

RE: WESTCHASE COMMUNITY DEVELOPMENT DISTRICT

TRANSCRIPT OF: BOARD MEETING

DATE: April 7, 2015

TIME: 4:00 p.m. - 6:25 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
 Bob Argus

ALSO PRESENT:
 SEVERN TRENT SERVICES:

Andy Mendenhall

DISTRICT ATTORNEY:

Erin McCormick

WESTCHASE STAFF:

Sonny Whyte
 Doug Mays

1 The transcript of Westchase Community
 2 Development District Board Meeting, on the 7th day
 3 of April, 2015, at the Westchase Community
 4 Association Office, 10049 Parley Drive, Tampa,
 5 Florida, beginning at 4:00 p.m., reported by
 6 Kimberly Ann Roberts, Notary Public in and for the
 7 State of Florida at Large.

9 MR. CHESNEY: I would like to call the
 10 Westchase CDD meeting to order. Let the record
 11 reflect that Mark Ragusa is currently not
 12 present. And Mr. Zeigler is technically still on
 13 the board?

14 MS. MCCORMICK: No. He's resigned. He
 15 gave his resignation.

16 MR. CHESNEY: So he actually resigned.
 17 Okay. And the remainder of the supervisors are
 18 present. So I guess I should find the agenda.

19 So the first item is the consent agenda.
 20 Is there anything to be removed from it?

21 MR. ARGUS: Do you want to do the Pledge?

22 MR. CHESNEY: No.

23 MR. ARGUS: No?

24 MR. CHESNEY: We didn't do the Pledge when
 25 I was chairman, so, you know, we're going to go

<p style="text-align: right;">Page 5</p> <p>1 back to old times.</p> <p>2 Are you keeping everything on the consent</p> <p>3 agenda?</p> <p>4 MR. ARGUS: Yeah. I had submitted one</p> <p>5 proposed change to the minutes --</p> <p>6 MR. CHESNEY: Okay.</p> <p>7 MR. ARGUS: -- something was attributed to</p> <p>8 you, and I think it was another person.</p> <p>9 MR. CHESNEY: Okay. So why don't you make</p> <p>10 the motion then, including your scrivener error</p> <p>11 or whatever it is.</p> <p>12 MR. ARGUS: I make the motion for the</p> <p>13 consent agenda to be approved with the scrivener</p> <p>14 errors corrected.</p> <p>15 MR. CHESNEY: Okay. Brian, second?</p> <p>16 MR. ROSS: I will second that.</p> <p>17 MR. CHESNEY: Okay. All in favor raise</p> <p>18 your hand.</p> <p>19 (All board members signify in the</p> <p>20 affirmative.)</p> <p>21 MR. CHESNEY: Okay. That motion passes</p> <p>22 three to zero.</p> <p>23 The second thing is Glenclyff soccer field</p> <p>24 usage. Is this -- okay.</p> <p>25 MR. JOHNSON: Yes, sir.</p>	<p style="text-align: right;">Page 7</p> <p>1 MR. CHESNEY: Okay. So you have -- I</p> <p>2 remember the initial email. So you have created</p> <p>3 an organization?</p> <p>4 MR. JOHNSON: Yes, sir.</p> <p>5 MR. CHESNEY: With liability insurance.</p> <p>6 Okay. All right. And do we -- are these our</p> <p>7 goals?</p> <p>8 MS. WHYTE: No, they're not. They belong</p> <p>9 -- we have no longer -- we don't have any goals.</p> <p>10 Am I correct, Doug? They were damaged and</p> <p>11 broken, so we removed them.</p> <p>12 MR. MAYS: Yeah. We took them off the</p> <p>13 field. They're sitting behind the shop. So they</p> <p>14 could be possibly be repaired and re-netted.</p> <p>15 They're not in too horrible shape.</p> <p>16 MR. JOHNSON: Our intent was to -- we'll</p> <p>17 cover the maintenance of those aspects, and we'll</p> <p>18 take care of storage out at the fields and just</p> <p>19 want to make sure that we try to use those</p> <p>20 because getting access to those kind of goals and</p> <p>21 the price tag for getting new goals is pretty</p> <p>22 expensive. And it's a just a group of guys out</p> <p>23 there on Sundays that try to meet and try to have</p> <p>24 a good time with exercise.</p> <p>25 MR. MAYS: That was a big issue because of</p>
<p style="text-align: right;">Page 6</p> <p>1 MR. CHESNEY: Why don't you, for the</p> <p>2 record, state your name and address -- or you</p> <p>3 don't have to state your full address, but where</p> <p>4 you live, you know, what neighborhood you live</p> <p>5 in.</p> <p>6 MR. JOHNSON: My name is Robert Johnson. I</p> <p>7 live up in the Fords area, so just off</p> <p>8 Kingsbridge Avenue.</p> <p>9 MR. CHESNEY: Okay.</p> <p>10 MR. JOHNSON: And on behalf of the</p> <p>11 Glenclyff Sunday Soccer Club, they asked me to</p> <p>12 help try to facilitate conversation in trying to</p> <p>13 get access back to the goals that used to be out</p> <p>14 at Glenclyff Park, and then try to work out some</p> <p>15 kind of negotiation or coordination to use those</p> <p>16 and then uphold the maintenance as well as</p> <p>17 security.</p> <p>18 And then we've also -- I think the group</p> <p>19 came before -- I wasn't here at that meeting --</p> <p>20 they wanted to try to get credibility and</p> <p>21 legitimacy for the organization itself. So it</p> <p>22 created a nonprofit organization in that name,</p> <p>23 also acquired liability insurance to try to cover</p> <p>24 some of the hopefully risk mitigation for the use</p> <p>25 of those goals.</p>	<p style="text-align: right;">Page 8</p> <p>1 the way they're balanced. We couldn't leave them</p> <p>2 on the soccer field because kids were playing on</p> <p>3 them.</p> <p>4 So if you did have somebody that was</p> <p>5 responsible and wouldn't take them down and lock</p> <p>6 them up, you know, on weekends, and they were</p> <p>7 there for just that use, it's possible it could</p> <p>8 be done, but --</p> <p>9 MR. JOHNSON: And we've been in contact</p> <p>10 with Hillsborough County as well, so we'll be in</p> <p>11 accordance with their regulations as far as goal</p> <p>12 safety. So we'll make sure anytime we're out</p> <p>13 there, we'll have them anchored down in</p> <p>14 accordance with their own policies as well.</p> <p>15 We talked to them, they said they didn't</p> <p>16 have control over Glenclyff Park itself. We</p> <p>17 asked to see if we could even go through the</p> <p>18 permit process with them to make sure that we're</p> <p>19 validated with them as well, but they said it</p> <p>20 wouldn't help our cause.</p> <p>21 But we would take them down, much like</p> <p>22 Westchase Soccer does currently.</p> <p>23 MR. CHESNEY: How long were you proposing</p> <p>24 to utilize the fields?</p> <p>25 MR. JOHNSON: We'd only use them one time a</p>

<p style="text-align: right;">Page 9</p> <p>1 week, Sunday mornings from 8:00 to 10:00. So I</p> <p>2 think that was the previous negotiation worked out</p> <p>3 as well. That way, we didn't create any noise</p> <p>4 prior to the 8:00 time line. And then, again,</p> <p>5 limited use to once a week. And the numbers vary</p> <p>6 from anywhere from 15, 16 guys to about 30 guys.</p> <p>7 MR. ARGUS: 52 weeks a year, or do you have</p> <p>8 seasons?</p> <p>9 MR. JOHNSON: It's usually pretty nonstop,</p> <p>10 but during the summer seasons, the involvement</p> <p>11 tends to dwindle down due to the heat. And then</p> <p>12 like this last weekend, it was very limited as</p> <p>13 far as the amount of people out there.</p> <p>14 MR. CHESNEY: So how many people did you</p> <p>15 say on Sunday?</p> <p>16 MR. JOHNSON: Anywhere from usually a</p> <p>17 weekend goes from 15, 16, so you have eight-on-</p> <p>18 eight game, sometimes I've been out there where</p> <p>19 it's been six on six, anywhere to about, you</p> <p>20 know, 15 or 16, we try to expand the field out.</p> <p>21 MR. CHESNEY: Any questions?</p> <p>22 MR. ROSS: Yeah, I have some questions.</p> <p>23 MR. JOHNSON: Yes, sir.</p> <p>24 MR. ROSS: What's the deductible on the</p> <p>25 insurance policy?</p>	<p style="text-align: right;">Page 11</p> <p>1 I think you got a commercial general</p> <p>2 liability policy, and in the endorsements, if I</p> <p>3 read it correctly -- and I'll defer to someone who</p> <p>4 knows a lot more about insurance than me. It</p> <p>5 looked like to me it would exclude a lot of the</p> <p>6 soccer activities that you would be</p> <p>7 contemplating.</p> <p>8 And it would, I believe, exclude from its</p> <p>9 coverage people who are not part of the, quote,</p> <p>10 unquote, organization.</p> <p>11 MR. JOHNSON: True. And that was one of</p> <p>12 the things, it was for members only to play. And</p> <p>13 we pay into the actual organization now. And if</p> <p>14 you were to come out there on behalf of -- a</p> <p>15 member can invite a guest. They would have to</p> <p>16 sign a waiver.</p> <p>17 MR. ROSS: And whose benefit would that</p> <p>18 waiver be for, yours or ours?</p> <p>19 MR. JOHNSON: I believe it's yours.</p> <p>20 MR. ROSS: Have you all already prepared</p> <p>21 and submitted that waiver for review by us?</p> <p>22 MR. JOHNSON: I'd have to get back to the</p> <p>23 board and give that to you.</p> <p>24 MR. ROSS: So if you could kind of look to</p> <p>25 the board, I noticed that at least a majority, if</p>
<p style="text-align: right;">Page 10</p> <p>1 MR. JOHNSON: I believe it's a \$500</p> <p>2 deductible.</p> <p>3 MR. ROSS: And what's your basis for saying</p> <p>4 that?</p> <p>5 MR. JOHNSON: That's what we paid into, and</p> <p>6 that was, I believe, what was on the insurance</p> <p>7 paperwork.</p> <p>8 MR. ROSS: I only had a chance to quickly</p> <p>9 review the insurance paperwork. I didn't see</p> <p>10 the deductible on there. And at some point I saw</p> <p>11 in bold letters, "Please be advised there may be</p> <p>12 a high co-pay requirement," or something of that</p> <p>13 sort, which sort of sent off red flags to me.</p> <p>14 If you could submit the paperwork that</p> <p>15 concerns --</p> <p>16 MS. McCORMICK: He sent it.</p> <p>17 MR. ROSS: And that has only a \$500</p> <p>18 deductible?</p> <p>19 MR. CHESNEY: I'll look at it real quick.</p> <p>20 I'll look at it real quick.</p> <p>21 MR. ROSS: Yeah. And I further looked at</p> <p>22 it, and it looked like, to me, there were a lot</p> <p>23 of exclusions that would indicate that at least</p> <p>24 some, if not most, of the activities contemplated</p> <p>25 would be excluded from the policy.</p>	<p style="text-align: right;">Page 12</p> <p>1 not a super majority, don't even live in</p> <p>2 Westchase.</p> <p>3 MR. JOHNSON: I know Jose lives in</p> <p>4 Westchase, and then Adolfo lives in Westchase. I</p> <p>5 know Juan lives up north in Citrus Park, and then</p> <p>6 Roger, who's the treasurer, lives down in Town 'n</p> <p>7 Country.</p> <p>8 MR. CHESNEY: Half of Westchase Soccer</p> <p>9 doesn't live in Westchase.</p> <p>10 MR. ROSS: Well, the reason that's relevant</p> <p>11 is they list their place of business as Westbay</p> <p>12 Boulevard, which is, I guess, Roger's residence.</p> <p>13 MR. JOHNSON: I believe so.</p> <p>14 MR. ROSS: And the way I looked at the</p> <p>15 policy, it only covered the location of the</p> <p>16 business, which is not the soccer field. It's</p> <p>17 Westbay.</p> <p>18 So just in looking at it real quickly, it</p> <p>19 looked like, to me, again, there was a lot of --</p> <p>20 lot of work that still needed to be done on that</p> <p>21 insurance policy. And then again, I'd defer to</p> <p>22 Greg's expertise.</p> <p>23 But it seemed to me it was so far away from</p> <p>24 the goal, it really wasn't even worth it to yet</p> <p>25 have legal counsel review it and bill us for it,</p>

