

RE: WESTCHASE COMMUNITY DEVELOPMENT DISTRICT

TRANSCRIPT OF: BOARD MEETING

DATE: December 2, 2014
TIME: 4:12 p.m. - 5:55 p.m.
PLACE: Westchase Community
Association Office
10049 Parley Drive
Tampa, Florida

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

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APPEARANCES:
WESTCHASE COMMUNITY DEVELOPMENT DISTRICT BOARD MEMBERS:

Mark Ragusa, Chairman
Greg Chesney
Brian Ross
Brian Zeigler
Bob Argus

ALSO PRESENT:

SEVERN TRENT SERVICES:

Alan Baldwin, Accounting

DISTRICT ATTORNEY:

Erin McCormick

WESTCHASE STAFF:

Sonny Whyte
Doug Mays

1 The transcript of Westchase Community
2 Development District Board Meeting, on the 2nd day
3 of December, 2014, at the Westchase Community
4 Association Office, 10049 Parley Drive, Tampa,
5 Florida, beginning at 4:12 p.m., before Kimberly
6 Ann Roberts, Notary Public in and for the State
7 of Florida at Large.

\* \* \* \* \*

9 CHAIRMAN RAGUSA: Good afternoon. My
10 name is Mark Ragusa. I'm the chair of the
11 Westchase Community Development District. I
12 would like to welcome you to the December 2,
13 2014 meeting of the Westchase CDD.

14 I would ask everybody to stand and join
15 us in the Pledge of Allegiance.

16 (The Pledge of Allegiance was recited.)

17 CHAIRMAN RAGUSA: The record should
18 reflect that all supervisors are present and
19 accounted for. We also have a significant
20 number of residents and others who are here to
21 speak today. We have an agenda -- we actually
22 have a revised agenda that we're probably
23 going to move around for the sake of
24 convenience for those in attendance.

25 I want to start with the consent

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1 agenda. We have a consent agenda item to  
 2 approve the November 5, 2014 meeting minutes,  
 3 along with the financial statements as of  
 4 September 30, 2014.

5 Counsel has noted one change. There is  
 6 a scrivener's error on Page 23, Line 16 of the  
 7 minutes. There is a reference to \$9.00 an  
 8 hour. It should be \$90.00 an hour. That is  
 9 actually what was stated.

10 Does anybody else have any other  
 11 scrivener errors?

12 MR. ARGUS: No.

13 CHAIRMAN RAGUSA: Hearing none, a motion  
 14 to approve the consent agenda would be  
 15 appropriate.

16 MR. ARGUS: So move.

17 CHAIRMAN RAGUSA: Mr. Argus has moved.  
 18 Do we have a second?

19 MR. ZEIGLER: Second.

20 CHAIRMAN RAGUSA: Mr. Zeigler has  
 21 seconded. All in favor please raise your  
 22 hand.

23 (All board members signify in the  
 24 affirmative.)

25 CHAIRMAN RAGUSA: That motion passes

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1 five to nothing.  
 2 (Motion passes.)

3 CHAIRMAN RAGUSA: Is Deputy Gundersen  
 4 here?

5 MR. MAYS: Not yet.

6 CHAIRMAN RAGUSA: All right. We're  
 7 going to move that issue down. I'm going to  
 8 try to save everybody's time and energy here.  
 9 And this is my proposal. It's obviously  
 10 subject to what the balance of the board  
 11 wishes to do.

12 It's my understanding that all of you  
 13 who are in attendance, with a few exceptions,  
 14 are here on the Securitas proposal to limit 32  
 15 hours of manned service at the Greens  
 16 guardhouse.

17 In lieu of the manned service, there was  
 18 a proposal that they would provide equipment  
 19 to, in essence, turn the third shift, which is  
 20 the late night shifts, on Sunday, Monday,  
 21 Tuesday and Wednesday evenings/early mornings  
 22 into an automated entry system.

23 I have received probably 60 emails and  
 24 five or six, at least, telephone calls on the  
 25 issue. I have seen that many, if not all, of

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1 the other supervisors are copied on the emails  
 2 I received on the vast majority of them. So  
 3 I'm going to assume that the other supervisors  
 4 received those emails as well.

5 For those of you who don't understand  
 6 what a community development district is, this  
 7 is not a homeowners association. This is a  
 8 local government organization. We are  
 9 licensed and a statutorily created entity. We  
 10 are subject to the Florida Sunshine Law.  
 11 That's why the five of us do not talk about  
 12 these issues.

13 So I don't know -- I was asked in a  
 14 number of emails, "What do these other  
 15 gentlemen think?"

16 I don't know. I can't ask them about  
 17 it, I can't talk to them about it. So the  
 18 only time we can discuss an issue is when it's  
 19 brought up in a public format, such as this,  
 20 in a public meeting.

21 So bear with us here. But it is my  
 22 suggestion, based on the resident impact and  
 23 resident comments and input that I received,  
 24 it is my belief that there will not be any  
 25 interest in proceeding forward with Securitas'

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1 unsolicited proposal to go to a partially  
 2 automated system.

3 If any other supervisor wishes to make a  
 4 motion or have it considered, then I would  
 5 appreciate it if you would speak up at this  
 6 stage. Okay. Hearing none -- Mr. Argus.

7 MR. ARGUS: I do want to emphasize one  
 8 thing, though. This was unsolicited. The  
 9 guard company came to us with a proposed  
 10 increase in price because of the Affordable  
 11 Care Act, they claim.

12 As an alternative to that, they came up  
 13 with perhaps a cost-saving option to offset  
 14 that price increase. This was not instituted  
 15 at any of our requests. Thank you.

16 CHAIRMAN RAGUSA: Mr. Argus raised a  
 17 good point. At our meeting last month, it was  
 18 presented without notice to us. We did not  
 19 know this was coming. It has some attractive  
 20 features to it. And it was obviously  
 21 something that this board needed to consider.

22 What we needed to improve on was the  
 23 method by which we communicated an issue to  
 24 the community. And we historically rely on  
 25 the World of Westchase, along with the WCA and

1 the voting members in a particular community  
2 that is going to be uniquely impacted, as the  
3 400-plus homes in the Greens were going to be  
4 impacted by this proposal in potential  
5 consideration.

6 There was a little bit of loss in  
7 communication, and I don't know everything  
8 that was communicated to you. And the whole  
9 system where this board seeks input from the  
10 residents is flawed. There is no easy way for  
11 us to gauge interest in the community other  
12 than residents contacting us directly.

13 We can't hold public forums. We can't  
14 do open -- we just can't do that as a  
15 government agency. So, certainly, information  
16 was communicated to you. It generated a great  
17 deal of interest and thought, and I will tell  
18 you that I didn't have a single person express  
19 any desire to go to an automated system.

20 Mr. Argus.

21 MR. ARGUS: I received one email.

22 CHAIRMAN RAGUSA: Had one. I did not  
23 get that email. So it was interesting that  
24 the community was so overwhelmingly against  
25 that type of proposal. And, candidly, if you

1 was in the Greens, too. So this supervisor --  
2 and I responded to as many of the emails as I  
3 could.

4 I responded with, "Look, I hear you loud  
5 and clear, and I know where I stand. I don't  
6 know where these other gentlemen stand." It  
7 doesn't seem like anybody is going to have any  
8 desire to even consider the proposal, so it  
9 will fail. I'll defer to counsel in terms of  
10 whether she wishes us to vote it down or vote  
11 against it, but it just doesn't seem to have  
12 any support.

13 AUDIENCE MEMBER: How do we get your  
14 email addresses and phone numbers?

15 CHAIRMAN RAGUSA: They're published in  
16 the World of Westchase, and it's the second-  
17 or the third-to-the-last pages. It's in front  
18 of Business, and what I'm going to call, the  
19 Community. There is a separate page. On the  
20 right-hand side, there is a WCA and Community  
21 Development District. Mr. Chesney.

22 MR. CHESNEY: I think I was solicited  
23 and I did secure an additional proposal for a  
24 similar service.

25 CHAIRMAN RAGUSA: Yes. We're going to

1 read the minutes from last month, we were  
2 presented with a proposal, and we said we  
3 can't take action on this. We have to work  
4 with the residents. We need resident input on  
5 the issue.

6 And this is -- as far as I remember, for  
7 a long -- for more than a decade, this was the  
8 one issue that drew the most resident input and  
9 interest.

10 The budget, when we publish the TRIM  
11 notices, which are always higher than the  
12 actual budget, we will get two or three people  
13 who call the district manager, one or two  
14 people will call a supervisor. And that's  
15 really all the interest that we ever get in  
16 what I believe is actually the most important  
17 thing for the community, and that's the  
18 budget.

19 But the fact that -- you guys responded  
20 in droves, you were very passionate about it,  
21 and there was some really good arguments and  
22 some really good data presented in those  
23 emails.

24 As I was reading them, I was like, okay,  
25 maybe that's the position I would take if I

1 address that.

2 MR. CHESNEY: Okay. I was wondering if  
3 an analysis has been prepared. Did you  
4 receive it? No?

5 MR. BALDWIN: I mean, I saw it, but --

6 MR. CHESNEY: But no actual analysis you  
7 prepared or --

8 MR. BALDWIN: No.

9 MR. CHESNEY: Okay.

10 CHAIRMAN RAGUSA: Do you want to vote  
11 against it?

12 MS. McCORMICK: Well, I think at this  
13 point one of the board members would need to  
14 make a motion to change the system in place,  
15 so if there is no desire by any of the board  
16 members to make such a motion, I think that  
17 we're just going to stay with the status quo.

18 CHAIRMAN RAGUSA: Okay -- we're getting  
19 there.

20 MR. CHESNEY: Okay.

21 CHAIRMAN RAGUSA: In terms of the Greens  
22 guard gate -- and that is only one of the  
23 issues that we have to address today.

24 The second issue alluded to by  
25 Mr. Argus, and that is, that Securitas came

1 to us with a proposal that, in essence,  
2 requested an hourly increase for the staff on  
3 site in order to partially offset Securitas'  
4 increased costs associated with the Affordable  
5 Care Act.

6 And we had a discussion with them at a  
7 past meeting, and they did a pretty decent job  
8 of explaining why they're passing on only a  
9 portion of that cost, and the company is  
10 eating a good deal of that additional  
11 expense.

12 And the thing that caught me a little  
13 bit by surprise in their analysis was that  
14 they are full-time employees. I fully  
15 expected them to have been under-20 or under-  
16 30-hour employees, and that is not the case.  
17 And I think the fact that they're full-time  
18 employees is partially why they do a very good  
19 job of manning that gate.

20 So one of the things that we're going to  
21 have to decide today and we're going to seek  
22 input on is whether we would agree to  
23 Securitas' request, an amendment to the  
24 contract, which would provide for an increased  
25 hourly rate.

1 One of the questions that we received on  
2 multiple emails was driven by the data by the  
3 World of Westchase which tried to put a dollar  
4 on it. It is impossible for us to give you an  
5 exact number of what the economic impact will  
6 be in an assessment, because the hours vary  
7 year by year based on overtime, et cetera,  
8 holidays.

9 But the best estimate that we've come up  
10 with, Alan, in the financial group at Severn  
11 Trent Services, ran the analysis, and it's  
12 going to be about eleven dollars -- the number  
13 we have is \$11.70 per home in the Greens.

14 AUDIENCE MEMBER: Per year.

15 CHAIRMAN RAGUSA: Per year, annual  
16 assessment. Thank you. Annual assessment  
17 increase --

18 (Multiple members of the audience  
19 speaking at once.)

20 CHAIRMAN RAGUSA: -- annual assessment  
21 increase of probably between eleven and twelve  
22 dollars a year.

23 MR. BALDWIN: But that's taking into  
24 consideration the reduction of the hours.

25 Without taking a reduction of the hours,

1 it's \$14.90 approximately.

2 CHAIRMAN RAGUSA: Thank you.

3 (Multiple members of the audience  
4 speaking at once.)

5 CHAIRMAN RAGUSA: He's right. I've got  
6 the wrong number highlighted. I've got both  
7 of them highlighted. I gave you the wrong  
8 number.

9 What he mentioned was that we ran the  
10 analysis of what would the reduction be -- or  
11 the increase would be if you went to a part-  
12 time system where you ran an automated system,  
13 and then what is the higher number. \$14.90 is  
14 the number if we kept the service fully manned  
15 24/7, what would that cost on an hourly basis  
16 with the additional hourly expense. So,  
17 Alan, thank you. It is \$14.90 per year  
18 annual assessment increase.

19 MR. BALDWIN: And that's approximate  
20 because of the overtime and holiday pay.

21 CHAIRMAN RAGUSA: And that will vary  
22 based on a number of factors. So where I sit  
23 -- I tried to reach out to the people whose  
24 responses to me did not seem to recognize that  
25 that was an issue that the CDD was going to

1 address, and I asked for input on those.

2 And without exception -- Mr. Argus may  
3 have gotten differently -- but without  
4 exception, everybody was in favor of it. The  
5 other thing that I tried to raise with a  
6 number of people who emailed was their level  
7 of satisfaction with the performance of the  
8 service at the guard gate.

