

RE: WESTCHASE COMMUNITY DEVELOPMENT DISTRICT

## TRANSCRIPT OF: BOARD MEETING

DATE: July 7, 2015

TIME: 4:05 p.m. - 5:30 p.m.

PLACE: Westchase Community  
Association Office  
10049 Parley Drive  
Tampa, FloridaREPORTED BY: Kimberly Ann Roberts  
Notary Public  
State of Florida at LargeRICHARD LEE REPORTING  
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APPEARANCES:  
WESTCHASE COMMUNITY DEVELOPMENT  
DISTRICT BOARD MEMBERS:Greg Chesney, Chairman  
Jim Mills  
Brian Ross  
Bob ArgusALSO PRESENT:  
SEVERN TRENT SERVICES:  
Andy Mendenhall

## DISTRICT ATTORNEY:

Erin McCormick

## DISTRICT ENGINEER:

Tonja Stewart

## WESTCHASE STAFF:

Sonny Whyte  
Doug Mays

1 The transcript of Westchase Community  
2 Development District Board Meeting, on the 7th day  
3 of July, 2015, 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 CHESNEY: Hi. My name is Greg  
10 Chesney. I would like to call the July 7th,  
11 2015 Westchase CDD meeting to order. So if we  
12 could all rise -- can I have a Boy Scout  
13 volunteer? Raise your hand. There you go.  
14 Would you like to lead us in the Pledge of  
15 Allegiance?

16 (The Pledge of Allegiance is recited.)

17 CHAIRMAN CHESNEY: All right. Well,  
18 welcome, Boy Scouts, to the Westchase  
19 Community Development District meeting. So  
20 we're going to ask a few questions here.

21 First of all, how many of you here know  
22 who I am? Raise your hand.

23 (Audience complies.)

24 CHAIRMAN CHESNEY: How many of you  
25 don't?

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1 (Audience complies.)  
 2 CHAIRMAN CHESNEY: Okay. Well, I am the  
 3 chairman -- or, I guess, vice chairman  
 4 currently -- of the Westchase Community  
 5 Development District, and I also am a Boy  
 6 Scout leader, so I am glad to have you here.  
 7 So we have a bunch of you guys here  
 8 today, and I imagine you're doing citizenship  
 9 in the community, Merit Badge. Is that it?  
 10 Okay. So you have to learn something about  
 11 local government.  
 12 So right here in Westchase we'll teach  
 13 you a little something here, if my fellow  
 14 board members will allow me to digress for a  
 15 minute.  
 16 The Westchase Community Development  
 17 District is responsible for much of the  
 18 infrastructure in Westchase. I'm sorry. I  
 19 just got back from vacation, so I'm a little  
 20 slow still, and Boy Scout camp I came back  
 21 from, too.  
 22 So what do you think that means here in  
 23 Westchase? What are we responsible for here?  
 24 Any -- no. You already went. How about  
 25 somebody else in the back here? Someone be

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1 bold. It's all right to be wrong. Come on.  
 2 Raise your hand. What do you think that  
 3 means? All right. Someone be brave. There  
 4 you go.  
 5 BOY SCOUT: Like making parks and like  
 6 recreational facilities and things like  
 7 that --  
 8 CHAIRMAN CHESNEY: That is correct. One  
 9 of the things we're responsible for is parks,  
 10 which is why we have our parks consultant  
 11 here, which is this guy right here.  
 12 He's helping us redesign the parks  
 13 correctly. So we have to think of things --  
 14 this was all triggered by an ADA rule change  
 15 that says that our parks need to be more  
 16 accessible to certain members of society that  
 17 might be physically or, I guess, mentally  
 18 handicapped. Right? And we hire  
 19 professionals here that help us make those  
 20 decisions about what goes on in our parks.  
 21 So what else do you think we might be  
 22 responsible for here? We already got one --  
 23 he guessed and got it right. There's got to  
 24 be someone else. Come on.  
 25 BOY SCOUT: Possibly all the shops that

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1 are built on the Westchase land, such as the  
 2 Starbucks, some are that way.  
 3 CHAIRMAN CHESNEY: Well, sort of. The  
 4 shops are taxpayers that pay us taxes. But  
 5 what do you think they pay us taxes for that  
 6 they would be interested in? They're probably  
 7 not interested in the parks. But what do you  
 8 think they're interested in?  
 9 BOY SCOUT: Residential maintenance.  
 10 CHAIRMAN CHESNEY: No, that wouldn't be  
 11 us. That would be the homeowners  
 12 association. But what else?  
 13 BOY SCOUT: Ads.  
 14 CHAIRMAN CHESNEY: Well, think about  
 15 infrastructure. So they would be -- so they  
 16 would be very interested in the roads --  
 17 right? -- make sure we have good roads in  
 18 Westchase so they can get there and they can  
 19 sell their five-dollar lattes. Right?  
 20 Well, one of the things we're  
 21 responsible for are, not all, but a lot of  
 22 the roads in Westchase. So that would be  
 23 something else we're responsible for.  
 24 Anything else in general? I mean, we  
 25 can --

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1 MR. ARGUS: Landscape.  
 2 CHAIRMAN CHESNEY: Landscape. Thank  
 3 you. One of the things -- what else you want  
 4 to know about Westchase? People drive through  
 5 it, and what do they say about Westchase?  
 6 It's what?  
 7 What do we have a lot of in Westchase  
 8 that we don't have like down in south Tampa?  
 9 BOY SCOUT: It looks nice.  
 10 CHAIRMAN CHESNEY: What did you say?  
 11 MR. MILLS: He said, "It looks nice."  
 12 CHAIRMAN CHESNEY: Yeah, it looks nice.  
 13 We have trees. We have actual nature -- we  
 14 have nature preserves. That's something that  
 15 we're responsible for here and a lot of our  
 16 decisions and your tax dollars.  
 17 So we get paid through your tax  
 18 dollars. When your parents pay their property  
 19 taxes and when the commercial businesses pay  
 20 their property taxes, they pay a portion of  
 21 their taxes to us, and we have to decide what  
 22 to do with that money.  
 23 You have a question?  
 24 BOY SCOUT: No.  
 25 CHAIRMAN CHESNEY: Okay.

<p style="text-align: right;">Page 9</p> <p>1 BOY SCOUT: On the WOW?</p> <p>2 CHAIRMAN CHESNEY: No. The WOW is done</p> <p>3 by the homeowners association. So a little</p> <p>4 bit -- that's pretty much what we do here.</p> <p>5 Anyone else have any questions about</p> <p>6 that and why we're here?</p> <p>7 MR. ARGUS: Stormwater.</p> <p>8 CHAIRMAN CHESNEY: Yeah. We do things</p> <p>9 like drainage and stormwater and making sure</p> <p>10 that, you know, our houses and streets don't</p> <p>11 flood. That's something that we do.</p> <p>12 We hire engineers that help us with</p> <p>13 that. That's what Tonja does here. Sometimes</p> <p>14 we get involved in legal disputes with other</p> <p>15 -- a lot of times it's other municipalities,</p> <p>16 and we have lawyers. Occasionally they show</p> <p>17 up, and she usually sits right there.</p> <p>18 So we hire a lot of professionals that</p> <p>19 help us so we help to spend your parents' tax</p> <p>20 dollars wisely. And we're all elected. When</p> <p>21 you go -- when your parents go and vote for</p> <p>22 their congressman and their governor, they</p> <p>23 also get to vote for us. So that's how we get</p> <p>24 on this board.</p> <p>25 So, hopefully, one of you guys will want</p>	<p style="text-align: right;">Page 11</p> <p>1 (Boy Scouts answered affirmatively.)</p> <p>2 CHAIRMAN CHESNEY: I'm a Daniel Boone</p> <p>3 man myself, so that's where Nick and I went,</p> <p>4 so we had a good time as well. The weather</p> <p>5 was a little hot the week you guys were off.</p> <p>6 It cooled off last week, though. So,</p> <p>7 hopefully, it wasn't too bad. Did anyone do</p> <p>8 the rafting trip?</p> <p>9 (Boy Scouts raise their hands.)</p> <p>10 CHAIRMAN CHESNEY: You did it? Awesome.</p> <p>11 What's your favorite river?</p> <p>12 BOY SCOUT: Nantahala.</p> <p>13 CHAIRMAN CHESNEY: Nantahala, who said</p> <p>14 that? Ocoee. Right?</p> <p>15 BOY SCOUT: Ocoee.</p> <p>16 CHAIRMAN CHESNEY: You guys did the</p> <p>17 whole Ocoee?</p> <p>18 BOY SCOUT: No.</p> <p>19 CHAIRMAN CHESNEY: Did you just do the</p> <p>20 middle, or did you do the upper, too?</p> <p>21 BOY SCOUT: I don't know.</p> <p>22 CHAIRMAN CHESNEY: You don't know. You</p> <p>23 just went wherever the bus took you, and you</p> <p>24 got off. All right. Well, welcome.</p> <p>25 All right. So roll call, just let the</p>
<p style="text-align: right;">Page 10</p> <p>1 to take over for all of us soon, because we</p> <p>2 always need new members. So welcome, and if</p> <p>3 you have any questions -- I mean, I know the</p> <p>4 requirement. The idea is to figure out what</p> <p>5 we do and how we do it.</p> <p>6 I'll be completely frank, because our</p> <p>7 meetings can be a little slow at times, and,</p> <p>8 you know, the things we talk about are roads</p> <p>9 and parks, so you're welcome to stay as long</p> <p>10 as you want, and I'll be happy to sign you off</p> <p>11 on your requirements.</p> <p>12 We're going to ask that you have to be</p> <p>13 kind of quiet when we do a lot of the</p> <p>14 questions; and if you do stay to the end,</p> <p>15 we'll be happy to answer any questions at the</p> <p>16 end of the meeting. So that's it.</p> <p>17 So, like I said, I just got back from</p> <p>18 vacation, so I'm a going to be a little slow.</p> <p>19 I mean, I just got back, I mean, like 3:00, so</p> <p>20 I'm still on vacation time.</p> <p>21 Before we go, though, who went to camp?</p> <p>22 (Boy Scouts raised their hands.)</p> <p>23 CHAIRMAN CHESNEY: You guys did. You</p> <p>24 guys went to Woodruff this year. Did you have</p> <p>25 a good time?</p>	<p style="text-align: right;">Page 12</p> <p>1 record reflect that Mark Ragusa is not here.</p> <p>2 The first item is the consent agenda.</p> <p>3 Do I have a motion for approval?</p> <p>4 MR. ARGUS: So moved.</p> <p>5 CHAIRMAN CHESNEY: Is there a second?</p> <p>6 MR. MILLS: Second.</p> <p>7 CHAIRMAN CHESNEY: All in favor, signify</p> <p>8 by saying aye.</p> <p>9 (All board members signify in the</p> <p>10 affirmative.)</p> <p>11 (Motion passes.)</p> <p>12 CHAIRMAN CHESNEY: Did you guys all say</p> <p>13 aye?</p> <p>14 (All board members signify in the</p> <p>15 affirmative.)</p> <p>16 CHAIRMAN CHESNEY: Sorry. I didn't do</p> <p>17 the hands. Public hearing to consider</p> <p>18 reservation fees for Baybridge and Glen Cliff</p> <p>19 Parks. Okay. I'm going to move to open that.</p> <p>20 Do we have any resident input for the</p> <p>21 public hearing for Baybridge and Glenciff</p> <p>22 Parks? If so, could you just raise your hand.</p> <p>23 I just want to see.</p> <p>24 (No response.)</p> <p>25 CHAIRMAN CHESNEY: Okay. All right. I</p>

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1 need a motion to open the public hearing, or  
 2 did we continue it last time?  
 3 MR. MENDENHALL: This is a motion to  
 4 open it, you're right.  
 5 CHAIRMAN CHESNEY: Motion to open it?  
 6 MR. MENDENHALL: Right.  
 7 MR. ARGUS: So moved.  
 8 CHAIRMAN CHESNEY: I need a second.  
 9 MR. ROSS: I'll second it.  
 10 MR. MILLS: Second.  
 11 CHAIRMAN CHESNEY: All in favor, raise  
 12 your hand.  
 13 (All board members signify in the  
 14 affirmative.)  
 15 CHAIRMAN CHESNEY: Motion passes four to  
 16 zero.  
 17 (Motion passes.)  
 18 CHAIRMAN CHESNEY: So the public hearing  
 19 is to consider raising our reservation fees  
 20 for the pavilions at Baybridge and Glenclyff  
 21 Parks to \$75?  
 22 MR. MENDENHALL: Up to \$75.  
 23 CHAIRMAN CHESNEY: Up to \$75. So I need  
 24 a -- first of all, is there any resident  
 25 input?

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1 (No response.)  
 2 CHAIRMAN CHESNEY: None noted. Any  
 3 discussion among -- yes?  
 4 MR. ROSS: I'll just note that the draft  
 5 resolution provided to us, I believe, says up  
 6 to \$50. I may be wrong on that, but I believe  
 7 the one I saw said 50.  
 8 CHAIRMAN CHESNEY: I think you're  
 9 correct, but the advertisement said 75. So we  
 10 can go up to 75.  
 11 MR. MENDENHALL: So we can update the  
 12 resolution. That's probably the original one  
 13 from the last meeting.  
 14 MR. ARGUS: We did do the ad for 75?  
 15 MR. MENDENHALL: Correct.  
 16 CHAIRMAN CHESNEY: Right. So this is  
 17 really --  
 18 MR. ROSS: So moved.  
 19 CHAIRMAN CHESNEY: So moved for --  
 20 MR. ROSS: For the resolution.  
 21 MR. MENDENHALL: The first thing you  
 22 have to do --  
 23 CHAIRMAN CHESNEY: Yeah.  
 24 MR. MENDENHALL: I'm sorry. The first  
 25 thing you have to do is close the public

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1 hearing.  
 2 CHAIRMAN CHESNEY: Yeah, I know. I just  
 3 wanted to make --  
 4 MR. MENDENHALL: Oh, okay.  
 5 MR. ROSS: Up to 75. Okay.  
 6 CHAIRMAN CHESNEY: Okay. All right. So  
 7 no input by you guys? There is no resident  
 8 input. I need a motion to close it.  
 9 MR. ARGUS: So moved.  
 10 CHAIRMAN CHESNEY: Okay. Second.  
 11 MR. MILLS: Second.  
 12 CHAIRMAN CHESNEY: Second. All in  
 13 favor, raise your hand.  
 14 (All board members signify in the  
 15 affirmative.)  
 16 CHAIRMAN CHESNEY: All right. Motion  
 17 passes four to zero.  
 18 (Motion passes.)  
 19 CHAIRMAN CHESNEY: Just so you guys  
 20 know, what we do is, we allow the public to  
 21 provide input. So we put in an ad -- and I'm  
 22 a little rusty here. I haven't been chairman  
 23 in a long time.  
 24 But we put an ad in the newspaper  
 25 whenever we have something important to