<p style="text-align: right;">Page 13</p> <p>1 having that review, because it seemed to me there 2 are a lot of steps that had to be taken. 3 MR. JOHNSON: Yeah. In one of our 4 initial -- to try get that, make sure we had the 5 right kind of coverage was, we went through 6 Shimberg Complex over in Town 'n Country, I 7 believe. 8 And they said that was what they would 9 require, as well as I sent it to Ms. Eileen, at 10 Hillsborough County Parks, and she also said that 11 we were missing one part for the medical piece. 12 But the thing is, most of us have some kind 13 of medical insurance in addition to what that 14 would cover. It wasn't really -- it was a price 15 tag a little far too much. 16 MR. ROSS: Yeah. And I don't want you to 17 take my comments as quarreling with you. I spent 18 maybe 20 minutes reviewing it, and I'm just 19 flipping through the pages. 20 MR. JOHNSON: I'm an Air Force pilot by 21 trade. I have no idea what insurance is expected 22 to be, so -- 23 MR. CHESNEY: I mean, this doesn't look -- 24 the one thing that strikes me is that on your 25 additional insured, you didn't list us, and we're</p>	<p style="text-align: right;">Page 15</p> <p>1 on -- 2 MR. CHESNEY: I don't even see the 3 deductible. 4 MR. ROSS: -- you do that paperwork, get 5 that to us, and then maybe that will give a 6 chance for him to review it, and then we can put 7 it back on the agenda for next month. That would 8 be my suggestion, to just pass on it. 9 MR. CHESNEY: Yeah. I mean, I don't even 10 see a deductible on here, so -- 11 MR. ROSS: I didn't either. I didn't see 12 it. 13 MR. CHESNEY: So I don't think there is a 14 deductible. 15 MR. JOHNSON: I know cost of insurance -- 16 again, I am by no means an expert on insurance. 17 The cost of the insurance was 500 to the club. 18 MR. CHESNEY: Well, I think what this 19 language is is you can add property to this type 20 of form, but there is no property added. And 21 that's what that line means there, where it says, 22 "This policy contains a co-pay provision." 23 It probably does contain a co-pay 24 provision, but since that's only applicable to 25 the property portion of the coverage since</p>
<p style="text-align: right;">Page 14</p> <p>1 the actual property owner. You listed the 2 homeowners association -- 3 MR. JOHNSON: Absolutely. 4 MR. CHESNEY: -- and members of the club, 5 which members of the club -- 6 MR. JOHNSON: And that was one of the 7 conflicts. There was confusion in trying to 8 figure out what part was the homeowners 9 association, what part was CDD, and then there 10 was confusion where Westchase Soccer came in, 11 because we also tried (inaudible) and use their 12 goals since they're already out there. 13 I think they're a little more gun shy for 14 that due to their own liability problems, however 15 -- and we can amend that, as necessary. 16 MR. CHESNEY: The exclusion that you see, 17 what that means is the individual members can't 18 make a claim against the policy, so -- I mean, I 19 would obviously want to look at this more in 20 greater detail either. But, I mean -- 21 MR. ROSS: Yeah. So my suggestion was 22 going to be, if you could get us the paperwork 23 saying what the deductible is, if you could get 24 us whatever waiver or other paperwork you're 25 going to be requiring the members to sign off</p>	<p style="text-align: right;">Page 16</p> <p>1 there's no property coverage here. 2 But, yeah, I mean, I agree with you, that 3 I've looked at this for a minute so far, so -- 4 MR. ROSS: So is that okay, you can go back 5 to the board, get that additional paperwork, get 6 that submitted to us, and then we can be a little 7 bit more educated, both us and you as well? 8 MR. JOHNSON: Absolutely. I would also 9 like to gain the possibility of this actually 10 working out, because otherwise, we'll try to 11 proceed to different venues if not, because a lot 12 of time and effort does go into this in spare 13 time as well, as you guys are well aware. 14 But, I mean, if we're consistently churning 15 for not a possibility, then I think we'd also 16 like to be aware of that so we can explore other 17 options. 18 MR. ROSS: I personally, speaking for 19 myself, I don't have any opposition to our parks 20 being used. I think it's good for the community 21 to have our parks utilized. 22 Do I wish there was a little bit more 23 Westchase participation? Sure, I do. But I 24 understand that the benefits can get to Westchase 25 in different ways.</p>

<p style="text-align: right;">Page 17</p> <p>1 MR. JOHNSON: And it does from my 2 participation, and I'm limited sometimes based 3 upon family availability and everything else. 4 That participation varies, you have members from 5 the Links coming in and up north a little bit, 6 coming in from Waterchase and everything, so -- 7 which I understand is slightly outside of 8 Westchase. 9 But, to me, one of the perks of living up 10 in this area is you do have that nice sense of 11 community. And my daughter is in the community 12 pool every day swimming with the Westchase league 13 here, and they're often up at the soccer 14 association as well. 15 And I think this adds to that a little 16 bit. It brings in some outside members, I 17 understand, but at the same time, it gives a good 18 sense of community and exercise and getting out 19 there. 20 MR. ROSS: So just -- I don't have any, you 21 know, threshold opposition. I would be remiss if 22 I didn't state when I was looking at what I was 23 seeing, it got me nervous. It felt -- it made me 24 feel like the organization is perhaps cutting 25 some corners, trying to just sort of slap it</p>	<p style="text-align: right;">Page 19</p> <p>1 first of all, we might be doing some work in our 2 parks, and we also we generally do it on a -- we 3 don't do it on -- is it an annual basis or a -- 4 MR. RAGUSA: Biannual. 5 MR. CHESNEY: Biannual basis. So I'm 6 generally not a fan of in perpetuity. 7 MS. MCCORMICK: Twice a year we do an 8 agreement with Westchase Soccer Association. 9 MR. RAGUSA: I would think it's something 10 different. 11 MR. MAYS: That's the soccer association. 12 MR. JOHNSON: I coach in my spare time and 13 everything, and well versed in letting fields 14 rest and everything else, so if there is a time 15 where, hey, we need to aerate the fields, we need 16 to re-seed the field -- and with that 17 communication open, which I hope we're 18 establishing now, then by all means we can lay 19 off for a couple weeks or a month or whatever is 20 necessary. 21 MR. CHESNEY: But, yeah, I mean, generally 22 we just have to go do this. 23 MR. MAYS: I did have a couple of things to 24 add, too, since you brought up maintenance on the 25 field. That was some of the problems we had in</p>
<p style="text-align: right;">Page 18</p> <p>1 together to satisfy a requirement rather than 2 understanding the purpose of the requirement is 3 for the benefit of everyone involved to have 4 appropriate insurance coverage. 5 And I just felt like there wasn't a 6 scrutiny of that, and so I didn't like that. And 7 I hope that's not indicative of the 8 organization. 9 It was people just doing their best under 10 their understanding of the insurance, and that 11 happens. We all sometimes stub our toes. So 12 that's my position. 13 I will add to that. I notice you have the 14 name Westchase in your legal organization. I 15 think that's actually a trademark name of the 16 association, and you're supposed to ask their 17 permission to have -- to be able to use the name 18 Westchase in the organization title. So you may 19 need to do that as well. 20 (Mr. Ragusa enters the room.) 21 MR. JOHNSON: Okay. 22 MR. CHESNEY: And, I mean, I don't have any 23 general opposition. I will tell you that I would 24 probably personally oppose anything on a in 25 perpetuity basis, because, I mean, we have --</p>	<p style="text-align: right;">Page 20</p> <p>1 the past. 2 Maybe with you having a membership as a 3 league, it's possible that they won't show up at 4 6:30 in the morning, because, you know, they 5 always did first-come, first-serve-type thing, 6 which really upset the Glenclyff residents, 7 because they're out there early in the morning 8 with their stereos blaring, trying to get pumped 9 up and get going, you know, getting excited. So 10 if they respected that. 11 And the other thing is, I have seen them 12 out there playing on that field in the rain, and 13 that is not good for that field. In the first 14 place, I mean, it damages -- especially all those 15 cleats out there running around on the field. 16 We're having a hard enough time keeping it 17 good enough for the kids so they don't get hurt. 18 You know, we want to make sure that we're 19 protecting those little guys, too -- 20 MR. JOHNSON: Absolutely. 21 MR. MAYS: -- and girls, so -- 22 MR. CHESNEY: Those are good suggestions. 23 Is 8:00 the -- the -- 24 MR. JOHNSON: That is what we have told all 25 of our members, that "Don't show up before 8:00.</p>

<p style="text-align: right;">Page 21</p> <p>1 That is when we'll start," because I've been out 2 there a couple times where the gates aren't even 3 open until 8:00, which is perfectly fine. 4 And from when I've been out there, there 5 has been -- once a game starts up, people -- 6 there's a little bit -- it gets a little bit 7 louder, but with the open space, it's not too 8 bad, I don't think, but I've never heard music 9 blaring. If that was an issue, we would address 10 it. 11 MR. CHESNEY: I guess I'll be more 12 specific. Are you amenable to starting later? 13 MR. JOHNSON: I'd have to take it in front 14 of the board. I can't make a decision for 15 everybody. 16 And one of the reasons is, just due to the 17 heat, especially as we get to the summer season, 18 so -- 19 MR. CHESNEY: Okay. I mean, I don't want 20 to be the sole person to look at this, but, I 21 mean, I'll take a look at it. In brief review, 22 it doesn't look inappropriate, other than the 23 fact that you didn't name us as additional 24 insured. 25 MR. JOHNSON: And it's possible with, you</p>	<p style="text-align: right;">Page 23</p> <p>1 specific. 2 Like right, now you have 26 members or 3 something that they signed up. So, I mean, if 4 you have guests, I don't have to think about how 5 this applies. 6 MR. JOHNSON: Yeah. If that's the level of 7 comfort that we can negotiate upon -- 8 MR. CHESNEY: Well, I mean, they should 9 join. If people play, they should join. 10 MR. JOHNSON: -- they should join, you're 11 absolutely right. That's a way possibly to gain 12 membership, if people want to come check it out 13 without -- 14 MR. CHESNEY: Well, you can give them a 15 one-day membership or something, maybe. 16 MR. JOHNSON: Yeah. okay. 17 MR. CORDERO: Tell about Lakewood Ranch, 18 the way they do it? 19 MR. JOHNSON: Yeah. And we did build a 20 contract based upon down in Bradenton at Lakewood 21 Ranch. They have a Sunday soccer club that does 22 much the same thing. I think one of their 23 things, they have more field possibilities. 24 MR. CORDERO: They have about 88 members, 25 and a lot of them are in the Lakewood Ranch</p>
<p style="text-align: right;">Page 22</p> <p>1 know, all this information, that's the most 2 accurate information to be included, so -- 3 MR. ROSS: Okay. I say we pass and look at 4 it. 5 MR. CHESNEY: Yeah. Oh, I agree. Okay. 6 So we'll table it until next month and put it on 7 the agenda for next month. 8 MR. JOHNSON: Okay. 9 MR. CHESNEY: And in the meantime, you were 10 going to provide copies of the waivers? 11 MR. JOHNSON: Yes. 12 MR. CHESNEY: And is there anything else we 13 asked for? 14 MR. ROSS: And the deductible. 15 MR. CHESNEY: And we have that, so -- 16 MR. ROSS: Okay. 17 MR. CHESNEY: I don't think there's a 18 deductible, but -- and we have that. But you'll 19 provide copies of the waivers, and maybe, Erin, 20 if you have a suggestion on the waiver piece. 21 I'm a little -- if you look at the policy, 22 the policy covers the members of the organization 23 so I'm a little unnerved on the guest thing. 24 That's, quite frankly, my biggest concern, you 25 know, just looking at it, is that they're very</p>	<p style="text-align: right;">Page 24</p> <p>1 area. I live in Westchase, so I'm part of that 2 organization over there because I have a business 3 over there. 4 MR. CHESNEY: Gotcha. 5 MR. CORDERO: And so we decided to organize 6 here to just better benefit everyone in general. 7 MR. CHESNEY: So what are you suggesting, a 8 contract? 9 MR. JOHNSON: This is Jose. He's one of 10 the board members. 11 MR. CORDERO: Cordero, C-o-r-d-e-r-o. 12 MR. CHESNEY: Just so I understand, are you 13 suggesting that you have a copy of a contract 14 you'll send over with the waiver? Is that what 15 you're asking -- I mean, what you're stating? 16 MR. CORDERO: The way that Lakewood Ranch 17 is already addressing it, they way they're doing 18 it there, we want to do the same thing here; and 19 just so whatever Westchase needs. 20 MR. CHESNEY: Sure. Well, if you have a 21 copy of the contract you entered into with 22 them -- 23 MR. JOHNSON: I'm sorry. It's construct -- 24 MR. CHESNEY: Okay. 25 MR. JOHNSON: -- construct based upon what</p>

<p style="text-align: right;">Page 25</p> <p>1 they already established.</p> <p>2 MR. CHESNEY: All right.</p> <p>3 MR. CORDERO: This is a different</p> <p>4 affiliate.</p> <p>5 MR. RAGUSA: Lakewood Ranch is a completely</p> <p>6 different animal. There are no homes on those</p> <p>7 soccer fields.</p> <p>8 MR. CORDERO: What?</p> <p>9 MR. RAGUSA: Those soccer fields at</p> <p>10 Lakewood, they're completely isolated from the</p> <p>11 homes.</p> <p>12 MR. CORDERO: They're around the area.</p> <p>13 MR. RAGUSA: There's a huge ten-foot-high</p> <p>14 brick wall there.</p> <p>15 MR. CORDERO: No. If you kick the ball, it</p> <p>16 can go over the bushes and into a person's home</p> <p>17 actually. This is a much better set-up than it</p> <p>18 is over there.</p> <p>19 CHAIRMAN RAGUSA: Well, they've got</p> <p>20 enormous soccer facilities at Lakewood. My kids</p> <p>21 have played competitive soccer there.</p> <p>22 MR. CORDERO: There is more premiere sports</p> <p>23 in Lakewood Ranch. There's also -- in Lakewood</p> <p>24 Ranch, there's also a soccer field within</p> <p>25 Lakewood Ranch.</p>	<p style="text-align: right;">Page 27</p> <p>1 We'll do our homework and we'll come back to you</p> <p>2 prepared for the next meeting. Thank you.</p> <p>3 CHAIRMAN RAGUSA: Wonderful. Thank you.</p> <p>4 MR. CORDERO: Thank you very much. Thanks</p> <p>5 for your time.</p> <p>6 CHAIRMAN RAGUSA: Anything else -- did you</p> <p>7 go in order?</p> <p>8 MR. CHESNEY: Yeah. We're on the</p> <p>9 engineer's report.</p> <p>10 CHAIRMAN RAGUSA: Engineer's report.</p> <p>11 MR. MAYS: No report this month.</p> <p>12 CHAIRMAN RAGUSA: Do you want to talk about</p> <p>13 the materials that we were given? No?</p> <p>14 MS. WHYTE: Neale's here.</p> <p>15 CHAIRMAN RAGUSA: I know Neale's here. I'm</p> <p>16 looking. I'm assuming he's got our engineers's</p> <p>17 report.</p> <p>18 MR. CHESNEY: He is not an engineer.</p> <p>19 CHAIRMAN RAGUSA: I understand that. Why</p> <p>20 don't we use this time to have Neale talk about</p> <p>21 the materials?</p> <p>22 MR. STRALOW: Thank you so much. I don't</p> <p>23 know if everybody has that available.</p> <p>24 I brought some print copies as well. If</p> <p>25 you would like to -- you know, that's the package</p>
<p style="text-align: right;">Page 26</p> <p>1 MR. RAGUSA: Okay.</p> <p>2 MR. CORDERO: And they have, like here,</p> <p>3 they have the parks and everything like that, and</p> <p>4 they also have a soccer field there. Yeah.</p> <p>5 MR. CHESNEY: Okay. So let the record</p> <p>6 reflect that Mr. Ragusa has joined us, and I'm</p> <p>7 going to turn the meeting over to him.</p> <p>8 CHAIRMAN RAGUSA: Well, finish the issue.</p> <p>9 MS. MCCORMICK: I've got to go. My daughter</p> <p>10 just fell off a horse, and so I've got to go</p> <p>11 check and see if she's okay, so --</p> <p>12 CHAIRMAN RAGUSA: Sure. Go.</p> <p>13 MS. MCCORMICK: All right. I'm sorry.</p> <p>14 CHAIRMAN RAGUSA: That's all right. No</p> <p>15 problem.</p> <p>16 MR. CHESNEY: Please, I hope she is well.</p> <p>17 MS. MCCORMICK: Thanks.</p> <p>18 (Ms. McCormick leaves the meeting.)</p> <p>19 CHAIRMAN RAGUSA: Are you finished with</p> <p>20 that issue?</p> <p>21 MR. CHESNEY: You're on the engineer's</p> <p>22 report.</p> <p>23 CHAIRMAN RAGUSA: Anything else you want to</p> <p>24 add? And I'm sorry I jumped into this late.</p> <p>25 MR. CORDERO: No. No. No. You're fine.</p>	<p style="text-align: right;">Page 28</p> <p>1 that I had provided.</p> <p>2 And I appreciate the opportunity to be back</p> <p>3 with you. As we had outlined in our approach,</p> <p>4 what we -- what we've accomplished is started</p> <p>5 with an inventory of open space and rec</p> <p>6 facilities. There's an individual sheet. You</p> <p>7 probably have already looked through that online</p> <p>8 in PDF, an individual accounting of the areas.</p> <p>9 That area of demarkation is just a random</p> <p>10 inventory number. It's not in any level of</p> <p>11 importance or prominence. We can talk about</p> <p>12 whether we want to label that differently in</p> <p>13 nomenclature or however you would like that.</p> <p>14 It was formatted in a way that you could</p> <p>15 post that up on web as -- you know, you could</p> <p>16 actually do some click-in linkages as well on</p> <p>17 that.</p> <p>18 MR. CHESNEY: The document that's been</p> <p>19 uploaded up to our box is formatted that way?</p> <p>20 MR. STRALOW: It's a PDF, but it's -- on</p> <p>21 the delivery of it, at the end, it could be</p> <p>22 individually set, and each one of those park</p> <p>23 areas, open space areas could be a click-on.</p> <p>24 You know, you could provide some live</p> <p>25 version to that if you want to, or you could just</p>

