

RE: WESTCHASE COMMUNITY
DEVELOPMENT DISTRICT

TRANSCRIPT OF: PROCEEDINGS

DATE: September 13, 2016
TIME: 4:05 p.m. - 5:41 p.m.
PLACE: Westchase Community
Association Office
10049 Parley Drive
Tampa, Florida

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

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APPEARANCES:
WESTCHASE COMMUNITY DEVELOPMENT
DISTRICT BOARD MEMBERS:

Mark Ragusa, Chairman
Greg Chesney
Bob Argus
Jim Mills (Telephonically)

ALSO PRESENT:
SEVERN TRENT SERVICES:
Andy Mendenhall
Alan Baldwin (Telephonically)

DISTRICT ATTORNEY:
Erin McCormick

DISTRICT ENGINEER:
Tonja Stewart

WESTCHASE STAFF:
Sonny Whyte
Doug Mays

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1 The transcript of Westchase Community
2 Development District Board Meeting, on the 13th
3 day of September, 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.
10 Welcome to the September 13, 2016 Westchase
11 Community Development meeting.

12 The record should reflect that
13 Supervisors Argus, Ragusa and Chesney are
14 present in person, Supervisor Mills is on the
15 phone, and Supervisor Ross is on his way
16 here. We're going to go ahead and start.

17 We have -- I would like to start by
18 asking everybody to stand and join me in the
19 Pledge of Allegiance.

20 (The Pledge of Allegiance was recited.)

21 CHAIRMAN RAGUSA: Thank you. We have
22 the consent agenda. Mr. Argus has submitted a
23 typographical issue, a scrivener error, on
24 Page 94, Line 17. It reads "No," n-o, no, and
25 k-n-o-w. It should be "To know," T-o

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1 k-n-o-w. With that, that is the only change
 2 I'm aware of.
 3 We've also have the financial statements
 4 as of July 31, 2016. A motion to approve the
 5 consent agenda would be appropriate.
 6 MR. ARGUS: So moved.
 7 MR. CHESNEY: Second.
 8 CHAIRMAN RAGUSA: Any further
 9 discussion?
 10 (No response.)
 11 CHAIRMAN RAGUSA: Hearing none, all in
 12 favor please signify by saying aye.
 13 (All board members signify in the
 14 affirmative.)
 15 CHAIRMAN RAGUSA: Thank you, Mr. Mills.
 16 That motion passes four to nothing.
 17 (Motion passes.)
 18 CHAIRMAN RAGUSA: We have a public
 19 hearing now to adopt the fiscal year 2017
 20 budget. Do we need Alan on the line for
 21 that? I don't know that we're going to have
 22 if we have any questions.
 23 MR. MENDENHALL: Well, I had him just in
 24 case there were some questions on the line.
 25 CHAIRMAN RAGUSA: Okay. Thank you.

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1 MR. MENDENHALL: And we can just release
 2 him afterwards if there's no questions.
 3 CHAIRMAN RAGUSA: Okay. A motion to
 4 open the public hearing to adopt the fiscal
 5 year 2017 budget would be appropriate.
 6 MR. ARGUS: So moved.
 7 MR. CHESNEY: Second.
 8 CHAIRMAN RAGUSA: The public hearing is
 9 now open. We are going to open up the 2017
 10 budget for any public comment.
 11 Would you like to speak on the 2017
 12 Westchase budget?
 13 MS. CARTER: This is what this is,
 14 starting the budget?
 15 CHAIRMAN RAGUSA: Yes, ma'am.
 16 MR. MENDENHALL: Yes.
 17 CHAIRMAN RAGUSA: If you would, just
 18 identify who you are.
 19 MS. CARTER: Okay. My name is Jane
 20 Carter. I'm the owner of 10612 Sheldon Road.
 21 CHAIRMAN RAGUSA: That is Burger King
 22 property?
 23 MS. CARTER: There's a Burger King
 24 restaurant on that property.
 25 CHAIRMAN RAGUSA: Okay. And what

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1 comment do you have on the proposed budget for
 2 neck year?
 3 MS. CARTER: Okay. I have some
 4 printouts here, which I will share with you,
 5 if you'd like.
 6 It's just that it seems like our CDD
 7 fees at that location are extremely high, and
 8 they're really a hardship to pay. We pay the
 9 same CDD fees as CVS pharmacy on the corner
 10 and Applebee's restaurant which is next door.
 11 We have a smaller site, excluding our
 12 wetlands out there, and, of course, the value
 13 of the site is significantly different, and
 14 the income level that we take in is
 15 significantly different.
 16 So one of the things I wanted to present
 17 is that the wetlands that we have there
 18 adjoins the CDD wetlands and is a part of,
 19 but yet we're paying CDD fees on that
 20 property which will also joins not just that
 21 -- which drains not just our property but
 22 surrounding properties as well.
 23 I wanted to see if you would give
 24 consideration to possibly reducing our CDD
 25 fees for that location. And if you would like,

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1 I can give you a printout of the three
 2 properties. I meant to make copies for
 3 everyone. My printer stopped working. I'm
 4 sorry.
 5 MR. MENDENHALL: And I'll go ahead and
 6 scan and send around later as well.
 7 MR. CHESNEY: I just want to look at the
 8 locations.
 9 MS. CARTER: That is the CVS site. This
 10 is Applebee's site, and this is our parcel
 11 here.
 12 MR. CHESNEY: Have you had -- what was
 13 your name again?
 14 MS. CARTER: Jane Carter.
 15 MR. CHESNEY: Jane Carter. Andy, has
 16 Jane spoken to anyone in your office?
 17 MR. MENDENHALL: Yeah, Jane and I had a
 18 conversation, and we talked about -- she
 19 explained her concerns, much like she has
 20 tonight, and we went over a little bit of the
 21 Fishkind methodology and how it's put together
 22 and how the assessments are determined in
 23 broad terms.
 24 MR. CHESNEY: Okay.
 25 MS. CARTER: I read that over, to the

Page 9 1 best of my knowledge. It was kind of lengthy. 2 MR. MENDENHALL: Yes. 3 MS. CARTER: And I tried to understand 4 the methodology. And it seemed to refer to 5 the fact that other things were involved in 6 the methodology other than just the amount of 7 acres there. 8 MR. MENDENHALL: Yeah. 9 MR. CHESNEY: Well, yeah, what they do 10 is, it's the size of the parcel, plus it's the 11 type of establishment. And what they do is, 12 that generates trip number. 13 So they go by the number of assumed -- 14 not actual, but assumed -- trips to that 15 location. So you might imagine a fast food 16 restaurant, a lot of times -- maybe not that 17 particular location, but a lot of times might 18 have some very high trip counts. 19 MS. CARTER: Uh-huh. 20 MR. CHESNEY: I was unaware -- 21 MS. CARTER: I wish that was it. 22 MR. CHESNEY: Yeah. Unfortunately, we 23 kind of already went through this this year, 24 so there's not really much we can do this 25 year.	Page 11 1 about. I always thought his was kind of high, 2 too, and I never really thought about the 3 wetlands part. 4 MS. CARTER: Yeah, because -- 5 MR. BARRETT: Mark, can I ask a 6 clarifying question? 7 CHAIRMAN RAGUSA: Sure. 8 MR. BARRETT: When the CDD -- do you 9 know if when the CDD used the parcel size, 10 have they included the wetlands in that 11 calculation -- 12 MS. CARTER: No -- 13 MR. BARRETT: -- or are they stripped 14 out? 15 MR. MENDENHALL: I'm not sure 100 16 percent. My speculation would be that it 17 would be included. If it's conservation area 18 that's on the parcel itself, it should be. 19 MS. CARTER: I think it must be. 20 CHAIRMAN RAGUSA: The standard is not 21 usable. 22 MR. CHESNEY: Yeah. Yeah. 23 CHAIRMAN RAGUSA: Usable square footage 24 is not the standard. It's owned property. 25 MR. ARGUS: Yeah.
Page 10 1 We can't change the methodology except 2 for once a -- at most, one a year, and we 3 already passed it, but we can go ahead and 4 look at this secondary parcel for next year. 5 I understand what you're saying about the 6 wetlands. 7 MS. CARTER: Uh-huh. And there is an 8 aerial photograph on the back of your package, 9 and you can see that about half of the site or 10 more is in this wetlands area -- 11 MR. CHESNEY: Yeah. 12 MS. CARTER: -- not half, but probably a 13 third of it. 14 MR. ARGUS: Yeah. 15 MR. CHESNEY: Because, I mean, we would 16 just have to look at some others -- you know, 17 I had never really thought about the wetlands, 18 because I can think of at least one other 19 parcel that might explain why they always get 20 such a high trip count -- 21 MR. MAYS: (Inaudible) 22 MR. CHESNEY: -- certain private 23 individual -- 24 MR. ARGUS: Yeah. 25 MR. CHESNEY: -- that I've always talked	Page 12 1 MR. BARRETT: It's owned property. 2 MR. CHESNEY: I don't know either, but I 3 would think that Mark is correct, but -- so -- 4 CHAIRMAN RAGUSA: Well, here's -- I 5 think Mr. Chesney is right. It is too late in 6 our process to go back and revisit the 7 methodology. What I would like to do, though, 8 is, I am going to ask the district manager -- 9 and I'm not picking on your adjacent parcel, 10 and they're good examples. 11 MS. CARTER: Yeah. 12 CHAIRMAN RAGUSA: What I would like to 13 have our district manager do is run through 14 how the three parcels were calculated, because 15 Hillsborough County property records does not 16 actually show our methodology as it applies to 17 those properties. 18 MS. CARTER: Yes. 19 CHAIRMAN RAGUSA: And I don't know if 20 they have the same trip designation code. I 21 don't know if they're the exact same. 22 MS. CARTER: Uh-huh. 23 CHAIRMAN RAGUSA: I suspect they are 24 not. But I would like to know exactly how 25 each one was calculated, and obviously you

Page 13 1 can -- 2 MR. CHESNEY: Obviously you can -- I 3 know they're not. 4 MS. CARTER: Here -- 5 CHAIRMAN RAGUSA: There's tremendous 6 differences in the assessed value. 7 MS. CARTER: If anyone needs an 8 additional one -- 9 CHAIRMAN RAGUSA: Thank you. What I'd 10 like to do -- and that would provide the 11 information for the supervisors and for you, 12 so you can at least see that CVS has a 13 different calculation than your Burger King 14 restaurant. 15 MR. ARGUS: Right. 16 MS. CARTER: Yeah. And there also at 17 Linebaugh and Sheldon Road. 18 MR. ARGUS: Right. 19 CHAIRMAN RAGUSA: Square footage doesn't 20 really matter. 21 MS. CARTER: But I'm talking about -- 22 you're talking about trip counts. 23 CHAIRMAN RAGUSA: It's not -- trip count 24 is based on scientific studies that show that 25 -- and I'll use a single-family home, for	Page 15 1 they have a high trip count. 2 And the concept is that the more people 3 that are coming to your business are using the 4 infrastructure and the roadway, and that's 5 what we base our assessments on: Who is using 6 the roads and who is using the common areas. 7 Now, I'm sure Andy explained to you that 8 certain things that we, as a CDD, do in the 9 community are not assessed to you as a 10 commercial owner, like, for example, homes get 11 assessed certain expenses and costs that the 12 business do not -- 13 MS. CARTER: Like the parks and 14 recreational -- 15 CHAIRMAN RAGUSA: -- correct -- the 16 parks, things of that nature. So we actually 17 have two different methodologies, one for 18 commercial and one for residential. 19 So you're not paying for the parks, the 20 park improvements and things of that nature. 21 MS. CARTER: Correct. 22 CHAIRMAN RAGUSA: But you do -- and, you 23 know, we are sympathetic, we recognize that 24 the big commercial parcels do pay a lot in CDD 25 assessments.
Page 14 1 example -- that is the standard of one. 2 MS. CARTER: Oh, it's not an individual 3 intersection. 4 CHAIRMAN RAGUSA: No. It's assumed -- 5 MR. CHESNEY: Yeah, it's assumed, not 6 actual. 7 CHAIRMAN RAGUSA: -- all across the 8 board, even if you have 25 entrances in, 9 you're still going to have the same trip count 10 calculating factor that you would if you had 11 one entrance, and it really isn't -- the 12 square footage of your lot does matter to some 13 extent. 14 But, for example -- it's interesting -- 15 the example we heard over countless years is 16 the golf course. Everybody wants to know why 17 the golf course -- it's such a huge parcel of 18 property -- but its assessment is minimal in 19 the overall scheme of things, and that is 20 because not a lot of people actually go to a 21 golf course in a given day. 22 And it took me a while to come to grasp 23 with that. But it has a very low trip count 24 number, whereas a CVS and a Burger King, and 25 the high volume stores, Publix, for example,	Page 16 1 Unfortunately, now is not the time for 2 us to address it because we actually already 3 approved those, the methodologies, but I would 4 like -- 5 MS. CARTER: I realize it's late in the 6 day. 7 CHAIRMAN RAGUSA: It's never too late. 8 MS. CARTER: It is for this year, but 9 perhaps you can give consideration for next 10 year. 11 CHAIRMAN RAGUSA: Absolutely. We will 12 do that. And that's why I'm going to ask for 13 the three parcels side by side. 14 MR. MENDENHALL: Yeah. Yeah, we can get 15 the comparison. 16 MR. ARGUS: The parcels north on Sheldon 17 from the Burger King, the business office park 18 that's outside of Westchase. 19 CHAIRMAN RAGUSA: That's not ours. 20 MR. ARGUS: Okay. 21 MR. BARRETT: Well, actually, Mark, I 22 think it's split like right down the middle, 23 because some of them are and some of them are 24 not. 25 MR. ARGUS: I'd like to -- if it is, I

