

<p style="text-align: right;">Page 1</p> <p>RE: WESTCHASE COMMUNITY DEVELOPMENT DISTRICT</p> <hr/> <p>TRANSCRIPT OF: BOARD MEETING DATE: October 7, 2014 TIME: 4:05 p.m. - 5:35 p.m. PLACE: Westchase Community Association Office 10049 Parley Drive Tampa, Florida</p> <p>REPORTED BY: Kimberly Ann Roberts Notary Public State of Florida at Large</p> <p style="text-align: center;">RICHARD LEE REPORTING (813) 229-1588</p> <p>TAMPA: email: rlr@richardleereporting.com ST. PETERSBURG: 100 North Tampa Street, Suite 2060 535 Central Avenue Tampa, Florida 33602 St. Petersburg, Florida 33701</p>	<p style="text-align: right;">Page 3</p> <table border="0"> <thead> <tr> <th style="text-align: left;">INDEX</th> <th style="text-align: right;">PAGE</th> </tr> </thead> <tbody> <tr> <td>Meeting opened by Chairman Ragusa</td> <td style="text-align: right;">4</td> </tr> <tr> <td>Roll Call</td> <td style="text-align: right;">4</td> </tr> <tr> <td>Consent Agenda</td> <td></td> </tr> <tr> <td>Motion to approve</td> <td style="text-align: right;">5</td> </tr> <tr> <td>(Motion passes)</td> <td style="text-align: right;">5</td> </tr> <tr> <td>Engineer's report</td> <td></td> </tr> <tr> <td>Biomass proposal</td> <td style="text-align: right;">5</td> </tr> <tr> <td>Motion to approve proposal</td> <td style="text-align: right;">7</td> </tr> <tr> <td>Further discussion</td> <td style="text-align: right;">7</td> </tr> <tr> <td>(Motion passes)</td> <td style="text-align: right;">9</td> </tr> <tr> <td>Attorney's Report</td> <td style="text-align: right;">10</td> </tr> <tr> <td>Update on RFQ for parks consultants</td> <td style="text-align: right;">10</td> </tr> <tr> <td>Manager's report</td> <td style="text-align: right;">37</td> </tr> <tr> <td>Staff pay increases and bonuses</td> <td style="text-align: right;">37</td> </tr> <tr> <td>Motion to approve pay increases and bonuses</td> <td style="text-align: right;">42</td> </tr> <tr> <td>(Motion passes)</td> <td style="text-align: right;">42</td> </tr> <tr> <td>Securitas request</td> <td style="text-align: right;">50</td> </tr> <tr> <td>Audience comments</td> <td style="text-align: right;">75</td> </tr> <tr> <td>Supervisor requests</td> <td style="text-align: right;">83</td> </tr> <tr> <td>Motion to approve expenditure</td> <td style="text-align: right;">93</td> </tr> <tr> <td>(Motion passes)</td> <td style="text-align: right;">93</td> </tr> <tr> <td>Motion to approve fountain expenditure</td> <td style="text-align: right;">95</td> </tr> <tr> <td>(Motion withdrawn)</td> <td style="text-align: right;">96</td> </tr> <tr> <td>Motion to adjourn</td> <td style="text-align: right;">107</td> </tr> <tr> <td>(Motion passes)</td> <td style="text-align: right;">107</td> </tr> <tr> <td>Adjournment</td> <td style="text-align: right;">107</td> </tr> </tbody> </table>	INDEX	PAGE	Meeting opened by Chairman Ragusa	4	Roll Call	4	Consent Agenda		Motion to approve	5	(Motion passes)	5	Engineer's report		Biomass proposal	5	Motion to approve proposal	7	Further discussion	7	(Motion passes)	9	Attorney's Report	10	Update on RFQ for parks consultants	10	Manager's report	37	Staff pay increases and bonuses	37	Motion to approve pay increases and bonuses	42	(Motion passes)	42	Securitas request	50	Audience comments	75	Supervisor requests	83	Motion to approve expenditure	93	(Motion passes)	93	Motion to approve fountain expenditure	95	(Motion withdrawn)	96	Motion to adjourn	107	(Motion passes)	107	Adjournment	107
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<p style="text-align: right;">Page 2</p> <p>APPEARANCES: WESTCHASE COMMUNITY DEVELOPMENT DISTRICT BOARD MEMBERS:</p> <p>Mark Ragusa, Chairman Greg Chesney Brian Ross Brian Zeigler Bob Argus</p> <p>ALSO PRESENT:</p> <p>SEVERN TRENT SERVICES:</p> <p>Andy Mendenhall, District Manager</p> <p>DISTRICT ENGINEER:</p> <p>Tonja Stewart</p> <p>DISTRICT ATTORNEY:</p> <p>Erin McCormick</p> <p>WESTCHASE STAFF:</p> <p>Sonny Whyte Doug Mays</p>	<p style="text-align: right;">Page 4</p> <p>1 The transcript of Westchase Community 2 Development District Board Meeting, on the 7th day 3 of October, 2014, at the Westchase Community 4 Association Office, 10049 Parley Drive, Tampa, 5 Florida, beginning at 4:05 p.m., reported by 6 Kimberly Ann Roberts, Notary Public in and for the 7 State of Florida at Large. 8 * * * * *</p> <p>9 CHAIRMAN RAGUSA: We're going to get 10 started. Good afternoon. Welcome to the 11 October 7, 2014 Westchase Community 12 Development District meeting. 13 I'm Mark Ragusa, the chair. The record 14 should reflect that Supervisors Argus, Ross, 15 Zeigler, and Chesney are present. 16 If everyone would please stand and join 17 me in the Pledge of Allegiance. 18 (The Pledge of Allegiance was recited.) 19 CHAIRMAN RAGUSA: We have the consent 20 agenda. Mr. Argus has three scrivener errors 21 on two of the three meeting minutes we are 22 being asked to approve. That's the August 5, 23 August 25, and September 9 meeting minutes. 24 Does anyone else have any additional 25 changes? Mr. Argus' changes were scrivener</p>																																																						

<p style="text-align: right;">Page 5</p> <p>1 errors; they are not substantive. He has them 2 here if you would like to see them. 3 Do we have anyone wishing to pull those 4 items from the consent agenda? 5 (No response.) 6 CHAIRMAN RAGUSA: Hearing nothing, the 7 motion to approve the minutes as modified by 8 Mr. Argus' scrivener errors and acceptance of 9 the financial statements as of August 31, 2014 10 would be appropriate. 11 MR. ZEIGLER: So move. 12 CHAIRMAN RAGUSA: Do we have a second? 13 MR. CHESNEY: Yes. 14 CHAIRMAN RAGUSA: All in favor, please 15 raise your hand. 16 (All members signify in the 17 affirmative.) 18 CHAIRMAN RAGUSA: That motion passes 19 five to nothing. 20 (Motion passes.) 21 CHAIRMAN RAGUSA: We're going to move 22 quickly, and then into the engineer's report. 23 Tonja. 24 MS. STEWART: The only item I have is in 25 regard to the final proposal for Biomass</p>	<p style="text-align: right;">Page 7</p> <p>1 no rush because we'd like the water levels to 2 go down just a tad if possible. 3 CHAIRMAN RAGUSA: So you're not asking 4 us to take any action today? 5 MS. STEWART: Basically it's just the 6 final contract. You approved everything last 7 month so -- 8 CHAIRMAN RAGUSA: Okay. How far are we 9 from getting that signed? 10 MS. McCORMICK: I just got it, so -- 11 CHAIRMAN RAGUSA: Okay. 12 MS. McCORMICK: -- I mean, you could 13 approve it. It's for \$33,550, subject to 14 changes, or we could include it in Dropbox, 15 and we could approve it, it sounds like, at 16 the next meeting. 17 CHAIRMAN RAGUSA: What's your 18 preference, gentlemen? 19 The form of the contract will be subject 20 to legal review. I think the true issue is 21 the amount. What would you prefer to do? 22 MR. ARGUS: Motion to approve it today. 23 CHAIRMAN RAGUSA: As to particular 24 amount -- what was the amount? 25 MS. McCORMICK: \$33,550.</p>
<p style="text-align: right;">Page 6</p> <p>1 Tech. I believe that Sonny has put all of the 2 historical documents on Dropbox as well as the 3 new documents on Dropbox. I don't think we 4 have anything further to discuss than what we 5 discussed at last month's meeting, the 6 pricing, the scope of work. 7 I guess the one note I will make is that 8 A & B Aquatics is not charging us for the 9 replacement of the aquatic plants, so that 10 leaves us a few extra dollars that were 11 available that could be used for any overages 12 of the aquatic plants in 2014. 13 I did give the contract to Erin to 14 review, so I'm hoping that I can give Sonny 15 the original, let her get the chair's 16 signature whenever we know that Erin has 17 approved the formal contract. 18 I used the same form we had before, but 19 I suspect there may be some updates. And I 20 can also do some updates if you want to sign 21 it today and just get with Sonny and replace 22 any changes, you know, over the next couple 23 weeks. They probably won't be able to be out 24 here for the next 30 days anyway. 25 And I recommend that, you know, this is</p>	<p style="text-align: right;">Page 8</p> <p>1 CHAIRMAN RAGUSA: Erin, is there 2 anything substantive that the board should 3 consider other than what I'm going to call 4 standard contract language? 5 MS. McCORMICK: Not that I'm aware of 6 right now. 7 CHAIRMAN RAGUSA: Okay. 8 MS. STEWART: We'll make any changes 9 that Erin needs to make, and we can get it 10 signed today, and then obviously hold it until 11 she's done with her review, make the changes 12 and -- 13 MS. McCORMICK: Right. And if there is 14 anything material, then I can come back to the 15 board at next month's meeting and let you -- 16 you know, we can discuss it. 17 MR. ARGUS: Is there any chance that the 18 dollar amount might change? 19 MS. STEWART: No. That will not 20 change. 21 CHAIRMAN RAGUSA: So we have a motion to 22 approve the agreement in the amount stated by 23 counsel. Do we have a second? 24 MR. ROSS: Second. 25 CHAIRMAN RAGUSA: All in favor -- any</p>

<p style="text-align: right;">Page 9</p> <p>1 discussion?</p> <p>2 (No response.)</p> <p>3 CHAIRMAN RAGUSA: Seeing none, all in</p> <p>4 favor please raise your hand.</p> <p>5 (All board members signify in the</p> <p>6 affirmative.)</p> <p>7 CHAIRMAN RAGUSA: That motion passes</p> <p>8 five to nothing as well.</p> <p>9 (Motion passes.)</p> <p>10 MS. STEWART: Thank you. That's all I</p> <p>11 had.</p> <p>12 MR. CHESNEY: We need to take action on</p> <p>13 that tonight --</p> <p>14 MS. McCORMICK: Right.</p> <p>15 MR. CHESNEY: -- so I guess you're just</p> <p>16 going to stick around --</p> <p>17 MS. McCORMICK: No. No. I can just ask</p> <p>18 her about making that report available.</p> <p>19 MR. CHESNEY: Okay.</p> <p>20 MS. STEWART: I'm going to coordinate</p> <p>21 with Sonny with any changes in the final</p> <p>22 Dropbox.</p> <p>23 CHAIRMAN RAGUSA: Okay.</p> <p>24 MS. McCORMICK: We're going to do a</p> <p>25 request for qualifications for the park</p>	<p style="text-align: right;">Page 11</p> <p>1 areas and parks and facilities, and to prepare</p> <p>2 plans and specifications for a competitive</p> <p>3 solicitation to upgrade and improve the parks</p> <p>4 and open space areas, and then also to ask the</p> <p>5 district's representative or consultant on a</p> <p>6 future park improvement project.</p> <p>7 So we need to let somebody -- they may</p> <p>8 do some components of this, they may do all of</p> <p>9 it, you may add on to it, but we're just trying</p> <p>10 to give an idea to the consultants of what it</p> <p>11 is that we're looking for.</p> <p>12 And the way that I envision that this</p> <p>13 would work is, we would publish this</p> <p>14 advertisement, then any of the professional</p> <p>15 groups or companies that are out there would</p> <p>16 be able to just submit a package that would</p> <p>17 show their qualifications, maybe projects that</p> <p>18 they've done, their experience. It would not</p> <p>19 be a proposal or a bid at all to the</p> <p>20 district. It would just be this, you know,</p> <p>21 why we're qualified to perform these</p> <p>22 services.</p> <p>23 The board could receive those and then</p> <p>24 might decide that it wants to interview all of</p> <p>25 the people that submit, or it may say, "No, we</p>
<p style="text-align: right;">Page 10</p> <p>1 consultant. Do you want to skip to that since</p> <p>2 Tonja is here before she leaves?</p> <p>3 CHAIRMAN RAGUSA: Yes, please.</p> <p>4 MS. McCORMICK: Okay. So I prepared a</p> <p>5 request for qualifications for parks planning,</p> <p>6 consulting, and engineering services, and it</p> <p>7 should be in the documents that were in</p> <p>8 Dropbox, if everyone got a chance to look at</p> <p>9 it.</p> <p>10 This is a request for qualifications.</p> <p>11 Under the statute that is called The</p> <p>12 Consultants Competitive Negotiation Act which</p> <p>13 deals with professionals, such as engineers,</p> <p>14 that are providing services to the district;</p> <p>15 and I tried to make this very broad, not too</p> <p>16 specific, and say that the services that we</p> <p>17 are looking for somebody to perform relate to</p> <p>18 comprehensive review of all of the district's</p> <p>19 parks, recreational, and open space areas for</p> <p>20 purposes of evaluating compliance with all</p> <p>21 applicable legal and regulatory requirements,</p> <p>22 making recommendations concerning potential or</p> <p>23 future improvements to parks, recreational</p> <p>24 facilities, and open space areas, to assist in</p> <p>25 the development of a master plan for those</p>	<p style="text-align: right;">Page 12</p> <p>1 want to interview these three consultants and</p> <p>2 talk with them," and then that would happen at</p> <p>3 an open meeting -- maybe at next month's</p> <p>4 meeting, and then after that, you would rank</p> <p>5 the consultant teams, and we would go to the</p> <p>6 number one ranked consultant and work on a</p> <p>7 contract to hire them to do these services.</p> <p>8 MR. ZEIGLER: Is the intention here also</p> <p>9 to not only take care of their recommendations</p> <p>10 for the recreational areas and the playground</p> <p>11 areas, but also maybe even incorporate splash</p> <p>12 park ideas and things like that?</p> <p>13 MS. McCORMICK: I think the idea is to</p> <p>14 at least initially keep this broad, and then</p> <p>15 if you want to narrow down the scope of what</p> <p>16 you are going to hire them to do and actually</p> <p>17 contract with them, you could do that.</p> <p>18 MR. ZEIGLER: Okay.</p> <p>19 MR. CHESNEY: I had identified -- I took</p> <p>20 notes from our last meeting. I had identified</p> <p>21 seven objectives, three that were necessary</p> <p>22 and then four that were, you know, more -- you</p> <p>23 know, other things that we've talked about</p> <p>24 over the time. But Erin had suggested, and I</p> <p>25 think she's correct, that we keep it broad,</p>