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1 discuss. Sometimes we actually mail  
 2 something to everyone's house that is a voter,  
 3 and we put an ad in there, and they can read  
 4 the ad and decide if they want to come to our  
 5 meeting and provide any public input.  
 6 That's why I asked if there was anyone  
 7 here specific for that. So that's what we do.  
 8 So we try to keep the public as involved as  
 9 possible, even though they don't actually get  
 10 a vote on what we do. You guys understand  
 11 that? All right. So now --  
 12 MR. ROSS: I move to approve the  
 13 resolution to \$75 --  
 14 CHAIRMAN CHESNEY: Okay. I would  
 15 need --  
 16 MR. MILLS: Second.  
 17 MR. ARGUS: Second.  
 18 CHAIRMAN CHESNEY: Is there any  
 19 discussion by the supervisors?  
 20 (No response.)  
 21 CHAIRMAN CHESNEY: Do I have any staff  
 22 input? You okay with that?  
 23 MR. MAYES: We're good.  
 24 MS. WHYTE: We're good with it.  
 25 CHAIRMAN CHESNEY: We also have paid

<p style="text-align: right;">Page 17</p> <p>1 employees in Westchase. Doug, will you raise  2 your hand? He's our chief guru. And then  3 Sonny works for him. And she's over there.  4 And those are some of our paid employees.  5 So they know the residents better than  6 we do sometimes, even though we live here, but  7 they interact with them on a daily basis, so  8 we always try to involve them as much as  9 possible, or as much as prudent, I should  10 say.  11 All right. All in favor of the  12 resolution -- do I need the, you know,  13 number?  14 MR. MENDENHALL: It's -- yes.  15 MR. MILLS: 2015-6.  16 MR. ARGUS: It's on your agenda.  17 CHAIRMAN CHESNEY: Oh, that's right. I  18 have the agenda. Oh, and you even printed one  19 for me. 2015-6. Okay. With the amendment to  20 \$75 on -- all in favor, raise your hand.  21 (All board members signify in the  22 affirmative.)  23 CHAIRMAN CHESNEY: That passes four to  24 zero.  25 (Motion passes.)</p>	<p style="text-align: right;">Page 19</p> <p>1 want to have a birthday party or some kind of  2 other activity at the park, it now costs \$75.  3 So anyone have any idea why we might  4 have done that?  5 You always answer the questions.  6 Someone else here. That's good, though. I'm  7 not picking on you, but -- yeah, why?  8 BOY SCOUT: To make more money.  9 CHAIRMAN CHESNEY: Nah, with us, that's  10 probably not that important, but some  11 municipalities might do that, especially like  12 speeding tickets and things like that. Why  13 would we do it?  14 BOY SCOUT: To make the parks better  15 with the money.  16 CHAIRMAN CHESNEY: Yes. Fortunately,  17 you live in Westchase, so finances aren't as  18 much of an issue. But why else might we do  19 that? What else would you think -- have you  20 ever been to the park on a Saturday? Is it  21 really crowded?  22 Yeah. So maybe we try to loosen the  23 load a little bit on the parks. So those are  24 the kinds of things that you've got to think  25 about when you're a CDD supervisor.</p>
<p style="text-align: right;">Page 18</p> <p>1 MR. MAYS: Is that effective  2 immediately?  3 CHAIRMAN CHESNEY: Yes.  4 MR. MAYS: Okay. Thank you.  5 CHAIRMAN CHESNEY: For new reservations.  6 MR. MAYS: Correct.  7 CHAIRMAN CHESNEY: Yes. Okay. Don't go  8 back and try to collect.  9 MR. MAYS: Gotcha.  10 MR. MILLS: Mr. Chesney, did we skip 2B  11 before we get too far down the list here?  12 CHAIRMAN CHESNEY: It's part of the  13 consent agenda.  14 MR. MILLS: Okay. Just wanted to --  15 CHAIRMAN CHESNEY: Yes. A few years ago  16 we started including that in the consent  17 agenda --  18 MR. MILLS: Okay.  19 CHAIRMAN CHESNEY: -- where we used to  20 do it separately at our old meetings.  21 MR. MILLS: Okay.  22 CHAIRMAN CHESNEY: Okay.  23 MR. MILLS: Thank you.  24 CHAIRMAN CHESNEY: So, Scouts, what we  25 did there is we now have increased, when you</p>	<p style="text-align: right;">Page 20</p> <p>1 All right. Engineer's report. I'm  2 sorry. We didn't -- are you prepared?  3 MS. STEWART: That's quite all right.  4 I'm prepared.  5 CHAIRMAN CHESNEY: Okay. And we talked  6 about this.  7 MS. STEWART: The first item is, we have  8 purchased some brochures regarding stormwater  9 management that help Doug and Sonny maybe  10 provide this to some of the residents when  11 they come to visit you. Okay. The brochures  12 are from SWFWMD.  13 It just kind of like helps us in terms  14 of when we do our plantings and when we do  15 our clean-up. We ordered like a thousand of  16 them, so we're just trying to share them with  17 all our districts. So I'll give that to Doug  18 and Sonny.  19 I have the contract for the paving work  20 in the Vineyards. We've got our three bids.  21 And just for the record, I'll quote the three  22 bids. ACPLM is \$114,362, Central Concrete is  23 \$156,130, and Site Masters of Florida is  24 \$149,203.  25 So ACPLM -- we talked about this last</p>

<p style="text-align: right;">Page 21</p> <p>1 month -- we suspected they were going to be</p> <p>2 the lowest price. So I took the contract that</p> <p>3 we did for Ajax when we did the Greens. I'm</p> <p>4 going to forward this to Erin since she's not</p> <p>5 here. Is she going to be here today?</p> <p>6 MR. MENDENHALL: She'll be here, yeah.</p> <p>7 MS. STEWART: I'll leave it with you,</p> <p>8 and then that way, you can give it to her and</p> <p>9 let her review it. I had it for Mark Ragusa</p> <p>10 to sign, but we can change that to you, Greg,</p> <p>11 so that once Erin has to read it and approve</p> <p>12 it, we can get it to you and let you guys do</p> <p>13 it for us.</p> <p>14 CHAIRMAN CHESNEY: Okay. If my memory</p> <p>15 is correct, we did that on a tentative basis</p> <p>16 last month.</p> <p>17 MR. MENDENHALL: Uh-huh.</p> <p>18 CHAIRMAN CHESNEY: So no other action is</p> <p>19 necessary, just information. Okay.</p> <p>20 MS. STEWART: One question that I do</p> <p>21 have in this contract, it requires a</p> <p>22 performance -- a payment bond. I don't know</p> <p>23 if you want to still go down that path.</p> <p>24 CHAIRMAN CHESNEY: Yes.</p> <p>25 MS. STEWART: You do, regardless of how</p>	<p style="text-align: right;">Page 23</p> <p>1 CHAIRMAN CHESNEY: So it's well below</p> <p>2 that --</p> <p>3 MR. MENDENHALL: That's a category for</p> <p>4 the state.</p> <p>5 MR. ARGUS: And this comes in obviously</p> <p>6 well below that.</p> <p>7 CHAIRMAN CHESNEY: I guess what I'm</p> <p>8 interested in, is anyone interested in waiving</p> <p>9 it for this contract?</p> <p>10 MR. ROSS: No.</p> <p>11 CHAIRMAN CHESNEY: Okay. Yes.</p> <p>12 MR. BARRETT: Sorry. I didn't catch the</p> <p>13 total. You spoke very quickly and --</p> <p>14 MS. STEWART: Oh, forgive me. You want</p> <p>15 me to give you all three prices or just the</p> <p>16 one?</p> <p>17 MR. BARRETT: No. Just the winning one.</p> <p>18 MS. STEWART: It's \$114,362.</p> <p>19 MR. BARRETT: Thank you. I'm a little</p> <p>20 slow.</p> <p>21 MS. STEWART: You're welcome.</p> <p>22 CHAIRMAN CHESNEY: So I might as well</p> <p>23 keep going with the Scouts. So what we did</p> <p>24 there, we just --</p> <p>25 MR. ARGUS: It doesn't add to the cost.</p>
<p style="text-align: right;">Page 22</p> <p>1 many projects we've done. I left it in, and</p> <p>2 I'll let them know that we're going to do</p> <p>3 that. That will shall be a change order.</p> <p>4 Okay.</p> <p>5 CHAIRMAN CHESNEY: I mean, our current</p> <p>6 policy is that we always get a payment, a</p> <p>7 performance bond, so I shouldn't state that --</p> <p>8 I mean, it's on a per contract basis --</p> <p>9 MR. ROSS: Hasn't it usually been if</p> <p>10 it's in excess of a certain dollar amount?</p> <p>11 CHAIRMAN CHESNEY: No. At one -- we had</p> <p>12 one go south, and we just generally do it.</p> <p>13 MR. ROSS: I mean, even if it's --</p> <p>14 MS. STEWART: It was a paving -- it was</p> <p>15 a paving contract.</p> <p>16 MR. ROSS: -- even if it's a \$5,000</p> <p>17 item --</p> <p>18 CHAIRMAN CHESNEY: No, we don't have it</p> <p>19 done on those -- I don't know, you know --</p> <p>20 MR. ROSS: For some reason, I have on</p> <p>21 mine we put it at \$25,000.</p> <p>22 MR. ARGUS: What is our threshold for</p> <p>23 doing bidding?</p> <p>24 MS. STEWART: 195.</p> <p>25 MR. MENDENHALL: 195,000?</p>	<p style="text-align: right;">Page 24</p> <p>1 CHAIRMAN CHESNEY: It does add to the</p> <p>2 cost.</p> <p>3 MR. ARGUS: About how much would it add</p> <p>4 to the cost?</p> <p>5 CHAIRMAN CHESNEY: Generally one to two</p> <p>6 percent of the contract value. It all depends</p> <p>7 on their individual payment bonds.</p> <p>8 MR. ARGUS: It will cost us one to two</p> <p>9 thousand dollars more than --</p> <p>10 CHAIRMAN CHESNEY: Yes.</p> <p>11 MR. ARGUS: Okay. Thank you.</p> <p>12 CHAIRMAN CHESNEY: So what we did there,</p> <p>13 is we -- where are we going to do the paving?</p> <p>14 MS. STEWART: At the Vineyards.</p> <p>15 CHAIRMAN CHESNEY: The Vineyards. So</p> <p>16 the Vineyards is one of the neighborhoods in</p> <p>17 Westchase, and they needed the roads repaved,</p> <p>18 so we just went ahead and approved the payment</p> <p>19 for that.</p> <p>20 And what we were talking about when we</p> <p>21 were talking about payment bonds, I used to</p> <p>22 sell them, and always proud to talk about it,</p> <p>23 is when you hire a contractor, sometimes a</p> <p>24 contractor doesn't finish its work, maybe goes</p> <p>25 out of business or he runs out of money or</p>

1 something happens or he doesn't do a complete  
2 job.

3 What you can do is, is you can get an  
4 insurance company to guarantee that they will  
5 go ahead and complete the work. And that's  
6 what we did there. So we had an insurance  
7 company guarantee that our contractor was  
8 going to pave the roads in the Vineyards  
9 properly. So awesome. All right. You're  
10 good?

11 MS. STEWART: That's all I have.

12 CHAIRMAN CHESNEY: Okay. Do I need to  
13 talk anything about our drainage? Do you want  
14 me to?

15 MS. STEWART: I think it would be a good  
16 idea.

17 CHAIRMAN CHESNEY: Okay. So within the  
18 last month we had some issues where we had  
19 because of -- and correct me on anything that  
20 I misunderstand or misquote, because I have a  
21 strong understanding, but sometimes it doesn't  
22 follow -- we had some issues where some of our  
23 existing drainage off in -- what's that one  
24 neighborhood? Stockbridge?

25 MR. MAYES: Sturbridge and Stockbridge.

1 the design engineer for Westlake Townhomes,  
2 which is the project that's under construction  
3 that's abutting these communities, and we are  
4 going to have a meeting to talk about some of  
5 the pipe clean-out we did and some of the  
6 drainage outfall conditions to try and see if  
7 we can't interconnect with the northwest  
8 corner of the -- they added a mitigation area,  
9 and we would like to see that mitigation area  
10 connected to the borrow pit, because I think  
11 they were probably the ones that were most  
12 impacted, the ones abutting the mitigation  
13 area.

14 So we want to work with them to see if  
15 they can add a connection to allow that water  
16 to drain out of that water faster.

17 CHAIRMAN CHESNEY: Okay. Any questions  
18 on that? Do you have a question on it?

19 MR. NEAL: Yes. Now that we found out  
20 that there is a pipe for the lake back there or  
21 pond or whatever you want to call it -- assume  
22 it's a lake -- is that up to present-day code?  
23 Should there be a catch basin outlet so --

24 MS. STEWART: We're a little confused  
25 about what that pipe is, because it doesn't

1 CHAIRMAN CHESNEY: In Sturbridge and  
2 Stockbridge, because of a new development,  
3 we're getting an influx of water coming in  
4 there, into the existing drainage; and that  
5 drainage, because it didn't have a lot of  
6 water flow before, we went ahead and had to go  
7 back there and redo some of the piping and  
8 drainage. It was a small amount of money. I  
9 think it was \$2800.

10 Mark was out of town. I went ahead and  
11 approved it, because we were concerned because  
12 of the rain, that we didn't want -- the  
13 residents had notified us because the water  
14 was coming up into their back yards. So we  
15 hope that will be all that's necessary back  
16 there.

17 Tonja is going to continue and Doug  
18 are going to continue to monitor it and  
19 hopefully that improved it. One of the pipes  
20 had collapsed, and one needed to be cleaned  
21 out.

22 MS. STEWART: That is a true and  
23 accurate statement.

24 CHAIRMAN CHESNEY: Yeah.

25 MS. STEWART: I have also reached out to

1 show up on any plans. Have you seen it  
2 function?

3 MR. NEAL: I didn't even know it was  
4 there. That's why I was asking about the M/I  
5 Homes, about the water runoff going into our  
6 lake at a level rising, because there is no --  
7 I didn't see any visible means -- the water  
8 gets to a certain level that, according to  
9 Hillsborough flood management, it would go  
10 downstream accordingly.

11 MS. STEWART: The downstream condition  
12 is the TECO property.

13 CHAIRMAN CHESNEY: Yeah.

14 MR. NEAL: It goes from there -- I see  
15 there's a ditch there, there is an inlet pipe,  
16 too, and there's another concrete outlet  
17 pipe. I'm assuming that goes to the  
18 conservation behind -- or between the CDD  
19 maintenance building in Stonebridge.

20 MS. STEWART: It really -- the low area  
21 appears to be the TECO property between your  
22 big pond and the school and the CDD facility.