9 And I go through there about three times  
10 a week. I don't live behind those gates, but  
11 I go through there dropping kids off. And I  
12 will tell you that I've been extremely  
13 impressed with the performance of the people  
14 at that guard gate, and I think that's what we  
15 heard from the residents. And, certainly, we  
16 want to hear input from anybody today. So  
17 that is one of the issues that we need to  
18 address today, and we'll take them in  
19 procedural order.

20 The other one just alluded to by  
21 Mr. Chesney, and that is, that we received an  
22 unsolicited proposal from an entity by the  
23 name of G4S, which is a worldwide security  
24 company of significance, that has a sales  
25 manager who resides in Westchase who has

1 followed the issues going on with the security  
 2 system and the security company in the  
 3 Greens.  
 4 And they sent us a proposal to provide  
 5 comparable services -- manned services in the  
 6 Greens' guard gate. And that proposal is  
 7 roughly eleven or twelve hundred dollars a  
 8 year less -- \$1135 a year less based on our  
 9 current budget. And, again, those numbers --  
 10 AUDIENCE MEMBER: Excuse me.  
 11 CHAIRMAN RAGUSA: Yes, sir.  
 12 AUDIENCE MEMBER: We're trying to hear  
 13 outside here. Can I just see if we've got  
 14 this right? Keep the same guard gate people.  
 15 It's going to cost us \$14.00 a year more.  
 16 CHAIRMAN RAGUSA: Yes, sir.  
 17 AUDIENCE MEMBER: We all agree.  
 18 AUDIENCE MEMBER: No, we don't.  
 19 AUDIENCE MEMBER: How many people agree?  
 20 Let's take a show of hands. How many people  
 21 agree?  
 22 (Audience members raise their hands.)  
 23 CHAIRMAN RAGUSA: So that is the other  
 24 proposal that we've got, and that, again,  
 25 is --

1 AUDIENCE MEMBER: How is that different  
 2 from the current service? Any difference?  
 3 CHAIRMAN RAGUSA: We don't know. We  
 4 just don't know.  
 5 (Multiple members of the audience  
 6 speaking at once.)  
 7 CHAIRMAN RAGUSA: The court reporter can  
 8 only take down one person at a time. The  
 9 record will be a jumble if more than one  
 10 person is talking.  
 11 If you want to speak when the issue is  
 12 raised, we'll be happy to have you stand up,  
 13 recognized, identify your name and address,  
 14 and we'll take input, but she's got to report  
 15 one person speaking at a time.  
 16 The supervisors obviously were faced  
 17 with the prospect of do we accept the increase  
 18 -- the requested increase in hourly rate from  
 19 Securitas or do we want to go ahead and bid  
 20 out the service contract for the guard gate  
 21 services, or alternatively, are we interested  
 22 in accepting the G1S proposal. Mr. Chesney.  
 23 MR. CHESNEY: Well, my question is more  
 24 to Erin. Do the particulars of the contract  
 25 require us to re-bid it out since there is an

1 increase in it? I guess that was my --  
 2 MS. McCORMICK: Not for these types of  
 3 services, because they're contractual  
 4 services. They're not maintenance services,  
 5 so they do not have to be bid.  
 6 CHAIRMAN RAGUSA: Okay. I'm looking for  
 7 input from the supervisors on -- the leaning  
 8 of the supervisors on which procedural issue  
 9 you want to address. A motion would be  
 10 probably the best way to go about it.  
 11 MR. CHESNEY: Do you need a motion to  
 12 continue the existing contract?  
 13 CHAIRMAN RAGUSA: By moving to -- no.  
 14 But that way --  
 15 MR. CHESNEY: Because the \$1100 is a  
 16 hard cost where there are certain soft costs  
 17 to be borne by our staff to change. So, I  
 18 mean, \$1100 in my mind is not really worth it.  
 19 CHAIRMAN RAGUSA: Okay.  
 20 MR. ARGUS: Okay.  
 21 MR. CHESNEY: So I'm curious to what we  
 22 need to do to absorb the increase. Anything?  
 23 CHAIRMAN RAGUSA: I think we would need  
 24 a motion to approve the increase -- the  
 25 requested increase in hourly rate from

1 Securitas.  
 2 MS. McCORMICK: So it would be an  
 3 amendment or an addendum to the existing  
 4 contract.  
 5 MR. ARGUS: So moved.  
 6 MR. CHESNEY: Second.  
 7 CHAIRMAN RAGUSA: Okay. We have a  
 8 motion by Mr. Argus to accept Securitas'  
 9 request for an additional hourly rate. And I  
 10 don't remember if it's 80 cents or not,  
 11 whatever the proposal is --  
 12 MR. CHESNEY: Accepting the amendment.  
 13 Sorry.  
 14 CHAIRMAN RAGUSA: Accepting the  
 15 amendment, the additional hourly rate with  
 16 24/7 manned security services, which,  
 17 according to our estimates, will lead to about  
 18 a fourteen- or fifteen-dollar increase in the  
 19 annual assessment for the homes. Give me one  
 20 second.  
 21 We have a second by Mr. Argus --  
 22 MR. ARGUS: Mr. Chesney.  
 23 CHAIRMAN RAGUSA: -- or Mr. Chesney.  
 24 Okay. I'm going to take further discussion  
 25 from the supervisors.

1 (No response.)  
 2 CHAIRMAN RAGUSA: Hearing none -- is  
 3 Securitas here?  
 4 (Ms. Kingston and Mr. Davis raised their  
 5 hands.)  
 6 CHAIRMAN RAGUSA: Give us the exact  
 7 number of the increase.  
 8 MS. WOMAN: It's 87 cents --  
 9 CHAIRMAN RAGUSA: 87 cents an hour.  
 10 MS. KINGSTON: -- an hour. Do you wish  
 11 to add anything?  
 12 MR. DAVIS: No.  
 13 MS. KINGSTON: No -- I mean, I will  
 14 attest -- I am also a Westchase resident. I  
 15 don't live in the Greens. I know that the  
 16 employees at the Greens are hand-selected by  
 17 Carmen, who is our supervisor. She's  
 18 phenomenal.  
 19 She has a lot of vacation with us, and  
 20 that's something that she would lose going to  
 21 another vendor. I just wanted to point that  
 22 out. And I appreciate the board, the  
 23 supervisors here, and everybody that came to,  
 24 at least, care, that we do want to retain the  
 25 contract.

1 I enjoy working with Sonny and the CDD.  
 2 So I appreciate it.  
 3 MR. DAVIS: And for what it's worth, I'm  
 4 the one that brought up --  
 5 CHAIRMAN RAGUSA: Please identify  
 6 yourself.  
 7 MR. DAVIS: James Davis with Securitas.  
 8 I'm the one who brought up the technology, and  
 9 so, for the sake of the supervisors, I know  
 10 you had a lot of emails, and so I felt really  
 11 bad actually in hearing -- but it's actually  
 12 nice to hear that we're as passionate that we  
 13 are here.  
 14 I also live in Westchase. I live around  
 15 the corner. My in-laws actually live -- Peter  
 16 Frey, so if you guys want to egg the house,  
 17 they're right down the street.  
 18 But our job is to bring that technology  
 19 to the board, so you have to know what's out  
 20 there. Good, that we don't want it, that's  
 21 fine, but you should know what's out there.  
 22 And companies like ours have to bring it  
 23 to your attention, because if we didn't, you'd  
 24 be like, a year later, "Well, my friends down  
 25 the street have this technology. How come you

1 guys don't have it?"  
 2 And then we say, "We do."  
 3 "Well, how come you never brought it  
 4 up?" So just for the sake of the board --  
 5 sorry for the attention -- but we do -- we  
 6 will always bring things to your attention  
 7 about what other communities are doing; and if  
 8 it doesn't work for us, that's fine, too.  
 9 AUDIENCE MEMBER: Can I ask a question?  
 10 CHAIRMAN RAGUSA: Bear with me. All  
 11 right. Any other input from the supervisors?  
 12 (No response.)  
 13 CHAIRMAN RAGUSA: We have a resident  
 14 comment section at the end of the meeting.  
 15 You're all here. If you want to speak on this  
 16 motion, I'm going to give you ten seconds to  
 17 do it. I don't -- I think what we're going to  
 18 hear is a lot of redundant positions, and  
 19 that's fine.  
 20 I don't want to curtail speech. I don't  
 21 want to have you feel like your voice wasn't  
 22 heard, but it's quite unusual to have resident  
 23 input on a specific motion, but we will hear  
 24 you, if you want.  
 25 The only thing I ask you to do is stand

1 up, identify your name and your address, and  
 2 then tell us what you want to -- tell us your  
 3 input on the motion which would approve the 87  
 4 cent an hour increase proposal from Securitas  
 5 only. That's the issue.  
 6 CHAIRMAN RAGUSA: Sir.  
 7 MR. PAPA: Okay. My name is Jerry  
 8 Papa. I'm the voting member from the Greens.  
 9 And I have been through this all. Okay?  
 10 Now, my comment is, while I believe that  
 11 the decision in which you propose is great, I  
 12 just want to add the caveat that with the  
 13 assistance of Mr. Chesney and with the  
 14 proposal that has been submitted from the GS  
 15 -- G4S people, I believe that competition is  
 16 good, and competition is what makes the world  
 17 go round.  
 18 And based on just the numbers that I  
 19 read from this document that I've seen for the  
 20 first time this afternoon, when I take into  
 21 consideration not only the number here, but  
 22 also the number that has been paid as recently  
 23 as September to the incumbent, there is an  
 24 annual savings of approximately \$9,000 a  
 25 year.

1 Now, I'm not proposing that we make a  
2 change from one company to the next. I'm just  
3 saying that before we completely commit to the  
4 incumbent, I think the folks that you employ  
5 should be given the opportunity to take a look  
6 at more in depth what these people are  
7 proposing here because we're looking at almost  
8 \$9,000 a year in savings for comparable  
9 services.

10 And, again, I don't know all the detail  
11 behind this. I'm just going by the numbers on  
12 their summary sheet.

13 CHAIRMAN RAGUSA: Well, tell -- maybe  
14 you can answer this question, Mr. Chesney.  
15 Where is the 9,000 coming from?

16 MR. CHESNEY: I don't know. I sent it  
17 -- I received it while I was on vacation, so I  
18 sent it to our management company for  
19 analysis, which the person that does the  
20 analysis I don't think got it, because he's  
21 right here.

22 MR. PAPA: Let me explain to everybody  
23 how this comes about.

24 AUDIENCE MEMBER: Jerry, is that \$21.00  
25 a house? Is that what we're talking about?

1 increase. Okay? You put the increase in, and  
2 now you've got another seventy nine ninety  
3 nine.

4 MR. CHESNEY: Okay.

5 AUDIENCE MEMBER: But what he's looking  
6 at --

7 CHAIRMAN RAGUSA: Hang on. You would  
8 agree with me that the increases is -- let's  
9 just say that the G4S proposal is the same.  
10 Right?

11 MR. PAPA: Okay.

12 CHAIRMAN RAGUSA: Okay. What I'm  
13 hearing from the residents is, is that they're  
14 willing to pay 87 cents more to keep their  
15 current vendor.

16 MR. PAPA: And all I'm saying is, that  
17 as responsible adults and as taxpayers, I  
18 think everybody would at least want to know,  
19 are we talking about an apples-to-apples  
20 comparison with regards to the back-up  
21 information that goes along with this  
22 proposal.

23 MR. CHESNEY: Well, I mean, I have a  
24 suggestion in regards to that. We can still  
25 go -- proceed with this motion, accept the

1 MR. CHESNEY: I don't know what it comes  
2 to. All I --

3 AUDIENCE MEMBER: \$9,000 divided by how  
4 many people that live there.

5 MR. PAPA: By 510 houses.

6 (Multiple audience members speaking at  
7 once.)

8 CHAIRMAN RAGUSA: All right. All right.  
9 We're not going to have an argument. We're  
10 not going to have this argument.

11 MR. PAPA: Sir, this is just the  
12 September bill.

13 CHAIRMAN RAGUSA: I will recognize you.  
14 Where is the \$9,000 figure coming from?

15 MR. PAPA: That's what I was attempting  
16 to say. You take the September invoice from  
17 the incumbent and you add the increase to it  
18 on an annual basis and then make the  
19 comparison on this cover sheet, you've got to  
20 add \$7,599 in addition to the \$1,135, and if  
21 you round the number, it's almost \$9,000 a  
22 year savings.

23 I'm not comparing apples to apples. I'm  
24 comparing apples to oranges, because what they  
25 have here is the current without the

1 contract, and then that gives Alan a month to  
2 do his analysis and bring it back to us.

3 MR. PAPA: That's great.

4 MR. CHESNEY: I mean, the contract, if I  
5 understand correctly, doesn't bind us in any  
6 way.

7 MS. McCORMICK: I think we have the  
8 ability to terminate the contract within 30  
9 days, so --

10 MR. CHESNEY: All right.

11 CHAIRMAN RAGUSA: And it may be that in  
12 ten months or so a decision is made that we  
13 should put this to the open market to see how  
14 competitive Securitas' pricing is. And,  
15 certainly, that can be good, but we've also  
16 seen that sometimes it doesn't work to our  
17 advantage.