Page 17 1 would like to include that fourth parcel. 2 CHAIRMAN RAGUSA: I thought it ended at 3 the Burger King. 4 MS. WHYTE: No. No. No. That spot, I 5 believe -- 6 MR. CHESNEY: I thought it did, too. 7 MS. WHYTE: -- I just looked at it not 8 long ago. 9 CHAIRMAN RAGUSA: Andy, can you look 10 into that? 11 MR. MENDENHALL: Yes. 12 CHAIRMAN RAGUSA: Thanks, Chris. We'll 13 try to look at the office park that's -- 14 MS. CARTER: Are you talking about the 15 rest of that wetlands areas? 16 MR. ARGUS: Yes. Yes. 17 CHAIRMAN RAGUSA: To the north of you, 18 and there's an office park. I didn't know -- 19 MR. ARGUS: Which also includes some 20 wetlands. 21 MS. CARTER: Right. And the CDD owns 22 that parcel -- 23 CHAIRMAN RAGUSA: We own part of that. 24 MS. CARTER: -- and the back half. So 25 you can see on --	Page 19 1 King, and Four is the office. 2 (Ms. Stewart enters the room.) 3 MR. CHESNEY: Okay. 4 MR. BALDWIN: Just as an FYI. 5 CHAIRMAN RAGUSA: Okay. Thank you. 6 Alan -- 7 MR. CHESNEY: Alan, can you tell me, is 8 the commercial -- I know the residence is done 9 by frontage. 10 Is the commercial done on total lot 11 square footage, or is it some type of frontage 12 line item? 13 MR. BALDWIN: I'm not sure on that part 14 of the methodology. 15 MR. ARGUS: It's also based on acreage. 16 MR. CHESNEY: Yeah. So that's what I 17 think. It's been a long time since we looked 18 at commercial. 19 CHAIRMAN RAGUSA: Okay. Well, we will 20 look at it. And you raised an interesting 21 concept. I think I just heard you say, Could 22 you give the CDD some of your wetland? That's 23 an interesting concept. 24 You own the road, though, don't you? 25 You own the access road that runs in front of
Page 18 1 MR. ARGUS: Yeah. The last page shows 2 it. 3 MS. CARTER: -- I have other diagrams 4 that I can show you that. I brought -- this 5 shows that the CDD owns the most of that. 6 MR. CHESNEY: No. This is fine. Yeah. 7 I'm not -- 8 MR. BALDWIN: (Inaudible) 9 MS. CARTER: I would like to give you my 10 part if you're wanting to have it. 11 MR. CHESNEY: Okay. That's something to 12 think about. 13 MR. MENDENHALL: Do we have someone on 14 the -- 15 MR. ARGUS: Yeah. Jim. 16 MR. MENDENHALL: Go right ahead, Jim. 17 MR. BALDWIN: No. This is Alan. 18 MR. MENDENHALL: Oh. Go right ahead, 19 Alan. 20 MR. BALDWIN: Okay. From what I'm 21 looking at -- I'm looking at the assessment 22 table on the back of the budget, and it looks 23 like the section is 446, split out into 24 Sections One, Two, Three and Four. One is 25 Eckerds, Two is Applebee's, Three is Burger	Page 20 1 the wetland? 2 MS. CARTER: I don't know where -- I 3 should have brought the complete survey in 4 there. 5 CHAIRMAN RAGUSA: It shows that you own 6 the road that's in front -- 7 MS. CARTER: Oh, this little road you're 8 talking about -- 9 CHAIRMAN RAGUSA: Yes. This runs in 10 front -- 11 MS. CARTER: -- this part of it, and 12 this part of it, I guess. 13 CHAIRMAN RAGUSA: Yes. 14 MS. CARTER: That's correct. 15 CHAIRMAN RAGUSA: Okay. That's 16 something maybe we'll have our counsel take a 17 look at and see if that impacts your 18 assessments. 19 The problem is I don't -- this little 20 bit of -- I don't know if it impacts our 21 permitting, et cetera, if we were to take this 22 parcel. 23 MS. CARTER: Uh-huh. I called the 24 county about it because we get taxed by the 25 county on this, and the rest of the parcel,

Page 21 1 this -- 2 CHAIRMAN RAGUSA: Right. 3 MS. CARTER: -- and this, there's zero 4 tax on that. So my question for them -- 5 CHAIRMAN RAGUSA: Well, the CDD owns 6 that. We don't pay taxes on it. 7 MS. CARTER: That's right. And so this 8 and this is excluded from any tax. So if you 9 added this to yours, I don't think you would 10 have any tax -- 11 CHAIRMAN RAGUSA: We'll have Erin, our 12 legal counsel, who will be here shortly, we'll 13 have her look at it, but it won't be today. 14 MS. CARTER: Okay. 15 CHAIRMAN RAGUSA: And I'm sure you want 16 to keep the road, unless you want to give us 17 the road. 18 MS. CARTER: Probably not. 19 CHAIRMAN RAGUSA: I wouldn't think you 20 would want to divide the road. 21 MS. CARTER: Yeah. 22 CHAIRMAN RAGUSA: But, you know, we can 23 look at this parcel here, carve out -- 24 MS. CARTER: Uh-huh. 25 CHAIRMAN RAGUSA: -- if we can do -- our	Page 23 1 MS. CARTER: But they're a franchise -- 2 Burger King is the franchisee. However, they 3 have sublet it to a large franchisee called 4 Quality Dining and -- but Burger King does pay 5 the taxes, and then their franchisee 6 reimburses them for the taxes. 7 MR. ARGUS: Okay. And do you have a 8 card or -- 9 MS. CARTER: No, I don't. 10 MR. ARGUS: -- if you could give Andy 11 your contact information. 12 MS. CARTER: Okay. Sure. I'll be happy 13 to do that. I should have brought some cards, 14 so -- 15 MR. ARGUS: Write it on the back of 16 that. 17 MS. CARTER: Okay. 18 CHAIRMAN RAGUSA: We will have counsel 19 take a look at some issues, and they will get 20 back to you on whether we could take part of 21 your wetland out -- 22 MR. CHESNEY: If we want to -- 23 CHAIRMAN RAGUSA: -- if you're 24 interested in doing that. What's that? 25 MR. CHESNEY: Yes, we have to think
Page 22 1 counsel will at least talk -- 2 MS. CARTER: I mean, I would love to 3 develop it, but -- 4 CHAIRMAN RAGUSA: You can't, because 5 it's a wetland you're not going -- 6 MS. CARTER: It's loaded with cypress 7 trees, so -- 8 CHAIRMAN RAGUSA: Because it's a 9 wetland. 10 MR. ARGUS: According to a report you 11 gave us, it's owned by somebody in Houston. 12 Are you local? 13 MS. CARTER: It really isn't. Yes, I'm 14 local. 15 MR. ARGUS: Okay. 16 MS. CARTER: They -- in fact, I stopped 17 getting TRIM notices on that property last 18 year because Burger King, I guess, has someone 19 else that does their -- paying their taxes. 20 They farm it out -- 21 MR. ARGUS: So you're a franchisee? 22 MS. CARTER: I'm not a franchisee. I 23 just own the property. 24 CHAIRMAN RAGUSA: Ground lease. 25 MR. ARGUS: Okay.	Page 24 1 through all those issues. 2 CHAIRMAN RAGUSA: Of course, and that's 3 why Erin is going to do it and not you and 4 me. 5 MS. CARTER: What do you just want, 6 telephone number and -- 7 MR. ARGUS: Yeah. Email address -- name 8 and email address and number. 9 CHAIRMAN RAGUSA: Any other public 10 comment on the 2017 budget? 11 (No response.) 12 CHAIRMAN RAGUSA: Alan, do you have any 13 comment? 14 MR. BALDWIN: No, not at this time. 15 CHAIRMAN RAGUSA: Andy? 16 MR. MENDENHALL: No. I have nothing 17 additional. 18 CHAIRMAN RAGUSA: Okay. Any supervisor 19 comment or input on the 2017 budget? 20 (No response.) 21 CHAIRMAN RAGUSA: Okay. A motion to 22 close the public hearing for the 2017 budget. 23 MR. ARGUS: So moved. 24 MR. CHESNEY: second. 25 CHAIRMAN RAGUSA: We have a motion and

Page 25 1 it's been seconded. 2 Any discussion? 3 (No response.) 4 CHAIRMAN RAGUSA: All in favor please 5 say aye. 6 (All board members signify in the 7 affirmative.) 8 CHAIRMAN RAGUSA: Thank you, Mr. Mills. 9 That motion passes four to one to close the 10 public hearing. 11 (Motion passes.) 12 CHAIRMAN RAGUSA: We have now -- four to 13 zero. Thank you for correcting me. 14 We now have two resolutions in front of 15 you. The first one is Resolution 2016-5. I 16 will read it into the record. 17 It reads, "A resolution of the Westchase 18 Community Development District relating to the 19 annual appropriations of the district and 20 adopting the budget for the fiscal year 21 beginning October 1, 2016, colon, and ending 22 September 20, 2017, comma, and referencing the 23 maintenance and benefit special assessments to 24 be levied by the district for said fiscal 25 year."	Page 27 1 MR. ARGUS: So move. 2 CHAIRMAN RAGUSA: Do we have a second? 3 MR. MILLS: Second. 4 CHAIRMAN RAGUSA: Any further discussion 5 on Resolution 2016-6? 6 MR. ARGUS: And once again Alan will 7 fill in the blanks? 8 CHAIRMAN RAGUSA: Yes. Okay. Hearing 9 nothing -- 10 MR. BALDWIN: I didn't hear that. I'm 11 sorry. 12 CHAIRMAN RAGUSA: Alan will fill them in 13 the blanks on the amounts. 14 MR. BALDWIN: I've already -- if you 15 want them now, I can go ahead and give them to 16 you. 17 CHAIRMAN RAGUSA: Go ahead, if you would 18 publish the amounts. 19 MR. BALDWIN: For the appropriation, the 20 first resolution, the general fund 21 appropriation is \$3,209,729. The debt service 22 is \$1,202,832. For a grand total of 23 \$4,412,561. 24 MR. BARRETT: Fifty one? 25 CHAIRMAN RAGUSA: Fifty one?
Page 26 1 MR. ARGUS: So moved. 2 CHAIRMAN RAGUSA: We have a motion to 3 approve Resolution 2016-5. 4 Do we have a second? 5 MR. MILLS: Second. 6 CHAIRMAN RAGUSA: We have a second. Any 7 further discussion? 8 (No response.) 9 CHAIRMAN RAGUSA: All in favor of the 10 motion please signify by saying aye. 11 (All board member signify in the 12 affirmative.) 13 MR. ARGUS: The blanks are going to be 14 filled in by Alan? 15 MR. MENDENHALL: Correct. 16 CHAIRMAN RAGUSA: Yes. 17 MR. ARGUS: Okay. 18 CHAIRMAN RAGUSA: That motion to approve 19 Resolution 2016-5 passes four to zero. 20 (Motion passes.) 21 CHAIRMAN RAGUSA: The next resolution is 22 2016-6. It reads, "A resolution levying and 23 imposing a non-ad valorem maintenance special 24 assessment for the Westchase Community 25 Development District for fiscal year 2017."	Page 28 1 MR. BARRETT: Was that fifty one, Alan? 2 MR. BALDWIN: Five six one. 3 CHAIRMAN RAGUSA: Thank you. All right. 4 And for the second resolution. 5 MR. BALDWIN: The general fund revenues 6 for the assessments is \$3,390,079. Debt 7 service is \$1,199,570. 8 CHAIRMAN RAGUSA: Thank you. All in 9 favor of the motion to approve and adopt 10 Resolution 2016-6 please signify by saying 11 aye. 12 (All board member signify in the 13 affirmative.) 14 CHAIRMAN RAGUSA: That motion passes 15 four to nothing as well. 16 (Motion passes.) 17 CHAIRMAN RAGUSA: All right. Engineer's 18 report. Tonja, I see you showed up. 19 Welcome. 20 MS. STEWART: Yeah, I was late because 21 Erin told me she was going to be late. 22 Hydrobraking. 23 MR. CHESNEY: Oh. You know, I actually 24 saw this. Where was this being done? 25 MS. STEWART: Actually Bio Mass Tech

