

RE: WESTCHASE COMMUNITY DEVELOPMENT DISTRICT

TRANSCRIPT OF: BOARD MEETING

DATE: September 1, 2015
 TIME: 4:05 p.m. - 6:50 p.m.
 PLACE: Westchase Community
 Association Office
 10049 Parley Drive
 Tampa, Florida

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

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APPEARANCES:
 WESTCHASE COMMUNITY DEVELOPMENT
 DISTRICT BOARD MEMBERS:

Mark Ragusa, Chairman
 Greg Chesney
 Jim Mills
 Brian Ross
 Bob Argus

ALSO 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 1st day
 3 of September, 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.

* * * * *

9 CHAIRMAN RAGUSA: We're going to go
 10 ahead and get started. Welcome to the
 11 September 1, 2015 Westchase Community
 12 Development District meeting. The record
 13 should reflect that all supervisors are
 14 present.

15 I'd like to go ahead start with having
 16 everyone rise for the Pledge of Allegiance.
 17 (The Pledge of Allegiance was recited.)

18 CHAIRMAN RAGUSA: A little bit out of
 19 the ordinary. Many of you, but not everyone,
 20 is aware that Ernie Sylvester passed away on
 21 August 18th. You know, those of us who knew
 22 him knew what a fantastic person he was.

23 If you were at his service on Sunday,
 24 you got a better understanding of how
 25 significant he was to our country, let alone

<p style="text-align: right;">Page 5</p> <p>1 our community.</p> <p>2 We all knew that he had some great</p> <p>3 exploits as an Army helicopter pilot in the</p> <p>4 Vietnam war, but we hadn't -- I had no grasp</p> <p>5 of the significance of what he did. It was</p> <p>6 impressive, the speakers who were there,</p> <p>7 including the Army Colonel, who basically</p> <p>8 described how Ernie was one of the pioneers in</p> <p>9 the helicopter aviation in the air ambulance</p> <p>10 business, as he called it.</p> <p>11 But it was pretty impressive to hear</p> <p>12 some of the things that we, as supervisors,</p> <p>13 and residents haven't heard. But, you know,</p> <p>14 Ernie will certainly be missed, and I think,</p> <p>15 you know, the community and this and the East</p> <p>16 CDD is certainly better off because of Ernie.</p> <p>17 (Ms. McCormick enters the room.)</p> <p>18 CHAIRMAN RAGUSA: But, you know, I don't</p> <p>19 know if we want to do anything from a formal</p> <p>20 perspective, but certainly it's a great loss</p> <p>21 to the community.</p> <p>22 I'm going to move along. We have on the</p> <p>23 agenda, we have the approval of the consent</p> <p>24 agenda of the July 7 and August 4, 2016 -- '15</p> <p>25 meeting minutes, along with the July 31, '15</p>	<p style="text-align: right;">Page 7</p> <p>1 know the resident's here about the one</p> <p>2 particular location.</p> <p>3 Are there any other residents here about</p> <p>4 drainage?</p> <p>5 I guess, in order to kind of start from</p> <p>6 maybe the beginning -- we've kind of delved</p> <p>7 through with these issues before, but I think</p> <p>8 it's important to remind the board that as</p> <p>9 your district engineer, my responsibility and</p> <p>10 how we manage our operation and maintenance,</p> <p>11 we have a set of construction plans that were</p> <p>12 designed by another engineer, Heidt and</p> <p>13 Associates, back in the '90s, and those are</p> <p>14 the bases for how we operate our facilities.</p> <p>15 We don't generally evaluate or offer an</p> <p>16 opinion about how it was designed. That</p> <p>17 design went through the governmental agencies,</p> <p>18 got stamped for approval, got stamped for</p> <p>19 construction, got constructed, was certified</p> <p>20 that it was compliant with the permit, and we</p> <p>21 just take it from there.</p> <p>22 I think it's important to understand</p> <p>23 that I stick with the same philosophy that I</p> <p>24 don't offer an opinion about the design.</p> <p>25 Okay? I just take what I have and I maintain</p>
<p style="text-align: right;">Page 6</p> <p>1 financials, and the employee compensation</p> <p>2 issues.</p> <p>3 I am not aware of anybody pulling</p> <p>4 anything off the consent agenda. So if no one</p> <p>5 is going to do so, we will go ahead and have a</p> <p>6 motion to approve the consent agenda.</p> <p>7 MR. MILLS: So moved.</p> <p>8 THE COURT: Do we have a second?</p> <p>9 MR. ARGUS: Second.</p> <p>10 CHAIRMAN RAGUSA: Any discussion?</p> <p>11 Hearing none, all in favor, please raise your</p> <p>12 hand.</p> <p>13 (All board members signify in the</p> <p>14 affirmative.)</p> <p>15 CHAIRMAN RAGUSA: That motions passes</p> <p>16 five to nothing.</p> <p>17 (Motion passes.)</p> <p>18 CHAIRMAN RAGUSA: We're going to go</p> <p>19 right into the engineer's report.</p> <p>20 Tonja, are you going to split this</p> <p>21 presentation, or how do you want to handle</p> <p>22 this?</p> <p>23 MS. STEWART: I think we should talk</p> <p>24 about the drainage first, and then kind of go</p> <p>25 into the other items, if you want, because I</p>	<p style="text-align: right;">Page 8</p> <p>1 it.</p> <p>2 Also, at the last meeting, we obviously</p> <p>3 knew that we had had some exceptional</p> <p>4 rainfall. We knew that we had had some</p> <p>5 flooding conditions in the region, and I'm</p> <p>6 happy to say that overall, Westchase</p> <p>7 functioned rather well even considering the</p> <p>8 fact that -- and I'm going to do this wrong</p> <p>9 again -- Stonebridge, Sturbridge --</p> <p>10 MS. WHYTE: Sturbridge and Stonebridge.</p> <p>11 MS. STEWART: -- we had water running in</p> <p>12 between houses there as the result of the</p> <p>13 borrow pit behind the Westlake townhome</p> <p>14 project. We were able to pump that down, we</p> <p>15 were able to get that at a water level that</p> <p>16 was something that was reasonable for a</p> <p>17 positive drainage flow. So we were able to</p> <p>18 track multiple structures downstream, monitor</p> <p>19 them, clean them up, get them flowing, and --</p> <p>20 so that everything looked really good. And</p> <p>21 the good news is, it appears that the</p> <p>22 community is kind of split into two.</p> <p>23 We had that as a major outfall, it kind</p> <p>24 of flows out behind West Park Village. Okay?</p> <p>25 And then we have the major canal that runs</p>

<p style="text-align: right;">Page 9</p> <p>1 north and south all the way from Nine Eagles 2 through the community, through -- into 3 Twin Branch Acres. 4 And I think we had a conversation about 5 Twin Branch Acres at the last meeting, because 6 during that exceptional storm event Twin 7 Branch Acres was inundated with water with 8 some structural flooding. 9 There are also downstream communities 10 south of Hillsborough Avenue that are also 11 impacted by this canal. This is a 12 significant, significant canal. 13 I even had a complaint that Waterchase, 14 that we had to go visit that same day, I got 15 complaints from Waterchase that water from the 16 canal flowed into their storm sewer system in 17 from their subdivision streets. 18 So we had massive quantities of water 19 all the way to the very north end that we 20 inspected. So 99 percent good news. Okay? 21 So first comment is, I know we had the 22 complaint particularly where the canal bends 23 and goes into the Twin Branch Acres community. 24 I have, I think, inspected this area -- Doug? 25 MR. MAYS: Yeah.</p>	<p style="text-align: right;">Page 11</p> <p>1 water elevation and a designed high water 2 elevation. 3 Those elevations, and I think we've 4 discussed this in the past, are like 5 elevations two and three and a half. All 6 right? So the water levels that we're 7 experiencing are like nine and ten. Okay? 8 So we're seeing a significant 9 difference, as well as, don't forget, the 10 community was designed during the heart of the 11 drought, during times when overpumping the 12 well fields were being used for drinking for 13 drinking water. 14 We stopped overpumping the well fields. 15 We've had recovery of groundwater conditions 16 as a result of that, and we've had above- 17 average rainfall for the past three years. We 18 have not really seen a normal dry season. 19 This year was the most normal I've seen in the 20 past few years. 21 So I'm somewhat at a loss as to what to 22 recommend. Doug and Sonny and I were kind of 23 out there looking around. There is some 24 sediment -- there is clearly some sediment, 25 which you generally see when you have a large</p>
<p style="text-align: right;">Page 10</p> <p>1 MS. STEWART: -- we've been out there a 2 few times, kind of monitoring the situation. 3 And we were out there before the meeting today 4 kind of looking around and seeing what the 5 current conditions are. And we still have 6 elevated water levels, we can see where the 7 high water was, spoke to the residents to kind 8 of see where it was, kind of estimated some 9 elevations, went across the street, kind of 10 looked around to see what was going on, and 11 the water is still flowing. 12 I mean, we still have elevated 13 groundwater conditions even today, and it may 14 rain today and tomorrow, and et cetera, until 15 we get back into some semblance of the dry 16 season. 17 But, Mr. Ross, you're familiar with the 18 West Park Village drainage problems. We were 19 able to resolve them. This is unfortunately a 20 situation where, if you look at how the 21 community was designed, the canal was not 22 defined as any particular storage facility or 23 a conveyance facility. It was basically just 24 kind of identified on the construction plans 25 as a receiving water body with a seasonal high</p>	<p style="text-align: right;">Page 12</p> <p>1 body of water get bottle-necked, the velocity 2 slows down and the sediment can settle out. 3 So it's common that we see that. 4 And behind this gentleman's house, I 5 mean, the narrowest part of that creek as it's 6 defined as a wetland, was probably five feet 7 wide. And you're draining everything from 8 Nine Eagles through a straw. Okay? 9 So we're somewhat stuck between a rock 10 and a hard place because what's even more 11 important is that we cannot increase the flow 12 downstream. Those people have already been 13 flooded. So we have to be very careful. 14 We're limited by the fact that the wetland 15 conservation area is considered protected. It 16 has to remain in its natural condition per 17 SWFWMD and EPC rules and regulations. 18 We did have some sediment that can be 19 removed. We do have an area behind his pool 20 in the wetland setback area that was actually 21 part of your backyard area. It was kind of 22 gradually filled from the back of the wall to 23 the existing grade. And what happens is, by 24 doing that, he would have had a worse 25 condition by leaving the setback in its</p>

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1 natural condition because the water would back
 2 all the way up to his setback line, which
 3 would have been right up to his retaining wall
 4 to his pool.
 5 It would have basically spread out
 6 more. By putting the slope in, it doesn't
 7 spread out as far, but it might go up a little
 8 bit, so you just kind of squeezed it in some.
 9 So I guess what I'm telling you is the
 10 drainage design for the community -- and I
 11 actually mentioned something to Neale earlier,
 12 because Neale worked for Hillsborough County
 13 at the time that Westchase was designed, and
 14 we had a meeting one day, and he happened to
 15 mention to me in a conference room after these
 16 huge storm events, "Oh, I bet you're having
 17 fun at Westchase, because this is what I knew
 18 when I worked for Hillsborough County."
 19 And I'll let even Neale kind of like let
 20 you know what he knew when he was with the
 21 County.
 22 MR. ARGUS: You're not throwing Neale
 23 under the bus, are you?
 24 MS. STEWART: Absolutely not. He's a
 25 planner, and I'm drainage --

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1 MR. STRALOW: I'm Neale Stralow. I'm
 2 with StanTech. Also, for 12 years, I was with
 3 Hillsborough County. I was a natural resource
 4 reviewer as part of the planning and growth
 5 management department. So it was the design
 6 review team that did permitting of subdivision
 7 and site development. And actually Westchase
 8 was a project that I worked on from open
 9 ground to completion of major infrastructure.
 10 And as Tonja alluded to, this was always
 11 a wet area, the north end of -- north end of
 12 Hillsborough County was always maze of pine
 13 flatwoods, and long-time residents talked
 14 about walking from Mobley Road to the Bay, and
 15 their feet, going across country, being wet
 16 the entire area.
 17 And so that observation was correct.
 18 You know, the overall master plan development,
 19 met code, met permitting requirements of
 20 Hillsborough County requirements, and SWFWMD,
 21 obviously, as well.
 22 But you are in a naturally-occurring wet
 23 area of the county, and so having these types
 24 of events probably is not atypical. It's just
 25 that we've been in a drier portion of a series

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1 of years. And the reality is, is that you
 2 want to maintain your off-site -- you know,
 3 your off-site flows and make sure that those
 4 connections are good. But you are going have
 5 some of these types of events in heavy rain
 6 events.
 7 MS. STEWART: And I think, Doug, you're
 8 a native, aren't you? You're a native
 9 Floridian?
 10 MR. MAYS: I'm not that old.
 11 MS. STEWART: Aren't you?
 12 MR. MAYS: Yes.
 13 MS. STEWART: It's kind of interesting,
 14 as you talk to people -- I've lived here for
 15 30 years, and it's like, I mean, I've seen
 16 things change significantly in the 30 years
 17 that I've been here. And I tell people who
 18 move down here who talk about mosquitos, I'm
 19 like the state of Florida is a swamp; you're
 20 going to have a little high point here and
 21 there, but generally we live in a swamp.
 22 Miami is already setting up to elevate
 23 things because they know water levels are
 24 rising down there, but -- I guess to get to
 25 the bottom of this, I do not have a solution

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1 to being able to change the water levels
 2 behind these residents houses that are
 3 experiencing problems. I don't have control.
 4 So the only entity that's going to be
 5 able to allow water to flow out of the canal
 6 faster is Hillsborough County. And they're
 7 going to have to do improvement all the way
 8 downstream to the bay. And until they do
 9 that, or want to, or have the money to,
 10 whichever may apply, from my recommendations
 11 to you for the district, Mother Nature is
 12 operating in the manner in which she sees fit.
 13 That's the only thing I can say.
 14 We can remove the sediment. I think
 15 that's something Doug and I can work on in
 16 terms of trying to deal with, you know,
 17 sediment removal. And that's going to be a
 18 little complicated, I think, all by itself.
 19 As we've talked about in the past, we
 20 have made many attempts to monitor vegetation,
 21 to remove vegetation. And in my next report,
 22 we're going to talk a little bit about that
 23 and other wetlands.
 24 But we are aware, Doug and Sonny and I
 25 have worked together over the last two weeks,

<p style="text-align: right;">Page 17</p> <p>1 in understanding how vegetation impacts the 2 flow of water and what we need to look at and 3 monitor and watch and target removal when it's 4 important, so we can keep things moving. We 5 don't want, you know, another situation in 6 Montague, I think Chris brought up in the last 7 meeting. We're trying to improve those 8 situations.</p> <p>9 So I would imagine that the resident 10 would probably like to speak. I know you 11 probably might want to express what you've 12 experienced. I know everyone got an email on 13 this.</p> <p>14 CHAIRMAN RAGUSA: Let me just get 15 clarification. You confused me with coming 16 here earlier.</p> <p>17 It was my understanding that the water 18 from the Westchase area flowed down to Nine 19 Eagles.</p> <p>20 MS. STEWART: No. Nine Eagles, the 21 canal, they're the upstream portion of the 22 canal, and Nine Eagles drains through a canal 23 through Waterchase, along Countryway into 24 Westchase, into the Twin Branch Acres.</p> <p>25 CHAIRMAN RAGUSA: And where was the</p>	<p style="text-align: right;">Page 19</p> <p>1 can see right there, that's the narrowest 2 point, so we've got sediment kind of all along 3 here and all along here.</p> <p>4 MR. MILLS: Okay.</p> <p>5 MS. WHYTE: I will upload the flooding 6 pictures onto Dropbox, take them off my phone 7 and -- all the videos and look at them there.</p> <p>8 CHAIRMAN RAGUSA: Well, let me go back 9 to -- we rented a pump?</p> <p>10 MS. STEWART: We did. And that was for 11 the borrow pit for Westlake townhomes, we did 12 that.</p> <p>13 CHAIRMAN RAGUSA: Okay. There is 14 nothing that pumping could do in the short 15 term in this location?</p> <p>16 MS. STEWART: No. No. He is affected 17 by the peak of the flow, and that's when you 18 are restricted from discharging anymore.</p> <p>19 CHAIRMAN RAGUSA: Mr. Argus.</p> <p>20 MR. ARGUS: A couple of questions. The 21 height of the flood, was there water around 22 your house, or was it mostly just in the 23 backyard?</p> <p>24 MR. GANDET: My side and backyard were 25 flooded to the point where there is no lawn.</p>
<p style="text-align: right;">Page 18</p> <p>1 structure flooding, Twin Branch?</p> <p>2 MS. STEWART: Twin Branch Acres. Sonny 3 has a video. She went out there to target 4 when the rain was happening, when it first 5 started. It goes to Twin Branch, let's see 6 what's going on there and make sure nothing is 7 blocked there. And she sent in a video, and 8 it was completely under water.</p> <p>9 CHAIRMAN RAGUSA: Where are you seeing 10 the sediment?</p> <p>11 MS. STEWART: Behind this resident's 12 house, right on the cul de sac on Rubury -- 13 and I hope I got that right.</p> <p>14 MR. GANDET: Uh-huh.</p> <p>15 MS. STEWART: It is the narrowest 16 part --</p> <p>17 MR. BARRETT: Is that where it goes to 18 dog leg and goes --</p> <p>19 MS. STEWART: Yeah. Yeah. Yeah. It is 20 the narrowest part of --</p> <p>21 MS. WHYTE: We sent that to them.</p> <p>22 CHAIRMAN RAGUSA: Yeah, we got that.</p> <p>23 MR. MAYS: It goes between Bennington 24 and Glenfield.</p> <p>25 MS. STEWART: It's right there. And you</p>	<p style="text-align: right;">Page 20</p> <p>1 I mean, the lawn is under two feet of water. 2 It's not a little bit of water. It's feet of 3 water.</p> <p>4 MS. STEWART: He has a wall, about a 5 two-foot wall, along the perimeter of the 6 pool. The finished floor is about 12 and a 7 half. I'm estimating the water level was 8 about ten. And like I was telling you, the 9 design water levels are between two and three 10 and a half.</p> <p>11 MR. ARGUS: All right. And in your 12 estimation, Tonja, how much room did he have 13 until it got into his house on the floor 14 level?</p> <p>15 MR. GANDET: I had two and a half 16 inches before it went into my pool.</p> <p>17 MS. STEWART: And his pool is about two 18 feet below the finished floor. His pool is a 19 little bit lower.</p> <p>20 MR. ARGUS: Okay. So he's at least 21 two feet from flooding the floor of his house.</p> <p>22 MS. STEWART: Correct.</p> <p>23 MR. ARGUS: Okay. So there is some 24 capacity for -- as I understand the way it was 25 designed, the water flows between the houses</p>

<p style="text-align: right;">Page 21</p> <p>1 and flows and fills up the streets, and 2 supposedly the floor levels are a foot or two 3 above street level? 4 MS. STEWART: That is correct. And that 5 kind of what supports what Neale was 6 indicating per Hillsborough County. 7 MR. ARGUS: Okay. So the other question 8 I had, you indicated that Twin Branch Creek -- 9 or the canal, as you called it -- is one of 10 two means of egress for the water? The other 11 one is over through West Park Village? 12 MS. STEWART: Yeah. Well, there are 13 many more creeks. Please don't think there 14 are just two. But I would say that the 15 community appears to be split into two 16 different drainage basins, one going that way 17 and one going this way. 18 MR. ARGUS: And the one for -- on the 19 eastern side of West Park Village and all 20 that, where does that drain? 21 MS. STEWART: To the south, underneath 22 the TECO stuff, the TECO line. 23 MR. ARGUS: Does that go into that 24 drainage canal over by Waters and -- 25 MS. STEWART: Like Canal H or G or --</p>	<p style="text-align: right;">Page 23</p> <p>1 canals. Is that the canal that you're talking 2 about now? 3 MS. STEWART: Yes. 4 MR. ROSS: And I believe the area 5 cleanout was along the railroad tracks, for 6 lack of a better word. 7 MS. STEWART: Yes. And I think they did 8 a couple of Glenfield -- 9 MS. WHYTE: We did, we did Glenfield. 10 MR. MAYS: We did. 11 MS. STEWART: We actually have done a 12 couple of crossings underneath our 13 subdivision -- 14 MR. ROSS: Okay. Again, I may be off on 15 my memory a little bit. I think the 16 significance of that was we were very pleased 17 that the County did the cleanout that they 18 did, that they were -- 19 MS. STEWART: Forgive me. Forgive me. 20 I don't mean to interrupt you. But that was 21 cleanout of a wetland that was the outfall for 22 one of our ponds that runs along the railroad 23 track. That is a separate basin. That's a 24 different basin. 25 And, interestingly enough, Sonny and I</p>
<p style="text-align: right;">Page 22</p> <p>1 MR. ARGUS: Yeah. 2 MS. STEWART: I don't think so, but I'm 3 not sure. I'm not sure. 4 MS. WHYTE: It goes in 5 between (inaudible). 6 MS. STEWART: Countryway. 7 MR. ARGUS: Okay. To shorten my 8 question then, if we're at capacity over at 9 the Twin Branch Creek, what's the possibility 10 of having some sort of overflow device that 11 would feed it, the overflow, over to the other 12 means of egress in West Park -- south of West 13 Park Village? 14 MS. STEWART: Standard drainage rule, 15 you don't cross drainage basin boundaries. 16 You don't switch. It's both a hydrologic and 17 environmental thing. You stick within your 18 own drainage basin. 19 MR. ARGUS: Even for an emergency 20 basis? 21 MS. STEWART: Yes. Yes. 22 MR. ARGUS: Okay. Thank you. 23 CHAIRMAN RAGUSA: Mr. Ross. 24 MR. ROSS: A couple of years ago, the 25 county came out and cleaned out one of our</p>	<p style="text-align: right;">Page 24</p> <p>1 spoke yesterday, because I explained to Sonny, 2 I said, "As the district, we would never 3 receive permits to do what Hillsborough County 4 did for you two years ago. That's not 5 something that we would ever get a permit to 6 do," she indicated to me, in recent 7 conversations with Hillsborough County, they 8 had also indicated that there has been a 9 change in procedure that they are not allowing 10 that kind of maintenance to be done. 11 MR. BARRETT: Brian -- if I can just 12 interact -- I think that work also involved 13 sending divers in and remove like 14 to 16 14 internal sewer structures that had 15 accidentally gotten behind in the 16 construction. 17 MS. STEWART: The bulkheads, that's 18 correct. 19 MR. ROSS: Those two pipes were 20 connected? 21 MS. STEWART: That's correct. 22 MR. BARRETT: And so you guys have not 23 had flooding since, I think, largely because 24 of both of them -- 25 MR. ROSS: I remember the bulkhead issue</p>

<p style="text-align: right;">Page 25</p> <p>1 being resolved, but, for some reason, I had in 2 my mind that we were very, very pleased the 3 County came in and did the cleanout on that 4 one, what I was calling a canal -- maybe that 5 was the wrong term -- and I was leading up to, 6 is there any way that we can motivate the 7 County to come out and do the cleanout behind 8 this gentleman's house? 9 MS. STEWART: It's not a cleanout. 10 That's the issue. 11 MR. ROSS: Or whatever the correct term 12 is. 13 MS. STEWART: What happened with that 14 pond was the water level was elevated about 18 15 inches in the pond. It was about 18 inches 16 above the weir. I had done all I could do. I 17 couldn't do anything else about it. I can't 18 control it anymore. 19 They came in and dredged out the wetland 20 to allow the water to go down another 12 21 inches. So they were able to drain it another 22 12 inches by basically cleaning out the 23 wetland. 24 CHAIRMAN RAGUSA: What were the canals 25 that, Doug, and you and your crew went in and</p>	<p style="text-align: right;">Page 27</p> <p>1 deal with, all the way down to the bay, 2 because there are houses south of 3 Hillsborough, too. 4 MS. WHYTE: From what I understand, 5 Mark, the gentleman that I spoke to in 6 Twin Branch is working with the county on this 7 problem, because, as you said, it's not just 8 Twin Branch. It's what goes behind 9 Twin Branch. 10 MR. ROSS: Excuse me. I'm sorry. When 11 you say "working with the county," what does 12 that mean? 13 MS. WHYTE: He's obviously been flooded 14 out twice already in the last two years, and 15 he is working with the county to get them to 16 motivate -- to do some work, but I would 17 presume it all comes down to funding. 18 I mean, I asked Tonja if she would like 19 me to touch base with that homeowner and, you 20 know, I'll wait for more direction to do so. 21 I have his phone number to see where he's at. 22 MR. ROSS: Well, I think ultimately the 23 question is, is the County aware of the 24 breadth of the problem? 25 MS. WHYTE: Yes.</p>
<p style="text-align: right;">Page 26</p> <p>1 removed a bunch of trees from? 2 MR. MAYS: That would be the one between 3 Bennington and Glenfield. 4 CHAIRMAN RAGUSA: Okay. And, again, it 5 improved the flow. 6 MR. MAYS: Yeah. 7 CHAIRMAN RAGUSA: But that's not one of 8 our factors here? 9 MS. STEWART: Yeah, it is, because where 10 -- in just a second, we'll talk about a 11 situation where we are finding that vegetation 12 root mass does displace water. 13 As an engineer, we don't take displaced 14 water by such problems into consideration when 15 we're doing drainage design. 16 CHAIRMAN RAGUSA: Well, I'm just 17 thinking ahead here. If Hillsborough County 18 were to do something to clean out the canals 19 that run between Westchase and Twin Branch, 20 don't they have to deal with what's behind 21 Twin Branch also, or, otherwise, we're just 22 going to flood Twin Branch? 23 MS. STEWART: That's the point. If they 24 have to go all the way down and drain into the 25 bay. This is the situation that they have to</p>	<p style="text-align: right;">Page 28</p> <p>1 MR. ROSS: And so when you say the 2 County is working on it with Twin Branch, by 3 definition, doesn't that mean they should be 4 working with us? 5 MS. STEWART: That was my point with 6 Sonny. What I foresee happening is, basically 7 -- the county has done a bazillion drainage 8 studies. Okay? So somewhere along the line, 9 someone has probably identified a bottle 10 neck. Okay? So at some point in time, 11 Hillsborough County prioritizes. They got -- 12 what do they have? -- 770-something 13 complaints. 14 They have to prioritize what they're 15 doing based on funding. So somewhere along 16 the line, somebody, I feel, has identified 17 where this restriction is and the cost 18 associated with repairing this restriction. 19 We can do some homework to try to figure that 20 out. 21 MR. MAYS: The county has been in this 22 gentleman's backyard, too, with their 23 engineer. So they've been over there. They 24 know of the problem. But it does seem to 25 bottle neck down at the other end, though.</p>