<p style="text-align: right;">Page 29</p> <p>1 make it a PDF document on the website.</p> <p>2 MR. CHESNEY: Okay. Gotcha.</p> <p>3 MR. STRALOW: The matrix that follows those</p> <p>4 individual areas was an inventory. Our</p> <p>5 accounting of existing use on site and, you know,</p> <p>6 a combination in that final column -- I'm sorry</p> <p>7 -- in the reduced version, it's really small,</p> <p>8 it's really identified as an 11-by-17 version of</p> <p>9 a table.</p> <p>10 And what it talks about is the potential</p> <p>11 improvements, and that was a summary of our</p> <p>12 conversations. We had some telephone -- it's a</p> <p>13 little bit farther back in, Greg. I don't</p> <p>14 know -- oh, are you going online?</p> <p>15 MR. CHESNEY: I'm doing it online.</p> <p>16 MR. STRALOW: Okay.</p> <p>17 MR. CHESNEY: This is just the open</p> <p>18 inventory. There's more on here -- in our</p> <p>19 package.</p> <p>20 CHAIRMAN RAGUSA: This is what the chart</p> <p>21 is, right there, that document.</p> <p>22 MR. CHESNEY: Yeah, I know. Yeah. This is</p> <p>23 here, but I'm -- you haven't handed out this</p> <p>24 stuff out yet. Right?</p> <p>25 CHAIRMAN RAGUSA: Not hard copy.</p>	<p style="text-align: right;">Page 31</p> <p>1 there, but, you know, you have facilities with --</p> <p>2 you have well-maintained facilities. You have</p> <p>3 some areas that need improvement.</p> <p>4 I heard, and it repeated, that, you know,</p> <p>5 signage and some amenity-type packages are needed</p> <p>6 throughout your properties. So those are</p> <p>7 reoccurring themes that are identified.</p> <p>8 And then we can talk about in more detail</p> <p>9 the Baybridge and Glenclyff. Okay?</p> <p>10 MR. CHESNEY: I'm good.</p> <p>11 CHAIRMAN RAGUSA: I think that's it.</p> <p>12 MR. STRALOW: Well, I'm just trying to</p> <p>13 value your time and give you --</p> <p>14 MR. CHESNEY: I didn't see this in the</p> <p>15 packet. That's all. I was confused on that.</p> <p>16 I'm not confused, I just didn't see it.</p> <p>17 MR. STRALOW: Okay. No problem. I brought</p> <p>18 a little bit larger version. I brought some</p> <p>19 aerials back here as well that we could roll out.</p> <p>20 CHAIRMAN RAGUSA: Which document is that?</p> <p>21 MR. STRALOW: It's just at the back end of</p> <p>22 that print document.</p> <p>23 MR. CHESNEY: Yeah. That's what I mean.</p> <p>24 MR. ARGUS: Last few pages.</p> <p>25 MR. STRALOW: Yes.</p>
<p style="text-align: right;">Page 30</p> <p>1 MR. STRALOW: The hard copies are all bound</p> <p>2 into this. Okay?</p> <p>3 MR. CHESNEY: Okay. Gotcha.</p> <p>4 MR. STRALOW: So this is the complete pack.</p> <p>5 MR. CHESNEY: Oh, this is the complete</p> <p>6 pack. My apologies.</p> <p>7 MR. STRALOW: No problem. If you go to the</p> <p>8 first two thirds of the documents, is the</p> <p>9 individual sites. You'll come to a table, a</p> <p>10 matrix.</p> <p>11 MR. CHESNEY: Yeah.</p> <p>12 MR. STRALOW: That's the inventory, and</p> <p>13 then individual site. And those are the concepts</p> <p>14 that I want to talk to so that we can gain some</p> <p>15 consensus in what you want me to investigate</p> <p>16 further and come back with some detailed</p> <p>17 recommendations.</p> <p>18 MR. CHESNEY: Okay. That was where I was</p> <p>19 going.</p> <p>20 MR. STRALOW: Right.</p> <p>21 MR. CHESNEY: Heading for this.</p> <p>22 MR. STRALOW: So has everybody had a</p> <p>23 general chance to take a look at that before --</p> <p>24 before tonight?</p> <p>25 I know there was a lot of information</p>	<p style="text-align: right;">Page 32</p> <p>1 MR. ARGUS: How did you determine -- on the</p> <p>2 first page, we have several -- 14 different like</p> <p>3 green areas. How did you determine which ones to</p> <p>4 include and which ones not to?</p> <p>5 MR. STRALOW: We went with the property</p> <p>6 appraiser data that was assigned out to the CDD.</p> <p>7 The swim clubs we added in, and we will -- and</p> <p>8 that Number 11 was taken out because it's not</p> <p>9 part of your inventory.</p> <p>10 But we also had a conversation about the</p> <p>11 trails -- trail network being an important</p> <p>12 feature. While some of that is in public right</p> <p>13 of way, there was some programming discussion</p> <p>14 that I heard in the interviews as part of our</p> <p>15 scoping. So we included that in as well. So</p> <p>16 these are really ownership lands.</p> <p>17 MR. ARGUS: Are we sure we included all the</p> <p>18 CDD-owned land in the -- what used to be the West</p> <p>19 CDD?</p> <p>20 I was under the impression that the</p> <p>21 Friendship Garden inside of Harbor Links was a</p> <p>22 CDD property, for example. And that would be</p> <p>23 considered a park, in my mind, a pocket park, and</p> <p>24 it's not listed in there. I know there are</p> <p>25 several --</p>

1 MR. STRALOW: If you can point that out to
 2 me so it can be verified.
 3 MR. ARGUS: Right about this area right,
 4 right under the "S" in "Estates."
 5 MR. STRALOW: I'll do it on mine. What we
 6 started with --
 7 MR. ARGUS: And if you look in, I think,
 8 the Greens and maybe Keswick Forest, there is
 9 like a little stream that runs through there, and
 10 I thought that was CDD. To many people, that
 11 would look like pocket park areas as well.
 12 MR. CHESNEY: There's also -- if we're
 13 getting into that level of detail, there's one in
 14 the Fords like that, too. I mean --
 15 MR. STRALOW: This was Hillsborough County
 16 property appraiser data --
 17 MR. ARGUS: Okay.
 18 MR. STRALOW: -- parcel data, so we went
 19 and pulled -- and aligned that to the ownership.
 20 And there were some differences in terms of
 21 names, nomenclature, but we thought that we had
 22 pulled them, but we can look at those and make
 23 sure that they get shown as part of the
 24 inventory, if they are.
 25 CHAIRMAN RAGUSA: Mr. Ross.

1 MR. ROSS: On the point that we're talking
 2 about, I don't want to take away from your
 3 presentation, I think we need to have Doug
 4 involved in this discussion, not necessarily
 5 today, but in the long term --
 6 MR. STRALOW: Sure.
 7 MR. ROSS: -- because I was one of those
 8 who advocated us having inventory. And the
 9 purpose, in my mind, is not for looking at it
 10 necessarily today, or this process for any
 11 particular improvements, but for more of a
 12 historical perspective that over time, 20 years
 13 from now, there may be some resident who has a
 14 beef with a particular little nook that we have;
 15 and rather than us all kind of stumbling with
 16 whatever we're calling that, if we have it on an
 17 inventory, we have a name, then we're able to
 18 say, "Okay, Mr. Jones, 20 years from now, we had
 19 to deal with that ten years earlier, and here's
 20 our maintenance history or our issue of that."
 21 And so I think it's really important for
 22 inventory purposes to know what is it that we
 23 have so that we can have a paper trail, if you
 24 will, or at least a history of what we've done
 25 there, what we haven't done there, what decisions

1 we've made, how it's been part of our
 2 conversation, whether it's intentionally excluded
 3 or otherwise taking action. That was my hope
 4 that it would do.
 5 MR. STRALOW: I'll get with -- and we'll
 6 cross-check and make sure that any maintenance
 7 areas that you're maintaining are shown in here
 8 or noted.
 9 MR. MAYS: Okay. That'll be great.
 10 MR. ROSS: And if it's just creating busy
 11 work, then just tell me, but I'm envisioning more
 12 of over -- as I said, of decades on a go-forward
 13 basis. It would be helpful.
 14 MR. MAYS: I don't think many of them are
 15 missed anyway, so it's probably only going to be
 16 two or three spots that may be missed anyway.
 17 MR. STRALOW: Well, I think as we get into
 18 a hierarchy or a prioritization of your program,
 19 some of those are going to fall off by the
 20 wayside of they really don't have access -- they
 21 really don't -- there's not a lot you can do with
 22 them, and -- but they are part of your
 23 inventory.
 24 And so having them on a master list and
 25 then on a master graphic is important.

1 CHAIRMAN RAGUSA: Sonny.
 2 MR. ARGUS: Mays Park is not on here.
 3 CHAIRMAN RAGUSA: Sonny.
 4 MS. WHYTE: The canal is really truly just a
 5 canal. There's nothing you can do right or left.
 6 It's just conservation area. It's not like you
 7 can access it.
 8 You can access it from the road, but
 9 there's nothing that you can get to it. So it's a
 10 part of our property, yes, but it's a stream, and
 11 I'm not not quite sure whether or not the
 12 Hillsborough County Property Appraiser deems it's
 13 ours, per se, because it's a flow-through canal.
 14 MR. ROSS: But to make sure we're on the
 15 same page, let's say, 20 years from now somebody
 16 is asserting that we have either accumulated
 17 debris, accumulated growth, whatever it may be --
 18 MR. STRALOW: Responsibility for it.
 19 MR. ROSS: -- whatever the issue is that
 20 comes up 20 years from now, it may be that ten
 21 years from now we had this exact same
 22 observation, and we took some action, or we chose
 23 not to take action; and to the extent we didn't
 24 have a history where we can tell that person 20
 25 years from now, "This is old news, we've looked

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1 at it, we've discussed it, this is the decisions
2 that were made."

3 MS. WHYTE: So basically what you're asking
4 Neale and his group to do is to -- excuse me --
5 the edge of Keswick Forest, there is a green
6 space on a cul de sac, a little tiny patch. Is
7 that what you want us to identify with him?

8 MR. ROSS: If it would be helpful in terms
9 of go forward for decades in the future. If I'm
10 just creating busy work, then, no. I don't want
11 to create busy work. I don't --

12 MS. WHYTE: Well, we can identify that on
13 the map and give you that.

14 MR. STRALOW: Is that sort of a -- part of
15 a maintenance-type --

16 MS. WHYTE: Yes --

17 MR. STRALOW: -- contract that you've taken
18 care of before --

19 MS. WHYTE: -- the same as Keswick Forest --
20 I mean, the same as The Estates. It's clearly
21 just a little area that has plant material in it.
22 There's nothing you can do to it. It may be 10 feet
23 wide by 30 feet long.

24 MR. ARGUS: No, but it's -- right, but it's
25 as big as some of the pocket parks in here.

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1 MS. WHYTE: Okay. That's what I --
2 clarification.

3 MR. STRALOW: Yeah, our intent is to have
4 an inventory, so let's make sure we have one.

5 CHAIRMAN RAGUSA: Sonny, I don't know if
6 you know the answer to this. The little sliver
7 of land between Harbor Links and The Estates, who
8 owns that? That has to be owned by the CDD.

9 MS. WHYTE: It's district owned, as far as I
10 know. It's part of our maintenance, so it is
11 ours.

12 CHAIRMAN RAGUSA: And, for example, Mays
13 Park isn't on here, and someone mentioned that
14 earlier. There are other smaller parks that are
15 CDD owned that are not reflected in here as
16 green.

17 MR. MAYS: Probably because they're not
18 listed as really a park.

19 MS. WHYTE: It's still part of that
20 conservation area.

21 MR. MAYS: It's conservation.

22 CHAIRMAN RAGUSA: Well, this annoys me, and
23 I'll be real brief. Number Six shouldn't be in
24 there and Number Eleven shouldn't be in there.
25 And I don't know how much we spent inventorying

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1 the WCA's property. That should not have been in
2 here.