Page 29 1 sent me that link. 2 MR. CHESNEY: Somebody else actually 3 sent this to me, not this, but bio ranking 4 within the last month. It wasn't you, was 5 it? I can't remember who it was. Was it you? 6 MS. WHYTE: No. You sent it to us, and 7 I sent it to her. 8 MS. STEWART: So, yes, FYI, whatever. 9 MR. CHESNEY: Okay. 10 MS. STEWART: The main reason I'm here, 11 I'll wait for Erin to get here to talk about 12 the hearing. We obviously went to the hearing 13 this morning, so -- and she presented the 14 information in regard to the drainage issues 15 to the board. 16 CHAIRMAN RAGUSA: You want to wait for 17 Erin then? 18 MS. STEWART: Yeah, we can wait for 19 her. But I have another report on the erosion 20 issues. 21 I sent out the report. I'm assuming 22 everyone has had a chance to read it. 23 CHAIRMAN RAGUSA: Yes. 24 MS. STEWART: I actually did a little 25 preliminary sketch on where I think we should	Page 31 1 if it would take, based on the numbers I just 2 threw out on the table, maybe you might be 3 willing to entertain some additional planting 4 because it is the cheapest avenue, a dollar a 5 foot, instead of a hundred and ten dollars a 6 foot. 7 MR. CHESNEY: I walk around. The plants 8 seem to do fine, as long as they don't get 9 overwhelmed. There's a few areas where the 10 water came up and just of washed them away, 11 but some areas it held together nice. It all 12 kind of depends. 13 MS. STEWART: Yeah. And keep in mind, 14 there will be some discounts, this number, 15 based on there being some work previously done 16 and some plants. You could probably, you 17 know, knock off probably \$100,000, \$200,000 18 off of it. 19 CHAIRMAN RAGUSA: And when are we going 20 to start special assessing those who back up 21 to the lakes? 22 MS. WHYTE: Excuse me? Hold on. 23 MR. CHESNEY: We don't have to do it. 24 Just because she makes a recommendation 25 doesn't mean --
Page 30 1 do aquatic plants, concrete rubble, and 2 Flexamat, to give us some more accurate 3 information. Doug is going to need to look at 4 it to provide input. 5 But the reality of where we are right 6 now, instead of my original estimate of 70,000 7 lineal feet of erosion repair, it's more like 8 59,047 lineal something, but the issue is the 9 majority of the repair will be the Flexamat, 10 which is more expensive, of course. 11 I estimated the Flexamat, total cost 12 being about 4.7 million dollars, the concrete 13 rubble being about 170,000, and the planting 14 upon banks is about 15,000. 15 MR. ARGUS: \$5,000,000. And our 16 commercial person left. 17 MR. CHESNEY: Checking my heart here. 18 Okay. 19 MS. CARTER: And so that's -- and I'm 20 probably going to be having this conversation 21 with every one of my clients because of the 22 high water levels killing off the grass. 23 So this is the situation that everybody 24 is going to be dealing with. You know, maybe 25 if we can experiment with the club rush to see	Page 32 1 CHAIRMAN RAGUSA: I understand. 2 MR. CHESNEY: Okay. 3 MS. STEWART: What I'm trying to do -- 4 first of all, keep in mind, the majority of 5 your ponds have a 20-foot maintenance berm 6 that you own. So it gives you a lot of room 7 for error, for lack of a better word. 8 The Greens is the only community where 9 that 20-foot berm is in an easement in these 10 people's back yards. So those are the areas 11 you're going to see become problematic before 12 other parts of the community. 13 MR. ARGUS: Are most of the ponds -- 14 CHAIRMAN RAGUSA: Mr. Argus. 15 MR. ARGUS: -- in the Greens on the golf 16 course? 17 MS. STEWART: No. 18 MR. CHESNEY: Explain that to me. 19 Why -- 20 MS. STEWART: It's very common for 21 developers to maximize the land and the 22 efficiency of the land, that when development 23 standards start requiring 20-foot-wide 24 maintenance berms for trucks and vehicles to 25 be able to drive around it, it ate up their

1 land for houses.

2 So in order to try to pick some of that
3 back up again, they would take that bank, and
4 instead of if being in addition to a lot, they
5 would make it part of the lot, so --

6 MR. CHESNEY: I understand that. But
7 how does that impact us? That's what I was
8 getting at.

9 MS. STEWART: Oh. Because the houses
10 are right up on the easement versus the houses
11 have -- when you own the bank, they have a
12 20-foot backyard, then the 20-foot maintenance
13 berm versus when it's in an easement, the
14 house are right up on the bank.

15 So you don't have as much room for
16 failure of the slope.

17 CHAIRMAN RAGUSA: Okay. Mr. Barrett

18 MR. ARGUS: Are the Greens the only --

19 CHAIRMAN RAGUSA: Mr. Argus.

20 MR. ARGUS: -- village like this?

21 MS. STEWART: Yes.

22 MR. ARGUS: Thank you. Sorry.

23 CHAIRMAN RAGUSA: Mr. Barrett.

24 MR. BARRETT: How many -- and I know you
25 gave the lineal feet. How many ponds in

1 general does this affect?

2 MS. STEWART: If you give me a second,
3 I'll count them up.

4 We originally had planned on 120, but
5 we're cleaning up our pond map and wound up
6 having significantly less, so let me count
7 them up really quick.

8 CHAIRMAN RAGUSA: It's 40 or 50.

9 MR. CHESNEY: Can I ask a question?

10 CHAIRMAN RAGUSA: Yes, sir.

11 MR. CHESNEY: So didn't -- help me out.
12 I don't keep as good of notes as I used to.

13 Didn't we allocate some planting?

14 CHAIRMAN RAGUSA: Yes.

15 MR. CHESNEY: Have we planted wherever
16 we were going to plant?

17 MR. MAYS: Yes, we have a proposal right
18 now that's been accepted, and we're waiting
19 on --

20 MR. CHESNEY: But we haven't started
21 planting yet. We're going to wait for the
22 water to go down.

23 MR. MAYS: Correct.

24 MR. CHESNEY: And how much did we
25 allocate for planting?

1 CHAIRMAN RAGUSA: It's fifteen, isn't
2 it?

3 MR. CHESNEY: It's fifteen grand. Is
4 that what it was? Okay. And we allocated, I
5 think, sixty in the budget for next year.

6 MR. MAYS: Right.

7 MR. CHESNEY: Okay.

8 CHAIRMAN RAGUSA: I could be wrong on
9 fifteen. That's kind of what I remember.

10 MR. CHESNEY: Oh, that sounds good.

11 MR. MAYS: (Inaudible)

12 MR. CHESNEY: That sounds right.

13 CHAIRMAN RAGUSA: Well, Tonja, let me
14 ask this: Have you gotten with staff to
15 identify the best lakes that would serve as a
16 test for the vegetation plantings?

17 MS. STEWART: I know Doug has some in
18 mind, and my little map -- so he's going to
19 take a look at my map and see if we agree.

20 CHAIRMAN RAGUSA: Okay. Well, Sonny,
21 let me ask this. We're running down the end
22 of the month and into the fiscal year. Do we
23 have additional monies that we could earmark
24 -- without going into the undesignated
25 reserves, do we have money so we could

1 designate it for the test lakes?

2 MS. WHYTE: We've already approved
3 that. We have a small amount that we approved
4 already, yes. We do have a small number,
5 because, keep in mind, in order to balance the
6 budget balance last year, some of the accounts
7 moved around.

8 CHAIRMAN RAGUSA: Yes.

9 MS. WHYTE: And so we did do an erosion
10 repair this year, which was a little over our
11 budget, so we do have to compensate from -- to
12 balance that.

13 So we have a little bit, and that's why
14 we're doing the brush --

15 MR. MAYS: Club rush.

16 MS. WHYTE: -- club rush, that we
17 approved to have the club rush put in.

18 CHAIRMAN RAGUSA: Will that be done
19 before the end of the month?

20 MS. WHYTE: It will be done before the
21 budget -- we have until -- it's been approved,
22 and it should be in by the end of this month.

23 MR. MAYS: Yes.

24 CHAIRMAN RAGUSA: Will that expenditure
25 hit the 2016 budget?

1 MS. WHYTE: It will hit this year's
2 budget.
3 CHAIRMAN RAGUSA: Okay.
4 MS. WHYTE: That was one of the --
5 CHAIRMAN RAGUSA: At the moment, do you
6 need anything else from the board?
7 MS. STEWART: No. I'm basically just
8 providing you information to digest. I didn't
9 expect to hear -- but think very hard about
10 the fact that the aquatic plants are the least
11 expensive way of dealing with slope
12 stabilization, so we know that that's a
13 problematic plant with the residents, so I
14 think we're going to have to find a balancing
15 act.
16 If, indeed, we experiment with it and it
17 works, you may choose to do more plantings
18 than the Flexamat, trying to balance it out a
19 little bit more.
20 MR. MAYS: What about the two areas --
21 MR. CHESNEY: You said the plants are a
22 problem with the residents?
23 MS. WHYTE: Some of the residents don't
24 like the vegetation. It will overtake -- it
25 will overtake the pond area, which is the

1 whole reason we cleaned out --
2 MR. CHESNEY: Then we have Erin send
3 them a waiver that says if their house falls
4 in, then it's up to them.
5 MS. WHYTE: We do have two areas that we
6 sent you --
7 MR. MAYS: Pictures.
8 MS. WHYTE: -- pictures of, and I
9 uploaded them this afternoon. My apologies on
10 the delay. But we haven't gotten a final
11 number yet. Tonja --
12 MS. STEWART: I'm just checking to see
13 if James sent a final number.
14 MS. WHYTE: -- and Doug met with the
15 company, Bio Mass, this week, because we do
16 have two areas that are a real concern, one
17 certainly being in the Greens, which in
18 Greensprings, and the other one being on
19 Springrose, and that's --
20 MR. MAYS: Glenfield.
21 MS. WHYTE: -- a problem. Both of those
22 are a high priority, like immediate priority.
23 CHAIRMAN RAGUSA: For what?
24 MS. WHYTE: Well, that's -- I'll leave
25 that up to Doug, Springrose and Greensprings.

1 MR. MAYS: The one on Greensprings is
2 pretty much the Flexamat. They will do
3 another repair probably -- it looks like it's
4 the --
5 MS. STEWART: He has numbers for
6 Westchase and --
7 MR. CHESNEY: Is it impacting the home?
8 MR. MAYS: Four houses. Yeah.
9 MS. WHYTE: He has pictures because you
10 can't get a mower --
11 MR. MAYS: Yeah, in the picture, you can
12 see they have lost probably close to ten feet
13 of yard back there, and we're talking at
14 least putting six feet back --
15 MS. STEWART: Yeah, I'm sending them
16 right now.
17 CHAIRMAN RAGUSA: Did you email those
18 pictures?
19 MS. WHYTE: I did. They're in Dropbox.
20 It didn't come through?
21 MR. ARGUS: I'm not getting it.
22 MS. WHYTE: I uploaded them.
23 CHAIRMAN RAGUSA: What are they called?
24 MS. WHYTE: Greensprings there under
25 "Field Office Report."

1 MS. STEWART: Uh-huh.
2 CHAIRMAN RAGUSA: I've got three
3 photographs?
4 MS. WHYTE: Yes. Three for Greensprings
5 and three for Springrose.
6 CHAIRMAN RAGUSA: Okay.
7 MS. WHYTE: I mean, it's obviously very
8 difficult for you to see what they look like,
9 but just to give you a general idea.
10 MS. STEWART: Uh-huh.
11 CHAIRMAN RAGUSA: Okay.
12 MS. WHYTE: And if you need more
13 pictures, we can certainly upload the aerial
14 on Google Earth and give you a better view
15 that way as well.
16 MS. STEWART: Okay. Let me crunch a
17 couple numbers here. I'm thinking it's going
18 to add up to a hundred thousand dollars.
19 MR. MAYS: For just those two repairs?
20 MS. STEWART: Yeah.
21 MS. WHYTE: Because one of them is 1500
22 feet. Right?
23 MS. STEWART: Yeah, he said it was about
24 -- yeah, about a hundred thousand dollars.
25 CHAIRMAN RAGUSA: So the only thing I

