
 7 MR. JONES: We're not doing the
 8 fencing. We've got the temporary fence up.
 9 MR. MAYS: We've got that.
 10 CHAIRMAN RAGUSA: That will follow the
 11 pour and play -- the pour in place.
 12 MR. JONES: Plus he's got drainage to
 13 do.
 14 CHAIRMAN RAGUSA: Correct.
 15 MR. MAYS: No. Usually your fencing
 16 goes up before the pour and play. Portions of
 17 -- parts of the posts go in before the pour
 18 and play.
 19 CHAIRMAN RAGUSA: So realistically that
 20 -- do we get a CO?
 21 MS. McCORMICK: It will get CO'd.
 22 CHAIRMAN RAGUSA: It will get CO'd.
 23 MS. McCORMICK: I think, Jeff, you told
 24 me the bond is not holding up anything on the
 25 permitting. Is that right?

1 MR. JONES: No. From my understanding
 2 of Hillsborough County is, as soon as you get
 3 the -- the permit can be issued, you can start
 4 work, but in order to get your final
 5 inspection and get the CO, you have to have
 6 that notice of commencement filed -- get that
 7 filed before they'll do that.
 8 It's either before the first or the
 9 last --
 10 CHAIRMAN RAGUSA: Well, I noticed the
 11 commencement's been on file, hasn't it?
 12 MS. McCORMICK: No.
 13 CHAIRMAN RAGUSA: You're holding it?
 14 MS. McCORMICK: The notice of
 15 commencement hasn't been filed. It won't be
 16 filed until after we get the bond.
 17 CHAIRMAN RAGUSA: Okay. All right. So
 18 end of August we should have a fully
 19 functioning, ready-to-go park, at least for
 20 the play equipment side.
 21 MR. CHESNEY: Yes, just the playground.
 22 MR. JONES: Yes.
 23 CHAIRMAN RAGUSA: Everything else should
 24 be ahead of that. The basketball courts are
 25 getting worked on.

1 MR. JONES: The only other thing that we
 2 need to know is to verify the column color.
 3 They're -- the actual -- the columns are 18
 4 inches in diameter now, and they're going to
 5 be, I'd say -- I think it's about 30 days out
 6 for them to build the columns.
 7 So as soon as I get that, I can let them
 8 know, hey, this is the column, get them up,
 9 get them built.
 10 MS. WHYTE: He just wants to confirm.
 11 We picked yellow and blue and the silver
 12 columns. I just wanted to confirm that with
 13 the board members this evening. He asked me
 14 yesterday, so I figured I'd wait till this
 15 evening.
 16 CHAIRMAN RAGUSA: Mr. Mills, I'll come
 17 back to you. One of the complaints that we're
 18 hearing from the residents on the park right
 19 here, the Baybridge Park, is that the
 20 combination of the pour and play and the
 21 direct sunlight is hotter than the mulch that
 22 they had in the park prior.
 23 Now, are we having the same color scheme
 24 for the pour and play on Glenclyff Park?
 25 MR. CHESNEY: Well, first of all, we're

1 going to have more shade.
 2 MR. JONES: Yes.
 3 CHAIRMAN RAGUSA: I understand. Well,
 4 the equipment is shade, but not the entire
 5 pour and play section.
 6 MS. WHYTE: Should be.
 7 MR. CHESNEY: A lot of it.
 8 MS. WHYTE: About 90 percent of it.
 9 CHAIRMAN RAGUSA: We have a spinning
 10 object, too, that's not going to be covered.
 11 MS. WHYTE: It's covered.
 12 MR. JONES: That's going to be covered.
 13 MS. WHYTE: Everything is covered.
 14 CHAIRMAN RAGUSA: Under that main
 15 cover?
 16 MS. WHYTE: Everything is covered.
 17 MR. JONES: Yes. If you can think of --
 18 CHAIRMAN RAGUSA: I remember the
 19 drawing.
 20 MR. JONES: -- it's a hundred feet by 85
 21 feet wide, and so you -- actually if you lay
 22 two poles 100 feet, then come in 25 foot, 25
 23 foot and attach your sails, basically the
 24 whole entire area is covered. It's huge.
 25 CHAIRMAN RAGUSA: I guess the simple

1 question I should have asked is, is there a
 2 less -- is there a pour and play surface that
 3 does not hold the heat like what we have in at
 4 Baybridge Park?
 5 MR. JONES: Anytime you go with the
 6 poured in place, the darker colors hold heat.
 7 The lighter colors tend to not hold as much
 8 heat. Rubber is going to hold heat.
 9 Everything is going to hold heat.
 10 MR. CHESNEY: The lighter colors show
 11 dirt. There was a reason we went with the
 12 darker colors.
 13 MR. JONES: The shade is really going to
 14 be over the entire area. I don't think you're
 15 going to have that much of an issue with the
 16 heat as much as you do with the other park,
 17 because the front of that park is all open
 18 over at Baybridge.
 19 And I think that sun just coming in,
 20 you've only got one side with the trees, but I
 21 think it's when the sun -- it comes like this
 22 over -- it's just that all day long, that
 23 front.
 24 CHAIRMAN RAGUSA: All right. Mr. Mills.
 25 MR. MILLS. Thank you. So going back to

1 best time line, end of August, what in your
 2 best guestimate are potentially the biggest
 3 delay factors that can affect that?
 4 Is it permit? Is it manufacturer
 5 shipping? Is it weather for installation?
 6 CO? What are the pitfalls that you could
 7 potentially see?
 8 MR. JONES: Weather.
 9 CHAIRMAN RAGUSA: All of the above.
 10 MR. MILLS: Right.
 11 MR. JONES: You've seen that we had the
 12 tropical storm or depression or whatever it
 13 was that came through here, and, you know, we
 14 had water over there for the longest time, and
 15 it's actually drained out.
 16 It gave us a better idea of where the
 17 water is going. Me and Doug was talking about
 18 that and everything. So if we can get through
 19 and get these -- we've got, I would say, right
 20 about 100 yards of concrete to pour. And
 21 that's going to be the biggest challenge, is
 22 with the weather and rain and pouring the
 23 concrete footers.
 24 MR. MILLS: I just wanted to point out
 25 to the board the end of August is if all of

1 those go perfectly.
 2 CHAIRMAN RAGUSA: No. I added rain
 3 days.
 4 MR. JONES: I mean, basically they're
 5 sending -- Sonny, I don't know if you showed
 6 them the pictures or not. The dragon fish
 7 sits on 14 steel piers, and you have to have
 8 these piers set up all the way around before
 9 you set the equipment on top of it.
 10 So that's going to be as far as getting
 11 everything lined up and getting them poured,
 12 and then you just set the playground equipment
 13 on top. It's just bolted down with wet
 14 anchors. That's the easy part.
 15 The swings are -- all the equipment
 16 should be able to go in within three days or
 17 four at the most. The equipment is not going
 18 to -- what's going to take the time is getting
 19 the form work done -- getting that done.
 20 As soon as the form work is done, we got
 21 to go in and put the equipment down, and then
 22 we come back and back fill, we've got to grade
 23 down, compact, and then you come in with the
 24 poured in place, and then Doug will get his
 25 fencing guy in.

1 CHAIRMAN RAGUSA: Simple question: Is
 2 the large playground structure grounded for
 3 lightning purposes?
 4 MR. JONES: No, it was not grounded for
 5 lightning.
 6 CHAIRMAN RAGUSA: Is it possible to
 7 ground that for lightning?
 8 MR. JONES: Oh, yes. You'd really need
 9 to get an electrical engineer to design a
 10 grounding system for it. There are companies
 11 out there. If you all are interested, I can
 12 get you some quotes on it.
 13 CHAIRMAN RAGUSA: So the manufacturer
 14 does not offer grounding?
 15 MR. JONES: No.
 16 MR. ARGUS: How tall is the largest
 17 column?
 18 MR. JONES: The largest column is going
 19 to be right at 28 feet.
 20 MR. MILLS: Wow.
 21 CHAIRMAN RAGUSA: We need to make note
 22 on signage. We're going to have to --
 23 MR. ARGUS: And all the netting,
 24 climbing structures are all steel cables that
 25 are --

1 CHAIRMAN RAGUSA: I understand. We need
 2 to get -- we need to have Tonja -- have an EE,
 3 electrical engineer, take a look at that.
 4 There's lightning protection engineers, too.
 5 My concern is an add-on system could be,
 6 A, unsightly, and, B, it could have reactive
 7 issues with the metals. Mr. Barrett.
 8 MR. BARRETT: I'm hearing that the
 9 basketball thing has started, and I'm hearing
 10 from residents nothing has started. So can
 11 you explain what you mean?
 12 MR. MAYS: The surface has already been
 13 removed. That's all. It's been marked out
 14 and laid out, and removed the -- about seven
 15 inches of the ground work removed.
 16 MR. BARRETT: Is there any way you can
 17 give us an idea of the overall park completion
 18 in addition to the playground at the end of
 19 August, he's saying, but I don't know where --
 20 MR. MAYS: Everything should be by the
 21 end of August.
 22 MR. BARRETT: Really.
 23 MR. MAYS: Yes. The soccer field is --
 24 MS. WHYTE: Parking.
 25 MR. MAYS: -- they're laying the sod

1 right now. Parking would be the last thing we
 2 do at the end anyway. That could be something
 3 that can hold it up a little past then, but
 4 we're going to do a better job of scheduling
 5 hopefully this time.
 6 MR. BARRETT: Thank you.
 7 CHAIRMAN RAGUSA: Any other questions?
 8 (No response.)
 9 CHAIRMAN RAGUSA: Thank you, Jeff.
 10 MR. JONES: Thank you all. And I'm
 11 sorry, everybody.
 12 CHAIRMAN RAGUSA: Well, in case no one
 13 has said it, Glenciff Park looks great.
 14 MR. MAYS: Baybridge.
 15 CHAIRMAN RAGUSA: Thank you. Baybridge.
 16 Yeah, I lost my mind already. That's my
 17 mistake for the day. It does look great. The
 18 only long-term concern I have -- you didn't do
 19 that one?
 20 MS. WHYTE: No, he didn't do that one.
 21 MR. MILLS: But it does look great.
 22 CHAIRMAN RAGUSA: Two mistakes today.
 23 The one issue I do have -- I want to at least
 24 get your input on -- there is a pour and play
 25 system over there --

1 MR. JONES: Yes.
 2 CHAIRMAN RAGUSA: -- that was modified
 3 to accommodate a change. In my eyes, there
 4 appears to be a seam. Is that a seam that
 5 will hold in general based on your
 6 experience?
 7 MR. JONES: Yes. All the poured in
 8 place, you can't do it in one pour. They have
 9 to seam it. They try to do as much as they
 10 can, but there is always a seam to it.
 11 It's basically -- I've seen it where
 12 they'll cut it at a V when they lay it down in
 13 a V so it overlaps, and then it's basically
 14 just regular adhesive that bonds to the
 15 rubber. It's designed to bond to it.
 16 They do hold up. It's really good
 17 material. Basically the material you're
 18 getting at Glenciff is the same material you
 19 are getting at Baybridge. It's the same
 20 manufacturer.
 21 CHAIRMAN RAGUSA: I figured.
 22 MR. JONES: Well, the guy who installed
 23 it over there, he actually works for the
 24 manufacturer, too, when he doesn't have
 25 work --

1 CHAIRMAN RAGUSA: Is there a product
 2 that the installer can put in the gap of a
 3 seam?
 4 MR. JONES: You shouldn't have a big
 5 gap. If you've got a big gap, it's not
 6 tight. It's basically like when they go in,
 7 they trowel -- they trowel it real tight.
 8 They push all the pebbles together just like
 9 -- just like little rubber pebbles.
 10 They push it down with the trowel and
 11 it's real tight. Depending on how tight that
 12 trowel gets, that's what actually should
 13 adhere -- you shouldn't have any seams
 14 whatsoever. If you've got a seam, I would get
 15 ahold of the company and have them come back
 16 out and fix that seam.
 17 MR. MAYS: Actually I already got ahold
 18 of the guy who's the owner of the company. He
 19 is supposed to be coming out and look at
 20 that.
 21 MR. JONES: He'll do it. We know him.
 22 He's a good guy. I think he'll do --
 23 MR. CHESNEY: You're talking about the
 24 line.
 25 MS. WHYTE: The line.