3 So the other issue is, I want to make sure
4 that this looks like it was done from property
5 records and not on site, because Mays Park's not
6 on here. There are other actual green spaces
7 that we own that have potential, in my eyes. The
8 one at Harbor Links doesn't have any potential,
9 but Mays Park certainly does.

10 And I want to know, from the professionals,
11 whether Mays Park can be further developed. I
12 understand the parking issues, et cetera. It's
13 sitting right on Linebaugh, and it's
14 inconvenient, and it took a year for someone to
15 actually sit on the bench; but it -- there are
16 people who sit on the bench now, I see them.

17 MR. CHESNEY: I see a lot of people in
18 there.

19 CHAIRMAN RAGUSA: Now I see them. But I'd
20 like to know whether that has any further
21 potential.

22 MR. STRALOW: Right.

23 CHAIRMAN RAGUSA: And we probably need to
24 know whether it's permitted for park use as
25 opposed to a wetland.

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1 MR. STRALOW: Right. And I think that Doug
2 mentioned it in terms of if it's part of a
3 conservation district, or conservation area. It
4 wouldn't have popped up in the property parcel
5 data, you know.

6 CHAIRMAN RAGUSA: Right.

7 MR. STRALOW: But we want to get them in
8 the inventory so it's identified.

9 CHAIRMAN RAGUSA: Well, let me suggest that
10 you go back and work with staff to identify, I
11 think, some of the properties that you've heard
12 about from Mr. Ross and others, and let's get
13 those and make an evaluation as to whether
14 they're worth putting in for further
15 consideration.

16 MR. STRALOW: Right. Right.

17 CHAIRMAN RAGUSA: They certainly should be
18 there for an inventory.

19 MR. STRALOW: Right.

20 CHAIRMAN RAGUSA: You know Mays Park,
21 without question, should be on there as an
22 inventory item. Whether it's -- you asterisk it
23 and say this in a wetland, I don't know. But I
24 think we need to make sure -- and staff knows
25 every little nook and cranny that we have here

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1 that we maintain. So I'd ask that you go back
 2 and coordinate with staff.
 3 MR. STRALOW: This is a draft. We
 4 appreciate that comment, and I appreciate that
 5 comment, and that's what we intend to do, is to
 6 make sure that we get it done.
 7 And then in terms of your programming to
 8 your two parks and maybe your newly acquired
 9 acreages, that's really what those concepts --
 10 those hand concepts we're starting to talk to,
 11 because we -- I heard different things from, you
 12 know, different supervisors.
 13 I wanted to make sure that those are
 14 summarized somehow in terms of opportunities and
 15 constraints.
 16 MR. CHESNEY: Yeah.
 17 MR. STRALOW: And then have a conversation
 18 about what the consensus is --
 19 MR. CHESNEY: Yeah, well --
 20 MR. STRALOW: -- because that really
 21 is --
 22 MR. CHESNEY: So are moving to those, the
 23 concepts?
 24 MR. STRALOW: Yeah.
 25 MR. CHESNEY: Well, my first thing is -- my

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1 first look at it -- I mean, it looks good, I
 2 mean, as far as what you did. But what I don't
 3 understand is, how can West -- is West Park
 4 Village not included for a reason?
 5 MR. STRALOW: The splash pad itself, yeah,
 6 I didn't do a detail of the splash pad area.
 7 MR. CHESNEY: Well, I don't even see the
 8 actual area.
 9 CHAIRMAN RAGUSA: Area One.
 10 MR. CHESNEY: Where is that? It's not in
 11 mine. Is that here?
 12 CHAIRMAN RAGUSA: The second page.
 13 MR. STRALOW: Yeah. It's -- the main green
 14 is part of Area One on Montague.
 15 MR. CHESNEY: But I guess what I'm --
 16 CHAIRMAN RAGUSA: The big thing that says
 17 "Splash" --
 18 MR. CHESNEY: No. I know what that is,
 19 that's the inventory. What I'm talking about
 20 is --
 21 MR. STRALOW: But not in terms of a
 22 concept.
 23 MR. CHESNEY: A concept, yes.
 24 MR. STRALOW: And the item that I heard
 25 from a collective was really the splash pad as an

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1 element that needed to be improved.
 2 MR. CHESNEY: Right -- oh, as opposed to
 3 the park as a whole? Is that what you're
 4 saying? Okay.
 5 MR. STRALOW: So I didn't do a little thumb
 6 diagram of --
 7 MR. CHESNEY: Gotcha. I understand now.
 8 MR. STRALOW: If you would like one --
 9 MR. CHESNEY: No. I understand now. So
 10 it's not that you had forgotten about it, it's
 11 just that the rest of the park is fine, just the
 12 splash pad.
 13 MR. STRALOW: The splash pad is going to be
 14 an element unto itself. And I had a couple brief
 15 conversations with Sonny. You know, that element
 16 is really unique in terms of design and
 17 delivery.
 18 There are specialized firms that do that,
 19 and the costs are only getting bigger in terms of
 20 the complexity of the interactive fountains and
 21 the things that you can do in those.
 22 And so what we're proposing -- what I'd
 23 propose to you is to do a basic concept of what
 24 that splash pad could be, and the elements that
 25 need to be included and that we gain some

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1 professional vendor input to those, because it's
 2 going to come down to almost a design/build type
 3 of scenario on that element.
 4 And I don't believe that there's going to
 5 be a lot of re-use capability of the existing
 6 systems.
 7 MR. CHESNEY: Okay.
 8 MR. STRALOW: Unit pavers are not permitted
 9 anymore as a surface. You know, costs are --
 10 filtration is high, and a lot of them are going
 11 to dual systems and --
 12 MR. CHESNEY: Well, but that's the opinion
 13 we need --
 14 MR. STRALOW: Right.
 15 MR. CHESNEY: -- or that's what the --
 16 MR. STRALOW: Well -- and what I want to do
 17 is be able to bring back, hopefully, in your next
 18 meeting, those vendor options. You know, we
 19 talked about some playground improvements with
 20 some concepts for some vendor packages, just so
 21 that we can get it into what style and what type
 22 of elements do you want to invest in, and then
 23 we'll have order of magnitude costs attached to
 24 that.
 25 MR. CHESNEY: Okay.

<p style="text-align: right;">Page 45</p> <p>1 MR. STRALOW: Okay? So it -- Baybridge --</p> <p>2 MR. CHESNEY: Sure.</p> <p>3 MR. STRALOW: -- you know, Baybridge, some</p> <p>4 of the main items that we heard about, a lot of</p> <p>5 use occurring, a lot of cut-through traffic</p> <p>6 occurring in terms of pedestrian and pedestrian</p> <p>7 and bicycle conflicts, and you have some security</p> <p>8 questions, you have some improper use of the play</p> <p>9 structure and the shading.</p> <p>10 And so one of the main items that we would</p> <p>11 be recommending is some re-circulation. You</p> <p>12 really need to protect the playground and divert</p> <p>13 the bicycle movement outside of it. And that</p> <p>14 would mean, you know, some relocation of a trail</p> <p>15 around that entire structure area.</p> <p>16 Okay. It's not going to be a through</p> <p>17 movement. It may be some hard corners. People</p> <p>18 will have to go slower or go around the perimeter</p> <p>19 of the open space. But you really can't mix</p> <p>20 those two user groups. There is just no easy way</p> <p>21 of doing it.</p> <p>22 And Sonny was telling me that you've</p> <p>23 recently made some improvements to gates and</p> <p>24 fencing there, and that didn't last too long.</p> <p>25 But those are going to have to be some --</p>	<p style="text-align: right;">Page 47</p> <p>1 talking about?</p> <p>2 MR. STRALOW: Well, right now, it's, you</p> <p>3 know, a four-foot aluminum rail. I'm thinking</p> <p>4 that -- you know, I truthfully thought that that</p> <p>5 would be a sufficient enough rail to prohibit --</p> <p>6 but if your fencing is being broken, that may</p> <p>7 mean putting in some brick piers, using some</p> <p>8 brick, and really reinforcing that gate so that</p> <p>9 it is -- you know, a more substantial wooden or</p> <p>10 fiberglass, something that mimics the</p> <p>11 architecture, and then use the aluminum rail into</p> <p>12 that. So a couple different materials.</p> <p>13 CHAIRMAN RAGUSA: The new bike path, that</p> <p>14 -- there's nothing there but grass. Am I right?</p> <p>15 MR. STRALOW: Yeah. That's an open area</p> <p>16 that, you know, you start diverting by the</p> <p>17 pavilions. And it's an open area, there's some</p> <p>18 swell, there's some yard drain, some natural</p> <p>19 palmetto area.</p> <p>20 CHAIRMAN RAGUSA: Right.</p> <p>21 MR. STRALOW: That's the diversion. We</p> <p>22 really have to swing them around the pavilion,</p> <p>23 too, or whatever that one on the south side is.</p> <p>24 CHAIRMAN RAGUSA: Well, what would prevent</p> <p>25 a bicycle from opening up a pedestrian gate and</p>
<p style="text-align: right;">Page 46</p> <p>1 probably some substantial barriers, you know, do</p> <p>2 something with some permanence maybe as part of</p> <p>3 the architecture of the structures that are</p> <p>4 there, give it some permanence and, you know,</p> <p>5 really divert people around that and only allow</p> <p>6 pedestrian movement in.</p> <p>7 CHAIRMAN RAGUSA: Are we going to talk</p> <p>8 about Baybridge in detail then?</p> <p>9 MR. CHESNEY: I think his intent -- and I</p> <p>10 don't want to paraphrase it, but I mean, is that</p> <p>11 you want -- these are general, what he views, as</p> <p>12 opportunities. If he does come back with these</p> <p>13 plans, there will be these constraints, and he</p> <p>14 wants to make sure that's okay before he goes</p> <p>15 into detail.</p> <p>16 MR. STRALOW: What I would like to do is to</p> <p>17 make sure that we're on the same topics so that I</p> <p>18 can bring back a full-size sheet, a 24 by 36,</p> <p>19 that is a detail of this park.</p> <p>20 And as long as we're collectively in that</p> <p>21 next meeting, I'll come back with a detailed</p> <p>22 design of this area per these -- per these</p> <p>23 conversations.</p> <p>24 CHAIRMAN RAGUSA: Well, the fencing around</p> <p>25 the playground area, what height fence are we</p>	<p style="text-align: right;">Page 48</p> <p>1 going right up through the middle?</p> <p>2 MR. STRALOW: Well, at -- nothing, if they</p> <p>3 really want to do it. Signage.</p> <p>4 You know, right now they can ride through</p> <p>5 the middle of it with no -- just avoiding</p> <p>6 people.</p> <p>7 CHAIRMAN RAGUSA: Mr. Barrett.</p> <p>8 MR. BARRETT: A thought. Pull the sidewalk</p> <p>9 up from the main pavilion, between there and the</p> <p>10 actual existing gate so that like there's</p> <p>11 actually no actual through path anymore, but I</p> <p>12 don't know if that would screw something else up.</p> <p>13 CHAIRMAN RAGUSA: Pedestrians would have to</p> <p>14 walk all the way around.</p> <p>15 MR. STRALOW: You walk a midpoint or</p> <p>16 somewhere to come in.</p> <p>17 CHAIRMAN RAGUSA: You could do double</p> <p>18 fencing.</p> <p>19 MS. WHYTE: I was just going to suggest</p> <p>20 double fencing, but that would deter the bikes</p> <p>21 from going through.</p> <p>22 CHAIRMAN RAGUSA: It's not pretty but --</p> <p>23 MR. STRALOW: Yeah. There's a couple</p> <p>24 different techniques. I think that, you know, as</p> <p>25 we get into a larger detail review, we can show</p>

<p style="text-align: right;">Page 49</p> <p>1 some alts in that and bring it to you.</p> <p>2 CHAIRMAN RAGUSA: Okay. Well, what are you</p> <p>3 looking for us in terms as far as this</p> <p>4 preliminary concept for Baybridge Park?</p> <p>5 MR. STRALOW: Just general consensus, or</p> <p>6 you don't like it at all.</p> <p>7 MR. CHESNEY: Generally opportunities and</p> <p>8 constraints.</p> <p>9 CHAIRMAN RAGUSA: Mr. Barrett.</p> <p>10 MR. BARRETT: It's the one thing I don't</p> <p>11 see on here, and you guys might not want to touch</p> <p>12 this, but the area that the WCA had put in with a</p> <p>13 county grant, the exercise area, I don't see it</p> <p>14 noted here. I don't know if it's just -- the</p> <p>15 plan is just to keep it or to put it into play.</p> <p>16 MR. STRALOW: This area right in here.</p> <p>17 MS. WHYTE: Yeah.</p> <p>18 MR. BARRETT: But it is an area that some</p> <p>19 -- I'm not there enough to make this judgment,</p> <p>20 but I've heard people joke that it's underused,</p> <p>21 so --</p> <p>22 CHAIRMAN RAGUSA: It's on the right side of</p> <p>23 this right walkway. Correct?</p> <p>24 MS. WHYTE: Right across from the swing</p> <p>25 set.</p>	<p style="text-align: right;">Page 51</p> <p>1 on top of the structure.</p> <p>2 So you either have to increase the distance</p> <p>3 of that, or you have to lower the structure of --</p> <p>4 the play structure. And those are going to be</p> <p>5 options that we'll show you.</p> <p>6 MR. CHESNEY: Okay.</p> <p>7 CHAIRMAN RAGUSA: Any other supervisor</p> <p>8 input on these?</p> <p>9 MR. ARGUS: On Baybridge, or on any of</p> <p>10 them?</p> <p>11 CHAIRMAN RAGUSA: Baybridge. Sonny.</p> <p>12 MS. WHYTE: Just a quick question. From</p> <p>13 what I gather, you are leaving the three</p> <p>14 pavilions in the parks?</p> <p>15 MR. STRALOW: Yes.</p> <p>16 MS. WHYTE: And that open grass is</p> <p>17 staying?</p> <p>18 MR. STRALOW: That's a beautiful spot. I</p> <p>19 can see why people want to use it and use it and</p> <p>20 use it.</p> <p>21 MR. BARRETT: You're not going to put a</p> <p>22 permanent movie screen in there?</p> <p>23 MR. STRALOW: Well, Glenclyff. No.</p> <p>24 CHAIRMAN RAGUSA: Onto the next one.</p> <p>25 Glenclyff.</p>
<p style="text-align: right;">Page 50</p> <p>1 MR. STRALOW: Yeah.</p> <p>2 MR. CHESNEY: It would be difficult to move</p> <p>3 though.</p> <p>4 CHAIRMAN RAGUSA: What are you suggesting?</p> <p>5 MR. BARRETT: Nothing. It's just other --</p> <p>6 whether that area can be used to expand the</p> <p>7 playground -- I mean, I don't know. I don't know</p> <p>8 what -- but if it -- just to know that it might</p> <p>9 be usable land. I don't know if that --</p> <p>10 MR. STRALOW: In this concept, I wasn't</p> <p>11 really looking at doing a modification to the</p> <p>12 sidewalk on that edge.</p> <p>13 MR. BARRETT: Okay.</p> <p>14 MR. STRALOW: So I was staying inside of</p> <p>15 the playground area. The two options that you</p> <p>16 have really on the playground use is -- or making</p> <p>17 it more challenging for people climbing on the</p> <p>18 shade structure -- okay -- is to raise the shade</p> <p>19 structure or to reduce the size of the playground</p> <p>20 equipment inside. And that gets to a programming</p> <p>21 of what age group are you really trying to</p> <p>22 provide play for.</p> <p>23 Okay? What you have now is young adults</p> <p>24 who are on youth equipment, and they're big</p> <p>25 enough and strong enough to jockey their way up</p>	<p style="text-align: right;">Page 52</p> <p>1 MR. STRALOW: I saw -- the World of</p> <p>2 Westchase magazine was provided to me, and there</p> <p>3 was some programming discussion about that.</p> <p>4 Part of our -- the concept that I had</p> <p>5 showed really revolves around the basketball</p> <p>6 court and the baseball/softball field in terms of</p> <p>7 usage and in terms of sequencing user groups on</p> <p>8 this property.</p> <p>9 And so what this concept represents is the</p> <p>10 replacement of the softball field with a</p> <p>11 relocated baseball courts in that.</p> <p>12 MR. CHESNEY: Basketball, you mean.</p> <p>13 MR. STRALOW: Basketball. Excuse me. What</p> <p>14 that does is provide is a transition -- space</p> <p>15 transition and use by age group. You get the</p> <p>16 basketball over by -- they need to be close to</p> <p>17 parking. If you're going to have court play,</p> <p>18 they need to be close to parking.</p> <p>19 It does diminish open field play. If that</p> <p>20 outfield is being used as part of soccer, it's</p> <p>21 still there, but that was never a regulation-size</p> <p>22 field. But what you end up with is the</p> <p>23 opportunity of open play and additional pavilions</p> <p>24 if you want to program that way.</p> <p>25 And that's what I was anticipating, because</p>