18 MR. PAPA: Well, they're also offering a  
19 two-year guarantee with no price increases.

20 CHAIRMAN RAGUSA: And I don't know  
21 anything about this entity, and I don't mean  
22 to speak badly of them. I'm just telling you  
23 we get a lot of promises to get in the door,  
24 sometimes it's difficult to deliver.

25 MR. PAPA: Well, they're not a mom-and-

1 pop operation.  
 2 CHAIRMAN RAGUSA: No, they're not.  
 3 MR. PAPA: They're an international  
 4 company.  
 5 AUDIENCE MEMBER: Why wouldn't you just  
 6 examine this? I mean, I know you --  
 7 CHAIRMAN RAGUSA: Now is not the time to  
 8 do it, that's why.  
 9 AUDIENCE MEMBER: -- can't do it  
 10 tonight. No. I understand that.  
 11 MR. CHESNEY: My suggestion, though, is  
 12 to examine it. Just so there is not  
 13 confusion, my --  
 14 CHAIRMAN RAGUSA: Okay. Anybody else  
 15 want to address the motion to approve the 87  
 16 cent an hour increase?  
 17 Just step in and just identify your name  
 18 and address for the record.  
 19 MS. PUNZAK: Ana Punzak, 10568  
 20 Greensprings Drive. I may have missed it.  
 21 You may have discussed it. But I'm just  
 22 curious, I heard you guys say we have a  
 23 contract in place, and they've come to us to  
 24 increase that price. Was there -- do they have  
 25 the ability to do that every year, every six

1 that's really what's driving a lot of the  
 2 decision-making process.  
 3 MR. DAVIS: And don't forget, you can --  
 4 if this thing gets delayed, say, that Congress  
 5 comes back and says, "The ACA has been pushed  
 6 off," that gets rescinded. The 87 cents gets  
 7 rescinded and we go back to the original bill  
 8 rates.  
 9 CHAIRMAN RAGUSA: Yes, sir.  
 10 MS. PUNZAK: Okay. That answers it.  
 11 Thank you.  
 12 MR. FREEMAN: Lee Freeman, 98916 Gretna  
 13 Green in the Greens. I approve of the 87  
 14 cents increase, if indeed it means that our  
 15 annual rate will not go more than \$15.00 --  
 16 you know, you're approving that rate, but I  
 17 want to approve the \$15.00 a year. It doesn't  
 18 -- or \$14.00 or whatever, it doesn't go above  
 19 that.  
 20 CHAIRMAN RAGUSA: Sir, we can't do that.  
 21 MR. FREEMAN: Oh.  
 22 CHAIRMAN RAGUSA: The reason being is,  
 23 the hours will vary by year, by holiday, by  
 24 employee. There's just no -- we -- the  
 25 assessment isn't as clean as taking a number

1 months? How often can they request an  
 2 increase from us? And, you know, why are we  
 3 just willingly just saying, "Okay, yes"?  
 4 And I understand it's only \$14.00 per  
 5 house, I understand that; but if there is a  
 6 contract in place, I'm wanting to understand  
 7 the flexibility of the company who comes to us  
 8 with increases and how often can they can do  
 9 that.  
 10 CHAIRMAN RAGUSA: It's a one-year  
 11 contract. We have 30-day cancellation. This  
 12 is the first time Securitas has ever come to  
 13 us with what I'm going to call a unique  
 14 request in rate increase and -- but for the  
 15 unique nature of what it was and but for the  
 16 resident desires to maintain their current  
 17 vendor, I think we may end up going to the  
 18 market with this over time.  
 19 The other thing that's important for  
 20 everybody to understand -- and please correct  
 21 me if I'm wrong -- but what I heard at the  
 22 meeting when you presented was that Securitas  
 23 would terminate the contract if they could not  
 24 get the 87 cents an hour increase because of  
 25 the low profit margin in the service. So

1 and dividing it by the 600 homes or whatever  
 2 the exact number is. It's not that simple.  
 3 The assessment methodology is not that easy.  
 4 MR. FREEMAN: But we can be confident  
 5 that it will be -- you know, that fourteen,  
 6 fifteen dollars is roughly what it will be?  
 7 CHAIRMAN RAGUSA: Based on historical  
 8 data, the best we can estimate is under  
 9 \$15.00. Anybody else wish to be heard?  
 10 MR. DAVIS: That's locked -- that's  
 11 locked in for two years.  
 12 CHAIRMAN RAGUSA: Yeah, that's a  
 13 two-year price guarantee. Yes, sir.  
 14 MR. TURNBULL: We couldn't hear very  
 15 much out -- we couldn't hear very much out  
 16 there. Maybe as a thing, you might want to  
 17 have like a speakerphone going --  
 18 MR. ARGUS: Your name and address.  
 19 MR. TURNBULL: Michael Turnbull, 10302  
 20 Welbeck Court.  
 21 MR. ARGUS: Thank you.  
 22 MR. TURNBULL: I just want to say that,  
 23 you know, there was a lot of miscommunication  
 24 in this, obviously, but for a lot of us, we  
 25 feel safe, we know our guards, it's worth a

1 cup of coffee or two per year for us to be  
 2 safe.  
 3 I understand that it could be \$9,000 or  
 4 even \$20,000, but safety, for me, is the  
 5 reason why I bought here. Okay? So before  
 6 you -- before you -- before you do -- I mean,  
 7 it should go out to bid, yes, but we know our  
 8 guards, they know us. It's an important  
 9 thing. They know our kids.  
 10 So when you do put this out for bid, you  
 11 know, it's not just the technology. It could  
 12 be people plus technology: Boots on the  
 13 ground.  
 14 MR. DAVIS: Sure.  
 15 MR. TURNBULL: Also, you know, we want  
 16 to see the savings, but, obviously, safety  
 17 first. That's all I'm saying.  
 18 CHAIRMAN RAGUSA: Any other residents  
 19 who wish to speak on the issue?  
 20 MS. DIBA: Hi, I'm Monica Diba. I  
 21 live in the Village Green, 10304 Green Links  
 22 Drive. I've lived in neighborhoods with no  
 23 gates.  
 24 I've lived in Cypress Knoll in Safety  
 25 Harbor with the automatic gate, which was a

1 really bad idea, because all the teenagers  
 2 gave their codes to their friends, everybody  
 3 gave their codes to their maids, everybody  
 4 gave it to their workers who came to do  
 5 landscaping.  
 6 Everybody had the code, and it was just  
 7 a joke. And also a few times a year, it would  
 8 freeze, and you couldn't get in or out. And  
 9 that was a safety issue, to be locked inside  
 10 your community with nobody manning a gate.  
 11 And I've lived in Waterchase where they  
 12 had the manned gate, you know, 24 hours, and  
 13 it was great. I felt safe there.  
 14 MR. DAVIS: That's ours.  
 15 MS. DIBA: And the same thing here, I  
 16 feel safe here, and I don't want the code  
 17 going out to everybody and their brother,  
 18 because then it's a safety issue for everybody  
 19 concerned.  
 20 CHAIRMAN RAGUSA: Thank you. Anyone  
 21 else?  
 22 (No response.)  
 23 CHAIRMAN RAGUSA: Okay. We have the  
 24 motion that's been seconded. Any further  
 25 supervisor discussion?

1 (No response.)  
 2 CHAIRMAN RAGUSA: All in favor of the  
 3 motion please raise your hand.  
 4 (All board members signify in the  
 5 affirmative.)  
 6 CHAIRMAN RAGUSA: That motion passes  
 7 five to nothing.  
 8 (Motion passes.)  
 9 CHAIRMAN RAGUSA: With that motion, I  
 10 take it then, the other consideration from the  
 11 unsolicited proposal from G4S is mooted.  
 12 MR. CHESNEY: Well, I go back to, why  
 13 don't we wait for Alan's analysis next  
 14 month? There's no reason why you can't bring  
 15 that up at a later time.  
 16 CHAIRMAN RAGUSA: I'm not precluding us  
 17 from doing this at any time in the future.  
 18 MR. CHESNEY: Okay. All right.  
 19 CHAIRMAN RAGUSA: No, that's not the  
 20 intention.  
 21 Any other issues on the Greens? Yes,  
 22 sir, Mr. Argus.  
 23 MR. ARGUS: Just for the benefit of the  
 24 residents here, for Erin, if we were to bid  
 25 this out, are we forced to go with the

1 low-priced bidder?  
 2 MS. McCORMICK: No, because it's not a  
 3 maintenance contract or a construction  
 4 contract, so you're not obligated to do that.  
 5 MR. ARGUS: So we can come up with any  
 6 weird criteria we want to preclude somebody or  
 7 to encourage somebody?  
 8 MS. McCORMICK: Well, I mean, as a  
 9 public body, you would want to do what's in  
 10 the best interest --  
 11 MR. ARGUS: Right.  
 12 MS. McCORMICK: -- for the community,  
 13 but you could have specific criteria in your  
 14 bidding process that would relate to the  
 15 services that you're looking for.  
 16 MR. ARGUS: And if we do choose to put  
 17 this out for bid, we'll let the World of  
 18 Westchase know so the residents have a way of  
 19 learning about it?  
 20 CHAIRMAN RAGUSA: The residents will be  
 21 given an opportunity to give input on whether  
 22 this should be bid out, yes.  
 23 MR. ARGUS: Okay. Thank you.  
 24 CHAIRMAN RAGUSA: Absolutely. Okay.  
 25 Anything else on the Greens' guard gate

1 issue?  
 2 (No response.)  
 3 CHAIRMAN RAGUSA: You guys are welcome  
 4 to stay for the balance of the meeting. If  
 5 not, now would be the time to exit stage  
 6 left.  
 7 MR. ARGUS: Do you want to do a five-  
 8 minute break?  
 9 CHAIRMAN RAGUSA: Yes, we can do that.  
 10 (Recess from 4:45 p.m. to 4:55 p.m.)  
 11 CHAIRMAN RAGUSA: We're going to go back  
 12 on the record. The next agenda item is Deputy  
 13 Chris Gundersen.  
 14 Erin, do you want to go ahead and lead  
 15 the discussion? We're going to have a very  
 16 brief discussion. Obviously, Deputy Gundersen  
 17 is here because we had some resident concerns  
 18 about the sheriff's office's responses to  
 19 complaints about parks.  
 20 We want to have a really simple  
 21 discussion here. There are still ongoing  
 22 discussions between Erin and the sheriff's  
 23 office's counsel. I think that's where a lot  
 24 of these issues will be flushed out, but I  
 25 just wanted -- turn that back over to Erin.

1 MS. McCORMICK: Sure. Deputy Gundersen  
 2 and I had a chance to talk yesterday about the  
 3 enforcement at the parks. And so he has  
 4 advised me that there has not been any change  
 5 in the policy that the sheriff's office has  
 6 with respect to enforcement in the parks, and  
 7 I talked to him about the issues that came up  
 8 at last month's meeting.  
 9 As Mark just referenced, I'm going to be  
 10 following up also with the counsel's office  
 11 for the sheriff's department about enforcement  
 12 at the parks, but Deputy Gundersen was nice  
 13 enough to say that he would be happy to come  
 14 tonight.  
 15 And, you know, I thought that some of  
 16 the board members may want to have an  
 17 opportunity to talk with him. And the other  
 18 thing that I've talked with Sonny and Doug  
 19 about is the posting of our rules and  
 20 regulations at the park. There is quite a bit  
 21 of signage already that's up at Baybridge and  
 22 at Glen Cliff Park.  
 23 I think that their idea was that we  
 24 might not want to do extensive additional  
 25 signage there until we proceed with the parks

1 project, but we can certainly look at some  
 2 enhanced signage.  
 3 I think in one of the parks there is a  
 4 notice about sound amplification being  
 5 prohibited. That was one of the issues that  
 6 came up last month, that we can, you know,  
 7 certainly make sure that's prominently  
 8 displayed at both parks if that continues to  
 9 be an issue and it's going to be awhile as we  
 10 work through our parks upgrade project.  
 11 And then the rules and regulations are  
 12 on the park reservation form, but, as we  
 13 talked about last month, and that is where  
 14 people who are making a specific reservation  
 15 at the facilities in the park, so we also want  
 16 to make sure the rules and regulations are  
 17 posted for everybody that's using the parks.  
 18 So, Deputy Gundersen, I know you just --  
 19 I mean, I know you've come and talked to the  
 20 board in the past, and when you and I talked  
 21 yesterday you said you thought it was a good  
 22 matter of practice to, you know, occasionally  
 23 have a dialogue with the board and with CDD.  
 24 DEPUTY GUNDERSEN: Yeah, I haven't been  
 25 in some years. And, you know, I know the