<p style="text-align: right;">Page 29</p> <p>1 CHAIRMAN RAGUSA: Let's hear from the 2 resident, if you're so inclined. 3 MR. GANDET: My name is Michael Gandet, 4 and my house is 10206 Rubury Place, and I've 5 been there for 21 and a half years. So I've 6 got pretty good history of being there and 7 what's happened. 8 When I looked at buying that lot from 9 Laurelwood Homes, I asked why that lot was 10 left unsold and asked about the creek, and was 11 told that the creek never overflows. 12 At that time, there was probably about 13 six inches of water in there, it made sense. 14 And they told me that the reason that the 15 house wasn't selling was simply because nobody 16 could figure out how to put a pool in the 17 backyard. 18 So I have some engineering background, 19 so I designed what I thought would work, gave 20 it to them, they sent it to their engineers, 21 they approved it, they sent it to the county, 22 the county approved it, to wrap my pool around 23 the back of my house instead of going out 24 straight. 25 They put in that wall that is the end of</p>	<p style="text-align: right;">Page 31</p> <p>1 Up until June of 2012, when Hurricane -- 2 I guess it downgraded to a tropical storm -- 3 Debby came through, the highest I had ever 4 seen it was 14 inches from the top of cresting 5 my pool deck. And that's still a long way 6 up. That's still walking in water that's up 7 to your knees, just about, in my backyard. 8 The waters from the Tropical Storm 9 Debby, and then the waters that we just had 10 the end of July, first of August -- I don't 11 know what you want to call those -- but those 12 rains brought it up to the point where it's 13 about two and a half inches from going into my 14 pool, not 14 inches. So that's a significant 15 increase in the water flow. 16 This isn't -- in my opinion, I'm not 17 that kind of engineer, but in my opinion, 18 something -- something has happened that 19 wasn't planned on by the civil engineers when 20 they put this all together, because if it were 21 just slow growth, then every few years I would 22 just see the water be a little deeper each 23 time. I wouldn't see these huge changes, in 24 my opinion. 25 But this amount of water in my backyard</p>
<p style="text-align: right;">Page 30</p> <p>1 my pool and that wall is along the 2 conservation line, because you can't build 3 into the conservation. And everything was 4 fine for the first half dozen years or so, but 5 water never -- water never came close to 6 cresting the banks at all. 7 No matter how much it rained, it just 8 never came close to it. And then about -- 9 about 15 years ago, things started changing, 10 and in the real bad wet seasons, when we had 11 close calls with hurricanes, I would start 12 having some minor flooding in the back. 13 And I actually wrote to USGS at one 14 point in time with snapshots of their charts, 15 like I sent in my last letter, and said, you 16 know, "What's the deal here? My backyard is 17 under -- at that time probably a foot" -- I 18 have to look at my old email -- "but about a 19 foot of water." 20 And they wrote back and said, "Well, 21 that was considered a 500-year flood," which 22 means not that it won't happen again in 500 23 years, but that you'll probably would never 24 ever see it flood like that again. Well, we 25 all know what that means.</p>	<p style="text-align: right;">Page 32</p> <p>1 is just ridiculous. Frankly, pardon the 2 expression, but I'm pissed at Westchase 3 because I've been complaining about this for 4 15 years, and all I get is, "Well, we don't 5 have the money, and the county probably 6 doesn't have the money, and even if they had 7 it, we probably couldn't get them to do 8 anything." 9 And I'm sorry, but to me, that's 10 unacceptable. You know? I'm -- you know, 11 I've been here a long time. You know, I know 12 I'm one guy, and maybe I'm only one 13 complaining about the yard flooding, but it's 14 my yard, it's my house, you know, it's where 15 I've lived for 21 years. I know I'm getting 16 emotional, but it's an emotional issue to me. 17 You know? 18 I shouldn't have to go out in my 19 backyard and literally walk in water over my 20 knees to be able to walk in my backyard. And 21 believe me, I was scared when I heard Erica 22 was coming. The water was already two and a 23 half inches from going into my pool. If those 24 rains had come, never mind Erica itself, I 25 don't know where we'd be right now, but I know</p>

<p style="text-align: right;">Page 33</p> <p>1 I'd be talking to somebody about replacing my 2 pool. 3 CHAIRMAN RAGUSA: Where's the water 4 today? 5 MR. GANDET: The water today has crested 6 the back and the side. 7 MS. STEWART: We've measured it. 8 MR. MAYS: It's 26 feet from the edge of 9 his house to the water's edge -- edge of the 10 water. 11 CHAIRMAN RAGUSA: How far below your 12 pool deck is it? 13 MR. GANDET: What is it now? Two feet? 14 MR. MAYS: Two and a half feet. 15 MR. GANDET: I didn't look at the USGS 16 chart today, but the chart tells me all the 17 time. I follow the chart. I follow the chart 18 no matter where I am. 19 MS. STEWART: The elevation is six 20 versus 12. It's six feet -- 21 MR. GANDET: But the part of my yard, my 22 side yard, is still under water. The 23 backyard is down, but the side yard is still 24 under water. You cannot walk in my side yard 25 without being calf-high in water. It's under</p>	<p style="text-align: right;">Page 35</p> <p>1 I don't want people to come in here and 2 take that sand, that sediment, and get rid of 3 it, because, right now, if you go over there 4 and measure it, that sediment, in the last few 5 years, is probably about a foot to a foot and 6 a half deep. That's how much sediment has 7 been deposited by these rains. 8 So every time it happens, it reduces my 9 risk, and that's because I can't afford to 10 bring in dirt to fill in that backyard, and I 11 can't get Westchase to do it. 12 So if Mother Nature is going to drop 13 some sand every time it floods us, I don't 14 want you to come in here and take it out. I 15 also think that what's happening is, not only 16 is my bank sediment building up, but the basin 17 of this creek over these years from all of 18 these developments that happen north of us, 19 all that sediment is coming down, nobody's 20 taking it away. 21 You know, any river in the world -- you 22 know, creek in the world -- that sediment 23 builds up over time. Who's coming in and 24 taking out the sediment? Nobody. And until 25 you take that out or reduce the drain -- the</p>
<p style="text-align: right;">Page 34</p> <p>1 water. It's not damp. It's under water 2 still. 3 MR. BARRETT: And, Mike, that wouldn't 4 flow out to the creek if the creek weren't so 5 high? 6 MR. GANDET: It's the overflow from the 7 creek, I mean, yeah. 8 MR. BARRETT: No. But is it trapped in 9 there, or is it -- 10 MR. GANDET: No, it's not trapped. It's 11 just -- just picture a river overflowing, and 12 it goes onto the sides. So as the creek goes 13 back down, it will just naturally go back in 14 there. 15 My concern is, yes, I realize -- or my 16 question is -- I realize that there is a 17 narrow point in the canal. That narrow 18 point's been here for probably thousands of 19 years. Every time this thing floods, I get 20 this sediment on my -- on the bank, the back 21 bank. And some people have suggested, well, 22 shovel it and get rid of it. 23 From my perspective, it's raising my -- 24 it's raising my wall, my creek wall, and 25 minimizing the chance of flooding.</p>	<p style="text-align: right;">Page 36</p> <p>1 vegetation that's growing in there it's just 2 going to get -- the base is going to get 3 higher and higher every year, and it's going 4 to flood faster and faster. 5 I know I'm going on and on about this, 6 but, you know, I've been waiting over 15 years 7 for somebody to get off their butts and do 8 something about it. 9 You know, I'm retired now. My wife is 10 going to retire in a couple of years. We're 11 going to get ready to sell the house. When we 12 do, how the hell am I going to sell my house 13 and tell people, "Oh, it's a beautiful house, 14 but every time it rains, the yard floods"? 15 And why? Because nobody cares but me. 16 Something has to happen, and I don't 17 want to wait another 15 years. I can't. 18 CHAIRMAN RAGUSA: Mr. Mills. 19 MR. MILLS: Thank you. Can I get a 20 clarification going back to the sediment 21 discussion, because I was under the impression 22 that you were referring to the sediment in the 23 canal? 24 MS. STEWART: No. Actually -- and we 25 can talk about it, but we're going to have to</p>

<p style="text-align: right;">Page 37</p> <p>1 talk about dredging then on another issue. 2 But I've explained to Sonny and Doug that in 3 term of conveyance and storage capabilities of 4 all your wetlands, of all your facilities, it 5 doesn't start until the seasonal high water 6 elevation. 7 So anything below the seasonal high 8 water is not credited for either flow or 9 storage. Okay? For instance, when you go 10 upstream to Waterchase, they've got a wide 11 canal with little islands, sediment at the 12 bottom, but the seasonal high water is like 13 two feet above it, so there's no reason to 14 dredge it because the flow rate doesn't start 15 until that seasonal high water elevation. 16 So, this particular case, the sediment 17 is really flowing water that gets slowed down 18 in the dirt in the water. As it gets slowed 19 down, it settles out -- 20 MR. MILLS: Right. So -- 21 MS. STEWART: -- either through picking 22 it up through the bottom of the canal upstream 23 or through something in the storm sewer, but 24 generally it's probably some scouring of the 25 canal somewhere along the way.</p>	<p style="text-align: right;">Page 39</p> <p>1 figure out what to do, but it's not an easy -- 2 there is no -- we design things based on 3 specific conditions, specific rainfall events, 4 and Mother Nature doesn't function that way. 5 So we see that when Mother Nature 6 exceeds those events, we have these kinds of 7 situations. And it's only exacerbated by the 8 tidal influence. We have that type of 9 situation, too. 10 So it's very unfortunate, and I can 11 appreciate and sympathize with the problem. I 12 wish I could come to you with a black and 13 white solution, but I can't. 14 CHAIRMAN RAGUSA: Mr. Ross. 15 MR. ROSS: I don't want to diminish your 16 emotional unhappiness, but I frankly don't 100 17 percent understand why it's directed at 18 Westchase. I think you said you're pissed at 19 Westchase. 20 And if you'll just allow me. What I'm 21 hearing is, as somebody who's not an engineer 22 and just wants the best for this community, 23 what I'm hearing is our drainage system was 24 designed a certain way and it's properly 25 performing.</p>
<p style="text-align: right;">Page 38</p> <p>1 MR. MILLS: But doesn't that still 2 create, as he described, a sediment build-up 3 in the bottom of the body of water? 4 MS. STEWART: Based on my inspection, 5 I'm not seeing evidence of build-up in the 6 center of the creek. Okay? That's not my 7 bigger concern. 8 My bigger concern was the fact that we 9 had sediment outside the creek, which is 10 affecting its flow capabilities because it's 11 basically having to flow around the island. 12 I was trying to see about getting rid of 13 it, so it would open up the width of the canal 14 to allow the water to maybe not be as high. 15 That was what I was trying to achieve. 16 To be honest with you, based on how wide 17 this poor creek is and how much water is going 18 through it, is it going to make a big 19 difference, I don't think it is; but if you're 20 okay leaving it, I don't think it's going to 21 make that big of a difference. 22 I just wanted to put forth some effort 23 to make sure he knew that the district did 24 care. From our perspective, we've been 25 monitoring it and watching us, trying to</p>	<p style="text-align: right;">Page 40</p> <p>1 We could have an intellectual argument 2 whether it was properly designed, but it's 3 doing what it was supposed to be doing. 4 But if we were to do further work, or 5 try to do further work, it's really not going 6 to make a significant difference because 7 there's all the problems downstream. And 8 until the problems downstream get corrected, 9 this is going to continue to last. 10 That's -- if I'm hearing incorrectly, 11 Tonja, correct me -- but that's what I'm 12 hearing. 13 MS. STEWART: That's a fair statement. 14 MR. ROSS: And so I would come back to 15 you, what is it that you want us to do? What 16 is it that you're unhappy that you feel like 17 we haven't done to your satisfaction? 18 MR. GANDET: That's easy. I don't want 19 Westchase to go out there and dredge the 20 canal. That's not your job. I want Westchase 21 to be my voice to the county, or to the state, 22 to get something done, because that's where it 23 lies at this point, in my opinion. 24 It's not Westchase's creek. It's not my 25 creek. It's not my responsibility to go out</p>

<p style="text-align: right;">Page 41</p> <p>1 and spend the money, if I had it, to fix it, 2 and it's not yours, but you're my community. 3 You're supposed to be speaking for me, and 4 that's what I'm asking for. 5 MR. ROSS: Okay. And I'm glad you 6 clarified that, because I didn't want you to 7 walk away thinking we were ducking you or 8 something like that. 9 I will bring to your attention, as you 10 know, we have the CDD and then we have the 11 Homeowners' Association. The homeowners' 12 association has a group called the 13 Governmental Affairs Committee. And I happen 14 to be on the association board as well as this 15 board. I can't think of any time where it's 16 been reported back to us that that committee 17 is aware of this issue and is aware that 18 there's residents who are looking for advocacy 19 about this. 20 MR. GANDET: Well, I sent it -- I sent 21 the letters to my representative for 22 Bennington. I don't know where else I should 23 be sending -- 24 MR. ROSS: I was just about to say, I'm 25 not saying that you haven't been looking hard</p>	<p style="text-align: right;">Page 43</p> <p>1 county days that what was approved, what was 2 permitted, what was done sounded great, looked 3 great at the time, didn't work, and they had 4 to employ plan B? And what would that plan B, 5 if it exists, apply in this case? 6 MR. STRALOW: And I will be glad to give 7 you the basis of what I know. Okay? 8 The plan A is the county listens to 9 organizations and complaints. Okay? And so 10 Westchase entities, on behalf of property 11 owners, making requests to the stormwater 12 department, who is obviously already out on 13 sight in Twin Branch doing investigations and 14 trying to find solutions, they need to know 15 that you have similar concerns that contribute 16 to that same issue and that your development 17 is interested in a solution. Okay? 18 MR. MILLS: Okay. 19 MR. STRALOW: And that is a -- that can 20 be a letter, that can be direct contact. 21 That's just making people aware. 22 And, you know, as a former county 23 employee, you know, a letter gets a letter to 24 a commissioner, gets a department head's 25 response -- okay? -- because it's an</p>
<p style="text-align: right;">Page 42</p> <p>1 to give, but I'm just giving you a tip. 2 My suggestion would be that you contact 3 Joe Odda, O-d-d-a, his contact is in the WOW, 4 and he's the chair of that committee, and 5 maybe you can have a conversation with him, 6 help him understand exactly what this issue 7 is. I'm sure he'd be glad to then meet with 8 Sonny and whoever else. 9 But my understanding is, he's regularly 10 meeting with county commissioners about 11 various issues that impact Westchase, and it 12 may just be that there's a gap in 13 communications. Somehow that hasn't gotten 14 passed on down. So I suggest you contact 15 Joe. 16 MR. BARRETT: Mike, you email me. I can 17 get you his contact information. 18 CHAIRMAN RAGUSA: Mr. Mills. 19 MR. MILLS: So, Neale, I want to go back 20 to you, because you referred to you were in 21 one of the driver's seats way back when, in 22 your county position role. 23 So, A, any recommendations regarding 24 this? And, B, are there other circumstances 25 like this that you're aware of from your</p>	<p style="text-align: right;">Page 44</p> <p>1 administrative referral: What is the issue, 2 and they have to define what the issue is and 3 what the potential solutions are. 4 And even if you do not get the answer 5 you're looking for, you're going to get the 6 science behind the answer of why it's 7 happening and what the magnitude of the 8 problem is -- okay? -- because that's what 9 they're there for. All right? 10 The second is, is I haven't seen it in 11 master-planned communities, you know, in the 12 modern era, say, in '80s '90s, you know, 13 because we've had stormwater regulations in 14 place. 15 MS. STEWART: And I've probably seen 16 more of that, because I've got communities 17 that are 30 years old and 40 years old. So 18 I've seen a big difference between them. 19 MR. STRALOW: And then some of those -- 20 and these were in the central Brandon area, 21 the Lane Creek area, which is a notorious 22 drainage basin problem going out to Tampa 23 bypass canal. There were repeated floods of 24 entire, you know, 50-lot subdivisions. Okay? 25 And some of those strategies that were</p>

<p style="text-align: right;">Page 45</p> <p>1 talked about, and one that was implemented was 2 a purchase of those homes by the county. They 3 went in and said, "We're going to stop paying 4 funds to rebuild your home because it's never 5 going to be fixed." 6 Okay. They were built in an area that 7 floods. They were built with no accommodation 8 of stormwater, and it's just going to be a 9 perpetual problem. 10 MR. MILLS: But no alternative. 11 MR. STRALOW: Right. So that's an 12 extreme kind of -- 13 MR. MILLS: Sure. Thank you for that. 14 And that was consistent with my experience 15 when I was on the Citizens Advisory Committee. 16 Back to your point, Mr. Ross, the 17 Government Affairs Committee is probably a 18 good vehicle for you to connect with. And the 19 county commissioner's offices do hold the 20 departments accountable. Once they know 21 something, they have to do something with it. 22 MR. STRALOW: They ask the question, 23 right. Yeah. 24 MR. MILLS: So there are some avenues 25 here that can be explored, independent of your</p>	<p style="text-align: right;">Page 47</p> <p>1 that Tonja had had with their representatives 2 regarding the flooding issues and asked -- 3 told them that this issue had come out at the 4 last board meeting, that we were going to be 5 discussing it today and that it was impacting 6 the residents in that area and was a safety 7 issue, and we needed a response prior to 8 today's meeting. 9 Subsequent to that, they did get -- 10 Tonja has had further discussions, and they 11 gave a written response to the CDD, that I 12 think got distributed to all of the board 13 members. 14 We just got it yesterday. And we 15 uploaded it onto Dropbox, basically going over 16 the findings that they had regarding the 17 engineering issues and the outflow of that 18 project to the borrow pit properties. 19 So, Tonja, I'll let you describe what 20 the findings are. 21 MS. STEWART: If you recall the last 22 meeting, I had indicated that the drainage 23 report that was submitted for Westlake 24 townhomes indicated the outfall for the borrow 25 pit was the southeast corner borrow pit.</p>
<p style="text-align: right;">Page 46</p> <p>1 efforts, which certainly are appreciated as 2 well. Thank you. 3 CHAIRMAN RAGUSA: Any short-term 4 solution here, Tonja? 5 MS. STEWART: It needs to stop raining. 6 If you can just do your anti-rain dance. 7 MR. MILLS: We'll put you in charge of 8 that. 9 MS. STEWART: I did it before I got 10 here. 11 CHAIRMAN RAGUSA: Anything else on that 12 issue? Anything else from your end, Tonja? 13 MS. STEWART: I do have several things. 14 Forgive me. 15 The next thing I have is -- Erin, I 16 don't know if you want to join in to the 17 conversation about the letter back from M/I, 18 if you want to initiate that, and I can follow 19 up with my technical response. 20 MR. CHESNEY: It just says that they 21 need to clean something, and then we'll figure 22 it out later. 23 MS. MCCORMICK: Yes. So I did a letter 24 to M/I Homes just basically expressing concern 25 and going over the background of the meetings</p>	<p style="text-align: right;">Page 48</p> <p>1 When you look at the survey, if you look 2 at the field conditions, there was a pipe that 3 came out. Then there was a farm road with the 4 corrugated metal pipe, and then there was 5 another pipe to a hole. That was basically 6 the way it looks. 7 And we're like, it doesn't flow out. So 8 we basically reached out to them and said, we 9 don't -- can you help us out? Where do you 10 think that the outfall was? And so that's 11 when Doug and I met with them. 12 They sent me a map, and it basically was 13 showing a possibility that there was a 14 connection to the wetland on the north side of 15 the CDD office. 16 If you look below that, there is 17 actually a detail, I'll send it around for 18 you, of an outfall that actually is east of 19 the -- it's east of the corrugated metal pipe 20 that we replaced. Okay? 21 Doug and I went out there this 22 afternoon, and basically it's buried. It 23 needs to be located similar to the corrugated 24 metal pipe that we located and replaced a 25 couple months ago, which is the best pipe that</p>

<p style="text-align: right;">Page 49</p> <p>1 we could have.</p> <p>2 It's -- we own it, we're responsible for</p> <p>3 maintenance, we didn't get to it, we need to</p> <p>4 clean it, and we just need to let it do its</p> <p>5 job.</p> <p>6 So the good news is that outflow from</p> <p>7 that one is very open. It can flow out, and</p> <p>8 it is the perfect place for this borrow pit to</p> <p>9 drain to. So through the efforts of them</p> <p>10 getting us the data, we know where it is,</p> <p>11 we'll find it, and we'll do what we need to</p> <p>12 do.</p> <p>13 I don't know, Sonny and Doug, if you</p> <p>14 have any comments?</p> <p>15 MR. BARRETT: So there is a pipe that</p> <p>16 needs to be cleaned?</p> <p>17 MS. STEWART: Correct. If you want,</p> <p>18 I'll give that to you in a moment.</p> <p>19 MR. BARRETT: Thank you.</p> <p>20 CHAIRMAN RAGUSA: Where are we at with</p> <p>21 getting it cleaned?</p> <p>22 MS. STEWART: Doug and I went out there</p> <p>23 this afternoon, so I'm leaving it in Doug's</p> <p>24 hands to go from here.</p> <p>25 MR. MAYS: Just trying to locate it.</p>	<p style="text-align: right;">Page 51</p> <p>1 metal pipe and the other minor intersection is</p> <p>2 a ditch that is all overgrown.</p> <p>3 We need to clean all of that out, we'll</p> <p>4 be able to find the end of the pipe, and then</p> <p>5 that way work our way back, and then we need</p> <p>6 to clean up the top of it and get a path to it</p> <p>7 so we'll know where it is from this point</p> <p>8 forward.</p> <p>9 CHAIRMAN RAGUSA: Is that something we</p> <p>10 can do internally?</p> <p>11 MR. MAYS: We'll sub it out.</p> <p>12 MS. STEWART: Yes. I do think that --</p> <p>13 MR. MAYS: The trees are too large, and</p> <p>14 the distance, I would say, is pretty good.</p> <p>15 It's almost a hundred feet.</p> <p>16 CHAIRMAN RAGUSA: Mr. Ross.</p> <p>17 MR. ROSS: My encouragement is, let's</p> <p>18 just be smart about it, that this may come</p> <p>19 back again in X number of years; and if</p> <p>20 there's some smart measures that we can take</p> <p>21 now so it will be easier in the future to get</p> <p>22 in there and do any clean-up, maintenance, et</p> <p>23 cetera, let's go ahead and do that site work</p> <p>24 now around --</p> <p>25 MS. STEWART: Yeah, it's in a very</p>
<p style="text-align: right;">Page 50</p> <p>1 Like she said, I met with her today and found</p> <p>2 where we think the location is. So once we</p> <p>3 get back in there and remove some of the plant</p> <p>4 material that blocked it up, we should be able</p> <p>5 to locate that manhole cover.</p> <p>6 CHAIRMAN RAGUSA: Because the letter</p> <p>7 says GeoPoint found the pipe.</p> <p>8 MS. STEWART: Yeah. We kind of found a</p> <p>9 stake. We found a stake with an elevation on</p> <p>10 it, so we're not exactly sure what that stake</p> <p>11 -- if that's an elevation with the possible</p> <p>12 location, but it's so overgrown out there, we</p> <p>13 need to get somebody out there with a</p> <p>14 roller top where we think that some of the</p> <p>15 work that we've done and what Doug has done in</p> <p>16 the wetland before, kind of use that same</p> <p>17 methodology and just clean that whole strip</p> <p>18 up.</p> <p>19 CHAIRMAN RAGUSA: Okay. Clean the pipe,</p> <p>20 or -- is it the outflow structure or the pipe</p> <p>21 itself?</p> <p>22 MS. STEWART: The pipe itself. Well,</p> <p>23 first of all, it's overgrowing over it, so</p> <p>24 we've got to clean up over it, and the</p> <p>25 connection between the end of the corrugated</p>	<p style="text-align: right;">Page 52</p> <p>1 awkward location. It's going to be a headache</p> <p>2 to continue to get to. So I think once we get</p> <p>3 it cleaned up, I don't think Doug will ever</p> <p>4 forget about it. I think he'll be back there</p> <p>5 checking on it.</p> <p>6 MR. MAYS: We'll stay on top of it once</p> <p>7 we locate it.</p> <p>8 CHAIRMAN RAGUSA: Mr. Argus.</p> <p>9 MR. ARGUS: So, to the best of your</p> <p>10 knowledge, this will solve the problem that we</p> <p>11 experienced?</p> <p>12 MS. STEWART: Yes, sir.</p> <p>13 MR. ARGUS: Okay. The second question I</p> <p>14 had, in the response I mentioned Heidt</p> <p>15 Design, LLC, which rang a bell because of, I</p> <p>16 believe, it was Heidt and Associates laid</p> <p>17 out Westchase.</p> <p>18 Supposedly when the developer turned</p> <p>19 Westchase over to the CDD, left the CDD and</p> <p>20 all that, all the drawings from Heidt and</p> <p>21 Associates were turned over to the CDD.</p> <p>22 Implied in what I'm hearing here is, we</p> <p>23 did not know this pipe was there, we did not</p> <p>24 have that drawing?</p> <p>25 MS. STEWART: We did have the drawings.</p>