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1 this space has more parking, has more use
 2 capability, and it might relieve some of the
 3 demands on the Baybridge.
 4 CHAIRMAN RAGUSA: Mr. Chesney.
 5 MR. CHESNEY: Can I -- and this is just a
 6 suggestion -- or not a suggestion, my opinion.
 7 I'm curious to my fellow supervisors -- I
 8 mean, is there any reason why we maintain the
 9 basketball courts? If we got rid of them, then
 10 we'd have an open area over there for play that
 11 could happen at the same time as soccer.
 12 So soccer could be going on, and then there
 13 would be open play for, you know, kids playing
 14 frisbee, you know, catch, picnics, that kind of
 15 thing.
 16 MR. STRALOW: Open lawn.
 17 MR. CHESNEY: Open lawn.
 18 CHAIRMAN RAGUSA: Mr. Barrett.
 19 MR. BARRETT: My little daughter just took
 20 up basketball. There is literally no place else
 21 that's accessible anywhere in the community
 22 except those two courts for basketball.
 23 You can't get in the rec center on the
 24 weekend anytime. You can't access -- we tried to
 25 access Davidsen, you can't get on there either.

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1 There's just too much fencing.
 2 You had actually -- and we found that just
 3 the whole portable storage use for the hoops,
 4 it's really restrictive. So a lot of people
 5 don't even want to deal with it, especially if
 6 like dads travel, because they're really heavy to
 7 move, and so -- it's just something to consider.
 8 MR. CHESNEY: If you'd like, I can come
 9 over and take out the hoop for your daughter.
 10 CHAIRMAN RAGUSA: Help me out here. I'm
 11 drawing a blank. Do we have two full courts or one
 12 full court?
 13 MR. STRALOW: Two.
 14 MR. CHESNEY: Two.
 15 CHAIRMAN RAGUSA: Okay.
 16 MR. STRALOW: They're side by side. It's
 17 the same program, just shifted.
 18 MR. BARRETT: Right. And just a reminder,
 19 it's been within the last ten years that the WCA
 20 actually came with the recommendation that during
 21 that your master plan, that the number of
 22 basketball courts be increased in the community
 23 in their proposal, which was shot down; and I
 24 have no quibble with it, of course.
 25 They just put one in Baybridge park, which

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1 obviously they want to preserve the green space,
 2 so that was a no. So I think you'd actually --
 3 MR. CHESNEY: I understand all of that,
 4 that you said. But my suggestion would be, would
 5 be to eliminate the basketball courts, that they
 6 tend to attract a rowdy group. It causes most of
 7 our conflicts with the other groups, especially
 8 parties. They tend to be the groups that play
 9 the music the loudest. I get the most -- that we
 10 all get the most complaints about.
 11 So, to me, promoting some family fun fair
 12 on open lawn, and the other thing that, to me, is
 13 appealing is that then -- it's obvious to me that
 14 Westchase Soccer is going to be there forever, no
 15 matter what they say to me, because I've been on
 16 this board now almost 16 years.
 17 I mean, this way it separates -- it allows
 18 other people open-lawn play while Westchase
 19 Soccer is still there. So my only comment on
 20 Glenclyff, I think it's great, except that I
 21 would propose just eliminating the basketball
 22 altogether.
 23 MR. ARGUS: It's been several years since
 24 I've been out to look at Westchase Soccer, but
 25 both the -- where the proposed basketball courts

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1 are being relocated to, as well as the open lawn,
 2 just above that, we used in the past those fields
 3 for Westchase Soccer.
 4 MR. CHESNEY: Correct, because they were
 5 the outfields for the baseball field, so I --
 6 MR. ARGUS: So if we were to do this, they
 7 would be essentially eliminating some Westchase
 8 Soccer fields.
 9 MR. CHESNEY: Potentially, but they have
 10 their own space. They would have a lot more
 11 access to it.
 12 I think that's a separate issue, you know,
 13 whether or not we give them some access to this
 14 field. What I'm trying to say is that I don't
 15 -- I understand that, but I'd like to stay more
 16 focused on just the basketball courts and the
 17 open-lawn concept there.
 18 Whether or not we choose to give Westchase
 19 Soccer access to that part of the open lawn,
 20 that's a separate issue. Whether or not --
 21 MR. ARGUS: Yes. I only brought it up
 22 because if we move it there, we eliminate that as
 23 a potential field for Westchase Soccer.
 24 MR. CHESNEY: Oh, the basketball hoop?
 25 MR. ARGUS: Right.

<p style="text-align: right;">Page 57</p> <p>1 MR. STRALOW: Into the softball area.</p> <p>2 MR. CHESNEY: Yeah. But to some extent,</p> <p>3 they don't use the sandy part now, do they?</p> <p>4 MS. WHYTE: No. They use it for soccer.</p> <p>5 MR. ARGUS: No, but this is down by the</p> <p>6 party houses where they're using --</p> <p>7 MR. CHESNEY: Yeah.</p> <p>8 MR. STRALOW: It would reduce -- it would</p> <p>9 only be little -- little kickers type --</p> <p>10 CHAIRMAN RAGUSA: Yeah. That's who used</p> <p>11 that, little kids.</p> <p>12 MR. STRALOW: Yeah. So you could --</p> <p>13 CHAIRMAN RAGUSA: They're only 30 feet</p> <p>14 long; they're real small.</p> <p>15 MR. STRALOW: -- you could still fit some</p> <p>16 in there, but it does occupy some of that</p> <p>17 outfield area.</p> <p>18 MR. CHESNEY: And, like I said, my</p> <p>19 suggestion is to eliminate the basketball</p> <p>20 altogether.</p> <p>21 CHAIRMAN RAGUSA: Well, let me disagree</p> <p>22 with you, Mr. Chesney.</p> <p>23 MR. CHESNEY: You're welcome to.</p> <p>24 CHAIRMAN RAGUSA: That -- those courts, and</p> <p>25 I don't care who's using them, they're heavily</p>	<p style="text-align: right;">Page 59</p> <p>1 gives us the park, we can't really do much about</p> <p>2 that. And that was one of my projects, so -- I</p> <p>3 don't know. I --</p> <p>4 MR. CHESNEY: Okay. I --</p> <p>5 CHAIRMAN RAGUSA: -- me, I would bring the</p> <p>6 basketball courts down and closer to the parking</p> <p>7 lot to maximize the green space. You don't need</p> <p>8 a grass buffer around a basketball court, in my</p> <p>9 opinion.</p> <p>10 MR. STRALOW: I agree.</p> <p>11 CHAIRMAN RAGUSA: So I think you could</p> <p>12 maximize the open lawn, and that's a level of</p> <p>13 detail I don't think we need to get into tonight.</p> <p>14 But from where I'm sitting, this looks</p> <p>15 reasonable, although I would prefer to see covers</p> <p>16 over the bleachers for the soccer.</p> <p>17 MR. CHESNEY: Me, too. Can I ask a</p> <p>18 question on basketball? Are different heights --</p> <p>19 MR. STRALOW: Covers over the --</p> <p>20 MR. ARGUS: Bleachers.</p> <p>21 MR. STRALOW: -- bleachers.</p> <p>22 CHAIRMAN RAGUSA: A couple of years ago, we</p> <p>23 considered covering the bleacher area for the</p> <p>24 soccer fields, but that did not carry enough</p> <p>25 support to justify funding.</p>
<p style="text-align: right;">Page 58</p> <p>1 utilized on the weekends.</p> <p>2 MR. CHESNEY: I agree.</p> <p>3 CHAIRMAN RAGUSA: They are very heavily</p> <p>4 utilized. And where I sit, I'm not interested in</p> <p>5 eliminating amenities. I don't want to take away</p> <p>6 an amenity that exists and I -- we have enough</p> <p>7 kids in Westchase who are of the age that they're</p> <p>8 going to want to play basketball, and I do not</p> <p>9 want to eliminate --</p> <p>10 MR. CHESNEY: Mark, you live near there. I</p> <p>11 rarely see kids playing there. I mean --</p> <p>12 CHAIRMAN RAGUSA: It's in there.</p> <p>13 MR. CHESNEY: -- obviously Chris's daughter</p> <p>14 is taking it up, but I haven't -- you know, I</p> <p>15 haven't seen her out slamming dunks yet, because</p> <p>16 I can't imagine those people let her on the field</p> <p>17 -- or the courts.</p> <p>18 CHAIRMAN RAGUSA: Well, tonight, after the</p> <p>19 Final Four last night, I bet there are a lot of</p> <p>20 people playing. But I just don't want to</p> <p>21 eliminate, because there's nowhere else that this</p> <p>22 could be built inside our property, so I'm just</p> <p>23 not interested in eliminating a nice amenity.</p> <p>24 And I understand who uses it and, you know,</p> <p>25 the perceptions of that; but until the county</p>	<p style="text-align: right;">Page 60</p> <p>1 MR. STRALOW: Okay.</p> <p>2 MR. CHESNEY: Can I ask a question on -- I</p> <p>3 don't know much about basketball. But are there</p> <p>4 different heights for different age groups of the</p> <p>5 nets?</p> <p>6 MR. STRALOW: There are. Where that is</p> <p>7 used, it's an adjustable -- an adjustable back</p> <p>8 stop.</p> <p>9 MR. CHESNEY: Well, I mean, is it -- how</p> <p>10 different is it? Is there two heights?</p> <p>11 MR. CHESNEY: Typically, yeah. But</p> <p>12 typically you move to a ten-foot rim really</p> <p>13 quickly.</p> <p>14 CHAIRMAN RAGUSA: You're at nine-foot,</p> <p>15 everybody else is at ten-foot.</p> <p>16 MR. CHESNEY: What if we made one of the</p> <p>17 courts with shorter rims, so we could have these</p> <p>18 young kids out there playing basketball, if</p> <p>19 you're going to keep them.</p> <p>20 CHAIRMAN RAGUSA: The kids playing in</p> <p>21 school, they have to practice on a ten-foot pole.</p> <p>22 MR. STRALOW: I think that the --</p> <p>23 MR. CHESNEY: What about the ones at</p> <p>24 Westchase Elementary? Those aren't ten feet.</p> <p>25 MR. STRALOW: I think that the reality</p>