1 MR. MAYS: Where they had to change the
 2 color for the drainage. But there is a
 3 seam --
 4 CHAIRMAN RAGUSA: There is a seam, and I
 5 want to make sure that water is not migrating
 6 through it and deteriorating underneath.
 7 MR. JONES: Yes, that's what you've got
 8 to watch there.
 9 CHAIRMAN RAGUSA: Yes, sir.
 10 MR. NEYLAN: One question. You're
 11 talking long term. I would ask about root
 12 intrusion. Would that be a potential problem
 13 for that system?
 14 MR. JONES: Basically there is no light
 15 coming down, so you're not going to get
 16 anything to grow up.
 17 MR. NEYLAN: I mean, from the existing
 18 trees, roots. That would be my concern more.
 19 If you've got big trees.
 20 MR. MAYS: It could be with ours.
 21 That's why we did some root pruning and
 22 installing the concrete barrier afterwards,
 23 hoping the roots will hit that concrete and
 24 turn, just like they generally do.
 25 Trees usually don't want to go down if

1 they don't have to. They're rather hit --
 2 once they hit something, the least resistance
 3 is going to be to turn. So hopefully we did
 4 the root pruning correctly and don't have that
 5 problem. It's something we looked at when we
 6 first started it.
 7 MR. JONES: It's not Baybridge -- we did
 8 -- we did Glenclyff. We got --
 9 MR. MAYS: Yeah, Glenclyff.
 10 MR. JONES: -- we pulled out 70 yards of
 11 roots.
 12 MR. MAYS: Yeah, we removed -- and we
 13 got permits.
 14 CHAIRMAN RAGUSA: Right.
 15 MR. MAYS: And we removed 13 trees, and
 16 they removed, yeah, literally every root off
 17 those trees. They spent some time excavating
 18 that area to make sure there was no roots.
 19 And every tree that's in there still is on the
 20 other side of the wall -- on the outside of
 21 the wall.
 22 CHAIRMAN RAGUSA: Anything else on this
 23 subject?
 24 (No response.)
 25 CHAIRMAN RAGUSA: All right. Who's

1 next? Doug, field manager.
 2 MR. MAYS: Just to give you a quick
 3 update on the rest of Glenclyff, we've had the
 4 -- the Bermuda sod is starting to lay --
 5 started laying today.
 6 The baseball field that was removed,
 7 they brought in soil today. He's going to
 8 work on it this week. Should have the soil
 9 leveled out and packed down and ready for
 10 irrigation to be ran properly, the way we
 11 change the irrigation for the baseball field
 12 and the basketball court.
 13 I met with the basketball court company,
 14 Matt Stewart, last week. He had his man show
 15 up this morning to -- they staked it out on
 16 Friday. We measured the dimensions and staked
 17 it out and found the best location for it, and
 18 then today the man came out with his backhoe
 19 -- or Bobcat and started digging the dirt.
 20 He's got to go down about seven inches,
 21 and then they'll bring in some crushed rock
 22 before they put the asphalt down. He figures
 23 he's going to start to pull the rest of the
 24 dirt out of that this Friday, and the
 25 following week he should start on the

1 basketball court -- you know, the process for
 2 the basketball court.
 3 He's the company that's also going to
 4 demo the old basketball court, so --
 5 MR. BARRETT: Are you leaving a portion
 6 of it?
 7 MR. MAYS: We are going to leave a
 8 portion of it for sidewalk. I talked to that
 9 guy today. The only thing he recommends is we
 10 put a concrete edge against it to keep it from
 11 cracking off the sides.
 12 I was telling him that our basketball
 13 court has really never cracked on it either.
 14 He said, "Well, I suggest it on sidewalk." So
 15 what we're going to do is going to take the
 16 sidewalk and meander it around to meet up to
 17 the other sidewalk.
 18 It goes to that pavilion. And he's
 19 going to cut out a section off each side
 20 little fingers. One finger will lead to like
 21 a four square. One finger will lead to
 22 hopscotch. Another finger will lead to
 23 another four square. So we can have those
 24 three games in there also.
 25 So he's going to do -- the same company

1 is going to be doing that, too.
 2 CHAIRMAN RAGUSA: Are they saw cutting
 3 on it?
 4 MR. MAYS: Yes.
 5 MR. BARRETT: Could I just follow up on
 6 the court construction?
 7 CHAIRMAN RAGUSA: Yes.
 8 MR. BARRETT: I don't know if they're
 9 constructed the same way as tennis courts, but
 10 a couple of the Westchase tennis courts have
 11 had constant problems with root intrusion.
 12 My one concern is that by moving it to
 13 the south area -- it's been a while since I
 14 looked at Glenclyff -- but are there pine
 15 trees down --
 16 MR. MAYS: Uh-huh. We're keeping it a
 17 considerable distance away from there. We
 18 didn't want to put it too close because there
 19 is a drainage pipe that actually runs
 20 underground between the sidewalk that's there
 21 and where the old field used to be, so we had
 22 to be careful going down because you didn't
 23 want to -- we really can't put it down on top
 24 of that drain.
 25 So I moved it a little bit further north

1 a few feet just right on the edge of that
 2 pipe, so those roots will be plenty of
 3 distance away.
 4 CHAIRMAN RAGUSA: Well, the pine trees
 5 don't have big roots anyway.
 6 MR. MAYS: No, they don't. They're not
 7 going to travel very far. So that's kind of
 8 an update on Glenclyff.
 9 And Baybridge, we're at the last stage
 10 on that also. We've got -- the cameras, the
 11 guys were wiring it up today, putting the wire
 12 in. And we contacted the asphalt company.
 13 The last thing they were supposed to do was
 14 the thermoplastic. Still waiting on a call
 15 back from them.
 16 They need a 30-day cure, which is the
 17 same thing on any asphalt. So the basketball
 18 court, that's why they need to get it down
 19 because it needs a 30-day cure before you can
 20 paint it. So that basketball court, the
 21 asphalt has to sit for 30 days before they do
 22 that on there. So that's all we're really
 23 waiting on in Baybridge, too.
 24 CHAIRMAN RAGUSA: Mr. Argus.
 25 MR. ARGUS: On the -- you mentioned the

1 camera connection, which implies that the
 2 internet connection is there, and the wi-fi
 3 will soon be available.
 4 MR. MAYS: We don't have the internet
 5 connection yet. Bright House hasn't come in
 6 yet.
 7 MR. ARGUS: Okay. My question is --
 8 last month we approved the router for the
 9 wi-fi connection.
 10 My question is, who is providing the
 11 filtering software so that you only get to the
 12 appropriate websites?
 13 MR. MAYS: I'll let Sonny answer that.
 14 MR. ARGUS: Sonny. Okay. Thank you.
 15 MS. WHYTE: We contacted BCI because
 16 they gave us a very, very good price. The
 17 problem is -- they talked to our IT people.
 18 There is a little bit of a glitch as to
 19 who we're going to -- we've decided to wait
 20 until the parts are in and the cameras are up,
 21 internet is in, then we go back to the wi-fi,
 22 because there's a lot of components in between
 23 there that we need to complete first before we
 24 do that, because even BCI said they would
 25 rather just wait.

1 MR. ARGUS: All right. So we're not
 2 going to have the wi-fi turned on it --
 3 MS. WHYTE: Not immediately.
 4 MR. ARGUS: -- without any filters.
 5 Correct?
 6 MS. WHYTE: Correct. Not any wi-fi to
 7 anybody. It's just strictly wi-fi to the
 8 office.
 9 MR. ARGUS: Okay. But before we turn
 10 the wi-fi on in the parks, it will be
 11 filtered. Right?
 12 MS. WHYTE: Absolutely.
 13 MR. ARGUS: Thank you.
 14 MS. WHYTE: When we do that, we'll come
 15 back to you, I promise.
 16 CHAIRMAN RAGUSA: And we were going to
 17 limit the hours of operation as well. Shuts
 18 off from seven p.m. to -- seven a.m. to
 19 seven p.m. or something like that.
 20 MS. WHYTE: The contractor -- when I was
 21 talking to their specialist, he did suggest
 22 that we do it from a reasonable -- you know,
 23 like seven till four, seven till whatever, and
 24 keep it that -- and he said certainly it
 25 wouldn't affect any of the homeowners there

1 where they could get free wi-or whatever.
 2 You could actually limit it -- a couple
 3 of options are you could limit how many hours,
 4 and then they would have to log back in.
 5 There's a lot of different things that you
 6 could do.
 7 So we'll revisit that once everything
 8 else is up and running, if that's okay with
 9 you guys. We spoke to Greg briefly on that.
 10 MR. CHESNEY: Yeah. I mean, the issue
 11 is whether or not to use the hardware or
 12 software part of it. Might use both.
 13 CHAIRMAN RAGUSA: Yes, sir.
 14 MR. JONES: I just have one more
 15 comment. I was just running this through my
 16 mind about the grounding for the shade
 17 structure. That could cost more time, too,
 18 because it depends on what your electrical
 19 engineer looks at. I have done grounding in
 20 the form of fasteners. And sometimes it will
 21 weld to the steel that's actually inside the
 22 footers and come out.
 23 There's a little counter hoist all the
 24 way around it, the whole entire structure, and
 25 then put ground runs like every hundred feet,

1 going down 20 -- 20 feet down to make sure
 2 that you've got high enough ground, just a
 3 path.
 4 So just to -- just a little insight on
 5 that, too. And that will have to be permitted
 6 probably, too.
 7 MR. CHESNEY: Just have big signs --
 8 CHAIRMAN RAGUSA: Disney World would
 9 ground it. I just don't know that that's -- I
 10 don't think it's required, but I would like to
 11 know from Tonja.
 12 MS. WHYTE: I'll address it with her
 13 tonight or --
 14 CHAIRMAN RAGUSA: Or our parks
 15 consultant on what their thoughts are on
 16 grounding a big piece of equipment like that.
 17 MR. JONES: To me, it's wise to be
 18 done. I'm an electrical contractor by trade,
 19 so, me, yes, I want to have it done.
 20 Lightning here in Florida is -- you know, one
 21 of the largest capitals --
 22 MR. CHESNEY: Do they have permanent
 23 lightning detectors, you know, like you had
 24 when we swam? Do they have them like where
 25 you can post somewhere instead of just hand-