<p style="text-align: right;">Page 53</p> <p>1 We did have the drawings. I --</p> <p>2 MR. ARGUS: You did have the drawings?</p> <p>3 MS. STEWART: We have all the drawings.</p> <p>4 And even when Tim Plate from Heidt Design</p> <p>5 called me, he's like, "You guys are the</p> <p>6 operation maintenance."</p> <p>7 I said, "I know that." I said, "I have</p> <p>8 all the plans." I said, "Where is this?"</p> <p>9 He said, "On Page Three."</p> <p>10 And I'm like, "Oh."</p> <p>11 MR. ARGUS: Okay.</p> <p>12 MS. STEWART: So I couldn't see the</p> <p>13 forest for the trees. When you have a little</p> <p>14 -- itty, bitty, little thing that the</p> <p>15 detail -- I mean, from this big thing, it was</p> <p>16 like I didn't see it.</p> <p>17 MR. ARGUS: Understood.</p> <p>18 MS. STEWART: And that's actually why we</p> <p>19 met with them. We went, "Can you tell us</p> <p>20 where this is? We cleaned up all the other</p> <p>21 stuff, we'll clean it up, just tell us where</p> <p>22 it is, you know."</p> <p>23 So that was good news, because the fact</p> <p>24 that it's there really does solve a long-term</p> <p>25 headache, so --</p>	<p style="text-align: right;">Page 55</p> <p>1 water estimates, the seasonal high water is</p> <p>2 above the root mass, and the root, you know,</p> <p>3 for storage to occur in -- you know, in the</p> <p>4 wetland.</p> <p>5 What I'm seeing in this wetland is that</p> <p>6 we have got root mass so large that the</p> <p>7 seasonal high water is below the root mass,</p> <p>8 which means we have no storage capabilities</p> <p>9 between the two.</p> <p>10 So we have impacts to whatever storage</p> <p>11 was assumed was occurring in that wetland, but</p> <p>12 we do have directed flow-ways, for lack of a</p> <p>13 better word, to go through the wetland to the</p> <p>14 structure to flow out. So we have done the</p> <p>15 best we can to get rid of the water. Yes,</p> <p>16 sir.</p> <p>17 MR. CHESNEY: Where does it flow?</p> <p>18 MS. STEWART: Where does it go to?</p> <p>19 MR. CHESNEY: Yeah.</p> <p>20 MS. STEWART: It actually flows into a</p> <p>21 structure, into a pond, through another</p> <p>22 structure, through another wetland, through</p> <p>23 another structure south. There are multiple</p> <p>24 downstream structures.</p> <p>25 MR. CHESNEY: Okay. So it goes this way</p>
<p style="text-align: right;">Page 54</p> <p>1 MR. ARGUS: Okay. Thank you.</p> <p>2 CHAIRMAN RAGUSA: Yes, sir.</p> <p>3 MR. NEAL: My question, is there a</p> <p>4 manhole cover, or is there an inlet basin in</p> <p>5 there that you can't find?</p> <p>6 MS. STEWART: We believe it's two</p> <p>7 manholes.</p> <p>8 MR. NEAL: It's manholes.</p> <p>9 CHAIRMAN RAGUSA: We need your name,</p> <p>10 please.</p> <p>11 MR. NEAL: Oh. Patrick Neal, 9858</p> <p>12 Bridgestone Drive, Stonebridge.</p> <p>13 CHAIRMAN RAGUSA: Next topic?</p> <p>14 MS. STEWART: The next one is in regard</p> <p>15 to some drainage structures that Sonny, Doug,</p> <p>16 and I have been working on to get free flowing</p> <p>17 water. We do understand there has been a</p> <p>18 historical problem with Montague, flooding</p> <p>19 based on wetland flowing into it.</p> <p>20 We have been out there, we've worked out</p> <p>21 it. I think we should see a significant</p> <p>22 improvement in this situation. I'm being</p> <p>23 hesitant because the one thing we have found</p> <p>24 is the discussion about the vegetation.</p> <p>25 Typically, when we see seasonal high</p>	<p style="text-align: right;">Page 56</p> <p>1 now.</p> <p>2 MS. STEWART: South. And we've been to</p> <p>3 every downstream structure -- as a matter of</p> <p>4 fact, I went to the most downstream structure</p> <p>5 -- oh, actually that was a different one.</p> <p>6 There's the receiving water body for</p> <p>7 this one has a weir in it. It is submerged</p> <p>8 about four inches. So I went to the structure</p> <p>9 downstream. It is actually about 12 to 14</p> <p>10 inches lower than the last time I was here.</p> <p>11 So there's some cleanup in the wetland</p> <p>12 between that structure and the other structure</p> <p>13 that needs to be done to allow the water to</p> <p>14 get out of there, which Doug will work on.</p> <p>15 MR. CHESNEY: Okay. I'm familiar with</p> <p>16 that wetland area. So you cleared paths out</p> <p>17 of it as opposed to -- because it's mostly</p> <p>18 cypress and the root structure is coming up.</p> <p>19 Gotcha.</p> <p>20 MS. STEWART: What other trees are in</p> <p>21 there? It's massive.</p> <p>22 MR. CHESNEY: I know there's a bunch of</p> <p>23 stuff in there.</p> <p>24 MR. MAYS: Pine, Maple, there's all</p> <p>25 kinds of stuff.</p>

<p style="text-align: right;">Page 57</p> <p>1 MR. CHESNEY: At some point, I know that</p> <p>2 is the flow field. We could thin it out, if</p> <p>3 this doesn't work. Right?</p> <p>4 MS. STEWART: They're doing that.</p> <p>5 They're doing that.</p> <p>6 MR. CHESNEY: Well, you're just taking</p> <p>7 the top layer of stuff off. But you could</p> <p>8 take out trees. Right?</p> <p>9 MS. STEWART: No. Walking through</p> <p>10 there, and we have to be very careful how we</p> <p>11 handle this, because it is a jurisdictional</p> <p>12 wetland conservation area. It is protected.</p> <p>13 So we have to be very careful how we manage it</p> <p>14 and how we handle it.</p> <p>15 MR. CHESNEY: Gotcha. Okay.</p> <p>16 CHAIRMAN RAGUSA: Mr. Ross.</p> <p>17 MR. ROSS: Can we implement practices so</p> <p>18 that instead of being reactive, we're</p> <p>19 proactive, and somehow get this on the agenda?</p> <p>20 I see you shaking your head up and down. I</p> <p>21 appreciate that --</p> <p>22 MS. WHYTE: I've already done that.</p> <p>23 MR. ROSS: -- it's on a schedule, and</p> <p>24 we're out there looking at it before the rainy</p> <p>25 season, and not during or after?</p>	<p style="text-align: right;">Page 59</p> <p>1 have.</p> <p>2 MS. MCCORMICK: Is that the one I</p> <p>3 reviewed?</p> <p>4 MS. STEWART: (Moves head up and down.)</p> <p>5 I sent it to the contractor to make sure he</p> <p>6 was okay with it, and I have not heard back</p> <p>7 from him.</p> <p>8 CHAIRMAN RAGUSA: Mr. Neale.</p> <p>9 MR. NEAL: Yes. On behalf of the</p> <p>10 Stonebridge board and the residents, so we'd</p> <p>11 like to thank the board and the maintenance</p> <p>12 department for their proactive work once that</p> <p>13 we identified problems. They were very</p> <p>14 proactive in trying to fix it.</p> <p>15 And on behalf of our community, because</p> <p>16 we discussed it at our board meeting, we're</p> <p>17 very appreciative of the effort that's being</p> <p>18 put to save our community, so to speak. Thank</p> <p>19 you.</p> <p>20 CHAIRMAN RAGUSA: Anything else, Tonja?</p> <p>21 MS. STEWART: No, that's it.</p> <p>22 CHAIRMAN RAGUSA: Thank you. You're</p> <p>23 going to cut out of here?</p> <p>24 MS. STEWART: Yeah, I am. I'll see you</p> <p>25 later.</p>
<p style="text-align: right;">Page 58</p> <p>1 MS. WHYTE: (Moves head up and down.)</p> <p>2 MR. ROSS: You got it under control.</p> <p>3 Fantastic.</p> <p>4 MS. STEWART: And I believe that we've</p> <p>5 done about three other structures that same</p> <p>6 way. Anywhere that there was a particular</p> <p>7 complaint, and keep in mind, it's the</p> <p>8 complaint that gets us there first.</p> <p>9 So if you have a complaint, we just need</p> <p>10 to know it. Same thing with West Park Village,</p> <p>11 when we know there's a problem, we'll target</p> <p>12 it and try to figure whatever it is, but the</p> <p>13 complaint is the first work effort to find</p> <p>14 these types of problems, but I think we've</p> <p>15 made a lot of progress.</p> <p>16 MS. WHYTE: I think so.</p> <p>17 MS. STEWART: And the last item I have</p> <p>18 is because I've been dealing with this, and I</p> <p>19 I have not had time to deal with the contract</p> <p>20 on the milling and resurfacing for the</p> <p>21 Vineyard. So, I'm sorry. I don't have that</p> <p>22 contract here today.</p> <p>23 CHAIRMAN RAGUSA: Will you have that for</p> <p>24 next month?</p> <p>25 MS. STEWART: I will. And that's all I</p>	<p style="text-align: right;">Page 60</p> <p>1 (Ms. Stewart exits the meeting.)</p> <p>2 CHAIRMAN RAGUSA: Andy, manager's</p> <p>3 report.</p> <p>4 MR. MENDENHALL: Okay. Did you want to</p> <p>5 handle the park?</p> <p>6 CHAIRMAN RAGUSA: Is it under the</p> <p>7 engineer's section?</p> <p>8 MR. MENDENHALL: It would be Neale.</p> <p>9 CHAIRMAN RAGUSA: Let's go ahead. You</p> <p>10 want to go ahead?</p> <p>11 MR. STRALOW: I provided an additional</p> <p>12 work order for the move forward on the</p> <p>13 enhancement program that had been identified</p> <p>14 and approved -- I think it was two meetings</p> <p>15 ago with the board -- and functionally was</p> <p>16 identified as getting information necessary</p> <p>17 for bid materials on the -- she's back --</p> <p>18 (Ms. Stewart enters the room.)</p> <p>19 MR. STRALOW: -- bid materials for the</p> <p>20 individual improvements to Glenclyff,</p> <p>21 Baybridge, and the splash pad. Montague,</p> <p>22 Village Green areas have been identified.</p> <p>23 CHAIRMAN RAGUSA: Mr. Chesney.</p> <p>24 MR. CHESNEY: Okay. So Neale and I did</p> <p>25 speak to go through it, and after I got off</p>

<p style="text-align: right;">Page 61</p> <p>1 the phone with you, I understood more fully. 2 I didn't understand the -- Sonny had printed 3 out the documentation for me. 4 I didn't understand that you had given 5 an actual flat price. I just saw your 6 schedule. 7 MR. STRALOW: Oh, okay. 8 MR. CHESNEY: Now, it all makes more 9 sense. 10 MR. STRALOW: I'm glad it helped. 11 MR. CHESNEY: Just so I understand, is 12 that price then, is that essentially a flat 13 number, or was that an estimate? 14 MR. STRALOW: Yeah, it was a flat number 15 on the StanTech side. We'll do it as a 16 man hour -- okay? -- as a -- 17 MR. CHESNEY: I understand. On the 18 StanTech side. 19 MR. STRALOW: -- on the StanTech side, 20 and we provided an architect and survey line 21 item in each of those. We know that there's 22 services that are going to be needed for some 23 design treatment for the restroom facilities 24 and for some spot grading in areas to make 25 sure that drainage is working, to make sure</p>	<p style="text-align: right;">Page 63</p> <p>1 MR.STRALOW: That gives us a lot of 2 flexibility for some of the common elements. 3 MR. CHESNEY: Right. So it's my 4 understanding that -- so we need, then, 5 essentially to engage you to move that part of 6 the project forward, and we would need another 7 motion actually to move the project forward 8 based upon the current schedule. 9 And I understand that Mr. Ross had some 10 changes to the current schedule that you had 11 reviewed. 12 MR. ROSS: Right. 13 MR. CHESNEY: That most of them were, I 14 think, just a thoughtful review of the 15 document. None of them were super 16 substantive. 17 MR. ROSS: Certainly weren't super, but 18 they were substantive. 19 MR. CHESNEY: Well, I'm not trying to 20 belittle. I'm just trying to say that -- I 21 mean, I don't -- 22 MR. ROSS: Figuratively. 23 MR. CHESNEY: Yeah. 24 MR. STRALOW: I don't know if I received 25 those formally.</p>
<p style="text-align: right;">Page 62</p> <p>1 field elevations are accommodated. 2 We didn't get a bid on the exact of 3 that, but that should take care of it. 4 MR. CHESNEY: And I spoke with Doug at 5 some detail on him being essentially, you 6 know, with your assistance in working with the 7 bidders and kind of managing the project. We 8 didn't think we needed an actual construction 9 manager. 10 MR. STRALOW: And that's fine. We want 11 to help however we can, and just meet your 12 bidding criteria. And I think you were saying 13 that that had gotten increased. I had 14 misinformation. 15 MR. CHESNEY: Right. Was it -- Neale 16 was under the impression that our bid criteria 17 was still \$25,000, and it's been increased. 18 MS. MCCORMICK: Yeah, it's been 19 increased, so it's consistent with the 20 statutory amount. 21 MR. CHESNEY: Right, which I couldn't 22 remember exactly what the statutory amount 23 was. 24 MS. MCCORMICK: I think it's 200,000. 25 MR. CHESNEY: Oh, I told him --</p>	<p style="text-align: right;">Page 64</p> <p>1 MR. CHESNEY: You were supposed to. 2 MR. STRALOW: But per the conversation, 3 if it's along the conversation of a couple 4 meetings ago when -- 5 MR. CHESNEY: Yeah. Things like not put 6 the dog fountain in the parks. 7 MR. STRALOW: All of those are 8 accommodated. 9 MR. CHESNEY: Those are all 10 accommodated. Okay. We've got all those. 11 MR. STRALOW: Yeah. We can accommodate 12 those. 13 MR. CHESNEY: Yeah. Okay. All right. 14 So that would be that part. 15 And then the third part is, there was -- 16 as far as public commentary, the only real 17 public commentary we got was from the 18 Westchase Soccer Association, and their 19 concern was the basketball court. So I 20 proposed in the past that we remove the 21 basketball court. 22 I'm willing to make that motion again, 23 but -- Neale's not paying attention to me. 24 MR. STRALOW: I'm sorry. 25 MR. CHESNEY: Basketball court is the</p>

<p style="text-align: right;">Page 65</p> <p>1 only question. I don't know if you reviewed 2 that letter. I don't -- we can take a vote on 3 that to see if that would be -- but the letter 4 was very confusing from the soccer 5 association. 6 Is someone from the soccer association 7 here? 8 MR. PINHEIRO: Yes. 9 MR. CHESNEY: Okay. I'm assuming there 10 are. I mean, I wasn't sure if you were 11 asking -- you weren't specific on what you 12 were asking. 13 Were you asking to remove the basketball 14 court or move the basketball court, because 15 they were kind of both were in the letter? 16 MS. PINHEIRO: We left that option to 17 you. I'm sorry. Margo Pinheiro. 18 MR. CHESNEY: Obviously removing it is 19 very simple. 20 Yes, Neale. 21 MR. STRALOW: And I had the chance to 22 speak with a couple of the representatives of 23 the soccer association via phone call, and 24 then after a meeting two meetings ago. 25 And what I had identified to them was it</p>	<p style="text-align: right;">Page 67</p> <p>1 have taken away the baseball field. 2 So I'm going to go ahead and make a 3 motion that we remove the basketball court 4 from the plan, the proposed plan. If there's 5 a second or not. 6 MR. ARGUS: Prior to me being willing to 7 vote on anything like that, I have a question 8 for Andy, following up on, I believe, 9 Mr. Ross's suggestion last month, that we look 10 into purchasing some property at the front of 11 Montague. 12 MR. CHESNEY: Okay. 13 MR. ARGUS: If we were to acquire the 14 property, there may be additional things that 15 we want to put there, and not knowing the 16 status -- I'd like to know the status of that 17 prior to committing to anything in our 18 existing parks. 19 MR. CHESNEY: Yeah. I don't think -- we 20 don't know of anything else, do we, unless 21 something new happened? 22 MR. MENDENHALL: Well, actually 23 something new happened. I was able to get in 24 touch with the owner of the company that holds 25 the property, and he did let me know of the</p>
<p style="text-align: right;">Page 66</p> <p>1 really was about recreational programming at 2 Glenclyff, active recreation, and the desire 3 recognizing that actually their soccer field 4 location and size of fields were benefiting. 5 They were getting a second field that 6 was actually a larger field in lieu of the 7 baseball/softball skinned infield location, 8 but that, you know, further direction of the 9 board of directors, moving the basketball 10 court, keeping an active court was a desire. 11 And so I moved that to a location that 12 created the largest offset between the young 13 kids that were going to be on site at the 14 playground facilities and move it to a 15 location that was appropriate and as far away 16 as we could, keeping that use on the site. 17 And the reality is, is that, you know, 18 that use, there was -- there was one use 19 pulled off of that property, and that was a 20 skinned infield for a softball/baseball. 21 MR. CHESNEY: Okay. Well, I'd like to 22 then -- let's start, if that's all right -- if 23 we could start with the basketball court then. 24 I mean, in the past, you know, we have 25 generally not taken away amenities, but we</p>	<p style="text-align: right;">Page 68</p> <p>1 current price. They've got it listed. 2 They have it with a broker, and he's got 3 some folks that are interested in the 4 property. He's looking to get right now 1.2 5 million dollars for it. 6 So when I had the conversation with him, 7 he had mentioned that he just assumed that the 8 Westchase CDD probably wouldn't be interested, 9 that's why he hadn't reached out, because -- I 10 wasn't around at the time -- I guess 11 previously there was a lower price that was 12 offered? 13 MR. CHESNEY: Oh, yeah. It was a lot 14 lower. 15 MR. MENDENHALL: Well, so it was not 16 significantly lower, but, yeah, so that's 17 where it stands right now. I told him that 18 obviously I could report back to the board and 19 let you all know. And that's kind of how it 20 was left. 21 CHAIRMAN RAGUSA: All right. I don't 22 hear a second. 23 MR. CHESNEY: Yeah, I don't hear a 24 second either. 25 MR. ROSS: I do have a question. Does</p>

<p style="text-align: right;">Page 69</p> <p>1 the Westchase recreational center have 2 basketball courts that are open or available 3 or weekday hours? 4 MR. CHESNEY: No. They're only open 5 during the hours that they're open, and it's 6 mostly programs. So there is no open 7 basketball court. 8 MR. MILLS: Aren't there some at the 9 middle school? 10 MR. CHESNEY: Well, there were for 11 years, but now they started locking the gates. 12 MR. BARRETT: They've fenced them off 13 now. 14 MR. CHESNEY: Maybe they know more than 15 I do, yes. 16 MR. MENENDEZ: My name is Milo Menendez, 17 9801 Gingerwood, former Hillsborough County 18 Parks and Recreation, recreation manager, 19 recently retired. 20 MR. CHESNEY: Good for you. 21 MR. MENENDEZ: Anyway, those basketball 22 courts, you know, are available, the outdoor 23 courts, and I believe there are two areas. 24 There's one that has a covered roof over it 25 behind the school area.</p>	<p style="text-align: right;">Page 71</p> <p>1 field, and those gates are open. 2 We also use that area to do our photos 3 since we don't have it at Glenclyff anymore. 4 To avoid the whole parking fiasco, we have our 5 pictures done on the school site. Yeah, gates 6 are usually open. So we do see people playing 7 basketball there. 8 MR. CHESNEY: There are other basketball 9 courts. 10 MR. MENENDEZ: I thought your question 11 was specific to Westchase. 12 CHAIRMAN RAGUSA: We're having an 13 intellectual discussion here. There is no 14 motion, I heard no second. Okay? Well, I 15 don't want to -- 16 MR. CHESNEY: Okay. You're right. 17 CHAIRMAN RAGUSA: I shared the WSA's 18 input along with an email I received from a 19 WSA supporter, and I showed it to four or five 20 folks, three of which are Westchase 21 residents. The non-Westchase resident was the 22 first to respond, saying, "You guys are a 23 bunch of racists." And, my God, I was blasted 24 by it, and I hated it. 25 But when you read the input and you read</p>
<p style="text-align: right;">Page 70</p> <p>1 MR. CHESNEY: In Westchase Elementary? 2 MR. BARRETT: Yeah, those are all locked 3 and inaccessible and there's no trespassing. 4 MS. PINHEIRO: No. No. 5 MR. BARRETT: I was there three months 6 ago. 7 CHAIRMAN RAGUSA: That's the school. 8 MS. PINHEIRO: We see it all the time 9 with soccer. 10 MR. MENENDEZ: I mean, the gates are 11 open on the Hillsborough County side where the 12 Hillsborough Parks and Rec center is. 13 MR. BARRETT: Sir, I'm not making this 14 up, BUT I went and checked it myself three 15 months ago, and they were all locked and 16 closed. I couldn't get in. We had to climb 17 the fence. 18 MR. MENENDEZ: Well, I live on 19 Gingerwood that borders that, and there's 20 people in there all the time, even when the 21 center's closed, using the property there. So 22 they're getting in somewhere. 23 MS. PINHEIRO: Margo Pinheiro, Westchase 24 Soccer. We're out there quite a bit, yes, and 25 even on Friday nights where they're lining the</p>	<p style="text-align: right;">Page 72</p> <p>1 the effort to eliminate basketball courts, and 2 you talk about people that play basketball 3 cuss, and I don't want my kid exposed to that 4 -- what do you think your kid hears in school? 5 Come on. 6 I said it a couple of months ago, we're 7 not the morals police. We're not. And I have 8 people calling us racists. And I was like -- 9 I understood what you're saying, we're not. I 10 understand that the perception, and Westchase 11 has had that perception over the years of 12 being elitist and racist, whatever you want to 13 call us -- and I'm certainly not Mr. PC, but 14 the notion we're going to eliminate assets -- 15 MR. CHESNEY: We already eliminated a 16 baseball field. 17 CHAIRMAN RAGUSA: I want to work with 18 the WSA and give them great weight because 19 they do a great job, but the motion, we're 20 going to relocate our -- or eliminate 21 basketball courts because kids may hear, you 22 know, one day a week? Come on. It made no 23 sense. 24 MR. KUHN: Mr. Chairman. 25 CHAIRMAN RAGUSA: Yes, sir.</p>