<p style="text-align: right;">Page 61</p> <p>1 would be is you would see people want to play 2 like Shaq and hang off of lower rims. 3 MR. CHESNEY: Gotcha. 4 MR. STRALOW: It would be adults using it, 5 not the kids. So I propose you do a regulation. 6 MR. CHESNEY: My suggestion is still to 7 eliminate it. 8 MS. WHYTE: One of the things I hear a lot 9 about Glenclyff from moms who actually have small 10 children, that it's not an enclosed park and that 11 is why they prefer Baybridge for birthday parties 12 and stuff like this, because it isn't along a 13 main road on both sides, and it's open, and 14 there's a little tiny wall like this. 15 So maybe something to consider is enclosing 16 that park, that portion of the playground. But 17 other facilities that you build that you may do 18 the same structure as you do at Baybridge, simply 19 because parents are concerned, the little 20 munchkins can crawl over the walls onto 21 Countryway Boulevard, or on the either side. 22 And I hear it all the time. And when I 23 make reservations, when people call me, they 24 prefer Baybridge for that reason, because their 25 children are contained.</p>	<p style="text-align: right;">Page 63</p> <p>1 soccer field, and I think that's the only 2 reference to soccer on that page that I found. 3 But your chart for Glenclyff Park indicates 4 a redesign in soccer fields. 5 MR. STRALOW: Well, it's the thought of the 6 outfield of the baseball. 7 MR. ARGUS: Okay. 8 MR. STRALOW: Being used. In walking 9 around, and I heard that that was being used by, 10 you know -- 11 MR. ARGUS: So the large soccer field 12 itself, there is no proposed redesign of that or 13 any improvements to that? 14 MR. STRALOW: No. In term of the use in 15 that location, that is a large tread, you know, 16 in terms of programming. 17 MS. WHYTE: We do have a pitch problem. Am 18 I correct, Doug? 19 CHAIRMAN RAGUSA: Yes. 20 MS. WHYTE: You may want to ask. 21 MR. MAYS: From what we've been told. 22 MS. WHYTE: There's a pitch problem on the 23 field apparently. It doesn't flow at the 24 appropriate angles, and it floods on one side 25 more than the other and water sits.</p>
<p style="text-align: right;">Page 62</p> <p>1 So if you maybe consider that, if the board 2 would be willing to consider that, maybe closing 3 in the playground area. 4 MR. ROSS: I actually really like that 5 suggestion of having a separate area for the 6 different age group. I think that's a great 7 suggestion. 8 CHAIRMAN RAGUSA: The playground area would 9 remain as is, with a change-out of equipment? 10 MR. STRALOW: Change-out of equipment and 11 covers. You know. You have fixed building, 12 fixed restrooms in place. That's a natural 13 divide between this open lawn area or the 14 basketball court area. 15 CHAIRMAN RAGUSA: Right. 16 MR. STRALOW: You could program additional 17 pavilions within that area, if you wanted to 18 increase. It's certainly a sizable space, and it 19 can be arranged. All I did was show them 20 centered to the space for reuse, some of the 21 paved existing court space, just cut out, you 22 know, for pathways and a couple pavilions, but we 23 could organize those in different locations and 24 leave a broad, open lawn in the middle. 25 MR. ARGUS: Your drawing shows an existing</p>	<p style="text-align: right;">Page 64</p> <p>1 CHAIRMAN RAGUSA: Well, are your groups who 2 are going to use our fields willing to pay for 3 the regrading? 4 MR. STRALOW: Which corner does it roll 5 to? 6 MS. WHYTE: You'd have to ask Doug that. 7 MR. MAYS: It flows from east to west at 8 the low end. 9 MS. WHYTE: And you have a drainage problem 10 in that swale. 11 CHAIRMAN RAGUSA: Those are the sort of 12 things that should be addressed now. 13 MR. MAYS: Okay. 14 CHAIRMAN RAGUSA: So let's get that. Other 15 than Mr. Chesney's suggestion we eliminate 16 basketball courts, which doesn't seem to have any 17 other support, and the possibility of enclosing 18 the playground area with a better fence system, 19 any other suggestions, or should we move on to 20 the next one? 21 MR. ROSS: Well, to be clear about that, 22 I'd like -- there's some thought to be put into 23 maybe a designated enclosed area for smaller 24 kids. I hadn't thought it out, but you just 25 raised the issue now.</p>

<p style="text-align: right;">Page 65</p> <p>1 But maybe this is -- what we have now, my</p> <p>2 12-year-old could play there, but I don't know if</p> <p>3 she should be playing at the same place where a</p> <p>4 six-year-old plays.</p> <p>5 MR. STRALOW: It's a different play.</p> <p>6 MR. ROSS: It's different, yeah.</p> <p>7 MR. CHESNEY: 12-year-olds would like open</p> <p>8 fields where they could play frisbee and</p> <p>9 football.</p> <p>10 MR. ROSS: Especially if there's no</p> <p>11 basketball courts.</p> <p>12 MS. WHYTE: Is the board considering</p> <p>13 additional pavilions at Glenclyff?</p> <p>14 MR. CHESNEY: Maybe where these basketball</p> <p>15 courts are would be nice.</p> <p>16 MR. BARRETT: That's what the additional</p> <p>17 pavilions are in Neale's plan, where the old ones</p> <p>18 are, new pavilions.</p> <p>19 CHAIRMAN RAGUSA: There are two new</p> <p>20 pavilions on this drawing?</p> <p>21 MR. STRALOW: Yes.</p> <p>22 MR. ARGUS: Maybe three, depends on where</p> <p>23 the --</p> <p>24 MR. STRALOW: No. No. The gazebos are</p> <p>25 there, and I was using the same footprint as the</p>	<p style="text-align: right;">Page 67</p> <p>1 Saturdays are no reservations during soccer</p> <p>2 season whatsoever due to the -- there were so</p> <p>3 many complaints. There were so many complaints.</p> <p>4 MR. STRALOW: Of use or no parking or --</p> <p>5 MS. WHYTE: Well, the fact is, is that</p> <p>6 people were having birthday parties, and next</p> <p>7 thing you know, you had all the soccer parents</p> <p>8 didn't know, you know, and they went in, and the</p> <p>9 kids were running into the bath houses and lost</p> <p>10 control, so easiest was not to have any birthday</p> <p>11 parties during that time and only rent out on</p> <p>12 Sunday.</p> <p>13 CHAIRMAN RAGUSA: Neale, could you give us</p> <p>14 some other options other than the pavilions, some</p> <p>15 other amenity that may be well placed in that</p> <p>16 location?</p> <p>17 MR. STRALOW: Well, I was -- yes,</p> <p>18 certainly. I was thinking with this discussion</p> <p>19 about internal fencing, that you could put</p> <p>20 pavilions inside of that fencing limit, not</p> <p>21 centralized where they're shown on this concept</p> <p>22 but closer to the restroom facility, but inside</p> <p>23 of that barrier, so it really is a separation</p> <p>24 between active use and the playground area.</p> <p>25 It would be a control mechanism. You know,</p>
<p style="text-align: right;">Page 66</p> <p>1 Baybridge --</p> <p>2 MR. ARGUS: That's it?</p> <p>3 CHAIRMAN RAGUSA: I know what Sonny thinks</p> <p>4 about that.</p> <p>5 MS. WHYTE: That's why I was asking.</p> <p>6 CHAIRMAN RAGUSA: That's a good question.</p> <p>7 MR. STRALOW: The article I just perused,</p> <p>8 the World of Westchase article, in the comments</p> <p>9 voiced about the pavilions and overuse or, you</p> <p>10 know, loudness in that area, I was viewing it as</p> <p>11 a way to offload some of that demand out of the</p> <p>12 smaller Baybridge park to this location.</p> <p>13 MR. CHESNEY: Oh, yeah. Definitely.</p> <p>14 CHAIRMAN RAGUSA: Mr. Barrett.</p> <p>15 MR. BARRETT: I'm sorry. But is there an</p> <p>16 issue with the WSA using the fields so much there</p> <p>17 on the weekends that you wouldn't even be able to</p> <p>18 use the pavilions, because right now, you don't</p> <p>19 rent them?</p> <p>20 MS. WHYTE: I don't rent them out on</p> <p>21 Saturdays simply due to the fact they only finish</p> <p>22 at 4:00, 4:30. By then, I may periodically,</p> <p>23 during the summer, have a very late party.</p> <p>24 Somebody could insist, "Look, I need it," and</p> <p>25 everything else is full. But, in general,</p>	<p style="text-align: right;">Page 68</p> <p>1 you could add some landscaping, you could add</p> <p>2 some fence line in there.</p> <p>3 MS. WHYTE: Is there a possibility of some</p> <p>4 different play rather than a play structure, but</p> <p>5 something to play with or on in that area to</p> <p>6 enhance maybe a little bit older children, rather</p> <p>7 than, you know, the two-to-five-year-olds and</p> <p>8 then the five-to-twelve-year-olds' playground</p> <p>9 structure? Maybe there is --</p> <p>10 MR. STRALOW: Sure. Well, let me take a</p> <p>11 look at it, and I'll bring back in a larger form</p> <p>12 at the next meeting.</p> <p>13 MR. BARRETT: Paintball?</p> <p>14 MS. WHYTE: No paintball.</p> <p>15 MR. ROSS: Skateboard.</p> <p>16 CHAIRMAN RAGUSA: Skateboard park.</p> <p>17 MR. STRALOW: Not basketball, but --</p> <p>18 CHAIRMAN RAGUSA: All right. Moving on.</p> <p>19 MR. ARGUS: I've got one last question.</p> <p>20 MR. STRALOW: Yes.</p> <p>21 MR. ARGUS: Neale, the only -- where you</p> <p>22 have this yellow outlined, and that's where we</p> <p>23 can develop?</p> <p>24 MR. STRALOW: That's the basic limit of the</p> <p>25 park, yes.</p>

<p style="text-align: right;">Page 69</p> <p>1 MR. ARGUS: So we have the parking lot by 2 the railroad tracks here. This land up here is 3 conservation. So we can't develop it? 4 MR. STRALOW: Yeah. Right. The only thing 5 you have through there is your path and your 6 boardwalk and your open water. 7 MR. ARGUS: So there's no possibility of 8 putting a pavilion at the east end of the park? 9 MR. STRALOW: It would be a wetland 10 impact. You would have to mitigate to do that. 11 MS. WHYTE: And that space is always under 12 water. 13 MR. STRALOW: Actually that location is 14 pretty wetland land. 15 CHAIRMAN RAGUSA: All right. Area 13. 16 MR. STRALOW: Area 13 is up off the 17 Countryway Boulevard. These next two are, you 18 know, your raw lands. And, you know, and in both 19 of them, you have existing forest and wetlands, 20 you have some upland vegetation. 21 They're remote, more isolated. And part of 22 the conversation I wanted to have with the 23 supervisors is the level of interest of program 24 use in these locations, because they are remote, 25 they were isolated.</p>	<p style="text-align: right;">Page 71</p> <p>1 My -- I bring that as an observation in 2 that these -- 3 MR. CHESNEY: Yeah. But that's really only 4 for Area 13, not 14. 5 MR. STRALOW: 14 is down a utility corridor 6 exit. Correct. It's more internalized to your 7 site, and that one is about access as well. 8 That's more than a quarter-mile walking distance 9 or riding distance from Linebaugh. 10 How you get people in and out of these 11 properties is really the concern, and how you 12 secure them and have eyes on the street, so -- 13 MR. CHESNEY: Yeah. I mean -- yeah. I 14 mean, my suggestion reviewing this is that I 15 think this is useful for 13, but I didn't know 16 that -- I didn't think we needed to take any 17 further action on this at the moment since we 18 didn't really didn't know what's going to be 19 coming in the future. 20 CHAIRMAN RAGUSA: Mr. Ross. 21 MR. ROSS: Again, this is hopeful for me to 22 begin to set a foot path, if you will, to where 23 we can go, but I have no interest in committing 24 dollars to this right now. 25 I think this is something we would bank.</p>
<p style="text-align: right;">Page 70</p> <p>1 And what I would -- you know, they would 2 tend to be more appropriate for nature walks, for 3 off-road bicycling, things that have limited 4 physical improvement made to them. 5 One of the items that I wanted to bring to 6 your attention -- I'm sure you're aware of 7 some -- Hillsborough County is going to be making 8 some improvements to the water department 9 property, some expansion on that facility 10 sometime in the future here. They're going to 11 have an RFP on the street. 12 Back in 2005, when I was working for 13 another firm, I bid the park's master plan for 14 that thousand acres for Hillsborough County. And 15 there's a whole series of trails and Citrus Park 16 Drive connection that goes through there. 17 Community uses that were envisioned in that plan, 18 and the inkling is that some of those 19 improvements are going to be part of the county's 20 request for design/build operators. 21 That means that there's a possibility for 22 an extended trail system right adjacent to your 23 property off of Citrus Park Drive, off of the 24 TECO easements that may be able to connect into 25 these properties in a more meaningful way.</p>	<p style="text-align: right;">Page 72</p> <p>1 Let's let the future happen, and then we can 2 decide how that all this could be incorporated 3 into a larger use plan. 4 CHAIRMAN RAGUSA: Mr. Argus. 5 MR. ARGUS: It's my understanding that the 6 area right here is currently under permitting -- 7 permits are being applied to expand the library 8 parking lot to where -- 9 CHAIRMAN RAGUSA: In the front. 10 MR. ARGUS: -- to where it says "Upland" a 11 few spaces. What I'm wondering is, the area 12 closest to Countryway, if we might not want to 13 consider one or two pavilions there that would 14 relieve some of Glenclyff Park and Baybridge 15 Park. 16 It's not committing all the property for 17 doing something like that, but it may be 18 something that we want to consider, particularly 19 if we can get some sort of interlocal agreement 20 to use the library's parking lot. 21 MR. CHESNEY: I don't know that you need an 22 interlocal agreement for a parking lot, but -- 23 MR. ARGUS: That's true. 24 CHAIRMAN RAGUSA: You probably would. 25 MS. WHYTE: Would you be allowed to put a</p>

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1 pavilion underneath the TECO line?

2 MR. CHESNEY: I just don't know who would

3 want to go have a birthday party underneath the

4 power lines sometime.

5 MS. WHYTE: It's power lines. The whole

6 thing in front of that area is power lines.

7 MR. ARGUS: So what parents want to send

8 their kids to Westchase Elementary? It's right

9 beside all the power lines.

10 MS. WHYTE: Beside, but not underneath it.

11 MR. CHESNEY: I know. I'm just saying

12 because kids have lots of meetings at the

13 library, but they haven't even internally. And

14 they do have a gazebo that is fairly under-

15 utilized. I'm just not sure -- it's an

16 interesting idea, but I just don't think we'd use

17 it.

18 MR. ARGUS: You can't reserve the gazebo at

19 the library.

20 MS. WHYTE: Okay.

21 MR. STRALOW: I think -- I think it would

22 be a challenge to make it an amenity, a quality

23 space. I think back in this canopy, back in this

24 upland and -- you know, that's a natural area

25 that has, you know -- but, again, you're dealing

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1 -- both of these you're dealing with remote and

2 isolated and, you know, especially for

3 programming.

4 Parents come and they want to pull their

5 car right up to where they're offloading

6 everything, you know, for that. You know, that's

7 why I was really thinking of these as more

8 through places than to places. You would have

9 trails, you would have nature walks.

10 If it could be incorporated as part of a

11 larger system than maybe Hillsborough County is

12 going to be delivering, it would be a good

13 connection point back down to Countryway.

14 CHAIRMAN RAGUSA: That assumes we want the

15 Hillsborough County traffic on our property.

16 MR. STRALOW: That is an assumption.

17 Right.

18 CHAIRMAN RAGUSA: My concern is this is a

19 really remote area, and, you know, teenagers, if

20 we develop this, would love to hang out there. I

21 know if I were a kid, that's where I'd be hanging

22 out.