3 (Pages 9 to 12)

<p style="text-align: right;">Page 13</p> <p>1 and then in our discussions with the 2 individual consultants or architects or 3 whatever they're called, then go through, you 4 know, more of our objectives there, then 5 putting in the documents. 6 MR. ARGUS: Somewhere in one of the 7 Dropboxes we got -- since the last meeting, 8 there was a copy of the 2005 plan, and it was 9 much more extensive than just the parks. So 10 that might be our start. 11 It included everything from going down 12 the streets looking and finding utility boxes 13 that we may want to put a plant or two by just 14 to hide them. So it was much more inclusive. 15 CHAIRMAN RAGUSA: Let me step back 16 here. 17 Am I right in saying that this RFQ is 18 really the first step in what I'm going to 19 call a design component versus a design build 20 component? 21 MS. McCORMICK: This would be to hire 22 the consultant to come in and develop an 23 approach to the project. This is not 24 specifically going through a proposal process 25 for a design build project.</p>	<p style="text-align: right;">Page 15</p> <p>1 And my recollection as well, you hadn't 2 decided officially whether you want -- which 3 of the two paths you wanted to go down. 4 CHAIRMAN RAGUSA: Well, we use the RFQ 5 -- my concern is that there's a -- I want to 6 be able to use this -- if the board is not 7 going to make a decision at this stage whether 8 we want to do a design build contractor or 9 whether we want to bifurcate and do a designer 10 and a contractor, can we still use this 11 regardless of those two options? That's my 12 concern. 13 MS. McCORMICK: Yeah. I would say -- 14 I'm looking at your rules of procedure. But I 15 would say probably not. 16 MR. MENDENHALL: Well, for what you're 17 doing -- and I'm just going off memory here -- 18 but the first step is obviously going to 19 categorically look at the parks and look at 20 what the ADA requirements are and what you 21 need and what you want. 22 So in either of two those options, 23 you're still going to have that step. 24 MR. CHESNEY: Yeah. 25 MR. MENDENHALL: So could we tweak this</p>
<p style="text-align: right;">Page 14</p> <p>1 So, yes, I mean, it could -- I don't 2 know that you would be precluded from it 3 morphing into design build, but -- except that 4 you would have to go through a new bidding 5 process. You wouldn't be specifically hiring 6 this consultant to do the bid -- to do the 7 project, the construction itself. 8 CHAIRMAN RAGUSA: But I thought -- and 9 I'm trying to find exactly in the minutes -- 10 it's in the 50s -- I thought the board did not 11 reach a consensus on whether we were going to 12 take a design professional and a construction 13 component versus a design and build. 14 The way I look at this, if you're going 15 to RFQ with the criteria you set forth -- 16 MS. McCORMICK: Right. 17 CHAIRMAN RAGUSA: -- you've really made 18 the decision that you're going to go with an 19 owner's representative slash designer and 20 then -- 21 MR. CHESNEY: Well, we've reviewed the 22 minutes, didn't we, or is that another issue 23 we reviewed minutes on? 24 MR. MENDENHALL: Slightly different 25 issue; related, though.</p>	<p style="text-align: right;">Page 16</p> <p>1 advertisement to make it a little bit more 2 generic? Some of the wording does make it 3 seem a little bit as if it is -- you know, 4 they're being brought in as the owner's 5 representative. But could we just make it a 6 little bit more generic, because you would 7 still need this step regardless? 8 MS. STEWART: Can I make a couple 9 comments, too? 10 One of the things I learned within the 11 past 30 days, I happened to watch this little 12 documentary on TV one day, and I called Sonny 13 and told her about it. But one of the things 14 that they're saying now is that even though 15 these park facilities have become ADA 16 compliant, they still are doing a very poor 17 job integrating disabled or special needs 18 children into play. 19 So one of the things I kind of now 20 understand a little bit better is it may not 21 be your goal to be ADA compliant; it may go 22 beyond just that. I don't know if that means, 23 you know, getting some assistance with 24 residents who have special needs, handicapped 25 children.</p>

4 (Pages 13 to 16)

<p style="text-align: right;">Page 17</p> <p>1 I don't know what level you want to take 2 it, but I wanted to throw that on the table, 3 because I did see that documentary and found 4 it kind of interesting that ADA compliance may 5 not be what you want to achieve. It may be 6 something more than that. 7 MR. CHESNEY: I mean, we haven't had any 8 requests for that specifically. 9 CHAIRMAN RAGUSA: Well, we previously 10 have. 11 MR. ARGUS: Yes, the swing. 12 MR. CHESNEY: And we put in the swing. 13 I mean, what I had identified as our 14 objectives. Our necessary objectives was 15 prepare recommendations for compliance with 16 the park deficiency report, because, I mean, 17 we received a report where we're deficient in 18 certain areas, and then prepare 19 recommendations for the spray pad, because we 20 had talked about that, and then prepare an 21 updated inventory of all parks, common green 22 spaces in Westchase and a list of possible 23 uses, which is what you had brought up. So 24 that's what I had identified as our necessary 25 objectives.</p>	<p style="text-align: right;">Page 19</p> <p>1 What I just heard in the last round of 2 comments was the need to have someone with 3 professional experience come in and evaluate 4 what we have. I think we know what we have, 5 but, nonetheless, that's one component. 6 The other component is what I would call 7 the project construction component, and that 8 would require a design and then the actual 9 construction component. 10 On the second phase, I don't know -- I 11 still don't know whether we're better off 12 hiring a design professional who would create 13 plans and specifications, and then we would 14 bid out a contractor through our required 15 process. I don't know whether that's the best 16 approach, or that we do a single stage where 17 we solicit a design-build contractor who 18 would do both components, both design and 19 then they build what they design. I don't 20 know what's the best option here. 21 MR. ROSS: Since you don't know which is 22 the best, and I -- no question you have more 23 experience at this than I do. Is there a 24 disadvantage to doing the first approach? 25 That is, where we go hire someone to act as</p>
<p style="text-align: right;">Page 18</p> <p>1 I mean, so who better to -- you know, a 2 lot of that is not necessarily -- you know, I 3 mean, a lot of that is not construction 4 related. I mean -- 5 CHAIRMAN RAGUSA: It's also not designer 6 related. 7 MR. CHESNEY: Yeah. Someone that knows 8 something about parks related. 9 MS. STEWART: Because it will have to be 10 incorporated into the design in order to bid 11 it. 12 MR. CHESNEY: Yeah. So, I mean -- 13 CHAIRMAN RAGUSA: Mr. Ross. 14 MR. ROSS: I want to make certain, Mark, 15 that I'm not reading something into your words 16 or your lack of words. 17 Do you have an opinion based on your 18 professional experiences that the district 19 should be pursuing one route over the other? 20 CHAIRMAN RAGUSA: A route for what, I 21 guess is my question? 22 MR. ROSS: For what we're generally 23 discussing. 24 CHAIRMAN RAGUSA: What I see as -- we're 25 headed down a two-part path, as I see it.</p>	<p style="text-align: right;">Page 20</p> <p>1 our consultant/advisor and then later bid 2 out some proposals for work? 3 MS. McCORMICK: And let me just 4 interject here, because I was just looking at 5 the Consultants Competitive Negotiation Act, 6 and just looking at it quickly here, I don't 7 think that -- what it says is that if you use 8 somebody that's basically going to be your 9 consultant to design what the project is that 10 you want to do, then they are not allowed to 11 bid on that construction of the project. 12 So I think that you have to make a 13 choice. You either go with the two-step 14 process, knowing that you're going to be 15 utilizing a different construction company 16 once you work with the consultants to design 17 the project, or you say, no, we want to bring 18 one person in who's going to do the whole 19 thing. 20 MR. CHESNEY: Well, let me go back to -- 21 a lot of the issues in the report are 22 compliance issues with the equipment. 23 I mean, a lot of times the equipment, 24 when we've done research, the equipment are 25 provided by specific companies, and they have</p>

<p style="text-align: right;">Page 21</p> <p>1 their own installation crews and vendors. 2 It's not a general contractor that we hire. 3 It's different to me than the parks when 4 we were building canopies and bathrooms and 5 things like that. 6 CHAIRMAN RAGUSA: This is a hybrid. 7 You're partially right. 8 MR. CHESNEY: Yeah. Well, I'm just 9 saying that, to me, that makes the design -- 10 the design and consultation more important. 11 CHAIRMAN RAGUSA: But part of the 12 component is site work, and you need a general 13 contractor. I don't think we want to serve as 14 our own general contractor. You're going to 15 have site work. 16 Yes, they would work hand-in-hand with 17 the equipment supplier for installation, but 18 the reality is, the canopies are the exact 19 same thing. There's a company that 20 manufactures them, they come in and they 21 install them. 22 The general contractor is not really 23 providing much in the way of labor on this 24 project. They're providing more of a 25 management service.</p>	<p style="text-align: right;">Page 23</p> <p>1 just had a horrible experience with a project 2 that we did not use a GC because of the 3 developer recommendation and negotiations with 4 the vendors, and it's turned out to be a mess, 5 so I swore I would never do anything without a 6 GC again. 7 But there are GCs out there who can -- 8 who have site work and playground experience 9 together. That shouldn't be a really big 10 deal. So companies like Cornerstone and 11 Florida Playground Structures and Water 12 Features, they kind of specialize in those 13 things versus the Hardeman Kemptions of the 14 world and the StanTech Consulting Services 15 just specializes in design. 16 So I think the consultant is really 17 important because I think this is going to 18 evolve into obviously a very important 19 project. And I think taking the consultant 20 out, then you're left with just the vendor 21 who's interested in finding you material. I 22 just don't think they have the same options. 23 The designer has got, to me, more options. 24 CHAIRMAN RAGUSA: Mr. Argus. 25 MR. ARGUS: Also I don't want to just</p>
<p style="text-align: right;">Page 22</p> <p>1 MR. CHESNEY: Okay. 2 CHAIRMAN RAGUSA: So I just want to move 3 us. I keep raising this point because I think 4 it's a fundamental decision that this board 5 needs to make as to whether we want to go with 6 what we did a number of years ago when we 7 hired a design-build contractor versus -- but 8 this would probably lead us down the path that 9 we're going to select someone who consults 10 with us and ultimately designs the project, 11 and then we would use those designs, specs 12 and criteria and drawings to solicit a 13 contractor who would implement it. 14 And I don't know that I -- I don't have 15 a feeling one way or the other which is the 16 best approach. I know the pitfalls of both. 17 So I'd almost defer to our engineer on her 18 thoughts with respect to what our best 19 approach is for this size project, and counsel 20 obviously as well, and management. 21 MS. STEWART: I professionally think 22 that you need to interview consultants that 23 are going to provide you a design that you're 24 going to want. 25 Number one, in regard to GC, Greg, I</p>	<p style="text-align: right;">Page 24</p> <p>1 concentrate on the two parks. We talked last 2 month and I believe the month before about 3 coming up with a long-range master plan, and I 4 want it to make sure we do that as well, 5 including all the smaller parks around here 6 and other assets we may have. 7 CHAIRMAN RAGUSA: What is it about our 8 current engineer and staff that can't do 9 that? 10 MR. ARGUS: I'm not saying there is 11 anything. I just don't want us to forget to 12 do that. 13 CHAIRMAN RAGUSA: Okay. 14 MR. CHESNEY: I mean, when I asked 15 originally two meetings ago, why can't we use 16 our current contractor? 17 MS. STEWART: And you can. We do 18 provide services to do that. My -- I don't 19 want to say this is a fear. Consultants are 20 different. You've got to be happy with that 21 consultant, not -- supposedly you're happy 22 with the engineering services. Hopefully 23 maybe you'll be happy with our planner 24 services and our architectural services, and 25 maybe you'll choose StanTech to do it.</p>

<p style="text-align: right;">Page 25</p> <p>1 But I think this is important enough, 2 you've got to really like your designer. 3 That's just my personal -- 4 CHAIRMAN RAGUSA: I agree. 5 MR. ZEIGLER: And would the designer be 6 the GC overseeing -- 7 MS. STEWART: They will not. They are 8 strictly a design professional. 9 CHAIRMAN RAGUSA: They cannot be under 10 this process. 11 MR. ZEIGLER: Okay. 12 CHAIRMAN RAGUSA: So we would -- we're 13 going to have a two-step process. We would go 14 out and request qualifications, we'd probably 15 interview designers, then we would contract 16 with a designer, they would do the analysis, 17 drawing, all that phase; and once we have 18 something that we can send out to potential 19 contractors, we would then solicit -- once we 20 decided how -- whether we want a fixed price, 21 cost plus, whatever we're going to decide, 22 then we go to contractors and select the 23 contractor we like the most. Whether that's 24 based on lowest price, I don't know. 25 So it's just a longer stage. But I'm</p>	<p style="text-align: right;">Page 27</p> <p>1 CHAIRMAN RAGUSA: Okay. 2 MR. ROSS: I move that we proceed. 3 MR. CHESNEY: I second. 4 CHAIRMAN RAGUSA: Any further 5 discussion? 6 Mr. Argus? 7 MR. ARGUS: Just out of curiosity, I 8 noticed the last paragraph on the first page, 9 yes, for e-card copies. 10 MS. McCORMICK: Uh-huh. 11 MR. ARGUS: Is that for us? If so, 12 we're all on Dropbox, so it should be 13 electronic instead. 14 MS. McCORMICK: This is typically what, 15 you know, we do a lot of times with requests 16 for proposals or CCNAs, but if you're 17 comfortable without having a hard copy of it, 18 you can just ask for, you know, three copies 19 of it, rather than eight copies of it. 20 MR. ARGUS: I'd just as soon have it on 21 Dropbox. 22 MS. McCORMICK: And I guess we can talk 23 about timing, because, I mean, this can be as 24 quick as, you know, you publish it, and then 25 it's a 14-day process.</p>
<p style="text-align: right;">Page 26</p> <p>1 hearing from the engineer, and I don't put any 2 bias with your company. I think we have great 3 faith in your company. What I'm hearing is, 4 for this project, we're probably better off 5 doing a separate consultant designer and a 6 separate contractor. 7 You've got to understand that whoever 8 gets the design work cannot build it, so that 9 you're looking at a pure design company. So 10 are you in agreement, both of you? 11 MR. MENDENHALL: In my experience, it 12 seems to work best when you do have somebody 13 that's independent that's acting as your 14 advocate. 15 I know one of the concerns is, that 16 gives two folks who can point fingers. That's 17 really a potential downfall, but I think 18 that's minimal compared to what you gain from 19 it. 20 CHAIRMAN RAGUSA: All right. Anybody in 21 disagreement? 22 (No response.) 23 CHAIRMAN RAGUSA: All right. Knowing 24 that, is this the right method, the RFQ? 25 MS. McCORMICK: Yes.</p>	<p style="text-align: right;">Page 28</p> <p>1 So we could get you the proposals that 2 come in, and you could look at them before 3 next month's meeting, and then you could 4 discuss who you would want to bring in to 5 interview at that point. Does that sound 6 like -- 7 CHAIRMAN RAGUSA: Mr. Ross. 8 MR. ROSS: My preference would be to do 9 exactly what you just said. Have a deadline 10 prior to our next meeting so that we have some 11 additional stuff to look at and try to keep 12 the momentum. 13 MS. McCORMICK: I mean, if you really 14 wanted to expedite it, we could look at having 15 all of the consultants come in at next month's 16 meeting, but I don't know if you're wanting to 17 go that fast or if you want to see the 18 proposals first. 19 MR. ROSS: My only reaction to that is, 20 I'd hate to have somebody come in, and I've 21 looked at their materials, and I'm thinking no 22 way, no how, and then we're just wasting their 23 time and our time, and I almost feel like 24 that's rude and a bad use of time. 25 MR. CHESNEY: That's fine. I agree with</p>