Page 41 1 have are two drawings, two surveys -- 2 MR. CHESNEY: Is it two houses? 3 CHAIRMAN RAGUSA: -- no photographs. 4 MR. MAYS: No. One of them is the whole 5 canal behind Springrose. 6 MS. STEWART: The canal, yeah. 7 MR. MAYS: That whole canal, the length 8 of -- probably 30 houses are affected by that 9 canal. 10 MS. STEWART: Doug and I did a canoe 11 trip down the canal, because when Sonny and I 12 were -- 13 MS. WHYTE: I stayed on ground. 14 MS. STEWART: -- actually my brother 15 said, "Can I have a picture of that?" 16 MR. ARGUS: No use for the airboat. 17 MS. STEWART: We -- Sonny and I, when it 18 was raining, went down one of the canals, and 19 I noticed that there were a lot of little 20 trees beginning to recruit, so Doug and I took 21 a trip so we could take a look at the 22 different things, because those little trees 23 turn into big trees, which turn into 24 obstacles, so we want to get rid of them. 25 So we know the canals, all the canals in	Page 43 1 are starting to get quite large. 2 MR. BARRETT: Is that like the Rocky 3 Creek extension that's behind Keswick and 4 Glenfield -- 5 MR. MAYS: Glenfield, correct. 6 Westchase -- 7 MR. BARRETT: It's not the retention 8 pond. It's the creek. 9 MR. MAYS: Correct. 10 MS. WHYTE: Tonja -- Tonja, how much is 11 this, Springrose -- 12 MR. CHESNEY: How much is this one? 13 MS. WHYTE: -- not Springrose -- excuse 14 me -- Greensprings. 15 MS. STEWART: He did not split them. He 16 just said basically he had a total of 2,000 17 lineal feet, and it's about 50 bucks a lineal 18 foot, he said. 19 MS. WHYTE: See, it's literally 20 collapsing. It's just -- 21 CHAIRMAN RAGUSA: For what method? 22 MS. STEWART: The 1500 feet is for 23 cleaning whatever equipment he talked to you 24 about. 25 MR. MAYS: Yes. Removal of all the
Page 42 1 that area on the west side of the community, 2 need a good removal of small trees that are 3 recruited, as well as some palmetto. 4 There is sediment that has accumulated 5 over time that could be spread out to allow it 6 to open up the flow way through there, as well 7 as maybe to use to build for some of these 8 erosion repairs, particularly behind this one 9 house. 10 So I just think that it overall needs a 11 general clearing, and I guess your having Bio 12 Mass prices, instead of me trying to do it 13 internally. 14 MR. MAYS: Yeah, because the equipment 15 that's needed to do something like this is 16 somewhat bigger than what -- I mean, we go 17 through there twice a year manually pulling 18 and throwing stuff out. We'll find two-by- 19 fours, shoes, everything you can think of. 20 MS. WHYTE: You want Greensprings or 21 Springrose? 22 MR. CHESNEY: Where is Springrose? 23 MR. MAYS: So we got through cleaning it 24 out, but it needs a little bit more than that 25 now, because, like she said, some of the trees	Page 44 1 trees that grow through there and the 2 sediment. 3 MS. STEWART: Removing sediment. 4 MR. ARGUS: So where the creek leaves 5 Westchase neighborhood and goes into Twin 6 Branch Acres, is that all cleared down there 7 or -- 8 MR. MAYS: It's clear, but there are a 9 lot of new trees and things hanging it -- 10 palmettos, especially, they can jam it -- jam 11 it up with pine straw or two-by-fours or -- I 12 saw a four-by-four floating in there and -- 13 just a lot of debris needs to be removed. 14 And some of the trees that used to be 15 like on land, for instance, behind Springrose, 16 that lady's house -- there's a palm tree 17 behind her house that used to be in soil when 18 I first got here 11 years ago, and I probably 19 checked it out then two years of being here, 20 and now that palm tree is actually in the 21 water. 22 MS. STEWART: And I looked up the 23 original design tailwater conditions. They 24 had it at negative 1.2 feet was the water 25 level in 1988 with a peak elevation being at

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1 two feet. The top of the bank of the creek is
 2 like five feet with probably the water level
 3 is actually up to maybe seven feet.
 4 MR. CHESNEY: Didn't the -- Doug, when
 5 we looked at some of these others, we had
 6 talked about maybe doing some alternative like
 7 -- I mean, the mat, I mean, it's cool, but
 8 it's just concrete in dirt.
 9 MS. STEWART: Well, the problem we had
 10 was the coconut jute all failed because we
 11 couldn't get the plants to recruit.
 12 The plants were the stabilization for the
 13 coconut jute, which was cheaper. Okay?
 14 MR. CHESNEY: I just saw -- I'm
 15 comparing it to -- I also participate at
 16 Eastlake, and they do -- you know, for a long
 17 time they did seawalls, which was very
 18 expensive and stuff, but lately, they've been
 19 like kind of building their own concrete
 20 fill.
 21 They literally just dig it up and pour
 22 some concrete and put some stuff on it.
 23 MS. STEWART: I've had a long talk with
 24 James because the erosion issues because of
 25 the high water levels is going to be a hot

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1 topic.
 2 I can't remember -- I think it may have
 3 been Waterchase when they were -- no. No.
 4 No. It's Bridgewater, Wesley Chapel. They
 5 were wanting to know what other alternatives
 6 we had.
 7 So I called James, and the information
 8 that James has given me is that they have this
 9 question all the time. Everybody is always
 10 looking for the least expensive.
 11 MR. ARGUS: Who is James?
 12 MS. STEWART: With Bio Mass Tech, he's
 13 the erosion control contractor -- erosion
 14 repair contractor. And he says for one of
 15 their clients, they went through a three-month
 16 research, investigate all the product in the
 17 southeast to figure out what was the most
 18 economical and best product for long-term
 19 stabilization, and he said the Flexamat is the
 20 current standard.
 21 The standards are going to be evolving.
 22 I think we're going to have -- this problem is
 23 going to be common, so these manufacturers are
 24 going to continue to come up with better, less
 25 expensive products, so I do anticipate that

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1 these things will change over time. Okay?
 2 It's not that I'm expecting you to go
 3 out and spend \$5,000,000 to do this. I know
 4 that's not going to happen. So I think the
 5 most important thing is, obviously the plants
 6 are the cheapest alternative. Okay?
 7 If we can implement and experiment and
 8 make sure it's a successful plant material
 9 that can be used and it does stabilize the
 10 slope, you know, maybe be a little bit more
 11 considerate to do more areas with plants.
 12 You know, do an education program for
 13 the residents. Let them know we can spend
 14 \$5,000,000 on erosion control or you can spend
 15 one million dollars on erosion repair -- or
 16 one million dollars if you're willing to
 17 accept the plant material. I mean --
 18 MR. CHESNEY: Well, I agree, the plants,
 19 I think they look nice. What I'm just getting
 20 at is, our general how we've dealt with this
 21 over the last three or four years, we have
 22 used in geowebbing from Bio Mass.
 23 We had one contractor and one solution.
 24 And having witnessed the solution, I mean, I
 25 see how it works. It seems like there might

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1 be something else out there that we could do
 2 cheaper.
 3 I mean, Doug and I, we had conversation
 4 -- I mean, you know, I told him about
 5 Eastlake, and they're literally pouring
 6 concrete and then putting dirt on it.
 7 MS. STEWART: Do you know the name of
 8 the contractor?
 9 MR. CHESNEY: I have no idea, but I'll
 10 find out. I'm explore a little more.
 11 MS. STEWART: I am constantly
 12 investigating, researching. There's a product
 13 called geotubing that I've experimented with,
 14 and it's just as expensive as the Flexamat.
 15 So it's not like I'm not trying to find
 16 less expensive successful products. It's
 17 just, number one, there aren't many
 18 contractors out there that specialize in
 19 this.
 20 There are very, very, very few, and the
 21 other ones that I've used are in south
 22 Florida. So they don't even come up here --
 23 you know what I mean -- unless they've got
 24 some decent projects.
 25 So Bio Mass, the reason we use them is

1 because they seem to be tuned into this type
 2 of specific work, so that's the only reason
 3 that we kind of --
 4 CHAIRMAN RAGUSA: Let me ask this: Are
 5 we being asked to approve an expense for the
 6 two sections you've identified? "You" being
 7 staff and field --
 8 MS. STEWART: What do you think?
 9 MR. MAYS: I think we need to --
 10 certainly the one behind on Greensprings, we
 11 certainly need to move quick on that one.
 12 CHAIRMAN RAGUSA: And what's the
 13 recommendation for the method to stabilize
 14 the --
 15 MR. MAYS: That one is the geowebbing.
 16 Is it called --
 17 MS. STEWART: Flexamat.
 18 MR. MAYS: Flexamat. That's the
 19 Flexamat. That's the one that you need --
 20 what did he say? -- 500 feet of that or 250?
 21 MS. STEWART: I think 500.
 22 MR. CHESNEY: No. It can't -- how can
 23 it be 500? Their yard is not that big.
 24 MS. STEWART: We had 2,000 feet total,
 25 and then 1500 for the other one.

1 MR. MAYS: I don't think it's a total
 2 500, though, because I think its five, six
 3 houses, and these lots are at the most 60, 70
 4 feet in the Greens. Those are bigger lots.
 5 So I think somewhere around 350 feet.
 6 The biggest thing is the canal, and
 7 that's where he's talking where a lot of --
 8 you're not going to be putting any of that
 9 Flexamat on the canal. That's all tree
 10 removal, sediment, just to let the canal
 11 continue to flow the way it's flowing and help
 12 it a little bit, and use some of the sediment
 13 at that end and fix the one with the erosion
 14 problem with some sediment there.
 15 If we put it back and then possibly put
 16 30 -- or 50 of that -- not even 50 feet -- 25,
 17 30 feet of the geowebbing, that will stabilize
 18 that, because it's right around the corner,
 19 and the water just rushes through there hard.
 20 CHAIRMAN RAGUSA: All right. So your
 21 recommendation is that we do the canal cleanup
 22 and then shore up those six or seven
 23 properties that abut the one area.
 24 MR. MAYS: Yes.
 25 MR. CHESNEY: But we don't have a quote

1 for that, though.
 2 MS. STEWART: No.
 3 CHAIRMAN RAGUSA: We have a global
 4 quote, but they can itemize it down. The
 5 whole global quote was what? A hundred
 6 thousand dollars?
 7 We have -- it sounds like six or seven
 8 homes -- or five or six homes, we have to do
 9 that in short order.
 10 MR. MAYS: That, we need to get on,
 11 because there's trees that are looking like
 12 they're about to fall in.
 13 CHAIRMAN RAGUSA: Okay.
 14 MR. BARRETT: Is there a reason why you
 15 wouldn't use on the canal just concrete rubble
 16 as opposed to the more --
 17 MR. MAYS: Well, that's what I want to
 18 get James on, too. The one behind Green --
 19 Springrose, it's possible that we can take
 20 some of that rubble that we have with some of
 21 the sidewalk removals we've had and fill it
 22 first with that, but, you know --
 23 MS. STEWART: Oh, yeah. Yeah. yeah.
 24 CHAIRMAN RAGUSA: Is there any -- we
 25 have the funds and we have the identified

1 need, staff has recommended we do it. Is
 2 there any --
 3 MR. CHESNEY: We don't have an amount.
 4 CHAIRMAN RAGUSA: Well, candidly, it
 5 sounds like we need to get the work done
 6 before we get an itemized amount.
 7 MR. ARGUS: And the funds are coming
 8 from this year's budget or next year's budget?
 9 CHAIRMAN RAGUSA: 2016.
 10 MR. MAYS: 2016. Move on Greensprings
 11 only right now, would be the only thing to get
 12 done now.
 13 MR. ARGUS: Okay.
 14 MR. MAYS: The canal has been going for
 15 a while. We can stabilize it with crushed
 16 rock.
 17 MR. CHESNEY: Do we have it in the
 18 budget this year?
 19 MS. WHYTE: No, not that kind of money.
 20 MR. CHESNEY: Well, because we don't
 21 know what the amount is.
 22 CHAIRMAN RAGUSA: It's going to be like
 23 \$40,000.
 24 MR. MAYS: Right.
 25 MS. WHYTE: It's going to be about

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1 \$40,000? We've already used our erosion this
 2 year for repairing the one the Bridges. I
 3 mean, we do have the money, but --
 4 MS. STEWART: October 1st is right
 5 around, you know --
 6 MR. CHESNEY: How about we just -- how
 7 about -- this can't wait a month --
 8 MR. MAYS: Yes.
 9 MR. CHESNEY: -- because we can review
 10 the budget -- or no. I guess then we would be
 11 into October.
 12 MR. ARGUS: Right.
 13 MS. WHYTE: And then we would be into
 14 2017.
 15 CHAIRMAN RAGUSA: We'll be cash
 16 strapped. We haven't allocated the funds.
 17 Correct?
 18 MR. CHESNEY: It'll just flow over
 19 anyways.
 20 MR. MENDENHALL: Correct. You'd wind up
 21 -- I mean, by the time this work gets done,
 22 you're going to be in 2017 regardless, so --
 23 MS. WHYTE: I think it's going to be
 24 budgeted in the 2017 regardless, but if not,
 25 we'll comment on it now --

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1 CHAIRMAN RAGUSA: All right. Let's
 2 get --
 3 MR. MENDENHALL: You have to pay in the
 4 year that it occurs, so, you know --
 5 MS. WHYTE: That's right.
 6 CHAIRMAN RAGUSA: So let's go ahead and
 7 direct staff to go ahead with the highest
 8 priority items as we've just discussed, get a
 9 hard quote, and I guess we'll approve it at
 10 the October meeting.
 11 Keep in mind, our October meeting is
 12 only three weeks from now, so we're not on a
 13 four-week cycle here. And if you go over,
 14 Tonja, and get us the hard quote on the
 15 identified highest priority areas and the
 16 method you're going to use --
 17 MR. MAYS: Okay.
 18 CHAIRMAN RAGUSA: -- and we'll approve
 19 it then in October.
 20 MR. MAYS: Okay. I would rather get the
 21 number of foot, too -- you know, the feet
 22 we're doing, too --
 23 CHAIRMAN RAGUSA: Sure.
 24 MR. MAYS: -- so we can, you know --
 25 CHAIRMAN RAGUSA: Well, hopefully, we're

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1 done with these rains, too.
 2 MR. MAYS: And that, too. Let the water
 3 levels drop a little bit.
 4 CHAIRMAN RAGUSA: Yeah.
 5 MR. MAYS: The canal, we can stabilize
 6 that one behind her house with some rubble
 7 right now.
 8 CHAIRMAN RAGUSA: Okay. Anything else,
 9 Tonja, other than the issue with the hearing
 10 this morning? You're going to wait for Erin?
 11 MS. STEWART: No. That's it.
 12 CHAIRMAN RAGUSA: Okay. Mr. Argus.
 13 MR. ARGUS: I have a question for the
 14 engineer. Last month we were talking about
 15 grounding the equipment over at Glenciff
 16 Park. Do you have any additional input on
 17 that?
 18 MS. STEWART: We came up with a plan.
 19 You're talking about the sidewalk stuff?
 20 MS. WHYTE: No. Grounding of the
 21 playground equipment, whether or not we should
 22 go ahead and --
 23 MR. MAYS: Lightning.
 24 MR. ARGUS: Lightning.
 25 MS. STEWART: Oh. Oh.