1 issue came up about the parks. We have not  
 2 changed our policy. The way we've been  
 3 operating for the last ten years with our  
 4 trespass enforcement while -- you know, during  
 5 our patrols or even when it's not an off-duty  
 6 deputy hired by the CDD, when it's an on-duty  
 7 deputy that responds to a call in a park or  
 8 any other piece of property or location owned  
 9 by the CDD, things have not changed as far as  
 10 trespass authorization.  
 11 So the issue that came up a few weeks  
 12 ago, that was -- you know, I'm here to  
 13 apologize for that, but that should not have  
 14 happened and that's -- things have not changed,  
 15 so --  
 16 CHAIRMAN RAGUSA: Mr. Chesney.  
 17 MR. CHESNEY: Okay. I'm familiar with  
 18 the trespass rules, and Chris and I spoke  
 19 separately, so I understand exactly how  
 20 they're doing it. And I don't know how much  
 21 you really want to discuss in this forum.  
 22 CHAIRMAN RAGUSA: None.  
 23 MR. CHESNEY: Okay. All right.  
 24 MS. McCORMICK: I think that's probably  
 25 where some follow-up discussion with the

1 attorney for the sheriff's office is going to  
 2 be helpful.  
 3 MR. CHESNEY: Okay.  
 4 MS. McCORMICK: But I think the  
 5 important part --  
 6 MR. CHESNEY: Well, I guess my only  
 7 point then is that the only thing that I heard  
 8 that I would be in some disagreement with is  
 9 that there is no reason to wait for any of the  
 10 changes to the parks to include the signage.  
 11 Signage is relatively inexpensive.  
 12 MS. McCORMICK: Uh-huh.  
 13 MR. CHESNEY: And I would think, given  
 14 my understanding of the situation, that would  
 15 assist in their job.  
 16 MS. McCORMICK: That was my  
 17 understanding based on last month's meeting  
 18 also, so I've got pictures now of all the  
 19 signage, and I'm going to work with Sonny and  
 20 Doug to, you know, maybe come up with some  
 21 enhancements to that signage.  
 22 MR. CHESNEY: Yeah. We just need to do  
 23 something in the interim that will be a  
 24 less --  
 25 MS. McCORMICK: Uh-huh. And if board

1 members have specific suggestions or if you  
 2 get input from anybody that you want to pass  
 3 along to us as we're working on doing the  
 4 signage, please let me know, and I'm sure Doug  
 5 and Sonny will do whatever is needed.  
 6 MR. CHESNEY: Okay.  
 7 CHAIRMAN RAGUSA: Any other questions?  
 8 (No response.)  
 9 CHAIRMAN RAGUSA: Well, thank you for  
 10 coming. I guess from a policy -- we just  
 11 wanted to reinforce that the CDD certainly --  
 12 we enjoy the relationship we have, both as the  
 13 law enforcement of the land and you guys under  
 14 our contract services.  
 15 We just wanted to make sure that the  
 16 sheriff's office is doing everything they can  
 17 to enforce the quiet use and enjoyment of that  
 18 park -- or those parks.  
 19 DEPUTY GUNDERSEN: Yeah. And, you know,  
 20 it's -- I'll be back at these meetings. I,  
 21 you know, should have been coming before. You  
 22 know, I just -- if there's issues, I mean, get  
 23 ahold of me. You know, we're here -- the  
 24 off-duty deputies are here to work for the CDD  
 25 and for, you know, the community.

1 So, you know, I'm in constant contact  
 2 with Sonny and Doug. You know, they give us  
 3 some of the hot topics that are out here, you  
 4 know, with the power lines, or you know, the  
 5 -- you know, the parks during the day, and,  
 6 you know, sometimes we're one step behind,  
 7 but, you know, we're on it: "Hey, there's a  
 8 problem."  
 9 You know, last Saturday during the day,  
 10 and, you know, we tailor, you know, the  
 11 off-duty to go in and address that, so --  
 12 but --  
 13 CHAIRMAN RAGUSA: Well, the fact that we  
 14 didn't need you here is indicative of the  
 15 off-duty deputies doing a good job, so --  
 16 DEPUTY GUNDERSEN: Thank you.  
 17 CHAIRMAN RAGUSA: Thank you.  
 18 THE WITNESS: You're welcome.  
 19 MS. McCORMICK: Thanks for coming.  
 20 CHAIRMAN RAGUSA: Neale, we're finally  
 21 getting to you here.  
 22 MR. STRALOW: Well, that's a great  
 23 segue. That's a big part of parks master  
 24 planning and ultimately implementation.  
 25 MS. McCORMICK: Do you want me to -- I'm

1 going to -- I'm going to turn it over to  
 2 Neale. I distributed to the board members the  
 3 scope of services that Stantec had put  
 4 together for --  
 5 MR. ARGUS: Just a point of order,  
 6 somebody in the audience is trying to get your  
 7 attention, Mark.  
 8 MS. WHYTE: We have a resident -- the  
 9 driveway, I wanted to bring it to your  
 10 attention.  
 11 CHAIRMAN RAGUSA: Oh. Yeah. Sorry,  
 12 Neale.  
 13 MS. WHYTE: So close, Neale.  
 14 MR. STRALOW: It's all marketing today.  
 15 CHAIRMAN RAGUSA: I know the issue. If  
 16 you would just identify yourself for the  
 17 record.  
 18 MR. JACKMAN: Xavier Jackman, 9504  
 19 Greenpointe. We have a driveway where  
 20 apparently there were some problems with the  
 21 pipes, and it caused our driveway to sink down  
 22 and cause cracking in the driveway.  
 23 I know -- you might want to discuss  
 24 further the specifics of the mechanism that  
 25 caused the --

1 MR. MAYS: Yeah. You know, as you guys  
2 well know, the drainage inlets are supplied  
3 with a -- what they call an under-drain  
4 system, and so the pipe goes through the edge  
5 of the road, water goes in and sucks it in  
6 through that drain pipe also, which goes into  
7 your drainage inlets, which goes into the pond  
8 eventually.

9 It looks like what may have happened, as  
10 you can see by the picture showing in the  
11 corner, our contract -- there is a drainage  
12 box right next to it. I'm sorry I didn't get  
13 a better picture of that.

14 But right next to it would have been,  
15 you know, from me to Mr. Argus is where that  
16 drain box is. And it looks like it's possible  
17 that that under-drain, according to our  
18 contractor, thinks that that underground --  
19 sometimes after years of settling they  
20 separate, and when dirt gets in there, that  
21 leaves a void under the ground.

22 And when heavy -- a piece of heavy truck  
23 or even a car gets on top of it, it causes the  
24 corner to crack sometimes if it's drove on  
25 improperly. And it looks like somebody drove

1 on it, dropping it down almost three inches.  
2 So we opted to get a -- I got a proposal,  
3 which I believe we have attached.

4 The proposal shows the repair for  
5 digging it up, cutting the corner off, which  
6 is damaged, fixing the pipe, and then  
7 re-putting it back with a six-by-six corner of  
8 concrete. As you well know, concrete  
9 sometimes does not match, which is where the  
10 Jackmans come, as I didn't want to make a  
11 decision to be able to overlay their whole  
12 driveway to make it match.

13 And I'm not sure if the HOA rules allows  
14 overlays of driveways. I know they don't  
15 allow painting, so that would make it look the  
16 same, but they don't allow that. Overlays,  
17 I'm not sure about, you know, the decorative  
18 overlays that some people put in.

19 MR. ZEIGLER: Can you skim coat it?

20 MR. MAYS: Well --

21 CHAIRMAN RAGUSA: That's what he's  
22 talking about.

23 MR. MAYS: -- that's what I'm taking  
24 about. That's an overlay.

25 MR. JACKMAN: And what we're trying to

1 do is to find the most cost-effective way to  
2 maintain uniformity. We don't have any desire  
3 to run up a bill or anything like that. We're  
4 trying to --

5 MR. ARGUS: The grinder can't take care  
6 of it?

7 MR. MAYS: No, because the way it's  
8 dropped off. The pipe has to be looked at  
9 first. So you have to look at that pipe and  
10 see if that's the problem and then put the  
11 concrete back.

12 CHAIRMAN RAGUSA: Doug, let me ask you  
13 this: For the \$2600 estimate, what part of  
14 that is reflected in the concrete  
15 replacement?

16 MR. MAYS: Probably about --

17 CHAIRMAN RAGUSA: That's the demo of the  
18 concrete and replacement.

19 MR. MAYS: Right. Probably about half  
20 of it.

21 CHAIRMAN RAGUSA: And that's for that  
22 entire kind of boot-shaped section?

23 MR. MAYS: Yes.

24 CHAIRMAN RAGUSA: Do we have an estimate  
25 of the additional square footage that would be

1 required?

2 MR. MAYS: No, we don't. I wanted to --

3 MR. ARGUS: Just for clarification,  
4 we're talking about that entire section  
5 between the expansion joints and the driveway.

6 MR. MAYS: No. Actually we're talking  
7 about six by six. So it's about six feet to  
8 that corner. It will go out and down. So it  
9 basically puts a new line in their driveway,  
10 too.

11 MR. ARGUS: And essentially an L will be  
12 left of the existing concrete.

13 MR. MAYS: Yes. The only other option  
14 would be to pour the whole apron -- re-pour  
15 the apron, which will be about another --  
16 about another \$1300 to do that, and then it  
17 still wouldn't match the top portion of the  
18 driveway, which is Mr. and Mrs. Jackman's  
19 concern. And I didn't feel I should make that  
20 decision.

21 CHAIRMAN RAGUSA: Mr. Argus.

22 MR. ARGUS: It is -- depending on the  
23 village we're talking about here, it's my  
24 understanding that between the curb and the  
25 sidewalk, the apron of the driveway is going

1 over CDD property. Is that correct?  
 2 CHAIRMAN RAGUSA: Uh-huh.  
 3 MS. McCORMICK: And the sidewalk is,  
 4 too.  
 5 MR. ARGUS: And the sidewalk is -- okay.  
 6 MS. McCORMICK: That's all part of the  
 7 right of way.  
 8 MR. CHESNEY: So what --  
 9 MS. McCORMICK: Is this on -- which  
 10 subdivision is this?  
 11 CHAIRMAN RAGUSA: Greenpointe.  
 12 MS. McCORMICK: Okay.  
 13 MR. CHESNEY: So what is our  
 14 responsibility?  
 15 MS. McCORMICK: Our responsibility is  
 16 for the portion of it that's within the right  
 17 of way.  
 18 MR. CHESNEY: Okay. I mean, I guess  
 19 what I'm trying to understand is, do we have a  
 20 requirement or a duty to do anything in  
 21 particular? I mean, it's a big crack.  
 22 CHAIRMAN RAGUSA: Well, we have an  
 23 obligation to make the repair to the sewer or  
 24 drain system underneath the concrete at the  
 25 curb there.

1 MR. CHESNEY: We turned over the sewer  
 2 to the county, though. That's what I'm trying  
 3 to understand, what our duty is to this.  
 4 MR. MAYS: We've gotten with the county,  
 5 and the county says it's our -- well, of  
 6 course they're going to say that -- but they  
 7 say it's ours.  
 8 MR. ARGUS: It's behind -- it's in a  
 9 gated community, so it's --  
 10 MR. CHESNEY: We still turned over the  
 11 sewer.  
 12 MS. McCORMICK: The sewer -- but I think  
 13 the problem is the concrete that's on top of  
 14 it within the right of way.  
 15 MR. MAYS: I don't think the Jackmans  
 16 are asking you to pay for the whole driveway.  
 17 MR. JACKMAN: Oh, God, no.  
 18 MR. MAYS: They're just asking for us to  
 19 pay a portion if they have to overlay it, if  
 20 they can, through the HOA, if they're  
 21 authorized to do it.  
 22 MR. JACKMAN: What we're trying to do is  
 23 come up with a cost-effective solution that  
 24 allows us to maintain uniformity, maintain the  
 25 spirit of the CDD. You know, our neighbors

1 don't want to have the Jackmans to have an  
 2 ugly driveway. The Jackmans really don't  
 3 care.  
 4 You know, I mean, the precedential  
 5 concern is that, you know, this repair gets  
 6 done, and then three houses down the road have  
 7 something similar that isn't a CDD issue, and  
 8 they're going to point to that, "Well, if the  
 9 CDD is going to do that, then I only need to  
 10 do this." And, you know, the spirit of  
 11 uniformity in the community and the like --  
 12 MR. CHESNEY: Yeah. So help me  
 13 understand this. So what exactly do we --  
 14 it's twenty -- how much is it?  
 15 MR. MAYS: 2400 --  
 16 CHAIRMAN RAGUSA: 2600.  
 17 MR. CHESNEY: That's for the whole  
 18 thing. Correct?  
 19 CHAIRMAN RAGUSA: Yes. 1300 is  
 20 concrete.  
 21 MR. ARGUS: No. No -- well, it depends  
 22 on what you mean by "the whole thing."  
 23 MR. MAYS: Six by ten.  
 24 CHAIRMAN RAGUSA: Six by ten.  
 25 MR. MAYS: Six by ten. Okay. I'm

1 sorry.  
 2 MR. CHESNEY: So the whole driveway  
 3 would cost --  
 4 MR. JACKMAN: For concrete, that would  
 5 be a good fifteen, twenty thousand dollar  
 6 job. And that's not what we're asking. We're  
 7 not asking -- we're just asking that it  
 8 maintains uniformity.  
 9 And, honestly, if we wanted to work out  
 10 something where the -- a portion -- whatever  
 11 portion, you know -- because, obviously,  
 12 pavers now are much less expensive than  
 13 concrete.  
 14 And we're really not fixated on one  
 15 solution or the other, but the concern is that  
 16 we at least, you know, maintain the standards  
 17 of the community and we don't -- you guys  
 18 don't set a bad precedent to allow other  
 19 people when it's a private job to point to  
 20 this, you know, and be like, "Well, you know,  
 21 that's all that's necessary, then that's all  
 22 we're going to do," and I think, you know, it's  
 23 the precedential value.  
 24 CHAIRMAN RAGUSA: Well, actually the  
 25 precedential value is already going against

1 you, because in Harbor Links we had some homes  
 2 that had -- there was some work done that had  
 3 pipes underneath the driveways in the apron  
 4 that were damaged.  
 5 And we actually cut a little square out  
 6 and repaired the pipe and re-poured it. And I  
 7 will tell you, you can see that little  
 8 rectangular --  
 9 MR. JACKMAN: We looked at a couple. I  
 10 saw one up in the Fords. I didn't go  
 11 there --  
 12 CHAIRMAN RAGUSA: There is one in Harbor  
 13 Links as well. Let me ask -- Doug, you're  
 14 talking about a six by ten. So you're coming  
 15 out here and just encompassing the cracked  
 16 areas?  
 17 MR. MAYS: I think it's coming from the  
 18 top of the crack and ten feet to the left  
 19 towards that center line --  
 20 CHAIRMAN RAGUSA: Okay.  
 21 MR. MAYS: -- because it's almost six  
 22 feet to that crack and straight across for ten  
 23 feet and then down.  
 24 MR. ARGUS: All right. So you're going  
 25 across to the expansion joint?