<p style="text-align: right;">Page 29</p> <p>1 that. So have them --</p> <p>2 CHAIRMAN RAGUSA: Well, let me ask.</p> <p>3 What should we expect to receive? I know what</p> <p>4 the RFQ says. We're not going to get</p> <p>5 drawings. All we're going to do is get</p> <p>6 history, background --</p> <p>7 MR. MENDENHALL: Qualifications.</p> <p>8 CHAIRMAN RAGUSA: -- qualifications.</p> <p>9 MS. McCORMICK: Experience.</p> <p>10 CHAIRMAN RAGUSA: It's going to be</p> <p>11 pretty benign stuff.</p> <p>12 MR. ZEIGLER: How about references?</p> <p>13 MS. McCORMICK: References.</p> <p>14 CHAIRMAN RAGUSA: That will all be in</p> <p>15 there.</p> <p>16 MR. ROSS: My guess is somebody will</p> <p>17 probably throw in some ideas that they've done</p> <p>18 from other projects --</p> <p>19 CHAIRMAN RAGUSA: Sure.</p> <p>20 MR. ROSS: -- and give us some sketches,</p> <p>21 pictures, whatever; and I would think some of</p> <p>22 that would be influential.</p> <p>23 MR. CHESNEY: Because we don't have to</p> <p>24 interview all of them. Right?</p> <p>25 MS. McCORMICK: No, we don't. You don't</p>	<p style="text-align: right;">Page 31</p> <p>1 MS. STEWART: I don't know. Andy?</p> <p>2 CHAIRMAN RAGUSA: What's the typical</p> <p>3 window in an RFQ?</p> <p>4 MR. MENDENHALL: As far as returning it,</p> <p>5 I mean, you figure it takes about seven days</p> <p>6 for the paper to get in, and then usually we</p> <p>7 bid, you know, on the statute it might not,</p> <p>8 but a typical case is, you know, 20 days or</p> <p>9 so.</p> <p>10 CHAIRMAN RAGUSA: I was thinking -- I</p> <p>11 was thinking we wouldn't have the materials</p> <p>12 before the next meeting.</p> <p>13 MR. ROSS: No challenge here. But if we</p> <p>14 need to make it longer, that's fine.</p> <p>15 MR. MENDENHALL: I mean, we're a day</p> <p>16 later next month.</p> <p>17 MS. McCORMICK: Well, we're required to</p> <p>18 give them 14 days' notice.</p> <p>19 MR. MENDENHALL: Okay.</p> <p>20 CHAIRMAN RAGUSA: I just think that's</p> <p>21 too short a window.</p> <p>22 MS. McCORMICK: Too short?</p> <p>23 CHAIRMAN RAGUSA: I want to maximize the</p> <p>24 number of people that will submit. Well, I</p> <p>25 guess if we gave 21 days, we may make the next</p>
<p style="text-align: right;">Page 30</p> <p>1 have to.</p> <p>2 MR. MENDENHALL: And you could get the</p> <p>3 materials, take a look at it, at the next</p> <p>4 meeting you could determine a short list of</p> <p>5 folks you want to have come in, you know.</p> <p>6 CHAIRMAN RAGUSA: I think that's the</p> <p>7 more prudent approach. I don't want to hurry</p> <p>8 this process. It's moved at a slow pace</p> <p>9 already. I don't feel the need to accelerate</p> <p>10 it with a 14-day window.</p> <p>11 I want to make sure that there's enough</p> <p>12 time to -- that this is out there, it's</p> <p>13 published, that we're going to attract the</p> <p>14 most number of potential designers. I don't</p> <p>15 want anybody to blow it because of a short</p> <p>16 deadline.</p> <p>17 MR. ROSS: No. And please don't -- I</p> <p>18 wasn't suggesting that we truncate the</p> <p>19 process, rather I was just hearing it's 14</p> <p>20 days, and that gives us a chance to at least</p> <p>21 solicit some initial presentation; but if</p> <p>22 you're feeling the 14 days is too short, I'll</p> <p>23 defer to your judgment.</p> <p>24 CHAIRMAN RAGUSA: Tonja, what's the</p> <p>25 typical window on an RFQ?</p>	<p style="text-align: right;">Page 32</p> <p>1 meeting.</p> <p>2 MR. ROSS: Yeah, but I'm a little bit of</p> <p>3 a fish out of water. I didn't even know the</p> <p>4 -- 14 days, 21 days, 28 days -- I don't know</p> <p>5 what the right time component is.</p> <p>6 I absolutely agree, though, with what</p> <p>7 you're suggesting, Mark. The objective is not</p> <p>8 to rush through it. The objective is to give</p> <p>9 everybody and as many people as possible to</p> <p>10 submit quality information to us.</p> <p>11 CHAIRMAN RAGUSA: Mr. Argus.</p> <p>12 MR. ARGUS: The people we're trying to</p> <p>13 get interested in this are all used to doing</p> <p>14 the bidding on RFQs; they're familiar with</p> <p>15 the time frames, aren't they? So they --</p> <p>16 CHAIRMAN RAGUSA: You would hope.</p> <p>17 MR. ARGUS: -- pardon?</p> <p>18 CHAIRMAN RAGUSA: You would hope.</p> <p>19 MR. ARGUS: Yes. That might be a</p> <p>20 qualifying ideal.</p> <p>21 MR. MENDENHALL: You know, much like any</p> <p>22 consultant, this is you're asking generally</p> <p>23 for their qualifications and the background,</p> <p>24 so it's pretty stock what they're going to</p> <p>25 send you.</p>

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1 So I think you bring up a good point,
2 that they probably shouldn't need that much
3 time.
4 MR. ARGUS: So based on your experience,
5 what are the odds we'd gain more submittals if
6 we make it 21 days instead of 14?
7 MR. MENDENHALL: I don't think it will
8 make that much of a difference if you give
9 that much more time. I think with a project
10 like this, your largest response is going to
11 be from folks that we let know this is out
12 here. That's going to be you're biggest
13 response.
14 You'll get a couple stragglers that pick
15 it up in the paper, but probably not too
16 many. And, you know, I think, once again, a
17 lot of the info they're giving you is stock
18 info on their company, their philosophy, that
19 sort of thing, so --
20 CHAIRMAN RAGUSA: Well, can I make a
21 recommendation that we approve it and have
22 20-day window? That way, we should have
23 responses back before our next meeting.
24 MS. McCORMICK: And I think if anybody
25 has any, you know, specific consultants that

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1 they want to make sure get a copy of this,
2 then you can send it out specifically to
3 them --
4 MR. MENDENHALL: Sure. Yeah. Yeah.
5 MS. McCORMICK: -- as well as, you know,
6 hoping that they happen to see it in the
7 newspaper.
8 MR. MENDENHALL: Yes.
9 CHAIRMAN RAGUSA: All right. So then we
10 have -- do we have approval then on the RFQ
11 with a 20-day-response window?
12 MR. ARGUS: So move.
13 CHAIRMAN RAGUSA: And that will -- do we
14 have a second?
15 MR. ROSS: I'll second it.
16 CHAIRMAN RAGUSA: All in favor of the
17 motion, please raise your hand.
18 (All board members signify in the
19 affirmative.)
20 CHAIRMAN RAGUSA: That motion passes
21 five to nothing as well.
22 (Motion passes.)
23 CHAIRMAN RAGUSA: Tonja, anything else
24 for you?
25 MS. STEWART: No, sir. That's it.

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1 CHAIRMAN RAGUSA: Thank you.
2 MS. STEWART: Thank you.
3 CHAIRMAN RAGUSA: Mr. Argus.
4 MR. ARGUS: The landscaping, or the bank
5 replacement, for the golf course pond --
6 MS. McCORMICK: Uh-huh.
7 MR. ARGUS: -- have we made any progress
8 on that?
9 MS. McCORMICK: Well, Tonja and I have
10 discussed it. And I've looked at the issue of
11 whether the CDD has any responsibility,
12 because, remember, we talked about the fact
13 that the CDD does not own those banks; the lot
14 owner owns them, and then the ponds are owned
15 by the golf course.
16 The CDD has an easement over the pond
17 banks by virtue of the plat, but there's no
18 separately recorded easement, and I verified
19 that with Tonja.
20 So all that plat language says is that
21 the easement is for maintenance purposes, so I
22 don't think that that -- I don't know of
23 anything that means that that -- that the
24 district then has an affirmative obligation to
25 go in there and do anything with respect to

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1 that property that it has easement over.
2 MS. STEWART: One of the things that we
3 had thought about -- and forgive me. I forgot
4 about this -- we can probably put some aquatic
5 plants in there, at least try to do that.
6 MR. ARGUS: Well, but if it's not our
7 responsibility, why are we --
8 MS. STEWART: Well, I just figured as
9 long as it's in our easement and it's free and
10 it helps stabilize it, and it will maybe make
11 something go away.
12 MS. McCORMICK: Would the aquatic plants
13 go on the property that we have the easement
14 over?
15 MS. STEWART: Yes.
16 CHAIRMAN RAGUSA: Isn't that a staff-
17 level decision?
18 MR. MAY: You're talking about the
19 ponds in the Green Springs. Yeah, you
20 wouldn't want to put plants on there if we
21 haven't restored the edge of that pond yet,
22 because you can't get a mower around that
23 point.
24 So there needs to be some restoration
25 first. And I've already contacted the

<p style="text-align: right;">Page 37</p> <p>1 residents, and Clay, the general manager over 2 at the golf course, and put the two together, 3 so -- 4 MS. McCORMICK: That's good. 5 MS. STEWART: Then we'll leave ours 6 alone then. 7 MR. ARGUS: Thank you. 8 CHAIRMAN RAGUSA: Manager's report. 9 MR. MENDENHALL: I just had the one item 10 tonight I had e-mailed out to everybody. 11 We had talked a while ago about the 12 staff increases or potential increases, 13 bonuses. So I sent out some information to 14 the board and just want to kind of follow up 15 on that as far as direction on where you want 16 to go with that. 17 CHAIRMAN RAGUSA: When did you send 18 that? Do you know? 19 MR. MENDENHALL: Probably about a week 20 and a half ago, maybe. I can look and tell 21 you specifically. 22 CHAIRMAN RAGUSA: Does anybody have it 23 real quick? What's the date of the -- 24 MR. ROSS: I don't have the date. I 25 just printed it out.</p>	<p style="text-align: right;">Page 39</p> <p>1 before. I don't think we should do it. I 2 mean, at the top end, I think they're paid 3 market wage. I think the best thing to do is 4 pay -- they should have a cost-of-living 5 increase, then for the performance, we should 6 do a performance bonus. 7 You know, we've had Severn Trent, you 8 know, run the market analysis of those 9 positions, and we're not underpaying them. 10 MR. MENDENHALL: Correct. 11 MR. CHESNEY: I'm not saying they don't 12 do a great job and that we shouldn't give 13 them, you know, an adequate bonus, and I'm not 14 saying we shouldn't give them a cost of living 15 increase either, but five percent is not what 16 cost of living is. I think I looked it up at 17 whatever meeting we discussed it at 18 originally. 19 MR. ARGUS: And I raise the question 20 about the cost-of-living number that you 21 gave. If you -- well, since, I did a little 22 research on the cost of living. Going back to 23 about 1980, they changed it from a market 24 basket to an equivalency. 25 So, now, the consumer price index</p>
<p style="text-align: right;">Page 38</p> <p>1 CHAIRMAN RAGUSA: Oh, okay. It's got an 2 attachment, I know. 3 MR. MENDENHALL: It was on the 22nd at 4 2:03. 5 CHAIRMAN RAGUSA: You sent it to my 6 work. I remember seeing it. 7 MR. ARGUS: So staff's recommendation 8 was what? 9 MR. MENDENHALL: Staff recommendation 10 was we had -- we have Doug's recommendation 11 for his employees, which was five percent, and 12 I had the same recommendation for Doug based 13 on equivalency. 14 MR. ARGUS: Move to follow staff's 15 recommendation -- or management's 16 recommendation. 17 CHAIRMAN RAGUSA: Do we have a second? 18 MR. ROSS: Did you want to look at it 19 first? 20 CHAIRMAN RAGUSA: I actually recall -- 21 do we have a second on the motion? 22 MR. ROSS: I'll second it. 23 CHAIRMAN RAGUSA: Okay. All right. 24 Discussion. Any discussion? 25 MR. CHESNEY: Well, I made this clear</p>	<p style="text-align: right;">Page 40</p> <p>1 includes, for example, a steak, and they 2 figure, depending on how much money you have 3 in your wallet at the time, you'll either go 4 with a flank steak or a t-bone steak, but the 5 prices is all the same, so it's a variable 6 cost of living. 7 A more accurate projection of the cost 8 of living, many economists believe, is the 9 growth in the money supply. Over the last 10 year, the money supply grew by 4.9 percent, 11 which is essentially 5 percent. 12 Now, we're talking about our staff 13 taking home the bacon. Bacon in the last year 14 went up 17 percent, as a -- all of that 15 factors into the cost of living. I believe 16 the cost of living's closer to the 4.95 17 percent, which is why I made the motion. 18 MR. CHESNEY: Well, I actually do, you 19 know, have a degree in economics. So, I mean, 20 I understand some of that. 21 MR. ARGUS: Mine's just a minor. 22 MR. CHESNEY: No one's getting five 23 percent raises. 24 CHAIRMAN RAGUSA: What's the COLA that 25 the US government posed?</p>