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1 MS. WHYTE: Do you remember I sent it to
 2 you and we discussed that may not be --
 3 MS. STEWART: So Carl gave you a
 4 proposal --
 5 MS. WHYTE: The board voted -- the board
 6 voted not to do anything -- or not to take any
 7 action at the last board meeting. But I did
 8 get a quote.
 9 MR. ARGUS: Right.
 10 MS. WHYTE: And whether or not the
 11 engineer feels the equipment needs to be
 12 grounded --
 13 MS. STEWART: I didn't ask him that
 14 question. I just talked to Carl, and said
 15 he's the playground expert and an
 16 electrician. Got him involved, so whatever
 17 his recommendation would be, would be -- I
 18 mean, did he say it needed to be done or
 19 recommended it be done?
 20 MS. WHYTE: Carl said that -- he gave me
 21 a proposal. It is an optional. I asked him
 22 for a proposal because the board had taken a
 23 stand that they wouldn't take any action on
 24 it, so -- but I had already asked him. So it
 25 came in after -- two days after the board took

1 a stand. So I don't know whether or not --
 2 MS. STEWART: Do you want me to find out
 3 the pros and cons?
 4 MR. ARGUS: The way I read the minutes,
 5 we were waiting to hear the price. I don't
 6 think we took an action. I don't believe
 7 there was a motion on --
 8 CHAIRMAN RAGUSA: Well, we didn't take
 9 action.
 10 MS. WHYTE: You decided not to take any
 11 action.
 12 CHAIRMAN RAGUSA: Here's the problem.
 13 The equipment's been manufactured. Correct?
 14 MS. WHYTE: Yes.
 15 CHAIRMAN RAGUSA: So I don't know if
 16 this is something that be retrofit.
 17 MS. WHYTE: The equipment, from what I
 18 understand -- and, Doug, correct me if I
 19 misspeak -- the grounding can be put in after,
 20 certain groundings can be.
 21 Whether or not you decide to do that is
 22 strictly a board -- most playgrounds are not
 23 grounded as far as I've heard. There are some
 24 that do it. But, in general, some of them
 25 aren't -- most of them are not.

1 CHAIRMAN RAGUSA: Why don't we -- why
 2 don't we have this as an agenda item for the
 3 October meeting, and then would you get us a
 4 recommendation, if it needs to be done or not,
 5 and what's the cost and confirm it can be done
 6 retroactive after it's installed. That
 7 equipment will be in by the next meeting, it
 8 should be, according to the schedule.
 9 I just don't know how they can go into
 10 grounding caps and stuff into the steel
 11 structure without, you know, breaching --
 12 MS. STEWART: Damaging it or something.
 13 CHAIRMAN RAGUSA: -- the paint and the
 14 finish on the metal.
 15 MS. WHYTE: Well, it was already done --
 16 I mean, it was already painted and everything
 17 awhile back. I think they drive these into
 18 the ground, into the footers. Am I correct?
 19 CHAIRMAN RAGUSA: They do. And they've
 20 also got to secure it to the steel structure,
 21 and I just don't know how you do that without
 22 jeopardizing the continuity of the finish and
 23 different metals, et cetera.
 24 I want to know, is this viable?
 25 Anything else, Mr. Argus, on this?

1 MR. ARGUS: Not for the engineer, no.
 2 CHAIRMAN RAGUSA: All right. Tonja,
 3 we'll come back to you.
 4 We have the request to open the gates
 5 for the Great Westchase. I take it there's a
 6 typo in the request: It was from six a.m. to
 7 nine p.m.?
 8 MS. WHYTE: Nine a.m.
 9 MR. BARRETT: Nine a.m.
 10 CHAIRMAN RAGUSA: That's what I
 11 figured. Any issue there?
 12 MR. ARGUS: (Moves head from side to
 13 side.)
 14 CHAIRMAN RAGUSA: Okay. Let's go ahead
 15 and open those gates then.
 16 MS. WHYTE: According to Ms. Sells, it
 17 was well done last year.
 18 CHAIRMAN RAGUSA: It was.
 19 MS. WHYTE: They had no problems. So
 20 the gates would be closed again at nine.
 21 CHAIRMAN RAGUSA: Westchase 25th
 22 Anniversary. Has anybody -- and I put this on
 23 the agenda. Mr. Barrett correctly pointed out
 24 that this year that Westchase is celebrating
 25 its 25th anniversary.

1 I had suggested hosting some type of a
 2 function with the WCA. I wanted to gauge
 3 interest as the CDD, the supervisors, on that
 4 issue.
 5 Mr. Barrett, do you want to address it?
 6 MR. CHESNEY: At your house, we're
 7 having this party or --
 8 CHAIRMAN RAGUSA: I raised it. I think
 9 it -- my opinion is such that it is a
 10 milestone event. I would like to hear from
 11 Mr. Ross as to whether the WCA has anything
 12 planned, but I think it would be worth
 13 celebrating. To what extent, I don't know.
 14 MR. ARGUS: Should we -- or do we want
 15 to tie it into some grand opening of the
 16 parks?
 17 CHAIRMAN RAGUSA: That was -- I think
 18 that was my email, but it would be an easy
 19 segue in, but I don't know if you guys want to
 20 keep that separate. Sonny.
 21 MS. WHYTE: I met briefly yesterday
 22 afternoon with Tracy Urso.
 23 MR. BARRETT: (Inaudible)
 24 MS. WHYTE: No. No. Tracy came to
 25 bring me banners.

1 So she said Debbie had asked her what --
2 they -- as far as I know, nobody has brought
3 it to their committees or to their boards yet
4 for discussion or approval or anything like
5 that.

6 So Debbie had asked Tracy what their
7 thought was. And, again, so Tracy, while she
8 was in our office, asked whether or not what
9 we could do it. And I had mentioned that you
10 had asked to have it tied into possibly, which
11 is realistically impossible -- you can't put a
12 party together in six weeks -- I'm sorry --
13 even if our parks open in four weeks, six
14 weeks, Tracy just looked at me like -- I was
15 like -- I think it's very difficult to plan
16 something like this on a short notice.

17 The 20th anniversary took us how many
18 months to plan, Chris?

19 CHAIRMAN RAGUSA: I think it was two
20 days.

21 MS. WHYTE: Your end, but not their end.
22 But it was very difficult.

23 MR. BARRETT: Well, I just feel like I
24 should clarify. WOW has nothing planned and
25 nor does Tracy have time to do it, simply

1 to your discretion --

2 CHAIRMAN RAGUSA: That doesn't make any
3 sense. I'm sorry.

4 MS. WHYTE: Okay. You do understand
5 we're at the end of September.

6 CHAIRMAN RAGUSA: Yes.

7 MS. WHYTE: Okay.

8 CHAIRMAN RAGUSA: Maybe we have a
9 difference of opinion of what we're going to
10 do here, if anything.

11 MS. WHYTE: Well, that's just it. What
12 is it that you guys would like to do in order
13 to commemorate the 25th.

14 MR. CHESNEY: Hire a band, a few food
15 trucks.

16 CHAIRMAN RAGUSA: I raise the issue. I
17 put it on the agenda for discussion. It
18 depends on what you guys want to do.

19 If there's no desire to do anything
20 because we can't get someone to take the
21 lead --

22 MR. CHESNEY: Well, I'm not against it.
23 You know, we -- one year I tried to do
24 fireworks, and there was something about Erin
25 kind of shot me down on --

1 because we're working already on our fall
2 projects, the two ones that keep us very busy,
3 and we're talking about an expansion.

4 And it's our 20th anniversary next year,
5 and we're going to have stuff that we're going
6 to do for that next year. So we would be -- I
7 don't think we have the funds or the staff
8 capacity to take the lead on a Westchase 25th
9 thing.

10 I happened to discover in passing within
11 -- you know, that's why I brought it to your
12 attention, just in case, but I can't -- I know
13 I can't commit us at this point. I
14 apologize.

15 CHAIRMAN RAGUSA: What is the date of
16 Great West Chase?

17 MR. BARRETT: October 28th? The last
18 Saturday --

19 MS. WHYTE: The last Saturday of the
20 month of October.

21 And Tracy feels exactly like Chris just
22 mentioned. If the board wanted to do anything
23 and since the WOW has the 20th, maybe we can
24 incorporate everything into the spring somehow
25 in conjunction with your 20th. Again, it's up

1 CHAIRMAN RAGUSA: Hopefully.

2 MR. CHESNEY: -- there were certain
3 things that we were allowed to fund.

4 MS. WHYTE: On the 20th anniversary as
5 well -- excuse me -- Erin did mention that we
6 are limited as to what we can do as a district
7 from what I understand.

8 MR. CHESNEY: Yes. Like we're generally
9 allowed for infrastructure things and stuff
10 like that, and not a general event.

11 CHAIRMAN RAGUSA: That's why tying it to
12 the opening of the park makes some sense.

13 MR. CHESNEY: Okay. We can do a park
14 opening at any time.

15 CHAIRMAN RAGUSA: We could.

16 MR. CHESNEY: It doesn't have to be
17 right when the park opens. Yeah.

18 CHAIRMAN RAGUSA: Okay. So the concern
19 is, though, we would not have enough time
20 to --

21 MR. CHESNEY: Why don't we do it in the
22 fall? When do you do your food drive?

23 MR. ARGUS: November.

24 MR. BARRETT: The Sunday before
25 Thanksgiving.

1 CHAIRMAN RAGUSA: We can do it early in
2 November. We could actually do it in
3 December, too.
4 MS. WHYTE: I put it out there.
5 MR. CHESNEY: Do it the first weekend of
6 Thanksgiving. Is that what you said?
7 MR. ARGUS: How long --
8 MR. BARRETT: Actually it just occurred
9 to me is the Santa parade. I don't know if
10 that's going to be a good tie-in.
11 MS. WHYTE: That's what I was going
12 with, is Tracy and I thought out a whole bunch
13 of stuff and --
14 MR. CHESNEY: And then you have it end
15 there and with our new park grand opening, and
16 we put out a hot dog truck and run an ice
17 cream truck. We give out ice cream and hot
18 dogs.
19 MS. WHYTE: We can put out -- we could
20 do a -- again, in conjunction -- I checked the
21 dates. It's the second Saturday of -- I
22 believe it's December 10th -- do a -- I mean,
23 I don't know whether or not they can reroute
24 Santa Claus that way and have him end up in
25 there, and we coordinate what they're doing

1 with them, maybe doing the opening of the park
2 or commemorative 25th Anniversary Santa parade,
3 lighting of the Christmas tree in that -- you
4 know we get a big tree up.
5 CHAIRMAN RAGUSA: I don't think we're
6 going to be able to do that.
7 MS. WHYTE: I'm just putting it out
8 there. Those are the only bigger events --
9 CHAIRMAN RAGUSA: Well, let me ask you
10 this then.
11 MR. CHESNEY: Yeah, we do a park grand
12 opening. Like I said, a grand opening with
13 hot dogs --
14 CHAIRMAN RAGUSA: Why don't you
15 coordinate with the foundation to see if they
16 are interested in having their Santa parade
17 ending with the community party event
18 celebration, whatever we're going to call it?
19 Will that give us enough time to get
20 something structured?
21 MS. WHYTE: It depends on what it is you
22 want to do and what the budget is.
23 CHAIRMAN RAGUSA: Well, I heard --
24 MR. CHESNEY: Rent a hot dog truck, rent
25 an ice cream truck and a Coke truck, and give