1 MR. MAYS: I'd have to measure it, but I  
 2 think that's further than ten feet.  
 3 MR. ZEIGLER: You're just basically  
 4 drawing an expansion joint all the way  
 5 across.  
 6 MR. ARGUS: No.  
 7 MR. MAYS: Not all the way across. Ten  
 8 feet across.  
 9 CHAIRMAN RAGUSA: So this is a cosmetic  
 10 issue.  
 11 MR. MAYS: Yes.  
 12 CHAIRMAN RAGUSA: So what's the  
 13 compromise then?  
 14 MR. MAYS: I guess that --  
 15 CHAIRMAN RAGUSA: Mr. Ross. I'll come  
 16 to you.  
 17 MR. MAYS: Okay.  
 18 MR. ROSS: I'm unclear exactly what  
 19 you're proposing or requesting.  
 20 MR. JACKMAN: I'm just requesting an  
 21 opinion from you guys as to how you guys want  
 22 to proceed. I think that, you know, the  
 23 spirit of the CDD would encompass that the  
 24 repair be made in a manner so that uniformity  
 25 and aesthetics of the community are

1 maintained.  
 2 The proposed solution I don't think  
 3 follows those guidelines, and I think it would  
 4 be -- I mean, I understand that you believe  
 5 that the precedent has been set in Harbor  
 6 Links, but I think you open yourself up to a  
 7 lot of potential violations of what is  
 8 currently written, because they're going to  
 9 point to, "Well, the CDD only has to do this.  
 10 Well, then that's only what I have to do as  
 11 well."  
 12 And that's what we're -- and we're  
 13 trying to work with you guys as much as  
 14 possible. We're not asking for the world, nor  
 15 do we want it. You know, we want to come up  
 16 with the cheapest solution that we can all  
 17 work out that maintains uniformity and  
 18 maintains your right to assert your duties and  
 19 powers to anyone else without having the  
 20 potential of them pointing back to your job  
 21 saying that it doesn't, you know -- like the  
 22 obvious argument, "Why do I need to do this  
 23 when you didn't?"  
 24 MR. ROSS: I got it. I'm still unclear,  
 25 though, what you're specifically proposing or

1 requesting, so --  
 2 MR. JACKMAN: Either resurfacing, or if  
 3 you wanted to work out a situation where the  
 4 portion of the concrete, the financial portion  
 5 that would be dedicated to removal and  
 6 replacement of concrete, maybe we can work out  
 7 something where we could pay the remainder, be  
 8 it -- however that might work out.  
 9 MR. CHESNEY: For pavers, you mean?  
 10 MR. JACKMAN: Whatever -- whatever the  
 11 situation. I mean, I haven't, you know,  
 12 discussed this at length with my wife because  
 13 we don't really understand what our options  
 14 are going to be.  
 15 We wanted to bring it to your attention  
 16 and let you know our thoughts on it and, you  
 17 know, look to you for guidance on how we  
 18 should proceed.  
 19 MR. ROSS: So to translate, instead of  
 20 the CDD paying X, Y, Z dollars to do the work  
 21 that's being proposed, say we'll contribute  
 22 those dollars to a total solution and  
 23 you'll --  
 24 MR. JACKMAN: Much like -- much like --  
 25 similar to an insurance claim. Yes.

1 MR. ROSS: -- contribute whatever  
 2 remaining money is due.  
 3 MR. JACKMAN: Similar to an insurance  
 4 claim.  
 5 MR. ROSS: And you'll make sure you get  
 6 whatever approvals you need from the WCA --  
 7 MR. JACKMAN: Absolutely.  
 8 MR. ROSS: -- with regard to texture and  
 9 modification.  
 10 MR. JACKMAN: And that's, you know -- we  
 11 can do that. We have no problem with that.  
 12 MR. ROSS: Okay.  
 13 MR. ARGUS: So under that scenario,  
 14 we're talking the full amount of the money or  
 15 just the concrete, with us repairing the --  
 16 MR. JACKMAN: Oh, no, not -- yeah, you  
 17 would just be responsible for what you're  
 18 responsible for, I mean, and that's what the  
 19 determination needs to be: Is the CDD's  
 20 responsibility only to fix this and aesthetics  
 21 be damned, or is the CDD's responsibility to  
 22 maintain uniformity?  
 23 I mean, I understand in the past this  
 24 hasn't been brought in front of you, but I  
 25 think it's a good point and I think it's a

1 valid point, and I think -- you know, I think  
 2 we certainly have a situation that's probably  
 3 going to arise much more often as these houses  
 4 are getting older and these driveways are  
 5 getting older.  
 6 It might be nice to come up with a  
 7 solution now that's workable for both  
 8 homeowner and CDD.  
 9 CHAIRMAN RAGUSA: We've never had this  
 10 claim, and these homes aren't that old.  
 11 MR. ARGUS: No.  
 12 CHAIRMAN RAGUSA: That's interesting.  
 13 MR. MAYS: We don't even know for sure  
 14 until we dig it up. It could be a -- it could  
 15 just be a void under the ground.  
 16 MR. ZEIGLER: It could be a sinkhole?  
 17 MR. MAYS: Not a sinkhole, settling.  
 18 MR. JACKMAN: To give you -- to give you  
 19 a better perspective, the house has a lake in  
 20 the back -- a pond in back, and the -- where  
 21 the depression is in the sewer line that feeds  
 22 into the pond, and so, I mean, you know --  
 23 MR. CHESNEY: You could have a leak in  
 24 the pipe that's causing erosion underneath.  
 25 MR. JACKMAN: We're assuming that that's

1 the case, you know. I mean --  
 2 MR. CHESNEY: It does sound like it. I  
 3 had something like that in my front yard.  
 4 MR. MAYS: That's what it looks like,  
 5 because we have had it, but they've been  
 6 smaller and not on concrete, so we've been  
 7 able to repair them in-house, dig the hole up,  
 8 tar them up, but this one here, there's  
 9 concrete involved.  
 10 CHAIRMAN RAGUSA: Erin, do we have the  
 11 duty to maintain that system, the stormwater  
 12 system?  
 13 MS. McCORMICK: No, I don't think -- I  
 14 don't think so. I think that's part of the --  
 15 well, is it part of the sewer line or part of  
 16 the drainage system?  
 17 MR. MAYS: Drainage.  
 18 CHAIRMAN RAGUSA: Stormwater drainage.  
 19 MR. MAYS: Stormwater drainage.  
 20 MS. McCORMICK: Oh, yes, we do -- we do  
 21 the stormwater system.  
 22 CHAIRMAN RAGUSA: Mr. Ross keeps asking  
 23 the question, what really are you looking for,  
 24 and I wish you were here with a detailed  
 25 request, because it would be easier.

1 MR. JACKMAN: Yeah. My daughter is  
 2 sick, and it's actually my 40th birthday  
 3 today, and I don't feel the best.  
 4 CHAIRMAN RAGUSA: I'm sorry.  
 5 MR. JACKMAN: Normally I would come to  
 6 you with a complete presentation. If you want  
 7 to table this issue for the next meeting, I  
 8 can come with some facts and figures, specific  
 9 proposals.  
 10 I could forward it to you prior to your  
 11 meeting so you guys could all have a copy.  
 12 Generally this isn't the way I handle my  
 13 business, but we just had some extenuating  
 14 circumstances for this evening.  
 15 CHAIRMAN RAGUSA: That's fair enough.  
 16 Do we run any risk of letting it sit for 30  
 17 days?  
 18 MR. MAYS: No. No.  
 19 CHAIRMAN RAGUSA: Mr. Ross.  
 20 MR. ROSS: If you send it to us by  
 21 email, just know if we don't respond and make  
 22 a decision, it's not because we're ignoring  
 23 your request. It's because of what you heard  
 24 earlier about Sunshine law. So I'm saying  
 25 that somewhat tongue in cheek.

1 MR. JACKMAN: Oh, yeah. I'm going to  
 2 send it to your own personal email. I won't  
 3 discuss Republican tactics.  
 4 MR. ROSS: I don't want you to think  
 5 we're ignoring you or anything like that.  
 6 MR. JACKMAN: Oh, no, I completely  
 7 understand. And we're here to -- you know,  
 8 we're not here as enemies of the board in any  
 9 way, shape or form.  
 10 We're trying to work with you to come up  
 11 with a solution that makes -- you know, keeps  
 12 everything --  
 13 CHAIRMAN RAGUSA: We appreciate that.  
 14 We appreciate that. All right. Is there  
 15 anything else on this issue?  
 16 MR. JACKMAN: Agree to table it?  
 17 MR. CHESNEY: Yeah. Bring us back  
 18 something.  
 19 CHAIRMAN RAGUSA: Bring us a proposal.  
 20 MR. CHESNEY: Work with Doug. He's got  
 21 a lot of resources as far as, you know, ideas.  
 22 MR. JACKMAN: And then for specific --  
 23 MR. MAYS: We'll get with Debbie --  
 24 we'll get with Debbie and Charlie --  
 25 MR. JACKMAN: And then we'll look at it

1 and --  
 2 MR. MAYS: -- and find out what is --  
 3 MR. JACKMAN: Sounds good. Thank you  
 4 for your time.  
 5 MS. WHYTE: Thank you. I hope you feel  
 6 better.  
 7 MR. JACKMAN: I hope so, too. Thank you  
 8 so much.  
 9 CHAIRMAN RAGUSA: Thank you. All  
 10 right. Now I promise, Neale, you're up.  
 11 MR. JACKMAN: I would just add a comment  
 12 on the previous discussion that your apron is  
 13 going to be a deeper concrete set than your  
 14 sidewalk or your surface.  
 15 It's typically a six inch in the right  
 16 of way for large traffic trucks, so it's more  
 17 substantial.  
 18 MR. CHESNEY: But the pavers go down all  
 19 the way normally.  
 20 CHAIRMAN RAGUSA: They must be getting  
 21 less expensive because a lot of homes are  
 22 putting them in.  
 23 MS. McCORMICK: We're doing a lot of  
 24 paver license requests.  
 25 CHAIRMAN RAGUSA: All right. Neale,

1 you're up.  
 2 MR. STRALOW: Well, thank you so much.  
 3 I do appreciate having the opportunity to be  
 4 with you this evening. I know that a draft  
 5 proposal had been forwarded around. We had  
 6 the opportunity to speak with most of you via  
 7 call and in person.  
 8 I tried to incorporate and encapsulate  
 9 the major comments that I heard during that  
 10 conversation with Tonja. And Tonja is  
 11 available via phone, if need be. She's in the  
 12 office.  
 13 But in terms of the overarching items  
 14 that I heard reoccurring was a desire -- and I  
 15 broke them into three different tasks and  
 16 thinking macro to micro -- one is an overall  
 17 inventory of CDD property, open space, park,  
 18 open park, so we can use existing digital  
 19 information that the CDD has; inventory,  
 20 photograph those and give you a discussion  
 21 about those individual sites, their level of  
 22 maintenance and potential for other  
 23 recreational uses and possibilities. It would  
 24 really serve as an inventory to the board for  
 25 the future.