23 MR. NEAL: So where does it go from  
24 there? Do we know where it goes?

25 MS. STEWART: We don't know where it

<p style="text-align: right;">Page 29</p> <p>1 goes from there.</p> <p>2 CHAIRMAN CHESNEY: And we're not sure --</p> <p>3 I mean, they have a permit, you know, so the</p> <p>4 county approved that plan. So all we really</p> <p>5 can do in this situation is kind of monitor</p> <p>6 it, you know -- improve what we can that's</p> <p>7 within our control and monitor it and see if</p> <p>8 we have a broader issue.</p> <p>9 MR. NEAL: My concern, too, that's a</p> <p>10 private lake that's owned by M/I Homes, they</p> <p>11 have an easement around that lake. I would</p> <p>12 assume that becomes their property. Correct?</p> <p>13 They should be responsible for --</p> <p>14 CHAIRMAN CHESNEY: Yeah. The part we</p> <p>15 worked on generally flows into our -- It's</p> <p>16 more connected to our flood -- what we're</p> <p>17 responsible for.</p> <p>18 MR. NEAL: If you have a collapsed pipe</p> <p>19 and you want to make sure in case something</p> <p>20 happens --</p> <p>21 CHAIRMAN CHESNEY: Yes.</p> <p>22 MR. NEAL: -- I'm looking further down</p> <p>23 the line. I see M/I Homes building a</p> <p>24 development, and I can see them selling</p> <p>25 everything and leaving, and then the poor</p>	<p style="text-align: right;">Page 31</p> <p>1 MR. ARGUS: We need his name for the</p> <p>2 record.</p> <p>3 CHAIRMAN CHESNEY: Oh, I'm sorry. Can</p> <p>4 you give your name and your neighborhood?</p> <p>5 MR. NEAL: Patrick Neal, 9850</p> <p>6 Bridgeton Drive.</p> <p>7 CHAIRMAN CHESNEY: Sorry. Like I said,</p> <p>8 I'm out of practice. It's been a number of</p> <p>9 years. Yes, Mr. Barrett.</p> <p>10 MR. BARRETT: Just two questions. Maybe</p> <p>11 Mr. Neal can help me with this.</p> <p>12 The work to solve the issue, and then,</p> <p>13 second, the collapsed pipe, was there any</p> <p>14 evidence or suggestions that M/I's development</p> <p>15 actually collapsed the pipe?</p> <p>16 CHAIRMAN CHESNEY: No, there is none. I</p> <p>17 would be happy to discuss it with you later,</p> <p>18 too.</p> <p>19 MR. BARRETT: Okay.</p> <p>20 MS. STEWART: Patrick, did you get my</p> <p>21 email?</p> <p>22 MR. NEAL: Yes, ma'am.</p> <p>23 MS. STEWART: That's it.</p> <p>24 CHAIRMAN CHESNEY: Manager's report.</p> <p>25 Andy.</p>
<p style="text-align: right;">Page 30</p> <p>1 homeowners are going to be stuck with a</p> <p>2 problem -- a potential problem that could</p> <p>3 affect Stonebridge, Sturbridge and other, you</p> <p>4 know, parts of Westchase.</p> <p>5 Just in case, if it gets clogged up</p> <p>6 again, which I don't think it should be</p> <p>7 clogged up in the first place, that's why you</p> <p>8 have the catch inlet basins and the bars</p> <p>9 across that keeps trash, garbage, lumber,</p> <p>10 whatever keeps it from clogging up.</p> <p>11 So that's just my concern, because there</p> <p>12 are Stonebridge residents -- we're only a</p> <p>13 couple feet above the lake -- but if something</p> <p>14 does happen, you know, we want to make sure</p> <p>15 that the water moves as efficiently as</p> <p>16 possible. That's my main concern.</p> <p>17 CHAIRMAN CHESNEY: Yeah. Well, that's</p> <p>18 what we've done. We're also going to have a</p> <p>19 meeting where we discuss, you know, the</p> <p>20 broader issue of what -- the engineer who</p> <p>21 designed that was thinking. And I'd be happy</p> <p>22 to have a private discussion with you</p> <p>23 afterwards where I can explain it in a little</p> <p>24 bitt more detail.</p> <p>25 MR. NEAL: Thanks.</p>	<p style="text-align: right;">Page 32</p> <p>1 MR. MENDENHALL: I have a couple items.</p> <p>2 The agenda items, first, we have review and</p> <p>3 discussion of the fiscal year 2016 budget. So</p> <p>4 this is our middle-of-the-road meeting as far</p> <p>5 as the budget goes.</p> <p>6 Next month, we'll look to adopt your</p> <p>7 fiscal budget for 2016. So, typically, at</p> <p>8 this meeting, if you have any questions or</p> <p>9 updates or changes you want to make, obviously</p> <p>10 I can take those and come back down and get</p> <p>11 everything updated, and then, of course, next</p> <p>12 month, you still have the opportunity to make</p> <p>13 any final changes, get into any details you</p> <p>14 want, as well as give your residents the</p> <p>15 opportunity, during the public hearing, to ask</p> <p>16 any questions or anything like that.</p> <p>17 CHAIRMAN CHESNEY: Can I ask -- you</p> <p>18 mentioned in your email that you were still</p> <p>19 using the park number as the -- I haven't</p> <p>20 reviewed the budget. What is the number</p> <p>21 currently?</p> <p>22 MR. MENDENHALL: 416,000 --</p> <p>23 CHAIRMAN CHESNEY: All right.</p> <p>24 MR. MENDENHALL: 16,000 was the</p> <p>25 aspect --</p>



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1 CHAIRMAN CHESNEY: So it will actually  
2 go down.  
3 MR. MENDENHALL: Yeah. Yeah. As a  
4 board, you would bring that down to whatever  
5 you felt appropriate.  
6 CHAIRMAN CHESNEY: I understand. Okay.  
7 MR. MENDENHALL: So, like I said, I'm  
8 happy to take any updates or any questions. I  
9 have Alan on standby if we have any questions  
10 I can't answer, or we can talk about it next  
11 month as well.  
12 CHAIRMAN CHESNEY: Do you guys have  
13 anything about it? You have some specific --  
14 no. That was on the parks. Sorry.  
15 (Ms. McCormick enters the room.)  
16 CHAIRMAN CHESNEY: All right. Let the  
17 record reflect Erin is here. The next item?  
18 MR. MENDENHALL: Okay. The next item is  
19 the consideration of the engagement letter  
20 with Berger Toombs, Elam, Gaines & Frank for  
21 fiscal year 2016 cross-out financial audit,  
22 and that is actually arbitrage.  
23 So this is your arbitrage reporting that  
24 you're required to have done. They are  
25 essentially an auditing company. That's

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1 probably why that mistake was made. However,  
2 they will calculate your arbitrage and let you  
3 know if anything needs to be remitted to the  
4 state.  
5 MR. ARGUS: The same fee as last year?  
6 MR. MENDENHALL: The same fee --  
7 MR. ARGUS: So I move that we do --  
8 CHAIRMAN CHESNEY: Did you move?  
9 MR. ARGUS: Yes.  
10 CHAIRMAN CHESNEY: Okay. Can I have a  
11 second?  
12 MR. MILLS: Second.  
13 CHAIRMAN CHESNEY: All in favor, raise  
14 your hand.  
15 (All board members signify in the  
16 affirmative.)  
17 CHAIRMAN CHESNEY: That motion passes.  
18 (Motion passes.)  
19 MR. BARRETT: What was the fee, please?  
20 MR. MENDENHALL: I think it's typically  
21 600. If you can bear with me, I'll get you  
22 that in a second.  
23 MR. BARRETT: Sorry about that.  
24 CHAIRMAN CHESNEY: That's all right.  
25 MR. BARRETT: And that is 600?

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1 MR. MENDENHALL: Yeah, it's typically  
2 600.  
3 MR. BARRETT: That's for review of the  
4 books on the bond payment?  
5 MR. MENDENHALL: Yeah. So what they do  
6 is, they calculate the bond payment and the  
7 interest that you're earning on your various  
8 investments, and they ensure that you are not  
9 earning more than what you're actually paying  
10 in interest, because as a basically subsidized  
11 fund, you're not allowed to really make money  
12 on it.  
13 And if you did make more, you have to  
14 remit it back to the state of Florida, so --  
15 CHAIRMAN CHESNEY: So while he does  
16 that, I'll give you some spot checks. What  
17 are the last two things we did?  
18 So we did -- we talked about drainage.  
19 Right? So we had some residents that might  
20 have had some homes -- if you're living in  
21 your house, you don't want the water to come  
22 in there. So one of the things we're  
23 responsible for is all the lakes in Westchase  
24 and make sure that when the water -- when it  
25 rains, that it drains in the right lake and the

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1 right amount. And we have a very sophisticated  
2 drainage system here.  
3 And then the last thing we just did is  
4 we hired an accountant. Anyone know what an  
5 accountant does? Yes. What does an  
6 accountant do?  
7 BOY SCOUT: Managing money.  
8 CHAIRMAN CHESNEY: Yeah, well, he keeps  
9 the books. Right? He manages money. We use  
10 bonds to finance things. So when we want to  
11 go ahead and build a road, we go ahead and we  
12 take out a bond.  
13 Do you know what a bond is? A bond is a  
14 loan. We don't go to a bank. What we do is,  
15 is we issue a bond, and we agree to pay a  
16 certain rate of interest to people, and people  
17 -- normal people, insurance companies, they  
18 buy these bonds from us, and they get interest  
19 from us.  
20 So part of your tax dollars goes to pay  
21 for these roads, but we do it through  
22 financing, because it's hard for us to come up  
23 with \$20,000,000 all at once or something to  
24 do a bunch of roads. So we have to do bonds,  
25 and we pay them out over time.

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1 MR. MENDENHALL: Okay. And that was  
2 \$600 as Mr. Mills referenced.  
3 CHAIRMAN CHESNEY: All right.  
4 MR. MENDENHALL: That is what I had for  
5 this evening.  
6 CHAIRMAN CHESNEY: All right.  
7 Discussion of district website. Sonny.  
8 MS. WHYTE: It's ready to go. We had to  
9 cancel our domain today in order to transfer  
10 the domain to the new name, to the new  
11 website, and, unfortunately, it literally --  
12 the package that we have, also includes our  
13 email, so that's why our emails are all down.  
14 We're waiting -- we have a 24- to  
15 48-hour window for them to bring it back up.  
16 We'll get it transferred, get it done, and  
17 everything should be up and running, and,  
18 then, of course, I'll send out an email and  
19 let you know you can review it, any changes  
20 that you would like to see, any additions.  
21 We'll be able to bring up the budget as  
22 well. Everything else is somewhat uploaded.  
23 Like I have --  
24 CHAIRMAN CHESNEY: Okay.  
25 MS. WHYTE: -- and anything else I'll go

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1 to Severn Trent to get and ask them to send me  
2 the balance of the files.  
3 CHAIRMAN CHESNEY: All right.  
4 MR. ARGUS: Once you get access -- once  
5 the domain is back up, if the supervisors want  
6 or any residents, for that matter, take a look  
7 at the website, if you have suggestions for  
8 improvement, take a look -- that needs to be  
9 included, that sort of thing, let us know, let  
10 Sonny know.  
11 CHAIRMAN CHESNEY: Did you guys make the  
12 website, or did you use a firm?  
13 MR. ARGUS: It's the 1-and-1 website,  
14 the same firm, hosting firm, that's using  
15 templates. And as far as I can tell, it  
16 satisfies our needs.  
17 CHAIRMAN CHESNEY: Well, thank you,  
18 Mr. Argus.  
19 MR. ARGUS: Well, Sonny did all the  
20 work.  
21 CHAIRMAN CHESNEY: Thank you, Sonny.  
22 Well, she gets paid.  
23 MR. ARGUS: But I'll also point out that  
24 she was so dedicated to getting this done for  
25 this meeting, she actually worked on her

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1 vacation day.  
2 CHAIRMAN CHESNEY: Wow.  
3 MR. ARGUS: So kudos to that.  
4 CHAIRMAN CHESNEY: Kudos to that. We'll  
5 have to note that in her review.  
6 MS. WHYTE: Thanks, Greg.  
7 CHAIRMAN CHESNEY: I'll not be as hard  
8 this year.  
9 MR. ARGUS: Yeah. Right.  
10 CHAIRMAN CHESNEY: That's excellent.  
11 So, guys, so you all know what the internet  
12 is. Right? You've heard of that? So what  
13 are some of the things that you do on the  
14 internet? You get information. Right?  
15 So we had a new law pass this year. We  
16 have to abide by laws just like you guys. So  
17 the state of Florida passed a new law that we  
18 have to have certain information available to  
19 our taxpayers over the internet.  
20 So that means that even though we had an  
21 internet site, it didn't qualify -- not  
22 qualify. What's the word I'm looking for --  
23 satisfy what the law required. So we had to  
24 redo it. So those are some of the things we  
25 had to do.

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1 Erin, attorney's report.  
2 MS. McCORMICK: I had one thing I just  
3 wanted to kind of give an update to the board  
4 about, and this is related to a call I  
5 received from an attorney that is representing  
6 a potential buyer of a parcel within  
7 Westchase.  
8 David Weekley Homes is looking to  
9 purchase a site that right now is zoned for  
10 commercial uses, and it's Section 326D3. She  
11 said it's behind two bank parcels. So I'm  
12 trying to --  
13 MS. WHYTE: Fifth Third Bank --  
14 MR. ARGUS: Yeah.  
15 CHAIRMAN CHESNEY: It's over here.  
16 MS. McCORMICK: Okay.  
17 MS. WHYTE: The old Clare Clemmons  
18 property.  
19 CHAIRMAN CHESNEY: Yes.  
20 MS. McCORMICK: Okay. And they're  
21 looking to develop it with townhome uses.  
22 So I think that they have had some -- I'm not  
23 sure if they've had discussions with the WCA  
24 about this, but what they're looking to do is  
25 take the property that they would be buying

<p style="text-align: right;">Page 41</p> <p>1 out of the commercial owners association,  2 which I don't think is active right now, but  3 the property within Westchase is subject to a  4 declaration of covenants, conditions, and  5 restrictions for the Westchase commercial  6 property, and then they would be looking to  7 add it, I guess, into the WCA, if they develop  8 it with residential uses.</p> <p>9 So the reason that she was contacting  10 the CDD and that I think she thinks we have  11 some involvement in this, actually, I guess,  12 there would be two issue for the CDD. One  13 would be if the use does change to residential  14 versus commercial, then it would affect our  15 assessments on the property, because we would  16 assess them as residential units rather than  17 commercial units, but I don't think that  18 that's something that we would be dealing with  19 this year, because at this point, it's still  20 zoned commercial, and they would have to buy  21 the property or rezone it to a residential  22 use.</p> <p>23 The other thing is that she thinks that  24 Westchase CDD, as a property owner, has some  25 voting interest within the Westchase</p>	<p style="text-align: right;">Page 43</p> <p>1 CHAIRMAN CHESNEY: My memory, at one  2 time when that kind of went away --  3 MS. McCORMICK: Right.  4 CHAIRMAN CHESNEY: -- we looked at  5 whether or not we could revive that. And I  6 seem to recall you indicating that we really  7 had no position in it, so I'm interested in  8 what that --  9 MS. McCORMICK: Yeah. We -- I mean, you  10 know, as far as what types of powers the  11 district exercises, we really don't have  12 anything to do with --  13 MR. ARGUS: But if we have a voting  14 right, then we might be able to --  15 MS. McCORMICK: If you have a voting  16 right and if the property owner is within the  17 declaration, then we may have, you know, some  18 responsibility to determine how we want to  19 exercise our voting rights with respect to  20 that.  21 CHAIRMAN CHESNEY: Mr. Ross.  22 MR. ROSS: With regard to the issue that  23 we're talking about, again, not knowing  24 specifically which parcel it is, there is one  25 parcel in that general area that has had</p>
<p style="text-align: right;">Page 42</p> <p>1 commercial owners association, and so they're  2 looking for the CDD to cast its voting  3 interest to have them be released from the  4 commercial owners association.</p> <p>5 And she just sent me the documents  6 related to that today. So, you know, I don't  7 know that we've ever been asked, that I can  8 recall, to cast votes with respect to the  9 commercial property.</p> <p>10 CHAIRMAN CHESNEY: I didn't know we had  11 a vote.</p> <p>12 MR. ARGUS: Have you been able to  13 confirm that we have a vote in the  14 commercial --</p> <p>15 MS. McCORMICK: I have not. She sent me  16 some excerpts from the declaration of  17 covenants, conditions, and restrictions, but  18 she didn't send me the whole thing.</p> <p>19 The legal description that she sent me  20 does show all of the property within Westchase  21 as being subject to the declaration of  22 covenants, conditions, and restrictions, but  23 I'm going to have to look at this more closely  24 to determine if we do have any voting  25 interests that we would be responsible for.</p>	<p style="text-align: right;">Page 44</p> <p>1 several drafts or iterations as the intended  2 development and use of that property, and  3 various comments have been made within the  4 residential community as to those  5 possibilities.</p> <p>6 I think this is -- do we got it under  7 contract?</p> <p>8 MS. McCORMICK: I think they're under  9 contract in their due diligence period.</p> <p>10 MR. ROSS: Okay. My strongest  11 recommendation would be that they take their  12 plans to the WCA.</p> <p>13 MS. McCORMICK: Uh-huh.</p> <p>14 MR. ROSS: And as you may know, we have,  15 I believe, five different sub associations in  16 that particular area, and I think each of  17 those sub associations would want to,  18 likewise, be informed as to what the intention  19 is.</p> <p>20 The obvious reality is, if all of those  21 sub associations and the WCA all are in favor  22 of it and they see a positive thing,  23 logically, I would think at some point the CDD  24 would fall in line.</p> <p>25 I don't want to speak for the other</p>