<p style="text-align: right;">Page 41</p> <p>1 MR. ARGUS: 2.1, 2.2 percent. 2 MR. CHESNEY: I didn't know it was that 3 much. I was just looking it up. 4 CHAIRMAN RAGUSA: Do we have any other 5 discussion on the issue? 6 MR. MENDENHALL: One thing to add. 7 CHAIRMAN RAGUSA: Okay. 8 MR. MENDENHALL: And I don't know if you 9 want to handle it separately, but at the same 10 time we do the yearly bonuses, and there was a 11 recommendation for that as well. 12 CHAIRMAN RAGUSA: I thought the motion 13 was the -- I thought it had a yearly bonus on 14 it. 15 MR. MENDENHALL: Well, yes, it did -- 16 CHAIRMAN RAGUSA: Okay. 17 MR. MENDENHALL: -- what I had sent 18 across. I just -- the motion was factored as 19 the percentage rates. 20 MR. ARGUS: It was as to accept staff's 21 recommendation. 22 CHAIRMAN RAGUSA: Yes, that's what I 23 heard, staff recommendation -- 24 MR. MENDENHALL: Fair enough. 25 CHAIRMAN RAGUSA: -- through</p>	<p style="text-align: right;">Page 43</p> <p>1 CHAIRMAN RAGUSA: Counsel? 2 MS. McCORMICK: I don't have anything 3 else besides what we've already talked about. 4 MR. ARGUS: Question. In the -- for 5 Promise Lane, something -- 6 MS. McCORMICK: I'm sorry. For what? 7 MR. ARGUS: The Promise Lane property -- 8 MS. McCORMICK: Okay. 9 MR. ARGUS: -- something with the title 10 insurance about a wall going up, and if we 11 don't put it up by a certain time, we forfeit 12 the property. Is there a resolution to that? 13 MS. McCORMICK: We haven't done anything 14 on that issue. 15 MR. ARGUS: What was the date that we 16 need to do the thing by -- the wall by? 17 MS. McCORMICK: I don't know. I would 18 have to go back and look, because I haven't 19 looked at it recently. 20 CHAIRMAN RAGUSA: We did approve the 21 expenditure for the new title policy last 22 month. 23 MS. McCORMICK: We did, but we haven't 24 gotten the revised title policy yet. 25 CHAIRMAN RAGUSA: Okay.</p>
<p style="text-align: right;">Page 42</p> <p>1 management. 2 All right. Any further discussion? 3 This is for the going-forward compensation and 4 the recommended performance bonuses. 5 MR. MENDENHALL: And -- I'm sorry -- 6 just to add one other point. 7 CHAIRMAN RAGUSA: Sure. 8 MR. MENDENHALL: It would actually be 9 retroactive back -- 10 CHAIRMAN RAGUSA: To October 1? 11 MR. MENDENHALL: -- yeah -- just for 12 clarification. 13 CHAIRMAN RAGUSA: All in favor of the 14 motion, please raise your hand. 15 (Board members signify in the 16 affirmative.) 17 CHAIRMAN RAGUSA: All opposed. 18 (One board member signifies in the 19 negative.) 20 CHAIRMAN RAGUSA: Okay. That motion 21 passes four to one, Mr. Chesney voting 22 against. 23 (Motion passes.) 24 CHAIRMAN RAGUSA: Anything else, Andy? 25 MR. MENDENHALL: No, sir.</p>	<p style="text-align: right;">Page 44</p> <p>1 MR. ARGUS: Nor do we know if that's 2 been removed from the title. 3 CHAIRMAN RAGUSA: Well, that's what 4 they're doing. 5 MS. McCORMICK: Yes, that's -- 6 MR. ARGUS: They're attempting to do, 7 yes. 8 CHAIRMAN RAGUSA: Right. 9 MS. McCORMICK: We're doing that as a 10 first step. But, I mean, if you want me to 11 bring all the details related to -- 12 MR. ARGUS: No. I just want to make 13 sure we won't miss the date. 14 MS. McCORMICK: Oh, no. No. It's not 15 that soon. It's not imminent. 16 MR. ARGUS: All right. Thank you. 17 CHAIRMAN RAGUSA: Anything else for 18 counsel? 19 MR. CHESNEY: Trying to find that -- the 20 internet's down. I can't find any documents. 21 CHAIRMAN RAGUSA: Field manager's 22 report, Doug. 23 MR. MAYS: We're pretty good this month. 24 I don't have a whole lot to report, unless 25 there is questions on what's been going on in</p>

<p style="text-align: right;">Page 45</p> <p>1 the interim with the mowing and stuff, 2 obviously because of all the rain, but they're 3 back on it again. And then, of course, we 4 have our guests here from the security of the 5 Greens. They have some information for you 6 that they'd like to talk to the board about. 7 And then Sonny has a request. So 8 whichever one you want to handle first. 9 CHAIRMAN RAGUSA: I will get to them 10 very briefly. 11 MR. MAYS: Sonny's got a request then. 12 CHAIRMAN RAGUSA: Sonny's on. 13 MS. WHYTE: Well, we're doing movies in 14 the park -- or actually the WCA is doing 15 movies in the park on Friday. They have no 16 problems, but they had a request from a Green 17 Locust Yoga and Organics. They would like to 18 -- you know how we've had bounce houses before 19 movies in the park and stuff like that in the 20 past. They would like to donate their time 21 with the children and do some yoga, fun stuff, 22 keep the kids entertained before the movie 23 starts. 24 In other words, from sundown, you know, 25 to maybe a half hour before. But, of course,</p>	<p style="text-align: right;">Page 47</p> <p>1 That's my opinion. I want to hear what 2 everybody else thinks. 3 MR. ZEIGLER: Historically, haven't we 4 turned these down because they're doing 5 initially a goodwill type of project, but in 6 the end it's to get clientele? 7 CHAIRMAN RAGUSA: It is marketing. And 8 I do have one of those degrees. 9 MR. CHESNEY: Not a surprise. Sorry. 10 Sorry. My wife has one, too. 11 MS. WHYTE: We've had -- in the past, 12 for movies in the park, we've had a couple of 13 restaurants provide free food, we've had some 14 other vendors -- we had banks come by and give 15 out freebies to, you know, the kids, and it 16 has all been in conjunction with the WCA. It 17 is a community-wide event. 18 MR. ARGUS: That's true. 19 MS. WHYTE: So we have done other things 20 where they, you know -- so it's a -- 21 MR. ZEIGLER: We've deferred to staff on 22 many of those occasions. Correct? 23 MS. WHYTE: We kind of deferred to the 24 WCA, because it is their event and it is their 25 insurance and their licensing, but it is our</p>
<p style="text-align: right;">Page 46</p> <p>1 they are on our property, and so I did mention 2 to her what the board policy is usually, but 3 in this particular case I thought I'd bring it 4 to you and let you guys discuss it, if it's 5 something that you'd like to do, allow them to 6 do in conjunction with the movies in the 7 park. 8 MR. ARGUS: Is that a Westchase 9 business? 10 MS. WHYTE: Yes. 11 CHAIRMAN RAGUSA: Okay. Any 12 discussion? 13 (No response.) 14 CHAIRMAN RAGUSA: Well, we've got to 15 make a decision one way or the other. 16 I'll tell you my concern is that I don't 17 want to have the WCA used as a back door to 18 have vendors come in that we would not approve 19 individually. That's my greatest concern, 20 even if it's here for the kids. 21 I don't want to minimize the impact that 22 someone can bring for the kids, but I think if 23 we're going to have a policy on who's allowed 24 to use our parks and for what purpose, I don't 25 think -- we need to take a hard look at that.</p>	<p style="text-align: right;">Page 48</p> <p>1 park, our green space, and that's why I 2 thought I'd bring it to you. 3 CHAIRMAN RAGUSA: What's the consensus? 4 MR. ZEIGLER: I don't have a problem 5 with this. 6 CHAIRMAN RAGUSA: Mr. Ross. 7 MR. ROSS: They've got to have 8 insurance. 9 CHAIRMAN RAGUSA: Have they offered 10 insurance? 11 MS. WHYTE: I'm pretty sure they have 12 insurance. It is an established business. 13 But I would inquire about that for sure. 14 CHAIRMAN RAGUSA: Well, there is a 15 difference between having insurance for your 16 business and having insurance for a public 17 park. 18 MS. WHYTE: Well, liability insurance 19 would have to be provided to us. Maybe on 20 their policy that is a given, but -- 21 MR. ROSS: In that instance, if it's 22 part of the WCA function, it really should be 23 whatever they're organizing, not us 24 organizing; and if the WCA is making the 25 request that when they do the movies in the</p>

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1 park, they also have some other supplemental
2 activities, sure.
3 MR. ARGUS: As long as we're covered
4 with insurance.
5 CHAIRMAN RAGUSA: The lawyer in me wants
6 to correct your comment.
7 We're not delegating authority to the
8 WCA to determine who and what can use our
9 facilities for their events. Am I right?
10 MR. ROSS: I am agreeing with that.
11 And, see, I'm not thinking like a lawyer; I'm
12 still thinking about that bacon conversation
13 we had.
14 But the way I'm thinking is, the WCA is
15 making a request to us. They want to do
16 movies in the park. The WCA is making a
17 request. As part of that, they want to have a
18 yoga company out there. That's what I meant
19 by it's part of the WCA request.
20 CHAIRMAN RAGUSA: Okay. Is there a
21 consensus then to leave this up to staff to
22 decide?
23 MR. ROSS: Sure.
24 CHAIRMAN RAGUSA: Consistent with what
25 they've done in the past.

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1 MR. ARGUS: Consistent with our policy
2 about having insurance --
3 CHAIRMAN RAGUSA: Yes.
4 MR. ARGUS: Yes.
5 CHAIRMAN RAGUSA: Mr. Chesney.
6 MR. CHESNEY: Sure.
7 CHAIRMAN RAGUSA: Sure.
8 MS. WHYTE: Thank you.
9 CHAIRMAN RAGUSA: Thank you.
10 Audience comments -- or what's the
11 ACA contract? That's under you, field?
12 MS. WHYTE: Securitas. At the last
13 board meeting we -- I gave you a letter, Andy,
14 I believe I sent it and asked you to put it in
15 the board packet.
16 MR. MENDENHALL: Yes.
17 MS. WHYTE: Securitas is here to discuss
18 that. We did relay back to them as to what
19 your discussion was at the last board meeting
20 -- or the month before that.
21 And they felt that they want to -- you
22 know, that letter -- they've asked us to sign
23 the letter. I didn't feel comfortable in
24 signing it, so I brought it to you, and if you
25 can listen to them.

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1 CHAIRMAN RAGUSA: Sure. Absolutely.
2 Just come up and identify yourself.
3 MS. KINGSTON: Andrea Kingston,
4 Securitas. I'm actually the branch manager of
5 the Westchase Greens.
6 MR. DAVIS: I'm James Davis. I'm the
7 senior branch manager for the Tampa branch.
8 CHAIRMAN RAGUSA: And what can we do for
9 you today?
10 MS. KINGSTON: Go.
11 MR. DAVIS: We're looking to recover the
12 Florida Health Care Act costs for next year.
13 We made an effort to give information to the
14 board with regard to those cost increases that
15 are going to occur January 1 for our company.
16 We're taking our percentage of that
17 cost, and we're asking the ACA to absorb 87
18 cents on the hour here at the Greens.
19 We sent some information out, and
20 actually we're kind of here to answer any
21 questions you have either regarding the ACA
22 in general, as far as the impact on our
23 industry, or if you had any questions about
24 how we came to the 87 cents, et cetera.
25 MR. ZEIGLER: Is the 87 cents our

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1 portion, or what portion are you taking --
2 MR. DAVIS: We're handling the \$2.00.
3 Right now, on average -- what we did as a
4 company is we took the entire ACA. We have
5 close to 300,000 employees at Securitas.
6 And there's a good percentage of those
7 employees that aren't going to take any
8 insurance at all. They're going to pay the
9 fine. They're going to move forward. So we
10 factor that in.
11 We also have a good percentage of our
12 base that has Medicaid, Medicare and has
13 insurance through the VA. What's left, we
14 went ahead and spread out throughout our
15 company.
16 And as a percentage, 87 cents per hour
17 is what we need to reclaim from our clients.
18 Our margins on these accounts are fairly
19 small. We average around ten cents on the
20 hour as our profit margin, so we couldn't
21 absorb the cost.
22 What we can absorb, though, is a
23 percentage of that. The officers are giving
24 up to a 9.5 percent of their salary. We're
25 asking our clients to afford the 87 cents,