1 The second task dealt with individual  
 2 properties, new acquisitions that you had made  
 3 that you need to program in some way. And  
 4 that's really from a site analysis, site  
 5 assessment type of review.  
 6 We would do field reviews and public  
 7 database gathering of environmental  
 8 conditions, typically any digital as-built  
 9 engineering or survey information that we can  
 10 find and do some hand-generated concepts on  
 11 some programming that might be appropriate in  
 12 those locations with options -- a variety of  
 13 options that would come back in reporting to  
 14 you for you future decision making. Okay?  
 15 And then the third was really some  
 16 specific analysis on the two parks. I know  
 17 that you've had some assessments done in the  
 18 past, the Baybridge and Glenclyff, looking at  
 19 those in, you know, a little tighter detail to  
 20 try to deal with some of the issues that have  
 21 been identified -- collectively identified,  
 22 the possibility of enhancement or modification  
 23 of play equipment or programming on those  
 24 properties.  
 25 And those, again, would be hand-

1 generated concept plans that would give you  
 2 options along as with order of magnitude  
 3 costs. Those would all be given to you for  
 4 decision making so that you can program your  
 5 desires on any one of these sites in the  
 6 future and program dollars against them or  
 7 take them and have them as part of your long-  
 8 range plans.  
 9 We really -- in order to move forward  
 10 with detailed design, construction design, we  
 11 need to collect the consensus of the  
 12 supervisors on what that program will be on  
 13 individual sites, existing as-built  
 14 engineering drawings and survey, or you're  
 15 going to have to have somebody create that data  
 16 for you so that you can make sure that you are  
 17 meeting the intent of ADA accessibility and  
 18 integration and all of those items that come  
 19 into play when you do physical design.  
 20 Okay?  
 21 So the proposal that sits in front of  
 22 you is a three-task organization, and I did it  
 23 in a -- it's a time-and-material approach,  
 24 not-to-exceed amount, and I estimated the  
 25 effort that it would take for the individual

1 tasks. And I'd be glad to answer any questions  
 2 or provide more information, if need be.  
 3 CHAIRMAN RAGUSA: Mr. Chesney.  
 4 MR. CHESNEY: Okay. I would like to  
 5 say, first of all, just seeing this first  
 6 document from you makes me think that we  
 7 definitely made the right choice, our  
 8 engineer, just by your structure and your  
 9 thought put into it. So thank you.  
 10 MR. STRALOW: Okay. I just have to say  
 11 I'm not an engineer. Okay. Tonja is an  
 12 engineer, and I'm a landscape architect and an  
 13 urban planner.  
 14 MR. CHESNEY: Gotcha. Thank you for  
 15 your correction. So I will get the ball  
 16 rolling here, because I know there was some  
 17 disagreement -- or potential disagreement  
 18 among the supervisors. I would like to  
 19 propose -- I'll make a motion that we accept  
 20 the agreement in its entirety and do all three  
 21 parks.  
 22 MS. McCORMICK: Well, let me just  
 23 make --  
 24 CHAIRMAN RAGUSA: Yes.  
 25 MS. McCORMICK: -- a clarification.

1 This isn't the actual agreement. I'm working  
 2 with Stantec on the final form of the  
 3 agreement, so --  
 4 MR. STRALOW: Right.  
 5 MS. McCORMICK: -- if the board wants to  
 6 authorize the scope of services, I think --  
 7 and you don't want to wait until January to  
 8 approve the final form of the agreement, you  
 9 could do that. You can approve the scope of  
 10 services and authorize staff --  
 11 MR. CHESNEY: I saw your comment that  
 12 you hadn't finalized the agreement. Do you  
 13 see anything --  
 14 MS. McCORMICK: Right.  
 15 MR. CHESNEY: -- substantive?  
 16 MS. McCORMICK: Stantec's corporate  
 17 office is reviewing it, so, I mean, I'm sure  
 18 that we'll be able to work through the  
 19 issues.  
 20 MR. CHESNEY: I mean, they're a current  
 21 vendor.  
 22 MS. McCORMICK: Yeah, but this is a  
 23 different format for the agreement.  
 24 MR. CHESNEY: Right. Well, I still --  
 25 my intent had nothing to do with particulars

1 of the agreement. Obviously we defer to you.  
 2 But it's -- we need to have a discussion  
 3 amongst us on whether or not or we accept  
 4 which parts of this agreement.  
 5 MS. McCORMICK: Right.  
 6 MR. CHESNEY: So my proposal -- I'll  
 7 just say "proposal" -- then is to accept all  
 8 three parts of this.  
 9 MR. ARGUS: I'll second that all except  
 10 for Exhibit B.  
 11 MR. CHESNEY: Then you're not seconding  
 12 it.  
 13 MR. ARGUS: Yeah.  
 14 MR. CHESNEY: Okay.  
 15 MR. ARGUS: The problem I have with  
 16 Exhibit B is it designates \$50 per month for  
 17 legitimate phone expenses. You can get a cell  
 18 phone for less than that with unlimited  
 19 calling.  
 20 MR. STRALOW: This is actually -- Neale,  
 21 again, for the record -- this actually was  
 22 verbatim in a -- in a -- this is not a Stantec  
 23 contract, and that's one of the reasons that  
 24 it's going through corporate review. I would  
 25 have no problem in striking that.

1 MR. CHESNEY: Let's keep on the broader  
 2 topic.  
 3 MR. ARGUS: With that change, I second  
 4 your --  
 5 MR. CHESNEY: Okay. So the motion is to  
 6 essentially accept the scope of services,  
 7 subject to our legal review of all three  
 8 parts.  
 9 MR. BARRETT: Is there a copy I can  
 10 glance at while you guys are --  
 11 MR. CHESNEY: I can send it to you.  
 12 MS. McCORMICK: Yeah, I have -- do you  
 13 have it --  
 14 MR. CHESNEY: Does your flip phone not  
 15 take emails?  
 16 CHAIRMAN RAGUSA: Mr. Ross.  
 17 MR. CHESNEY: They don't give out  
 18 smart phones at Johns Hopkins?  
 19 MR. ROSS: With regard to Task 200, you  
 20 say the report will include a list of  
 21 potential enhancements. Would it also include  
 22 a list of existing improvements and uses?  
 23 MR. STRALOW: I would think that that  
 24 would be -- yes, we can certainly articulate  
 25 that that would be included. That is the

1 intent of having a photo document of the  
 2 existing site, so it's an inventory, what we  
 3 see, what's there, what the program use is  
 4 right now.  
 5 MR. ROSS: And the reason I mention  
 6 that, I don't know if you recall our specific  
 7 phone call, but I mentioned that some of the  
 8 pocket parks have sort of evolved into bus  
 9 stops.  
 10 MR. STRALOW: Yeah.  
 11 MR. ROSS: I think it would be helpful  
 12 for us to have that understanding in  
 13 historical uses. So with that commitment,  
 14 that it will include also existing  
 15 improvements and uses, I support your position  
 16 or proposal.  
 17 CHAIRMAN RAGUSA: Okay. Mr. Zeigler.  
 18 MR. ZEIGLER: Will this have on, Task  
 19 200, involvement with the splash park? Will  
 20 you be including that with your proposal?  
 21 MR. STRALOW: That's a CDD-owned  
 22 property. Yes.  
 23 MR. ZEIGLER: I mean, you'll be coming  
 24 to the table with some recommendations or --  
 25 MR. STRALOW: Yes. Uh-huh.

1 MR. ZEIGLER: Okay.  
 2 CHAIRMAN RAGUSA: I just had a  
 3 clarifying question in Section 300, the  
 4 Deliverables, Bridgeton Drive Parcel, and then  
 5 you've got Citrus Park Drive Parcel. Those  
 6 aren't the descriptions we use. What are  
 7 those?  
 8 MR. STRALOW: Bridgeton was the access  
 9 drive. I could modify this to your  
 10 nomenclature. I was trying to grasp what the  
 11 Citrus Park Drive property would be called.  
 12 MS. McCORMICK: Is Bridgeton Drive the  
 13 Promise Drive --  
 14 CHAIRMAN RAGUSA: That's what I'm  
 15 asking.  
 16 MS. McCORMICK: Is that the big parcel  
 17 that was just purchased by the CDD?  
 18 CHAIRMAN RAGUSA: At the top of the  
 19 lake?  
 20 MR. BARRETT: That's Bridgeton Drive.  
 21 MR. STRALOW: And that's an access --  
 22 CHAIRMAN RAGUSA: Yeah, that's an access  
 23 issue. So the Citrus Park Drive is the top of  
 24 the community along the power lines.  
 25 MR. STRALOW: Along Countryway --

1 MR. ARGUS: By the library.  
 2 MR. STRALOW: By the library.  
 3 CHAIRMAN RAGUSA: Okay. I just --  
 4 MR. STRALOW: And whatever makes the  
 5 most sense of it, it is descriptive of what  
 6 those two properties are.  
 7 CHAIRMAN RAGUSA: The only other comment  
 8 I had is -- it's the final page, D1 -- there  
 9 is a note at the bottom. It says that most of  
 10 the work will be billing levels eight through  
 11 13. The scrivener error we corrected was  
 12 Tonja's comments about the \$90.00 an hour  
 13 person doing the Task 200 inventory.  
 14 I just -- you know, a level eight person  
 15 is \$110 an hour. We don't need \$110 an hour  
 16 person to take photographs of our existing  
 17 assets.  
 18 MR. STRALOW: Right.  
 19 CHAIRMAN RAGUSA: To be honest, I would  
 20 have that as a negative ten person. I think  
 21 the \$9.00 an hour person was actually the  
 22 right price for someone who's going to be  
 23 taking photographs in the field. I mean, you  
 24 may disagree, but it's certainly not a \$110 an  
 25 hour person.

1 MR. STRALOW: But the reality in this is  
 2 your senior landscape architects and your  
 3 senior designers are going to be doing that  
 4 site assessment while they're walking and  
 5 taking photos.  
 6 It is -- this is not a -- this is not a  
 7 large, open space master plan document. This  
 8 is the professional -- I have colleagues who  
 9 are senior LAs, senior planners, GIS analysts  
 10 and will be using the appropriate person to do  
 11 that walk, take the photo, make a note of the  
 12 design issue that is being seen.  
 13 So that's some level of expertise that's  
 14 needed. It's really not a duplicative or an  
 15 overreach. We're conscious of the dollar  
 16 that's being programmed, and we will make sure  
 17 that we meet the commitment and quality that  
 18 we want to deliver for you and for your  
 19 facilities, and we'll do that in the most  
 20 cost-effective way we can.  
 21 I just wanted to be honest with you. My  
 22 team is in that range. It is level eight,  
 23 and, you know, when we give time and material  
 24 invoicing, that's the range that you're  
 25 ideally going to see.

1 CHAIRMAN RAGUSA: Okay. Remind me  
 2 again, we have an exception to the original  
 3 motion? The exception was --  
 4 MR. CHESNEY: No, there was no  
 5 exception.  
 6 MR. ARGUS: You went through it --  
 7 CHAIRMAN RAGUSA: That's for part of the  
 8 -- Exhibit D1, Delta, \$50.00 a month for cell  
 9 phone will be stricken.  
 10 MR. STRALOW: Right.  
 11 MR. CHESNEY: Oh, I'm sorry.  
 12 MS. McCORMICK: Right.  
 13 CHAIRMAN RAGUSA: Okay. Any further  
 14 discussion on this motion?  
 15 (No response.)  
 16 CHAIRMAN RAGUSA: All in favor please  
 17 raise your hand.  
 18 (All board members signify in the  
 19 affirmative.)  
 20 CHAIRMAN RAGUSA: That motion passes  
 21 five to nothing.  
 22 (Motion passes.)  
 23 MR. STRALOW: Thank you so much.  
 24 MS. McCORMICK: So do you want to  
 25 authorize me to finalize the contract and then

1 for the chairman to execute it?  
 2 MR. CHESNEY: Yes.  
 3 MR. ARGUS: And the total of the not-to-  
 4 exceed limit --  
 5 MR. CHESNEY: I thought that was the  
 6 motion I made.  
 7 MS. McCORMICK: Oh, was it? Okay.  
 8 CHAIRMAN RAGUSA: It wasn't clean.  
 9 MR. CHESNEY: Okay. All right. So  
 10 moved.  
 11 CHAIRMAN RAGUSA: We have a motion to  
 12 allow district counsel to negotiate with  
 13 Stantec's counsel to reach an equally  
 14 agreeable contract, which upon consent of  
 15 counsel will be executed on behalf of the CDD  
 16 by the chair.  
 17 MR. ROSS: I'll second.  
 18 CHAIRMAN RAGUSA: Okay. Any further  
 19 discussion?  
 20 (No response.)  
 21 CHAIRMAN RAGUSA: All in favor please  
 22 raise your hand.  
 23 (All board members signify in the  
 24 affirmative.)  
 25 CHAIRMAN RAGUSA: That motion passes