<p style="text-align: right;">Page 45</p> <p>1 supervisors, but I think it will really turn 2 on what they intend to do with that property 3 and knowing the specifics of it. 4 MS. McCORMICK: Right. 5 MR. ROSS: They really need to go to the 6 WCA with their plans. 7 MS. McCORMICK: So my purpose in 8 bringing this to the board tonight was really 9 just to give you information about the 10 conversation that I had had. 11 Ultimately, I think they're asking for 12 the district to approve a relief and 13 termination of their membership in the 14 commercial owners association, and I don't -- 15 my guess would be that you feel like you don't 16 have enough information and you would also 17 want the dialogue with the WCA before taking 18 any action on this. 19 MR. ROSS: And speaking only for one 20 person, myself, everything you said is 21 accurate; I would need more information. And, 22 frankly, if the surrounding residential 23 community was not in support of their 24 intentions, I would not be supporting their 25 intentions. So, I mean, that's the way my</p>	<p style="text-align: right;">Page 47</p> <p>1 kind of restriction on the deed that says if 2 they're not in the commercial, they must be in 3 the homeowners association -- the WCA, or is 4 it possible that in the smack dab in the 5 middle of Westchase, we could have a townhome 6 complex that's not part of the WCA, which, I 7 mean, there are other apartments in that, too, 8 that aren't, so -- but how does that work? 9 MS. McCORMICK: Yeah. I don't know that 10 I know the answer to that, but I would think 11 if this property is not right now part of the 12 WCA because the legal description was never 13 made subject to that declaration for the WCA, 14 then it would need to be added in, in order to 15 be part of it. 16 MR. BARRETT: And when you were 17 referring to the declaration of covenants, 18 that would be just to commercial property? 19 MS. McCORMICK: Well, there's a 20 declaration of covenants for the residential 21 property within Westchase, and there is a 22 declaration of covenants for the commercial 23 property within Westchase. 24 MR. BARRETT: Right The one you 25 referenced before, that was the commercial?</p>
<p style="text-align: right;">Page 46</p> <p>1 vote would fall out. That's just the 2 handwriting on the wall from my viewpoint. 3 CHAIRMAN CHESNEY: Yes. Sonny, do you 4 have any input on this? 5 MS. WHYTE: I just wanted to add that 6 Real Property Specialists, their lawyer, 7 contacted me to speak about the same thing. I 8 said I hadn't heard anything on that effect. 9 MS. McCORMICK: Who is Real Property 10 Specialists? 11 MS. WHYTE: It's actually Alan Charron 12 and his legal department. 13 MS. McCORMICK: Oh, okay. Right. 14 MS. WHYTE: Of course, they're curious 15 to know how it would affect the tax roll and 16 stuff like that. That's their concern, because 17 if any more drop out, it would be -- you know, 18 the balance and stuff, so -- 19 CHAIRMAN CHESNEY: Mr. Barrett. 20 MR. BARRETT: Either maybe Brian or Erin 21 can help me with this, in terms of 22 understanding how this works, because it was 23 part of the commercial properties association, 24 if they put a residential complex in there 25 because it's in the master plan, is there any</p>	<p style="text-align: right;">Page 48</p> <p>1 MS. McCORMICK: What their attorney said 2 to me is they want to be taken out of the 3 commercial declaration and then brought into 4 the residential. 5 MR. BARRETT: Oh, so their intention is 6 to join the association? 7 MS. McCORMICK: That was my impression 8 from talking with her. 9 MR. BARRETT: And I may bug you for the 10 contact later. 11 CHAIRMAN CHESNEY: Okay. And from our 12 perspective, you know, we would change what 13 Mr. Charron has quickly brought out. I mean, 14 it would change -- I don't know if he 15 understands enough how it would impact him. 16 MS. WHYTE: He doesn't. 17 CHAIRMAN CHESNEY: But it would change 18 the number of trips to that parcel, because we 19 have assumed commercial -- it would actually 20 probably cause the residents' one to go up. 21 But we have a certain number of trips 22 tied to that parcel that we assume, so we 23 would have to involve Millman from there. 24 Okay. Anything else, Erin? 25 MS. McCORMICK: No, I don't have</p>

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1 anything else.  
 2 MR. ARGUS: Involve who?  
 3 CHAIRMAN CHESNEY: Our actuary.  
 4 MR. ARGUS: Fishkind.  
 5 MS. WHYTE: Fishkind.  
 6 CHAIRMAN CHESNEY: Fishkind. I'm  
 7 sorry.  
 8 MS. WHYTE: Which I basically explained  
 9 to --  
 10 CHAIRMAN CHESNEY: Okay. Another trick  
 11 thing. So why did we let that guy in the  
 12 audience talk? Who is Mr. Barrett?  
 13 Mr. Barrett, stand up for a second, or raise  
 14 your hand, at least. So why do we let him  
 15 talk?  
 16 BOY SCOUT: He's the editor of the WOW.  
 17 CHAIRMAN CHESNEY: That's right, he's  
 18 the editor of the WOW. He is more known than  
 19 anyone here.  
 20 MR. BARRETT: Creator.  
 21 CHAIRMAN CHESNEY: That's right. So the  
 22 WOW is the best place to get information about  
 23 what we do. And you can see the stuff --  
 24 BOY SCOUT: I asked for it.  
 25 CHAIRMAN CHESNEY: Oh, yeah. Well, see,

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1 the stuff that we do here can be kind of  
 2 complicated, so we have to have someone pretty  
 3 bright to show up to the meeting, so that must  
 4 be how Mr. Barrett got the job.  
 5 All right. Field manager's report.  
 6 Doug.  
 7 MR. MAYS: Well, you got my report. I  
 8 guess, the main thing I need to discuss is the  
 9 landscape contractor that we have on the  
 10 property right now.  
 11 Mr. Argus requested that Joe Kitchie  
 12 from Davey attend this meeting because, well,  
 13 we have received a few phone calls from a few  
 14 residents that were a little unhappy with some  
 15 of the work that had been being done.  
 16 Davey was playing catch-up. Obviously  
 17 they just took over the contract. Passed the  
 18 first five, six OLM inspections with limited  
 19 -- very little problems, but then they failed  
 20 an inspection, and things got a little out of  
 21 hand.  
 22 They were missing areas -- it seemed  
 23 like they were missing some areas. Mostly, it  
 24 seemed to be like they would mow a lake, but  
 25 they couldn't get to the weeding of the lake;

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1 and it went on for a few -- probably some of  
 2 the lakes, three and four weeks before they  
 3 could get back to it. So it brought a little  
 4 concern to some of the residents.  
 5 But for every phone call we got from a  
 6 resident that was a little unhappy about lake  
 7 issues, an equal phone call came in saying how  
 8 happy they were with the roadway and stuff  
 9 like that.  
 10 So, obviously, when it's somebody's  
 11 backyard, they're going to see that, and  
 12 that's what they're going to call in on.  
 13 After that failing, Mr. Kitchie addressed the  
 14 issue with his employees, got quite a bit of  
 15 staff on the property to try to help get  
 16 through the next inspection, which they did.  
 17 They passed it with, you know, not a great  
 18 grade, but a passing grade.  
 19 And it seems like things are going in an  
 20 upward direction. So far, I feel pretty happy  
 21 with what they are doing. We did have to --  
 22 or they did let the man go that was in charge  
 23 of the property.  
 24 We have a new man in charge of the  
 25 property, so that was a good choice on what I

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1 felt, too, but Mr. Kitchie is here, if there's  
 2 any questions for him about that. And I'm  
 3 sure there's a few residents that are sitting  
 4 here that were a little unhappy for a while,  
 5 but they seem to be on track now.  
 6 They have -- their late mowing crew  
 7 seems to have things down pat. Some things  
 8 got missed because they lost track of where  
 9 they were at. I mean, you know how this  
 10 property is. You could mow a lake and all of  
 11 a sudden turn around and wonder where that  
 12 lake -- you know, where it is the next time  
 13 you try to mow it, especially since you're new  
 14 to the property.  
 15 They were able to retain about two of  
 16 Mainscape's guys, and both of those guys  
 17 didn't last two or three months. Davey does  
 18 things differently, so they weren't able to  
 19 stay. They moved on to other companies. So  
 20 they're working with guys that don't know a  
 21 whole lot about this property.  
 22 And, like I say, now they're starting  
 23 understand the property. A new actual manager  
 24 on the property who is doing a real good job,  
 25 very detailed-oriented. Seeing things turn

<p style="text-align: right;">Page 53</p> <p>1 around already. So if you have any questions  2 on landscaping or any of that, Mr. Kitchie is  3 here to --  4 CHAIRMAN CHESNEY: Mr. Argus.  5 MR. ARGUS: Mr. Kitchie, would you stand  6 up, so we can -- okay. Thank you. And your  7 name, for the record. Could you spell the  8 name?  9 MR. KITCHIE: Joe Kitchie. I'm branch  10 manager, Davey Commercial Grounds, the local  11 office over here in the Oldsmar area.  12 MR. ARGUS: And how do you spell your  13 last name?  14 MR. KITCHIE: Kitchie, K-i-t-c-h-i-e.  15 MR. ARGUS: I want to thank you for  16 coming, first of all.  17 I was responding to residents -- very  18 unusual to get the volume of calls I got about  19 landscaping, particularly around the ponds. I  20 want to thank you for addressing it rapidly  21 and appreciate you coming here.  22 From what I'm hearing, things are back  23 to what I consider about normal, so, once  24 again, thank you.  25 MR. KITCHIE: Thanks.</p>	<p style="text-align: right;">Page 55</p> <p>1 10, and two of them called in sick, so that's  2 12. So you can see the problem they're still  3 dealing with.  4 But, as Joe can probably tell you,  5 they've got new employees due to start  6 probably next Monday.  7 MR. KITCHIE: I'm also supplementing  8 people from our -- you know, people from my  9 other branch over here as well. They come in  10 -- as a matter of fact, I had another crew  11 coming here today, and four people to help out  12 with the mowing.  13 All these gentlemen that I brought in to  14 replace Jason Allman, was one of my senior  15 foreman that I had, very successful kid. He  16 was out of it for a little bit. He had a  17 shoulder injury, and he had to have that  18 recouped, but he's come back strong.  19 He's got -- he's very detail-oriented,  20 he's very good with working with people,  21 excellent in field training. And I also  22 brought in my seasoned guys as well.  23 So we're not trying to run the whole  24 property with just a bunch of -- I don't want  25 to say un -- you know, inexperienced people.</p>
<p style="text-align: right;">Page 54</p> <p>1 CHAIRMAN CHESNEY: Mr. Ross.  2 MR. ROSS: Doug, it seemed like we were  3 of the impression that there just weren't  4 enough boots on the ground previously.  5 MR. KITCHIE: Correct.  6 MR. ROSS: Have we solved that?  7 MR. MAYS: They're still solving that,  8 because, as you know, this time of year it's a  9 tough time to bring employees on. You're  10 talking about sometimes some guy that's never  11 been in this industry starting in July.  12 It's quite hot out there. They can drop  13 like flies sometimes. So it seems like every  14 time you get two or three, out of that two or  15 three, one or two will stay, and you lose one  16 or two. But, luckily, now, they know this is  17 happening, so they're addressing the issue of  18 the guys dropping off too quick or not making  19 it. So they seem to be addressing it a lot  20 faster.  21 A few months ago, I would say we were  22 lucky if we saw six or seven guys on this  23 property. And as I stated in one of the board  24 meetings, we need at least between 13 and 15  25 guys on this property. Well, today, it was</p>	<p style="text-align: right;">Page 56</p> <p>1 MR. ROSS: Well, I don't want you to  2 think that by my comments that I'm  3 unsympathetic of the challenges of running a  4 business. I get it. We're all -- a lot of us  5 are business owners in this room, and so I  6 understand that.  7 The flip side of that is, we got a  8 contract, and we just need to satisfy the  9 requirements of the contract.  10 MR. KITCHIE: Absolutely.  11 MR. ROSS: Doug knows this property in  12 and out. I certainly consider him an expert  13 about this property.  14 When he says we need to have 13 to 14  15 people, we need to have 13 to 14 people. If  16 you've only got ten, when are we going to get  17 up to whatever number is required in order for  18 you to meet the contractual requirements, and  19 have you given thought of shifting people from  20 some of your other properties over to  21 Westchase, even it's on a temporary basis,  22 just to make sure that you meet the  23 requirements of the contract?  24 MR. KITCHIE: That's what we're doing  25 now.</p>