1 held ones?
 2 CHAIRMAN RAGUSA: (Inaudible)
 3 MR. MAYS: The last park is West Park
 4 Village. And right now, the fountain, they
 5 poured the first color out of the four pieces
 6 of pie that goes into -- they did pour the
 7 first color yesterday. They'll pour color
 8 number two. The lighter stage of the brown
 9 will be poured tomorrow, and after that, they
 10 will be able to start installing their
 11 equipment that monitors it and, you know, puts
 12 the chlorine at the right level and all that
 13 stuff.
 14 That equipment is a little bit larger,
 15 so it does look like there's going to be some
 16 additional brick paver work that needs to be
 17 done, move the sidewalk over some on the right
 18 side of it.
 19 And concern -- we talked to a lot of
 20 brick paver people. Concerned about the old
 21 bricks that are in up there around the old
 22 fountain, how they were faded and dull. And
 23 an idea -- you don't have to do it -- but an
 24 idea came to us that we can take the pavers
 25 from the bandstand and use them around the

1 fountain to give it a better looking, fresher
 2 look, and then what we would have to do is
 3 obviously buy new brick pavers for the
 4 bandstand, then it wouldn't be as --
 5 MS. WHYTE: As noticeable.
 6 MR. MAYS: -- as noticeable.
 7 CHAIRMAN RAGUSA: How about we just put
 8 new pavers in the water feature?
 9 MS. WHYTE: That's too large.
 10 MR. MAYS: That would be quite a bit of
 11 money. I mean, we're talking \$5,000 just to
 12 do these areas here. To do the whole thing
 13 would probably be in the area of about \$10,000
 14 to try to do all the brick pavers all over.
 15 MS. WHYTE: The problem inside the
 16 bandstand, we've had some shifting.
 17 CHAIRMAN RAGUSA: Right.
 18 MS. WHYTE: So we really do need to
 19 re-level that anyway. And as we had the
 20 contractor out, we thought we'd piggyback on
 21 the price by having him already here, he won't
 22 charge us for coming out.
 23 So it really does need to be fixed and
 24 re-leveled inside. We've got some loose --
 25 what are those called? Coping? --

1 MR. MAYS: Yes.
 2 MS. WHYTE: -- that need to be fixed at
 3 the same time. So we thought while we're
 4 doing that, in order to match the existing
 5 bricks there --
 6 CHAIRMAN RAGUSA: The bandstand has a
 7 concrete paver floor?
 8 MR. MAYS: Yeah.
 9 CHAIRMAN RAGUSA: I don't remember that.
 10 MR. MAYS: Yeah. A couple of small trip
 11 hazards, but, yeah.
 12 MS. McCORMICK: Who is the contractor --
 13 this is not RET or the splash pad contractor?
 14 MS. WHYTE: No. It's called
 15 Interlocking Pavers.
 16 MS. McCORMICK: Okay.
 17 MR. MAYS: They're the ones that were
 18 going to put the brick pavers around the
 19 perimeter of the new playground.
 20 MR. CHESNEY: So do you have an idea of
 21 what the --
 22 MR. MAYS: \$4765 to do that, so --
 23 (Multiple speakers speaking at once.)
 24 CHAIRMAN RAGUSA: Are you asking for
 25 that expense?

1 MR. MAYS: Yeah, at this point we might
 2 as well see if the board's okay with that.
 3 MR. CHESNEY: I'll make the motion.
 4 MR. ROSS: Second.
 5 CHAIRMAN RAGUSA: We have a motion to
 6 approve an expense of \$4,750 for interlocking
 7 pavers --
 8 MR. CHESNEY: Sixty five.
 9 CHAIRMAN RAGUSA: -- sixty five. Thank
 10 you. Third mistake today.
 11 Any further discussion?
 12 (No response.)
 13 CHAIRMAN RAGUSA: I take it this is
 14 coming out of the project fund.
 15 MR. MAYS: Yes.
 16 MS. WHYTE: Yes.
 17 CHAIRMAN RAGUSA: Okay. All in favor
 18 please raise your hand.
 19 (All board members signify in the
 20 affirmative.)
 21 CHAIRMAN RAGUSA: That motion passes
 22 five to nothing.
 23 (Motion passes.)
 24 MR. MAYS: So that's where we're at on
 25 all the playgrounds.

1 Can you think of anything else --
 2 MS. WHYTE: The only thing I did receive
 3 late this afternoon -- and I've already called
 4 REP -- REP? That's the other contractor --
 5 MS. McCORMICK: RAP.
 6 MS. WHYTE: The rough services --
 7 MS. McCORMICK: Yeah.
 8 MS. WHYTE: I contacted them. They
 9 actually -- Hillsborough County, Planning and
 10 Growth Management Department, Subdivision
 11 Review Committee, asked for a re-submittal
 12 from them to match up -- they want the
 13 sidewalk on the drawing and how people will be
 14 exiting and being able to use the ADA
 15 compliant dropoff.
 16 And she asked (inaudible) aisles with
 17 handicapped spaces, which I did call her and
 18 said, "Look, it's Hillsborough County road on
 19 either side. We don't -- we own the sidewalk,
 20 but we don't own the road. There's open
 21 parking through the community."
 22 And she said, "Fine. That's great." So
 23 she see it on her site survey that she got
 24 some from rough services -- so I left a
 25 message and told them this is what I

1 communicated from them, because the gentleman
 2 said, "Hey, if you can talk to her, that would
 3 be fantastic."
 4 So I did. And she was very nice. She
 5 just said she needs a drawing. She needs to
 6 have our sidewalk on the drawings so that she
 7 knows that people with ADA compliance, you can
 8 get on and off the sidewalks.
 9 MS. McCORMICK: Yeah.
 10 MS. WHYTE: So I will contact them.
 11 MS. McCORMICK: The only thing I have
 12 been reiterating to them is that we are not
 13 getting the permitting.
 14 MS. WHYTE: No. They are.
 15 MS. McCORMICK: They are solely
 16 responsible for the permitting.
 17 MS. WHYTE: Exactly.
 18 MS. McCORMICK: And the fact that the
 19 county is reviewing it and raises an ADA
 20 compliance issue, it's good that they're going
 21 through the permitting process so that we
 22 don't end up with a problem after the fact.
 23 MS. WHYTE: Absolutely. Absolutely.
 24 But it is a very, very long process.
 25 MS. McCORMICK: Right. But, you know --

1 MS. WHYTE: You know that.
 2 MS. McCORMICK: -- and I guess they've
 3 still got more to do.
 4 MS. WHYTE: Yes.
 5 MS. McCORMICK: But at the end of the
 6 day, they have to get the permit.
 7 MS. WHYTE: So they're going to be going
 8 back through it. They're not doing the
 9 sidewalk. We are. So, now, we have to show
 10 -- somehow we have to work with them to make
 11 sure that they can add that sidewalk onto
 12 their paperwork.
 13 CHAIRMAN RAGUSA: Mr. Chesney.
 14 MR. CHESNEY: Sonny, also in the field
 15 office report there was a request for Woodford
 16 Bridge. Is that for an easement?
 17 MS. WHYTE: Doug, you're better off -- I
 18 sent you pictures of it. The resident came
 19 in, Mr. Ashish Soni. He has an issue.
 20 He's the second house in Woodford Bridge. So
 21 when you're going up Montague, the second home
 22 that abuts up to the brick wall and to the
 23 fencing that goes up to there.
 24 He's only been there over a year. Two
 25 houses down is a pet, if you want to call it,

1 that likes to come down and visit them at that
 2 end, and he's tired -- and he doesn't have any
 3 dogs or anything like that, but he's tired of
 4 picking up feces and all sorts of stuff.
 5 So what he would like to do is just --
 6 MR. CHESNEY: Someone in that
 7 neighborhood lets their dog roam.
 8 MS. WHYTE: Oh, yes. So specifically
 9 what they want to do is butt up into our --
 10 with a gate so that our maintenance people can
 11 access it at any time that -- you know, it's
 12 not a problem.
 13 He just doesn't want the -- he's willing
 14 to go through the expense of putting a fence
 15 all the way down and butting up into our
 16 property with a gate on both sides so that our
 17 contractors at any time can access the
 18 property to do any trimming or any of that
 19 stuff. So he's requesting that.
 20 CHAIRMAN RAGUSA: He wants to run
 21 fencing along his property line, butting up
 22 against ours with --
 23 MS. WHYTE: With gate. Yes, with gate
 24 so that we can go through with the fencing. Am
 25 I correct, Doug?

1 MR. MAYS: Yes.
 2 CHAIRMAN RAGUSA: Did he submit to the
 3 WCA for approval of the fencing?
 4 MS. WHYTE: They said they couldn't do
 5 anything until they talked to us.
 6 CHAIRMAN RAGUSA: Are there any other
 7 fences along that property line back there?
 8 MR. MAYS: Most people stop at the
 9 property line. So nobody's asked before,
 10 but they --
 11 MR. CHESNEY: He wants to go back behind
 12 or to the side?
 13 MS. WHYTE: Through the oleander.
 14 MR. CHESNEY: Most people would run
 15 their fence along --
 16 (Multiple speakers speaking at once.)
 17 MR. CHESNEY: Remember, a couple of
 18 years ago started letting people butt up
 19 against our stone fences.
 20 MR. ROSS: I want to be clear. He's
 21 asking to put his fence on our land or just on
 22 his property?
 23 MR. MAYS: No. It's going to exceed on
 24 our easement. Correct.
 25 MS. WHYTE: On our easement.

1 CHAIRMAN RAGUSA: Do we own the land, or
 2 do we have an easement?
 3 MS. WHYTE: Erin? I believe we own --
 4 we have the land because our oleanders are on
 5 it.
 6 MR. CHESNEY: I think that's an
 7 easement, though.
 8 MS. McCORMICK: Yeah, I don't know. I
 9 would have to look at that.
 10 MS. WHYTE: You'd have to look at that.
 11 I don't know. I do know we have 20 foot
 12 beyond that -- like it's 20 foot.
 13 MR. CHESNEY: Otherwise, I mean, in the
 14 last couple years, you know, we've let other
 15 people do it as long as we had the key, I
 16 mean, to the gate. It was really essentially
 17 our gate --
 18 MR. MAYS: Correct.
 19 MR. CHESNEY: -- even though they paid
 20 for it. We put it in, and they pay for it.
 21 MR. MAYS: Correct. Like down at
 22 Radcliffe.
 23 MR. CHESNEY: Yeah. So it's really our
 24 fence because they're making a donation.
 25 CHAIRMAN RAGUSA: Mr. Ross.