1 five to nothing.  
 2 (Motion passes.)  
 3 CHAIRMAN RAGUSA: Anything else, Neale?  
 4 MR. STRALOW: Not for today.  
 5 CHAIRMAN RAGUSA: Thanks for hanging  
 6 out.  
 7 MR. STRALOW: Thank you.  
 8 CHAIRMAN RAGUSA: Sorry for pushing you  
 9 back.  
 10 MR. STRALOW: No. It was good topics.  
 11 CHAIRMAN RAGUSA: You're going to get  
 12 all those people questioning your  
 13 recommendations.  
 14 MR. STRALOW: No. I give you options.  
 15 CHAIRMAN RAGUSA: All right. Manager's  
 16 report.  
 17 MR. BALDWIN: Okay. Are you ready?  
 18 CHAIRMAN RAGUSA: Yes, sir.  
 19 MR. BALDWIN: Since the last general  
 20 election -- this is part of the housekeeping  
 21 part -- we have a resolution, 2015-2, which is  
 22 the resolution designating the officers of  
 23 Westchase Community Development District.  
 24 You can keep it the same as it currently  
 25 is, or you can just make whatever changes

1 you'd like at this point in time.  
 2 MR. ARGUS: Motion to keep it the same  
 3 as it is now.  
 4 MR. ROSS: Second.  
 5 MR. ARGUS: Mark Ragusa, chair; Chesney,  
 6 vice chair; and the other three supervisors,  
 7 assistant secretaries.  
 8 CHAIRMAN RAGUSA: Okay. Any  
 9 discussion?  
 10 Let me just say -- and I'm not trying to  
 11 vote against your motion -- if anybody -- if  
 12 anybody desires to be chair, please say so.  
 13 (No response.)  
 14 MR. CHESNEY: Done it. Been there.  
 15 CHAIRMAN RAGUSA: Okay. We have a  
 16 motion to continue with the current chair,  
 17 vice chair, and assistant secretary structure,  
 18 with Mark Ragusa serving as chair, Greg  
 19 Chesney serving as vice chair -- these  
 20 actually say "Chairman." I'm trying to make  
 21 it gender neutral -- with the balance of the  
 22 supervisors serving as assistant secretaries,  
 23 and with Andrew P. Mendenhall serving as  
 24 secretary, Robert Koncar serving as the  
 25 treasurer, and Stephen Bloom serving as

1 assistant treasurer. And that is Resolution  
 2 2015-2. Any further discussion?  
 3 (No response.)  
 4 CHAIRMAN RAGUSA: All in favor please  
 5 raise your hand.  
 6 (All board members signify in the  
 7 affirmative.)  
 8 CHAIRMAN RAGUSA: That motion passes  
 9 five to nothing.  
 10 (Motion passes.)  
 11 MR. ARGUS: Congratulations, Mark.  
 12 CHAIRMAN RAGUSA: Yeah, I can't give  
 13 away the job.  
 14 MR. ARGUS: The pay is not high enough.  
 15 (Multiple speakers speaking at once.)  
 16 MR. CHESNEY: On a side note, though, I  
 17 mean, it's interesting to me -- and you  
 18 alluded to that -- I mean, I was chairman for  
 19 ten years. I mean, we spent millions of  
 20 dollars on parks, we merged districts, we had  
 21 all kinds of crazy things, and that was the  
 22 most emails that I've ever received on  
 23 anything, which just -- which is just nutty.  
 24 AUDIENCE MEMBER: That's because you did  
 25 such a good job.

1 CHAIRMAN RAGUSA: There was something  
 2 about 15 years ago, I remember when we were in  
 3 the swim and tennis center, Jim Ward was the  
 4 district manager, and we had people come out  
 5 in droves. I just don't remember what it  
 6 was.  
 7 MR. BARRETT: It was the blue grass, the  
 8 spray-painted grass, the in-house  
 9 landscaping. Jim Mills showed up as WCA  
 10 president. There were about 30 people in the  
 11 back of the room. It was when the in-house  
 12 landscaping crashed and burned.  
 13 CHAIRMAN RAGUSA: Right. Yeah.  
 14 MR. BARRETT: They said they thought  
 15 they were treating the lawn with weed killer  
 16 and they put down Round Up essentially.  
 17 CHAIRMAN RAGUSA: Yeah, they killed  
 18 everything.  
 19 MR. BARRETT: And then they -- in order  
 20 to get it -- they spray painted it this  
 21 strange green color because the sod was  
 22 something like a half a million dollars.  
 23 CHAIRMAN RAGUSA: It was aqua colored.  
 24 I think that is what it was. You have a good  
 25 memory.

1 MR. CHESNEY: I just remember when Bob  
 2 and I trying to get roundabouts around -- we  
 3 had a lot of people through there. That was  
 4 exciting.  
 5 CHAIRMAN RAGUSA: That went the  
 6 direction it should have. Counsel's report.  
 7 MS. McCORMICK: I do not have anything  
 8 else tonight.  
 9 CHAIRMAN RAGUSA: Okay. Did you have  
 10 anything else?  
 11 MR. BALDWIN: No, I didn't.  
 12 CHAIRMAN RAGUSA: Field manager's  
 13 report.  
 14 MR. MAYS: I really don't have anything  
 15 otherwise, unless -- except I haven't heard  
 16 the -- and I hate to do this, but normally  
 17 this is when you guys approve the yearly  
 18 Christmas bonuses for the guys.  
 19 That is something that Andy usually  
 20 handles, but he is not here. He probably  
 21 didn't pass it on to anybody. So that's the  
 22 only thing I have a question on.  
 23 CHAIRMAN RAGUSA: Wow.  
 24 MR. CHESNEY: I'll look it up and see  
 25 what it was.

1 MR. MAYS: And girls.  
 2 CHAIRMAN RAGUSA: That's a good  
 3 question.  
 4 MR. CHESNEY: I can tell you exactly  
 5 what it was.  
 6 MR. ARGUS: Could you refresh my  
 7 memory? Do you recall what it was last year?  
 8 MR. MAYS: No, sir, I don't.  
 9 CHAIRMAN RAGUSA: This is the subjective  
 10 or based on time and service?  
 11 MR. CHESNEY: It's on time and service.  
 12 CHAIRMAN RAGUSA: It's a set amount,  
 13 isn't it, per year?  
 14 MR. MAYS: Yes. Yes, it is. That's why  
 15 I didn't think --  
 16 CHAIRMAN RAGUSA: You guys don't know  
 17 the number?  
 18 MR. CHESNEY: I think Andy has got it in  
 19 his set amount, and I didn't know if it was  
 20 going to be automatic.  
 21 MR. BARRETT: I can look it up on my  
 22 flip phone. By the way, Chesney, changed my  
 23 carrier.  
 24 MR. CHESNEY: Oh, wow. That's  
 25 impressive.

1 MR. BARRETT: This one was a hundred  
 2 bucks.  
 3 MR. CHESNEY: It is --  
 4 MR. MAYS: It's not in Dropbox?  
 5 MS. WHYTE: No, it's not in Dropbox.  
 6 MR. CHESNEY: What we did last year was  
 7 1250, 1250, 500, so --  
 8 CHAIRMAN RAGUSA: Does that sound  
 9 right?  
 10 MR. MAYS: Yeah, it does.  
 11 MR. CHESNEY: Well, I mean, I know, I  
 12 have it right here.  
 13 CHAIRMAN RAGUSA: Okay. Let me make a  
 14 suggestion. It's formula driven. Why don't  
 15 we go ahead and approve the year-end bonus,  
 16 subject to final numbers being established by  
 17 the district manager as per prior policy.  
 18 MR. ARGUS: So moved.  
 19 MR. ROSS: Second.  
 20 CHAIRMAN RAGUSA: Any discussion? You  
 21 grumble -- you --  
 22 MR. CHESNEY: Well, I mean, I always  
 23 grumble about this every year. No offense to  
 24 anyone. I don't want anyone to take any of  
 25 this personal, but I -- you know, I think that

1 the -- I don't know what you call their  
 2 position. I mean, field manager, office  
 3 manager, administrative, and what do you call  
 4 the other two guys?  
 5 MR. MAYS: Maintenance.  
 6 MR. CHESNEY: Maintenance. I always  
 7 thought the maintenance guys should make a  
 8 little more and you guys should make less,  
 9 so --  
 10 CHAIRMAN RAGUSA: In total comp or on  
 11 this bonus?  
 12 MR. CHESNEY: Well, I mean, on this  
 13 bonus, so -- it's a holiday bonus. That was  
 14 what it has been historically, and, you know,  
 15 it used to be a lot lower for --  
 16 MR. MAYS: Doug and Sonny.  
 17 MR. CHESNEY: -- Doug and Sonny, and  
 18 theirs went up, and we just kept the others  
 19 the same, because you've got to remember, this  
 20 was around -- for those who weren't here, we  
 21 used to pay this to our general staff, like  
 22 which was when we have 30 lawn guys and stuff  
 23 like that, so it was just, you know, left over  
 24 from that.  
 25 I remember when we had to cash them out

1 in the contract. So my suggestion would be  
 2 more like a thousand, a thousand, 750, 750.  
 3 CHAIRMAN RAGUSA: Any further discussion  
 4 on the motion?  
 5 (No response.)  
 6 CHAIRMAN RAGUSA: All in favor please  
 7 raise your hand.  
 8 (Board members signify in the  
 9 affirmative.)  
 10 CHAIRMAN RAGUSA: That motion passes  
 11 four to one with Mr. Chesney voting against.  
 12 (Motion passes.)  
 13 MR. BALDWIN: Andy has the formula.  
 14 CHAIRMAN RAGUSA: We have a historical  
 15 formula based on the number of years. It's a  
 16 set value. I think that number that we just  
 17 heard is right.  
 18 MR. CHESNEY: I got that from Andy's  
 19 September 19th email. You were copied on that  
 20 -- or it came from you actually.  
 21 CHAIRMAN RAGUSA: The equipment working  
 22 out well?  
 23 MR. MAYS: Yes.  
 24 CHAIRMAN RAGUSA: How will we know more  
 25 about that driveway situation?

1 MR. MAYS: How will we?  
 2 CHAIRMAN RAGUSA: Yes. Can they dig  
 3 underneath there to take a look at what the  
 4 problem is?  
 5 MR. MAYS: The problem is, it's so close  
 6 to the driveway, he thinks he's going to have  
 7 to cut the driveway to see. So that's -- it's  
 8 right next to the edge of the driveway.  
 9 MR. ARGUS: But if it's a problem with  
 10 the storm drain, that's under the road, so --  
 11 MR. MAYS: It's not under the road.  
 12 It's under that apron.  
 13 CHAIRMAN RAGUSA: I don't want to go into  
 14 that issue again too much, but --  
 15 MR. MAYS: I want to get some  
 16 measurements so I can measure what would be  
 17 our accountability or what we're responsible  
 18 for anyway, so -- one fifth of the driveway,  
 19 one tenth of the driveway, you know, whatever  
 20 it is, and try to get some more information  
 21 from the HOA if an overlay can be put down.  
 22 CHAIRMAN RAGUSA: Okay.  
 23 MR. MAYS: So once we do that, we'll  
 24 know more. We can forward that information on  
 25 to you.

1 CHAIRMAN RAGUSA: Sonny.  
 2 MS. WHYTE: Well, it's no different than  
 3 on the brick paver drive -- that if a brick  
 4 paver driveway has to be lifted, we'll take  
 5 it, but the resident is responsible for  
 6 putting it back, just so you --  
 7 MS. McCORMICK: Oh, right.  
 8 MS. WHYTE: That's a brick paver  
 9 driveway, so I'm not sure what the concrete  
 10 version would be. As you said, it has never  
 11 come across our desks before.  
 12 CHAIRMAN RAGUSA: Okay. What was  
 13 decided with the decorations in West Park  
 14 Village?  
 15 MR. MAYS: The extra lighting in West  
 16 Park Village.  
 17 CHAIRMAN RAGUSA: The trees.  
 18 MS. WHYTE: Oh, that we -- yes. It was  
 19 -- the lighting -- we had a request or a  
 20 suggestion when we were doing a drive-by with  
 21 Stantec the other day, and he said that this  
 22 would look really lovely to have these -- we  
 23 have four huge palm trees in West Park Village  
 24 next to the roundabout fountain and the bell  
 25 tower, and so we got a price to have them an

1 illuminated.  
 2 And they are \$450 -- you have to have  
 3 them come out to see them, but I thought they  
 4 were under 30 feet, which I'm pretty sure they  
 5 are, \$450 a tree, plus \$700 to get the lift  
 6 and the bucket and the truck and everything to  
 7 get them lit. They are LED lighting and  
 8 stuff. But it would put us over budget.  
 9 We have 5,000 set aside. We've already  
 10 spent roughly about \$2800 so far, so it would  
 11 put us over budget if we opted to do the four  
 12 lights -- the four palm trees.  
 13 MR. BARRETT: And this is for holiday  
 14 lighting?  
 15 MS. WHYTE: This is for holiday  
 16 lighting.  
 17 MR. ARGUS: So they take the lights down  
 18 after the holidays?  
 19 MS. WHYTE: They take everything with  
 20 them. The lights are there. They're the same  
 21 company that we use for the entranceway. It's  
 22 called -- what are they called?  
 23 MR. MAYS: Decorating House.  
 24 MS. WHYTE: Decorating House.  
 25 MR. ARGUS: So this would be an annual

1 expense?  
 2 MS. WHYTE: It could be, if you choose  
 3 to have it. It was a suggestion by Stantec,  
 4 you know, walking around, that this would look  
 5 really pretty, because the Christmas tree goes  
 6 in the front of that that is put up by the  
 7 apartment complex, which is where the holiday  
 8 lighting ceremonies are after the Santa  
 9 parade.  
 10 So he thought it would look really  
 11 pretty in the community, you know, a little  
 12 additional Christmas or holiday spirit.  
 13 CHAIRMAN RAGUSA: Who owns the trees?  
 14 MS. WHYTE: We do. They're on our  
 15 property.  
 16 CHAIRMAN RAGUSA: And I asked this to  
 17 come in front of the whole -- because I was  
 18 uncomfortable with it. And I'll reconfirm my  
 19 belief. I don't want to -- I don't want to go  
 20 over budget.  
 21 MS. WHYTE: Okay.  
 22 CHAIRMAN RAGUSA: Nor do I want to spend  
 23 50 percent over budget line item on one strip  
 24 of land in the community. So that's my  
 25 thoughts.