<p style="text-align: right;">Page 57</p> <p>1 MR. MAYS: That's what they did today.  2 Like I said, when I got here this morning,  3 there were ten guys; but after that, after  4 everybody got out there, four more guys showed  5 up from different branches to fill those  6 shoes. So that's what they are trying to do.  7 MR. ROSS: And when do you project  8 you'll have sufficient people to meet the  9 contractual requirements?  10 MR. KITCHIE: I will have other people  11 here immediately. As I mentioned earlier,  12 we're bringing in other people and seasoned  13 staff to make sure we've got the people here  14 on staff taking care of the property.  15 We are definitely hiring people, you  16 know, on a constant basis. Some of Davey's  17 procedures kind of bites ourselves, because  18 we're a drug-free workplace and we also do  19 background checks, and when we verify, that  20 kind of limits the people that you --  21 MR. ROSS: So from this day forward,  22 you'll have sufficient manpower?  23 MR. KITCHIE: I'll have the people out  24 here one way or another. And if we fall  25 behind during the week, you know, and I have</p>	<p style="text-align: right;">Page 59</p> <p>1 quite a few cut-through parks in this  2 community  3 MR. MILLS: Okay.  4 MR. MAYS: So any common areas the weeds  5 are required to be maintained in those areas.  6 MR. MILLS: So if I look at your  7 performance this year, we know about what  8 happened last year, that line item jumps off  9 the report at me.  10 Every month this year you've gotten  11 deductions for that line item. Right? So it  12 would be my recommendation that, while we  13 certainly want passing scores and the higher  14 the better, if you've got a consistent problem  15 in a consistent line item, it would probably  16 behoove you to focus on that area and make  17 that one go away and not lose those points.  18 Right?  19 MR. MAYS: They threw a hundred gallons  20 of Round Up today. So they know that that's  21 they're big issue, and they are working on it  22 from what I've seen.  23 MR. BARRETT: Not on the grass, I hope.  24 MR. MILLS: Just your grass. Thank  25 you.</p>
<p style="text-align: right;">Page 58</p> <p>1 to put the extra hours in during the week, you  2 know, with overtime and whatnot, we will make  3 sure it gets taken care of.  4 MR. ROSS: And in your judgment, how  5 many people do you need to have on staff?  6 MR. KITCHIE: The way we put the bid  7 together, you know, at this time of year, just  8 like Doug has said, 13 to 15 people.  9 MR. ROSS: So if you don't have 13 to 15  10 people, it would be understandable for us to  11 come back to you and say you're just not  12 cutting it.  13 MR. KITCHIE: Exactly.  14 MR. ROSS: All right.  15 CHAIRMAN CHESNEY: Mr. Mills.  16 MR. MILLS: So, again, I thank you for  17 being here. Certainly, there's about 15  18 volunteers that might be able to help you with  19 that are in here.  20 But my specific question is, and perhaps  21 one of you can help me with, we control bed  22 areas. Is that along the common areas, along  23 Linebaugh, is the flower beds?  24 MR. MAYS: Parks, Linebaugh, Countryway,  25 cut-through areas, cut-through parks. We have</p>	<p style="text-align: right;">Page 60</p> <p>1 MR. ROSS: Can I raise --  2 CHAIRMAN CHESNEY: Yes. Sure.  3 MR. ROSS: -- it's not directly on  4 point. I saw some people working on the  5 Linebaugh median in the past week, and they  6 weren't wearing any sort of uniforms.  7 To me, it just looked like anybody --  8 that you went down to the local temporary  9 place, but, yeah, there are guys with the  10 buckets. I was driving, so I didn't stop to  11 analyze it.  12 It looked like mulch, and maybe three or  13 four guys that were in the middle of Linebaugh  14 throwing in mulch, nothing to indicate that  15 they were working for Davey, but, more  16 importantly, nothing typical that stands out  17 that tells you as a driver or a motorist, be  18 safe; you've got workers in the middle. So I  19 don't know the explanation for that. But if  20 you just make sure your crew --  21 MR. MAYS: That was a subcontractor.  22 MR. KITCHIE: That was a subcontractor.  23 MR. ROSS: Okay.  24 MR. KITCHIE: I did say something to  25 them, too. You should at least have Davey</p>

<p style="text-align: right;">Page 61</p> <p>1 shirts on.</p> <p>2 MR. ROSS: Something like that.</p> <p>3 CHAIRMAN CHESNEY: Mr. Argus.</p> <p>4 MR. ARGUS: Along those same lines, I</p> <p>5 was going down Linebaugh this morning, and</p> <p>6 they were edging, but they're all in dark</p> <p>7 clothing. It was a twilight-type thing, very</p> <p>8 hard to see them that early in the morning.</p> <p>9 And I noticed -- I think it was last</p> <p>10 weekend, I was driving through, and you had</p> <p>11 crews out on the weekend. Was that to try to</p> <p>12 catch up or was that --</p> <p>13 MR. KITCHIE: They were here Friday. I</p> <p>14 don't believe there was anyone here Saturday,</p> <p>15 no. That, again, might have been a mulching</p> <p>16 crew.</p> <p>17 MR. ARGUS: Yeah, I think they were</p> <p>18 mulching, and I think I saw people on Sunday</p> <p>19 as well.</p> <p>20 MR. KITCHIE: That might have been a</p> <p>21 mulching crew.</p> <p>22 MR. ARGUS: That is subcontracted?</p> <p>23 MR. KITCHIE: Yes.</p> <p>24 CHAIRMAN CHESNEY: Wow, you're getting</p> <p>25 home late.</p>	<p style="text-align: right;">Page 63</p> <p>1 CHAIRMAN CHESNEY: Okay. All right.</p> <p>2 MR. MAYS: This is the actuating</p> <p>3 fountain.</p> <p>4 CHAIRMAN CHESNEY: I understand.</p> <p>5 MS. WHYTE: So, yes, there is going to</p> <p>6 be a fee. There's going to be an ongoing fee.</p> <p>7 CHAIRMAN CHESNEY: All right. So do we</p> <p>8 need to --</p> <p>9 MS. WHYTE: We need to discuss it. We</p> <p>10 need to see what Erin -- whether or not Mark</p> <p>11 says whether or not it's a legitimate claim.</p> <p>12 MS. MCCORMICK: I haven't had any -- I</p> <p>13 just read the letter that we got from the</p> <p>14 county. I haven't discussed it with anybody</p> <p>15 at the county staff.</p> <p>16 CHAIRMAN CHESNEY: Well, how about</p> <p>17 this? It's going to show up on our July water</p> <p>18 bill. Why don't you research it?</p> <p>19 MS. MCCORMICK: Okay.</p> <p>20 CHAIRMAN CHESNEY: I'm sure we're going</p> <p>21 to pay our water bill regardless, but if you</p> <p>22 can come back, Andy, and make sure that she</p> <p>23 comes back and --</p> <p>24 MS. MCCORMICK: I will do that.</p> <p>25 CHAIRMAN CHESNEY: -- makes sure that</p>
<p style="text-align: right;">Page 62</p> <p>1 MR. ARGUS: No. Leaving early.</p> <p>2 CHAIRMAN CHESNEY: Do we need to approve</p> <p>3 this \$1800 for this water impact fee, Sonny?</p> <p>4 MR. ARGUS: What is this?</p> <p>5 CHAIRMAN CHESNEY: Thank you.</p> <p>6 MR. MAYS: Sonny?</p> <p>7 MS. WHYTE: Sir? I'm listening.</p> <p>8 MR. MAYS: That fountain, that the</p> <p>9 county found the --</p> <p>10 CHAIRMAN CHESNEY: Is this for --</p> <p>11 MS. WHYTE: That's something that you</p> <p>12 need discuss whether or not -- Erin and</p> <p>13 everybody got it. It's something --</p> <p>14 CHAIRMAN CHESNEY: Where is the</p> <p>15 fountain?</p> <p>16 MS. WHYTE: We have the fountain. What</p> <p>17 they did is, they did not charge us the sewage</p> <p>18 fee on it, so --</p> <p>19 CHAIRMAN CHESNEY: Well, was it supposed</p> <p>20 to be the contractor's responsibility?</p> <p>21 MS. WHYTE: Well, it was supposed to be</p> <p>22 the developer's issue. They're the ones that</p> <p>23 permitted the request. It was going back to</p> <p>24 when the actual development was being built in</p> <p>25 West Park Village.</p>	<p style="text-align: right;">Page 64</p> <p>1 we're supposed to be paying that water bill.</p> <p>2 MR. MENDENHALL: Yes.</p> <p>3 MR. ARGUS: If we are, we need to make</p> <p>4 sure it's in our budget for next year.</p> <p>5 CHAIRMAN CHESNEY: Yeah.</p> <p>6 MR. MAYS: Well, it's backtracked quite</p> <p>7 a few years.</p> <p>8 MS. WHYTE: It's backtracked five years.</p> <p>9 CHAIRMAN CHESNEY: Yeah, it's not going</p> <p>10 to be that significant.</p> <p>11 MS. WHYTE: And after that, it's going</p> <p>12 to be an ongoing minimal fee.</p> <p>13 CHAIRMAN CHESNEY: Okay. All right. So</p> <p>14 I notice on the agenda, we don't have the</p> <p>15 parks specifically here, but since you're</p> <p>16 here, the reason why it's not specifically on</p> <p>17 here on the agenda, I mean, are we pretty much</p> <p>18 good to go with your plan?</p> <p>19 I mean, do you have contractors? You</p> <p>20 can start this job?</p> <p>21 MR. STRALOW: Well, Mr. Chair, Board of</p> <p>22 Supervisors, Neale Stralow with Stantec, your</p> <p>23 park and rec consultant.</p> <p>24 The materials that were provided last</p> <p>25 month, I think --</p>



<p style="text-align: right;">Page 65</p> <p>1 CHAIRMAN CHESNEY: Yeah.</p> <p>2 MR. STRALOW: -- and then we were</p> <p>3 postponed from that meeting was a summary of</p> <p>4 the final reports, the open space inventory,</p> <p>5 the concept plans for Baybridge, Glenclyff and</p> <p>6 West Park splash pad area, and the preliminary</p> <p>7 cost estimate for enhancements, improvements</p> <p>8 for each of those facilities, along with some</p> <p>9 additional line items for overall benches and</p> <p>10 materials that could be used throughout the</p> <p>11 development.</p> <p>12 So those materials are in final form.</p> <p>13 They were provided to you for your use in your</p> <p>14 budgeting. And I do have several vendors who</p> <p>15 provided information. They're not guaranteed</p> <p>16 to get work from you. Okay? But they were</p> <p>17 very interested in providing those and would</p> <p>18 be very interested in providing the services.</p> <p>19 CHAIRMAN CHESNEY: I guess what I'm</p> <p>20 getting at from you or what my question</p> <p>21 specifically is, so our next step to get a</p> <p>22 plan -- we have a budget.</p> <p>23 MR. STRALOW: Yes.</p> <p>24 CHAIRMAN CHESNEY: We have collected a</p> <p>25 considerable amount of money already. So how</p>	<p style="text-align: right;">Page 67</p> <p>1 specific issue. So how would you suggest</p> <p>2 handling this?</p> <p>3 MR. STRALOW: The discussion that we've</p> <p>4 had with staff is a sequence of improvements</p> <p>5 so that you can keep some of your parks</p> <p>6 operational during those.</p> <p>7 You would cascade around, and hopefully</p> <p>8 the playgrounds would be done by the same</p> <p>9 vendor. That way you would have continuity of</p> <p>10 materials throughout the site.</p> <p>11 It could be different play structures,</p> <p>12 but that way they could move from site to</p> <p>13 site.</p> <p>14 CHAIRMAN CHESNEY: So --</p> <p>15 MR. STRALOW: The reality is, is that</p> <p>16 you could get through this within a -- if</p> <p>17 you're ready to contract a move for six months</p> <p>18 -- six to eight months with multiple vendors</p> <p>19 -- okay? -- and that would be based upon the</p> <p>20 segmentation of the playground equipment, the</p> <p>21 canvas, you know, different vendors doing</p> <p>22 different improvements.</p> <p>23 CHAIRMAN CHESNEY: Do we have -- does</p> <p>24 our current contract with you -- how do we pay</p> <p>25 you for managing this part of it?</p>
<p style="text-align: right;">Page 66</p> <p>1 -- what is our --</p> <p>2 MR. STRALOW: Moving forward, in that</p> <p>3 matrix list of enhancements, it really is a</p> <p>4 prioritization of what do you want to do first</p> <p>5 or all or --</p> <p>6 CHAIRMAN CHESNEY: Well, maybe this is a</p> <p>7 conversation -- we have a budget to do the</p> <p>8 whole thing. I guess what I'm getting at --</p> <p>9 and maybe this is a question more for Erin --</p> <p>10 is, do we need to put this whole thing out for</p> <p>11 bid? Do we break -- he's broken it into</p> <p>12 parks.</p> <p>13 MS. McCORMICK: I think it's going to</p> <p>14 depend upon on whether you -- how you want to</p> <p>15 do it.</p> <p>16 If you want to have one contractor that</p> <p>17 is going to do the whole thing and also what</p> <p>18 the time frame is, if you're thinking that</p> <p>19 you're going to do part in the next two years,</p> <p>20 and it may be longer than that before you</p> <p>21 complete the rest of the project, then it may</p> <p>22 make sense to just fill out the bid -- the</p> <p>23 portion that you're going to be moving on --</p> <p>24 CHAIRMAN CHESNEY: Do you have a</p> <p>25 suggestion? Let's say the budget isn't a</p>	<p style="text-align: right;">Page 68</p> <p>1 MR. STRALOW: We would -- we would --</p> <p>2 either staff would need to undertake this, or</p> <p>3 there needs to be a new work order for</p> <p>4 services.</p> <p>5 CHAIRMAN CHESNEY: Do you do that on a</p> <p>6 flat basis? Do you do that on an hourly</p> <p>7 basis?</p> <p>8 MR. STRALOW: We would probably split</p> <p>9 that with time and material for inspections</p> <p>10 and things that are more -- coming to</p> <p>11 meetings, things like that, that are, you</p> <p>12 know, based on the number of hours that are in</p> <p>13 there; and if there are some others, it may be</p> <p>14 a fixed fee, but we could look at that and</p> <p>15 provide a --</p> <p>16 CHAIRMAN CHESNEY: Well, why don't -- to</p> <p>17 me, that seems like that's the logical next</p> <p>18 step. You need to provide to us then the</p> <p>19 management portion of this.</p> <p>20 MR. STRALOW: I can work with Sonny and</p> <p>21 we can develop something that --</p> <p>22 CHAIRMAN CHESNEY: Or do we need --</p> <p>23 Erin.</p> <p>24 MS. McCORMICK: Is there any further</p> <p>25 design that needs to be done that's going to</p>