1 away hot dogs, ice cream and Coke and --
2 MS. WHYTE: Are we allowed to do that?
3 CHAIRMAN RAGUSA: We'll need Erin to
4 tell us that.
5 MR. CHESNEY: I think we could probably
6 do that.
7 When Erin shot down the fireworks, she
8 said that we're not allowed to have --
9 CHAIRMAN RAGUSA: Well, why don't --
10 Sonny, why don't you communicate with Erin on
11 what we can and cannot do and veins of what
12 we're thinking about?
13 MR. CHESNEY: Yeah.
14 MR. BARRETT: Not to throw the WCA under
15 the bus, but they are flush with cash this
16 year.
17 MR. CHESNEY: I looked at their budget.
18 They weren't that flush.
19 MR. BARRETT: They were running at
20 \$69,000 surplus by June 30, and they've got a
21 bunch of capital items they've got to
22 address.
23 MR. CHESNEY: Yeah, 149,000 or
24 something.
25 MR. BARRETT: But they've also run like

1 three surpluses that were over a hundred grand
2 in the last few years, so they've got some
3 money.
4 MS. WHYTE: But they're looking to build
5 up their reserve.
6 MR. BARRETT: They've got six months
7 already. They've got \$333,000 in addition to
8 their six month reserve.
9 MR. CHESNEY: Yeah, they don't spend a
10 lot.
11 CHAIRMAN RAGUSA: All right.
12 Mr. Mills.
13 MR. MILLS: Thank you, Mr. Ragusa. Any
14 further interest along these lines, and I'm in
15 concurrence that we ought to do something, and
16 good ideas here have been raised.
17 What about the idea of putting banners
18 all along the light posts throughout the
19 community for a 30- or 60-day period?
20 I go through a lot of these communities,
21 and they do these -- I don't know -- one-by-
22 three or one-by-four banners, something, I
23 think, CVS had years ago, with like a
24 "Westchase 25" on it just to highlight the
25 milestone in advance of anything else that we

1 do.
 2 Is there any capability or interest in
 3 doing something like that?
 4 CHAIRMAN RAGUSA: Sonny.
 5 MR. MILLS: I don't think -- I don't
 6 think most people in the community, because
 7 there's been such turnover, realize it's the
 8 25th anniversary of the community.
 9 MS. WHYTE: Banners shouldn't be a
 10 problem. The problem is getting them up on
 11 the TECO light posts, unless we put them up --
 12 MR. MAYES: West Park Village where we
 13 have those --
 14 MS. WHYTE: -- and see what happens, but
 15 usually you require permission from TECO to
 16 adhere something to their poles.
 17 MS. STEWART: I don't think they will
 18 let you do it. I think it's a safety hazard.
 19 MS. WHYTE: Yeah.
 20 CHAIRMAN RAGUSA: But we have some poles
 21 in West Park Village.
 22 MS. WHYTE: The ones in West Park
 23 Village, we do have -- and we can certainly
 24 order -- it doesn't take long. I think within
 25 a week we can get the fabrication done of the

1 banners and change those out and -- you know,
 2 between now and Christmas and leave those up
 3 that say it's our 25th anniversary.
 4 MR. ARGUS: We have white poles in the
 5 parks, so we can do those as well.
 6 MS. WHYTE: Yeah. Anything that we own,
 7 we can put something on. But, unfortunately,
 8 most of our light poles are owned by TECO,
 9 except for in a couple of alleys, parks and
 10 West Park Village.
 11 MR. ARGUS: And Harbor Links.
 12 MS. WHYTE: And, oh, Harbor Links.
 13 MR. CHESNEY: We don't own the ones in
 14 West Park Village --
 15 MR. MILLS: So do they not grant
 16 permission, or we don't want to ask
 17 permission?
 18 MS. WHYTE: I have attempted to contact
 19 TECO on many occasions and left -- because you
 20 have to leave messages, and at this particular
 21 -- as of today, 12 years later, I have not had
 22 a call back.
 23 MS. STEWART: And I've actually had TECO
 24 call me and telling me to get ahold of my
 25 clients to remove them off of their poles.

1 MR. ARGUS: Often up and down, I guess,
 2 it's Boy Scout Road over by the mall, and
 3 there are all sorts of banners hanging on what
 4 I assume to be TECO light poles.
 5 MS. STEWART: They could be specially
 6 made to accommodate for that. What TECO told
 7 me is it is a safety hazard. I don't
 8 understand the --
 9 CHAIRMAN RAGUSA: Let's move this
 10 discussion along.
 11 Sonny, take a look at how many poles we
 12 can put them on in the parks. I'm not
 13 inclined to do it behind gates because the
 14 community doesn't benefit from that.
 15 You know, our -- the one or two poles
 16 that we can do in each of our parks, if they
 17 exist, and then how many we would have in West
 18 Park Village. I'm not suggesting we do
 19 banners for every one of the poles we own.
 20 And I would also like to know what it
 21 costs to get the banners done.
 22 MS. WHYTE: I think it's \$900.
 23 CHAIRMAN RAGUSA: Per?
 24 MR. MAYES: For the 15 --
 25 MS. WHYTE: For the 15 we did, it's

1 \$900. We do have Christmas or -- excuse me.
 2 MR. MAYES: Seasonal.
 3 MS. WHYTE: Seasonal. We have two sets
 4 already in West Park -- we have fall and we
 5 have the holiday.
 6 CHAIRMAN RAGUSA: Identify how many,
 7 where they're located and what the cost is.
 8 MS. WHYTE: You got it.
 9 (Mr. Chesney leaves the room.)
 10 CHAIRMAN RAGUSA: And what the
 11 turnaround time, if we were to go forward, how
 12 quickly they can get them to us.
 13 MS. WHYTE: And what would you like to
 14 see? Just "Westchase" with our 25th --
 15 CHAIRMAN RAGUSA: Some cool logo, "25th
 16 Anniversary." I'll leave the creative stuff
 17 up to you guys.
 18 MS. WHYTE: Okay. Certainly can do
 19 that.
 20 CHAIRMAN RAGUSA: Anything else on this
 21 topic?
 22 (No response.)
 23 CHAIRMAN RAGUSA: Mr. Mills, anything
 24 else?
 25 MR. MILLS: No. Thank you.

1 CHAIRMAN RAGUSA: Okay. Manager's
2 report.
3 MR. MENDENHALL: Okay. I have a couple
4 of items, but we lost our quorum for voting.
5 We have to have three live members, so we can
6 wait. The one item I don't have -- well,
7 actually that's for voting also.
8 But for discussion --
9 CHAIRMAN RAGUSA: Sonny, can you go get
10 Greg?
11 MR. MENDENHALL: -- one item I have is,
12 we're at that time of year where we do the
13 reviews of employees. Doug, of course, does
14 the reviews for all his employees. I do
15 Doug's review. So those have come back.
16 They're all good. I've asked Doug for his
17 input on any potential increases and that sort
18 of thing.
19 He has suggested three percent for his
20 employees. I would suggest that if you want
21 to do the same for Doug, that would make
22 sense, if you wanted to do an increase. And
23 the bonus structure for the non-holiday bonus
24 is pretty much standard based on, you know,
25 the performance and the range that we have, so

1 that's in there as well.
2 CHAIRMAN RAGUSA: He's over there.
3 MS. WHYTE: Oh. He's over there.
4 MR. MENDENHALL: He strolled too far.
5 So I didn't know if there was any general
6 discussion. I'm sure Greg might have input
7 also, but, at least, put it out there so we
8 can talk about something while we wait.
9 The other thing is, just as a heads up,
10 on the other items that we're asking to vote
11 on today is the meeting schedule.
12 (Mr. Chesney enters the room.)
13 MR. CHESNEY: My apologies.
14 CHAIRMAN RAGUSA: Let's hold off.
15 MR. MENDENHALL: Sure.
16 CHAIRMAN RAGUSA: We recommended salary
17 increases of three percent for staff and I
18 guess Sonny and Doug at that level. Sonny,
19 are you considered the staff or --
20 MR. MENDENHALL: I considered Sonny in
21 with the staff.
22 CHAIRMAN RAGUSA: Okay. So three percent
23 for all of the CDD employees.
24 MR. CHESNEY: Okay. I would like to
25 recommend something different.

1 CHAIRMAN RAGUSA: All right. What's
2 your recommendation?
3 MR. CHESNEY: My recommendation is one
4 percent across-the-board raise and an eight
5 percent of payroll bonus, to be distributed by
6 Andy, to the four employees.
7 MR. ARGUS: That's different than our
8 non-holiday bonus.
9 MR. CHESNEY: No. That would take the
10 place of the merit -- yeah, the holiday bonus
11 is not affected.
12 CHAIRMAN RAGUSA: Okay. I've got to
13 think about this. The two percent bonus would
14 be paid immediately, or would that be paid at
15 the end of 2017?
16 MR. CHESNEY: No. No. No. A one
17 percent salary increase for each of the four
18 employees beginning October 1st, and then an
19 eight percent bonus pool to be distributed by
20 Andy to the four employees.
21 CHAIRMAN RAGUSA: At what point?
22 MR. CHESNEY: Whatever, for --
23 CHAIRMAN RAGUSA: Is the eight percent
24 for 2017 performance?
25 MR. CHESNEY: Yeah, this past year. And

1 my --
2 CHAIRMAN RAGUSA: That would be the
3 future year.
4 MR. CHESNEY: -- yeah. And my
5 estimation of the eight percent is really
6 based upon I think they have done a great job
7 with the park.
8 I mean, really, I kind of waver between
9 -- eight is on the low end of where I thought
10 it would -- knowing you guys, I started low.
11 I mean, I think that they have done a great
12 job with the parks and that they should be
13 rewarded for that.
14 They've saved more than the payroll
15 amount. I mean, it's not done yet. Okay. I
16 think they've done a great job. You can
17 disagree, but --
18 CHAIRMAN RAGUSA: I'm -- you confused
19 me. You just said that you would pay the
20 eight percent at the end of '17.
21 MR. CHESNEY: No. This is in lieu of
22 the normal merit bonuses we do in the fall.
23 MR. MENDENHALL: Right, which typically
24 happen in October.
25 MR. CHESNEY: Yeah.

1 CHAIRMAN RAGUSA: Does that exceed eight
2 percent?
3 MR. CHESNEY: The normal merit bonuses
4 are not usually eight percent. That's
5 correct.
6 I think that they have done -- as a
7 group, they have done an exceptional job this
8 year.
9 MR. ARGUS: So you're saying under your
10 proposal they would have a -- and assuming
11 Andy goes along with it -- they would be
12 getting more money as a group of four people
13 than under our current system -- under Andy's
14 proposal.
15 MR. CHESNEY: Under Andy's proposal?
16 MR. ARGUS: The three percent across the
17 board.
18 CHAIRMAN RAGUSA: These are not apples
19 to apples.
20 MR. CHESNEY: Yeah. I'm talking about a
21 one percent salary increase.
22 CHAIRMAN RAGUSA: One percent going
23 forward as opposed to Andy's three percent.
24 MR. CHESNEY: Yeah. And the one percent
25 I strictly -- I looked up the CPI number in

1 June. That's what the CPI was -- I have it
2 right here. I brought it this time.
3 CHAIRMAN RAGUSA: What is it?
4 MR. CHESNEY: In June, it was one
5 percent for the trailing 12. All items index
6 rose one percent for the 12 months, ending in
7 June. I brought it this time because you guys
8 doubted me last time.
9 CHAIRMAN RAGUSA: What's the total
10 payroll number?
11 MR. MENDENHALL: I can pull it up.
12 MR. CHESNEY: And if I remember
13 correctly -- I meant to look into this -- I
14 think I did this correctly. The money is
15 already there. There is a payroll bonus
16 number. Is Alan still on the phone?
17 CHAIRMAN RAGUSA: No.
18 MR. MENDENHALL: He is not.
19 MR. MAYS: Are you talking about eight
20 percent according to all our four salaries
21 together?
22 MR. CHESNEY: Yeah.
23 CHAIRMAN RAGUSA: No. It's eight
24 percent of the total.
25 MR. CHESNEY: But you don't necessarily

1 get, each of you, eight percent. That's up to
2 Andy how it gets allocated.
3 MR. MAYS: That's what I mean.
4 MR. CHESNEY: Pool is eight percent.
5 MR. MAYS: You're not talk eight
6 percent --
7 MR. CHESNEY: No.
8 MR. MAYS: You're talking eight per pool
9 for all four of us.
10 MR. CHESNEY: Yes. And then allocated
11 by --
12 MR. MENDENHALL: We look at the salary
13 number, eight percent of that.
14 MR. CHESNEY: Yes. You got it.
15 MR. BARRETT: Well, they could get eight
16 percent of their own salary, all four of
17 them.
18 MR. CHESNEY: They could. It depends on
19 what Andy does.
20 MR. CHESNEY: And, quite frankly, I'm
21 not -- the payroll for salaries projected for
22 2016 -- actually I'll go with the budget. The
23 budget is 178, 145.
24 MS. WHYTE: The bonuses are below that.
25 MR. MENDENHALL: Yes. Correct. The

1 bonus below that is 12.
2 MS. WHYTE: 12.
3 MR. CHESNEY: What I'm talking about is
4 just the salary rate, the annualized salary
5 rate.
6 MR. MENDENHALL: Yep.
7 MR. CHESNEY: Okay. So I don't think
8 that's full. I think that includes overtime.
9 MR. MENDENHALL: No, it does not include
10 overtime.
11 MR. CHESNEY: Oh, it doesn't?
12 MR. MENDENHALL: Overtime is an
13 additional seventeen five.
14 MR. CHESNEY: Okay. Then fine.
15 CHAIRMAN RAGUSA: So it's like \$15,000.
16 MR. CHESNEY: \$15,000, yeah.
17 MR. MENDENHALL: Give or take.
18 MR. CHESNEY: This is how they should be
19 compensated in the future. Quite frankly, you
20 know, that's how they should be compensated.
21 CHAIRMAN RAGUSA: Well, you kind of
22 jumped me by two months. I was going to talk
23 about an end-of-the-year bonus when the
24 project was completed.
25 MR. ARGUS: Yeah.