1 MR. CHESNEY: Since I had discussed this  
 2 originally and was -- you know, I'm always  
 3 interested in trying to do things like this.  
 4 Since then, though, I came across something  
 5 else that might be a better reusable use of  
 6 funds that I meant to bring to you guys  
 7 tonight, so I -- that I think will do a  
 8 similar purpose, stay within budget and will  
 9 be able to own it for next year.

10 MS. WHYTE: We are going to have to  
 11 spend --

12 MR. CHESNEY: So I will --

13 MS. WHYTE: -- some money on this year  
 14 on some additional garlands that have to be  
 15 replaced that they're wired together and  
 16 rewired, so we're going to have to order it  
 17 and -- so it's ready for next year. I'll make  
 18 that order in the next week or two.

19 CHAIRMAN RAGUSA: I noticed that they  
 20 were working on the weekends. But do we have  
 21 a wreath or garland at every community  
 22 entrance off of Linebaugh?

23 MS. WHYTE: We should.

24 MR. MAYS: Off of Linebaugh and off of  
 25 Countryway.

1 MS. WHYTE: Yes, sir.

2 CHAIRMAN RAGUSA: So we do?

3 MS. WHYTE: Yes, not inside the  
 4 communities, but outside, and that includes  
 5 West Park Village. We have drops that come  
 6 down --

7 CHAIRMAN RAGUSA: Yes.

8 MS. WHYTE: -- on the columns.

9 MR. ARGUS: What do you have at  
 10 Lexington Park?

11 MS. WHYTE: That is not actually --

12 MR. ARGUS: It's in the CDD, though.

13 MR. CHESNEY: Well, we don't own the  
 14 stuff in there.

15 MS. WHYTE: We don't do that one, and we  
 16 do not do --

17 MR. MAYS: The Enclave.

18 MS. WHYTE: -- Enclave. They do their  
 19 own.

20 MR. ARGUS: So all the monuments that we  
 21 -- or all the stuff that we own --

22 MR. MAYS: Correct.

23 MS. WHYTE: But we don't own that  
 24 monument.

25 MR. ARGUS: Okay.

1 CHAIRMAN RAGUSA: What happened to the  
 2 golf marquee off of Radcliffe?

3 MR. MAYS: It was hit by a car, and I  
 4 think the company that was doing the repair  
 5 dropped the ball a little bit on that, because  
 6 it's going through the golf course. And he  
 7 came out, and I think they removed a portion  
 8 of the top that was damaged, and, for some  
 9 reason, I haven't heard from him since.

10 MR. ARGUS: And the stop sign coming out  
 11 of the golf course hasn't been replaced.

12 MR. MAYS: Have not replaced the stop  
 13 sign even though --

14 MS. WHYTE: That's an insurance claim.  
 15 Right?

16 CHAIRMAN RAGUSA: Can we get with  
 17 Hillsborough County? That intersection --  
 18 that's a public road there. Radcliffe?

19 MR. ARGUS: We own it.

20 MS. WHYTE: Private -- we own it.

21 CHAIRMAN RAGUSA: Between Linebaugh and  
 22 the golf course?

23 MR. ARGUS: Yes, we own that.

24 MS. WHYTE: We own that one.

25 CHAIRMAN RAGUSA: Who owns once it

1 curves?

2 MS. WHYTE: Golf course.

3 MR. MAYS: Golf course. That's why we  
 4 threw this on them.

5 MS. WHYTE: And that portion of the sign  
 6 belongs to them. Do you remember when --

7 CHAIRMAN RAGUSA: I understand the  
 8 marquee. I'm worried about the stop sign.  
 9 People rolling out of that golf course don't  
 10 see the stop sign and come flying into people  
 11 coming out of Harbor Links.

12 MR. MAYS: I'll get with Clay --

13 CHAIRMAN RAGUSA: When is he going to  
 14 call --

15 MR. MAYS: He said they're not returning  
 16 his call. I have a hard time believing that,  
 17 because we've replaced numerous signs in this  
 18 community, so --

19 CHAIRMAN RAGUSA: Let's see if we can  
 20 assist him in getting that sign replaced  
 21 because it's going to be a safety issue.

22 MR. MAYS: Yes.

23 MR. ARGUS: It is a safety issue.

24 MR. MAYS: They put a temporary one up.  
 25 There was a low one on the ground.

1 MR. ARGUS: That's gone.  
 2 MR. MAYS: I think somebody took it --  
 3 borrowed it. Excuse me.  
 4 CHAIRMAN RAGUSA: Any other supervisor  
 5 comments? Mr. Argus.  
 6 MR. ARGUS: I think it was in your field  
 7 report, the firehouse pond needs electrical.  
 8 Isn't there an aerator in there? Don't we  
 9 already have electrical there?  
 10 MR. MAYS: It's not wired for enough  
 11 power. That's a 110, and we need a 220. So  
 12 we have to give -- I think it's 20 amps, which  
 13 you need 60 amps.  
 14 MR. ARGUS: Okay.  
 15 MS. WHYTE: And you have requested the  
 16 cost of that before you make your decision  
 17 whether or not you approve the fountain.  
 18 CHAIRMAN RAGUSA: I thought we had  
 19 approved that fountain.  
 20 MS. WHYTE: Not my recollection.  
 21 MR. MAYS: You wanted the information on  
 22 that. So our understanding was you didn't  
 23 want us to -- well, I thought you approved it,  
 24 too, because you've got it in the budget, but  
 25 you held off on it until we find out a number

1 for the electric.  
 2 CHAIRMAN RAGUSA: We also didn't have a  
 3 hard number on the fountain itself.  
 4 MS. WHYTE: We're getting all of those  
 5 numbers. They are having trouble locating the  
 6 actual TECO account numbers because they're  
 7 balanced off --  
 8 MR. CHESNEY: He's talking about the  
 9 fountain itself.  
 10 MR. MAYS: The fountain itself.  
 11 CHAIRMAN RAGUSA: Remember, you gave us  
 12 an estimate based on the cost of the one off  
 13 of Linebaugh.  
 14 MS. WHYTE: I know, but I'm waiting --  
 15 the fountain -- the fountain -- no. I gave  
 16 you proposals for the fountain. The cost of  
 17 the fountain, I gave you proposals for.  
 18 CHAIRMAN RAGUSA: When? Last month?  
 19 MS. WHYTE: Oh, no, that was -- it was  
 20 awhile back when we proposed the budget. I'll  
 21 resend it to you.  
 22 CHAIRMAN RAGUSA: Well, was that item  
 23 approved? I guess that's the issue.  
 24 MR. ARGUS: It was in the budget.  
 25 CHAIRMAN RAGUSA: It was in the budget.

1 MR. MAYS: It was in the budget, but it  
 2 wasn't approved -- it was approved -- I don't  
 3 think it was approved, but it was -- you did  
 4 want more information before you did approve  
 5 it. How much is the electric bill, you asked  
 6 us, and you also asked us how much would the  
 7 power cost.  
 8 CHAIRMAN RAGUSA: Okay. Then let's get  
 9 this on the January agenda with a hard number  
 10 on the proposal and --  
 11 MS. WHYTE: You got it. I'll resend the  
 12 proposal.  
 13 CHAIRMAN RAGUSA: And if you can give us  
 14 an estimate of the operating expense on the  
 15 maintenance side and the electrical  
 16 consumption.  
 17 MR. MAYS: Well, there's a warranty,  
 18 so --  
 19 CHAIRMAN RAGUSA: Right. And that's got  
 20 a cost --  
 21 MR. MAYS: Yes.  
 22 CHAIRMAN RAGUSA: There's an up front  
 23 cost?  
 24 MR. MAYS: You're right, it's a  
 25 quarterly charge.

1 CHAIRMAN RAGUSA: Right.  
 2 MR. ARGUS: The existing fountain, are  
 3 there plans -- or do we change the color of  
 4 the lights for the holidays?  
 5 MR. MAYS: You've got to go look at it.  
 6 MS. WHYTE: It's already done.  
 7 MR. BARRETT: It's red and green.  
 8 MS. WHYTE: Uh-huh. Looks good.  
 9 MR. ARGUS: Excellent job.  
 10 MR. MAYS: Holiday colors.  
 11 MS. YOUNG: You don't acknowledge the  
 12 other Jewish holidays this time of the year --  
 13 CHAIRMAN RAGUSA: Don't look at me. I  
 14 understand Christmas Day --  
 15 MS. WHYTE: This is where we --  
 16 MR. ARGUS: Ma'am, we need your name for  
 17 the record, please.  
 18 MS. YOUNG: Oh, I'm sorry. My name is  
 19 Mary Young. I live at 10103 Green Links  
 20 Drive.  
 21 Yes, I wondered about that. Is there  
 22 ever any discussion about some way of  
 23 including the other religious holidays that  
 24 occur in December?  
 25 CHAIRMAN RAGUSA: I cannot remember the

1 discussion.  
 2 MS. YOUNG: Maybe it should be thought  
 3 of.  
 4 CHAIRMAN RAGUSA: I made my comment. I  
 5 understand church and state. I don't  
 6 necessarily agree with any of it.  
 7 MS. YOUNG: Church and state? What does  
 8 that mean when you have all Christmas  
 9 decorations?  
 10 CHAIRMAN RAGUSA: I don't know that I  
 11 agree with garlands going up on the community.  
 12 We're a government agency. That's why I would  
 13 never allow us to put a Christmas tree up.  
 14 What you do in your home is one thing. But  
 15 what the government does -- and I understand  
 16 what the law is, and I understand what  
 17 governments can do and can't do.  
 18 You know, you raise an interesting issue  
 19 that probably needs to be discussed. You  
 20 know, how many religious holidays are we going  
 21 to recognize, and how do you celebrate them in  
 22 a public forum?  
 23 MS. YOUNG: I don't know that they need  
 24 to be celebrated. I don't know that -- they  
 25 need to be recognized, but recognized and

1 Anything else? Mr. Ross.  
 2 MR. ROSS: Is the WCA president here for  
 3 a reason?  
 4 MR. ARRILLAGA: Nope. To close the  
 5 door.  
 6 CHAIRMAN RAGUSA: Anybody else have any  
 7 comments for the good of Westchase?  
 8 (No response.)  
 9 CHAIRMAN RAGUSA: Hearing nothing else,  
 10 a motion to adjourn would be appropriate.  
 11 MR. CHESNEY: So moved.  
 12 MR. ROSS: Second.  
 13 CHAIRMAN RAGUSA: All in favor raise  
 14 your hand.  
 15 (All board members signify in the  
 16 affirmative.)  
 17 CHAIRMAN RAGUSA: That motion passes  
 18 five to nothing.  
 19 (Motion passes.)  
 20 (At 5:55 p.m., the meeting adjourned.)  
 21  
 22  
 23  
 24  
 25

1 celebration are two different things in my  
 2 mind. I don't think that they need to be  
 3 celebrated, but it would -- recognition would  
 4 be nice.  
 5 CHAIRMAN RAGUSA: My choice of words  
 6 were wrong. And you're right. You're right.  
 7 MS. YOUNG: Thank you.  
 8 CHAIRMAN RAGUSA: Let's take a look at  
 9 that for next year.  
 10 MR. ARGUS: Would you be willing to  
 11 offer some suggestions to staff so that they  
 12 can work on it for next year?  
 13 MR. MAYS: Yes, because I'm very naive  
 14 to what the different religions celebrate.  
 15 CHAIRMAN RAGUSA: Well, I'm sure -- the  
 16 vendor I'm sure has items to --  
 17 MR. ARGUS: I told you I would --  
 18 MR. CHESNEY: We can find something, I'm  
 19 sure.  
 20 CHAIRMAN RAGUSA: Let's take a look at  
 21 that.  
 22 MS. WHYTE: Certainly.  
 23 CHAIRMAN RAGUSA: I don't think it's  
 24 going to happen in the next 28 days or 29  
 25 days.

  
 Mark Ragusa  
 Chairman, Westchase CDD

  
 Andrew P. Mendenhall, PMP  
 Secretary, Westchase CDD