<p style="text-align: right;">Page 69</p> <p>1 go with the bid packages that get put out to</p> <p>2 bid?</p> <p>3 MR. STRALOW: Yeah, the one in</p> <p>4 particular, to answer the question, are the</p> <p>5 level of improvement in your restroom</p> <p>6 facilities, whether architect's signed and</p> <p>7 sealed drawings are needed. That's something</p> <p>8 that Stantec does not provide locally, but we</p> <p>9 would be able to find an architect that could</p> <p>10 do that type of improvement.</p> <p>11 CHAIRMAN CHESNEY: Okay. Mr. Ross.</p> <p>12 MR. ROSS: The protocol to what Erin</p> <p>13 just said I believe at last meeting, it was</p> <p>14 said, if we have -- the supervisors have any</p> <p>15 comments or questions, just put it in an</p> <p>16 email.</p> <p>17 And I did that. I put an email</p> <p>18 together. I didn't have Neal's email</p> <p>19 address. I sent it to Andy, Andy send it on</p> <p>20 to Neale. Just before the meeting, I asked,</p> <p>21 Neale, you know, he said, you raised some good</p> <p>22 points, some are brand-new points, and would</p> <p>23 obviously be up to the board for discussion.</p> <p>24 So at some point I would want to have a</p> <p>25 conversation about a list of items to try</p>	<p style="text-align: right;">Page 71</p> <p>1 the materials that we were contracted to.</p> <p>2 CHAIRMAN CHESNEY: All right. Okay. So</p> <p>3 we can do that.</p> <p>4 MR. ROSS: I don't feel the need to do</p> <p>5 it today.</p> <p>6 CHAIRMAN CHESNEY: Yeah, I don't think</p> <p>7 so either.</p> <p>8 MR. ROSS: But I would like to have an</p> <p>9 understanding -- I was responding to Erin's</p> <p>10 question. I would like to perhaps have a</p> <p>11 set time on next month's agenda and have a</p> <p>12 protocol where I put together my ideas and</p> <p>13 circulate them to the other supervisors,</p> <p>14 whatever is the best way to do that.</p> <p>15 CHAIRMAN CHESNEY: Did anyone else have</p> <p>16 any other suggestions? I mean, I --</p> <p>17 MR. ARGUS: I received several</p> <p>18 suggestions and comments from residents, and I</p> <p>19 want to make sure that they're included in</p> <p>20 this process.</p> <p>21 CHAIRMAN CHESNEY: Okay. Well, what I</p> <p>22 would suggest is that all of them go to Andy</p> <p>23 and Andy distributes them to us so we can see</p> <p>24 what they are and we can discuss them at next</p> <p>25 month's meeting. Is that right?</p>
<p style="text-align: right;">Page 70</p> <p>1 to tighten up that.</p> <p>2 CHAIRMAN CHESNEY: Oh, I agree. Well, I</p> <p>3 don't know that that is necessary -- well,</p> <p>4 how about this?</p> <p>5 Let's, by show of them, have we, in</p> <p>6 general, been pleased with Neal's work, would</p> <p>7 he still --</p> <p>8 MR. ARGUS: Yeah.</p> <p>9 CHAIRMAN CHESNEY: -- be the same firm</p> <p>10 we want to use to manage the process? And we</p> <p>11 don't need -- I mean, this is going to be a</p> <p>12 minor contract, just a continuation of this,</p> <p>13 to manage the construction of --</p> <p>14 MS. McCORMICK: And I think we</p> <p>15 contemplated that when we did the RFP, too,</p> <p>16 so --</p> <p>17 MR. STRALOW: It says --</p> <p>18 CHAIRMAN CHESNEY: I almost think that</p> <p>19 there is an hourly fee that you've already</p> <p>20 kind of agreed to for this part in there, but</p> <p>21 I could be wrong.</p> <p>22 MR. STRALOW: There wasn't.</p> <p>23 CHAIRMAN CHESNEY: Okay. Maybe I'm</p> <p>24 thinking about something else.</p> <p>25 MR. STRALOW: We're extended to deliver</p>	<p style="text-align: right;">Page 72</p> <p>1 MR. MENDENHALL: I can't do it before</p> <p>2 the meeting -- right? -- because of the</p> <p>3 Sunshine law?</p> <p>4 MS. McCORMICK: Oh, the comments from</p> <p>5 the other board members? Yeah.</p> <p>6 MR. ARGUS: No. From residents.</p> <p>7 CHAIRMAN CHESNEY: Well, can they be</p> <p>8 anonymous?</p> <p>9 MS. McCORMICK: No. We can't really do</p> <p>10 that.</p> <p>11 CHAIRMAN CHESNEY: Okay.</p> <p>12 MS. McCORMICK: So we can include them</p> <p>13 in the agenda packages.</p> <p>14 MR. MENDENHALL: I mean, what --</p> <p>15 CHAIRMAN CHESNEY: Okay.</p> <p>16 MR. MENDENHALL: -- I'm sorry. One</p> <p>17 thing, like what I did with Brian, I forwarded</p> <p>18 them to Neale, so at least, you know, he's</p> <p>19 aware.</p> <p>20 Also, if you get them to me, I can</p> <p>21 narrow them down; for example, if there are</p> <p>22 any duplicates, I can run a master list for</p> <p>23 you.</p> <p>24 CHAIRMAN CHESNEY: Okay. Well, how</p> <p>25 about this? We'll have them included in next</p>

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1 month's agenda package, and we will discuss  
 2 them and put that on the agenda package.  
 3 MR. ROSS: As long as you can get --  
 4 MS. McCORMICK: Actually, I don't know  
 5 -- the problem is we can't have communications  
 6 going from one board member to another board  
 7 member outside of the Sunshine.  
 8 CHAIRMAN CHESNEY: But the agenda  
 9 package is part of this -- Sunshine --  
 10 MS. McCORMICK: Yeah, I know. And I was  
 11 wrong. I don't think that we can include them  
 12 in the agenda packages because that would  
 13 really be the same thing.  
 14 MR. ROSS: Let me share with you what my  
 15 concern is.  
 16 MS. McCORMICK: Okay.  
 17 CHAIRMAN CHESNEY: Okay.  
 18 MR. ROSS: It's not fair to the other  
 19 supervisors to show up next month and I say  
 20 whatever ideas, because they won't have had an  
 21 opportunity to prepare and think about it and  
 22 do their own contemplation.  
 23 MS. McCORMICK: Right.  
 24 MR. ROSS: We need to figure out a way  
 25 where we can understand the issues to be

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1 addressed in advance.  
 2 MS. McCORMICK: Do you want to go over  
 3 them now?  
 4 CHAIRMAN CHESNEY: Well, hold on. Neale  
 5 may have suggestions since he does this for a  
 6 living.  
 7 MR. STRALOW: I think the point is, if  
 8 the list of questions that come from your  
 9 constituents is provided, I can draft a  
 10 response and make that available to staff to  
 11 include as part of your --  
 12 CHAIRMAN CHESNEY: Agenda package.  
 13 MR. STRALOW: -- agenda package.  
 14 CHAIRMAN CHESNEY: There we go.  
 15 MR. STRALOW: That way, there is some  
 16 level of discussion already in from your  
 17 consultant, and there is some response by  
 18 order of magnitude.  
 19 CHAIRMAN CHESNEY: Okay.  
 20 MR. ROSS: That works for me. I got a  
 21 copy of the email that I'm happy to give to  
 22 any of the supervisors, if I'm allowed to do  
 23 that.  
 24 MS. McCORMICK: Yeah. I think if you  
 25 want to --

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1 MR. ROSS: Do you want to see this?  
 2 MR. ARGUS: Sure.  
 3 MS. McCORMICK: If it's -- that's part  
 4 of an exhibit of this meeting, so I can  
 5 forward it on to all of the board members.  
 6 MS. McCORMICK: It's also available to  
 7 the public, too --  
 8 MR. MENDENHALL: Yeah.  
 9 MS. McCORMICK: -- if they want to get a  
 10 copy of that.  
 11 CHAIRMAN CHESNEY: So let's do that,  
 12 too. And then any additional input will go to  
 13 Neale for him to --  
 14 MR. STRALOW: Through Andy.  
 15 CHAIRMAN CHESNEY: And for next month's  
 16 meeting, you're going to provide to us your --  
 17 MR. STRALOW: I'll put a bullet list of  
 18 response to those questions.  
 19 CHAIRMAN CHESNEY: Do we have any  
 20 resident input on this? Yes.  
 21 MR. KUHN: My name is Nick Kuhn.  
 22 I'm actually here representing the Westchase  
 23 Soccer Association in this regard,  
 24 specifically with also the residents. I just  
 25 wanted to get some clarity.

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1 It sounds like what we're doing here is  
 2 we're inviting some specific conversation  
 3 around the plans itself. I tried to get onto  
 4 the site today. I had some difficulty in  
 5 actually trying to understand what the plans  
 6 were.  
 7 But I just wanted to understand. There  
 8 is going to be some formal place where people  
 9 can lodge questions, concerns --  
 10 CHAIRMAN CHESNEY: That is the intent of  
 11 -- I hate to do it at next month's meeting,  
 12 but hopefully -- I don't think the budget will  
 13 be that. That is the purpose of -- it will be  
 14 an agenda item at next month's meeting.  
 15 MR. KUHN: Okay. Because what I would  
 16 like to propose is, is that we actually  
 17 register specific concerns or debates and have  
 18 them --  
 19 CHAIRMAN CHESNEY: My suggestion is, in  
 20 advance of next month's meeting, you send an  
 21 email to each of the individual supervisors  
 22 and with all of that input.  
 23 MR. KUHN: Great.  
 24 MR. ARGUS: And if you can spend five  
 25 or six minutes after the meeting and talk to

<p style="text-align: right;">Page 77</p> <p>1 Neale.</p> <p>2 CHAIRMAN CHESNEY: You can talk to</p> <p>3 Neale. We'll make Neale available after this</p> <p>4 meeting.</p> <p>5 MR. KUHN: Sure. Or I can engage with</p> <p>6 him directly, if that's okay with you.</p> <p>7 CHAIRMAN CHESNEY: That's what I mean,</p> <p>8 After this meeting, you can engage with him</p> <p>9 directly.</p> <p>10 So any other input on this?</p> <p>11 MS. HOLTZBERG: I'm a resident on</p> <p>12 Bridgeton Drive, and I'm concerned with the</p> <p>13 parking situation, you know, because -- I</p> <p>14 don't know if this is the place to address</p> <p>15 this or not, but --</p> <p>16 CHAIRMAN CHESNEY: Yes, it is.</p> <p>17 MS. HOLTZBERG: -- because of the park</p> <p>18 improvements, we do have people parking on our</p> <p>19 lawns. There is no signage there. I don't</p> <p>20 know -- and the other issue is that when there</p> <p>21 are other parties going on and people are</p> <p>22 parking on both sides of the road, an emergency</p> <p>23 vehicle coming through cannot -- literally</p> <p>24 cannot get through, and that's a real</p> <p>25 serious thing I have --</p>	<p style="text-align: right;">Page 79</p> <p>1 against that. They don't want to see all the</p> <p>2 yellow painting all over the road, too.</p> <p>3 But the only answer is just to make sure</p> <p>4 our after-hours deputies understand that they</p> <p>5 can go ahead and ticket these people.</p> <p>6 CHAIRMAN CHESNEY: So we'll make that a</p> <p>7 priority then. If you can let our after --</p> <p>8 make that and put them on the route. Okay?</p> <p>9 Any other park -- yes.</p> <p>10 MARK: Only in the sense that you guys</p> <p>11 made an obscure reference to something about</p> <p>12 Sunshine. What are you guys talking about?</p> <p>13 CHAIRMAN CHESNEY: Yes. So this --</p> <p>14 MR. ARGUS: His name --</p> <p>15 CHAIRMAN CHESNEY: Your name?</p> <p>16 MARK: My name is Mark, and I am</p> <p>17 assistant scout master of Troop 46 and</p> <p>18 resident of the Fords.</p> <p>19 CHAIRMAN CHESNEY: Resident of the</p> <p>20 Fords. Thank you. In the state of Florida,</p> <p>21 we have something called the Sunshine Law, and</p> <p>22 that states that all governmental bodies have</p> <p>23 to act in the sunshine in an open manner.</p> <p>24 We can't have private meetings. So</p> <p>25 Brian and I can't go and say, "Hey, you know,</p>
<p style="text-align: right;">Page 78</p> <p>1 CHAIRMAN CHESNEY: Yeah. Where is Doug</p> <p>2 on this -- Doug, can you come here for a</p> <p>3 minute? So we have put a --</p> <p>4 MR. ARGUS: We need her name and --</p> <p>5 CHAIRMAN CHESNEY: Oh, I'm sorry. Can</p> <p>6 you stand up and say your name and</p> <p>7 neighborhood?</p> <p>8 MS. HOLTZBERG: My name is Luiza</p> <p>9 Holtzberg, and I live in Baybridge.</p> <p>10 CHAIRMAN CHESNEY: Okay. We have put up</p> <p>11 these signs.</p> <p>12 MR. MAYS: Right.</p> <p>13 CHAIRMAN CHESNEY: What else do we need</p> <p>14 to do to get them to stop parking?</p> <p>15 MS. WHYTE: Residents need to call the</p> <p>16 sheriff's office.</p> <p>17 MS. HOLTZBERG: We do, and they don't do</p> <p>18 anything.</p> <p>19 MR. MAYS: We have to just make sure</p> <p>20 it's marked so that they do. When the</p> <p>21 sheriff's office does come, they can legally</p> <p>22 ticket people.</p> <p>23 The only thing we can do other than that</p> <p>24 is try to mark the road real bright yellow and</p> <p>25 make it more evident, but the county is</p>	<p style="text-align: right;">Page 80</p> <p>1 we're going to do this, and when Bob comes" --</p> <p>2 and we blind-side him. Every bit of our</p> <p>3 business has to be open, not only to each</p> <p>4 other, but to residents.</p> <p>5 So we don't have any closed meetings.</p> <p>6 And this is true for all forms of government</p> <p>7 here in Florida, despite some people</p> <p>8 forgetting about it, but everyone in Florida</p> <p>9 is subject to Sunshine rules. There are a lot</p> <p>10 of other provisions in Sunshine, so we can't</p> <p>11 email each other about government business.</p> <p>12 We have to only discuss it in the</p> <p>13 meetings where you would be able to attend.</p> <p>14 MS. McCORMICK: All of the documents and</p> <p>15 records, for example --</p> <p>16 CHAIRMAN CHESNEY: Thank you.</p> <p>17 MS. McCORMICK: -- you know, any emails</p> <p>18 that I might send out as the attorney or Andy</p> <p>19 might send out as the manager, the budget for</p> <p>20 the district, everything is all public</p> <p>21 records, so anybody can request to get copies</p> <p>22 and view any of those records from the</p> <p>23 district manager's office.</p> <p>24 CHAIRMAN CHESNEY: Yes. That's why we</p> <p>25 needed the new website, because they enhanced</p>

<p style="text-align: right;">Page 81</p> <p>1 some of the Sunshine rules, and we have to 2 make things available, like our minutes. 3 You want to raise your hand for a 4 second? We have a court reporter. Raise your 5 hand. And what she does is she records 6 everything that is being said here. She's 7 typing it into a record, and a written record 8 is produced of all our meetings. So anyone 9 can go back and see what has been said. 10 And we use it a lot, because we go, 11 "What did we do three months ago or three 12 years ago?" And they can go in and see 13 exactly what we did and said. 14 MR. ARGUS: And those of the Boy Scouts 15 who actually talked during this meeting, if 16 you had stated your name, you would actually 17 be able to look at the record and see and 18 prove that you were here. 19 CHAIRMAN CHESNEY: Yeah, that's right. 20 That's true. So if you guys wanted to do 21 that, maybe at the end. 22 So any further comments on the parks? 23 We have a process. 24 MR. ARGUS: I do have a generic 25 question for Neale. Several of the parks are</p>	<p style="text-align: right;">Page 83</p> <p>1 are saving by refilling their own bottle 2 instead of bringing a sport bottle. 3 MR. ARGUS: So we're actually going to 4 have a count of that? 5 MR. STRALOW: It will be a ticker in 6 there of how many -- it's a unique -- it's a 7 unique system that promotes sustainability in 8 having people bring their own bottle with. 9 MR. ARGUS: So we'll have a drinking 10 fountain, a bottle filling station, and a dog 11 bowl? 12 MR. STRALOW: Dog bowl is separate. 13 MR. ARGUS: And in the case of West Park 14 Village, there may be two or three different 15 locations for this? 16 MR. STRALOW: Two different locations. 17 There's one on the building is where the drink 18 fountain and bottle filling station would be, 19 and then the dog bowl would be in a separate 20 location out in the grass area away from the 21 -- away from that other facility. 22 MR. ARGUS: And this is worth \$8,000? 23 MR. STRALOW: It is a line item to 24 insure that you can do architectural changes 25 to the building to bring water to the location</p>
<p style="text-align: right;">Page 82</p> <p>1 getting new water fountains -- proposed water 2 fountains. 3 Looking at West Park Village 4 improvements, the water bottle filling station 5 slash separate dog bowl is budgeted at \$8,000. 6 CHAIRMAN CHESNEY: That's awesome. 7 MR. ARGUS: Is that typical for a dog 8 bowl? 9 MR. STRALOW: No. 10 MR. ARGUS: Is it gold plated or what? 11 CHAIRMAN CHESNEY: No, don't mess with 12 my fountain. This is awesome. Wait until you 13 hear this. 14 MR. STRALOW: No. This is a line item, 15 Mr. Supervisor, for separate facilities at 16 separate locations -- all right? -- human 17 potable and animal potable in different 18 locations. 19 The water bottle filling station is like 20 a traditional drink foundation that's wall 21 mounted, but it is now, in order to save on 22 your recycling of disposable bottles, it is a 23 canister that actually leads to your 24 sustainability discussion. 25 It shows how many bottles your residents</p>	<p style="text-align: right;">Page 84</p> <p>1 that's needed. 2 It is probably -- I want to make sure 3 that you have enough money sitting in that 4 area in order to make sure you don't have to 5 come back and re-budget more money. 6 MR. ARGUS: And that is typical of all 7 the line items, that they may all be on the 8 high side? 9 MR. STRALOW: I tried to be generous and 10 tried to -- and that's why a contingency 11 number is in each one of those line items as 12 well for the major parks. 13 That way, you're budgeting to maybe a 14 worst case scenario so that you don't have to 15 -- you might not be wanting, at some point in 16 the process, to re-budget. 17 MR ARGUS: Okay. Thank you. 18 CHAIRMAN CHESNEY: Mr. Mills, you had a 19 question, and then Mr. Ross. 20 MR. MILLS: Yeah, I do. One of the 21 questions that came up earlier was about 22 emails we're receiving from residents on the 23 parks improvements, and I think some of that 24 is generated by the article in the WOW. 25 But I see on one here, that all of the</p>