1 MR. ROSS: Could we table this issue one
 2 until when our legal counsel could familiarize
 3 herself with the issue? And, two, what is the
 4 precedent on this?
 5 MR. CHESNEY: Yeah.
 6 MR. ROSS: I would like to know that.
 7 CHAIRMAN RAGUSA: Do we have a motion to
 8 table the issue?
 9 MR. ARGUS: Second.
 10 CHAIRMAN RAGUSA: All in favor of the
 11 motion please raise your hand.
 12 MR. CHESNEY: Yeah, there was no
 13 motion --
 14 CHAIRMAN RAGUSA: Five to nothing.
 15 (All board members signify in the
 16 affirmative.)
 17 MR. CHESNEY: -- to table.
 18 CHAIRMAN RAGUSA: We tabled the topic
 19 (inaudible).
 20 (Motion passes.)
 21 MR. MAYS: We have one other issue, too,
 22 that I need to bring up. We had a few calls
 23 -- not very many, but we have had a few calls
 24 on some of our lake issues recently. That's
 25 why I invited -- Mr. Jackson of A & B Aquatics

1 is here.
 2 It's not a lot, but it is about four or
 3 five lakes that we've got a hydrilla problem
 4 on. We talked about putting additional grass
 5 carp in the ponds, which Aaron is going to, you
 6 know, work on getting the permit.
 7 And we've got the price for the fish.
 8 They're \$10 apiece for the fish. We're not
 9 sure how many fish the EPA -- is it? -- or --
 10 MR. JACKSON: FWC.
 11 MR. MAYS: -- the FWC, Florida Fish and
 12 Game, is going to allow us to put in, because
 13 they do monitor that type of fish. It's a
 14 very aggressive fish. It eats everything in
 15 sight.
 16 But it eats the hydrilla real well. I
 17 mean, these fish will grow from ten inches to
 18 almost three feet long in a matter of no time.
 19 They do age themselves out, and we have lost
 20 quite a few over the years.
 21 Normally what do you get? 10, 15 years
 22 out of these fish?
 23 MR. JACKSON: 15 potentially.
 24 MR. MAYS: So we probably should start
 25 stocking our pond again. And that's why we

1 sort of got a hydrilla problem on a few ponds,
 2 not all of them.
 3 We did stock some -- stocked a few of
 4 the ponds with the carp a few years ago. Was
 5 that about four or five years ago?
 6 MS. WHYTE: Uh-huh.
 7 MR. MAYS: And it has helped the lakes
 8 that we put them in, but we didn't, you know,
 9 at the time have a hydrilla problem. We
 10 thought the fish were okay in these ponds, and
 11 now we are having a little bit of a hydrilla
 12 problem.
 13 You've got Ms. Pitcher behind me that
 14 can tell you that they struggle trying to keep
 15 that pond clean, and a lot of it is the
 16 hydrilla on that pond.
 17 They're actually -- they did a manual
 18 removal at the cost of the company, and they
 19 are also over there again today doing another
 20 manual removal at the cost of the company.
 21 They've used -- they've already done the
 22 one at Kingsbridge, which is Pond Number 42.
 23 They have done that one on their dime also.
 24 But we've got like 43, 72, 82, and I believe
 25 the canal is -- they're probably going to be

1 able to get that.
 2 So those three or four ponds are really
 3 what -- we still have a pretty good hydrilla
 4 problem. The chemicals that he uses is quite
 5 expensive, \$1600 a gallon.
 6 MR. JACKSON: In 2008.
 7 MR. MAYS: 2008. Their price now is
 8 \$2300 a gallon, so it's a very pricey
 9 chemical. Two ponds -- he's put \$7,000 just
 10 on two ponds in chemicals in the last month or
 11 so.
 12 So he is trying his best to keep it
 13 clean. I would hate to think, you know, we
 14 want to look for somebody else. I really
 15 believe this company has done a great job for
 16 us for this number of years -- seven, eight
 17 years they've been out here, so -- but he may
 18 need some help.
 19 You know, if you have any questions for
 20 Aaron or Ms. Pitcher has any questions for
 21 anybody or any questions for me, ask away.
 22 MR. CHESNEY: Are you asking for
 23 something?
 24 MR. MAYS: Well, what I'm kind of asking
 25 for is for you to listen to Aaron to see if

1 there is a way that you think that you may --
2 we may want to help him as a community to
3 recoup some of his losses, or if you feel that
4 that's his business, that's his problem, and
5 that will be all.

6 So I'm not really asking for anything.
7 I'm kind of just telling you the problem. I
8 think Ms. Pitcher is going to be happy now
9 that she sees her pond clean, but we do have a
10 few other ponds that need some help, too.

11 I don't think we've had a single phone
12 call from these people yet, but we've had
13 comments made. Mr. Pfeiffer made a comments
14 in his -- "I have to throw my fishing line a
15 lot further," you know, that kind of stuff,
16 but --

17 MR. BARRETT: He didn't take all the
18 carp out?

19 MR. MAYS: That's part of the problem --

20 MR. CHESNEY: Are we going to -- so we
21 are going to add carp? Is that what you're
22 asking for?

23 MR. MAYS: No, not at this point -- not
24 at this point. I'm not asking for that
25 because we haven't gotten a proposal on that

1 do have hydrilla in them. I know it's dead --
2 we did our job and we treated it and we
3 killed it. But the complaints we're getting
4 now is that it's just dead, and it's just
5 taking the time of it decomposing to get the
6 results that everybody wants to see.

7 My company does offer a manual service
8 where we have eight employees that will
9 actually physically rake stuff and put in
10 trailers and haul it away.

11 It's not in my contract to do. I've
12 done it just because I love working with
13 Westchase, I want to continue working here,
14 but it's something that's very expensive.
15 And, you know, these guys make at least \$100 a
16 head after workers' comp and after hauling and
17 dumping, you know, a thousand dollars a day to
18 run the crew to do this kind of work.

19 So since May, you know, I've been
20 averaging somewhere between eight and ten
21 thousand dollars to maintain Westchase. It
22 kind of balances out in the sense of in the
23 winter and spring months the company makes
24 money out here, but in the summer months
25 especially, it's costing rather than

1 yet.

2 I had Aaron go around today to put a
3 proposal together, what it would cost to get
4 the ponds cleaned up -- that we need some
5 clean-up help on.

6 CHAIRMAN RAGUSA: What's that number?

7 MR. MAYS: Did you have enough time to
8 look at it or --

9 MR. JACKSON: I did.

10 MR. MAYS: If he did, he can tell you
11 what his number is.

12 CHAIRMAN RAGUSA: If you would just
13 identify yourself.

14 MR. JACKSON: Aaron Jackson with A & B
15 Aquatics. Basically since 2008, when I took
16 over the contract, the number for this, you
17 know, whole subdivision is \$7500 a month, and
18 that number hasn't changed in eight years, but
19 my labor costs have and so have the chemical
20 costs, unfortunately, so it's getting to a
21 point where it's getting hard to provide the
22 same level of, you know, quality service that
23 we were able to before.

24 So what is happening is when ponds start
25 to get -- you know, like right now, the ponds

1 profiting, so it's becoming pretty tough,
2 especially with the fact that, you know, Sonar
3 used to be \$1600 a gallon, and now it's 2300;
4 and that is what we use to treat hydrilla
5 with.

6 And so we're going to try carp because
7 it's more of a natural, organic approach
8 that's going to help eat it. It's a slower
9 process. It's not going to happen overnight.

10 So if residents don't want to wait on
11 the actual decomposing hydrilla, I can offer
12 the services to remove it. It's just, you
13 know, again, going to cost additional money.

14 MR. CHESNEY: How much?

15 CHAIRMAN RAGUSA: What is the estimate
16 for the manual removal of the three or four
17 lakes that Doug talked about?

18 MR. JACKSON: Around \$15,000.

19 CHAIRMAN RAGUSA: Erin can explain why
20 we haven't bid this out since 2008, but --

21 MR. CHESNEY: But before we had a
22 different bidding system.

23 CHAIRMAN RAGUSA: Correct, but still
24 it's a professional service. I'll let Erin
25 explain it. But what I get -- and, again,

1 this is one of those issues that I have gotten
2 communication from, and I know you've spent a
3 lot of time and energy -- I know you have been
4 hearing from Doug about this.

5 MR. JACKSON: Yes, sir.

6 CHAIRMAN RAGUSA: I'm looking at this as
7 two different things. I want the community to
8 look right, and I want the residents to be
9 happy, and then the business side of me says,
10 okay, who's cost sharing on this?

11 I really look at this as a performance
12 issue, and I'm not here to evaluate the work
13 you've done over the past 12 months. All I
14 know is we have a hydrilla problem in a couple
15 of lakes, and I know that you're the aquatics
16 guy who's charged with making sure that we
17 don't have problems.

18 So I'm not the guy who usually forgets
19 and forgives, but in this case, I think I'm
20 looking forward -- I want to look forward. I
21 want to get those lakes cleaned out, and it
22 may surprise some of these guys, but I'm
23 suggesting that we actually maybe do the
24 manual work to get it cleaned up, and then
25 start a new -- maybe with a carp program. I

1 he's out of town, but --

2 MR. CHESNEY: How does it grow?

3 CHAIRMAN RAGUSA: It grows from the edge
4 towards the middle, so there's a ring around
5 the lake.

6 MR. JACKSON: Actually it's submerged.
7 It grows from the bottom up, and it can grow
8 in excess of 18, 20 feet. But it starts
9 around the edge and works its way, and then it
10 starts to clump.

11 It's the fastest-growing aquatic plant
12 in all over the world. I mean, it grows
13 fatter than anything.

14 CHAIRMAN RAGUSA: So I'm just throwing
15 the issue out for whatever the board wants to
16 do. Mr. Argus.

17 MR. ARGUS: 18 feet deep?

18 MR. JACKSON: That's how deep it can
19 grow, yes, sir.

20 MR. ARGUS: And you'll manually go down
21 there and pull them?

22 MR. JACKSON: It's not nowhere near
23 that. I've noticed there's about a six-foot
24 ring around some of the worst ponds now.

25 MR. ARGUS: Okay.

1 would rather use fish than chemicals.

2 MR. JACKSON: Oh, yeah, it's definitely
3 healthier.

4 CHAIRMAN RAGUSA: I'm just throwing it
5 out there -- and Erin will probably shut me
6 up, but I also want to look at -- if you've
7 got chemical costs that are out of control, we
8 may have to look at a situation where we stock
9 those chemicals for you.

10 MR. JACKSON: Okay.

11 CHAIRMAN RAGUSA: But, again, Erin will
12 be the ultimate decider on how we've had that
13 relationship going. But 15,000 is a lot of
14 money.

15 MR. JACKSON: I understand.

16 CHAIRMAN RAGUSA: I'm hearing concerns
17 from residents, that -- you know, snakes,
18 insects, et cetera. And I don't like life
19 safety issues. And I understand this plant
20 grows from the -- it grows from the bed into
21 the deeper water, so, in other words, that's
22 the ring around the lake, so to speak.