<p style="text-align: right;">Page 73</p> <p>1 Mr. KUHN: From what I understand that 2 one of the reasons -- 3 MR. MILLS: Name, sir. 4 MR. KUHN: Nick Kuhn. My apologies. 5 One of the rationales that we actually moved 6 the basketball courts away from the playground 7 areas was for that very reason. That might be 8 a misunderstanding on my part. But it's for 9 that specific reason and rationale. 10 Now, the kids that are playing in the 11 WSA are going to be exposed to exactly the 12 same phenomena. So I'm pretty sure that that 13 is -- the profanities and what is -- what 14 people are going to be exposed to on those 15 basketball courts is very real. 16 I mean, I've seen it, and I've seen a 17 little more than just cussing. I've seen some 18 pretty active behavior. Let's put it that 19 way. We're getting potentially guys that 20 were getting into a brawl. 21 And so the point is, I don't see the 22 reason to continue it if that's potentially an 23 issue. I mean, I understand what you're 24 saying, and I understand -- we're not racist. 25 Race has never been brought into the</p>	<p style="text-align: right;">Page 75</p> <p>1 organized specific activities, so that's why I 2 don't have a problem with the baseball field 3 -- same reason why I don't have a problem with 4 the baseball field. 5 I apologize to anyone who would take 6 that otherwise. Anyone who knows me knows 7 that I'm far from racist. And I wasn't really 8 taking -- thinking that you said that, but we 9 can go on to the next thing if there is no 10 second. 11 CHAIRMAN RAGUSA: Mr. Mills. 12 MR. MILLS: Well, I just had another 13 question since we're talking about it. 14 Correct me if I'm wrong, wasn't one of your 15 recommendations to make them half courts? 16 MR. ROSS: Something to think about, 17 yes. 18 MR. MILLS: And wouldn't that, to some 19 extent, eliminate the games, the types that 20 you're referring to and potentially encourage 21 people that want to play full court games to 22 seek that elsewhere? 23 MR. CHESNEY: Well, we changed the size. 24 MR. MILLS: Maintains the amenity for 25 you to take your kids down to the basketball</p>
<p style="text-align: right;">Page 74</p> <p>1 conversation. 2 But the fact of the matter is, is that 3 we talk about the standard that gets brought 4 across this entire neighborhood. We talk 5 about how we keep our homes. We talk about -- 6 and I'm pretty sure the behavior would be a 7 massive area in how we would manage the area. 8 Surely, we wouldn't want to continue 9 that and maybe encourage that further if there 10 has been a potential issue that had been 11 observed. But it's not only our opinions, 12 that's something we want to measure and 13 manage. 14 CHAIRMAN RAGUSA: Mr. Chesney. 15 MR. CHESNEY: Okay. You're right, I 16 don't hear a second, so we can get off of 17 this. 18 But I do want to say, I mean, my 19 proposal has nothing to do -- I have been 20 consistent in this, in that I'd like to make 21 this as much as possible neighborhood parks. 22 I think that those parks, both parks we have 23 in Westchase, are more suitable as 24 neighborhood parks. 25 To me, open fields, open spaces, fewer</p>	<p style="text-align: right;">Page 76</p> <p>1 court and shoot hoops, but it doesn't create 2 the opportunity for any kind of organized or 3 massive full-court activities. 4 MR. CHESNEY: That would be consistent 5 with my neighborhood philosophy, as I 6 understand it. 7 But, Neale, do you have an opinion on 8 that? 9 MR. STRALOW: Well, reducing it from a 10 full court to a half court certainly would 11 affect the level -- the desire level of play 12 by participants. Okay? Participants who want 13 to play full court are -- you know, are mostly 14 adult. Okay? But everybody plays half court 15 as well. 16 You know, the reality is, is that it 17 would moving to a half court scenario to two 18 side by side, not stacked back in the end, 19 would open some additional space in between an 20 open field soccer pitch. You know, it's tight 21 in that concept design. That would be a 22 scenario that I could look at for you. 23 It would maintain the use. It's, you 24 know -- what I was going under was relocating 25 that use to another location on the property.</p>

<p style="text-align: right;">Page 77</p> <p>1 CHAIRMAN RAGUSA: Neale, let me ask 2 you. Your design has -- either it's the -- is 3 the size of the basketball court the size that 4 would abut to the soccer fields, or is that 5 the goal? 6 MR. STRALOW: The goal at the end. 7 CHAIRMAN RAGUSA: So the goals end at 8 the soccer -- 9 MR. STRALOW: They run north/south. 10 CHAIRMAN RAGUSA: Okay. I thought they 11 ran the this way, the other way, east/west. 12 Okay. 13 MR. CHESNEY: Well, I would obviously be 14 -- I would be in support of anything that 15 makes our parks more of a neighborhood park. 16 MR. MILLS: I only raise it as an 17 alternative. 18 MR. CHESNEY: I would make that 19 motion. 20 CHAIRMAN RAGUSA: How many half court 21 goal -- or how many half court courts could we 22 get in there, just two? 23 MR. STRALOW: Really, yeah, because of 24 the wetland location. The wetland ties in 25 right off the end of the parking. I know it's</p>	<p style="text-align: right;">Page 79</p> <p>1 many years ago, with some understanding or 2 expectation as to the amenities they would 3 have. And I get that, and we should not 4 deprive people of those expectations, but that 5 has to be balanced against as our neck of the 6 woods has developed, and new amenities have 7 been installed elsewhere around Westchase, 8 which is why I was asking about the 9 recreational center. 10 I don't see it as that we're talking 11 about eliminating basketball courts. My 12 purpose is more has that use been, in essence, 13 created elsewhere? And so we would be smarter 14 in getting rid of one or more of the courts, 15 because that need, if you will, is taken care 16 of in other ways. 17 It's not a straight-line analysis, but I 18 kind of get ruffled a little bit when you 19 suggest that the idea is that we're trying to 20 eliminate something. I look at it more it's 21 been substituted, and do we need it any more? 22 Maybe it's just semantics. 23 CHAIRMAN RAGUSA: I can tell you, I go 24 by that thing every day. There is always 25 someone on the basketball court. There is</p>
<p style="text-align: right;">Page 78</p> <p>1 hard to see from where you're sitting, or I'm 2 sitting, but you could only really get two 3 full courts or two half courts side by side. 4 CHAIRMAN RAGUSA: So what do we do with 5 this -- that we're going to lose from half a 6 court? Do we create a greater buffer to the 7 soccer field? 8 MR. STRALOW: Yeah. It's more open 9 space around that court. I was tucking it 10 directly as far south as I could, by the pine 11 tree road that is by the parking area. I 12 could offset that a bit. 13 It would give buffer on both sides to -- 14 in between the active fields and, you know, it 15 would be centered. 16 CHAIRMAN RAGUSA: Is there any cost to 17 save on that? 18 MR. STRALOW: Sure. It's 50 percent of 19 the pavement. 20 MR. CHESNEY: There's a gentleman there. 21 CHAIRMAN RAGUSA: Mr. Ross. 22 MR. ROSS: Just to follow-up on the 23 comments that you were making, Mark, I happen 24 to agree in large part with your inference 25 that people bought into Westchase, however</p>	<p style="text-align: right;">Page 80</p> <p>1 rarely anybody on the soccer fields. And 2 there is people playing basketball when 3 there's no one on the playground equipment. 4 I just don't want to take away a 5 community amenity that exists. It makes no 6 sense to eliminate something that's used. 7 This is not the same as the sand volleyball 8 court that the WCA has next to the pool, which 9 is used maybe one day in the mornings. This 10 is heavily used all hours of the day. 11 And, granted, I'm not here in the middle 12 of the workday looking at the courts, but 13 every time I drive by there, there is 10, 15 14 people out there, and I just don't want to 15 take that amenity away. 16 MR. MILLS: This gentleman has a 17 question in the back. I just saw him right 18 before -- 19 MR. KUHN: I think we're in agreement 20 that the proposal that, if we're coming to a 21 half-court kind of configuration, that is 22 something we would welcome. 23 CHAIRMAN RAGUSA: Well, of course, you 24 would. It goes without saying. 25 MR. KUHN: Sure. I mean, just on that,</p>

<p style="text-align: right;">Page 81</p> <p>1 where we spoke about the fact that we don't 2 want to take away Westchase residents 3 amenities that they signed up for. 4 I mean, I challenge that you've got to 5 do a score poll on the folks that were 6 actually on the fields playing soccer, and the 7 folks that have actually bought into the 8 environment that are actually playing 9 basketball, I'd be interested to see what 10 those statistics are. 11 But the fact of the matter is, if we put 12 half -- those half courts, I think that would 13 provide a little more space, because there is 14 a little bit of a safety concern with the 15 courts being so close to the soccer fields as 16 well. 17 We have kids that might run off, even 18 though there is a field -- I mean, a fence -- 19 that maybe some of the folks that might be on 20 the basketball course might run off to the 21 soccer field. So that extra buffer space, I 22 think would be more than welcome. At the same 23 time, you're still taking care of basketball 24 play. 25 CHAIRMAN RAGUSA: Okay.</p>	<p style="text-align: right;">Page 83</p> <p>1 the day, even in the summers, is taken up by 2 summer camp. 3 It's taken by the pickle ball, which 4 they play on the courts. It's very limited. 5 MR. CHESNEY: Which kids could play. I 6 disa -- I mean, that's fine. Everyone has an 7 opinion, but I disagree. 8 I think the best use for those parks are 9 ultimately that they are neighborhood parks, 10 where kids, teenagers -- I have two teenagers 11 myself. Their number one thing they like do 12 is hang out. They like to hang out at the 13 park, which that's a whole other set of 14 circumstances. 15 But, I mean, they like to hang out. 16 They like open spaces that are free from 17 disruption -- I mean, that are safe, safe open 18 spaces. And you get that with open fields, 19 open nature areas, neighborhood parks. 20 Neighborhood parks is what Westchase 21 needs. We don't need -- I'm not saying there 22 is enough recreational facilities. Every -- 23 you can just see the demand. Baseball, every 24 sport, flag football behind my house at 25 Davidsen every Saturday is -- there's cars</p>
<p style="text-align: right;">Page 82</p> <p>1 MR. BARRETT: I don't use those courts, 2 so I don't want you to think that this is a 3 huge priority for me one way or the other. 4 I just wanted to -- I feel like I have 5 to give voice to these two wonderful people. 6 I've been attending these meetings for 14 7 years, and one of the repeated things -- one 8 of the repeated complaints I've heard from 9 residents is we have nothing for teenagers to 10 do. 11 And I'm just thinking as I'm 12 sitting here, I'm sure I'm overlooking 13 something. The only thing I can think of, an 14 amenity in any park that we have in Westchase 15 for teenagers is those courts, and you pull or 16 you downsize those courts, we are taking the 17 most -- one of the most common complaints I've 18 heard in community meetings for 14 years, and 19 we're doubling it. 20 We're making it -- we're actually 21 reducing the one amenity we have for 22 teenagers. And I know there is the rec 23 center, but it's not open on the weekends 24 consistently, and it's not open on the 25 evenings, and almost all of the play during</p>	<p style="text-align: right;">Page 84</p> <p>1 lining up and down the street. 2 I mean, there's a huge demand for 3 organized activities, but the parks in 4 Westchase were just not designed to handle -- 5 to be anything more than neighborhood parks. 6 CHAIRMAN RAGUSA: Well, then, why were 7 pushing for a splash park? 8 MR. CHESNEY: Because it's a 9 neighborhood amenity. 10 CHAIRMAN RAGUSA: You want to pave over 11 an open park to put a splash park there. 12 MR. CHESNEY: It's already there. A 13 neighborhood amenity. 14 CHAIRMAN RAGUSA: Well, what's 15 contemplated is not what's there. 16 MR. CHESNEY: It's the same footprint, 17 for the most part. 18 CHAIRMAN RAGUSA: It's the same 19 footprint? 20 MR. STRALOW: Well, the splash pad is 21 the same footprint. It's the playground 22 that's being added is in new green space area. 23 CHAIRMAN RAGUSA: Right. 24 MR. CHESNEY: Yeah. 25 MR. MILLS: Mr. Chairman.</p>

<p style="text-align: right;">Page 85</p> <p>1 MR. CHESNEY: Mr. Mills.</p> <p>2 MR. MILLS: To litmus test Mr. Barrett's</p> <p>3 comments, which are good ones, how many times</p> <p>4 when you go by the basketball courts are there</p> <p>5 teenagers playing?</p> <p>6 CHAIRMAN RAGUSA: Half. There are</p> <p>7 little kids playing who I don't -- I look at</p> <p>8 them and think, well, how do they get the ball</p> <p>9 up to the ten-foot rim?</p> <p>10 MR. MILLS: Okay. So it's a mix.</p> <p>11 CHAIRMAN RAGUSA: It's a mix.</p> <p>12 MR. MILLS: Okay. Thank you.</p> <p>13 CHAIRMAN RAGUSA: Is there a motion?</p> <p>14 MS. PINHEIRO: One question.</p> <p>15 MR. CHESNEY: There is a motion, but no</p> <p>16 second. Right?</p> <p>17 CHAIRMAN RAGUSA: Margo?</p> <p>18 MS. PINHEIRO: I do have a question --</p> <p>19 Margo Pinheiro -- what about leaving the</p> <p>20 basketball court in its current location then,</p> <p>21 if you want to keep it?</p> <p>22 CHAIRMAN RAGUSA: That's a complete</p> <p>23 re-design for the whole concept. I mean --</p> <p>24 Neale, go ahead.</p> <p>25 MR. ARGUS: It would save thousands of</p>	<p style="text-align: right;">Page 87</p> <p>1 MR. CHESNEY: We have a motion, no</p> <p>2 second.</p> <p>3 MR. MILLS: For the half court?</p> <p>4 CHAIRMAN RAGUSA: The half court, that's</p> <p>5 your motion?</p> <p>6 MR. CHESNEY: Well, that was my second</p> <p>7 motion I made.</p> <p>8 MR. MILLS: I'm sorry. Can you repeat</p> <p>9 it?</p> <p>10 MR. CHESNEY: I proposed changing the</p> <p>11 basketball court to half court within the plan</p> <p>12 -- scope of the plan.</p> <p>13 MR. ARGUS: Well, one half court or two</p> <p>14 half courts?</p> <p>15 MR. CHESNEY: Whatever Neale's</p> <p>16 recommendation is for a half court.</p> <p>17 CHAIRMAN RAGUSA: Two half courts.</p> <p>18 MR. MILLS: I'll second that.</p> <p>19 CHAIRMAN RAGUSA: Okay. We have a</p> <p>20 second. Any further discussion?</p> <p>21 All in favor of the motion, please raise</p> <p>22 your hand.</p> <p>23 (Board members signify in the</p> <p>24 affirmative.)</p> <p>25 CHAIRMAN RAGUSA: That motion fails two</p>
<p style="text-align: right;">Page 86</p> <p>1 dollars.</p> <p>2 MR. STRALOW: Yeah. Part of the</p> <p>3 conversation -- I'll refresh everyone's</p> <p>4 memory -- was the desire to increase the</p> <p>5 passive recreation area surrounding the -- in</p> <p>6 the playground area with some pavilions or</p> <p>7 other -- to try and offload maybe some of the</p> <p>8 Baybridge demand into other pavilions at</p> <p>9 Glenclyff.</p> <p>10 And so to do that, you wanted to put</p> <p>11 those in tight proximity to each other, which</p> <p>12 means around the restroom facility, which puts</p> <p>13 them in closer contact with the basketball</p> <p>14 courts; and that was the cascade of, if you</p> <p>15 increase your passive area, you can do it, but</p> <p>16 you're going to impact the basketball ball</p> <p>17 area, and you're going to want to move that to</p> <p>18 another location.</p> <p>19 MR. CHESNEY: Yeah. Okay.</p> <p>20 CHAIRMAN RAGUSA: Mr. Chesney.</p> <p>21 MR. CHESNEY: All right. Are you done?</p> <p>22 MR. MILLS: No, unless you want to</p> <p>23 second.</p> <p>24 CHAIRMAN RAGUSA: Do we have a motion on</p> <p>25 this?</p>	<p style="text-align: right;">Page 88</p> <p>1 to three.</p> <p>2 (Motion fails.)</p> <p>3 CHAIRMAN RAGUSA: All right. I'm going</p> <p>4 to take a break here. I want to bring Deputy</p> <p>5 Gundersen in. He's been sitting out here for</p> <p>6 a while.</p> <p>7 MS. STEWART: I'll wait. I won't charge</p> <p>8 you either. I forgot something, but --</p> <p>9 MS. MCCORMICK: And I have an issue,</p> <p>10 too.</p> <p>11 CHAIRMAN RAGUSA: Okay. Well, go ahead</p> <p>12 and -- let's go ahead -- and we're paying for</p> <p>13 you, the county is paying for him. So let's</p> <p>14 wrap this one up then.</p> <p>15 MS. MCCORMICK: I was just going to --</p> <p>16 on the Commercial Property Owners Association,</p> <p>17 I had a request by David Weekly to terminate</p> <p>18 the Commercial Property Owners Association,</p> <p>19 and I think there's a representative here from</p> <p>20 David Weekly. So I don't know how much of a</p> <p>21 discussion we want to get into.</p> <p>22 But I did send just recently, like</p> <p>23 yesterday, to Tonja all of the supplemental</p> <p>24 declarations that I was able to pull off line</p> <p>25 and ask her to do a map that would show the</p>

1 commercial properties that are subject to that
2 declaration of covenants, conditions, and
3 restrictions.

4 And I also asked her to look at the
5 legal description and to confirm whether or
6 not the Westchase CDD owns any property within
7 that property -- within the -- what is subject
8 to the declaration. I know that David Weekly
9 Homes thinks there is at least an acre and a
10 half or so of stormwater parcel that is
11 included with -- and subject to the
12 declaration, which makes us a property owner
13 that also has the ability to enforce the
14 restrictive covenants that are in the
15 declaration.

16 And so, again, David Weekly Homes'
17 representative would like to address the
18 board.

19 MR. FRAME: If you don't mind.

20 MS. MCCORMICK: I mean, Tonja, you
21 haven't had a chance to --

22 MS. STEWART: No, we just started.
23 Yeah, we're pulling stuff together right now.

24 MR. FRAME: My name is Mark Frame. I'm
25 with David Weekly Homes. We have a parcel

1 So what we're trying to do is, I
2 initially wanted to just remove my property
3 from the association so that I could enter the
4 homeowners association and become a part of
5 the homeowners association.

6 In talking with some of the other
7 commercial association members, such as Publix
8 and the other strips around there, they have a
9 desire to not be in it as well because they
10 feel that it's a blemish or their title, and
11 it serves no purpose today. And really what
12 it was there for was to govern the
13 construction of the commercial buildings, not
14 necessarily the ongoing maintenance of the
15 areas around them.

16 So what I'm trying to do is, I'm trying
17 to shut down the commercial property
18 association the way the documents spell out
19 you're supposed to shut it down, and that's
20 through a 75 percent vote of all the
21 landowners.

22 You get one vote for every 10,000 square
23 feet of land that you control. So for the
24 CDD, I believe there's 1.5 acres of land that
25 they control, so you get about 15 votes.

1 under contract in West Park Village. We're
2 looking to build some townhomes.

3 Through my due diligence in working with
4 our title company discovered that that parcel
5 is part of this commercial property
6 association. Through more investigation and
7 the due diligence with our attorneys, we
8 discovered that much of the area around
9 Countryway and Linebaugh is in the commercial
10 property association.

11 I've got an exhibit of the CDD piece as
12 well that I can give to you before I leave.

13 MS. STEWART: That would be great. That
14 would be great.

15 MR. FRAME: And what we're trying to do
16 is, the commercial property association has
17 been practically wound down for about -- since
18 2009, I believe. It's not been in existence
19 since then functionally.

20 When it did get wound down, it wasn't
21 done according to the documents. So, legally
22 speaking, there's a possibility of somebody
23 still trying to enforce those documents or
24 trying to restart the association is also a
25 possibility.

1 There's 100-plus votes that are out there -- I
2 don't have the exact count with me right now.

3 But long story short, we are simply just
4 trying to properly terminate this association,
5 which has functionally been terminated for --
6 since 2009. And through our title search, the
7 CDD land did come up as part of that
8 association. Whether it's intended to be a
9 part of it or not, the title search says it
10 is. So that's why we're here.

11 CHAIRMAN RAGUSA: Mr. Ross.

12 MR. ROSS: I'm hearing two different
13 issues. One is whether or not the commercial
14 association should be dissolved. And then
15 separate from that, how to deal with certain
16 land that's within your contract parcel that
17 appears to be within the jurisdiction of that
18 commercial association.

19 On the first issue, I feel like there's
20 a lot of unknown responsibilities and legal
21 issues involved that I personally wouldn't
22 feel comfortable voting on at this meeting.

23 MR. FRAME: Sure.

24 MR. ROSS: I would need to educate
25 myself and -- you indicated a second ago, you

<p style="text-align: right;">Page 93</p> <p>1 have some exhibits or something, and if you 2 those get circulated, that would be great. 3 On the other issue, I'm likewise not in 4 a position to vote today, but I don't mind 5 sharing with you -- because I'm familiar with 6 the parcel that you're alluding to -- 7 generally, I personally would be receptive to 8 that parcel being outside of the jurisdiction 9 of the commercial association, and being 10 within the jurisdiction of the residential 11 association. 12 Again, there's a lot of unknowns there. 13 But if you're looking for some assurances of 14 some sort -- not the legal assurances, but 15 just some indication, and you can move forward 16 and get due diligence, that's the way I lean 17 right now. 18 MR. FRAME: Okay. And that's exactly 19 what we're trying to do. We want do be a part 20 of the homeowners association so that we may 21 have our residents, like everybody else in 22 West Park Village, be able to access the 23 amenities. 24 CHAIRMAN RAGUSA: Well, you've always 25 had communications with other land owners,</p>	<p style="text-align: right;">Page 95</p> <p>1 it. 2 So most of the people that I've brought 3 this to their attention didn't know that it 4 existed. Now, they've gotten with their 5 lawyers, and their lawyers have told them, 6 yes, it does, in fact, exist and this is 7 proper way to do this. 8 Steve Kustner, who represents the 9 property next to the Publix Center, is 10 basically the one that initially said this 11 thing should not be here at all. There's no 12 point for it to exist anymore because there's 13 no more commercial property to build. 14 So that's where we are. And everybody 15 -- I'm probably -- hopefully tomorrow, I'll be 16 about 60 to 65 percent of the way there of the 17 75 percent. So is it possible that I don't 18 need the CDD to vote on it? Yes, it's 19 possible. 20 But as I get down the line, I'm getting 21 to more and more difficult people to work with 22 and deal with, such as McDonald's or Bank of 23 America. Just trying to get to a decision 24 maker in a company like that is extremely 25 difficult, and just trying to have this</p>
<p style="text-align: right;">Page 94</p> <p>1 including the Publix Center, I guess. What do 2 they think they're going to governed by? 3 MR. FRAME: Many of them were not aware 4 that this was actually out there. The Publix 5 Center was bought before the association was 6 wound down. It was bought in 2006. 7 It was sold by North American Property, 8 which is Regency Centers. Regency Centers is 9 of the opinion that they don't like it for the 10 exact same reason that I don't want to exist. 11 Because it's another governing body that 12 functionally doesn't exist. 13 And it's only a risk for somebody that 14 might later at some date -- I don't want to 15 say fabricate, but come up with something, 16 some reason to sue you. 17 And at the end of the day, they don't 18 see any use for it because they maintain their 19 own parcel, they don't maintain anyone else's 20 parcel. There at one point was fees that were 21 paid by all these commercial property members 22 to the association for liability insurance for 23 other things to govern the board, but since 24 it's been dissolved, those fees aren't paid 25 anymore. So a lot of people just forgot about</p>	<p style="text-align: right;">Page 96</p> <p>1 conversation with anybody at those companies 2 is going to be very hard for me to get done in 3 any kind of reasonable time frame, which is 4 one of the reasons I wanted to work with the 5 CDD to hopefully get them on board, because it 6 was a little bit lower hanging fruit than 7 trying to deal with the big corporations. 8 And some of these owners are big condo 9 owners, office condo owners, are also 10 encumbered by this. Some of those owners live 11 in Ireland, some of those owners live in San 12 Diego, San Francisco, a lot of absentee owners 13 from real estate investment purposes, they're 14 very difficult to also get in touch with for 15 that same reason. 16 CHAIRMAN RAGUSA: Mr. Mills. 17 MR. MILLS: Thank you. Clarify for me, 18 maybe I missed it. You're trying to extract 19 your property from this organization to move 20 over to the WCA. 21 MR. FRAME: I initially was trying to 22 extract it, but when I started talking to the 23 other members of the association, they didn't 24 want it to exist at all. 25 MR. MILLS: I understand.</p>