Page 81 1 MR. CHESNEY: Okay. I might be willing 2 to go higher then. I think the amount of 3 money that they had saved based on what the 4 projections were and what would -- if we would 5 have used a contractor -- 6 CHAIRMAN RAGUSA: I'm not exactly -- 7 they were using voodoo economic math. The 8 projected number just was kind of ridiculous 9 in my opinion. They had that from the start. 10 MR. CHESNEY: Yeah, that's my proposal. 11 I think they have done a good job. 12 MR. ARGUS: Understanding your proposal, 13 I will make a motion that we go with 14 management's recommendation of three percent. 15 CHAIRMAN RAGUSA: Okay. 16 MR. ARGUS: Motion on the floor. If 17 there's a second. 18 CHAIRMAN RAGUSA: So hold on. Your 19 proposal is to go three percent for going 20 forward. 21 MR. ARGUS: Yes. 22 CHAIRMAN RAGUSA: And incorporating his 23 eight percent for a 2016 bonus. 24 MR. ARGUS: That wasn't part of 25 management's recommendation.	Page 83 1 MR. CHESNEY: I didn't say I wouldn't -- 2 CHAIRMAN RAGUSA: Your proposal is to 3 eliminate the two other bonuses. 4 MR. CHESNEY: My proposal is still not 5 eliminate -- not eliminate the merit bonus. 6 This is the merit bonus. I didn't say 7 eliminate the holiday bonus. 8 CHAIRMAN RAGUSA: Well, what do we do 9 going forward if you've eliminated it? 10 MR. CHESNEY: The way I look at the 11 salaries is that you have a market salary for 12 the position, and you have a band within 13 that. 14 Half of our -- well, quite frankly, 15 according to Severn Trent, all of our 16 employees are at the upper end of the band. 17 CHAIRMAN RAGUSA: Yes. 18 MR. CHESNEY: So it would be imprudent 19 of me financially to recommend anything 20 greater than a cost-of-living increase for my 21 employees because I have a responsibility to 22 my residents. 23 Now, on the other hand, they've worked a 24 lot this year, and they've worked, I think -- 25 this is my assessment -- that they've done a
Page 82 1 CHAIRMAN RAGUSA: Okay. 2 MR. ARGUS: I prefer -- I prefer to come 3 back to your suggestion. 4 CHAIRMAN RAGUSA: Based on the historic 5 end-of-the-year bonus, what percentage of the 6 salary is that? It's kind of an amount per 7 year for length of service. Correct? 8 MR. CHESNEY: It was 4,000, 5,000 -- it 9 was almost \$6,000 last year. 10 MR. MENDENHALL: Right. 11 MR. CHESNEY: I have it here. 12 MR. MAYS: That's including Christmas, 13 though. Right? 14 MR. CHESNEY: No, it doesn't include 15 Christmas. It does not include Christmas. 16 CHAIRMAN RAGUSA: How much is the 17 holiday bonus? 18 MR. CHESNEY: Holiday last year was 19 twenty five -- 3500. 20 CHAIRMAN RAGUSA: So we're at how much 21 between the two bonuses? 22 MS. WHYTE: Ninety five. 23 CHAIRMAN RAGUSA: So you're really only 24 giving 5500 more for the performance of doing 25 the construction?	Page 84 1 great job. They've taken on additional work 2 that -- you know, additional project work that 3 we don't have every year, so we should reward 4 them with a bonus when they do those kinds of 5 things, and the bonus should be healthy. 6 Now, if inflation was running eight 7 percent, then I probably would not recommend a 8 one percent rate increase. But it's not. It 9 literally one percent. And that's actually a 10 generous way. I can look at these numbers and 11 say it's less. 12 MR. ARGUS: Do you do the grocery 13 shopping for your family? 14 MR. CHESNEY: Yes, 100 percent of it. 15 MR. ARGUS: Strawberries up 24 percent 16 from last year. Many of the items -- 17 MR. CHESNEY: I know. 2.50 a pint 18 versus 1.67 for strawberries. 19 MR. ARGUS: I'm not sure that -- 20 CHAIRMAN RAGUSA: Let me -- let me 21 interrupt this intellectual discussion. Does 22 your proposal contemplate that we would still 23 have the holiday bonus? 24 MR. CHESNEY: I think holiday bonuses 25 are -- in my mind, holiday bonuses are gifts

Page 85 1 to help people out at the holidays with their 2 families. I'm a fan of them. A lot of people 3 aren't. So I would contemplate them. 4 I don't know exactly what they would be, 5 but I would -- I used to give holiday bonuses 6 to my employees. I don't remember ever giving 7 2500, but -- 8 CHAIRMAN RAGUSA: I have a completely 9 different take on all of this. 10 MR. CHESNEY: You don't -- I know how 11 lawyers get paid. You get paid on performance. 12 Right? I mean, to me -- 13 CHAIRMAN RAGUSA: We get paid on 14 performance that's primarily objective based. 15 It's unfair for our staff. There is no 16 objective criteria or measurements for staff. 17 We all think that they have done a great 18 job. Yes, they have saved us money on the 19 project by undertaking duties others may have 20 done. I'm just going to try to -- you know, I 21 wish Brian Ross were here. I'm just going to 22 try to move something along. 23 I don't know that the one percent is the 24 actual felt cost-of-living increase. I do 25 believe our staff is well paid. I think they	Page 87 1 think. I mean, have you seen the interest 2 rates? 3 CHAIRMAN RAGUSA: We are not WalMart. I 4 know what the interest rates are now -- 5 currently right now. But we're not WalMart. 6 MR. CHESNEY: I know. I get 1.7 percent 7 on my bonds now. 8 CHAIRMAN RAGUSA: We're dealing with 9 four employees. 10 MR. CHESNEY: I understand. But you've 11 got to nip -- you've got to nip salary creep. 12 CHAIRMAN RAGUSA: I understood salary 13 creep. 14 MR. CHESNEY: Nip it in the bud. 15 CHAIRMAN RAGUSA: That's why I want to 16 give them a bigger bonus. Especially this 17 year, they've earned it this year. 18 MR. CHESNEY: I agree, but I don't think 19 you should give them anything above one 20 percent. 21 MR. ARGUS: So were you making a motion, 22 the two percent and ten percent? 23 CHAIRMAN RAGUSA: Well, Jim, what are 24 your thoughts? 25 MR. MILLS: I think in light of -- if,
Page 86 1 also earn it. If I were going to vote for 2 something, I think Mr. Argus' is too low. And 3 yours, I don't know that I like the structure 4 of yours. 5 Me, as I sit here, I would go with two 6 percent increase for 2017, and I would 7 actually go with a ten percent 2016 8 performance bonus with the holiday bonus still 9 intact. 10 MR. CHESNEY: Did you say a two -- 11 CHAIRMAN RAGUSA: Ten percent. Two 12 percent going forward, ten percent this year. 13 The overall scheme of the savings -- and I 14 know how much extra work they have done this 15 year on these park projects. 16 MR. CHESNEY: Well, I'm not against the 17 ten percent on the merit bonus. I just -- I 18 don't know understand where you get this cost 19 of living. I mean, you can get -- like I 20 said, I have brought it. 21 I'm looking at groceries. You asked 22 specifically about groceries. Trailing 12 23 months, up three tenths. That's for the 24 entire year. Energy down ten percent. 25 I mean, I don't understand what you guys	Page 88 1 in fact, we're bumping up against the upper 2 ends of the salary range, we have to address 3 that, but I do disagree that one percent -- if 4 you're going to do one percent, you might as 5 well just do zero. One percent is not a 6 raise. 7 So two percent I think is a good 8 compromise, and I do like the higher end 9 merit. You know, either we bump up the merit 10 and keep the holiday bonus in place. I'm 11 inclined to agree that ten percent with the 12 holiday bonus in place as recommended better 13 represents the efforts put forth this year. 14 MR. CHESNEY: Okay. I'll -- 15 MR. MILLS: So I would support that. 16 MR. CHESNEY: How about the ten percent, 17 no raise, and then the same holiday bonus as 18 last year? 19 CHAIRMAN RAGUSA: I'm not going to vote 20 for that. 21 MR. ARGUS: Nor would I. 22 CHAIRMAN RAGUSA: Okay. I'll make the 23 motion. 24 MR. CHESNEY: Okay. 25 CHAIRMAN RAGUSA: I would vote that we

Page 89 1 pay the staff, our four employees, a ten 2 percent merit bonus based on the 2016 3 performance in amounts to be determined by the 4 district manager. 5 I would hope that the amount given to 6 any particular employee would not be less than 7 what they would have earned under the old 8 bonus system. I don't think that's going to 9 be an issue, but I want to make sure that 10 that's my belief. 11 MR. MENDENHALL: Right. 12 CHAIRMAN RAGUSA: And then going forward 13 for 2017, we would do a two percent salary 14 increase across the board. I would like to 15 have -- if this is approved after all is said 16 and done, I would like to see revised numbers 17 with what the compensation for each of our 18 individual employee was for 2016. That would 19 include the end-of-the-year-holiday bonus, 20 which will remain intact. 21 And I would like to have projections of 22 what they will earn in 2017 if this motion 23 passes. 24 MR. ARGUS: I'll second it. 25 CHAIRMAN RAGUSA: And I understand	Page 91 1 percent, because I really -- I almost made the 2 motion for ten percent. I debated anywhere 3 between eight and 12, so ten actually makes me 4 quite happy. 5 CHAIRMAN RAGUSA: All right. 6 MR. CHESNEY: I think they did a great 7 job. 8 CHAIRMAN RAGUSA: All right. That 9 motion passes two live, one on the phone for, 10 and one against, Mr. Chesney. 11 MR. CHESNEY: Three and one, yeah. 12 (Motion passes.) 13 CHAIRMAN RAGUSA: Okay. 14 MR. MENDENHALL: So I'll put that 15 together and get you the updated spreadsheet. 16 MR. CHESNEY: And I misspoke. Holiday 17 bonuses are there. I read from the wrong 18 column. 19 MR. MENDENHALL: No worries. Okay. The 20 next subject is the meeting schedule for 21 fiscal year 2017. It's based on your previous 22 several years. So unless there's any changes, 23 we're just looking for a motion. 24 MR. ARGUS: So moved. 25 CHAIRMAN RAGUSA: Do we have a second?
Page 90 1 there's still a subjective bonus that could be 2 awarded in 2017. 3 MR. ARGUS: Second. 4 CHAIRMAN RAGUSA: Because I want to make 5 sure there is no -- a two percent increase is 6 two percent increase. I want to know what we 7 paid this year versus fifteen versus what 8 we're going to in '17. 9 MR. MENDENHALL: Sure. 10 CHAIRMAN RAGUSA: Okay. We have a 11 second. Okay. Any further discussion on that 12 motion? 13 (No response.) 14 CHAIRMAN RAGUSA: Hearing none, all in 15 favor please signify by saying aye. 16 (Board members signify in the 17 affirmative.) 18 CHAIRMAN RAGUSA: All opposed say nay. 19 (Board member signifies in the 20 negative.) 21 MR. CHESNEY: I will say, though, that I 22 think you guys made great progress, and I 23 applaud you and thank you, because, I mean, 24 this is still the better way to do it. 25 And I agree in principle with the ten	Page 92 1 Do we have a second? 2 MR. MILLS: Second. 3 CHAIRMAN RAGUSA: Thank you. Any 4 further discussion? 5 (No response.) 6 CHAIRMAN RAGUSA: All in favor of the 7 motion -- 8 MR. CHESNEY: What are we approving? 9 CHAIRMAN RAGUSA: -- approving the 10 proposed meeting dates. 11 All in favor please signify by saying 12 aye. 13 (All board members signify in the 14 affirmative.) 15 MR. CHESNEY: Do you have a copy of that 16 -- you don't have a copy of that, do you? 17 MR. MENDENHALL: I do. 18 (Motion passes.) 19 (Ms. McCormick enters the room.) 20 MR. MENDENHALL: The final item I have 21 is the engagement letter with Grau & 22 Associates for fiscal year 2016 financial 23 audit. You've had a chance to look at it. 24 Basically, it's a continuation of their 25 relationship with you. It's \$7500 is their