23 MR. JACKSON: That's correct.

24 CHAIRMAN RAGUSA: I'm surprised I
25 haven't heard from Mr. Pfeiffer. Yeah, I know

1 MR. JACKSON: But, I mean, it can grown
2 -- it's been recorded to grow more than a foot
3 or two a day. And so it's just a very -- got
4 to control it quick.

5 MR. ARGUS: And that two thousand --
6 whatever the number was -- dollars a gallon,
7 how many gallons have you used?

8 MR. JACKSON: Are you talking about in
9 the last 30 days?

10 MR. ARGUS: Yes.

11 MR. JACKSON: Four gallons in the last
12 30 days.

13 CHAIRMAN RAGUSA: Mr. Ross.

14 MR. ROSS: The good news is you have
15 been with us since 2008, and there have been
16 very, very few times that you've had to come
17 down and see us --

18 MR. JACKSON: First time.

19 MR. ROSS: -- which means that, for broad
20 purposes, the community thinks the lakes look
21 good. You know, it's organic. It's always
22 going to be dynamic change. And so today
23 someone may be unhappy with this, and tomorrow
24 they're unhappy, the next -- I get that, you
25 get that.

1 What I love about our staff is they
2 strive for excellence, and my sense is you're
3 of the same let's strive for excellence and
4 have it look great. So that's the good news.
5 The bad news is the dollars and cents.
6 But if you don't mind, I'll just treat
7 your comments as a motion, and I'll second
8 it.
9 MR. CHESNEY: Well, hold on. I'm just a
10 little hazy on -- are you just asking for
11 fifteen grand to manually clear out the lakes,
12 or are you also asking to stockpile the -- for
13 us to buy --
14 CHAIRMAN RAGUSA: That's two different
15 issues, as I see it.
16 MR. CHESNEY: Okay. I would second the
17 one for the 15,000. That seems like a no
18 brainer. After that, it seems a little more
19 complicated.
20 MR. ROSS: That's what I was intending
21 as to usually our attitude is let's get it
22 right, and it's been observed it's not right,
23 and we all hate to spend the money. But we
24 like our vendor, we trust our vendor, and
25 let's move forward with it.

1 So I happen to agree with Mr. Ragusa's
2 summary, so I second it.
3 CHAIRMAN RAGUSA: Okay. we have a
4 motion -- I'll come back to everybody.
5 We have a motion to pay up to \$15,000
6 for a one-time manual clean-out of the
7 hydrilla in the lakes identified by staff.
8 That motion has been seconded. Now
9 Mr. Barrett had his hands up, I saw.
10 MR. BARRETT: I was waving the fly
11 away.
12 CHAIRMAN RAGUSA: Oh.
13 MR. BARRETT: If you send me a picture
14 of a hydrilla, that would be awesome.
15 CHAIRMAN RAGUSA: Any other questions or
16 comments on this issue?
17 MR. CHESNEY: I have a comment about
18 going forward (inaudible).
19 CHAIRMAN RAGUSA: All in favor of this
20 motion please raise your hand.
21 (All board members signify in the
22 affirmative.)
23 CHAIRMAN RAGUSA: That motion passes
24 five to nothing.
25 (Motion passes.)

1 MR. MAYS: In my opinion, I wouldn't
2 consider stockpiling it, though. Not that I
3 don't trust them, but sometimes chemicals like
4 that can walk.
5 MS. McCORMICK: Well, I think you would
6 also have a lot of -- I mean, probably OSHA
7 requirements retaining it and other
8 chemicals --
9 MR. MAYS: Yeah, we do.
10 MS. McCORMICK: -- that you're dealing
11 with anyway, but I just want to make sure you
12 are comfortable with that.
13 MR. MAYS: Yeah, we do have a chemical
14 shed for that, but I just -- in my opinion, I
15 think we should allow Aaron to be the one who
16 stockpiles it, if he thinks he needs to.
17 CHAIRMAN RAGUSA: All right.
18 Mr. Argus.
19 MR. ARGUS: A quick follow-up question.
20 You used about four gallons in the last 30
21 days. Last year, during that same period, how
22 much did you go through?
23 MR. JACKSON: It's progressively getting
24 worse every summer. It's, you know, almost
25 every yard around here, if not, I would guess

1 90 percent probably have fertilizer sprayed
2 down. When it rains, it goes right into these
3 ponds. I mean, they're getting everything
4 they need to grow this stuff like crazy.
5 So every year it's getting a little hard
6 to do it at the price we're doing it. Like I
7 said, the same labor -- I mean, he knows --
8 I've got three guys out here all the time.
9 They keep getting paid more every year and
10 that chemicals keep going up every year.
11 So for the sake of, you know, not losing
12 it or, you know, staying with Westchase, I'm
13 trying my best to work with what I've got, but
14 it's just kind of getting to a boiling point
15 where it's getting so hard to do it with the
16 funds out here to do the quality job that I
17 know Westchase wants us to do.
18 CHAIRMAN RAGUSA: Do we have an estimate
19 of what the carp program would cost?
20 MR. MAYS: Well, they're \$10 apiece. We
21 never know what the inspector is going -- how
22 many he's going to allow us to have. It
23 depends on the size of the ponds. And what
24 did we get last time?
25 MR. JACKSON: My guess would be they're

1 going to approve you guys somewhere between
2 500 to a thousand.
3 MS. WHYTE: Last time we asked for more,
4 and we got less, so --
5 MR. MAYS: We asked for a hundred or
6 something, and we got less. So if you ask for
7 more, they give you less anyway, so --
8 MR. CHESNEY: Didn't we get 500 this
9 time?
10 MS. WHYTE: Yours is a big lake.
11 MR. CHESNEY: 500 fish? Yeah, I can
12 tell they're gone.
13 MS. WHYTE: Your lakes are very, very
14 large.
15 MR. CHESNEY: That's a lot. That's a
16 lot more than we did last time.
17 MS. WHYTE: It has four fingers in it.
18 Right?
19 MR. JACKSON: I think we did 500 last
20 time. I think it was something like that.
21 CHAIRMAN RAGUSA: So we're looking at
22 between five and ten thousand dollars.
23 MR. JACKSON: Yes, sir.
24 CHAIRMAN RAGUSA: Plus the permitting
25 and application fees.

1 MR. JACKSON: I handle it, and it's no
2 extra cost.
3 MR. CHESNEY: My question on the carp
4 was -- you know, we planted -- since the last
5 time we put carp in there, we planted
6 additional plants on the side to help with the
7 erosion. Do they eat that?
8 MR. JACKSON: No, sir.
9 MR. CHESNEY: We spent a hundred grand
10 on those plants.
11 MR. JACKSON: That's a very good
12 question. And don't get me wrong, if there's
13 absolutely nothing else to eat and they're
14 starving, they're going to eat whatever they
15 can.
16 The thing is, is they're only designated
17 in the lakes that have hydrilla, and some of
18 these that have it now didn't before, and they
19 didn't get carp, and that's one of the reasons
20 --
21 MR. CHESNEY: Hydrilla is below the
22 water line and --
23 MR. JACKSON: And that's what they go
24 down on and feed on, whether it be hydrilla,
25 pond weed, bladderwort, any that's growing

1 from the bottom, but then they'll start eating
2 torpedo grass, they'll start eating alligator
3 weed, they'll start eating other stuff.
4 But the pickerelweed and things that are
5 growing against the edge are going to be the
6 hardest things for them to eat, because
7 they've got a pretty thick, stalky stem that's
8 in two inches of water rather than being in
9 feet of water.
10 MR. CHESNEY: Okay.
11 CHAIRMAN RAGUSA: All right. Well, I'm
12 just curious. If we were inclined to run down
13 the path of a carp program, do we need to buy
14 stuff for next year?
15 MR. CHESNEY: Well, we have a lakes
16 budget. We have an erosion budget.
17 MS. WHYTE: We may be able to --
18 depending on what we have left, we may be able
19 to do it, just keep in mind we're three
20 months --
21 CHAIRMAN RAGUSA: From an unallocated
22 fund?
23 MS. WHYTE: -- from next year's budget.
24 MR. CHESNEY: I mean, we're only talking
25 \$10,000.

1 MS. WHYTE: I have to look at the
2 numbers. I haven't looked at the numbers
3 yet. I wasn't aware of how many -- I'll have
4 more information for you at the next meeting.
5 CHAIRMAN RAGUSA: Mr. Ross.
6 MR. ROSS: My hope would be that if we
7 do elect to go forward with the restocking the
8 fish, it doesn't keep coming back to the board
9 level; that we somehow set it up to where in
10 the big picture a few hundred bucks to restock
11 it every however year it is or what it is,
12 that would be on staff level.
13 CHAIRMAN RAGUSA: I think it historically
14 has.
15 MR. MAYS: It has. The last time we
16 kind of did it on our own. We're just
17 basically giving this for information, too.
18 MR. ROSS: Thank you.
19 MR. MAYS: Yes, sir.
20 CHAIRMAN RAGUSA: All right. Do we have
21 any resident input on this issue?
22 MS. PITCHER: Well, I wrote you that
23 letter --
24 CHAIRMAN RAGUSA: Yes.
25 MS. PITCHER: -- and being the voting

1 member for the Village Greens, I get an
2 unbelievable amount of comments when things go
3 wrong.

4 And as you said, this stuff, you know, I
5 guess once you spray it, it dies, and it forms
6 like little floating islands, and then it
7 starts to degrade, and it's like an oil slick
8 across the pond.

9 And so when you look out at the pond
10 from any direction, either from homes that
11 back up to it or if you're going over the
12 bridge, it looks like slimy islands, and
13 that's what it -- you know, it still looks
14 like that.

15 I know that the -- now, that it sort of
16 moved over to around the edges, it's also a
17 great place for snakes and an excellent
18 breeding for mosquitoes, which we're told, you
19 know, is really dangerous for Florida. So
20 that was my concern, is that, you know, these
21 floating ponds are, you know, not only -- like
22 you said, they don't look like what Westchase
23 should look like, but also I think that it's
24 dangerous.

25 So that was just my comment. And I

1 specific budget item for carp. So I will make
2 a motion, just to make it safe, up to \$10,000
3 for a carp program.

4 MR. MILLS: Second.

5 CHAIRMAN RAGUSA: Any further
6 discussion?

7 (No response.)

8 CHAIRMAN RAGUSA: All in favor please
9 raise your hand.

10 (All board members signify in the
11 affirmative.)

12 CHAIRMAN RAGUSA: That motion passes
13 five to nothing.

14 (Motion passes.)

15 CHAIRMAN RAGUSA: OLM.

16 MS. WHYTE: Yes.

17 MR. ARGUS: Before we change the subject
18 -- I don't believe I'm saying this, but it
19 sounds to me like this is a situation that
20 somehow got out of control by not having the
21 fish and whatnot.

22 I'm not sure that that should be the
23 financial -- complete financial responsibility
24 of A & B Aquatics. He's stating he spent
25 about four or five thousand dollars in the

1 understand, and I -- you know, I can
2 appreciate the problem. It's just that I get
3 the communication, and there were a lot of
4 communication. So I appreciate that you're
5 all looking at this.