<p style="text-align: right;">Page 97</p> <p>1 MR. FRAME: And that was also the best 2 solution for me, to have it not exist 3 MR. MILLS: If you extract your property 4 and become a member of the homeowners 5 association, what does the commercial 6 association have to do with you at all at that 7 point? 8 MR. FRAME: They don't. But they also 9 have to -- for me to remove myself, they have 10 to sign a document that gets 75 percent to 11 give me permission to leave. 12 So with that same vote of 75 percent, I 13 could either leave or terminate it. And 14 everybody else I've been talking with wants to 15 terminate it, so I'm going down that path, 16 which is the easier path, because they also 17 see the same things that I see with titles. 18 It's essentially a cloud on a title. 19 MR. MILLS: Is that something that we 20 would be involved with at all? 21 CHAIRMAN RAGUSA: If we're a landowner. 22 MS. MCCORMICK: Yes. To the extent that 23 they would request to terminate the 24 declaration, if we own property that is 25 subject to the declaration and, you know, I</p>	<p style="text-align: right;">Page 99</p> <p>1 MR. FRAME: And all the backup that goes 2 along with that document has also been 3 circulated as well. 4 CHAIRMAN RAGUSA: Okay. I'll talk with 5 Mr. Kustner. He's a former partner of mine. 6 He's on the floor above now. I know him 7 well. 8 MR. FRAME: Very good then. They're a 9 perfect -- perfect contact. 10 CHAIRMAN RAGUSA: Good lawyer -- very 11 good lawyer. 12 MR. FRAME: He's a good guy. 13 CHAIRMAN RAGUSA: All right. Anybody 14 else want to handle any of this differently? 15 Do you think you can make those -- 16 MS. MCCORMICK: I'll look into that. 17 MR. CHESNEY: I'm confused. 18 CHAIRMAN RAGUSA: Tonja, I want to get 19 Tonja -- 20 MS. STEWART: This is real quick. I 21 think it's going to be real quick. I hope 22 it's real quick. 23 But we have an erosion issue in a pond 24 along Montague. I've been out there a few 25 times -- what's the lady's address?</p>
<p style="text-align: right;">Page 98</p> <p>1 don't think -- I mean, if we do, it's probably 2 not a lot of acreage. But then we would have 3 voting rights as an owner of the property. 4 MR. MILLS: But only to the 15 votes of 5 the whole. 6 MS. MCCORMICK: Only to the extent that 7 we own some amount of acreage. 8 CHAIRMAN RAGUSA: Let me make a 9 recommendation. If you'll share the data you 10 have on ownership, let Tonja get involved, 11 Tonja will coordinate with Erin, I think you 12 need to probably have one-on-one conversations 13 with the supervisors on legal issues. 14 MS. MCCORMICK: Sure. 15 CHAIRMAN RAGUSA: And then we'll get 16 this on the agenda for the October meeting. 17 We can't act outside of the meeting, so -- 18 MR. FRAME: That's fine. I understand 19 there's restraints you have to deal with. And 20 I appreciate you hearing us out. 21 CHAIRMAN RAGUSA: Are you circulating 22 some type of a written petition or a proposed 23 legal document? 24 MS. MCCORMICK: He has provided a 25 termination document.</p>	<p style="text-align: right;">Page 100</p> <p>1 MS. WHYTE: 9908 Stockbridge. 2 MS. STEWART: Thank you very much. 3 We've been out there multiple times. It's a 4 very odd situation; I've never seen erosion 5 like this. We have trees that are along the 6 slope, which would typically stabilize the 7 slope, the root system. We've got 8 undermining underneath the root system. 9 My first reaction was the first thing we 10 need to do is remove the trees, which is only 11 going to agitate everyone. So I've met with 12 Biomass Tech to come up with options. 13 They have presented me with an option 14 that they believe would be able to protect the 15 trees, save the trees. And they will warranty 16 it because I wasn't -- I want to know if there 17 is some buried solid waste or debris 18 underneath it that might have settled 19 everything, made stuff wash out. But we see 20 clear evidence that the sediment is on the 21 slope of the pond. 22 He is willing to make the repair 23 basically, fill in the holes, put in two 24 different layers of filter fabric, and then 25 stabilize the outside of it for \$125 a lineal</p>

<p style="text-align: right;">Page 101</p> <p>1 foot, which is very expensive to do. 2 600 feet of repair, you're probably 3 going to be between 400 and 600 feet, because 4 every time I went out there to step -- and I 5 don't know if you want to confirm it -- every 6 time I took a step, it was another problem and 7 another problem. So I'm giving myself 8 \$75,000. 9 MR. CHESNEY: How much is that then? 10 MS. STEWART: \$75,000. I don't know how 11 much we have budgeted. I don't know if we're 12 at zero this year. 13 MS. WHYTE: We're at the end of this 14 year's budget. 15 MS. STEWART: That's what I figured. 16 CHAIRMAN RAGUSA: Well, we're not going 17 to vote on a \$75,000 expense without pictures 18 and knowing more. 19 MS. STEWART: I just got the number for 20 today, so I just kind of wanted to make the 21 board aware of it, and I'll come back with a 22 formal proposal and details next month. 23 CHAIRMAN RAGUSA: This is one or 24 multiple trees? 25 MS. STEWART: Multiple trees.</p>	<p style="text-align: right;">Page 103</p> <p>1 CHAIRMAN RAGUSA: Get the total package 2 with a proposal. 3 MS. STEWART: We'll get the address 4 list, and you can look at it. Yeah. 5 CHAIRMAN RAGUSA: Thank you. Someone 6 grab Deputy Gundersen. 7 (Deputy Gundersen enters the meeting.) 8 CHAIRMAN RAGUSA: Good afternoon. 9 DEPUTY GUNDERSEN: Good afternoon. 10 CHAIRMAN RAGUSA: You asked for an 11 audience. 12 DEPUTY GUNDERSEN: I got one, I guess. 13 Right? 14 No, I just wanted to let you know that 15 me, Erin, and our attorney and the county 16 attorneys are going to be meeting here soon. 17 I don't know if Chris Brown gave you a -- 18 MS. MCCORMICK: No. Like I said, I had 19 sent a letter to Chris Brown, the attorney for 20 the sheriff's office, kind of setting out our 21 issues that we have with law enforcement 22 within the parks. So I am happy to get that 23 meeting done as soon as we can. 24 DEPUTY GUNDERSEN: Yeah. We're just 25 reaching out to the county attorney because of</p>
<p style="text-align: right;">Page 102</p> <p>1 CHAIRMAN RAGUSA: Can you get us 2 pictures of the situation? 3 MS. WHYTE: I have all of it, but the 4 thing is, the homeowner is really concerned 5 because within a three-day period the actual 6 structure has changed. That's how it's moving 7 -- I mean, it's washing out. 8 You can clearly see now that the dirt is 9 washed out. You can see underneath the roots, 10 and it's not just on one side of the lake. We 11 actually have it on the opposite side of the 12 lake as well, not as bad. 13 CHAIRMAN RAGUSA: How far is this from 14 the structure, the home structure? 15 MS. STEWART: Oh, it's far away. It's 16 still within our property -- 17 CHAIRMAN RAGUSA: Is there a risk of the 18 tree falling on the home? 19 MS. STEWART: The tree seems to be 20 stable. 21 MS. WHYTE: The trees are big. 22 CHAIRMAN RAGUSA: I'm no expert, but 23 this can wait 30 days, from this supervisor's 24 perspective. Do you guys disagree? 25 MR. CHESNEY: No.</p>	<p style="text-align: right;">Page 104</p> <p>1 the agreement between Westchase and the 2 county. So we're trying to -- me and Chris 3 have been trying to work through it, and we'll 4 -- he's going to set a meeting with you. 5 MS. MCCORMICK: Great. 6 DEPUTY GUNDERSEN: So we can get this 7 figured out and, you know, get a handle and 8 get some questions answered. But, you know, I 9 just want to let everybody know that we're 10 working on it and, you know, take some time 11 and, you know, a lot of attorneys involved, 12 but -- 13 MR. CHESNEY: And, for the record, I 14 thought Erin did a great job in concisely 15 communicating our position and why, and the 16 county's attorney was responsive. So kudos to 17 our attorney. 18 MS. MCCORMICK: So hopefully we'll get 19 together, and then we'll have an update report 20 for the board in September. 21 DEPUTY GUNDERSEN: Okay. 22 CHAIRMAN RAGUSA: And we had one or two 23 homes in particular that were subject to a lot 24 of harassment. Has that issue been resolved? 25 DEPUTY GUNDERSEN: Yeah. We sent out a</p>

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1 community resource deputy to meet with her.
 2 You know, it was during that time when the
 3 kids were out of school for about a week. You
 4 know, we pretty much, out of the majority of a
 5 patrol we spent at the park, in and around her
 6 house.
 7 MR. CHESNEY: And she got a camera,
 8 too. That helped.
 9 DEPUTY GUNDERSEN: Yes, the cameras
 10 helped. But as far as anything further, no, I
 11 haven't heard from her, and Deputy Phil Cobb,
 12 who met with her, hasn't heard back from her
 13 as far as any further issues.
 14 So I think it was just, you know, I
 15 don't want to say kids being kids. But, you
 16 know, we really didn't have anything, you
 17 know, criminal going on, but, yeah, it was --
 18 you know, she -- it was unneeded communication
 19 and harassment from the kids.
 20 MR. CHESNEY: Well, I think the
 21 sheriff's deputies you sent in the park those
 22 subsequent two weekends after that made quite
 23 an impression on the local teenage community.
 24 I heard about it throughout, so --
 25 DEPUTY GUNDERSEN: Yeah, sometimes we're

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1 just -- it's -- you know, it's all about, you
 2 know, prevention and having somebody out there
 3 and, you know, then it kind of, you know,
 4 stops the issue.
 5 So when they start back up, you know,
 6 we'll re-address specifically what's going on,
 7 so --
 8 CHAIRMAN RAGUSA: Anything else we can
 9 do for you?
 10 DEPUTY GUNDERSEN: No. No, everything
 11 is good. (Knocks on wood.)
 12 CHAIRMAN RAGUSA: All right. Any other
 13 questions?
 14 Thanks for coming out.
 15 DEPUTY GUNDERSEN: You're welcome.
 16 MR. ROSS: Appreciate it.
 17 CHAIRMAN RAGUSA: Appreciate it.
 18 MR. ARGUS: Thank you.
 19 CHAIRMAN RAGUSA: All right. Let's get
 20 back onto the park projects.
 21 MR. CHESNEY: Okay.
 22 CHAIRMAN RAGUSA: Do we have any major
 23 -- yes, sir.
 24 MR. ARGUS: Mr. Pinheiro.
 25 MR. PINHEIRO: Greg Pinheiro. You

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1 already told me that -- really was told that
 2 on the agenda would be the Westchase Soccer
 3 Association contract renewal for the fall?
 4 CHAIRMAN RAGUSA: We can do that, if you
 5 want.
 6 MR. PINHEIRO: Is it possible?
 7 MR. ARGUS: Well, before we do that, do
 8 you need a break?
 9 CHAIRMAN RAGUSA: She'll tell me.
 10 THE REPORTER: I'm good.
 11 CHAIRMAN RAGUSA: Erin, I guess this
 12 falls under you, the WSA renewal?
 13 MS. MCCORMICK: Yes. And it's in the
 14 agenda packages. I have a copy of the next
 15 agreement with the Westchase Soccer
 16 Association for Fall 2015 season, and it's
 17 basically in the standard format.
 18 I did put in here an additional
 19 provision that wasn't specified in our last
 20 versions of this contract.
 21 It says the soccer goals must be
 22 securely anchored before and during use to
 23 prevent injuries. The Association must
 24 properly secure the goalposts and soccer nets
 25 when they are not in use.

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1 And that was in the WSA letter, so I
 2 didn't think that they would have any problem
 3 with that and like --
 4 CHAIRMAN RAGUSA: You do that, don't
 5 you?
 6 MR. PINHEIRO: We don't that now. We
 7 have always done that, yeah.
 8 CHAIRMAN RAGUSA: Let me just ask you,
 9 Greg and Margo. The adults that are using the
 10 park and their goals, is that causing you guys
 11 any problems?
 12 MR. PINHEIRO: No, because this is our
 13 -- we are between seasons, so -- but I don't
 14 foresee it causing us any problems because
 15 they play on a Sunday, and we are only there
 16 Monday through Saturday.
 17 CHAIRMAN RAGUSA: Okay.
 18 MS. PINHEIRO: Margo Pinheiro. The only
 19 thing we do ask is if maybe they can anchor
 20 their goals to a tree, because when they're
 21 left out on the field like that, the kids are
 22 kicking the back of it sometimes.
 23 They might try to climb on the nets. I
 24 just think that they can store it like we do
 25 for safety reasons right up and down the

<p style="text-align: right;">Page 109</p> <p>1 steps.</p> <p>2 CHAIRMAN RAGUSA: They were in the</p> <p>3 middle of the field last week.</p> <p>4 MS. PINHEIRO: Yes.</p> <p>5 MR. PINHEIRO: Yes.</p> <p>6 MS. MCCORMICK: I think as contracts,</p> <p>7 they're required to secure the goals.</p> <p>8 MR. MAYS: They are secure, but they</p> <p>9 just leave them sometimes right on the edge,</p> <p>10 sometimes in the middle -- they just leave</p> <p>11 wherever they want. So we just need to reach</p> <p>12 out to them, let them know to take them off the</p> <p>13 field.</p> <p>14 CHAIRMAN RAGUSA: Can you handle that at</p> <p>15 your level and tell them that we don't want to</p> <p>16 have to get Erin involved?</p> <p>17 MR. MAYS: Okay.</p> <p>18 CHAIRMAN RAGUSA: Okay.</p> <p>19 MR. ARGUS: Motion to accept the</p> <p>20 contract.</p> <p>21 CHAIRMAN RAGUSA: All right. Do we have</p> <p>22 a second?</p> <p>23 MR. MILLS: Second.</p> <p>24 CHAIRMAN RAGUSA: Discussion?</p> <p>25 MR. ROSS: I believe we had a complaint</p>	<p style="text-align: right;">Page 111</p> <p>1 condition for the activities in their own</p> <p>2 determinations.</p> <p>3 MR. ROSS: Whatever you think is</p> <p>4 appropriate.</p> <p>5 MS. MCCORMICK: Okay. Yes, I can add</p> <p>6 that in.</p> <p>7 CHAIRMAN RAGUSA: Margo, Greg, do you</p> <p>8 have any problem with that?</p> <p>9 MR. PINHEIRO: No. Doesn't that sort of</p> <p>10 open up the whole -- almost like a can of</p> <p>11 worms? So if go in there before a game, does</p> <p>12 that mean if I see a hole, am I allowed to</p> <p>13 fill in holes?</p> <p>14 My understanding was we were not --</p> <p>15 although we sometimes -- well, not ourselves,</p> <p>16 but parents fill holes because of the safety</p> <p>17 for the children -- we were told we are not to</p> <p>18 do work on those fields because it is in</p> <p>19 conflict with whatever contract you have with</p> <p>20 the person maintaining the fields.</p> <p>21 So, now, if we see like there is a hole,</p> <p>22 it's caused by, let's say, the sprinkler</p> <p>23 eating away, will that mean that we won't be</p> <p>24 able to play that Saturday, or would we be</p> <p>25 allowed to fill in that hole before we play?</p>
<p style="text-align: right;">Page 110</p> <p>1 from someone who said that the field was in an</p> <p>2 unsafe condition before they went out and used</p> <p>3 it in connection with the soccer association.</p> <p>4 I would assume that before the kids go</p> <p>5 out and do their activities, you all survey</p> <p>6 the fields, you make sure it's in a safe</p> <p>7 condition, you'd never allow the kids to go</p> <p>8 out and play on the field if it was unsafe.</p> <p>9 I see you shaking your head, so that's</p> <p>10 the case?</p> <p>11 MS. PINHEIRO: That's not only the</p> <p>12 coach's responsibility, but we also ask the</p> <p>13 referees to do that, too.</p> <p>14 MR. ROSS: Can we have that put in the</p> <p>15 contract, so that it's -- because I looked in</p> <p>16 there and I didn't see that.</p> <p>17 MS. MCCORMICK: We have a provision that</p> <p>18 they are accepting the facilities in an as-in</p> <p>19 condition, but we can put something in at this</p> <p>20 time --</p> <p>21 MR. ROSS: Whatever is your judgment. I</p> <p>22 just noticed that it wasn't in there.</p> <p>23 MS. MCCORMICK: So maybe add another</p> <p>24 provision they inspect the fields before use</p> <p>25 to make sure that they're in the proper</p>	<p style="text-align: right;">Page 112</p> <p>1 Then do we report that to the CDD, or who do</p> <p>2 we report that to, that we would like to do</p> <p>3 that, if that's the case?</p> <p>4 CHAIRMAN RAGUSA: Let me ask input from</p> <p>5 Doug on that issue.</p> <p>6 Mr. MAYS: My understanding was -- and</p> <p>7 that's why we had left the pile of sand on</p> <p>8 there before -- was so that you guys could --</p> <p>9 MS. PINHEIRO: Right. Okay.</p> <p>10 MR. MAYS: -- because obviously a hole</p> <p>11 could jump up a day after we're gone. So</p> <p>12 that's why we had left some material there for</p> <p>13 you guys, to continue kind of help maintain a</p> <p>14 little bit.</p> <p>15 Certainly the holes, because those are</p> <p>16 the things that are going to cause injuries to</p> <p>17 the kids. But we did send -- after we got</p> <p>18 that subsequent letter, we immediately sent</p> <p>19 our irrigation out there.</p> <p>20 It's already been repaired. It wasn't</p> <p>21 because of the head. The head was working the</p> <p>22 way it's supposed to. It's probably some kid</p> <p>23 probably just sat there and dug a hole next to</p> <p>24 the head. Some of the kids are small, they're</p> <p>25 young, they dig. That's what they do.</p>

<p style="text-align: right;">Page 113</p> <p>1 MR. PINHEIRO: Is this recent? Was it 2 last season? 3 MR. MAYS: Just this week. This week 4 somebody -- 5 MS. WHYTE: It was on your assessment, 6 the day that you did your assessment. The day 7 that you did your assessment, that was the 8 email. 9 MR. PINHEIRO: I have no idea, but it 10 wasn't on the field, because we thoroughly 11 inspect the field. 12 MS. PINHEIRO: Right. 13 CHAIRMAN RAGUSA: We'll share the 14 communication we received with you. 15 MR. PINHEIRO: Okay. Thank you. So 16 just so that I can clarify, so we are allowed 17 to fill in holes and so on with the sand or -- 18 MR. MAYS: Yeah. 19 MR. PINHEIRO: -- let's say, soil, if 20 we -- 21 MR. MAYS: Yeah. I would just say 22 unless it's anything major, you can think it 23 can be done, minor repairs like that are for 24 the safety of the kids, whoever can get to it 25 right away needs to get to it.</p>	<p style="text-align: right;">Page 115</p> <p>1 cancel games, cancel practices -- 2 MR. ROSS: Great. 3 MR. PINHEIRO: -- because the children's 4 safety are the number one priority basically. 5 Shin guards, cleats, you don't have that, you 6 don't even practice. 7 MS. MCCORMICK: I think we could have 8 the board approve this today, subject to that 9 modification since the regular season starts 10 September 12th, is the date I have. 11 MR. PINHEIRO: Correct. 12 MS. MCCORMICK: To November 22nd. 13 CHAIRMAN RAGUSA: All right. 14 MR. ARGUS: I second. 15 CHAIRMAN RAGUSA: Okay. All in favor of 16 the motion, please raise your hand. 17 (All board members signify in the 18 affirmative.) 19 (Motion passes.) 20 CHAIRMAN RAGUSA: Technically that 21 motion is to allow the chair to execute a 22 contract subject to the additional language 23 from counsel. 24 MR. ARGUS: That was implied. 25 CHAIRMAN RAGUSA: Okay. It gets -- I'm</p>
<p style="text-align: right;">Page 114</p> <p>1 MR. PINHEIRO: Other repairs that we may 2 have concerns with, to whom should we address 3 those? To Doug or -- 4 MR. MAYS: Yes. 5 CHAIRMAN RAGUSA: Yes, Doug. 6 MR. PINHEIRO: To Doug. Okay. 7 MR. MAYS: Yeah. I'll get with Davey on 8 that situation. 9 MR. PINHEIRO: Yeah. That's good. 10 That's all I have. 11 CHAIRMAN RAGUSA: Mr. Ross. 12 MR. ROSS: I just don't want us to be 13 miscommunicating. I think the questions 14 you're asking are important questions, who has 15 what rights and responsibilities as to 16 maintenance. 17 MR. PINHEIRO: Right. 18 MR. ROSS: My point was, regardless of 19 who has those responsibilities, if you observe 20 an unsafe condition in the field, in the nets, 21 in the goalposts, in whatever respect there's 22 an unsafe condition, my respectful request is 23 don't let the kids go out there and play. 24 MR. PINHEIRO: And that's -- believe it 25 or not, even when it's too wet, we actually</p>	<p style="text-align: right;">Page 116</p> <p>1 in this week. 2 MS. MCCORMICK: Okay. 3 CHAIRMAN RAGUSA: I know that they're in 4 a hurry, so if you can get it, I'll send 5 someone over, and we'll get it signed and 6 bring it back to you. 7 MS. MCCORMICK: Right. 8 CHAIRMAN RAGUSA: All right. Anything 9 else needed here? 10 Let's go back to the parks, unless you 11 had something pressing. 12 MS. MCCORMICK: No, nothing pressing. I 13 can wait. 14 CHAIRMAN RAGUSA: All right. 15 MR. CHESNEY: All right. So there are 16 two things, that we need to approve the 17 extension of the agreement. It's the same 18 agreement; it's just the additional -- 19 MR. STRALOW: And they did the work 20 order. 21 MR. CHESNEY: -- with StanTech. Right? 22 CHAIRMAN RAGUSA: Well, let's don't put 23 the cart before the horse. Is there -- and I 24 was not here for July, so I didn't get to get 25 into the nitty gritty of the project and the</p>

<p style="text-align: right;">Page 117</p> <p>1 scope of the project.</p> <p>2 Is there any other portion of the</p> <p>3 project that the supervisors want to discuss?</p> <p>4 Again, I know you did in it July. We were</p> <p>5 supposed to have a discussion in August. We</p> <p>6 did not. We moved it to today.</p> <p>7 I want to make sure all the supervisors</p> <p>8 are comfortable with the scope and actually</p> <p>9 detail of the project as it exists. I've</p> <p>10 gotten a little bit of --</p> <p>11 MR. CHESNEY: I'll go back to that.</p> <p>12 It's my subject to make the motion subject</p> <p>13 to -- the only input that I received, or any</p> <p>14 of us have received, is Mr. Ross', which were</p> <p>15 agreeable to me, they're agreeable to Neale.</p> <p>16 He had no further additional commentary on it,</p> <p>17 so --</p> <p>18 MR. BARRETT: Could I just ask what --</p> <p>19 like what was the end thing with the metal</p> <p>20 fencing around the soccer fields? Like there</p> <p>21 was -- I forget what it's called, but a chain</p> <p>22 link fence.</p> <p>23 MR. CHESNEY: It was very expensive.</p> <p>24 MR. STRALOW: But a chain link fence</p> <p>25 is --</p>	<p style="text-align: right;">Page 119</p> <p>1 to be accommodated in the re-design of those</p> <p>2 facilities, our additional parking areas --</p> <p>3 MR. CHESNEY: Right.</p> <p>4 MR. STRALOW: -- okay? -- there's an</p> <p>5 answer to those. Some of them are not going</p> <p>6 to be able to be realized, or the solution</p> <p>7 would be so expensive that it probably would</p> <p>8 not find favor with the board. So I'll be</p> <p>9 glad to provide a response to each of those,</p> <p>10 and that way -- and incorporate what the board</p> <p>11 wants in a revised Glendcliff or Baybridge or</p> <p>12 -- in that concept, because I don't think that</p> <p>13 they're far off, you know, in terms of what</p> <p>14 those questions and comments were. Some of</p> <p>15 them were adds and --</p> <p>16 MR. CHESNEY: And some of them were</p> <p>17 deletes.</p> <p>18 MR. STRALOW: Yeah.</p> <p>19 MR. ROSS: Just to speak to it, I didn't</p> <p>20 feel like they were super controversial or</p> <p>21 anything like that. I just took the task</p> <p>22 seriously and reviewed your plans and provided</p> <p>23 the comments.</p> <p>24 MR. STRALOW: Right.</p> <p>25 MR. ROSS: I know one of my comments was</p>
<p style="text-align: right;">Page 118</p> <p>1 MR. BARRETT: Is that included, or was</p> <p>2 that one of the yanks or --</p> <p>3 MR. STRALOW: It was shown on the</p> <p>4 Glendcliff plans, six foot on the long side and</p> <p>5 taller panels on the ends.</p> <p>6 MR. BARRETT: Both fields?</p> <p>7 MR. STRALOW: Yes.</p> <p>8 CHAIRMAN RAGUSA: Let me make a</p> <p>9 suggestion. Can you get us a set of plans or</p> <p>10 specs that incorporate Mr. Ross' changes?</p> <p>11 MR. CHESNEY: There is nothing --</p> <p>12 CHAIRMAN RAGUSA: I've never seen them.</p> <p>13 MR. CHESNEY: Mr. Ross' changes were a</p> <p>14 list of things that -- he sent them out.</p> <p>15 MR. ROSS: Yeah, twice. It came up two</p> <p>16 meetings ago as well. But I can resend it</p> <p>17 out. I mean, it's no problem.</p> <p>18 CHAIRMAN RAGUSA: Well, I'd would like</p> <p>19 to --</p> <p>20 MR. CHESNEY: We need to start moving on</p> <p>21 this. We have collected money for over a</p> <p>22 year. We need to actually spend it.</p> <p>23 MR. STRALOW: There are -- I would make</p> <p>24 an observation there are questions in</p> <p>25 Mr. Ross' list that are not going to be able</p>	<p style="text-align: right;">Page 120</p> <p>1 about the fence that was just mentioned.</p> <p>2 Frankly, I haven't looked at now in a couple</p> <p>3 months. I don't remember the specifics, so I</p> <p>4 don't feel informed to comment on that</p> <p>5 specifics, but I do feel my comments had some</p> <p>6 merit, so what I was hoping you'd do, because</p> <p>7 I don't want to engage in silly work and</p> <p>8 additional expenses, I was just hoping the</p> <p>9 next generation of documents, you'd be able to</p> <p>10 incorporate those that have merit, those that</p> <p>11 make sense, and you just --</p> <p>12 MR. STRALOW: Take that as a lead.</p> <p>13 MR. ROSS: Yeah, that's what I was</p> <p>14 hoping.</p> <p>15 MR. CHESNEY: Because, I mean, I would</p> <p>16 agree, I mean, the fence could go either way.</p> <p>17 To me, you put it up, kids will be climbing</p> <p>18 over it, into it, so --</p> <p>19 MR. ARGUS: You're on the fence on the</p> <p>20 fence.</p> <p>21 MR. CHESNEY: Yeah. I'm on the fence on</p> <p>22 the fence. But we need to move the whole</p> <p>23 project forward.</p> <p>24 CHAIRMAN RAGUSA: Mr. Barrett.</p> <p>25 MR. BARRETT: I looked pretty closely</p>