<p style="text-align: right;">Page 53</p> <p>1 and, of course, we're taking out a percentage 2 as well internally. 3 CHAIRMAN RAGUSA: Well, what percentage 4 of your work force is working more than 30 5 hours? 6 MR. DAVIS: I can get back to you -- as 7 a company? I can get back to you on that. 8 CHAIRMAN RAGUSA: Well, how about the 9 people who are at Westchase or at the branch? 10 MR. DAVIS: Sure. Our branch percentage 11 is -- well, with regard to the ACA, we don't 12 take that into account, only because we're not 13 moving the ACA costs out by account. 14 We feel that the company, if we took 15 that position, that we're going to be leaving 16 a lot of exposure. You're an attorney, I take 17 it? 18 CHAIRMAN RAGUSA: (Moves head up and 19 down.) 20 MR. DAVIS: It is going to be a field 21 day for people in your industry. Anybody who 22 is even perceived to be taking a stance 23 against someone who's either going to be 24 taking the insurance or I'm not going to hire 25 you, or someone who is going to be taking the</p>	<p style="text-align: right;">Page 55</p> <p>1 you have any increase, if you're not supplying 2 them with health insurance? 3 MR. DAVIS: The majority of our industry 4 doesn't take the health care insurance. Our 5 officers are making at this site around 10.50 6 to 11.50 an hour, so they're making about 7 18,000 a year on average. Our site supervisor 8 makes a little bit more than the rest. 9 So as a percentage, we have to -- if we 10 want to keep our turnover down, we have to 11 give full-time employment. 12 With the margins that we have, if we 13 don't give full-time employment, we'll be a 14 job in between jobs. At this site, in 15 particular, we have 24 hours' worth of 16 training. 17 As you know, we've got some -- compared 18 to some of the market analysis, if you all 19 have gone over to your friend's house, gone 20 through those gate houses, you'll understand 21 that your guard quality is a little different 22 than what we have seen with our competitors. 23 Even if you go up to the Eagles, you might 24 catch the guy asleep most of the time. Here, 25 we don't have that issue, but that's because</p>
<p style="text-align: right;">Page 54</p> <p>1 insurance is going to be an extra burden on 2 our part, so we're not going to hire you 3 either, or we're going to find a reason to get 4 rid of you. 5 We're taking that onus away from the 6 branches. So as a whole, we're saying it's 87 7 cents across the board for all your branches 8 you need to recover. 9 That way, there is no perception of us 10 taking a bias against anybody who's coming in 11 or going out of our branch. 12 CHAIRMAN RAGUSA: Well, I understand the 13 corporate philosophy, and I commend you, to 14 some extent. My question is -- and I'm a 15 health care lawyer, so I do understand it. 16 MR. DAVIS: Right. 17 CHAIRMAN RAGUSA: The question I have 18 is, most of the people in your industry and 19 mostly of the other service vendors are hiring 20 part-time employees. They're in their 30s -- 21 their 20s actually. 22 MR. DAVIS: Right. Uh-huh. 23 CHAIRMAN RAGUSA: If you don't have but 24 five percent of your employees working more 25 than the ADA-required full-time unit, why do</p>	<p style="text-align: right;">Page 56</p> <p>1 we pay a living wage. 2 That being said, we haven't had to come 3 back to the Greens for an increase because of 4 that. You've always been a little bit above 5 where the market needs to be with the wage, 6 we're about a quarter above everyone else, 7 which is good, because we don't have the 8 turnover. 9 If we have a lot of turnover at this 10 gate house, we would come back and say, "We 11 need another quarter. We need 50 cents to 12 keep that guard satisfied so he doesn't 13 continue to look for other employment." 14 If we get a guard who's got a second 15 job, we get a guard who's half asleep half the 16 time, making mistakes, we'd have to remove him 17 because people are complaining. We don't get 18 that here. 19 That 87 cents is going to help satisfy 20 that, because that cost internally is our 21 cost. So if we don't recover it, we need to 22 take it either out of the wage, or we're going 23 to ask our clients; and we don't want to take 24 it out of the wage because we think it might 25 destabilize our guarding force that's</p>

14 (Pages 53 to 56)

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1 currently there.
 2 MS. KINGSTON: You have one part-time
 3 officer here. Everybody else is full time.
 4 MR. JAMES: Full time.
 5 CHAIRMAN RAGUSA: I didn't recognize
 6 that.
 7 MS. KINGSTON: You have one part-time
 8 officer, and actually I narrowed up their
 9 schedule with someone else, so they're full
 10 time as well.
 11 And in my branch, my branch historically
 12 I have probably the least amount of part-time
 13 people that I supervise. Most of my accounts,
 14 everybody is working 32 to 40 hours a week.
 15 So I find that structure -- if I can
 16 find them full-time work, which is 32 or 40,
 17 if I don't have a 32-hour slot, I find an
 18 eight-hour somewhere else, or I cross train
 19 them, so they get 40 hours a week, because
 20 it's more consistency, your clients see the
 21 same people.
 22 It really -- I find it helps with
 23 turnover. It reduces my turnover by hiring
 24 full-time people. I eat the overtime.
 25 Unfortunately, I can't bill any overtime back,

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1 but it stabilizes the accounts, and the
 2 clients seem to be happier.
 3 MR. DAVIS: Our training goes down, our
 4 uniforms go down, so our cost goes to bottom
 5 line, so it's in our best interest.
 6 CHAIRMAN RAGUSA: And completely
 7 unrelated to this discussion, folks that I
 8 have encountered going through there are
 9 outstanding. I don't go through there daily,
 10 but I go through a couple times a week, and
 11 they do a great job.
 12 I'm going to let you guys jump in, and I
 13 have some thoughts here.
 14 MR. CHESNEY: Well, just to help me
 15 understand, I mean, we currently have a
 16 contract?
 17 CHAIRMAN RAGUSA: The historic
 18 background is, we do have a signed contract.
 19 The issue did come up for consideration. It
 20 was almost three months ago, I thought.
 21 MR. CHESNEY: What is the date the
 22 contract expires?
 23 MS. WHYTE: It doesn't expire. It
 24 continuously runs until --
 25 MR. DAVIS: It's 30 days. So if you

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1 need to terminate us, you just give us 30
 2 days' notice.
 3 CHAIRMAN RAGUSA: You probably found
 4 that there was a resounding rejection to
 5 that. As I sit here, I'd like to see your
 6 financial data, knowing that -- I want to see
 7 your analysis of where the 87 cents came from,
 8 knowing this is a government, public -- so be
 9 careful of your financials.
 10 MR. CHESNEY: I'm going to go a little
 11 clearer, though. When we had this contract
 12 before, we put it out for bid. I mean,
 13 wouldn't we be required to put this out for
 14 bid?
 15 MS. McCORMICK: (Moving head from side
 16 to side.)
 17 MR. CHESNEY: Why not?
 18 MS. McCORMICK: I don't think we did bid
 19 this contract. Because of the types of
 20 services it is, it doesn't fall under the
 21 competitive bidding requirement.
 22 MR. CHESNEY: I know at least once in 12
 23 years we bid it, but that's possible.
 24 MS. McCORMICK: Yeah. I looked, because
 25 that was -- I thought about that, too -- and I

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1 confirmed that we're not required.
 2 MR. CHESNEY: And this is not --
 3 MS. McCORMICK: No, because it's not for
 4 maintenance services, it's not for
 5 construction services, it's not for
 6 professional services.
 7 MR. CHESNEY: So security services are
 8 exempted?
 9 MS. McCORMICK: It's not buying some
 10 kind of materials.
 11 MR. CHESNEY: Okay.
 12 CHAIRMAN RAGUSA: What percentage does
 13 the 87 cents represent in terms of the -- what
 14 we pay you on an hourly basis? Is it about
 15 eight percent?
 16 MS. KINGSTON: No. It's about five
 17 percent.
 18 CHAIRMAN RAGUSA: It's a five percent
 19 increase?
 20 MS. KINGSTON: Uh-huh. We can get you
 21 the specifics if you want it in writing.
 22 CHAIRMAN RAGUSA: Because understand
 23 that only a finite group of Westchase will be
 24 impacted by this price increase, and that
 25 group, those residents who are in the Greens,

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1 don't know that this is coming back up today.
 2 I suspect they don't know.
 3 MR. DAVIS: Right.
 4 CHAIRMAN RAGUSA: I remember that when
 5 the issue came up, there was absolutely zero
 6 support for any increase, and it was -- I
 7 think the board was inclined at the time, and
 8 it still may be, to say we all understand it's
 9 coming.
 10 MR. DAVIS: Right.
 11 CHAIRMAN RAGUSA: Everybody who's got
 12 employees has got to deal with it, whether
 13 they deal with it through increased costs,
 14 increased price, they eat it -- I don't know
 15 how they're going to handle it.
 16 I think there's more to the equation
 17 than just passing the costs along to the
 18 customers, but I'd like to see your financial
 19 documents. I don't want to -- me, I don't
 20 want to make a quick decision today. I'm at
 21 least open to hearing more.
 22 I think from a board perspective, we
 23 need to let the Greens know that this is going
 24 -- if -- unless there are four people that
 25 say, "I'm sorry, if you don't like it,

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1 terminate us with 30 days' notice." I can't
 2 speak for these gentlemen.
 3 I at least want to see more analysis
 4 and data on the request, and I think we need
 5 to let those residents know that this is
 6 coming before us, because they're going to get
 7 a five percent increase in their security
 8 cost, which is going to add up, even if you
 9 divide it across every home.
 10 MR. ARGUS: It's unbudgeted five percent
 11 increase.
 12 MR. DAVIS: We're looking at -- I think
 13 the total cost is around 7600, adding onto
 14 your budget for a year.
 15 MS. KINGSTON: 146 a week.
 16 MR. DAVIS: \$146 a week.
 17 CHAIRMAN RAGUSA: So 7600 annual?
 18 MR. DAVIS: Yeah.
 19 CHAIRMAN RAGUSA: There's how many
 20 homes?
 21 MR. MAYS: Five, ten.
 22 MS. WHYTE: Andrea, what is our full
 23 contract price?
 24 MR. DAVIS: That's 130,000 per year.
 25 MS. WHYTE: 130,000 per year?

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1 MR. DAVIS: Yeah.
 2 MS. WHYTE: It's more than that.
 3 MS. KINGSTON: I'll have to get it to
 4 you.
 5 MS. WHYTE: I mean, I have some numbers,
 6 but I don't have the whole numbers.
 7 MS. KINGSTON: Okay.
 8 MR. DAVIS: And, overall, just for
 9 general, if you go on -- and I'll get you the
 10 numbers. I'll get you everything you need.
 11 But if you go on to ACA website, it will run
 12 around \$400 for an employee to get health care
 13 a month.
 14 So, I mean, if you divide that out by
 15 four-and-a-half employees for the year, and
 16 you divide that into the hours you're running,
 17 160 hours a week, it comes out to about \$2.40
 18 an hour is the increase on the surface, if
 19 everyone takes that health care.
 20 You factor in the reduction of the
 21 retirees, as a company, you factor in the
 22 people that aren't going to take it no matter
 23 what; they'll just take the fine. It comes
 24 down to us taking on the majority of the
 25 costs, and the 87 cents -- and I'll give you

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1 everything you need. We have white papers
 2 internally.
 3 CHAIRMAN RAGUSA: Right.
 4 MR. DAVIS: They had a new development
 5 -- we had -- we -- for the last year and a
 6 half, because it was booted this last January,
 7 and they gave us another year break, because
 8 it was supposed to go into effect this year,
 9 Jan. 1, and so it's given us a lot more time
 10 to develop the department internally.
 11 If we went with part-time employees, it
 12 would cost us more, I mean, just the paperwork
 13 alone to manage. If, God forbid, someone goes
 14 over in a month time, over that full time,
 15 you'd have to put them into enrollment to
 16 health care and pull them out and enroll them
 17 back in and out.
 18 We're rolling out this insurance this
 19 week, and it is our open enrollment, and
 20 that's why we came here, and that's why I'm
 21 under a lot of pressure for at least my
 22 reason to say have the conversation. It's a
 23 bad one to have, but have it.
 24 You have to give your associations
 25 enough time to digest what you're about to

<p style="text-align: right;">Page 65</p> <p>1 tell them before the year's end, because we've 2 got to come up with a better plan. 3 Some of our associations are going to 4 come up with some type of either reduction on 5 hours, depends. It's a cultural shift. We 6 have communities that if you take a look at 7 your program and you take a look at how many 8 people come in at the end of the day, we're 9 talking between 11:00 at night until 6:00 in 10 the morning, you're talking about maybe saying 11 "Hello" to two newspaper delivery guys around 12 2:00 in the morning. 13 So a third of your \$140,000, \$150,000 14 budget is being spent with a guy watching TV. 15 We're talking six, seven hours a night. You 16 multiply that out, and that is a significant 17 amount of a money that we can parlay into a 18 remote service, a kiosk. 19 We can remote entry visitors that need 20 to get in between those times at 2:00 in the 21 morning and 6:00 in the morning, reduce the 22 amount of budget we're doing, float it to the 23 ACA, and reduce the budget overall. We're 24 doing it at Cypress Run, we're doing it at 25 Innisbrook.</p>	<p style="text-align: right;">Page 67</p> <p>1 I put in -- I looked at Cypress Run. I 2 put in a digital management system -- 3 digitized management systems. I put in six 4 cameras, remote monitoring cameras, kiosks and 5 loops, and we saved them fifty grand. I mean, 6 it's just the math makes sense. 7 CHAIRMAN RAGUSA: Is that full remote 8 coverage or partial? 9 MR. DAVIS: That's for the eight hours. 10 But if we needed to get rid of the guards, we 11 could go full board. 12 CHAIRMAN RAGUSA: I'm not suggesting 13 that. I like the concept of the middle of the 14 night. 15 MR. DAVIS: Sure. If something bad 16 happens, they hit button, there's help. If 17 they talk to a live guard, the guy in a car 18 shows up. 19 I do Westchase, and I do -- we have a 20 lot of accounts in the area, and it's just 21 shoot a guy over to see what's going on. But 22 it makes more -- fiscally it makes more sense 23 to say, "Hey, look, why are we wasting a third 24 of your budget with a guy watching TV at 2:00 25 in the morning on a Wednesday?" It doesn't</p>
<p style="text-align: right;">Page 66</p> <p>1 So there are options between now and 2 December. If we needed you to take it out of 3 the wages, we don't want to, but if that's 4 what the solution is, then that's what the 5 solution is. We don't want to lose the 6 contract. Ultimately, in the end, we're 7 flexible. 8 CHAIRMAN RAGUSA: What you just 9 mentioned about the remote access, can you 10 make a proposal to us on that? 11 MR. DAVIS: Sure. 12 CHAIRMAN RAGUSA: Separate and distinct 13 from an increase. 14 MR. DAVIS: Oh, yeah. We're not only 15 pushing it -- I've got Oldsmar right now -- 16 we're doing it right now. We're reducing 17 their program by 16 hours a week. I'm asking 18 them let's pull back even more. 19 I can save them \$80,000 a year just at 20 their one program, because they're running 280 21 hours. I said, "You're wasting your money. 22 We're saying hi to pizza vendors maybe at 23 11:00 on a Tuesday. How many visitors are you 24 really getting here? You're not. Look at 25 your logs."</p>	<p style="text-align: right;">Page 68</p> <p>1 make any sense. 2 MS. KINGSTON: And I'll speak with 3 Carmen, our safety director. Monday, Tuesday, 4 Wednesday nights, overnights are usually 5 typically slow. 6 Thursday, Friday, Saturday are really -- 7 Sunday nights are -- even the overnights are 8 busy. I know, because I've driven by there, 9 and I've seen a line. I live in Westchase, 10 so I've seen it. 11 CHAIRMAN RAGUSA: You know the traffic 12 patterns. 13 MS. KINGSTON: Yes. 14 CHAIRMAN RAGUSA: And I guess if you 15 want to come to the board and make a 16 recommendation that, "Here's your flow" -- or 17 I don't know what your term of art is -- 18 "Here's your traffic patterns on these given 19 days and these given hours. We think it would 20 be money well saved by going with a remote 21 system on these days at these hours. It saves 22 you X number of hours, which equates to this 23 much money at end of the year." 24 MS. KINGSTON: Okay. 25 CHAIRMAN RAGUSA: I think that's the</p>