6 CHAIRMAN RAGUSA: All right. We have a
7 motion. Any further discussion?

8 MR. BARRETT: I think manatee would be
9 more popular than carp, but go ahead.

10 CHAIRMAN RAGUSA: I'll let you get that
11 permitting.

12 MR. CHESNEY: Do we have a motion up to
13 \$10,000, because I didn't really hear a
14 motion?

15 MR. ARGUS: Yeah.

16 MR. CHESNEY: I didn't hear a motion. I
17 would be willing to make one.

18 CHAIRMAN RAGUSA: Are we leaving it at
19 the staff level then?

20 MR. CHESNEY: Well, I don't know that it
21 can up to \$10,000.

22 (Multiple speakers speaking at once.)

23 MS. WHYTE: We are -- we'll look at it.
24 Next month, we can come back to you.

25 MR. CHESNEY: I don't think we have a

1 last 30 days on the -- no. It would be eight
2 to ten thousand dollars --

3 MR. JACKSON: Yes, sir.

4 MR. ARGUS: -- on this chemical, which
5 is abnormal for Westchase. And if there is
6 support, I could go for reimbursing him some
7 of that money just out of the kindness of our
8 heart and because he's been with us for eight
9 years and has done an excellent job.

10 CHAIRMAN RAGUSA: Is there a second to
11 that motion?

12 MR. MILLS: I'll second that.

13 CHAIRMAN RAGUSA: And I'll address it.

14 MR. ARGUS: Sure.

15 CHAIRMAN RAGUSA: I fully understand how
16 you work in cycles. You probably have a month
17 where you spend a thousand dollars.

18 MR. JACKSON: It's almost like a
19 lawn mowing service.

20 CHAIRMAN RAGUSA: That's exactly right.

21 MR. JACKSON: You know, there's a
22 growing season and there's not. So for all of
23 our accounts, when it's winter and spring, we
24 do great, and we don't spend half the money
25 that we do now, but right now it's nuts, and

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1 it's just the time of year.
 2 With that said, like I said, it's only
 3 because of the fact that the cost of the
 4 chemical and just the operating costs in
 5 general are going up. So, I mean, even rather
 6 than just a reimbursement, I mean, for the
 7 years moving forward, you know, just for the
 8 sake of not trying to jump the contract costs
 9 up because I didn't want it to have to go out
 10 to bid and take the chance on losing this
 11 account because it is the biggest account we
 12 have, you know, but for the future moving
 13 forward, it would be -- you know, I could do
 14 more of a quality job with more funds there.
 15 You know, rather than trying to get
 16 reimbursement for what's been done, I mean,
 17 that's been paid. It's not something that I
 18 even thought would be an option. Thank you so
 19 much for offering it. But more so for the
 20 future moving forward, if more funds would be
 21 allowed, it would be great, and it could
 22 really allow for a better job.
 23 CHAIRMAN RAGUSA: I think that's a
 24 discussion you need to have with counsel.
 25 MS. McCORMICK: What's the total amount

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1 of the contract on an annual basis?
 2 MR. JACKSON: It's ninety eight.
 3 MS. McCORMICK: 98,000. So, I mean,
 4 this is a cost that is below the bidding
 5 threshold, so it would not have to be bid, but
 6 it could be bid obviously at the board's
 7 discretion.
 8 MR. JACKSON: In all fairness, the
 9 company that did it before was TruGreen, and I
 10 guess when the company left, I guess it just
 11 leaked through some of the management of what
 12 aquatics used to be paid.
 13 I don't know if they did it in my face
 14 just to kind of make me feel like I'm doing it
 15 cheaper, and they thought that -- I guess the
 16 before cost was 12,500, which I think is way
 17 higher than it should have been; however, when
 18 I do the math and think over the years, you
 19 know, if a half million dollars has been
 20 saved, I hope it's, you know, helped with
 21 doing, you know, other stuff for this
 22 community, but I don't even know if that's a
 23 fact.
 24 I was just told through one of the
 25 management through TruGreen that's what was

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1 paid before.
 2 MS. WHYTE: It was in their contract?
 3 CHAIRMAN RAGUSA: It was itemized,
 4 wasn't it?
 5 MR. MAYS: Yeah, it was.
 6 MR. CHESNEY: We broke it out when we
 7 put it out to bid.
 8 MR. MAYS: I think it was 147,000 is
 9 what it was on the contract before. That's
 10 twelve two five a year -- I mean, a month.
 11 MR. CHESNEY: So he did verify that's
 12 what the amount was?
 13 MR. MAYS: Yeah. I got that one in my
 14 head, because that was the reason why we
 15 wanted to get it out of the landscaping
 16 contract.
 17 CHAIRMAN RAGUSA: Okay. Well, we've got
 18 have a motion pending. We're going to vote it
 19 up or down, and then I'm going to come back to
 20 that issue. Any further discussion of the
 21 motion?
 22 (No response.)
 23 CHAIRMAN RAGUSA: All in favor of the
 24 motion to reimburse A & B --
 25 MR. ARGUS: I didn't set a financial

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1 amount. Maybe split it with him. So maybe
 2 four to five thousand dollars. Just to throw
 3 a number out there.
 4 CHAIRMAN RAGUSA: Okay.
 5 MR. CHESNEY: Well, can I ask a question
 6 first?
 7 CHAIRMAN RAGUSA: Yes, sir.
 8 MR. CHESNEY: So, I mean, you're being
 9 very non-specific here. So what kind of
 10 increase would you think would be
 11 appropriate? I understand the savings. I
 12 truly understand the savings.
 13 CHAIRMAN RAGUSA: That's a separate
 14 issue. That's the next issue.
 15 MR. CHESNEY: Well, I know, but I would
 16 like to understand that.
 17 MR. JACKSON: That's a very good
 18 question. I mean, generally these contracts
 19 go up anywhere from two to four percent a
 20 year. That's average.
 21 MR. CHESNEY: Okay. So you don't need
 22 to go any farther then.
 23 MR. JACKSON: Okay.
 24 MR. ARGUS: Okay.
 25 CHAIRMAN RAGUSA: Any further comments?

1 MR. CHESNEY: No.
 2 CHAIRMAN RAGUSA: All in favor of the
 3 motion please raise your hand.
 4 (Board members signify in the
 5 affirmative.)
 6 CHAIRMAN RAGUSA: Two voting for.
 7 Three. Okay. All opposed raise your hand.
 8 (Board members signify in the
 9 affirmative.)
 10 CHAIRMAN RAGUSA: That motion fails by a
 11 vote of two to three.
 12 (Motion fails.)
 13 CHAIRMAN RAGUSA: Now, may I make a
 14 suggestion?
 15 MR. JACKSON: Yes, sir.
 16 CHAIRMAN RAGUSA: Get with staff, come
 17 back with a proposal with a contract going
 18 forward starting 60 days from now.
 19 MR. JACKSON: Okay.
 20 CHAIRMAN RAGUSA: The way I look at it,
 21 we have -- we're on good footing going
 22 forward --
 23 MR. JACKSON: Yes, sir.
 24 CHAIRMAN RAGUSA: -- because the lakes
 25 should be up to the level of the quality we

1 MR. ROSS: I complimented you a minute
 2 ago, and I want to be candid with you. You
 3 said something there that sort of is a pet
 4 peeve of mine.
 5 I don't like it when vendors say to me
 6 after the fact, "If you had been paying me
 7 more money, I could have done a better job."
 8 MR. JACKSON: I didn't mean for it to
 9 come off that way.
 10 MR. ROSS: And I appreciate that.
 11 MR. JACKSON: Definitely not.
 12 MR. ROSS: I want us to have an
 13 excellent property. I want it to look
 14 fantastic. That's my sense with you. I know
 15 that's our staff. So just be honest with our
 16 staff.
 17 Whatever it is that you -- numbers you
 18 should be talking about so that we are getting
 19 the best services possible, that's what the
 20 conversation, in my judgment, should be about.
 21 MR. JACKSON: I appreciate that. That's
 22 definitely not how I meant it to come off at
 23 all.
 24 MR. ROSS: No. I heard it.
 25 CHAIRMAN RAGUSA: Here are my thoughts

1 expect. Make a proposal for a new contract,
 2 work with Doug and Sonny, and we'll bring that
 3 up at the next meeting in August.
 4 MR. JACKSON: Okay.
 5 CHAIRMAN RAGUSA: I'm hearing from
 6 counsel that, you know, we don't have to bid
 7 this out. I think we do have a long history
 8 with your organization. You know, there's
 9 been some spotty stuff here and there, but I
 10 think you've done a good job overall.
 11 MR. JACKSON: Thank you.
 12 CHAIRMAN RAGUSA: So come up with a
 13 reasonable number, and we'll consider it at
 14 the next meeting.
 15 MR. JACKSON: Okay. Sounds great.
 16 Really appreciate it.
 17 MR. CHESNEY: Doug, can you confirm --
 18 or Sonny --
 19 MR. MAYS: The TruGreen price?
 20 MR. CHESNEY: Yeah, because I remember
 21 it being significant, but I don't remember
 22 what it was.
 23 MS. WHYTE: I have the contract at the
 24 office.
 25 CHAIRMAN RAGUSA: Mr. Ross.

1 in advance, just to make sure everybody --
 2 you're focused in, you -- there is a reason
 3 why we paid TruGreen what we did.
 4 You know, in retrospect maybe we
 5 shouldn't have. But that was a one operation,
 6 landscaping and --
 7 MR. JACKSON: Total package price.
 8 CHAIRMAN RAGUSA: -- the whole package.
 9 there was no he said, she said, he's at fault,
 10 she's at fault. And that's obviously a large
 11 operation, and that has a cost factor to it.
 12 So I think you're realistic enough to
 13 know that you are a smaller company and don't
 14 have the overhead and expense that they do.
 15 You don't have some of the costs, so I'm kind
 16 of relying on you and Doug and Sonny to work
 17 together to come up with a reasonable number.
 18 You need an increase. I'm hearing that
 19 loud and clear. And I bit my tongue when I
 20 heard the same comment Mr. Ross did. Just
 21 come back to us with a proposal well in
 22 advance of the next meeting, and we'll address
 23 it, put it on the agenda for the next meeting.
 24 MR. JACKSON: That's more than fair.
 25 CHAIRMAN RAGUSA: Anything else on this

1 issue?
 2 (No response.)
 3 MR. JACKSON: Thank you very much.
 4 CHAIRMAN RAGUSA: OLM increase?
 5 MS. WHYTE: Do you want to discuss it
 6 today, or I just didn't know whether or not it
 7 needed to be for the next budget cycle.
 8 They have requested it. As I indicated
 9 before, it was an issue last summer. They've
 10 agreed to let us stay under contractor price
 11 until the increase as of October 1st, if the
 12 board so approves, if not --
 13 CHAIRMAN RAGUSA: They want sixteen
 14 hundred and something?
 15 MS. WHYTE: 1630, I think it was.
 16 CHAIRMAN RAGUSA: And it's currently how
 17 much?
 18 MS. WHYTE: 1550.
 19 MR. MAYS: Uh-huh.
 20 MS. WHYTE: They haven't had an increase
 21 in a number of years.
 22 CHAIRMAN RAGUSA: All right. We've got
 23 to make a threshold question. Are we going to
 24 continue with OLM? And if so, candidly, if we
 25 are going to continue with them, this price

1 increase is probably warranted.
 2 MR. ARGUS: I see it as a separate
 3 issue. Do we want to continue that type of
 4 service, not necessarily with OLM?
 5 CHAIRMAN RAGUSA: Well, I'm not going to
 6 get into the legality of it. Their system is
 7 their system. So if we're not going to use
 8 OLM, we're not going to use the OLM system.
 9 We can use an independent inspector, but
 10 that's going to have a cost associated with it
 11 as well.
 12 MR. ARGUS: And in your vast experience,
 13 is their increase out of line for that sort of
 14 industry?
 15 CHAIRMAN RAGUSA: They haven't had an
 16 increase in years.
 17 MR. CHESNEY: 2009.
 18 MR. ARGUS: And other consultants would
 19 be about similar, based on your -- Andy's
 20 vast --
 21 MR. MENDENHALL: Yeah. I mean --
 22 MR. ARGUS: Okay.
 23 MR. MENDENHALL: -- for the time period
 24 we're talking about, yeah.
 25 CHAIRMAN RAGUSA: Seven years.