23 MR. BARRETT: And Sonny.

24 CHAIRMAN RAGUSA: All right. I'm going to

25 join Mr. Chesney and Mr. Ross in suggesting that

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1 thank you, this is very helpful, but I don't know

2 that I would want to spend any more design money

3 addressing that issue.

4 MR. STRALOW: Okay.

5 MR. ARGUS: That's fine.

6 CHAIRMAN RAGUSA: All right. Let's look at

7 Area 14.

8 MR. STRALOW: 14 is the upland area

9 adjacent to the existing lake and TECO

10 easements. You know, this is -- it is about a

11 quarter mile north of Linebaugh in the pedestrian

12 system.

13 And, so, you know, in terms of the -- in

14 terms of direct access, either through the CDD

15 property or -- which has conflicts -- adjacent

16 neighborhoods which has conflicts, or pedestrian-

17 only-type access up the TECO corridor, could

18 probably be negotiated as part of a use.

19 Whether or not that's a permanent trail or

20 a paved trail or if it's just a stabilized path,

21 it would provide some access up into an area that

22 is disturbed upland area. You're going to have

23 to do some improvement on that location. You

24 know, it's open sand. It's been disturbed.

25 The canopy is really wetland area, the

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1 trees to the east side. You can do some board

2 walking through that along the water edge. It

3 would have a nice amenity. It is remote. It is

4 isolated. How you secure it and monitor it is a

5 question and a problem.

6 MR. BARRETT: Neale, let me ask you, what's

7 the white sketches up there? What is that?

8 MR. STRALOW: I was looking at the

9 opportunity for how do you bring some parking and

10 some vehicular use in, and obviously Promise Lane

11 up to Lake Sunset --

12 MR. CHESNEY: Yeah.

13 MR. STRALOW: -- private road system,

14 easement, but that is an immediate adjacency,

15 that if you're going to be negotiating with

16 somebody to have some vehicular access, that's

17 immediately adjacent, and the others are, you

18 know, across to the school and the CDD office and

19 where you would have to cross over that easement

20 in order to provide that same type of access.

21 MS. WHYTE: And the school is closed at --

22 the gates are locked and, of course, our office

23 is locked, so it's not completely accessible at

24 all times.

25 MR. STRALOW: Right. And you wouldn't

<p style="text-align: right;">Page 77</p> <p>1 normally want that ongoing.</p> <p>2 CHAIRMAN RAGUSA: Well, what's the</p> <p>3 consensus of the supervisors? Do we want to</p> <p>4 continue down this path, or do we have a good</p> <p>5 enough idea at this stage?</p> <p>6 MR. BARRETT: If you --</p> <p>7 CHAIRMAN RAGUSA: Mr. Ross.</p> <p>8 MR. ROSS: With regard to the back</p> <p>9 rectangle, my own view is there's -- because of</p> <p>10 challenges of access, it doesn't really make</p> <p>11 sense to devote dollars to it right now.</p> <p>12 Somewhere in the back of my mind, I wish we had</p> <p>13 some Westchase trail system where we could</p> <p>14 connect to that some day, but we're not there.</p> <p>15 But what I'm actually intrigued about is</p> <p>16 this boardwalk, slash, pier on the front side of</p> <p>17 of Linebaugh. I've never thought of that. I</p> <p>18 think that's a nifty idea to introduce. And so I</p> <p>19 personally would like more information about that</p> <p>20 as to what it might look like.</p> <p>21 MR. STRALOW: How it could be built.</p> <p>22 MR. ROSS: Exactly. I would only want it</p> <p>23 if it was both of use and aesthetically</p> <p>24 appropriate. But if it could accomplish both of</p> <p>25 those goals, then I think that might be</p>	<p style="text-align: right;">Page 79</p> <p>1 other side.</p> <p>2 MR. CHESNEY: Right.</p> <p>3 MR. ARGUS: Okay.</p> <p>4 MR. ROSS: And just to clear, on the way</p> <p>5 you drafted it, I'm not looking for vehicular</p> <p>6 access. When I think of use, I'm thinking of all</p> <p>7 the people that walk up and down there or ride</p> <p>8 their bikes, whatever reason, to school or --</p> <p>9 MR. STRALOW: Have a type of waylaid</p> <p>10 place.</p> <p>11 MR. ROSS: Yeah, just a place to hang out</p> <p>12 there for a while, look to see if there are any</p> <p>13 ducks that day on the pond. And, again, it would</p> <p>14 have to be aesthetically appropriate. But if it</p> <p>15 could accomplish both of those, personally I'd</p> <p>16 like more information.</p> <p>17 MR. STRALOW: I think one of the items that</p> <p>18 I've noticed in terms of walking through your</p> <p>19 properties, you have a variety of architecture,</p> <p>20 you have a variety of elements, and you need to</p> <p>21 start -- I would recommend that you start</p> <p>22 replicating some of those.</p> <p>23 The gazebo, the roofing, if you're going to</p> <p>24 roof it, use a sympathetic so that that starts to</p> <p>25 become the signature, just like your entry walls</p>
<p style="text-align: right;">Page 78</p> <p>1 fantastic.</p> <p>2 MR. ARGUS: I would share that. That sort</p> <p>3 of popped out to me as well. But my thought is,</p> <p>4 why not on the other side of Linebaugh so it</p> <p>5 could overlook the fountain we put in?</p> <p>6 MR. STRALOW: We spent enough money on that</p> <p>7 side of the lake.</p> <p>8 MR. CHESNEY: Yeah. I mean, it's not --</p> <p>9 CHAIRMAN RAGUSA: We spent a lot of money</p> <p>10 on that lake that's surrounded by seven homes.</p> <p>11 MR. CHESNEY: Yeah. It's like probably the</p> <p>12 prettiest lake in town.</p> <p>13 MR. ARGUS: So probably a lot more people</p> <p>14 would enjoy it.</p> <p>15 CHAIRMAN RAGUSA: Parking would be an issue</p> <p>16 if we put it on this side.</p> <p>17 MR. STRALOW: The other thing was walk in</p> <p>18 and walk out type of --</p> <p>19 MR. CHESNEY: Well, I think a better answer</p> <p>20 is that's where the sidewalk is on that side of</p> <p>21 the road, and everyone walks up and down that</p> <p>22 road and jogs up and down.</p> <p>23 CHAIRMAN RAGUSA: There's no sidewalk on</p> <p>24 that side.</p> <p>25 MR. ARGUS: Oh, there's no sidewalk on the</p>	<p style="text-align: right;">Page 80</p> <p>1 are your signature. You have a reoccurring theme</p> <p>2 instead of, you know, a square pavilion and a</p> <p>3 gazebo roof and a -- you know, different fence</p> <p>4 detail. You start replicating those and using</p> <p>5 it as a detail, and it starts to mend that open</p> <p>6 space together.</p> <p>7 CHAIRMAN RAGUSA: The Ross pier.</p> <p>8 Mr. Barrett.</p> <p>9 MR. BARRETT: Obviously I'm not thinking</p> <p>10 about dollars when the following comes out of my</p> <p>11 mouth.</p> <p>12 CHAIRMAN RAGUSA: You're a Democrat. Of</p> <p>13 course you don't think about dollars.</p> <p>14 MR. BARRETT: But if you moved the</p> <p>15 maintenance facility, the CDD maintenance</p> <p>16 facility, to farther down into this area, would</p> <p>17 you successfully open up access if you could get</p> <p>18 a use agreement for the road from the school? I</p> <p>19 mean, it would require obviously --</p> <p>20 MR. CHESNEY: Why don't we just get the use</p> <p>21 agreement, and they could park there and they can</p> <p>22 walk up to it instead of moving an entire</p> <p>23 maintenance facility? You are a Democrat.</p> <p>24 CHAIRMAN RAGUSA: Well, hold on. I'm just</p> <p>25 trying to understand what you're suggesting.</p>

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1 We would move the CDD back into the
 2 acquired land at the top of the lake?
 3 MR. BARRETT: Screened, obviously, so you
 4 wouldn't see it from Linebaugh. But, yeah,
 5 basically just push it back there so that if
 6 people wanted to access this land or whatever,
 7 whatever you put back there, would that at all
 8 resolve any of the access issues or not?
 9 MR. RAGUSA: No. We would still have the
 10 vehicular access problems. They'd have to come
 11 through the one neighborhood or we could try --
 12 MR. BARRETT: The school drive, which the
 13 CDD already uses.
 14 CHAIRMAN RAGUSA: Well, we'd have to build
 15 a road somewhere.
 16 MR. BARRETT: Yeah.
 17 MR. CHESNEY: Going up north into that
 18 property.
 19 MR. BARRETT: Right. But if you could get
 20 a use agreement from the school district up that
 21 driveway that's already used, and you might have
 22 to promise to build new fences to kind of secure
 23 the parking lot. But if you used that drive and
 24 you just moved the CDD facility out of the way,
 25 relocated it, would you resolve the -- just, I

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1 don't know if it could be, but it was just a
 2 thought that occurred to me.
 3 MR. ARGUS: Or for that matter, if you were
 4 relocating the CDD before, you could put it up by
 5 the library. There you have a larger plot of
 6 land to develop.
 7 CHAIRMAN RAGUSA: That's really
 8 inconvenient for operations.
 9 MR. STRALOW: On one end.
 10 CHAIRMAN RAGUSA: Well, that would be a
 11 nightmare for them.
 12 I'm just trying to figure out how we get
 13 vehicular traffic from what is now the elementary
 14 school parking lot all the way up into that
 15 sliver of land. You'd have to go to underneath
 16 the TECO access. They won't let us build a road.
 17 MR. STRALOW: You've to segment your drive
 18 lane of the school from a drive lane going to
 19 that property.
 20 MR. BARRETT: Well, but John Bailey was
 21 fairly sure that he could get TECO to agree to
 22 it.
 23 CHAIRMAN RAGUSA: He could get one to cross
 24 from our neighborhood over the easement, not run
 25 a road along the easement. Completely different

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1 animal.
 2 MR. BARRETT: Well, no, I'm actually saying
 3 use the existing drive to the school.
 4 CHAIRMAN RAGUSA: There are 400 yards from
 5 the end of that parking lot of the school to our
 6 property. It's more than that, it's about six or
 7 800 yards.
 8 MR. BARRETT: But you own all that land.
 9 CHAIRMAN RAGUSA: I don't know that we do.
 10 MR. STRALOW: No. That's the school
 11 district's. And ideally, the school district
 12 would love to have a fence at their perimeter and
 13 not have any mixture of use at all.
 14 MR. BARRETT: Oh, okay.
 15 MR. STRALOW: Even in a drive lane. That
 16 would be their ultimate.
 17 MR. BARRETT: Got it. Thank you.
 18 CHAIRMAN RAGUSA: Mr. Ross.
 19 MR. ROSS: Access clearly is an issue. I
 20 don't think that necessarily drives our
 21 conversation right now.
 22 My recollection is, it was represented to
 23 me at some point TECO had agreed to have
 24 vehicular access. I feel like I heard that
 25 somewhere in the whole discussions about that

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1 parcel of property. Off the top of my head, I
 2 can't place where I heard that, and I'm sorry.
 3 But I happen to feel that the school would
 4 definitely not be a problem if we worked out some
 5 agreement that said they could use this as part
 6 of their educational curriculum.
 7 That's sort of a hot thing right now, where
 8 school kids can go out and look out at nature and
 9 participate in nature. If you said they somehow
 10 could walk down a nature path down there, they
 11 could even construct some sort of garden there,
 12 something like that. I'd be shocked if we
 13 couldn't work out something with the school
 14 district.
 15 MR. STRALOW: Right.
 16 MR. ROSS: So, for me, that doesn't drive
 17 the issue right now. It happens to be
 18 inconvenient. But you talk vehicular access now,
 19 I think we'd eventually get that. I just stand
 20 by -- and that's a future issue for me
 21 personally.
 22 CHAIRMAN RAGUSA: Okay. Wrap up Area 14.
 23 There is some interest in exploring a boardwalk
 24 pier on the Linebaugh side.
 25 MR. ARGUS: (Moves head up and down.)