<p style="text-align: right;">Page 85</p> <p>1 supervisors it was sent to, but not you. So</p> <p>2 are we okay to just forward that? Is that</p> <p>3 what you just provided?</p> <p>4 MR. ARGUS: Uh-uh.</p> <p>5 CHAIRMAN CHESNEY: No. Actually, that</p> <p>6 particular one I already forwarded to</p> <p>7 someone.</p> <p>8 MR. MILLS: Okay.</p> <p>9 CHAIRMAN CHESNEY: But anytime you get</p> <p>10 those, you're always welcome --</p> <p>11 MR. MILLS: We can send those to you.</p> <p>12 MR. MENDENHALL: Send them to me. I'm</p> <p>13 the records custodian, so what happens is,</p> <p>14 anytime we have a request from the general</p> <p>15 public, rather than them having to go to you,</p> <p>16 or if they do go to you, you can say, "I</p> <p>17 forwarded that on to the district manager, you</p> <p>18 can get it from him." It just makes it easier</p> <p>19 on that part.</p> <p>20 MR. MAYS: The Boy Scouts are leaving.</p> <p>21 CHAIRMAN CHESNEY: Hold on a second.</p> <p>22 MR. ARGUS: Do you need to sign</p> <p>23 something for them?</p> <p>24 CHAIRMAN CHESNEY: Yeah. In general, so</p> <p>25 when you respond -- as a rule of thumb, when</p>	<p style="text-align: right;">Page 87</p> <p>1 I'm kind of tie them all together and get them</p> <p>2 out as we need to.</p> <p>3 MR. MILLS: Okay. Thank you.</p> <p>4 CHAIRMAN CHESNEY: Mr. Ross.</p> <p>5 MR. ROSS: And just so you're clear,</p> <p>6 Jim, the email I'm talking about is reflective</p> <p>7 of my own comments. I generated my own email</p> <p>8 comments and sent it to Andy.</p> <p>9 MR. MILLS: Not a resident.</p> <p>10 MR. ROSS: Right. Exactly. The thing I</p> <p>11 was raising my hand about, just so the record</p> <p>12 is clear, when Bob was saying to Neale, so</p> <p>13 we're going to have -- obviously we have to</p> <p>14 discuss it and vote on it.</p> <p>15 MR. ARGUS: Correct.</p> <p>16 MR. ROSS: And when you see my email,</p> <p>17 you'll see what my position is, that I might</p> <p>18 be in a different camp than was suggested or</p> <p>19 discussed.</p> <p>20 CHAIRMAN CHESNEY: Where is his email?</p> <p>21 Can I take a quick look at it?</p> <p>22 MR. MENDENHALL: This is a copyright</p> <p>23 here.</p> <p>24 MR. ROSS: I don't think we should be</p> <p>25 having a dog bowl over at the West Park</p>
<p style="text-align: right;">Page 86</p> <p>1 you respond to someone, you should always copy</p> <p>2 Andy. And I'd say sometimes you forget. But</p> <p>3 when you do that, then you don't have to worry</p> <p>4 about keeping your email --</p> <p>5 MR. MENDENHALL: Right.</p> <p>6 CHAIRMAN CHESNEY: -- because Andy keeps</p> <p>7 all of our records.</p> <p>8 MR. MENDENHALL: Yes. We archive all of</p> <p>9 it.</p> <p>10 CHAIRMAN CHESNEY: When you send</p> <p>11 something out, just copy Andy on it.</p> <p>12 MR. MILLS: Okay.</p> <p>13 CHAIRMAN CHESNEY: And he'll put it in</p> <p>14 this big archive.</p> <p>15 MR. MILLS: My question was less about</p> <p>16 responding, because we were all copied on this</p> <p>17 email. It was more about the residents' input</p> <p>18 being accounted for so that we could all</p> <p>19 review it --</p> <p>20 MR. MENDENHALL: That's a good point.</p> <p>21 MR. MILLS: -- you know, in the next</p> <p>22 phase of this conversation. Right?</p> <p>23 MR. MENDENHALL: Yes.</p> <p>24 MR. MILLS: Okay.</p> <p>25 MR. MENDENHALL: Forward it to me, and</p>	<p style="text-align: right;">Page 88</p> <p>1 Village restrooms. I think that's a bad idea.</p> <p>2 MR. ARGUS: It's in all the parks.</p> <p>3 MR. ROSS: Pardon me?</p> <p>4 MR. ARGUS: It's in all the parks.</p> <p>5 MR. ROSS: And you'll see my email. I</p> <p>6 don't think we should be promoting walking</p> <p>7 dogs in playgrounds and parks. It seems</p> <p>8 counter productive to me.</p> <p>9 CHAIRMAN CHESNEY: Okay. All right.</p> <p>10 MR. ROSS: That's just my own view, I</p> <p>11 guess.</p> <p>12 CHAIRMAN CHESNEY: That's the horse</p> <p>13 trading part coming up.</p> <p>14 Okay. Any audience comments?</p> <p>15 (No response.)</p> <p>16 CHAIRMAN CHESNEY: Okay. Any additional</p> <p>17 supervisor comments?</p> <p>18 (No response.)</p> <p>19 CHAIRMAN CHESNEY: Mr. Argus, you're off</p> <p>20 your game this month. Awesome. A motion to</p> <p>21 adjourn would be --</p> <p>22 MR. ROSS: We didn't get the Brompton --</p> <p>23 MR. ARGUS: Residents --</p> <p>24 MS. WHYTE: Residents' comments, too.</p> <p>25 CHAIRMAN CHESNEY: Sure. That's what I</p>

<p style="text-align: right;">Page 89</p> <p>1        meant by audience comments.</p> <p>2        MS. WHYTE: And you have a gentleman on</p> <p>3        Brompton who would like to address the board.</p> <p>4        CHAIRMAN CHESNEY: That's what I meant.</p> <p>5        I didn't realize we had a specific resident --</p> <p>6        okay. Help me out. What is this for?</p> <p>7        MR. ROSS: That's the resident signed in</p> <p>8        beforehand --</p> <p>9        MS. WHYTE: Mr. Stocks. It's in front</p> <p>10       of you. I put it --</p> <p>11       CHAIRMAN CHESNEY: Okay. What is the</p> <p>12       comments regarding -- is this our -- is this</p> <p>13       -- come on. Don't hit me blind here. What is</p> <p>14       this?</p> <p>15       MS. WHYTE: I posted it. It's on your</p> <p>16       -- you were away on vacation.</p> <p>17       CHAIRMAN CHESNEY: Okay.</p> <p>18       MS. WHYTE: Mr. Stocks, he lives on</p> <p>19       Brompton Drive, and there is a parcel of</p> <p>20       property between his house and the next house</p> <p>21       that's a common area that backs up onto the</p> <p>22       back of the canal. West Park Village -- the</p> <p>23       Village Greens is on the opposite side, so</p> <p>24       it's back onto Brompton. There is a picture</p> <p>25       attached.</p>	<p style="text-align: right;">Page 91</p> <p>1       guidance on the perimeter we can use to extend</p> <p>2       the fence. So I'm not sure if that's a CDD</p> <p>3       matter or a WCA matter or -- I was looking for</p> <p>4       some guidance on that.</p> <p>5       Secondly, I was hoping to encourage the</p> <p>6       CDD to consider some landscaping to discourage</p> <p>7       children and adults who use it in its current</p> <p>8       form from doing so, because it's causing a</p> <p>9       little stress for my family and, say, privacy</p> <p>10       and noise pollution.</p> <p>11       CHAIRMAN CHESNEY: Help me out. Which</p> <p>12       prop -- oh, right here.</p> <p>13       MR. STOCKS: Yes. So I included --</p> <p>14       CHAIRMAN CHESNEY: So this is in between</p> <p>15       two homes?</p> <p>16       MR. STOCKS: Yes.</p> <p>17       MS. WHYTE: We had this discussion a</p> <p>18       couple of days ago.</p> <p>19       CHAIRMAN CHESNEY: This isn't the one in</p> <p>20       the Fords?</p> <p>21       MS. WHYTE: No. This is the one down at</p> <p>22       the -- back on Brompton in the back of the</p> <p>23       cul-de-sac.</p> <p>24       CHAIRMAN CHESNEY: Okay.</p> <p>25       MR. STOCKS: Also the use of it led to</p>
<p style="text-align: right;">Page 90</p> <p>1       CHAIRMAN CHESNEY: Okay.</p> <p>2       MR. ROSS: She's talking about this</p> <p>3       here.</p> <p>4       MS. WHYTE: And they have some concerns</p> <p>5       and some issues that they would like to</p> <p>6       address the board with.</p> <p>7       CHAIRMAN CHESNEY: Okay. Sure. This is</p> <p>8       the part, audience comments. So my apologies</p> <p>9       for skipping over you. So please stands up</p> <p>10       and state your name and where you live.</p> <p>11       MR. STOCKS: Nick Stocks. I live at</p> <p>12       10031 Brompton Drive. And there is a larger-</p> <p>13       than-normal parcel of land between my home and</p> <p>14       10029 Brompton Drive. And it's particularly</p> <p>15       used through the fall and winter, it's used by</p> <p>16       children and adults, some from the street,</p> <p>17       some from elsewhere.</p> <p>18       And it causes a number of issues,</p> <p>19       privacy issues, noise pollution issues, dirty</p> <p>20       footsteps on the driveway, occasionally our</p> <p>21       vehicles have been damaged, and so really two</p> <p>22       or three points.</p> <p>23       The first was, we want to extend our</p> <p>24       rear fence to discourage the use of it in its</p> <p>25       current form. And I'm looking for some</p>	<p style="text-align: right;">Page 92</p> <p>1       some significant damage to the grass there,</p> <p>2       and I've been maintaining it. So it never</p> <p>3       appeared to be maintained by the CDD, so I</p> <p>4       maintain two thirds of it, and my neighbor</p> <p>5       maintains a third of it. So I wanted to just</p> <p>6       clarify --</p> <p>7       CHAIRMAN CHESNEY: People come in</p> <p>8       between your two houses and play?</p> <p>9       MR. STOCKS: Indeed. Indeed.</p> <p>10       MR. ARGUS: So --</p> <p>11       MR. PARAPOVICH: Some background --</p> <p>12       I'm Tom Parapovich, West Park Village. Some</p> <p>13       background, that land is there because the</p> <p>14       bridge was originally planned -- just like the</p> <p>15       one in the other park, the bridge between the</p> <p>16       two neighborhoods that was planned was never</p> <p>17       built. That's what it is up to this point.</p> <p>18       CHAIRMAN CHESNEY: Okay. Mr. Ross.</p> <p>19       MR. ROSS: Do you know who owns that</p> <p>20       parcel?</p> <p>21       MR. STOCKS: I do have the lot survey.</p> <p>22       MR. ROSS: The CDD owns it?</p> <p>23       MS. WHYTE: Yes, sir.</p> <p>24       MR. ROSS: Am I reading the attached</p> <p>25       survey to indicate that there is a pedestrian</p>

1 easement that's not --  
 2 MS. WHYTE: It's open. It's just  
 3 grass. It's just basically grass.  
 4 MR. STOCKS: It's grass. It's grass.  
 5 MS. WHYTE: It's a very large parcel  
 6 between the two homes.  
 7 MR. STOCKS: I think it's like 20 or 25  
 8 feet, and it says on the lot survey, it says,  
 9 "(Private) Pedestrian Access slash Drainage  
 10 and Utility Easement, Tract C."  
 11 MR. ROSS: To that point, do we ever  
 12 need access to get to the water?  
 13 MS. WHYTE: Is that the access point we  
 14 use for the maintenance for the lake back  
 15 there?  
 16 MR. MAYS: You're talking about  
 17 Brompton?  
 18 MR. STOCKS: Yes.  
 19 MR. MAYS: Yes, that's where we use  
 20 access for that lake. It's extra wide for  
 21 some reason. It's huge.  
 22 MR. ROSS: I drove by it. It doesn't  
 23 look to be -- it's not 50 feet.  
 24 MR. STOCKS: No. No.  
 25 CHAIRMAN CHESNEY: 25 --

1 MR. STOCKS: I think it's 20 or 25 feet  
 2 wide.  
 3 MR. ROSS: I would guess it's closer to  
 4 20 feet.  
 5 MS. McCORMICK: I think the reason that  
 6 it says "private," because it wasn't being  
 7 dedicated to the county as an easement.  
 8 MR. ROSS: Just to give you some quick  
 9 thoughts, because I know you emphasized you  
 10 want to have a dialogue, if I had to speculate  
 11 the thinking of some prior operator was it  
 12 would make sense for either you or the other  
 13 property owner to cut the grass so that it  
 14 would be uniform with the grass in your  
 15 yards.  
 16 Obviously, if the CDD cut it, they may  
 17 have a different cutting day, and so it's  
 18 going to really stand out now that you've got  
 19 a strip of grass that at any point in time  
 20 could be at a different height.  
 21 I'm just speculating. I could be wrong,  
 22 but that was my thought.  
 23 MR. STOCKS: Sure. Sure.  
 24 MR. ROSS: The issue with the fence, I  
 25 drove by it, and my concern was that, as we

1 were talking about a second ago, at some point  
 2 the CDD may need to have that to access into  
 3 the waterway.  
 4 MR. STOCKS: Understood.  
 5 MR. ROSS: So I personally would be very  
 6 hesitant to relinquish that or to impede that  
 7 with a fence that extended into that area.  
 8 If you were looking for a fence that  
 9 somehow went along the property line, my own  
 10 reaction was, I would have no opposition to  
 11 that. Yeah, go ahead.  
 12 CHAIRMAN CHESNEY: Getting to that, what  
 13 about putting like a No Trespassing sign up  
 14 there? It's our property. And you're right  
 15 about the mowing.  
 16 I think we really should work something  
 17 out if they're willing to mow it.  
 18 MR. MAYS: They're maintaining it now.  
 19 We don't mow that spot.  
 20 CHAIRMAN CHESNEY: And if they keep it  
 21 level, but we put up a trespassing sign, we  
 22 still have access to it and no one else should  
 23 be on there.  
 24 MR. ROSS: Yeah. And I was getting to  
 25 that.