<p style="text-align: right;">Page 121</p> <p>1 at the project, and the only thing that</p> <p>2 potentially jumped out to me is this could get</p> <p>3 a reaction from people was with that chain</p> <p>4 link fence, from just the sheerness.</p> <p>5 And I know there may be very good safety</p> <p>6 reasons for having it, but from an aesthetic</p> <p>7 point -- like pulling into the parking lot,</p> <p>8 you see a big field, and instead you're going</p> <p>9 to see a chain link fence.</p> <p>10 I could be totally wrong here, but my</p> <p>11 guess is, if you get any complaints about the</p> <p>12 project, that would be aesthetic thing, people</p> <p>13 will be like, why did you do that?</p> <p>14 But, then, I've said my piece. I'll</p> <p>15 move on.</p> <p>16 CHAIRMAN RAGUSA: Brian, these are good</p> <p>17 questions. These are questions more than -- I</p> <p>18 don't know his response to all of these</p> <p>19 issues.</p> <p>20 MR. ROSS: And he's not responded, but I</p> <p>21 stand by what I said a moment ago. I'm not</p> <p>22 looking to slow down the project to get an</p> <p>23 answer.</p> <p>24 What I was hoping the next generation --</p> <p>25 he'd be able to say, "This is what I could do,</p>	<p style="text-align: right;">Page 123</p> <p>1 accommodated in -- I think that's just a</p> <p>2 normal evolution of a project.</p> <p>3 But we did original concepts that</p> <p>4 identified potential enhancements. We had</p> <p>5 some questions back. You know, you've</p> <p>6 approved that order of magnitude budget to be</p> <p>7 spent on those three locations. We can fine</p> <p>8 tune it and come back for a specific</p> <p>9 direction.</p> <p>10 MR. CHESNEY: That's a good idea. I was</p> <p>11 going to make a motion we move forward with</p> <p>12 the project subject to the budget as</p> <p>13 presented.</p> <p>14 CHAIRMAN RAGUSA: Is there a second?</p> <p>15 MS. MCCORMICK: So you're really</p> <p>16 approving a work order to authorize the</p> <p>17 additional work that would be an addendum</p> <p>18 essentially to the contract that we have in</p> <p>19 play.</p> <p>20 MR. CHESNEY: Yeah. Well, it's two</p> <p>21 motions. One is the work order for them, for</p> <p>22 StanTech, and then the other is the beginning</p> <p>23 of the project. Essentially identifying the</p> <p>24 funds -- I forget what the total project cost</p> <p>25 is.</p>
<p style="text-align: right;">Page 122</p> <p>1 this is what made sense; but with regard to</p> <p>2 point number whatever, this is why I didn't</p> <p>3 address it or respond to it," and we could</p> <p>4 have the discussion at that point, because, to</p> <p>5 me, these really don't address big-picture</p> <p>6 stuff. They're more smaller.</p> <p>7 CHAIRMAN RAGUSA: Okay. I get the</p> <p>8 impression Mr. Chesney was moving to approve</p> <p>9 the project as it's been presented. Did I</p> <p>10 misconstrue that?</p> <p>11 MR. CHESNEY: I am moving -- I had</p> <p>12 thought about that a little bit because we had</p> <p>13 some staff input on some of the actual</p> <p>14 playground.</p> <p>15 I was moving to engage our consultant</p> <p>16 and engage our staff in moving the project and</p> <p>17 beginning the project. Our staff had some</p> <p>18 other additional recommendations on playground</p> <p>19 equipment, for example, which is very similar</p> <p>20 to the fencing. But if we move it, those are</p> <p>21 things that come up as the project proceeds.</p> <p>22 CHAIRMAN RAGUSA: Neale.</p> <p>23 MR. STRALOW: I would be glad to come</p> <p>24 back next month and bring responses to each</p> <p>25 one of those and show what can be an</p>	<p style="text-align: right;">Page 124</p> <p>1 MR. STRALOW: One, one.</p> <p>2 MS. WHYTE: One, one.</p> <p>3 MR. CHESNEY: Yeah, whatever.</p> <p>4 MR. STRALOW: And beginning of the</p> <p>5 project.</p> <p>6 CHAIRMAN RAGUSA: StanTech is still</p> <p>7 under contract for the design component.</p> <p>8 Correct?</p> <p>9 MR. STRALOW: Yes. Yes. It's a</p> <p>10 reoccurring contract. We had a work order to</p> <p>11 do a certain amount of services, which we</p> <p>12 completed. And this is a second work order</p> <p>13 that would allow us to move forward on the --</p> <p>14 on taking it to bid and getting some</p> <p>15 improvements in the ground.</p> <p>16 CHAIRMAN RAGUSA: Me, it just doesn't</p> <p>17 seem logical to approve this contract when we</p> <p>18 don't know what the exact project is.</p> <p>19 MR. CHESNEY: Okay. I know you built a</p> <p>20 house. You didn't have any changes in your</p> <p>21 house? Did you pick out your colors when you</p> <p>22 first bought the house?</p> <p>23 CHAIRMAN RAGUSA: Yes. It's a million</p> <p>24 one project, Greg.</p> <p>25 MR. CHESNEY: Well, you might have a</p>

<p style="text-align: right;">Page 125</p> <p>1 million dollar house.</p> <p>2 CHAIRMAN RAGUSA: I wish. I'm not</p> <p>3 trying to slow this down. I want to make sure</p> <p>4 I know what I'm voting on, and I don't know</p> <p>5 what I'm voting on now.</p> <p>6 MR. ARGUS: When do we get a chance to</p> <p>7 get rid of the dog fountains? If we approve</p> <p>8 what you're doing, aren't we approving the dog</p> <p>9 watering stations in there, or do we have a</p> <p>10 chance down the road to remove individual</p> <p>11 components?</p> <p>12 MR. CHESNEY: You know, Neale has a</p> <p>13 suggestion on how we could allow the</p> <p>14 supervisors to provide continuing input into</p> <p>15 the project as it unfolds.</p> <p>16 MR. STRALOW: Certainly. What I would</p> <p>17 suggest, what that is going to require then,</p> <p>18 is a presentation discussion about each park,</p> <p>19 and the elements and the estimated costs that</p> <p>20 have been provided to you and -- in that</p> <p>21 concept, and a discussion by board, and</p> <p>22 approval or -- if there are specific things</p> <p>23 that need to come out, then you're going to</p> <p>24 have to tell me, and that's going to be a</p> <p>25 majority of -- that would be a vote.</p>	<p style="text-align: right;">Page 127</p> <p>1 forward, he comes forward, we talk about each</p> <p>2 park specifically, we vote yes or no, and</p> <p>3 refine whatever refinements need to be done at</p> <p>4 that point.</p> <p>5 We know what the agenda is. Again, as</p> <p>6 you said, nobody else provided comments other</p> <p>7 than me. So let's take the plan that he's</p> <p>8 proposed, which I thought was great. If you</p> <p>9 all think my ideas have merit, or if he thinks</p> <p>10 they have merit, we'll include them. If we</p> <p>11 have new ideas, we can include those.</p> <p>12 MR. STRALOW: And we can talk about the</p> <p>13 fence or any other element that is in that</p> <p>14 individual design.</p> <p>15 MR. ROSS: And could you do that by next</p> <p>16 month?</p> <p>17 MR. STRALOW: Yeah.</p> <p>18 MR. ROSS: That's what we want to do.</p> <p>19 MR. STRALOW: Okay.</p> <p>20 CHAIRMAN RAGUSA: One issue that's</p> <p>21 jumping out right now is the fence. Do three</p> <p>22 supervisors want a fence around the soccer</p> <p>23 field?</p> <p>24 MR. CHESNEY: I have no opinion on that.</p> <p>25 CHAIRMAN RAGUSA: But I'm eventually</p>
<p style="text-align: right;">Page 126</p> <p>1 CHAIRMAN RAGUSA: See, I thought that's</p> <p>2 what we were doing today.</p> <p>3 MS. MCCORMICK: We can do a workshop on</p> <p>4 this.</p> <p>5 MR. CHESNEY: Yeah, because, remember,</p> <p>6 that's why we engaged you in the first place</p> <p>7 and had individual meetings with each of us,</p> <p>8 so you, as our consultant, brought the</p> <p>9 aggregate knowledge together and what we</p> <p>10 wanted as a group, because each of us might</p> <p>11 have different thoughts and ideas, and so we</p> <p>12 have a plan that's been presented.</p> <p>13 Might there be some additional tweaks?</p> <p>14 Like I said, the only input that we received</p> <p>15 was from Mr. Ross, and, I mean, most of them</p> <p>16 were agreeable -- a lot of them were questions.</p> <p>17 You're right, he probably hasn't -- you know,</p> <p>18 but I don't know that -- Mr. Ross seems to be</p> <p>19 agreeable to moving the project forward.</p> <p>20 MR. ROSS: To speak to that, since you</p> <p>21 identified me, I do want to move forward, and</p> <p>22 I'll feeling a little bit of anxiety in terms</p> <p>23 of moving forward.</p> <p>24 So I feel comfortable in doing exactly</p> <p>25 what Neale just described; that is, we move</p>	<p style="text-align: right;">Page 128</p> <p>1 going to move to delete the fence. For years</p> <p>2 and years, we talked about getting pricing on</p> <p>3 the fence. And every time I've seen that</p> <p>4 quote, it's been astronomically high. I'm</p> <p>5 concerned -- and I don't know who said it --</p> <p>6 but when you drive up and you see a fence,</p> <p>7 that's not your open field.</p> <p>8 MR. CHESNEY: Okay. That's fine. Just</p> <p>9 don't build a fence.</p> <p>10 CHAIRMAN RAGUSA: Can somebody explain</p> <p>11 what we gain from the fence?</p> <p>12 MR. CHESNEY: I thought you were the</p> <p>13 one that put the fence in.</p> <p>14 CHAIRMAN RAGUSA: I wanted him to</p> <p>15 explore it.</p> <p>16 MR. CHESNEY: Okay. That's all.</p> <p>17 MR. ROSS: I support that. Yes, I agree</p> <p>18 that the six-foot chain link fence is not</p> <p>19 consistent with the aesthetics of Westchase.</p> <p>20 It makes no sense to me.</p> <p>21 MR. CHESNEY: Okay.</p> <p>22 CHAIRMAN RAGUSA: Mr. Mills.</p> <p>23 MR. MILLS: Thank you. I have a</p> <p>24 question about the cost estimates of the</p> <p>25 project, which is why I'm hesitant to move</p>

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1 forward, and unless my math is wrong, this --
 2 this improvement's dated 6/1.
 3 The bottom total is almost 1.1 million
 4 that we're talking about, but the categories
 5 add up to almost 1.5 million. So am I missing
 6 something here? And I know I realize I'm late
 7 into the conversations, but --
 8 MR. CHESNEY: They shouldn't add up to
 9 1.5.
 10 MR. MILLS: -- I'm showing West Park
 11 Village improvements of 365,000, Baybridge
 12 Park at 300 and almost 50,000, Glenciff at
 13 652, Miscellaneous at 53. That's not 1.055
 14 CHAIRMAN RAGUSA: I know why I don't
 15 have your stuff. Remember, I lost -- we all
 16 lost our email. We lost everything.
 17 MR. MILLS: Yeah.
 18 CHAIRMAN RAGUSA: That's why I never got
 19 his stuff.
 20 MS. WHYTE: It's in your -- go back to
 21 last month. If I'm not mistaken, it's in the
 22 last month.
 23 CHAIRMAN RAGUSA: I don't have last
 24 months.
 25 MS. WHYTE: Dropbox. Dropbox. In your

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1 Dropbox.
 2 MR. CHESNEY: Neale, do you have a
 3 comment on the total budget?
 4 MR. MILLS: So am I missing something
 5 here?
 6 MR. ARGUS: No.
 7 CHAIRMAN RAGUSA: This is why we need to
 8 bring it back next month.
 9 MR. STRALOW: Yeah.
 10 CHAIRMAN RAGUSA: So, Neale, I
 11 thought -- I don't intend to nitpick this
 12 thing. I remember from the first go-around,
 13 it looked good. I just want to make it's one
 14 one and not one five, and I know it's going to
 15 down dramatically -- not dramatically, it's
 16 going to go down a good bit without the chain
 17 link fence around it.
 18 MR. STRALOW: I'll go back through and
 19 make sure what this is, provide it to Sonny --
 20 all right? -- and be prepared to come in next
 21 month and walk you through each one of them.
 22 CHAIRMAN RAGUSA: Can you resend the
 23 color prints without the fence?
 24 MR. STRALOW: Sure.
 25 CHAIRMAN RAGUSA: And any other amenity

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1 changes.
 2 MR. STRALOW: If you want me to be able
 3 to do that and prep for that, sure.
 4 CHAIRMAN RAGUSA: You're getting paid.
 5 Right?
 6 MR. STRALOW: Not really, but --
 7 CHAIRMAN RAGUSA: You were a fixed fee?
 8 MR. STRALOW: My services had been
 9 expended back in June.
 10 MR. CHESNEY: Yeah.
 11 MR. STRALOW: But I'll be glad to do
 12 this.
 13 CHAIRMAN RAGUSA: I'm going to -- I will
 14 eventually move to compensate you for the
 15 additional services caused by the supervisors
 16 on an hourly basis, unless Erin tells me I
 17 can't do that. I want you to get paid. I
 18 don't intend to have our design team not
 19 getting paid.
 20 I understand your next role -- I want to
 21 make sure you're getting paid between these
 22 two phases and components.
 23 MR. STRALOW: Okay.
 24 CHAIRMAN RAGUSA: I'm not trying to get
 25 anything free from you. That's just not the

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1 way the world should work.
 2 MR. CHESNEY: And it's already -- it's
 3 in your contract, so we can pay you.
 4 MR. STRALOW: Right.
 5 CHAIRMAN RAGUSA: So eventually we're
 6 going to need to know an estimate.
 7 MR. STRALOW: I'll keep track of it.
 8 CHAIRMAN RAGUSA: Please send us a bill.
 9 MR. ARGUS: And part of what he'll bring
 10 back is an option on the basketball court, or
 11 have we decided to go with the half courts?
 12 MR. CHESNEY: There is no motion.
 13 CHAIRMAN RAGUSA: No.
 14 MR. ARGUS: Okay. I'd like to see an
 15 option on the half courts as far as pricing.
 16 I'm not convinced I want to spend \$100,000 to
 17 move basketball courts. But if we're going to
 18 move them, I like to have an option.
 19 MR. CHESNEY: Reach out to Neale and ask
 20 him what that might be because --
 21 MR. ARGUS: Okay.
 22 MR. CHESNEY: -- that would be a
 23 deciding vote. So why don't you reach out to
 24 him.
 25 MR. ARGUS: Okay.

<p style="text-align: right;">Page 133</p> <p>1 CHAIRMAN RAGUSA: Are you good? Do you 2 understand? 3 MR. STRALOW: I'm good. I understand. 4 CHAIRMAN RAGUSA: Any other issues, 5 questions? 6 Okay. We'll see you then in October? 7 MR. STRALOW: Okay. 8 CHAIRMAN RAGUSA: All right. What's 9 next on the agenda? 10 MR. MAYS: Manager's report. 11 CHAIRMAN RAGUSA: Manager's report. 12 MR. ARGUS: We have two guests that 13 haven't talked yet. 14 CHAIRMAN RAGUSA: What issue are you 15 here on? 16 MS. BORRONEO: Yes. Trina Borroneo, 17 10602 Wild Meadow Way. We live in the 18 Vineyards. And my house is front of the 19 conservation area. It's a wet conservation 20 area. 21 And I just wanted to get information, 22 like what is really the plan for this 23 conservation area? About a year ago, they 24 started pulling out the trees and clearing it 25 up. No one has ever touched that since we</p>	<p style="text-align: right;">Page 135</p> <p>1 familiar with this? 2 MR. MAYS: Yes. 3 CHAIRMAN RAGUSA: Go ahead and jump in 4 there. 5 MR. MAYS: There's a pond right in the 6 middle of the Vineyards that in the previous 7 past, we were told it was not our pond. We 8 have subsequently found out that it is our 9 pond. 10 The previous aquatic team never touched 11 it. She doesn't have pictures of how it 12 looked before. 13 MS. BORRONEO: It looked pretty wild. 14 It had a lot of trees, grass. I mean, it's 15 full. 16 CHAIRMAN RAGUSA: Like in front of the 17 elementary school? 18 MS. WHYTE: Worse. 19 MS. BORRONEO: Not as pretty. 20 MR. MAYS: The problem is being in that 21 one community, we felt like it was that 22 community's job to pay for it because it's 23 just in that community. You know, the way the 24 board works, usually the community pays for a 25 lot of things. This is just in this one</p>
<p style="text-align: right;">Page 134</p> <p>1 moved in, in 2008. 2 So, last year, that was the first time, 3 and then about a couple months ago, there was 4 like a crew that came and cleared up a good 5 amount; but then after two days, they just 6 left. 7 And actually on the second day, it 8 wasn't very good because they actually left 9 the job, and they left all the dead twigs in 10 front of my house. And it's been left like 11 that since two months ago. 12 And now this is the state of the pond. 13 I mean, there is like a dead tree right in the 14 middle. We got dead twigs everywhere, and 15 there's -- my house is on the market, it's not 16 selling. My realtor was just here. My 17 realtor is also from Westchase. She's a 18 resident in West Park Village. And, you know, 19 there were viewers -- 20 CHAIRMAN RAGUSA: Can we see those 21 pictures? 22 MS. BORRONEO: There were viewers that 23 said they chose not to buy because of the 24 state of this pond. 25 CHAIRMAN RAGUSA: Doug, are you</p>	<p style="text-align: right;">Page 136</p> <p>1 community. 2 So what we have, we've got some funds in 3 the budget to do drainage repairs, but every 4 -- for the last couple of years we haven't 5 even needed those drainage repairs for the 6 pipes that are in the community. 7 So what we did was we took that 8 additional \$3,000 and gave it to the company 9 to do a little clean-up. And they're been 10 doing clean-up each time. They've done it 11 twice already, and the plan is to clean it up 12 with those funds, and then replant it to make 13 it look like all the other ponds in the 14 community. 15 It's been a slow process because of 16 that, and the because of the timing of these 17 folks trying to sell their house. I know it 18 probably looks unsightly. But it was not 19 brought to my attention that the last company 20 that did the work on it left it in an 21 unsightly manner. 22 MS. BORRONEO: I actually talked to the 23 workers, and they said they were only given 24 two days to do whatever they could do in two 25 days. So they just finished on the second</p>

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1 day, they finished in front of my house and
 2 left everything there.
 3 MR. CHESNEY: Yeah. Well, let me just
 4 address the one financial issue, because that
 5 I would be familiar with.
 6 Thinking about how we deal with
 7 financing here, I'm going to turn to my friend
 8 Brian here, because he's frequently my moral
 9 conscience here.
 10 CHAIRMAN RAGUSA: Someone has got to
 11 have one.
 12 MR. CHESNEY: But the pond, if it serves
 13 as a part of the drainage for the community as
 14 a whole, wouldn't that be a part of our normal
 15 pond and lakes budget versus just for that
 16 neighborhood?
 17 MR. MAYS: It's just that Vineyards
 18 community is where it is where this pond is.
 19 MR. CHESNEY: So it doesn't connect
 20 with --
 21 MR. MAYS: It connects with the large
 22 pond on the right, the big one, the borrow
 23 pit, as they call it. So it does connect with
 24 that. So if the board chose to and wanted to
 25 finish the project off --

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1 MR. CHESNEY: Well, I mean, we've had
 2 other things --
 3 MR. MAYS: Yes.
 4 MR. CHESNEY: Like we used to have the
 5 road going into Harbor Links attached to
 6 Harbor Links, and we took that out. And
 7 stuff. So I don't think that that would be
 8 part of -- you're winning here. You're not a
 9 good moral conscience, but --
 10 CHAIRMAN RAGUSA: How much money do we
 11 need to do this?
 12 MR. MAYS: To finish this off, probably
 13 about another 12 to 15,000.
 14 MS. WHYTE: More than that. I think
 15 estimates are somewhere like 20, 23, 25,000.
 16 MR. MAYS: They've done quite a bit so,
 17 plus we've added some of our labor to do the
 18 west side, removed a lot of debris off the
 19 west side that we could get to that wasn't in
 20 the water.
 21 MR. BARRETT: What was the estimate
 22 again?
 23 MR. MAYS: About 15,000.
 24 CHAIRMAN RAGUSA: When were the photos
 25 taken?

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1 MS. BORRONEO: I'd say about a month
 2 ago.
 3 MR. CHESNEY: Well, either way, even if
 4 we did decide that it's there, we could still
 5 go ahead and extend the funds and clean it up.
 6 Is there something I'm missing here?
 7 MR. MAYS: It was just a clean-up. We
 8 were trying to do it that way, and we brought
 9 it to a few residents' attention, the voting
 10 member in there, we brought it to their
 11 attention, we brought it to their prior
 12 manager's attention, and they agreed with the
 13 way we're going to handle it.
 14 MR. CHESNEY: Okay. So the neighborhood
 15 is okay with -- okay. Now, I understand. I
 16 have a better idea.
 17 MS. BORRONEO: I'm sorry. I think my
 18 neighbors, I didn't get signatures from them,
 19 but they like the idea of that being cleared
 20 up, because what it was before. It was really
 21 -- it was like a jungle. I mean, you can't
 22 really see the road anymore. It's just really
 23 too full.
 24 So we like it. I like the idea that,
 25 you know, they were clearing it up, but then

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1 the thing is, it's not like done all at the
 2 same time. We have to wait until we get the
 3 funds.
 4 And I was told there's only \$3,000 left
 5 until the end of year for the Vineyards. And
 6 I just want to know how long this process is
 7 going to be, what is the plan. Is it going to
 8 take another how many years, you know? I just
 9 want to get answers.
 10 CHAIRMAN RAGUSA: How many homes are
 11 directly impacted by this wetland?
 12 MR. MAYS: Probably about a dozen.
 13 MS. WHYTE: There's four directly on the
 14 lake, right?
 15 MR. MAYS: No, there's two.
 16 CHAIRMAN RAGUSA: What do you guys want
 17 to do?
 18 MR. ROSS: Are we able to answer the
 19 question on an ETA? Are we able to answer
 20 when we think the project will be done?
 21 MR. MAYS: Well, we've got another 3,000
 22 to work on another couple days' worth of work
 23 to do it again. But, again, it's going to
 24 take probably -- probably two years if we go
 25 this way, maybe three if we keep going at this

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1 pace.

2 CHAIRMAN RAGUSA: Are you talking about

3 this pace being dictated by the Vineyards

4 budget?

5 MR. MAYS: Correct.

6 MS. WHYTE: Uh-huh.

7 MR. MILLS: Can I see those photos?

8 MR. CHESNEY: They can go negative.

9 CHAIRMAN RAGUSA: What needs to be

10 done? Obviously --

11 MR. MAYS: You can see in the background

12 what's there.

13 CHAIRMAN RAGUSA: There's still --

14 MR. MAYS: There's all kinds of dead

15 plants and all kind of -- actually it's not

16 dead plants, it's dead weeds.

17 We found out that the previous

18 compliance people were not taking care of this

19 pond the way it should have been maintained.

20 That's why that particular person has been

21 gone for quite a while, because of the way we

22 like to maintain.

23 But you can imagine Lake 39 in the

24 Fords, like when we first got here, it was

25 atrocious. It was just a jungle. It was

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1 nothing but -- because all he did was spray,

2 spray, spray and killed everything and dropped

3 it down.

4 And that's exactly what he's doing over

5 there instead of properly removing it. So now

6 we've got our aquatics people just slowly

7 trying to clean it up a little bit Tate, but

8 --

9 CHAIRMAN RAGUSA: Do they have to go

10 there with a boat to get that stuff out?

11 MR. MAYS: No, it's not even knee high.

12 MS. BORRONEO: It's ankle deep.

13 MR. MAYS: Yeah. So they go in there

14 and they actually chop it out and use a pump

15 so that they can pull it out by the roots and

16 then just dispose of all material.