<p style="text-align: right;">Page 69</p> <p>1 sort of thing we look for with our partners 2 and our vendors. And it's good for you and 3 it's good for us. So I would really encourage 4 you to do that. And, you know, if you bring a 5 cost savings in, sometimes the increases that 6 may come with it are offset by the health care 7 cost increases. You never know. 8 MS. KINGSTON: Sure. I'll talk with 9 Carmen, and I'll get the factual, you know, 10 the transcripts and the logs and copy them, so 11 that, you know, when I give them to you, you 12 can see, "Here's the pattern, here's several 13 weeks' worth," and not, you know, just doing 14 like a summer week where everybody is out of 15 school or doing something like over a holiday 16 weekend. So you'll see the traffic patterns 17 for those weeks. 18 Like Thanksgiving is probably busier, 19 but let's take a look at that. We can pull 20 those logs. 21 MR. DAVIS: You can always add a guard, 22 you can add hours at the end of those days. 23 See, when this came -- when we were 24 supposed to have the ACA implemented in 25 January of this year, we started putting these</p>	<p style="text-align: right;">Page 71</p> <p>1 different than how you're using it. Right 2 now, you're using me as a staffing agency. 3 It's good because you're -- we do more than 4 just guarding, and that's what you're using us 5 for right now. We're in pen and paper over 6 there, which is different than how we're being 7 used everywhere else. 8 We put in cameras, smart cameras, 9 analytics, we'll put in gate arms, we put in 10 the lighting, we put in everything, visitor 11 software. As so then after we come in and 12 tell you this is what we're doing, we let you 13 go to the sites where we have it -- you know, 14 we've got four or five in the area you can 15 visit -- and then we integrate it. 16 At the end of that contract, anything 17 that's been hard wired in, stays in. If we -- 18 if we -- if we do something silly and you 19 throw us off the property, it's yours. The 20 loops are yours, everything, the hardware is 21 yours at the end. We sell it to you for a 22 buck. 23 CHAIRMAN RAGUSA: I think it would be 24 really prudent, unless you guys think 25 otherwise, to come to us with a proposal.</p>
<p style="text-align: right;">Page 70</p> <p>1 programs in last year. So my programs are a 2 year-and-a-half old with these reductions, so 3 we have history. 4 We have -- we can show you numbers of 5 it, and you can talk to property managers of 6 those communities, and they can tell you, what 7 was the impact? Was it really that painful to 8 eliminate the guard? 9 The biggest painful part about it is 10 educating the residents that the barbarians 11 aren't going to storm the gates and their 12 houses aren't going to be set on fire. You 13 know, the world is not going to end if we 14 eliminate that officer. It's going to be 15 okay. 16 CHAIRMAN RAGUSA: Who makes the 17 investment on the equipment? 18 MR. DAVIS: We do. It's a service, so 19 we buy everything. We let you know which 20 equipment we're going to putting out. You 21 guys can go out into the market to make sure 22 that we're charging you a good cost. We 23 maintain it, but it's a service. So 24 everything gets put in. 25 Securitas' position is a little bit</p>	<p style="text-align: right;">Page 72</p> <p>1 MR. DAVIS: All right. 2 CHAIRMAN RAGUSA: Mr. Argus. 3 MR. ARGUS: So if we wanted to put 4 cameras in, say, Baybridge Park over there, 5 that's something you can provide us with? 6 MS. KINGSTON: Uh-huh. 7 MR. DAVIS: Right. We can design it, 8 too. I know you want to keep it separate, we 9 can do that. But I agree with what you guys 10 were talking to with this engineer. 11 You've got to be careful with the people 12 that want to give you a design and then the 13 cost to it, because they have a vested 14 interest in getting you in the project, but 15 you want to compare apples to apples, so you 16 want to make sure that people are bidding on 17 that Samsung camera, not some version they 18 bought at Costco, because once that breaks, 19 you can't replace any of those parts. 20 So you want to make sure you've got the 21 highest end, the Mercedes Benz of cameras, but 22 a company like ours, as big as we are, you 23 can't beat our MSRP price. We get them well 24 below you guys -- anybody would get in the 25 market. We're the WalMart of security</p>

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1 companies.

2 So we'll get better prices than you

3 will, no matter what. Even if we put a

4 markup on it, our prices are lower than yours.

5 There's no way.

6 And our service, we have in-house guys.

7 So if we screw up the cameras, the cameras go

8 out and we don't respond accordingly, we're

9 going to lose the guarding piece. And that's

10 where I really make my margin, is on those

11 guards. Everything else we do is like a -- if

12 we can extend a relationship three years and

13 extend the guarding three years, that's where

14 I look good to my bosses.

15 CHAIRMAN RAGUSA: Sure.

16 Any other comments?

17 (No response.)

18 CHAIRMAN RAGUSA: All right. So you'll

19 get us the materials so we have those in

20 advance of our next meeting?

21 MR. DAVIS: Yeah. The numbers on the

22 ADA, which I'll get you. The 87 cents is

23 about as lean as we have been. I think at one

24 point it was a dollar and a quarter. But as

25 we started realizing the costs, as we're

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1 getting closer to January, now, they're

2 finalized.

3 If it does not get pushed -- and it

4 might, because they're talking about the

5 exchanges -- I don't know if you guys -- you

6 know about it -- the subsidies aren't legal

7 unless it comes from the state exchange. And

8 there's 38 states that don't have state

9 exchanges.

10 So there's a really good chance that

11 this thing's going to get bootied another year,

12 or they're going to do something to help us

13 out. So this is only contingent on it moving

14 forward.

15 So if you do sign the addendum or the

16 acknowledgment that we had this conversation,

17 it still might not go forward. If it doesn't

18 go forward, then don't worry about it, just

19 throw it away. We won't need it.

20 CHAIRMAN RAGUSA: Well, when would the

21 new rate structure start to be in effect?

22 MR. DAVIS: January 1, a minute after

23 midnight. It will be 87 cents more. But if

24 it doesn't go -- if it doesn't get delayed.

25 If it gets delayed, don't worry about

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1 it, just throw it away. We don't want it. We

2 don't need it.

3 CHAIRMAN RAGUSA: Well, we'll know

4 before the November election.

5 MR. DAVIS: Yeah, that's true. There

6 will be a referendum this election, for sure,

7 on that.

8 Any questions? I said a lot. I'm

9 sorry.

10 CHAIRMAN RAGUSA: No. It was very

11 informative. Thank you.

12 MR. DAVIS: Sure.

13 CHAIRMAN RAGUSA: Any other resident

14 comments?

15 (No response.)

16 CHAIRMAN RAGUSA: Yes. I'm sorry.

17 MS. CARLSEN: Kathy Carlsen, Radcliffe.

18 CHAIRMAN RAGUSA: Hey, Kathy.

19 MS. CARLSEN: You've had several

20 supervisors over the last couple of meetings

21 discuss a master plan for Westchase parks,

22 green spaces -- comprehensive. I heard, I

23 think, Bob talk about a 2005 plan, perhaps,

24 that's out there. That's almost ten years old

25 at this point.

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1 Things have changed tremendously in our

2 community within those ten years, and I think

3 before we expend the dollars that we're

4 talking about for park improvements for ADA

5 compliance or whatever you're titling it, that

6 we need to have a new master plan.

7 We need to look at all of our green

8 spaces and move forward after we've taken

9 that first step. So I just encourage you as a

10 board, as a group, to -- I don't think you've

11 ever really endorsed that, Mark, from what

12 I've heard from the last couple of meetings,

13 that we develop a master plan or update our

14 master plan before we proceed to bid out

15 contracts or do designs or take anything else

16 into consideration.

17 CHAIRMAN RAGUSA: I don't know that I've

18 commented on this in years. I don't know

19 where you got your impression of my thoughts.

20 I've been in Westchase 19 years. I know

21 what we have here. I think these gentlemen

22 know what we have here. I know staff knows

23 what we have here.

24 I discount the need to have someone go

25 out and tell us that we have a 20-by-20-foot

<p style="text-align: right;">Page 77</p> <p>1 green space in Harbor Links in the back. I 2 don't think we need it. 3 We actually have that data. We have 4 that study. Nothing changed since 2005. We 5 don't have any new parks, we don't have any 6 new development in the parks. 7 MR. ARGUS: Oh, we do. 8 CHAIRMAN RAGUSA: We have Mays Park, and 9 we have the new property, but that is a -- 10 right now, that is not even worth putting into 11 that analysis because we don't know what we 12 can and want to do with that property. And 13 that's a whole different animal. The engineer 14 was actually asking to look at potential uses 15 for that property. 16 So what's green here and what's an 17 asset to the community through the CDD hasn't 18 changed. 19 MS. CARLSEN: It's not what we can, it's 20 what do we want to do with it. Do we want to 21 look at some options for using some of these 22 spaces that we have in a way that we haven't 23 looked at them in the past? It's usage, not 24 inventory. 25 CHAIRMAN RAGUSA: And I agree. In the</p>	<p style="text-align: right;">Page 79</p> <p>1 I'm not an expert on, yeah, we could change 2 this pergola out and put something else in to 3 make it better. Yeah, I would hope that 4 someone comes to us and talks and make those 5 recommendations. 6 MS. CARLSEN: Do I have access to that, 7 to that information? As a resident, can I go 8 someplace -- 9 CHAIRMAN RAGUSA: Of course you do. No, 10 of course you do. Once the report is tendered 11 to us -- it's a public record. All you've got 12 to do is ask Sonny, and she'll send it to 13 you. We're not hiding anything. Chris 14 Barrett will have it. All our reports are 15 public record. 16 MS. CARLSEN: No. I'm talking about 17 this inventory list. Do we -- 18 CHAIRMAN RAGUSA: Oh, sure. Do you have 19 it? 20 MS. WHYTE: It is through the insurance 21 carriers, and I believe I've got a copy of 22 it. 23 CHAIRMAN RAGUSA: We can get that to 24 you. 25 MS. WHYTE: The insurance carriers did</p>
<p style="text-align: right;">Page 78</p> <p>1 past ten years, we have varied the usage of 2 some of the parks, and we have been asked to 3 do improvements to certain parks that candidly 4 just didn't make sense. And we have improved 5 some of these parks. Take a look at the 6 little park in Radcliffe. That's changed. 7 Some of the other parks have changed in 8 terms of what the surface structures are and 9 things of that nature. 10 I agree that on the larger parks that 11 could be developed, we need to have someone 12 take a look at that, and -- but to do a full- 13 blown inventory, I think we have an 14 inventory. I think you're also going to run 15 into a buzz saw when you start suggesting that 16 someone puts a playground in a little tiny 17 pocket park in a community. 18 I just don't think that plays well with 19 the community. They don't want change. In my 20 X number of years of experience on the CDD, 21 when we start messing with green space in the 22 community, the community will come out. It's 23 never for change. 24 So maybe we're just talking semantics. 25 I know what we have, I know what its use is,</p>	<p style="text-align: right;">Page 80</p> <p>1 an inventory in order for all of our assets 2 that we have, and we do have that. 3 CHAIRMAN RAGUSA: It has every wall, 4 every linear foot. It's got a lot of 5 information. 6 MR. BARRETT: If you have the old CPI 7 plan, she might want to look at that, too. 8 MS. WHYTE: I don't know if I have it, 9 if I have the old CPI plan -- 10 MR. BARRETT: It's really old. 11 MS. WHYTE: CPI plan? 12 MR. MENDENHALL: We can take a look. 13 MS. WHYTE: Yeah, they would have that 14 definitely. 15 CHAIRMAN RAGUSA: Just for the record, 16 it's a CIP plan, just to avoid confusion. 17 MR. BARRETT: You're right. 18 MR. ARGUS: Capital improvement plan. 19 MS. WHYTE: So the capital improvement 20 plan, is that the one you're -- well, the one 21 that I posted on Dropbox is the one that I 22 have -- 23 MR. CHESNEY: It is the capital 24 improvement plan. 25 MS. WHYTE: If it is the one going back</p>

<p style="text-align: right;">Page 81</p> <p>1 to 2000, I have that.</p> <p>2 CHAIRMAN RAGUSA: And it does not look</p> <p>3 at every community.</p> <p>4 MS. WHYTE: No, it doesn't look at every</p> <p>5 community. I don't know what you guys</p> <p>6 contracted, but I uploaded what Andy and I</p> <p>7 could find.</p> <p>8 CHAIRMAN RAGUSA: So -- yes.</p> <p>9 MS. WHYTE: So you can see that if you</p> <p>10 like.</p> <p>11 CHAIRMAN RAGUSA: I hear -- we need to</p> <p>12 constantly keep up with the Joneses and keep</p> <p>13 this community fresh. I think we all know</p> <p>14 that.</p> <p>15 As I sit here, in my mind, the</p> <p>16 overriding concern with this park project is</p> <p>17 to get it ADA compliant. That's what's</p> <p>18 driving this project, and I'm not willing to</p> <p>19 wait to fund other developments in other</p> <p>20 parks.</p> <p>21 The money needs to be spent. We need to</p> <p>22 get this process going, and we need to get the</p> <p>23 designer and the contractor, and we need to</p> <p>24 make the improvements to the park. That's the</p> <p>25 highest priority in our budget right now, in</p>	<p style="text-align: right;">Page 83</p> <p>1 community.</p> <p>2 And while I think these parks and ADA</p> <p>3 compliance is important, I do think they need</p> <p>4 to be part of a whole plan that encompasses</p> <p>5 the entire community and all of the residents'</p> <p>6 interests. And that's where I'm coming from.</p> <p>7 CHAIRMAN RAGUSA: I understand. Any</p> <p>8 comments on that issue?</p> <p>9 (No response.)</p> <p>10 CHAIRMAN RAGUSA: I know I said too</p> <p>11 much, but -- any other residents or audience</p> <p>12 comments?</p> <p>13 (No response.)</p> <p>14 CHAIRMAN RAGUSA: Any supervisor</p> <p>15 requests? Mr. Argus.</p> <p>16 MR. ARGUS: Two, I think, maybe more.</p> <p>17 When we were discussing the budget last month,</p> <p>18 I made a request that we -- on the debt</p> <p>19 service pages, the four pages we put a little</p> <p>20 footnote at the bottom of them, saying this</p> <p>21 debt service is for these communities or these</p> <p>22 sections with a definition of what the</p> <p>23 sections are, and I notice that's not in here</p> <p>24 yet. So I'd like to re-request that.</p> <p>25 MR. MENDENHALL: Explain that one to me</p>
<p style="text-align: right;">Page 82</p> <p>1 my eyes.</p> <p>2 I don't know that the other supervisors</p> <p>3 share that, but we need to get that done. So</p> <p>4 I don't view that as step two. I think you do</p> <p>5 that regardless of what you have in other</p> <p>6 areas and what other developments you may make</p> <p>7 in other areas.</p> <p>8 But hopefully I clarified what anybody</p> <p>9 thinks my thoughts are on this. But, yeah, I</p> <p>10 agree that, yes, there are smart people out</p> <p>11 there who are very creative who can tell you,</p> <p>12 "Look, this park's a waste. This little bench</p> <p>13 here or this pavilion isn't doing you any</p> <p>14 good. You might want to think of this."</p> <p>15 Yeah, I would hope that our designer</p> <p>16 does that. But I think that they need to work</p> <p>17 with Sonny and Doug to really locate the parks</p> <p>18 and the green spaces that we could develop as</p> <p>19 opposed to just walking around, finding every</p> <p>20 little green park that the CDD owns.</p> <p>21 MS. CARLSEN: Well, I don't think it's</p> <p>22 that issue so much as that I think, as a</p> <p>23 whole, the WCA, for instance, not the CDD, has</p> <p>24 put money forward on projects that aren't</p> <p>25 taking into the interest of the entire</p>	<p style="text-align: right;">Page 84</p> <p>1 again.</p> <p>2 MR. ARGUS: We have -- if you look at</p> <p>3 the financials, there are four pages of debt</p> <p>4 service.</p> <p>5 MR. MENDENHALL: Right. Sure.</p> <p>6 MR. ARGUS: But nowhere on the page does</p> <p>7 it tell you what it's for. It has the issue</p> <p>8 date, but supposedly it's a part of what's --</p> <p>9 the east part of Westchase, but I don't know</p> <p>10 which areas or which sections are in which</p> <p>11 debt service.</p> <p>12 MS. WHYTE: The bonds come due.</p> <p>13 MR. CHESNEY: Yeah, they were left in</p> <p>14 some areas.</p> <p>15 MR. ARGUS: Right.</p> <p>16 MR. CHESNEY: But we do have general</p> <p>17 descriptions. Alan has them --</p> <p>18 MR. ARGUS: Okay.</p> <p>19 MR. CHESNEY: -- because that's what him</p> <p>20 and I use when we talk about it.</p> <p>21 MS. WHYTE: I have it at the office,</p> <p>22 too, yeah.</p> <p>23 MR. ARGUS: But just to make it easier</p> <p>24 for me to -- and perhaps other people -- it</p> <p>25 would be nice if it was in a footnote. That</p>