1 MR. ARGUS: Okay.
 2 CHAIRMAN RAGUSA: Mr. Mills.
 3 MR. MILLS: I would think that we would
 4 request an updated letter since the dates on a
 5 current letter are a year ago --
 6 MS. WHYTE: A year old. I can do that,
 7 absolutely.
 8 MR. MILLS: -- just for administrative
 9 purposes.
 10 CHAIRMAN RAGUSA: Mr. Ross.
 11 MR. ROSS: Just speaking for myself,
 12 this is one of the most challenging
 13 relationships for me, the OLM. It's not
 14 something I can touch and feel and say, Ah-ha,
 15 that's the difference we got.
 16 I tend to lean towards we've got great
 17 staff, they have every capacity, ability,
 18 talent to make sure that Davey does their
 19 job.
 20 That being said, the reality is, I've
 21 heard Doug come in here and say, "Yeah,
 22 there's times that OLM has been helpful."
 23 MR. ROSS: I candidly don't have a great
 24 insight as to whether it's best to continue
 25 with them, but I would be remiss if I didn't

1 state I felt at times in the past that the
 2 dollars that we devote to the OLM relationship
 3 would be well served to be devoted to the
 4 shortcomings that we regularly observe on
 5 things like the shrinking flower beds or
 6 whatever else.
 7 I don't have the answer. I welcome any
 8 guidance I can get from the other supervisors.
 9 CHAIRMAN RAGUSA: Mr. Chesney.
 10 MR. CHESNEY: As someone who really
 11 fought OLM coming into this community at the
 12 beginning until I was overwhelmed, I mean, I
 13 have mixed feelings on OLM as an organization,
 14 and the inconsistency at times -- my perceived
 15 inconsistency at times, but I'm a big believer
 16 in the system having gone through it -- what?
 17 -- three cycles, with them handling the
 18 contracting, the quality of the bids we get is
 19 the superior -- the contractors we get.
 20 That's what I'm trying to say.
 21 The quality of the contractors we get is
 22 superior, and, you know, I think that's
 23 because they are forced to work within that
 24 crazy system. So I think the results speak
 25 for themselves. That we should -- I hate to

1 say this -- but continue it.
 2 I would like to -- you know, we did put
 3 it out for bid once, and we had gotten -- we
 4 only got one other independent guy, and the
 5 pricing was very similar. And I don't know.
 6 It just seems that they do it a lot.
 7 I mean, they do almost every other CDD.
 8 They do most of the large property owners, you
 9 know, a lot of these large developments. So I
 10 would be in favor of maintaining the
 11 relationship, even though I'm not exactly a
 12 huge fan of the organization itself. I'm a
 13 fan of the system.
 14 MR. MENDENHALL: If I can -- there are
 15 two questions: Number one, if you want to
 16 stay with OLM, and, number two, whether you
 17 want some sort of supervisory-level person in
 18 here, you know, gauging how your landscaper is
 19 doing.
 20 I can tell you from my experience,
 21 because I've had a lot of districts move away
 22 from OLM with different results, good and
 23 bad. But as far as if you did want to go the
 24 route of having somebody else in -- to what
 25 Greg was saying, there aren't really companies

1 out there.
 2 There's nobody that does something close
 3 to what OLM does, which is something like a
 4 performance payment or some kind of penalty
 5 that they levy.
 6 There are other companies that will
 7 certainly go around and do grading and do
 8 scoring and do feedback, but there's nobody
 9 that, at least right now, do that extra step,
 10 because there's probably three companies that
 11 do this type of review, and none of them
 12 currently have any type of penalty provisions
 13 or any type of incentive payment on both ends
 14 of it.
 15 So just to give you that info, if part
 16 of your thought is we could go to somebody
 17 else, have them do what OLM does or do
 18 something similar, at least, right now, I
 19 haven't come across anybody in my 12 years of
 20 doing this that does something close to what
 21 they do.
 22 And that's not advocating them or going
 23 against them. It's just, you know, what's out
 24 there.
 25 MR. CHESNEY: And one other thing I'll

1 add, since we've hired OLM, and the whole
 2 reason I fought them is because I thought they
 3 were going to be -- it was going to be too
 4 expensive, unnecessary.
 5 I was somewhere -- I was at the CDD
 6 office, and someone asked me to calculate how
 7 much we've saved since we hired OLM, and it's
 8 well into the seven figures that we've saved
 9 as a group, as an organization, since we've
 10 hired OLM because --
 11 MR. MENDENHALL: Yeah.
 12 MR. CHESNEY: -- it has never even
 13 remotely approached what our original cost was
 14 for landscaping since we hired OLM.
 15 CHAIRMAN RAGUSA: You mean, in house?
 16 MR. CHESNEY: yeah. Yeah.
 17 CHAIRMAN RAGUSA: Well, you're equating
 18 OLM to join in contracting for landscape
 19 services.
 20 MR. CHESNEY: I know, but our cost has
 21 come down every time we put it out for bid --
 22 I mean, that they have --
 23 MR. MENDENHALL: It has.
 24 MR. CHESNEY: -- it has come down.
 25 MR. BARRETT: I'm just telling you --

1 I'm not fighting you, but your statement was
 2 inaccurate. At the time it was bid, it went
 3 up forty grand. That's my memory.
 4 MR. CHESNEY: The contractor that went
 5 out --
 6 MR. BARRETT: I don't disagree with your
 7 original statement that --
 8 MR. CHESNEY: Since OLM, our costs have
 9 declined for Westchase CDD.
 10 CHAIRMAN RAGUSA: Yes.
 11 MR. CHESNEY: I'll keep it more
 12 general.
 13 CHAIRMAN RAGUSA: Mr. Ross.
 14 MR. ROSS: The reason why it's a
 15 challenging relationship for me is your
 16 comments focus primarily on economic
 17 considerations.
 18 MR. CHESNEY: And the quality of the
 19 contractors we get.
 20 MR. ROSS: Okay. Fine. Good
 21 clarification. I'm looking at in the
 22 immediacy of this conversation on the quality
 23 of our landscaping, and my feeling is when
 24 people come to visit me in Westchase say "It
 25 looks nice."

1 No one ever says, "This community looks
2 great." "It looks nice. It looks nice." I
3 kind of feel it looked better under our last
4 landscaper, and when we talk in this
5 environment here, how many times in the past
6 years, six months has this -- we've had a
7 discussion about the shrinking landscaping
8 beds.

9 I didn't raise it. I think Bob's talked
10 about. I think Jim's talked about it. We had
11 one or more residents -- you kind of would
12 think by now it would be fixed, wouldn't you?

13 But in my observation, I don't think
14 it's been rectified. So it's almost as if the
15 OLM structure avoids the community from ever
16 bottoming out in terms of the quality of
17 landscaping, but somehow it's a false ceiling
18 on achieving excellence in terms of the
19 quality of our landscaping.

20 And maybe my attribution should not be
21 to OLM. It should be to the actual contractor.
22 I'll confess that. It just goes back to my
23 point that I wish it was easier for me to
24 evaluate whether we're truly getting a bang
25 for our buck with OLM, not in the area of

1 economic and quality of vendor, but rather are
2 we really getting the best landscaping we
3 could achieve?

4 MR. CHESNEY: I'll agree with you. My
5 statement is focus based on that, not
6 necessarily that level, but I think the time
7 to deal with that is when they put out for
8 bid. They give a very specific contract: How
9 much mulch, the thickness of the mulch, the
10 thickness of, you know, what they have to
11 mow.

12 MR. ROSS: If you'll bear with me, and I
13 know sometimes these side conversations can be
14 distracting. I didn't really focus on the
15 shrinking bed until recently.

16 If you come into Linebaugh and you're
17 turning left onto Montague, that bed right
18 there has shrunk, but more importantly, right
19 now, as of yesterday, there are weeds in there
20 about 8 to 12 inches tall.

21 In my mind, that's what a good
22 landscaper would be on top of. If we've been
23 talking about beds, that would have been
24 fixed, so -- you know.

25 CHAIRMAN RAGUSA: Mr. Argus.

1 MR. ARGUS: I would like to make a
2 motion to get this discussion going, that we
3 go ahead and accept that increase for
4 budgetary purposes, but that sometime next
5 year we put the OLM process or whatever we
6 want to call it out to bid.

7 MR. CHESNEY: But we have one more year
8 left on our --

9 MR. ARGUS: Oh, okay then.

10 MR. CHESNEY: -- landscaping contract,
11 don't we?

12 MR. MAYS: From this November, yes.

13 MR. ARGUS: So next -- during the next
14 year would be the time to put the OLM out to
15 bid since that's going to have impact on --

16 MR. CHESNEY: Yeah.

17 MR. ARGUS: -- the next bidding cycle.

18 CHAIRMAN RAGUSA: So the motion is to
19 accept OLM price increase from \$1500 to \$1630
20 a month.

21 MR. ARGUS: For budgetary purposes, yes.

22 MR. CHESNEY: I'll second that.

23 CHAIRMAN RAGUSA: What does for
24 budgetary purposes mean?

25 MR. ARGUS: It may not be with OLM by

1 the time we go through the review process,
2 but, yeah, we need to budget for --

3 CHAIRMAN RAGUSA: But going forward,
4 we're going to pay them that amount.
5 Correct?

6 MR. ARGUS: Beginning October 1st, yes.

7 MS. WHYTE: October 1st.

8 CHAIRMAN RAGUSA: Okay. Do we have a
9 second?

10 MR. CHESNEY: I seconded it.

11 CHAIRMAN RAGUSA: Any further
12 discussion? Mr. Mills.

13 MR. MILLS: Is the second part of that
14 motion what we're going to do with the --

15 MR. CHESNEY: No.

16 MR. MILLS: -- contract in the future,
17 or has that been withdrawn?

18 CHAIRMAN RAGUSA: That wasn't a part of
19 the original motion.

20 MR. MILLS: I thought it was.

21 MR. ARGUS: It was, but I withdraw
22 that.

23 MR. MILLS: Okay.

24 CHAIRMAN RAGUSA: All in favor of the
25 motion merely approving the monthly increase

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1 from \$1500 to \$1630 please raise your hand.
 2 (All board members signify in the
 3 affirmative.)
 4 CHAIRMAN RAGUSA: That motion passes
 5 five to nothing.
 6 MS. WHYTE: Thank you.
 7 (Motion passes.)
 8 CHAIRMAN RAGUSA: I think, from a policy
 9 perspective, we can all agree if we wanted to
 10 go ahead and change the structure in the
 11 future for any budgetary or field purposes.
 12 MR. ARGUS: Okay.
 13 CHAIRMAN RAGUSA: I don't think that's
 14 necessary for a motion.
 15 MR. ARGUS: Okay.
 16 CHAIRMAN RAGUSA: I don't think this
 17 board should bind a future board.
 18 MR. ARGUS: Okay.
 19 MR. MILLS: That's why I asked for
 20 clarification.
 21 CHAIRMAN RAGUSA: All right. Anything
 22 else in field?
 23 MR. MAYS: Anything else?
 24 MS. WHYTE: No, not that I can think
 25 of.