Page 93 1 contracted amount. It hasn't changed. 2 The only thing that I would add is if 3 you're interested in moving forward with them 4 for this additional fiscal year, you might 5 want to go back to them and say that you're 6 interested in doing that, they lock in the 7 amount for the next three years total, because 8 I have seen there's been increases. 9 So you can lock them in for three years, 10 and if you want to change, you can always 11 switch, but at least you would guarantee 12 your price in a market that's increasing. 13 CHAIRMAN RAGUSA: Do we have a motion to 14 that effect? 15 MR. ARGUS: So moved. 16 MR. CHESNEY: Second. 17 CHAIRMAN RAGUSA: Any further 18 discussion? 19 (No response.) 20 CHAIRMAN RAGUSA: All in favor please 21 signify by saying aye. 22 (All board members signify in the 23 affirmative.) 24 CHAIRMAN RAGUSA: Thank you. That 25 motion passes four to nothing.	Page 95 1 wanted to appoint a new chair or vice chairs 2 or whatever positions you want to do. I know 3 that there's some logistics associated with an 4 election. But I want to put it out there. 5 You will not offend me if you guys want to put 6 a new chair in. 7 I would almost encourage it. I can 8 still do my job as well anybody, but I just 9 wanted to put that out for the supervisors if 10 they were so inclined to do so. Like I said, 11 you will not offend me by asking for a new 12 election. 13 MR. ARGUS: For two months, I see no 14 reason to do that. 15 MR. CHESNEY: Well, we don't usually 16 elect them now anyways, do we? 17 CHAIRMAN RAGUSA: You can do it at any 18 time you want. 19 MR. MENDENHALL: You can do it at any 20 time. Typically after the election we do 21 restructuring. 22 CHAIRMAN RAGUSA: But I just wanted to 23 make sure there was no confusion, so no one 24 got caught by surprise. You know, my house 25 has been listed for about a month now.
Page 94 1 (Motion passes.) 2 MR. MENDENHALL: That was mine for this 3 evening. 4 CHAIRMAN RAGUSA: Okay. Just I've got 5 to leave in the next five to six minutes to 6 catch an airplane. I want to get the two 7 professionals out of here. 8 If we had had more time, what I would 9 like -- for the record, my house is for sale. 10 I do not know when my house will sell. I 11 suspect it will eventually sell. I don't know 12 where I will be in the immediate future, but 13 the CDD board of supervisors need to 14 understand that I may be a vacancy -- my seat 15 may become vacant. 16 I can tell you that my seat will come 17 vacant by June of 2017. I will not be living 18 in Westchase after June of 2017 with some high 19 level of certainty. So I'm putting that out 20 there. 21 What I want you to think about is 22 whether you want to elect new officers at this 23 stage, knowing that we've got an election 24 coming up in two months. 25 I would not be offended if you guys	Page 96 1 MR. CHESNEY: Where are you moving to? 2 CHAIRMAN RAGUSA: I will be moving to 3 near International Mall. 4 MR. BARRETT: The Forever 21 store? 5 MR. CHESNEY: The Cheesecake Factory was 6 what I was going to -- 7 CHAIRMAN RAGUSA: No. We have family -- 8 we are downsizing and we're building a 9 townhome. 10 MR. CHESNEY: Oh, okay. Near 11 International Mall? 12 CHAIRMAN RAGUSA: Across the street. 13 The only townhome development over there. 14 MR. CHESNEY: I'll have to check it 15 out. 16 CHAIRMAN RAGUSA: Very modern. We'll 17 probably be the oldest people there. So 18 that's our plans. It's been a long run in 19 Westchase, and I hate to see it go, but it's 20 interesting that -- this is off the record, of 21 course. 22 (Discussion off the record.) 23 CHAIRMAN RAGUSA: All right. We're back 24 on. Let's go ahead. Erin, if you and Tonja 25 want to give us an update of what took place

Page 97 1 at the hearing today? 2 MS. McCORMICK: Sure. Okay. So the 3 hearing today, well, we basically came to an 4 agreement with the developer in advance of the 5 meeting. 6 We had been working toward including a 7 zoning condition that would have addressed the 8 stormwater drainage conveyance easement that 9 we were requesting through their property. 10 The county zoning staff was not supportive of 11 that because they felt like that was a 12 construction plan issue, and they didn't feel 13 comfortable enforcing it as a zoning 14 condition. 15 So the developer gave us a letter, and 16 on the record today at the hearing agreed to 17 work with us to get the appropriate easements 18 in place at the time and prior to the time 19 that they get construction plan approval, and 20 those would be recordable, so if the property 21 changes hands, it would run with the land. 22 And, you know, if it goes through a 23 series of different ownerships, they would 24 still be agreeing that the stormwater drainage 25 easement through the wetlands that runs along	Page 99 1 one other thing that I wanted to give an 2 update on regarding their repaving agreement 3 with the county. 4 I talked with Christine Beck and got 5 some answers to some of the questions that 6 were posed, and she said that she basically 7 wasn't in a position to make decisions on 8 other of the questions that were posed. 9 And she recommended that we set up a 10 follow-up meeting with county staff to hammer 11 out more of the details with respect to the 12 questions that the CDD has. 13 And she asked me, you know, "Do you want 14 to have a board representative attend that 15 meeting? Do want to just schedule it and you 16 attend and you can report back to the board? 17 But we can try to get as many of these 18 questions addressed by as high a level of 19 people as we need to at the county." 20 And what the county is looking for, 21 after that, after, you know, they give us 22 whatever information -- additional information 23 they're going to be able to is, an indication 24 from the CDD with, you know, some certainty as 25 to whether or not they would want to pursue
Page 98 1 the south of that property are so important 2 because our lands discharge into there and 3 then outfall into Sheldon Road would be 4 accommodated. 5 So that was what happened at this 6 morning's hearing. Do you have anything to 7 add to that, Tonja? 8 MS. STEWART: No. No. 9 MR. BARRETT: Let me clarify. So the 10 CDD would have easements, if there were an 11 issue, they could come in and -- 12 MS. McCORMICK: Uh-huh. We would have 13 an easement for maintenance, and they would 14 also agree to be responsible for ensuring that 15 the conveyance of the upwater flow through 16 their property would not impede it and would 17 be able to, you know, get to the outfall. 18 MS. STEWART: And I think what's 19 important is once the project is built 20 communication with Doug and their manager 21 starts to go that way and have regular 22 inspections -- 23 CHAIRMAN RAGUSA: Do you have anything 24 that requires a vote? 25 MS. McCORMICK: Not on that. I do have	Page 100 1 this, because they don't want to spend, you 2 know, a lot of time trying to come up with an 3 agreement if the CDD decides that it's not 4 going to -- the terms aren't going to be 5 acceptable to it. 6 One of the things that I do think is 7 interesting is -- 8 MR. CHESNEY: They actually tell us 9 what -- 10 MS. McCORMICK: -- she threw out the 11 possibility that as opposed to the CDD 12 managing the construction and contracting for 13 the construction, possibly it would be 14 something that the county could do, so then 15 the CDD would just be doing the reimbursement 16 of the county for the time period until the 17 county made the funds available to pay us 18 back. 19 CHAIRMAN RAGUSA: We've got such a good 20 track record with managing road paving 21 projects. So we need someone -- we need to 22 determine whether we're going to have a 23 representative attend the high-level meeting. 24 MS. McCORMICK: Right. 25 CHAIRMAN RAGUSA: Do we have a volunteer

Page 101 1 or a suggestion who that should be? 2 MR. ARGUS: Who attended the last one? 3 CHAIRMAN RAGUSA: I did. 4 MS. McCORMICK: Mark did. 5 CHAIRMAN RAGUSA: I don't think it 6 should be me. 7 MR. CHESNEY: When is the meeting? 8 CHAIRMAN RAGUSA: It hasn't been set. 9 MS. McCORMICK: Well, no, we haven't set 10 a time yet because I wanted to find out who 11 was going to -- who would be attending. 12 I mean, I sort of thought that you would 13 probably want to have a representative be 14 there. 15 MR. CHESNEY: I mean, I would like to 16 participate just because, from a financing 17 standpoint, I understand that very well. 18 CHAIRMAN RAGUSA: Well, why don't 19 you -- 20 MR. CHESNEY: I just don't understand -- 21 yeah. Okay. That's why -- 22 CHAIRMAN RAGUSA: Why don't you attend? 23 MR. CHESNEY: Yeah. 24 MS. McCORMICK: Okay. So I will try and 25 get that set up so that we can have a report	Page 103 1 contractor today. They have the digger ready 2 to go. The equipment was delivered 3 yesterday. 4 They're installing on Friday and 5 probably Saturday, and maybe if they don't 6 finish, he said they're going to work this 7 weekend. 8 MR. CHESNEY: Whatever. It will be 9 ready by the movies. 10 MS. WHYTE: It will be. And the park 11 itself, West Park Village, if everything goes 12 well, we are pre-construction -- starting next 13 Monday, they're going to start leveling the 14 land. 15 And if they've got their final permit, 16 we have done our commencements of notice, 17 which is sitting in front of you. 18 MS. McCORMICK: Okay. Yes. 19 MS. WHYTE: And as soon as we get the 20 permit, I'll send that -- get that to you as 21 well, and their permit number. 22 They're going to start Monday. 23 MR. MAYS: Starting ground work on 24 Monday. 25 MS. WHYTE: They expect the equipment to
Page 102 1 back to the board in October then. 2 MR. CHESNEY: To be frank, I don't -- I 3 don't -- from reading their budget, I think 4 they're full of crap. 5 CHAIRMAN RAGUSA: Okay. I'm seeing HOA 6 requests for the West Park Village movies 7 October to March on the second or third Friday 8 of the month. I see that in the field 9 report. 10 Do we have any objection to those, that 11 period of time, October '16 to March of '17? 12 MR. ARGUS: Have we had any complaints? 13 MR. MAYS: No. 14 MS. WHYTE: No, because we're holding it 15 in West Park Village. 16 CHAIRMAN RAGUSA: Which was not 17 problematic in the past. Are they still going 18 to have someone cleaning up dog mess and all 19 that stuff? 20 MS. WHYTE: Yes. 21 MR. CHESNEY: Will the splash pad be 22 anywhere near -- 23 CHAIRMAN RAGUSA: Towards the end -- 24 MS. WHYTE: Yes. The splash pad, 25 they're working -- actually I spoke to the	Page 104 1 be delivered on the 27th. And all in all, I 2 mean, October 15th, probably shorter than that 3 two weeks, but whatever -- so, yeah, West Park 4 will be ready. 5 MR. ARGUS: Do we need a motion to allow 6 them to do that? 7 CHAIRMAN RAGUSA: I think we can 8 instruct staff to approve -- I think they have 9 the flavor of the board. 10 MR. MAYS: Yes. 11 CHAIRMAN RAGUSA: Mr. Mills, anything? 12 MR. MILLS: No. 13 CHAIRMAN RAGUSA: Okay. Anything else 14 that requires a vote? Because I've got to 15 leave. We're going to lose voting quorum 16 here. 17 Okay. Turning it over to Mr. Chesney to 18 serve as the chair. 19 MR. CHESNEY: Sure. Meeting adjourned. 20 Erin, anything else? 21 MS. McCORMICK: I don't have anything 22 else. 23 MR. CHESNEY: Doug. 24 MR. MAYS: What? 25 MR. RAGUSA: You do need a motion to

1 vote on that, don't you?
 2 MR. CHESNEY: For?
 3 MR. RAGUSA: To adjourn.
 4 MR. CHESNEY: Well, we have three
 5 people.
 6 MR. RAGUSA: Well, he doesn't count for
 7 quorum.
 8 MS. McCORMICK: Yes.
 9 MR. MENDENHALL: Three live.
 10 MR. CHESNEY: Oh, that's right. Motion
 11 to adjourn then is necessary.
 12 MR. RAGUSA: Does anybody have anything
 13 else?
 14 MR. MAYS: We were just going to go into
 15 park stuff?
 16 MR. RAGUSA: Is it anything more than
 17 what's in writing?
 18 MR. MAYS: No. We decrease the drainage
 19 -- we came up with another plan for drainage.
 20 So it was 26,000 thousand and we figured it's
 21 going to be somewhere around 15,000, so it's
 22 less to do it.
 23 MR. RAGUSA: That's your bonus.
 24 MR. MAYS: That's right. We can
 25 increase that --

1 MR. CHESNEY: What about the ping pong
 2 tables? Have you ordered those yet?
 3 MR. MAYS: No, we haven't even looked
 4 into that yet. We were waiting till --
 5 (Multiple speakers talking at once.)
 6 MR. CHESNEY: This might be nice when
 7 the movies are going on for adults to go down
 8 there. Anyways --
 9 MR. ARGUS: The one thing I was going to
 10 bring up under supervisor's comment was the
 11 still deplorable landscaping that's going on
 12 here, but I will get with Doug between now and
 13 next meetings and express some concerns I have
 14 and my general overall unhappiness -- although
 15 they have gone, in my mind, from an F to a D
 16 minus, but there's a little bit of
 17 improvement, but there should have been a
 18 whole lot more by now. So I'll get with Doug
 19 between meetings.
 20 MR. RAGUSA: Motion to adjourn.
 21 MR. ARGUS: So moved.
 22 MR. CHESNEY: All in favor say aye.
 23 (All board members signify in the
 24 affirmative and motion passes.)
 25 (At 5:41 p.m., the meeting concludes.)



Mark J. Ragusa, Chairman