<p style="text-align: right;">Page 85</p> <p>1 way it's easy to remember. You don't have to</p> <p>2 remember it. It's there each time.</p> <p>3 MR. MENDENHALL: Okay.</p> <p>4 CHAIRMAN RAGUSA: Well, we need -- I</p> <p>5 think beyond that. We need -- and you have it</p> <p>6 -- the East had it.</p> <p>7 We need the summary that Alan had that</p> <p>8 said here are the three bond issues that are</p> <p>9 still outstanding.</p> <p>10 MR. ARGUS: Four.</p> <p>11 CHAIRMAN RAGUSA: Here's what areas are</p> <p>12 subject to those bonds.</p> <p>13 MR. MENDENHALL: Right.</p> <p>14 CHAIRMAN RAGUSA: Here's when it</p> <p>15 expires. And I think for each of the four</p> <p>16 bonds issues, we need to know that --</p> <p>17 MR. MENDENHALL: Okay.</p> <p>18 CHAIRMAN RAGUSA: -- because some were</p> <p>19 smaller geographics, some overlapped.</p> <p>20 MR. MENDENHALL: Right.</p> <p>21 CHAIRMAN RAGUSA: I think that's very</p> <p>22 valuable, and that's something that candidly</p> <p>23 should be published, so those folks know that.</p> <p>24 MR. MENDENHALL: Okay.</p> <p>25 CHAIRMAN RAGUSA: I mean, that's one of</p>	<p style="text-align: right;">Page 87</p> <p>1 could be totally mangled in my memory -- but I</p> <p>2 remember, because I've seen the list, too, of</p> <p>3 when they mature, when the bonds mature, but</p> <p>4 because there's a kind of prepayment built in,</p> <p>5 and there's -- that the actual time they stop</p> <p>6 paying is earlier than that. So if you can</p> <p>7 incorporate --</p> <p>8 MR. ARGUS: No. Only if we take action</p> <p>9 can we -- automatically they will bill -- the</p> <p>10 way it's set up, they will bill up</p> <p>11 automatically in our budget unless we take</p> <p>12 action and say, hey, the reserve is there,</p> <p>13 let's clear it up early.</p> <p>14 MR. BARRETT: Yeah. Typically in the</p> <p>15 last year that you're going to be budgeting</p> <p>16 for it, it's the prior year.</p> <p>17 CHAIRMAN RAGUSA: Prior year.</p> <p>18 MR. MENDENHALL: Yeah.</p> <p>19 MR. ARGUS: Depending on the --</p> <p>20 CHAIRMAN RAGUSA: It will be a partial</p> <p>21 in all likelihood.</p> <p>22 MS. WHYTE: So, hypothetical, if we do</p> <p>23 -- there is a first bond that expires in 2017</p> <p>24 -- and I was asked this question today, as a</p> <p>25 matter of fact -- the bond expires 2017. Will</p>
<p style="text-align: right;">Page 86</p> <p>1 the questions that you get. I get it from the</p> <p>2 realtors.</p> <p>3 MS. WHYTE: And I actually have it. I</p> <p>4 got it from the assessment department two</p> <p>5 years ago they sent me, and they've actually</p> <p>6 highlighted it by communities. That's how I</p> <p>7 respond to the residents.</p> <p>8 They highlighted by community, and it's</p> <p>9 color coordinated, so I know which bond</p> <p>10 expires 2017, which bond expires 2018, which</p> <p>11 bond -- which community.</p> <p>12 The only one that is not very clear, and</p> <p>13 I'm going to be very honest and I've asked</p> <p>14 them to clarify, is when they have West Park</p> <p>15 Village lot numbers 50 feet and 50 feet -- you</p> <p>16 know, it's not -- West Park Village is not</p> <p>17 really very clear. And I think you probably</p> <p>18 have a little bit harder time, too, but most</p> <p>19 of those expire in 2020.</p> <p>20 MR. MENDENHALL: Okay. Well, I'll work</p> <p>21 with Sonny and Alan and get the list.</p> <p>22 MS. WHYTE: I field about 20 calls a</p> <p>23 week on that.</p> <p>24 CHAIRMAN RAGUSA: Yes. Mr. Barrett.</p> <p>25 MR. BARRETT: Just to remember -- and I</p>	<p style="text-align: right;">Page 88</p> <p>1 we either pay it off early, because we've got</p> <p>2 enough money accrued to -- of the interest, or</p> <p>3 does it get billed out into 2017 and you're</p> <p>4 finished at the end of 2017, or would it be</p> <p>5 finished in 2016?</p> <p>6 CHAIRMAN RAGUSA: Historically, the last</p> <p>7 assessment was in 2015. Am I right?</p> <p>8 MR. MENDENHALL: Yeah. It all depends</p> <p>9 on what's in your reserves.</p> <p>10 MR. ARGUS: Right.</p> <p>11 CHAIRMAN RAGUSA: What's in the</p> <p>12 reserves.</p> <p>13 MS. WHYTE: I told them I was going to</p> <p>14 inquire to the board on that one.</p> <p>15 MR. MENDENHALL: Yeah, we can --</p> <p>16 CHAIRMAN RAGUSA: Can you -- that's what</p> <p>17 we're doing at this stage?</p> <p>18 MR. ARGUS: Yes.</p> <p>19 CHAIRMAN RAGUSA: Can you have your bond</p> <p>20 finance folks give us that analysis?</p> <p>21 MR. MENDENHALL: Yeah. That's easy to</p> <p>22 find out.</p> <p>23 MR. BARRETT: Actually, if you want to</p> <p>24 send it to me, I'll run it in the WOW so that</p> <p>25 everyone cannot read it and keep asking Sonny</p>

<p style="text-align: right;">Page 89</p> <p>1 the same questions.</p> <p>2 CHAIRMAN RAGUSA: The realtors and the</p> <p>3 closing agents.</p> <p>4 MR. MENDENHALL: Yeah.</p> <p>5 MR. ARGUS: That's going to vary by</p> <p>6 property.</p> <p>7 CHAIRMAN RAGUSA: But that would be a</p> <p>8 very valuable document to have.</p> <p>9 MR. MENDENHALL: Yeah, definitely.</p> <p>10 CHAIRMAN RAGUSA: And every realtor</p> <p>11 should have it.</p> <p>12 MR. MENDENHALL: Okay. We'll go ahead</p> <p>13 and do that.</p> <p>14 CHAIRMAN RAGUSA: Mr. Argus, thank you</p> <p>15 on that one.</p> <p>16 MR. ARGUS: Yeah. The second thing,</p> <p>17 looking back at the August 5th meeting</p> <p>18 minutes, we removed the grinder and the</p> <p>19 firehouse water fountain from next year's</p> <p>20 budget, saying we were going to discuss it in</p> <p>21 September and make sure we took it from the</p> <p>22 funds from 2014.</p> <p>23 But in looking through the September</p> <p>24 minutes, I didn't see that we did that.</p> <p>25 CHAIRMAN RAGUSA: We did not. What's</p>	<p style="text-align: right;">Page 91</p> <p>1 twenty -- twenty five --</p> <p>2 MS. WHYTE: No. I don't want to give</p> <p>3 you the wrong numbers, but I do have the</p> <p>4 numbers, and I can easily send them to you on</p> <p>5 Monday.</p> <p>6 MR. ARGUS: Yeah, they're in the August</p> <p>7 5th minutes.</p> <p>8 MS. WHYTE: Let me go back.</p> <p>9 MR. MENDENHALL: And, ultimately, if it</p> <p>10 wasn't spent out in the previous year, you</p> <p>11 could just take it out of your fund balance.</p> <p>12 I mean, that's where the money is sitting from</p> <p>13 last year.</p> <p>14 CHAIRMAN RAGUSA: Yeah, the money didn't</p> <p>15 go anywhere.</p> <p>16 MR. MENDENHALL: Yeah.</p> <p>17 MR. ARGUS: So I'd like to make a motion</p> <p>18 that we approve the purchase of the grinder</p> <p>19 and the four-wheeler.</p> <p>20 CHAIRMAN RAGUSA: I'd like to know what</p> <p>21 the costs are.</p> <p>22 MS. WHYTE: I'm looking.</p> <p>23 MR. ARGUS: Okay.</p> <p>24 CHAIRMAN RAGUSA: They were in the</p> <p>25 August materials?</p>
<p style="text-align: right;">Page 90</p> <p>1 the firehouse water fountain?</p> <p>2 MR. ARGUS: Well, the water fountain on</p> <p>3 Countryway.</p> <p>4 CHAIRMAN RAGUSA: Oh, the lake fountain.</p> <p>5 MR. ARGUS: Yeah, the lake fountain.</p> <p>6 CHAIRMAN RAGUSA: I thought we did</p> <p>7 approve that.</p> <p>8 MS. WHYTE: You guys, again, it wasn't</p> <p>9 officially approved, but we discussed this,</p> <p>10 that you were not going to put it in the</p> <p>11 budget.</p> <p>12 You were going to remove it from the</p> <p>13 budget because we had that \$60,000 of capital</p> <p>14 improvement funds that were allocated, and you</p> <p>15 were going to discuss it in the September</p> <p>16 meeting.</p> <p>17 And I asked that question to Andy last</p> <p>18 week, but nothing has ever transpired. So we</p> <p>19 didn't order the grinder, we didn't order the</p> <p>20 four-wheeler. That was approved as well as</p> <p>21 the fountain. So we just need to know.</p> <p>22 CHAIRMAN RAGUSA: What are the costs of</p> <p>23 those three items? The fountain was much less</p> <p>24 than the other fountain.</p> <p>25 MR. MAYS: With power and everything,</p>	<p style="text-align: right;">Page 92</p> <p>1 MR. ARGUS: August 5th, yes.</p> <p>2 MR. MAYS: We gave an estimate of 20,000</p> <p>3 on the four-wheeler. As you know, they're</p> <p>4 just a little bit cheaper. And the grinder, I</p> <p>5 believe it was --</p> <p>6 MS. WHYTE: It was around 4,000. We've</p> <p>7 had a couple of proposals from a different</p> <p>8 vendor.</p> <p>9 MR. MAYS: Yeah.</p> <p>10 MR. CHESNEY: You need a motion for the</p> <p>11 four-wheeler and the grinder?</p> <p>12 MS. WHYTE: The four-wheeler and grinder</p> <p>13 and the --</p> <p>14 MR. CHESNEY: No. I am asking him.</p> <p>15 MR. ARGUS: Pardon?</p> <p>16 MR. CHESNEY: I'm asking him what he</p> <p>17 said. Four-wheeler and the grinder?</p> <p>18 MR. ARGUS: Yeah, that was my motion.</p> <p>19 MR. CHESNEY: Second.</p> <p>20 MR. ARGUS: Okay. Thank you.</p> <p>21 CHAIRMAN RAGUSA: Any further</p> <p>22 discussion?</p> <p>23 (No response.)</p> <p>24 CHAIRMAN RAGUSA: All in favor please</p> <p>25 raise your hand.</p>