17 CHAIRMAN RAGUSA: Mr. Ross.

18 MR. ROSS: What's the estimated cost to

19 put in grass and any landscaping?

20 MR. MAYS: Well, I'm estimating \$15,000

21 to finish the clean-up and to restore it with

22 plant material.

23 MR. ROSS: What if we separate, what

24 would be the restoration?

25 MR. MAYS: Maybe \$5,000 to restore it.

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1 MR. ROSS: What about going to the

2 Vineyard and say we'll take care of the clean-

3 up if you take care of the restoration. If

4 they got three grand, they're almost right

5 there. And we can just get this over with.

6 MS. WHYTE: They don't have three grand

7 until October 1st. They already used it up.

8 MR. ROSS: October 1st is four weeks

9 away.

10 MS. WHYTE: Yes, I know. That's what I

11 said.

12 MR. CHESNEY: But he's suggesting go to

13 the Vineyards homeowners' association.

14 CHAIRMAN RAGUSA: That's what she's

15 talking about.

16 MS. WHYTE: No.

17 MR. CHESNEY: No. She's saying the

18 Vineyards' money. We can go negative on those

19 accounts.

20 MS. WHYTE: You've got to remember one

21 thing. The Vineyards residents didn't ask us

22 to do this. We anticipated that we needed to

23 do this because it was our lake.

24 MR. CHESNEY: Right. And that's the

25 part I was getting. That's in the middle of

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1 the conversation.

2 MR. ROSS: There -- nobody's complaining

3 here. They're happy with the progress, they

4 just want it to go faster. And I think we all

5 can relate to that.

6 And the difference, if you remember, I

7 think it was Mr. Gandet, who was here earlier,

8 he had a problem, but the answer was anything

9 we do won't help you. I mean, that was really

10 the bottom line.

11 The difference is, there's something we

12 can do that will help this neighborhood.

13 MR. CHESNEY: What I'm gathering is that

14 the neighborhood might not be -- the

15 neighborhood in its entirety might not want

16 the impact on their budget.

17 MR. MAYS: That's probably what it is.

18 MR. CHESNEY: That's what I'm gathering

19 from the conversation.

20 MR. MAYS: We also -- they had

21 originally asked us about cameras, if you

22 remember, and then they decided to pull out of

23 that, too, because they didn't want the

24 additional fees.

25 So I just don't see that they wanted

<p style="text-align: right;">Page 145</p> <p>1 additional fees, so that's why I was trying to 2 do it this way. 3 MR. ROSS: And if I could translate 4 that, what I'm hearing is, is the majority of 5 your neighbors are not in agreement with you. 6 They're saying given the consideration of 7 everything, we'd rather this take a longer 8 time period and put up with the unsightliness 9 rather than accelerate it. 10 As a person who sits sort of in a 11 governing position, I typically don't like to 12 go against the will of the community; and if 13 that's their will that's being accurately 14 described, it's difficult for me to say let's 15 counteract the neighborhood and do a different 16 strategy. 17 CHAIRMAN RAGUSA: Mr. Mills, then 18 Mr. Argus. 19 MR. MILLS: Yes. Thank you. 20 My question, being the newest member of 21 the board, is if there is a mechanism for us 22 to accelerate and fix this. This is not 23 acceptable, period. 24 CHAIRMAN RAGUSA: I agree. 25 MR. CHESNEY: There is a mechanism.</p>	<p style="text-align: right;">Page 147</p> <p>1 CHAIRMAN RAGUSA: To what amount? 2 MR. ARGUS: To 12 -- to 15,000 that I 3 heard quoted. I don't think it should come 4 from the Vineyards since it's part of the 5 normal stormwater drainage system of 6 Westchase. I think the CDD should be picking 7 up the full tab. 8 MR. MAYS: Can you go a little bit 9 higher? 10 MR. ARGUS: Whatever Doug wants. 11 MR. MAYS: That way, I'd rather go -- 12 I'd rather have enough funds to get it right 13 and then put back what we don't use. 14 CHAIRMAN RAGUSA: Are we bidding this 15 work? 16 MR. MAYS: Usually, we use our aquatics 17 company because we tried bidding it before and 18 they are extremely more reasonable than the 19 rest of the companies. 20 CHAIRMAN RAGUSA: Is this the same 21 aquatics company that killed the material? 22 MS. BORRONEO: No. No. No. 23 MR. MAYS: No. Those people are gone, 24 long gone. 25 MS. WHYTE: This is A & B Aquatics.</p>
<p style="text-align: right;">Page 146</p> <p>1 I'll answer that. 2 MR. MILLS: So can we entertain that? 3 MR. CHESNEY: From a financial 4 standpoint, that's the part I jumped to. 5 MR. MILLS: Can we entertain that and 6 then deal with the financial side of it, if 7 necessary, with the residents later, or is 8 that under our umbrella? 9 And I don't know the answers to these 10 questions, but this is not acceptable. 11 MR. CHESNEY: I want to go back to my -- 12 Brian never answered my question about whether 13 or not he thought that lake should be borne by 14 that community or the community as a whole. 15 MR. ROSS: If it's part of our overall 16 water system, I believe the CDD should be 17 responsible for it. 18 MR. MAYS: It's one of our lakes. 19 MR. ARGUS: What feeds the pond? The 20 street runoff? 21 Okay. The street runoff is -- okay. 22 It's part of the storm system. So, yeah. 23 I'll make a motion that the CDD, out of the 24 CDD normal funds for restoring ponds, 25 accelerate this?</p>	<p style="text-align: right;">Page 148</p> <p>1 CHAIRMAN RAGUSA: Mr. Ross. 2 MR. ROSS: I apologize for my density. 3 But the reason I'm separating the clean-up 4 from the restoration is, I'm assuming the 5 restoration is their property. It's on 6 their -- 7 MS. BORRONEO: I was told it's not -- 8 I'm sorry. 9 MS. WHYTE: I believe this is our 10 property along the parameters of the -- 11 MR. ROSS: Okay. Because I don't think 12 we should be restoring to the private property 13 owner -- okay. Then I misunderstood. I 14 misunderstood. Then drop my concept of 15 separating. My bad. 16 MR. MAYS: And technically -- and Tonja 17 will tell you this -- all our ponds here 18 should be maintained at the level that SWFWMD, 19 EPC, they want them at. So that's why 20 technically -- this thing was planted nicely. 21 She had pictures from the beginning, if 22 they had pictures from the beginning, I 23 guarantee you this thing had nice plant 24 material. It was beautiful, it was pristine; 25 but because it wasn't maintained properly,</p>

<p style="text-align: right;">Page 149</p> <p>1 it's not looking that way.</p> <p>2 If you look directly across the street,</p> <p>3 next to the Fifth Third Bank, you can see how</p> <p>4 nicely that's maintained now, and that's why</p> <p>5 we need to restore it in that way so it's a</p> <p>6 proper habitat instead of nothing but a bunch</p> <p>7 of six-foot weeds out there. And, to me,</p> <p>8 that's making your home values look worse.</p> <p>9 MR. CHESNEY: I'll second it.</p> <p>10 MR. ROSS: Would you repeat your motion?</p> <p>11 MR. ARGUS: Yeah. The motion was that</p> <p>12 all the funds for doing this should come from</p> <p>13 the CDD.</p> <p>14 CHAIRMAN RAGUSA: What was the amount?</p> <p>15 MR. ARGUS: I don't have an amount in</p> <p>16 mind other than we've taken some funds from</p> <p>17 the Vineyards, and I think the Vineyards</p> <p>18 budget needs to be reimbursed since we're</p> <p>19 essentially pulling the money from --</p> <p>20 CHAIRMAN RAGUSA: We can deal with that</p> <p>21 separately.</p> <p>22 MR. ARGUS: So the motion would include</p> <p>23 reimbursing the Vineyards. And I don't have</p> <p>24 that number in front of me.</p> <p>25 MR. CHESNEY: Then, no second.</p>	<p style="text-align: right;">Page 151</p> <p>1 Mr. Chesney.</p> <p>2 MR. CHESNEY: Yes.</p> <p>3 CHAIRMAN RAGUSA: Okay. Any further</p> <p>4 discussion?</p> <p>5 MR. MILLS: This will expedite this</p> <p>6 project?</p> <p>7 MR. MAYS: Oh, yeah.</p> <p>8 CHAIRMAN RAGUSA: All in favor of the</p> <p>9 motion to complete the work at a cost not to</p> <p>10 exceed \$20,000, please raise your hand.</p> <p>11 (All board members signify in the</p> <p>12 affirmative.)</p> <p>13 CHAIRMAN RAGUSA: That motion passes</p> <p>14 five to nothing.</p> <p>15 (Motion passes.)</p> <p>16 MS. BORRONEO: Thank you.</p> <p>17 CHAIRMAN RAGUSA: Doug, do we have</p> <p>18 any more lakes sitting out there that look like</p> <p>19 this?</p> <p>20 MR. MAYS: No. No, we do not. No,</p> <p>21 sir.</p> <p>22 CHAIRMAN RAGUSA: All right.</p> <p>23 MR. MILLS: We've got that in the</p> <p>24 record.</p> <p>25 CHAIRMAN RAGUSA: I guess manager's --</p>
<p style="text-align: right;">Page 150</p> <p>1 CHAIRMAN RAGUSA: Hang on. Sonny.</p> <p>2 MS. WHYTE: Just to let you know, they</p> <p>3 actually didn't bill it to the Vineyards, they</p> <p>4 billed it to our budget, and I'm trying to</p> <p>5 locate where. I was going to go with the</p> <p>6 county people to find out where they billed it</p> <p>7 to. I still have money sitting in the</p> <p>8 Vineyards, which I shouldn't because we've</p> <p>9 already sent it.</p> <p>10 So technically they haven't paid for it</p> <p>11 as of yet. It was going to be a transfer.</p> <p>12 MR. ARGUS: How much?</p> <p>13 MS. WHYTE: That was \$3,000. That's</p> <p>14 what we gave them enough revenue to do.</p> <p>15 MR. CHESNEY: So we'll just get that</p> <p>16 coded appropriately.</p> <p>17 MS. WHYTE: It's already been coded to</p> <p>18 us anyway. So right now it has been coded to</p> <p>19 them.</p> <p>20 CHAIRMAN RAGUSA: Mr. Ross.</p> <p>21 MR. ROSS: I make a substitute motion.</p> <p>22 I move that we perform the work recommended by</p> <p>23 staff in an amount not to exceed \$20,000.</p> <p>24 MR. CHESNEY: Second.</p> <p>25 CHAIRMAN RAGUSA: We have a second from</p>	<p style="text-align: right;">Page 152</p> <p>1 MR. MENDENHALL: Okay. Well, we talked</p> <p>2 about most of the items, but we've got one</p> <p>3 item on the agenda that I had was a revisit of</p> <p>4 the audit, if you recall, from the previous</p> <p>5 month.</p> <p>6 We had the audit renewal proposal from</p> <p>7 Grau. It was for \$7500, which is consistent</p> <p>8 with what it's been in the past. I had some</p> <p>9 conversations with Erin, and actually the</p> <p>10 outcome from last meeting was to have a look</p> <p>11 at whether you can stay with Grau, whether</p> <p>12 you're required to go out to RFQ, or what the</p> <p>13 situation might be.</p> <p>14 I think, at least from the last meeting,</p> <p>15 the board was interested in staying with Grau,</p> <p>16 but we wanted to check on that, kind of</p> <p>17 revisit the topic. So I turn it over to Erin.</p> <p>18 MS. MCCORMICK: So the last time that we</p> <p>19 had bid our auditor contract was back in 2010,</p> <p>20 so it's been a while since we've gone through</p> <p>21 the RFP process. But the contract that we did</p> <p>22 last year does have a provision in it that it</p> <p>23 can be renewed.</p> <p>24 So the statute requires that once you</p> <p>25 bid it, if you put in your contract that it's</p>

<p style="text-align: right;">Page 153</p> <p>1 subject to renewal, then you can do that</p> <p>2 without going through a new audit selection</p> <p>3 process.</p> <p>4 But I just talked to Andy about the fact</p> <p>5 that since it has been a number of years, I</p> <p>6 wanted to make sure that the board was aware</p> <p>7 of that before we just automatically renew</p> <p>8 again.</p> <p>9 And you said the contract price would be</p> <p>10 the same as it was last year?</p> <p>11 MR. MENDENHALL: Yeah. The contract</p> <p>12 price is the same as it was the previous year.</p> <p>13 And just to kind of recap, one of the things</p> <p>14 we were asking them in addition was whether</p> <p>15 they would extend that particular price for</p> <p>16 three years. We have not heard back from them</p> <p>17 regarding that yet, but that's something</p> <p>18 that's out there.</p> <p>19 The other items brought up at the last</p> <p>20 meeting was their price right now is 7500,</p> <p>21 you're a fairly large district, obviously</p> <p>22 they're familiar with you. Typically the low</p> <p>23 end of their price range is about 5,000 for</p> <p>24 extremely small districts that really don't</p> <p>25 have much of a responsibility.</p>	<p style="text-align: right;">Page 155</p> <p>1 so, you know, usually we have a consent</p> <p>2 agenda, you have the items in the agenda</p> <p>3 package.</p> <p>4 And I was reading the soccer letter, I</p> <p>5 didn't actually see it separated, but I know</p> <p>6 you didn't send an email saying that the part</p> <p>7 of it.</p> <p>8 MR. MENDENHALL: Fair enough.</p> <p>9 MR. CHESNEY: So my apologies. But I am</p> <p>10 going to propose, like I have in years past --</p> <p>11 I love our staff. I have two specific lines</p> <p>12 of thought, so I'll just say them both first,</p> <p>13 and then I'll see if there is room for me to</p> <p>14 make a motion.</p> <p>15 My first one is that we have four staff</p> <p>16 members that are paid. Two are lower-paid</p> <p>17 employees, one makes 12.50 an hour and one</p> <p>18 makes 14.50 an hour, something like that.</p> <p>19 MR. MENDENHALL: Sounds about right.</p> <p>20 MR. CHESNEY: My initial proposal would</p> <p>21 be to increase their base salaries to \$14.00</p> <p>22 an hour, and then 16.50 an hour, so they have</p> <p>23 more of a livable wage.</p> <p>24 And then the second item is what I</p> <p>25 brought up in years past. I love our staff,</p>
<p style="text-align: right;">Page 154</p> <p>1 So there is at least a little bit of a</p> <p>2 concern that you potentially, at least, could</p> <p>3 see a price increase. Just wanted to put that</p> <p>4 out there.</p> <p>5 CHAIRMAN RAGUSA: Mr. Ross.</p> <p>6 MR. ROSS: I move that we proceed with</p> <p>7 Grau as our auditor for this year at an</p> <p>8 expense of 7500 and further authorize our</p> <p>9 manager to finalize discussions with Grau for</p> <p>10 a three-year extension at the same price.</p> <p>11 MR. CHESNEY: Second.</p> <p>12 CHAIRMAN RAGUSA: Any further</p> <p>13 discussion?</p> <p>14 All in favor, please raise your hand.</p> <p>15 (All board members signify in the</p> <p>16 affirmative.)</p> <p>17 CHAIRMAN RAGUSA: That motion passes</p> <p>18 five to nothing.</p> <p>19 (Motion passes.)</p> <p>20 MR. MENDENHALL: Okay. That's all I</p> <p>21 had.</p> <p>22 CHAIRMAN RAGUSA: Mr. Chesney.</p> <p>23 MR. CHESNEY: Okay. My apologies to the</p> <p>24 board. I failed to realize that on the</p> <p>25 consent agenda was the staff's salaries. And</p>	<p style="text-align: right;">Page 156</p> <p>1 Doug and Sonny. You know I love you both.</p> <p>2 But my proposal remains that their annual base</p> <p>3 increases, because of -- who do you work for,</p> <p>4 Andy?</p> <p>5 MR. MENDENHALL: I work for Severn</p> <p>6 Trent.</p> <p>7 MR. CHESNEY: -- Severn Trent's</p> <p>8 recommendation, based on the market, that</p> <p>9 they're paid an above-market wage -- that</p> <p>10 their base salaries should move with the CPI,</p> <p>11 and that we should institute a bonus not to</p> <p>12 exceed 15 percent of their salary, that is</p> <p>13 kind of a blend of all five supervisors' and</p> <p>14 Andy's suggestion.</p> <p>15 I think generally in the near term they</p> <p>16 will make more. At least I know how I would</p> <p>17 vote for some of them. But that would replace</p> <p>18 their current bonuses that were in Severn</p> <p>19 Trent's recommendations and change their base</p> <p>20 salary. Yes, the CPI is very low this year.</p> <p>21 I'd be willing to -- let's just say it's</p> <p>22 very low this year. It's energy costs are</p> <p>23 down.</p> <p>24 CHAIRMAN RAGUSA: All right. If there's</p> <p>25 any desire to follow Mr. Chesney's line of</p>

<p style="text-align: right;">Page 157</p> <p>1 reasoning --</p> <p>2 MR. CHESNEY: On either one.</p> <p>3 CHAIRMAN RAGUSA: -- a motion to</p> <p>4 reconsider the motion to approve the consent</p> <p>5 agenda is the means to go about it.</p> <p>6 MR. CHESNEY: Okay. I would make that</p> <p>7 motion.</p> <p>8 CHAIRMAN RAGUSA: Is there a second to</p> <p>9 that motion?</p> <p>10 (No response.)</p> <p>11 CHAIRMAN RAGUSA: Hearing none, the</p> <p>12 consent agenda stands.</p> <p>13 MR. CHESNEY: Okay.</p> <p>14 CHAIRMAN RAGUSA: Mr. Ross.</p> <p>15 MR. ROSS: I'll make a motion that</p> <p>16 Mr. Chesney's proposals for our two senior</p> <p>17 staff people be effective for next budget</p> <p>18 year.</p> <p>19 MR. MILLS: I second that.</p> <p>20 MR. CHESNEY: Okay.</p> <p>21 MR. ARGUS: I don't understand the</p> <p>22 motion.</p> <p>23 MR. ROSS: I think there's a lot of</p> <p>24 merit to the idea that he's throwing out</p> <p>25 there, but the circumstance, since we've</p>	<p style="text-align: right;">Page 159</p> <p>1 did second it for discussion, is your motion</p> <p>2 intended to entertain that type of an approach</p> <p>3 this time next year, or automatically</p> <p>4 implement it, because I'd be interested in --</p> <p>5 I'm interested in any kind of a revisit or</p> <p>6 restructure of how approach this.</p> <p>7 MR. MENDENHALL: Sure.</p> <p>8 MR. MILLS: I'm not sure I'm sitting</p> <p>9 here today in full support of this is what</p> <p>10 we're going to do next year.</p> <p>11 MR. ROSS: Then I'll withdraw the</p> <p>12 motion. I was thinking it would be automatic.</p> <p>13 Because -- and, you know, the history, we sort</p> <p>14 of talk about this every year, and we all</p> <p>15 really do think our support staff is fantastic</p> <p>16 again, but the reality is that we have gotten</p> <p>17 a survey from Andy that at least Doug is</p> <p>18 really at the upper end of the parameter, if</p> <p>19 you will.</p> <p>20 And so it's sort of just shifted so that</p> <p>21 their annual salary essentially will be fixed</p> <p>22 because CPI is so de minimis, and that really</p> <p>23 focuses more on the bonus part.</p> <p>24 To me, it makes a lot of sense, but I</p> <p>25 just think we ought to say that's the way</p>
<p style="text-align: right;">Page 158</p> <p>1 already had the reviews, we've already talked</p> <p>2 about a recommended increase, I really don't</p> <p>3 think it's appropriate to implement that right</p> <p>4 now.</p> <p>5 But if we did it for next year, we know</p> <p>6 those are the rules going in, I think it's</p> <p>7 more appropriate.</p> <p>8 CHAIRMAN RAGUSA: So you're talking</p> <p>9 about it would be effective October 1, 2016?</p> <p>10 MR. CHESNEY: Yeah.</p> <p>11 MR. ROSS: So when Andy does his does</p> <p>12 his review and Doug does his internal review</p> <p>13 next year, we'd have an understanding that</p> <p>14 that's the salary structure that we're talking</p> <p>15 about.</p> <p>16 MR. MENDENHALL: The process next year.</p> <p>17 CHAIRMAN RAGUSA: You realize, of</p> <p>18 course, next year's board cannot follow --</p> <p>19 they don't have to follow that.</p> <p>20 MR. ROSS: Well, sure, but I think it's</p> <p>21 helpful for people to have an understanding</p> <p>22 where they're going. If they want to undo it,</p> <p>23 they can undo it.</p> <p>24 CHAIRMAN RAGUSA: Mr. Mills.</p> <p>25 MR. MILLS: Just to be clear, since I</p>	<p style="text-align: right;">Page 160</p> <p>1 we're going to do it from here on out.</p> <p>2 If you're hesitant and given Mark's</p> <p>3 comments, I'm willing to withdraw the motion.</p> <p>4 I don't want to make it a big deal.</p> <p>5 MR. CHESNEY: I'd be even willing to use</p> <p>6 the Social Security wage growth percentage,</p> <p>7 which is higher.</p> <p>8 MR. ROSS: You're too smart for me. I</p> <p>9 don't know what those numbers are.</p> <p>10 MR. CHESNEY: Well, I'm saying it keeps</p> <p>11 it reasonable.</p> <p>12 CHAIRMAN RAGUSA: It's one percent.</p> <p>13 MR. CHESNEY: I think it's one percent,</p> <p>14 where the CPI is lower.</p> <p>15 CHAIRMAN RAGUSA: It's under one.</p> <p>16 MR. CHESNEY: Yeah.</p> <p>17 MR. ARGUS: But if you built -- those</p> <p>18 numbers -- last year, we talked about the cost</p> <p>19 of bacon. Bacon is about the same, but it's</p> <p>20 slightly higher --</p> <p>21 CHAIRMAN RAGUSA: Let me make a</p> <p>22 suggestion. It appears that Mr. Chesney has</p> <p>23 raised an issue that's worth discussing. I</p> <p>24 certainly want to hear from the two impacted</p> <p>25 employees, and I also want to hear from our</p>

<p style="text-align: right;">Page 161</p> <p>1 manager.</p> <p>2 What we need to do is probably -- I</p> <p>3 don't know if we should do this on an agenda</p> <p>4 item, but we need to have a quorum where we</p> <p>5 can flush these issues out, and also it needs</p> <p>6 to be put into next year's budget.</p> <p>7 MR. MENDENHALL: Sure.</p> <p>8 CHAIRMAN RAGUSA: So it may be if we</p> <p>9 start --</p> <p>10 MR. CHESNEY: It is in this year's</p> <p>11 budget.</p> <p>12 CHAIRMAN RAGUSA: It's set for this</p> <p>13 year.</p> <p>14 MR. CHESNEY: Well, I know, but I put in</p> <p>15 15 percent -- I'm the only one who knows the</p> <p>16 budget -- I put in the 15 percent bonus</p> <p>17 amount. I actually put in 15 percent.</p> <p>18 CHAIRMAN RAGUSA: Why do we pay Alan?</p> <p>19 MR. CHESNEY: But, I mean, I'm just</p> <p>20 saying I know it's funded. I put in the</p> <p>21 amount.</p> <p>22 MR. ROSS: I'll withdraw my motion, and</p> <p>23 then we can just talk about it when the budget</p> <p>24 comes up.</p> <p>25 CHAIRMAN RAGUSA: New contracts when the</p>	<p style="text-align: right;">Page 163</p> <p>1 MS. WHYTE: I don't.</p> <p>2 CHAIRMAN RAGUSA: Mr. Mills.</p> <p>3 MR. MILLS: We can pay you 14 bucks an</p> <p>4 hour and give you a vehicle.</p> <p>5 MR. CHESNEY: Okay.</p> <p>6 CHAIRMAN RAGUSA: Unless our manager is</p> <p>7 telling us that they're grossly underpaid, you</p> <p>8 look at the totality of the benefits and</p> <p>9 compensation, and unless they're underpaid --</p> <p>10 MR. CHESNEY: They show up for work, so</p> <p>11 -- I know -- I understand how -- I'm a</p> <p>12 capitalist. You guys might not think I am,</p> <p>13 but I really am. So I understand how it</p> <p>14 works.</p> <p>15 But I think that they should be paid</p> <p>16 more. That's it. I mean, I see those guys</p> <p>17 work nights, and I know we pay them overtime</p> <p>18 and stuff, but they should be a little</p> <p>19 easier. I mean, they don't have to work so</p> <p>20 much overtime.</p> <p>21 I think they work hard. And there's --</p> <p>22 they do shit I never -- I couldn't imagine</p> <p>23 doing. They're smart. I mean, they can build</p> <p>24 stuff and fix stuff. I mean --</p> <p>25 MR. MAYES: Save this community a lot of</p>
<p style="text-align: right;">Page 162</p> <p>1 budget comes around --</p> <p>2 MR. MENDENHALL: Yeah. Sure.</p> <p>3 CHAIRMAN RAGUSA: -- because I don't</p> <p>4 want to surprise these employees. They're</p> <p>5 sitting here today, but I don't agree with</p> <p>6 that. I want to hear what they have to say,</p> <p>7 and I don't think now is the time to put them</p> <p>8 on the spot.</p> <p>9 MR. CHESNEY: Okay. Also, there was a</p> <p>10 second part of that. I think that our other</p> <p>11 employees are underpaid. I'll say that flat</p> <p>12 out. Those guys, I see them working a lot. I</p> <p>13 think they're underpaid dramatically. I was</p> <p>14 actually going to ask for higher, but I</p> <p>15 thought maybe someone would bite at 14 and</p> <p>16 16.50.</p> <p>17 CHAIRMAN RAGUSA: Did you look at the</p> <p>18 other benefits that -- is our benefit package</p> <p>19 out of whack on the high end?</p> <p>20 MR. MENDENHALL: It's more than what is</p> <p>21 typically offered at districts.</p> <p>22 CHAIRMAN RAGUSA: They get a vehicle.</p> <p>23 How many \$14 an hour employees get a vehicle?</p> <p>24 MR. CHESNEY: I still think they're</p> <p>25 underpaid.</p>	<p style="text-align: right;">Page 164</p> <p>1 money.</p> <p>2 MR. CHESNEY: Yeah. Maybe just some</p> <p>3 desk jockey like myself, it's a big deal, too,</p> <p>4 but --</p> <p>5 CHAIRMAN RAGUSA: Mr. Ross.</p> <p>6 MR. ROSS: I just want to make sure the</p> <p>7 record's clear. I think you said the word</p> <p>8 "stuff" a second ago?</p> <p>9 MR. CHESNEY: Yeah.</p> <p>10 CHAIRMAN RAGUSA: Anything else on that</p> <p>11 issue?</p> <p>12 Next year, we'll do that review for all</p> <p>13 the employees on the budget, when the budget</p> <p>14 cycle starts up.</p> <p>15 MR. MENDENHALL: Yeah, I got that on</p> <p>16 there.</p> <p>17 CHAIRMAN RAGUSA: Do we also have the</p> <p>18 ability -- if you think we have an employee who</p> <p>19 is inadequately compensated, we have the</p> <p>20 ability to compensate them through a bonus at</p> <p>21 the end of the year. Am I wrong?</p> <p>22 MR. CHESNEY: Well, but we actually</p> <p>23 decreased our bonuses.</p> <p>24 CHAIRMAN RAGUSA: We approved one bonus.</p> <p>25 MR. CHESNEY: We approved four.</p>