1 CHAIRMAN CHESNEY: I'm sorry.  
 2 MR. ROSS: No. That's all right. I was  
 3 just hitting all the things. So I don't see  
 4 it as confrontational or adversarial. If  
 5 you're in essence saying, "I'm tired of  
 6 mowing the grass," sure, I mean, we'll mow the  
 7 grass.  
 8 MR. STOCKS: Oh, no. No.  
 9 MR. ROSS: I just don't know if that's  
 10 in your best interest.  
 11 MR. STOCKS: That's the least of my  
 12 concern. I really want to reach agreement on  
 13 a satisfactory, you know, authorized fence.  
 14 Being considerate, is there something that  
 15 could be done with maybe a sign or some  
 16 landscaping or something to discourage its  
 17 use?  
 18 MR. ROSS: And so what I was going to  
 19 say, I personally don't see the benefit of a  
 20 fence. I see that potentially being a  
 21 detriment to the CDD, so that leads us to some  
 22 other means, whether it's -- you're suggesting  
 23 landscaping or whether a sign.  
 24 If there has been a long term of usage  
 25 by the kids in the neighborhood, my guess is



<p style="text-align: right;">Page 97</p> <p>1 the landscaping really isn't going to dissuade</p> <p>2 them. They're used to going there. They'll</p> <p>3 walk around the bushes or walk around a tree</p> <p>4 or something like that. I would be surprised</p> <p>5 that would be particularly --</p> <p>6 MR. STOCKS: I think I have equal</p> <p>7 concerns about a sign up there. I'm not sure</p> <p>8 a sign --</p> <p>9 MR. ROSS: I was going to say next that</p> <p>10 I'm not sure I would be real happy about</p> <p>11 having a sign. I mean, we could probably have</p> <p>12 a little baby sign that, I mean --</p> <p>13 CHAIRMAN CHESNEY: But then we can</p> <p>14 enforce --</p> <p>15 MR. MAYS: We can't enforce it unless</p> <p>16 it's a county-authorized sign. We can't just</p> <p>17 put a Westchase No Trespassing sign there, so</p> <p>18 now we have to have the county involved. And</p> <p>19 that is the county -- part of it is county</p> <p>20 easement. They have their drainage easement</p> <p>21 through there. That's what that --</p> <p>22 MR. ARGUS: But we own the property.</p> <p>23 MR. MAYS: We own like the out -- yes.</p> <p>24 Yes.</p> <p>25 MR. ARGUS: So as private property, we</p>	<p style="text-align: right;">Page 99</p> <p>1 MR. STOCKS: Absolutely. That might be</p> <p>2 a solution.</p> <p>3 CHAIRMAN CHESNEY: Plant some cactus.</p> <p>4 Mr. Mills.</p> <p>5 MR. MILLS: Are we the only ones that</p> <p>6 access that easement?</p> <p>7 MR. MAYS: Yes. We hardly ever access</p> <p>8 it anyway, except when we have to do major</p> <p>9 stuff, like when we had to access that bank --</p> <p>10 that pond bank that's over there, so we did</p> <p>11 some renovations there.</p> <p>12 But, I mean, I would say -- I mean, we</p> <p>13 have other of those drains that we don't own</p> <p>14 the property, but people have fences between</p> <p>15 them or bushes or whatever they need. This</p> <p>16 one's a little bit wider piece of property.</p> <p>17 MR. MILLS: So I'm not familiar with it</p> <p>18 specifically, but would a -- instead of a</p> <p>19 fence, to your concern --</p> <p>20 MR. MAYS: A nice hedge.</p> <p>21 MR. MILLS: -- or a gate like perhaps --</p> <p>22 I don't know if that's feasible or not. I</p> <p>23 don't know what it would look like between the</p> <p>24 two homes. But would a fence with a large</p> <p>25 enough gate for access potentially begin to</p>
<p style="text-align: right;">Page 98</p> <p>1 can enforce no trespassing, can't we?</p> <p>2 MR. MAYS: Well, no --</p> <p>3 MR. ARGUS: Oh, because we're a public</p> <p>4 entity. So what type of games are the kids</p> <p>5 playing?</p> <p>6 MR. STOCKS: Every game. Every game you</p> <p>7 can imagine. I mean, I'm not doing this</p> <p>8 because I'm a miserable neighbor. I'm trying</p> <p>9 to, you know, improve the privacy and the</p> <p>10 safety of the property. So it's just not</p> <p>11 ideal to have children outside of our windows</p> <p>12 of our home.</p> <p>13 MR. ARGUS: Are they doing things like</p> <p>14 soccer and football?</p> <p>15 MR. STOCKS: Yes.</p> <p>16 MR. ARGUS: They're using it as a</p> <p>17 field --</p> <p>18 MR. STOCKS: Absolutely.</p> <p>19 MR. ARGUS: -- or is it more like</p> <p>20 tiddlywinks where there's --</p> <p>21 MR. STOCKS: Oh, no. It's formal soccer</p> <p>22 and football.</p> <p>23 MR. ARGUS: So if we put plants</p> <p>24 periodically, it breaks up the field aspect of</p> <p>25 it, and they may not use it anymore.</p>	<p style="text-align: right;">Page 100</p> <p>1 solve the problem?</p> <p>2 MR. STOCKS: It may not be too</p> <p>3 attractive, but might be --</p> <p>4 MR. MAYS: That's the one thing I see.</p> <p>5 I mean, if you ran a row of oak trees right</p> <p>6 down the middle of it, you know, and the</p> <p>7 county, if they ever had to repair their pipe,</p> <p>8 they're going to tear the oak trees out</p> <p>9 anyway.</p> <p>10 We don't see that happen very often</p> <p>11 because those pipes are, you know, pretty big</p> <p>12 pipes that are concrete. Hardly ever have</p> <p>13 issues with them. But people plant their</p> <p>14 hedges on there all the time. I'm thinking a</p> <p>15 row of hedges right down the middle between</p> <p>16 the two properties.</p> <p>17 CHAIRMAN CHESNEY: That's what we did in</p> <p>18 the Fords. We had this issue in another</p> <p>19 neighborhood and we put -- yeah, we did.</p> <p>20 That's where I walk my dog. We had big giant</p> <p>21 tree -- or bushes in there. It looks weird,</p> <p>22 but people stopped playing --</p> <p>23 MR. MILLS: It's to the entrance to the</p> <p>24 bank. Right? Magnolias and some other</p> <p>25 plants.</p>

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1 MS. WHYTE: Uh-huh.  
 2 CHAIRMAN CHESNEY: What we did there is  
 3 we put the hedges down the middle so they  
 4 couldn't use it as a field.  
 5 MS. WHYTE: Strategic planting.  
 6 CHAIRMAN CHESNEY: Yes, strategic  
 7 planting.  
 8 MR. STOCKS: I certainly would support  
 9 such a solution, if possible.  
 10 MR. ROSS: Well, the concern of putting  
 11 hedges or whatever down the middle, if we are  
 12 ever going to use that, we're just shooting  
 13 ourselves in the foot. We're going to have to  
 14 rip all that stuff out at some point if we  
 15 needed to get a -- I'm making this up -- a  
 16 boat or a trailer down that --  
 17 MR. MAYS: We have other access to the  
 18 lake.  
 19 MR. ROSS: Oh, so we don't really need  
 20 it?  
 21 MR. MAYS: Because you're all the way at  
 22 the end, you have to -- we can get that boat  
 23 in at all the way to the end where the  
 24 easement along Linebaugh Avenue now that's --  
 25 MR. ROSS: Well, if that --

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1 MR. MAYS: The only way you could get  
 2 there was that crane, and now that's been  
 3 repaired, so --  
 4 MR. ROSS: I mean, we could just sell  
 5 the land. I mean, I'm sure there's a legal  
 6 process you have to go through, but he could  
 7 buy the land. That way, you could still fence  
 8 it in.  
 9 MS. McCORMICK: Yeah, but if it's used  
 10 for some purposes -- I mean, the other thing  
 11 Andy just brought up is, we don't know if  
 12 planting something in that area, if it's being  
 13 used for stormwater right now, if it might  
 14 affect the drainage in that area, so we might  
 15 need to take a look at that.  
 16 CHAIRMAN CHESNEY: Yeah, put it out for  
 17 bid --  
 18 MR. ROSS: Sounds like he may be  
 19 motivated --  
 20 MR. MAYS: We have stormwater drains in  
 21 other neighborhoods that don't have that wide  
 22 of an opening with plants and fences and all  
 23 kinds of trees, everything on top of them,  
 24 so --  
 25 MS. McCORMICK: Yeah. The process for

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1 clearing surplus property is that you declare  
 2 it surplus, and then it goes -- you know, it  
 3 can sold to the highest bidder.  
 4 CHAIRMAN CHESNEY: Yeah.  
 5 MR. ROSS: He's going to be the only one  
 6 that bids on that little piece of land.  
 7 CHAIRMAN CHESNEY: You never know. We  
 8 considered the property in the Fords, and I  
 9 was like -- there, we had an incident because  
 10 we had groups of kids that were fighting over  
 11 using the field.  
 12 MR. ARGUS: And they pay for our park  
 13 improvement.  
 14 CHAIRMAN CHESNEY: You could also then  
 15 give away a piece of property for 25 bucks if  
 16 no one bids, whatever it is.  
 17 MR. PARAPOVICH: I like the bridge a  
 18 lot.  
 19 CHAIRMAN CHESNEY: You like the bridge?  
 20 MR. PARAPOVICH: I like the bridge.  
 21 Yeah, I'd like to have -- that's my view.  
 22 That's part of it.  
 23 MR. ROSS: Okay. You got your competing  
 24 bidder there.  
 25 MR. ARGUS: A toll bridge in Westchase.

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1 CHAIRMAN CHESNEY: I mean, we can start  
 2 -- we can have a sign that's not enforceable,  
 3 unless we want to involve the county. I don't  
 4 know.  
 5 Like I said, we had this before, and we  
 6 just planted some stuff.  
 7 MR. MENDENHALL: I mean, they enforce in  
 8 other districts that I have where we have No  
 9 Trespassing signs in Hillsborough.  
 10 I mean, basically -- I'm trying to  
 11 think. I had one where there was a big  
 12 problem with people fishing around ponds, and  
 13 they didn't want them to, so they put No  
 14 Trespassing signs.  
 15 And I met with Hillsborough County  
 16 Police Department and let them know, signed  
 17 some paperwork, and now anytime a resident  
 18 calls, they'll come out and --  
 19 CHAIRMAN CHESNEY: I mean, personally --  
 20 MR. ARGUS: Why can't we do that with  
 21 the parks?  
 22 MS. WHYTE: According to our sheriff's  
 23 office --  
 24 MR. MENDENHALL: I don't know. I know  
 25 they do it elsewhere.

1 (Multiple speakers speaking at once.)  
 2 MR. MAYS: One at a time. One at a  
 3 time.  
 4 CHAIRMAN CHESNEY: Mr. Ross.  
 5 MR. ROSS: The advantage of the sign is  
 6 it's very inexpensive. It's a first step.  
 7 And we can see if it helps alleviate the  
 8 problem, and we work with the resident to make  
 9 sure it's not an ugly sign, that it's  
 10 consistent with the WCA's expectations. It's  
 11 a first step, and we can see if that helps  
 12 dissuade the kids from abusing the situation.  
 13 CHAIRMAN CHESNEY: Yeah. So moved.  
 14 MR. ARGUS: Well, would we want our  
 15 engineer's input as far as planting and if  
 16 that impacts the easement or --  
 17 MR. ROSS: Let's see if the sign works  
 18 first.  
 19 MR. ARGUS: But my point is, if we need  
 20 that, we could be having the engineer evaluate  
 21 that while we put up a sign?  
 22 CHAIRMAN CHESNEY: I vote --  
 23 MR. ARGUS: He just wanted some --  
 24 CHAIRMAN CHESNEY: I vote with Mr. Ross,  
 25 because I also -- I'm going to speak here as a

1 supervisor and not a chairman. We are working  
 2 through that trespassing issue. There is some  
 3 conflict here.  
 4 And that is one of my projects. I've  
 5 been very busy lately. I haven't got it quite  
 6 down, but we don't think that will be  
 7 permanent. So I agree with Mr. Ross. I would  
 8 be willing to make the motion that we at least  
 9 try a trespassing sign.  
 10 MR. ROSS: Obviously, I'll second it.  
 11 CHAIRMAN CHESNEY: Second. So any  
 12 further discussion on a sign?  
 13 (No response.)  
 14 CHAIRMAN CHESNEY: All in favor raise  
 15 your hand.  
 16 (All board members signify in the  
 17 affirmative.)  
 18 CHAIRMAN CHESNEY: Okay.  
 19 (Motion passes.)  
 20 MR. STOCKS: Thank you.  
 21 THE COURT: We'll go from there. I  
 22 don't understand the whole issue. Okay. And  
 23 my apologies. Who are the other residents?  
 24 MS. WHYTE: He left.  
 25 CHAIRMAN CHESNEY: Was that the issue?

1 MS. WHYTE: No. No. That was a  
 2 different issue. I believe Mr. O'Brien has  
 3 requested to speak to the board, but according  
 4 to Doug, he wasn't here, so -- it was a  
 5 landscaping issue.  
 6 CHAIRMAN CHESNEY: Mr. O'Brien.  
 7 MS. WHYTE: Patrick O'Brien from  
 8 Glenciff field.  
 9 CHAIRMAN CHESNEY: Well, my apologies to  
 10 any resident. Usually I'm a little different.  
 11 I usually take the resident input first. It's  
 12 just you guys kind of all blended into the  
 13 Scouts. I really thought you all were with  
 14 the Scouts. I didn't pick up on that there  
 15 was other resident input, so my apologies.  
 16 And you can -- and, Sonny, you can  
 17 apologize to Mr. O'Brien for me. I told you  
 18 I'm out of practice doing this.  
 19 MS. McCORMICK: He didn't come.  
 20 CHAIRMAN CHESNEY: Oh, okay. Whatever.  
 21 So any further audience input?  
 22 MS. HOLTZBERG: No parking on  
 23 Bridgeton Drive. It's just really the main  
 24 thing for me is the emergency vehicles coming  
 25 through. You cannot get them in there. If

1 something would happen, they can't get  
 2 through.  
 3 CHAIRMAN CHESNEY: Understood. All  
 4 right. A motion to adjourn would be in  
 5 order.  
 6 MR. ROSS: So moved.  
 7 CHAIRMAN CHESNEY: All right. Mr. Ross.  
 8 Second.  
 9 MR. MILLS: Second.  
 10 CHAIRMAN CHESNEY: Mr. Mills. All in  
 11 favor raise your hand.  
 12 (All board members signify in the  
 13 affirmative.)  
 14 (Motion passes.)  
 15 CHAIRMAN CHESNEY: Meeting is adjourned.  
 16 Thank you guys.  
 17 (At 5:30 p.m., the meeting adjourns.)  
 18  
 19  
 20  
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 22  
 23  
 24  
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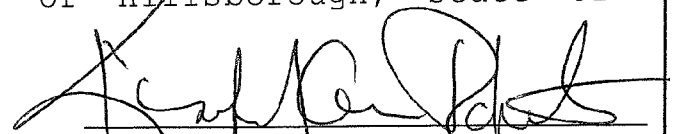
## CERTIFICATE OF REPORTER

STATE OF FLORIDA:

COUNTY OF HILLSBOROUGH:

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

Witness my hand and seal July 24, 2015, in the City of Tampa, County of Hillsborough, State of Florida.



Kimberly Ann Roberts  
Notary Public  
State of Florida at Large