<p style="text-align: right;">Page 93</p> <p>1 (All board members signify in the 2 affirmative.) 3 CHAIRMAN RAGUSA: The motion passes five 4 to nothing. 5 (Motion passes.) 6 CHAIRMAN RAGUSA: All right. What's 7 still left then, the fountain? 8 MR. ARGUS: The fountain by the 9 firehouse. 10 CHAIRMAN RAGUSA: Okay. 11 MR. ARGUS: Is that the only thing 12 left? 13 MS. WHYTE: I don't have my -- I believe 14 so. I think that's the only thing you guys -- 15 MR. ARGUS: Those are the only three I 16 picked up out of the minutes. 17 MR. CHESNEY: It was the August 5 18 meeting? 19 MR. ARGUS: Yep. 20 CHAIRMAN RAGUSA: Was that part of the 21 agenda package, or was it sent out subsequent? 22 MS. WHYTE: It was sent out as a field 23 office report. 24 MR. BARRETT: Are you guys sure you 25 didn't approve that in July? I have a memory</p>	<p style="text-align: right;">Page 95</p> <p>1 maintenance. 2 MS. WHYTE: The maintenance was budgeted 3 for -- I don't remember. 4 CHAIRMAN RAGUSA: Do we have a motion? 5 MR. ROSS: So moved. 6 CHAIRMAN RAGUSA: Okay. Are we going to 7 put a dollar value on this? 8 How much was the fountain we put in 9 right off of Linebaugh and Sheldon? 10 MR. MAYS: I think after electricity, 11 it's close to about 30,000 with the 12 electricity. 13 MS. WHYTE: And then, of course, there 14 is the monthly utilities, which I believe we 15 budgeted for the fountain -- for even the 16 fountain at West Park. 17 MR. CHESNEY: Do you recall the utility 18 increase for that fountain? 19 MS. WHYTE: I'm just waiting for the 20 final because it's been in almost a year now. 21 So I'm just waiting for the final numbers, and 22 I will have those for you at the next board 23 meeting. 24 MR. CHESNEY: So you don't know what the 25 operating cost is?</p>
<p style="text-align: right;">Page 94</p> <p>1 of my reporter saying it was at the meeting 2 she covered. 3 MR. CHESNEY: We talked about it. 4 MR. BARRETT: You talked about it? 5 MR. CHESNEY: Yeah. 6 MR. BARRETT: Okay. 7 CHAIRMAN RAGUSA: Is there any 8 hesitation then on approving the fountain? 9 MR. CHESNEY: We have enough fountains. 10 CHAIRMAN RAGUSA: Okay. Any other 11 thoughts, gentlemen? We don't have a motion, 12 so I'm just kind of having an open discussion 13 here. I can't find that cost. 14 MS. WHYTE: Unfortunately, I had it in 15 the office. I'm sorry. 16 MR. ARGUS: I have the field office 17 report loading from August the 5th, but it's 18 loading. 19 MS. WHYTE: It would be in an e-mail 20 from the field office. 21 I have 24,000 in my notes for the 22 fountain. Was that it? 23 MS. CARLSEN: 24,000, 175 per quarter 24 maintenance. 25 MR. ARGUS: Yeah, we budgeted for</p>	<p style="text-align: right;">Page 96</p> <p>1 MS. WHYTE: No, sir. I don't want to 2 estimate. I apologize. I don't have the 3 figures in front of me. This is the first 4 month I didn't get them -- 5 MR. CHESNEY: Hold on a second. 6 MR. ARGUS: Hold on a minute. 7 MS. WHYTE: If I had to guess, I'd say 8 it's close to \$300. 9 MR. CHESNEY: 300 a month? 10 MS. WHYTE: Between 300 and 350, Doug? 11 MR. MAYS: Well, I thought it went from 12 200 to -- or \$20 a month to 200 a month. 13 MS. WHYTE: Did it? 14 CHAIRMAN RAGUSA: Well, why don't we do 15 this? Let's put that on next month's agenda. 16 MR. ARGUS: Okay. 17 CHAIRMAN RAGUSA: I don't want to make a 18 \$25,000 decision on that today without all the 19 data in front of us. 20 MR. ARGUS: All right. 21 MR. ROSS: I'll withdraw the motion. 22 CHAIRMAN RAGUSA: Did anybody second it? 23 MR. ROSS: No, but just so the record's 24 clear. 25 CHAIRMAN RAGUSA: The record's clear.</p>

<p style="text-align: right;">Page 97</p> <p>1 The motion was withdrawn. Okay. Fair 2 enough. 3 MR. CHESNEY: I notice that you put the 4 -- Doug, I notice you put the right-of-way 5 signs up over here near Baybridge Park, "No 6 Parking on the Right of Way." 7 MR. MAYS: Yes. 8 CHAIRMAN RAGUSA: The county did. 9 MR. CHESNEY: So -- well, the county 10 did. So I don't know what enforcement action, 11 but I went out Saturday walking the dog, and 12 people were parked all along the right of 13 way. 14 I don't know if the words "Right of Way" 15 are too complex for many residents -- or many 16 people at the park, but there was no 17 difference at all. So I'm not sure what 18 else we need to do. 19 MR. MAYS: We have to let the deputies 20 know that they're there during those hours so 21 they can enforce it. 22 MR. CHESNEY: Okay. 23 MR. MAYS: We'll pass that on. 24 MR. CHESNEY: Yeah. Well, Saturdays and 25 Sundays is the biggest thing.</p>	<p style="text-align: right;">Page 99</p> <p>1 said, "But do they understand that if we do 2 that, then the county will not be able -- the 3 residents who have guests will not be able to 4 park there because that will be illegal." 5 So that's why we're starting with baby 6 steps, and they wanted to start with these 7 signs. 8 CHAIRMAN RAGUSA: Can we take the next 9 step then? 10 MR. MAYS: We can get with the county 11 and see if they will stripe it for us, but I 12 think it was due to maintenance. They didn't 13 like doing it. 14 CHAIRMAN RAGUSA: Well, I think the key 15 is getting the deputy out there. 16 MR. MAYS: Right. That's what we'll 17 start with first. 18 CHAIRMAN RAGUSA: He has to make a 19 decision whether or not to ticket everybody. 20 MR. MAYS: Right. We'll let them know. 21 MR. CHESNEY: Okay. Well, I just lost 22 my train of thought. All right. I lost my 23 train of thought. 24 Okay. Next thing. I'll come up with it 25 in a minute.</p>
<p style="text-align: right;">Page 98</p> <p>1 MS. WHYTE: When the county put up those 2 signs, they wanted to try it with the "Right 3 of Way," because originally we had requested 4 "No Parking." 5 MR. CHESNEY: Yeah. 6 MS. WHYTE: And they said, "Let's start 7 with 'No Parking on Right of Way,'" you know. 8 So they're going to start with that. 9 If it doesn't work and we can't enforce 10 it with the sheriff because there's nobody on 11 patrol, we can go back to the county and ask 12 them. 13 MR. CHESNEY: Yeah. Well -- 14 CHAIRMAN RAGUSA: It doesn't say "No 15 Parking"? 16 MR. CHESNEY: It says "No parking on 17 Right of Way." 18 MS. WHYTE: On "Right of Way." 19 MR. CHESNEY: And I can tell you, 20 Saturday was -- 21 MS. WHYTE: They didn't stripe it. They 22 wouldn't stripe it. And that was the other 23 request we had, could we have it striped? So 24 they know as soon as you park in a yellow 25 area, you're not allowed to park. And they</p>	<p style="text-align: right;">Page 100</p> <p>1 CHAIRMAN RAGUSA: Mr. Zeigler. 2 MR. ZEIGLER: It looks like we pulled 3 \$18,700 from the budget for the fountain on 4 Page 57 of the August meeting. So that must 5 be the rough guestimate for the fountain. 6 Does that sound about right? 7 MR. MAYS: That's what I say, about 8 20,000, so that's close. 9 MR. CHESNEY: Can we go back to -- 10 CHAIRMAN RAGUSA: Yes, Mr. Chesney. 11 MR. CHESNEY: So the new contractor 12 starts November 1st? 13 MR. MAYS: November 1st. 14 MR. CHESNEY: And any observations about 15 the process going through? 16 MR. MAYS: No. They've actually came 17 out and already met with us. They brought a 18 couple of their people, their branch manager 19 and the guy that will be on property -- or the 20 property manager. That was some of 21 Mainscape's people and some of us -- or me and 22 Sonny. 23 And they don't see any problems with 24 taking over November 1st. They didn't want to 25 do it ahead of time because they didn't want</p>

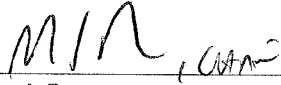
<p style="text-align: right;">Page 101</p> <p>1 to push things, but -- and they're hiring. 2 It looks like they've hired six or 3 possibly seven of existing staff to -- so, 4 that way, we'll have some guys that know the 5 property already taking -- 6 MR. CHESNEY: Okay. You provide some 7 guidance there, I guess, maybe? Whatever -- 8 and I don't want to know about that. 9 MR. MAYS: No. 10 MR. CHESNEY: Okay. So did they give 11 any indication of when they're going to do 12 their irrigation analysis? Are they going to 13 do it hopefully early? 14 MR. MAYS: Well, they got 30 days to do 15 it. 16 MR. CHESNEY: I know they have 30 days, 17 but -- 18 MR. MAYS: So they did not give any 19 indication, no. 20 MR. CHESNEY: I would just like to -- 21 the earlier we can get them to do that 22 analysis, the better. You know, from our 23 perspective. 24 MR. MAYS: Right. 25 MR. CHESNEY: Because we're intending to</p>	<p style="text-align: right;">Page 103</p> <p>1 CHAIRMAN RAGUSA: Mr. Argus. 2 MR. ARGUS: As I look toward Doug, I see 3 behind him the box for the Christmas tree, 4 which reminds me of holiday decorations. 5 Are we doing like Columbus Day, 6 Thanksgiving? What are we doing? 7 CHAIRMAN RAGUSA: Native American. 8 MR. ARGUS: Well, different state, yes. 9 MS. WHYTE: We actually talked about 10 going down and ordering banners for 11 Thanksgiving, because they only take about 12 five or six days to get back. 13 The holiday decorations for the 14 entranceways, the lighting has already been 15 resigned, the contract, they should be in 16 obviously before Thanksgiving. 17 We've already taken out the wreaths in 18 the office. They're going to be relit with 19 -- they're going to be restrung with LED 20 lighting to match the entranceways. We will 21 order new banners. We do have the holiday 22 banners up. 23 Is there any other additional that 24 you'd like to see anywhere else? 25 MR. CHESNEY: Well, you're supposed to</p>
<p style="text-align: right;">Page 102</p> <p>1 hold the payment -- or their final payment? 2 CHAIRMAN RAGUSA: (Moving head from side 3 to side.) 4 MR. CHESNEY: Within reason? No? We 5 can't hold their payment? The payment's going 6 to get lost in the mail. 7 MR. MAYS: Well, we do have some sod 8 issues I've already addressed with them and 9 told them to make a decision. If they want to 10 change before they leave -- 11 MR. CHESNEY: Well, I mean, they have a 12 performance payment that they have to adhere 13 to. They still have a final inspection. 14 MR. MAYS: One more. 15 MR. CHESNEY: Yeah. Okay. All right. 16 CHAIRMAN RAGUSA: Mr. Barrett. 17 MR. BARRETT: What was the resolution of 18 the contract negotiations over the language 19 that you preferred, and then they came back 20 with their counter? 21 MS. MCCORMICK: We added in the language 22 related to the sovereign immunity, and that 23 was the only change that we made to the 24 contract. 25 MR. BARRETT: All right. Thank you.</p>	<p style="text-align: right;">Page 104</p> <p>1 buy them new each year. 2 MS. WHYTE: Yes, we are. Two of the 3 garlands have from -- they have deteriorated, 4 they've broken, so we have to reorder those, 5 but I'm just waiting on the size, and I'll 6 reorder those as well. 7 But if there's any enhancements you'd 8 like to see anywhere else, or any additional, 9 like in some of the Greens, if you'd like to 10 see Harbor Links, if you'd like to see in any 11 of the parks, please let me know. 12 MR. MAYS: Those banners that we put in 13 West Park Village around the center park 14 there, we can get any holiday, any style, 15 whatever you'd like to put on there. 16 MR. BARRETT: Artificial -- 17 MS. WHYTE: We can probably do 18 Thanksgiving -- 19 MR. BARRETT: -- artificial snow. 20 MS. WHYTE: I can do that. I just need 21 an increase in the budget. 22 MR. MAYS: It's going to snow this 23 year. 24 MS. WHYTE: If there's something else 25 that you'd like to see, please let me know.</p>

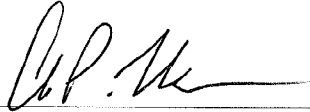
1 MR. MAYS: We would like you to let us
 2 know, because we argue over which one we
 3 want to put up.
 4 CHAIRMAN RAGUSA: Anything else?
 5 Mr. Argus.
 6 MR. ARGUS: The monument down
 7 Countryway by Hillsborough was hit by a car
 8 several months ago.
 9 MR. MAYS: Yes.
 10 MR. ARGUS: What's the current status of
 11 that?
 12 MS. WHYTE: It's up and running, but
 13 they just need to put the sign up.
 14 MR. MAYS: They got the final signs --
 15 are you talking about Countryway?
 16 MR. ARGUS: Countryway.
 17 MR. MAYS: Yep, they got it fixed. I
 18 thought you were talking about ours. Ours got
 19 hit, too.
 20 MR. ARGUS: "Ours" what?
 21 MR. MAYS: Got hit.
 22 MS. WHYTE: Our light.
 23 MR. MAYS: Took out the light.
 24 MR. ARGUS: Down at Countryway?
 25 MR. MAYS: Yes. The one in the center,

1 MR. ZEIGLER: Doug, the "No Fishing" sign
 2 in front of the big pond to the right, it
 3 looks like it got a little mangled.
 4 MR. MAYS: Somebody had a good time with
 5 it, didn't they?
 6 MR. ZEIGLER: Yeah.
 7 MR. MAYS: Yeah, we're working on fixing
 8 it up, too. They also knocked over the
 9 garbage can, and it's on a concrete pad.
 10 MS. WHYTE: Took out the whole thing.
 11 CHAIRMAN RAGUSA: Anything else for the
 12 good of Westchase?
 13 (No response.)
 14 CHAIRMAN RAGUSA: Motion to adjourn
 15 would be appropriate.
 16 MR. ROSS: So moved.
 17 CHAIRMAN RAGUSA: Do we have a second?
 18 MR. ZEIGLER: Second.
 19 CHAIRMAN RAGUSA: All in favor raise
 20 your hand.
 21 (All board members signify in the
 22 affirmative.)
 23 CHAIRMAN RAGUSA: That motion passes
 24 five to nothing.
 25 (Motion passes.)

1 that's ours.
 2 MR. ARGUS: All right.
 3 MR. MAYS: It got hit again, so we got a
 4 contractor coming in to get them off the
 5 ground, because I'm tired of them getting ran
 6 over, and we're going to mount them on the top
 7 of the column.
 8 MS. WHYTE: We're going to get LEDs.
 9 MR. MAYS: Get a little more decorative
 10 lights, LEDs, and that should work out a
 11 little bit better.
 12 But the Countryway one, yes, they fixed
 13 the brick they've been working on the new
 14 bricks for Countryway this week and the sign.
 15 That's the next thing to go up.
 16 CHAIRMAN RAGUSA: Were those costs
 17 recovered from the drivers?
 18 MS. WHYTE: Ours, no. There was no
 19 police report filed. I called the -- I called
 20 three different agencies -- or two different
 21 agencies, and nobody had a report of a crash
 22 that night.
 23 MR. MAYS: It was a hit and run.
 24 MS. WHYTE: So unfortunately we couldn't
 25 recoup the cost on that.

1 (At 5:35 p.m., the meeting adjourned.)
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 16 Mark Ragusa
 17 Chairman, Westchase CDD
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 24 Andrew P. Mendenhall, PMP
 25 Secretary, Westchase CDD