<p style="text-align: right;">Page 165</p> <p>1 CHAIRMAN RAGUSA: Four of one type. 2 MR. CHESNEY: Yeah. We didn't do 3 Christmas yet. Yeah. All right. 4 CHAIRMAN RAGUSA: So back to Andy. 5 MR. MENDENHALL: Yeah, that's it. I'll 6 have that queued up for budget time. We can 7 discuss it. I can do some more analysis also 8 to get you updated. Thanks. 9 CHAIRMAN RAGUSA: Field manager. 10 MR. MAYS: We pretty much discussed 11 everything today. 12 CHAIRMAN RAGUSA: There was some late 13 adds. Did we hit all of them? 14 MS. MCCORMICK: Yeah, I think we did -- 15 CHAIRMAN RAGUSA: The gates at Great 16 West Chase. 17 MR. BARRETT: Two issues I asked to be 18 put on -- thank you -- the agenda -- 19 CHAIRMAN RAGUSA: Well, we'll go to 20 Erin here. 21 MS. MCCORMICK: I just have two things, 22 because we covered most of what I was going to 23 talk about also, but I did -- was able to get 24 the records for -- there were four picture of 25 vehicles that had driven on the landscaped</p>	<p style="text-align: right;">Page 167</p> <p>1 needs the amount of repair we initially 2 estimated, or does it look like we're going to 3 be able to sort it out? 4 MR. MAYS: I don't believe it needs that 5 extensive of an amount. I went and marked the 6 area off myself, and it's not -- most of the 7 stuff was able to be tamped down and through 8 mowing it, it leveled itself off, as water 9 does. So the damage, to me, is only about two 10 pallets' worth, which is about a thousand 11 dollars estimation. 12 MR. MILLS: That's my sense. That's my 13 question. 14 CHAIRMAN RAGUSA: Mr. Ross. 15 MR. ROSS: Yeah, given counsel's 16 expressions, which I'm reading between the 17 lines that you guys may not be spending your 18 money wisely, you may spend more on legal fees 19 pursuing this, I move that we just drop it. 20 MR. MILLS: I'd second that. 21 CHAIRMAN RAGUSA: All right. 22 Understand? 23 MS. MCCORMICK: Yes, I do. And then the 24 second thing, I just wanted to let you know 25 that I was at a meeting last week where they</p>
<p style="text-align: right;">Page 166</p> <p>1 areas during the storm event. I did get the 2 records for those vehicle owners. 3 The pictures show that the vehicles are 4 on the sidewalk, which is actually owned by 5 the county as part of the county right of way, 6 and you can't see whether the vehicles go over 7 the sidewalk into the area of the property 8 that's actually owned by the district. 9 We have an easement over those areas, so 10 if we're going to continue, I'm going to work 11 with the county sheriff's office to pursue 12 something, but I wanted to let you know the 13 information that I have at this point. 14 CHAIRMAN RAGUSA: What's the consensus? 15 MR. CHESNEY: You know how I voted, so 16 no. 17 CHAIRMAN RAGUSA: We need to give her 18 direction. 19 MR. MILLS: So I have a question, if I 20 may. 21 CHAIRMAN RAGUSA: Sure. 22 MR. MILLS: It looks a lot better than 23 it did the day it was driven over. 24 MR. MAYS: Yes. 25 MR. MILLS: So is it something that</p>	<p style="text-align: right;">Page 168</p> <p>1 were talking about legislative issues that are 2 going to be coming up this session and -- 3 MR. CHESNEY: I forgot to do that 4 again. 5 MS. MCCORMICK: -- so there is an 6 initiative to bring a CDD bill before the 7 legislature. It's mostly being driven by 8 developers who establish CDDs, so a lot of the 9 issues that they're going to be addressing 10 deal with establishment of CDDs, how many 11 acres they can be, how the assessment method 12 goes when the developer is in control of the 13 district as far as dredge bill assessments 14 versus using the tax rolls. 15 But there may be some issues that will 16 come up related to that and also potentially 17 how the CDD interfaces with homeowners' 18 associations and rent facilities and that type 19 of thing. So that's one piece of legislation 20 that's out there. 21 That doesn't mean that there might not 22 be other CDD bills that will come up, like we 23 had last year, with the issue that came up 24 that was really being driven by one CDD. 25 The session is starting in January.</p>

<p style="text-align: right;">Page 169</p> <p>1 They're actually, in a couple of weeks, going 2 to start legislative committee meetings at the 3 end of September, October, November, then the 4 session starts in January. 5 So probably around November we'll have a 6 better sense of what bills are at least 7 being initially proposed on CDDs. 8 MR. ARGUS: You said potential affecting 9 the rental of facilities, so that would be 10 like our pavilion in the park? 11 MS. MCCORMICK: I think it's more -- the 12 issue is more like developer driven where, 13 perhaps, a CDD builds a facility but then 14 wants to rent it or have an agreement with the 15 homeowners association to use that facility to 16 deal with the authority that the CDD to enter 17 into those types of agreements. 18 CHAIRMAN RAGUSA: Are you going to 19 continue to monitor it? 20 MS. MCCORMICK: I will. 21 MR. ARGUS: Thank you. 22 MS. MCCORMICK: Sure. And that's all I 23 have. 24 CHAIRMAN RAGUSA: Thank you. Anybody 25 else? Let's deal with Great West Chase.</p>	<p style="text-align: right;">Page 171</p> <p>1 through Harbor Links? 2 MR. BARRETT: No. No. No. 3 CHAIRMAN RAGUSA: Traffic to the golf 4 course. 5 MR. BARRETT: So basically anyone who 6 needs -- and probably Saville Row -- anyone 7 who wants to leave Saville Row, that would 8 probably be the smartest way to get out. 9 But traffic is going to be pretty 10 minimal before 9:00 on Saturday. Every self- 11 respecting thief is asleep at that time of the 12 day. But, anyway, we asked Nancy to look at 13 it. I know that she pointed it out to her 14 neighbors. She didn't get back to me about 15 what -- 16 CHAIRMAN RAGUSA: She's got the 17 results. It was overwhelmingly in favor. 18 MR. BARRETT: In favor. 19 CHAIRMAN RAGUSA: Yes. 20 MR. BARRETT: Oh, that's very good to 21 hear. Thank you. 22 CHAIRMAN RAGUSA: It is my 23 recommendation, with the WOW's organization 24 willing to pay for that security -- 25 MR. BARRETT: Yes.</p>
<p style="text-align: right;">Page 170</p> <p>1 MR. BARRETT: A request for the banner 2 that we normally put up, and then last year we 3 had a 10k, our first 10k, which is pretty 4 popular. Now, we want to continue it. And we 5 had one complaint from the golf course that 6 they were not able to get their foursome or 7 their players to the golf course. 8 So rather than inconvenience them and 9 cost them revenue, which could cause them to 10 tell the county they don't want the road 11 closed for the 10k, we thought we would 12 approach -- and we spoke to the golf course, 13 and he was amenable to this -- and so we went 14 to the voting member for the Vineyards and 15 requested the -- 16 MR. ARGUS: Harbor Links. 17 MR. BARRETT: -- sorry. Yes -- 18 requested that the community be open to just 19 opening the gates from -- and I'd have to look 20 at the time -- but basically 6:00 in the 21 morning to 9:30. And to assuage any concerns 22 about security, we would hire a patrol person 23 to go through the community during that time 24 period. It's basically going to be -- 25 MR. CHESNEY: They're going to run</p>	<p style="text-align: right;">Page 172</p> <p>1 CHAIRMAN RAGUSA: -- that off-duty 2 sheriff's deputy, that we open up the gates 3 during the time that was requested. 4 MR. ARGUS: Is that a motion or -- 5 CHAIRMAN RAGUSA: I don't know that we 6 need a motion. I just think we instruct staff 7 to coordinate with the WOW and the golf 8 course. 9 And there was, in her request, you'll 10 see, there was some signage issues. They 11 wanted some markings on detour: "Turn Here, 12 Turn Here, Turn Here." There's probably six 13 turns. It's probably an inexpensive request 14 that would go a long ways of -- 15 78 percent of the residents who 16 responded were in favor of it. It's the high 17 70s, unless I am mistaken. There was 18 support. 19 But if you could just follow the one or 20 two recommendations. The one was an off-duty 21 deputy, although you're going to get hit with 22 the minimum, aren't you? 23 MS. WHYTE: Well, they will. 24 CHAIRMAN RAGUSA: What's the minimum? 25 MR. BARRETT: For the off-duty deputy?</p>

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1 CHAIRMAN RAGUSA: Four hours?
 2 MR. BARRETT: We hired 13 of them for
 3 the race, so we're just adding staff, so it's
 4 not an issue.
 5 CHAIRMAN RAGUSA: So let the golf course
 6 know.
 7 MR. BARRETT: Thank you. And we'll also
 8 make sure that they have maps to give their
 9 golfers so they know how to get there from
 10 Countryway. Thank you very much.
 11 CHAIRMAN RAGUSA: Any other late agenda
 12 items?
 13 (No response.)
 14 CHAIRMAN RAGUSA: Any supervisor
 15 comments?
 16 MR. ARGUS: Yes.
 17 CHAIRMAN RAGUSA: Mr. Argus.
 18 MR. ARGUS: I have two. Got an email
 19 about the membership meeting of FASD in
 20 October. Is this worth going to? Does
 21 anybody know about it?
 22 CHAIRMAN RAGUSA: I suspect we all got
 23 that. I thought this was something you were
 24 looking into.
 25 MR. CHESNEY: I am. I think we should

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1 join. I have a question on what the dues are
 2 that I haven't followed up on. I think we
 3 should join.
 4 The membership meeting I don't think
 5 is appropriate. They have a meeting in the
 6 springtime that would be more appropriate to
 7 send someone. And there is also a grant
 8 program that we can apply to, to actually get
 9 a grant, if we're a CDD, to go to it.
 10 CHAIRMAN RAGUSA: They do a legislative
 11 review --
 12 MR. CHESNEY: Right, at that spring
 13 meeting.
 14 MR. ARGUS: Okay.
 15 MR. CHESNEY: Andy they do some other
 16 stuff. They're more appropriate to CDDs.
 17 Remember, it's like any special district. I
 18 mean, it's like fire districts. You name it,
 19 so --
 20 MR. ARGUS: Okay.
 21 CHAIRMAN RAGUSA: Mr. Mills. I'll come
 22 back to you, Bob, if you have more.
 23 MR. ARGUS: Sure.
 24 MR. MILLS: I want to circle back to
 25 Doug from the field manager report. We've

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1 talked several months, since I've been sitting
 2 in this chair, about Davey. Can you give us
 3 this month's update on them?
 4 The reason I ask is, their spreadsheet
 5 apparently has an error. The total score is
 6 listed as 105.
 7 MS. WHYTE: Oh, I'm sorry. They're at
 8 90 percent. I apologize --
 9 MR. MILLS: So if we can get that
 10 corrected. If you can give us an update on
 11 them.
 12 MR. MAYS: Yes. Their last month's
 13 score was 90. The biggest issue is that they
 14 seemed to get a deduction is on their turf
 15 weeds. Obviously, this month, being a very
 16 wet month, specifically to perform a lot of
 17 their mowing, some of their detail work fell
 18 behind a little bit because of the lack of
 19 hours and not able to mainly focus on mowing
 20 and maintaining the property.
 21 But, all in all, our OLM contractor
 22 believes they did a pretty good job
 23 considering that two weeks of rain. So there
 24 are some is turf weed issues which we're
 25 addressing with them. They just did a blanket


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1 AP last month, but I'm not too sold on this
 2 blanket ap because of the time of year.
 3 It's very hot out there, and most of the
 4 time the chemicals that are needed for turf
 5 weeds doesn't normally react that well during
 6 the heat. It's more of a cooler time when it
 7 works a little better. But they are
 8 attempting to try to keep that problem under
 9 control.
 10 They brought a lot of additional labor
 11 out to do things, they got the oleanders cut
 12 back that have been upsetting a few residents
 13 in the Fords area, palm trees on schedule. I
 14 think they skimped on the mulch, but I don't
 15 think it's their fault. Our mulch company
 16 believed that they were buying pine bark --
 17 they bought pine bark, but they bought mini
 18 bark that's mixed in with some other stuff.
 19 So we already talked with them, along
 20 with our contracting service. The contract
 21 says Grade A, and they know it now. So Grade
 22 A pine bark should go down the next rotation.
 23 So turf weeds is their biggest problem, and
 24 they're working on that, so I'm a lot happier
 25 with them.

<p style="text-align: right;">Page 177</p> <p>1 They did get rid of the problem child 2 that we had. They had to hire somebody else, 3 and we're able to work with him a lot better. 4 He has a daily plan with these guys. He's ran 5 off the bad guys already. 6 He has brought in a lot of good staff 7 members. So the new guy is doing a lot 8 better, doing a lot better. I'm much happier 9 with the way things are set up now. 10 MR. MILLS: Okay. Thank you. 11 MR. MAYS: Yes. 12 CHAIRMAN RAGUSA: Mr. Argus, anything 13 else? 14 MR. ARGUS: One other thing. A year or 15 two ago we got little banners to put on the 16 lamp posts down Montague in the commercial 17 area and -- 18 MR. CHESNEY: For Christmas, you mean? 19 MR. ARGUS: Pardon? 20 MR. CHESNEY: For Christmas -- 21 MR. ARGUS: Yeah, that sort of stuff. 22 When I asked about bringing it on other TECO 23 power poles, light poles or whatever you want 24 to call them, I was informed, I believe, that 25 it was against TECO's policy to do that.</p>	<p style="text-align: right;">Page 179</p> <p>1 involved. I'm not sure that -- you know, if 2 it's a big expense, obviously we don't want to 3 do that, but I don't know that there is any 4 expense to do that. 5 I do know that other places have gotten 6 permission from TECO to do that, or I believe 7 they have gotten somehow permission to do it. 8 And I don't know how to approach it, other 9 than bringing it up here and seeing if staff 10 somehow could pursue that, to find out what's 11 involved. 12 CHAIRMAN RAGUSA: Erin, what are your 13 thoughts? 14 MS. MCCORMICK: I don't know. I haven't 15 had any communities that have done that. 16 there are some people at TECO I could inquire 17 about -- 18 MR. CHESNEY: I mean, when I was a kid, 19 our town did it on the Florida Power light 20 poles. 21 MR. MENDENHALL: I don't know any 22 communities that have done it either, but I 23 don't have any communities that have quite the 24 setup that you guys do. So it's probably 25 something worth having staff to make a couple</p>
<p style="text-align: right;">Page 178</p> <p>1 I have since been up down Boy Scout Road 2 over by the airport, and there are all sorts 3 of banners on the TECO lights there. So my 4 question is, I'd be curious to know what is 5 involved in getting permission from TECO, 6 what's a price estimate that might be to get 7 permission to put it on other places other 8 than just on Montague -- on the light poles we 9 own on Montague. 10 CHAIRMAN RAGUSA: For what purpose? 11 MR. ARGUS: There are periodically 12 occasions where we might want to -- I don't 13 know -- like Veterans Day, or something like 14 that, memorialize certain aspects. There 15 might -- several creative things can be done 16 once you have permission to do that. 17 There has, I'm recalling in past 18 discussions, people coming forth to both the 19 CDD and the homeowners' association wanting 20 more patriotic displays, more of a hometown- 21 type feel, and that would help provide that 22 for our community. 23 CHAIRMAN RAGUSA: Are you asking that 24 someone approach TECO? 25 MR. ARGUS: I would like to know what's</p>	<p style="text-align: right;">Page 180</p> <p>1 of phone calls to find out. 2 MR. CHESNEY: I think it would be pretty 3 damn expensive. 4 CHAIRMAN RAGUSA: Sonny. 5 MS. WHYTE: A couple of years, we did 6 West Park Village, we talked about doing that, 7 I contacted TECO. TECO said you have to go 8 through -- and I don't want to use the wrong 9 -- they gave me a name of an organization that 10 does this within the TECO -- I left my name, I 11 left my number, asked them to call me, told 12 them what we were looking at doing. 13 To this day, I haven't heard back from 14 them. Now, we do have the ones in West Park 15 Village. Of course, at this point, we're only 16 putting them on anything that we own, and that 17 is our town center, so -- 18 MR. ARGUS: Can you contact them again? 19 MS. WHYTE: I could try. I could 20 certainly attempt to do that. 21 CHAIRMAN RAGUSA: Copy our county 22 commissioner. 23 MS. WHYTE: Copy my county commissioner, 24 I was told that was a good thing to do. 25 CHAIRMAN RAGUSA: The public service</p>

<p style="text-align: right;">Page 181</p> <p>1 commission.</p> <p>2 MS. WHYTE: Absolutely can do that. I</p> <p>3 will certainly do that.</p> <p>4 MR. ARGUS: I'd appreciate it. Thank</p> <p>5 you.</p> <p>6 CHAIRMAN RAGUSA: Anything else?</p> <p>7 MR. ARGUS: That's it.</p> <p>8 CHAIRMAN RAGUSA: Sonny?</p> <p>9 MS. WHYTE: Yes. I was asked to attend</p> <p>10 a meeting earlier this week with Hillsborough</p> <p>11 County subcontractor, contractor, and the HOA</p> <p>12 regarding repaving Montague. So I just wanted</p> <p>13 to give you an update.</p> <p>14 It is on our website that we are -- that</p> <p>15 they are progressing -- they're the project</p> <p>16 September 14th.</p> <p>17 MR. ARGUS: All of Montague or just</p> <p>18 south of --</p> <p>19 MS. WHYTE: They're starting -- the</p> <p>20 first two days are top of Linebaugh to</p> <p>21 Montague where the parking lots are for the</p> <p>22 restaurants. That area is being done first.</p> <p>23 That will take -- that and the back end</p> <p>24 will take approximately two days.</p> <p>25 CHAIRMAN RAGUSA: What a mess.</p>	<p style="text-align: right;">Page 183</p> <p>1 portion, if you're frequenting Starbucks or</p> <p>2 any of those restaurants, will be open to</p> <p>3 accessed.</p> <p>4 You cannot go any further. You can't go</p> <p>5 down. So if you planning on going to West</p> <p>6 Park Village, go around.</p> <p>7 MR. MILLS: How are they going to</p> <p>8 communicate that to the residents?</p> <p>9 MS. WHYTE: Well, they are supposed to</p> <p>10 send me everything, and I'm going to get it to</p> <p>11 Chris, the HOA. They're going to send it out</p> <p>12 to all of the voting members, we'll put it on</p> <p>13 our web -- a portion of it is already on our</p> <p>14 website. That was my request.</p> <p>15 They are going to put signage up on</p> <p>16 Linebaugh, letting traffic -- traffic, know</p> <p>17 that there is going to be a disruption.</p> <p>18 They're going to hire a sheriff to stand at</p> <p>19 the top while they're doing this so -- because</p> <p>20 it's going to upset a lot of people when you</p> <p>21 can't get to Starbucks.</p> <p>22 MR. MILLS: Daytime or nighttime?</p> <p>23 MS. WHYTE: It will be done in the</p> <p>24 daytime. They're going to -- we talked about</p> <p>25 hours, and I believe he said that they're</p>
<p style="text-align: right;">Page 182</p> <p>1 MS. WHYTE: Yes. They're going down --</p> <p>2 they're actually grading and digging it out</p> <p>3 and putting seven inches of asphalt.</p> <p>4 MR. BARRETT: When are they -- it just</p> <p>5 occurred to me, the race. When are they --</p> <p>6 MS. WHYTE: That's what -- it's five</p> <p>7 days.</p> <p>8 MR. BARRETT: Oh, okay.</p> <p>9 MS. WHYTE: They assured us it's only</p> <p>10 five days. Then what they'll do is they'll</p> <p>11 grade -- once that's completed, they'll grade,</p> <p>12 and they will leave all the bricks intact, you</p> <p>13 know, for the integrity of the community and</p> <p>14 the way it is, and then they're going to grade</p> <p>15 the back end all the way down to Tate Lane and</p> <p>16 come back down on their side.</p> <p>17 They're going to do half lanes on both</p> <p>18 sides of Montague going south and half lanes</p> <p>19 coming back to move the traffic back -- to</p> <p>20 allow movement of traffic.</p> <p>21 There will be some road closures, and</p> <p>22 they were going to hopefully ask the residents</p> <p>23 to use Bentley and Belgrade so that -- you</p> <p>24 know, take away from the center village, but</p> <p>25 the first few days, only the restaurant</p>	<p style="text-align: right;">Page 184</p> <p>1 going to start between 8:00 and around 8:30</p> <p>2 and finish by the end of the day every day,</p> <p>3 barring rain. You know, hopefully, weather</p> <p>4 permitting, they shouldn't have too much of a</p> <p>5 delay, but they're looking at one week</p> <p>6 turnaround.</p> <p>7 MR. MAY: Was the apartment complex</p> <p>8 notified too?</p> <p>9 MS. WHYTE: Yes, they were. They</p> <p>10 weren't invited to this meeting. And I took</p> <p>11 all of the county people down, and we sat down</p> <p>12 with the assistant manager and spoke to her</p> <p>13 and informed her and, likewise, will be</p> <p>14 communicated to her once I get the letters</p> <p>15 from the county people.</p> <p>16 MR. ROSS: Was the Westchase Commercial</p> <p>17 Association invited? Do you have a contact</p> <p>18 number for them?</p> <p>19 MR. BARRETT: 1.2 acres of them was</p> <p>20 just --</p> <p>21 MR. MILLS: No pain, no gain. Right?</p> <p>22 CHAIRMAN RAGUSA: Was our resident</p> <p>23 paving expert in the back of the room going to</p> <p>24 give us a report in a couple of months?</p> <p>25 MR. NEAL: Sure, if you want.</p>

1 MS. WHYTE: So I just wanted to give you
2 an update.
3 CHAIRMAN RAGUSA: Anything else?
4 (No response.)
5 CHAIRMAN RAGUSA: Hearing none, a motion
6 to adjourn would be appropriate.
7 MR. CHESNEY: So move.
8 MR. MILLS: So move.
9 CHAIRMAN RAGUSA: All in favor raise
10 your hand.
11 (All board members signify in the
12 affirmative.)
13 CHAIRMAN RAGUSA: Motion passes five to
14 nothing.
15 (Motion passes, and the meeting adjourns
16 at 6:50 p.m.)
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24
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Mark Ragusa
Chairman

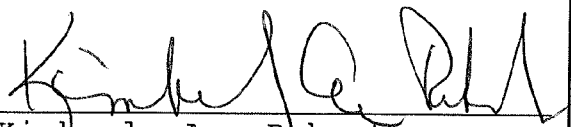
CERTIFICATE OF REPORTER

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 September 25, 2015,
in the City of Tampa, County of Hillsborough, State of
Florida.


Kimberly Ann Roberts
Notary Public
State of Florida at Large