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1 CHAIRMAN RAGUSA: I know Andy's got a
 2 conflict here. Audience comments. Yes, sir.
 3 MR. FUGIT: My name is Ed Fugit. I'm
 4 the voting member from Glenciff. I was going
 5 to ask what's going on about the playground.
 6 That's all been covered. And I appreciate the
 7 information because I'm the one that's getting
 8 my neighbors screaming at me, et cetera.
 9 One question, because I didn't hear the
 10 answer. What are we going to do about the
 11 lightning rods? I know you talked, and I just
 12 couldn't hear --
 13 CHAIRMAN RAGUSA: We're going to go back
 14 to our engineer and our park consultant.
 15 MR. FUGIT: Having grandkids who play
 16 there a lot, it's a very good idea. Thank
 17 you.
 18 CHAIRMAN RAGUSA: Okay. thank you. Any
 19 other audience comments?
 20 (No response.)
 21 CHAIRMAN RAGUSA: Supervisor comments.
 22 Mr. Ross.
 23 MR. ROSS: In the last edition of the
 24 WOW, there was a letter from the mom's club
 25 talking about the supervisors had been

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1 provided three letters and expressing
 2 disappointment that the supervisors had not
 3 responded to those letters.
 4 I went back and checked my own email,
 5 and I didn't find three emails I received from
 6 the mom's club. I did receive a petition.
 7 I'm not saying I would have responded or not
 8 having -- not knowing -- not knowing the
 9 content of those emails.
 10 But I was curious. Did other
 11 supervisors receive three emails from the
 12 mom's club?
 13 MR. ARGUS: No.
 14 MR. CHESNEY: No. I actually had the
 15 exact same comment.
 16 MR. ROSS: So nobody got three emails?
 17 All I got was the petition. Is that what
 18 everybody else got?
 19 MR. ARGUS: Yes.
 20 MR. ROSS: Okay. I just wanted to make
 21 certain. Okay.
 22 CHAIRMAN RAGUSA: Well, I received at
 23 least one email on the issue of the heat in
 24 the direct sunlight.
 25 MR. ROSS: From the mom's club?

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1 CHAIRMAN RAGUSA: Yes.
 2 MR. ROSS: Okay. I received the
 3 petition, to which a cover email was
 4 attached. I know I received a later email,
 5 but it was dated after the letter that was in
 6 the WOW, but I didn't receive another.
 7 So I just -- okay. So you received a
 8 second -- or their first email.
 9 MR. CHESNEY: For the record, I just got
 10 the petition now because I just took my laptop
 11 out and got it.
 12 CHAIRMAN RAGUSA: I will have to go back
 13 -- and I obviously have all of my emails. I
 14 have to go back and look.
 15 I also received an email from Carl
 16 Longnecker, who is a resident, who is not with
 17 the mom's club.
 18 MR. CHESNEY: I got that, but it wasn't
 19 mom's club.
 20 CHAIRMAN RAGUSA: I want to say I did
 21 receive an email from the mom's club before
 22 the last month's meeting.
 23 MR. ROSS: And since I raised it, I
 24 don't want there to be some implicit message
 25 by me raising the point. I feel that we have

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1 a very responsible board, very responsible
 2 supervisors, we all get emails, we all handle
 3 them to the best of our ability.
 4 I know when I get something, I look at
 5 whether it makes sense to respond. Some
 6 people just want to get mad and say something,
 7 and they're not really inviting a dialogue or
 8 a conversation, and I probably won't respond.
 9 You know, my gut instinct is if someone
 10 presents me a petition in this instance, I
 11 didn't see it on time. I'm like you, I
 12 received it later.
 13 I didn't really receive it as an
 14 invitation for a conversation. I just took it
 15 as, here's our presentation, and I took it
 16 seriously. I know I took my own daughter down
 17 to the playground and checked out the heat
 18 problem, et cetera, but, you know, I never
 19 want to be rude to anybody.
 20 So I'm not suggesting that you, you, you
 21 or you did a boo boo in responding or not
 22 responding not. I just want to know what the
 23 facts are. That's all I wanted to know. And
 24 I didn't even receive three emails.
 25 MR. CHESNEY: For the facts, Chris, I

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1 got mine (inaudible).
 2 CHAIRMAN RAGUSA: Mr. Argus.
 3 MR. ARGUS: Thank you. I shouldn't take
 4 more than two hours, Andy. A quick follow-
 5 up. Where do we stand on the road repaving?
 6 MS. McCORMICK: I have had a couple of
 7 conversations with the county attorney, with
 8 Christine Beck, and I sent her a letter
 9 probably at least two weeks ago now, that she
 10 was going to distribute to staff with some of
 11 the questions that we talked about at last
 12 month's meeting, and talk to her about the
 13 fact that we were going to be having this
 14 board meeting tonight.
 15 So when she and I were talking, she said
 16 so the board has approved that they want to go
 17 forward with the resurfacing. And I said,
 18 well, they did not take the final vote upon
 19 any -- accepting the terms that were presented
 20 by the county.
 21 What they did indicate by vote was they
 22 wanted to proceed with discussions and that
 23 they had some questions, and I outlined what
 24 those questions were.
 25 And I said, you know, "Once your staff

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1 gets back with that information, I will take
 2 it back to the board if you feel like you need
 3 more definitive direction as to whether or not
 4 we accept the terms." And then I haven't
 5 gotten a response to the letter that I sent to
 6 them at this point.
 7 MR. ARGUS: And it's my understanding
 8 that it needs -- the board of county
 9 commissioners are voting on it this month in
 10 order to be in the budget.
 11 MS. McCORMICK: Well, one of the
 12 questions that I posed to her was whether or
 13 not this would need to be included in the
 14 budget for this year, because that was not --
 15 she said she didn't know the answer to that,
 16 and that was something she needed to get
 17 additional input from staff.
 18 And so I don't know. The fact that it's
 19 not -- if it's not included in the budget this
 20 year, if it means that that would have an
 21 effect on the terms that were presented or
 22 not.
 23 MR. ARGUS: Okay. Thank you.
 24 CHAIRMAN RAGUSA: Anything else?
 25 MR. ARGUS: No. I'll be easy on Andy

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1 tonight.
 2 CHAIRMAN RAGUSA: Mr. Mills.
 3 MR. MILLS: Thank you. Two quick
 4 comments. One is -- we haven't seen it in the
 5 last month or who. Can we get the updated
 6 project cost schedule for the parks' project
 7 given that --
 8 MS. WHYTE: Thank you. Absolutely.
 9 MR. MILLS: -- given all the expenses we
 10 allocated?
 11 MS. WHYTE: I started --
 12 MR. MILLS: Okay. Great. Going back to
 13 the flower beds and the landscaping
 14 discussion, and I intended to take photos, but
 15 I've been traveling, so I didn't have the
 16 opportunity. Citrus Park Mall and the
 17 shopping center across from it where Best Buy
 18 and Sports Authority used to be, they do a
 19 tremendous job over there with plantings, not
 20 with flowers but with very colorful plantings
 21 that are sustainable, and they don't have to
 22 keep ripping them out or changing them out.
 23 I don't know who does that work. But is
 24 that something you could have Davey look at as
 25 ideas in lieu of the flower beds or in

1 addition to --
 2 MR. MAYS: Yeah, we can look at that.
 3 MR. MILLS: -- you know, something that
 4 you could just plant and leave. Those things
 5 look great, and it doesn't matter where in the
 6 shopping center. It could be a little pot of
 7 dirt this big, and it's full of multi-colored
 8 plants.
 9 And I'm certainly not a horticulturist.
 10 I don't know what any of them are, but I
 11 remember driving through there a couple of
 12 weeks ago with my wife going, "This looks
 13 great," and then, of course, the critic next
 14 to me said, "Why don't you guys do that here?"
 15 And I promised I would pass that along,
 16 so --
 17 CHAIRMAN RAGUSA: Mr. Barrett.
 18 MR. BARRETT: It is one of the nicest
 19 looking areas in all of this areas. Some of
 20 them appear to be perennials and some of them
 21 appear to be annuals. There are some of them
 22 -- it's kind of mixed, at least from my
 23 understanding.
 24 MR. MILLS: But it looks great.
 25 MS. WHYTE: Majority of them are

1 nothing.
 2 (At 6:17 p.m., the meeting concludes.)
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 Mark Ragusa, Chairman

1 perennials.
 2 MR. CHESNEY: We'll find out -- annuals
 3 are in our contract that was provided by OLM,
 4 which is why we have --
 5 MR. MAYS: Annuals
 6 MR. CHESNEY: -- annuals. And it's gone
 7 from two -- it was four, and then went to two,
 8 and now it's back up to four --
 9 MS. WHYTE: Three.
 10 MR. CHESNEY: -- it's at three now.
 11 MR. MAYS: Three.
 12 MR. CHESNEY: It changes.
 13 MR. MILLS: So just a recommendation to
 14 look at it. Thank you.
 15 CHAIRMAN RAGUSA: Anything else?
 16 (No response.)
 17 CHAIRMAN RAGUSA: Motion to adjourn
 18 would be appropriate.
 19 MR. ROSS: So move.
 20 MR. MILLS: Second.
 21 CHAIRMAN RAGUSA: All in favor raise
 22 your hand.
 23 (All board members signify in the
 24 affirmative.)
 25 CHAIRMAN RAGUSA: Motion passes five to

CERTIFICATE OF REPORTER

STATE OF FLORIDA:
 COUNTY OF HILLSBOROUGH:

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

Witness my hand and seal July 26, 2016, in the City of Tampa, County of Hillsborough, State of Florida.

Kimberly Ann Roberts
 Notary Public
 State of Florida at Large