<p style="text-align: right;">Page 85</p> <p>1 CHAIRMAN RAGUSA: The north side of 2 Linebaugh. 3 MR. ARGUS: I would be interested in 4 learning more about that. 5 CHAIRMAN RAGUSA: Mr. Chesney. 6 MR. CHESNEY: Sure. 7 CHAIRMAN RAGUSA: Mr. Ross. 8 MR. ROSS: Yes. 9 MR. CHESNEY: I have design dollars -- 10 CHAIRMAN RAGUSA: So we've got three -- 11 we've got three supervisors who would like to 12 explore the boardwalk pier. 13 MR. STRALOW: Right. What I'll do -- 14 MR. CHESNEY: I mean, if we're talking 15 about just design dollars, I mean, the design 16 dollars on that aren't elaborate. 17 CHAIRMAN RAGUSA: Fifty bucks. 18 MR. STRALOW: These are still concepts, 19 but it will get to a linear footage and a 20 construction cost, an order of magnitude cost, 21 that we can say it's in this ballpark, a range. 22 MR. CHESNEY: Gotcha. 23 CHAIRMAN RAGUSA: Okay. What else do we 24 need to address with you today? 25 MR. STRALOW: That was it. I do appreciate</p>	<p style="text-align: right;">Page 87</p> <p>1 locations. You know. 2 MR. ARGUS: Over by library would be -- 3 MR. STRALOW: That could be a location, 4 yes. 5 CHAIRMAN RAGUSA: Why are we attacking an 6 issue the WCA and the county are addressing? 7 MR. CHESNEY: Yeah. That's kind of where I 8 was kind of going with it. 9 MR. ARGUS: Well, the reason is, the county 10 has a hundred thousand dollars they're going to 11 spend on it. They're looking for property. 12 If we have property, it might be a nice use 13 for the land on a narrow basis, and it may not 14 cost us anything. 15 MR. CHESNEY: Are you aware of that? I 16 thought they had some places located. 17 MR. ARGUS: There were three or four that 18 they were looking at counting, but the hundred 19 thousand would go toward the land as opposed to 20 building a facility. 21 MR. ROSS: I'm on the WCA board. We just 22 got a report issued to us, they're down to two 23 locations. One's the HART transit -- transfer 24 location, the other is Westwood Lakes. Those are 25 the two locations.</p>
<p style="text-align: right;">Page 86</p> <p>1 the time and the conversation. 2 MR. ARGUS: I have a question on the -- 3 whatever you call that. 4 MR. STRALOW: Matrix. 5 MR. ARGUS: Yeah, matrix. You have three 6 different parcels that are listed as potential 7 use being a dog walk. Do you have a 8 recommendation as to which of those three would 9 be appropriate, and is it your recommendation 10 that we do that? 11 MR. STRALOW: You have one that is 12 currently being used on Montague. And that's 13 being used extensively. 14 MR. CHESNEY: One that's not really one. 15 MR. STRALOW: Well, you put baggies up. 16 MS. WHYTE: We didn't. 17 MR. CHESNEY: We should take them down 18 maybe. 19 MR. STRALOW: Well, I think, again, it's 20 going to be where people go -- or where dogs go. 21 MR. CHESNEY: That's true. 22 MR. STRALOW: But this location along -- 23 TECO easements, back of house areas that are, you 24 know, are open space that are part of the system 25 going to and from the through places are great</p>	<p style="text-align: right;">Page 88</p> <p>1 Apparently the county likes the Hart 2 transfer, and the WCA GAC committee likes the 3 Westwood Lakes. 4 MR. CHESNEY: Okay. It's easier for them. 5 Gotcha. Westchase residents, yeah. 6 MR. ROSS: I'm just bringing you up to 7 speed, where their conversations are. 8 MR. CHESNEY: Would it be worth exploring, 9 giving them land? I mean, that would be 10 appropriate land, he says, for a dog park. 11 MR. ROSS: I don't own a dog. 12 MR. STRALOW: Your access, again, it's the 13 programming. But having -- it's internally 14 fenced locations, grassed, that's what they're 15 looking for. So not native tree cover, you can 16 have tree cover, but no understory vegetation, 17 and ranging in size of an acre minimum to 18 multiple acres and for sizes of dogs. 19 MR. CHESNEY: There is no water source out 20 there. 21 MR. ROSS: My view would be if that was the 22 decision of the CDD to go, I would be looking at 23 it that our position would be we're not going to 24 invest dollars in that, let the county. If they 25 could, \$100,000, let the county use their money</p>

<p style="text-align: right;">Page 89</p> <p>1 to do whatever prep work or site work that would 2 need to be done to effectuate that. 3 MR. CHESNEY: My personal position on it, 4 I guess, would be that I'd rather keep it open 5 and see what county does up above us. 6 MR. STRALOW: That was my feeling, and 7 that's why I didn't speak up earlier. I felt 8 like the county was pretty far down the road. 9 MR. CHESNEY: No, I meant see what the 10 county does with the water, the well field 11 property, because I think that would be a nice -- 12 that would be a place you could park. You could 13 park, you could walk up and connect in the fields 14 and you'd come back to the library. I think that 15 would be a better use of that land ultimately. 16 CHAIRMAN RAGUSA: Do we have any agreement 17 on that then? 18 MR. ARGUS: Yeah. 19 MR. CHESNEY: So I don't mean to belabor 20 the point because he's going to come back with 21 designs for this basketball hoop. I'm going to 22 suggest that we eliminate it then, so you guys 23 seriously want to see these designs for these 24 basketball hoops. 25 CHAIRMAN RAGUSA: The way I see it, there's</p>	<p style="text-align: right;">Page 91</p> <p>1 away from the community. 2 So let's go ahead and hear what he says. 3 And it may be that you're right, that we 4 shouldn't have it at all. But let's see what 5 he's going to propose. Maybe he's going to 6 propose some sort of landscaping that's going to 7 act as a sound barrier to -- or whatever else. 8 MR. ARGUS: And if we don't use it as 9 basketball courts, maybe it can be a sand 10 volleyball court. 11 MR. CHESNEY: Whatever. 12 CHAIRMAN RAGUSA: Okay. Good. Thank you. 13 MR. STRALOW: I appreciate it, and I'll be 14 back you as soon as we can. 15 CHAIRMAN RAGUSA: Okay. I have an off 16 agenda but related item. I'm going to move that 17 we increase the pavilion usage fee to \$50. 18 MR. MENDENHALL: You have to have public 19 hearing support for changing rates. 20 MR. ARGUS: Or do it as part of our budget 21 cycle? 22 CHAIRMAN RAGUSA: Are you sure? 23 MR. MENDENHALL: Oh, yeah. Anytime you 24 change the rates, you have to set up a hearing. 25 CHAIRMAN RAGUSA: I move that we set up a</p>
<p style="text-align: right;">Page 90</p> <p>1 three votes for and one against. 2 MR. CHESNEY: I got a lot of time. 3 MR. ROSS: And it's still responsive, 4 because it's still in your thoughts. This is -- 5 we're going through the right process. 6 MR. CHESNEY: Yeah. 7 MR. ROSS: If you think there's merit to 8 Mark's point, that this is something the 9 community has had for two decades, the basketball 10 courts -- 11 MR. CHESNEY: Mark and I have served on 12 this board the longest, and we've always had a 13 difference of opinion on that. I mean, that's 14 just how we view things differently. So I'm okay 15 with that. 16 MR. ROSS: If you think there's merit to 17 the idea, which I happen to think there is, if the 18 community's bought into this community, thinking 19 one of things I'm buying into is the access to 20 the basketball courts, then we're sort of 21 attacking the issue. We're recognizing there's 22 is a sound issue, there are other things. 23 So what our expert is suggesting is, if 24 you're going to keep the courts, move it a little 25 bit so it's protected by some sound barrier or</p>	<p style="text-align: right;">Page 92</p> <p>1 public hearing to increase the rates for the use 2 of the pavilions in all of our parks from, I 3 think, 25 to \$50. 4 MR. ARGUS: I'll second that. 5 CHAIRMAN RAGUSA: Mr. Ross. 6 MR. ROSS: Can the timing of those hearings 7 coincide with whatever other public hearings -- 8 CHAIRMAN RAGUSA: They're part of other 9 meetings. 10 MR. ROSS: Yeah. They're not specially 11 set. 12 CHAIRMAN RAGUSA: Okay. 13 MR. MENDENHALL: I'll find out the 14 publishing requirements, and I'll get back to the 15 board. 16 CHAIRMAN RAGUSA: I know it may not happen 17 for a while, but let's put that process in 18 motion. 19 MR. MENDENHALL: Okay. 20 CHAIRMAN RAGUSA: Do we need a formal 21 motion to set up a public hearing? I move. I 22 have a second from Mr. Argus. Any further 23 discussion? 24 (No response.) 25 CHAIRMAN RAGUSA: All in favor of setting a</p>

<p style="text-align: right;">Page 93</p> <p>1 public hearing on a potential rate increase for 2 the pavilions, raise your hand. 3 (All board members signify in the 4 affirmative.) 5 CHAIRMAN RAGUSA: That motion passes four 6 to nothing. 7 MR. MENDENHALL: Okay. 8 MR. CHESNEY: That should be enough for 9 you to set the date. Because you might be able 10 to get it in for next month. 11 CHAIRMAN RAGUSA: He needs to get with 12 Erin. 13 MR. CHESNEY: Yeah. 14 MR. ARGUS: Are we just interested in the 15 pavilions, or do we want to talk about all the 16 parks and fees for the parks in general? 17 CHAIRMAN RAGUSA: I think that's all we can 18 address right now. 19 MR. CHESNEY: What other fees are there? 20 CHAIRMAN RAGUSA: We can put insurance on 21 the basketball court. 22 MR. CHESNEY: Maybe we should ask them, 23 it's snap and hoop that you can rent. 24 CHAIRMAN RAGUSA: Manager's report. 25 MR. MENDENHALL: This will be one of the</p>	<p style="text-align: right;">Page 95</p> <p>1 allocated in other areas for next year. And 2 obviously let me know. 3 MR. CHESNEY: I'm looking at it. I mean, 4 you didn't take the 400,000 out of this year's 5 budget. 6 MR. MENDENHALL: Not out of this year, but 7 it's not in next year's. 8 CHAIRMAN RAGUSA: It's not a proposed 9 budget then. 10 MR. CHESNEY: Why would you take it out? 11 When we passed it originally, it was 400,000 for 12 the time being. It was for multiple years. So it 13 wasn't just a one-time thing. 14 MR. MENDENHALL: So you want 400,000 last 15 year, this year, cumulative 800,000? Okay. 16 That's fine. 17 CHAIRMAN RAGUSA: Well, I don't know -- 18 that's not my recollection. 19 MR. CHESNEY: That's the recollection, 20 yeah. 21 CHAIRMAN RAGUSA: Because I remember we 22 were going to -- in this budget cycle, we were 23 going to address the means of financing the 24 capital improvement project. 25 And we didn't know whether we were going to</p>
<p style="text-align: right;">Page 94</p> <p>1 things like when the ball comes down. 2 Okay. I just have a couple items. The one 3 item is, if you all had a chance to look at the 4 budget or at least the first draft of the budget, 5 version one, so I didn't plan on doing a real 6 detailed one tonight. Obviously if you want to, 7 we can. 8 But this is just kind of getting it out to 9 you so you can look at it. And what we're 10 looking for at this time is for you as board 11 members to get together your wish list for Sonny 12 and Doug, as well to get together their list of 13 needs, and also obviously to work with myself and 14 staff as far as where we're projecting for 15 certain items this year. 16 If you look closely at the budget, you'll 17 notice that as of right now, at least, the 18 overall assessments are going down. That's 19 because last year you had \$400,000 towards this 20 parks project. 21 So that doesn't mean assessments are going 22 down for everybody because not everyone partakes 23 in that expense. 24 So all that being said, you have to kind of 25 feel your way through if you want to have monies</p>	<p style="text-align: right;">Page 96</p> <p>1 take a loan, whether we were going to do a buy -- 2 I don't know. We did not know the financing 3 mechanism, but we always knew that we had four- 4 hundred-some-odd-thousand-dollars from the '15 5 assessment. That was enough to get project 6 going. 7 MR. CHESNEY: No. I mean, my recollection 8 is that we -- because we had initial estimates of 9 a couple million dollars, so I said, well, we 10 could spread it over time. So my recollection 11 was, I came up with a number, it was \$400,000. 12 We put it in that budget. That number was going 13 to continue at least through the entire capital 14 improvement program. Yeah. 15 MR. ARGUS: It would either be the payment 16 to pay off any loans we got or -- 17 MR. CHESNEY: Or spread it out, the 18 project, over -- 19 CHAIRMAN RAGUSA: No. You would apply that 20 to the construction costs just to reduce the 21 loan. 22 MR. ARGUS: Yeah. No, but -- 23 CHAIRMAN RAGUSA: Use it pay the loan. 24 MR. ARGUS: No. No. No. Not the initial 25 400,000. But whatever money we allocated this</p>

<p style="text-align: right;">Page 97</p> <p>1 year, if we had a loan, it would go to paying off 2 that loan.</p> <p>3 MR. CHESNEY: Yeah. I mean, that's what -- 4 if you look back at the minutes, because I mean, 5 we talked about this is could be a largely a 6 permanent -- it's going to look like a permanent 7 increase because it's going to be there for a 8 while potentially.</p> <p>9 MR. MENDENHALL: Okay. Well, easy enough 10 to put back in. And if the theory changes on 11 that or it becomes more clear, you can always 12 take it out. I mean, that's simple enough.</p> <p>13 The other thing for the board to think 14 about is if you have any thoughts towards doing 15 anything with the piece of land that was bought. 16 That's something obviously we have to build into 17 the budget someplace, so --</p> <p>18 MR. CHESNEY: Say that last part. I'm 19 sorry.</p> <p>20 MR. MENDENHALL: The land that you bought, 21 we still don't have an idea of what we're 22 necessarily doing with it, and, you know, that 23 might be something to bring up as part of the 24 discussions, because if you want to do something 25 with it, we need to get obviously the dollars in</p>	<p style="text-align: right;">Page 99</p> <p>1 hits certain types of criteria, it gets charged 2 to everybody. Other criteria gets charged to 3 everybody except for the retail folks, that sort 4 of thing.</p> <p>5 CHAIRMAN RAGUSA: Yeah. That's going 6 forward. Let me just talk about the 400 we're 7 assessing currently.</p> <p>8 The commercial properties are paying that. 9 Correct?</p> <p>10 MR. MENDENHALL: They are not.</p> <p>11 CHAIRMAN RAGUSA: So we have already backed 12 that component out of their methodology.</p> <p>13 MR. MENDENHALL: Correct. So just as an 14 example, you know, if you back the 400,000 out 15 right now, as it currently is, I mean, you can 16 add it back in, but as it currently is, so 17 everybody in Westchase sees a decrease except for 18 your retail folks, they see really no change, or 19 insignificant change, because they aren't paying 20 into that 400,000.</p> <p>21 That's just one example, you know. And so 22 that's why I brought up the whole thing with the 23 piece of land, because if you were to do 24 something that affected everybody, it's kind of 25 sliced and diced a little bit differently. But</p>
<p style="text-align: right;">Page 98</p> <p>1 the budget.</p> <p>2 CHAIRMAN RAGUSA: I think that would be 3 part of the capital improvement plan.</p> <p>4 MR. CHESNEY: Yeah. That would be part of 5 the 400,000.</p> <p>6 MR. MENDENHALL: Perfect.</p> <p>7 MR. CHESNEY: These things are going to 8 cost significant amounts of money.</p> <p>9 MR. MENDENHALL: I understand. I mean, the 10 only difference becomes, as you know from the 11 Fishkind methodology, depending on what you 12 specifically use these capital dollars for.</p> <p>13 If you -- hypothetically, if you wound up 14 building a new office for the staff, that's going 15 to be billed to a different subset of people than 16 if you just do parks, and, you know, it changes. 17 So just to keep that in the back of your head.</p> <p>18 CHAIRMAN RAGUSA: Well, how do we do that? 19 Is there an adjustment somehow?</p> <p>20 MR. MENDENHALL: Yeah. I mean, in a 21 nutshell, the methodology kind of says, okay, if 22 it's --</p> <p>23 MR. CHESNEY: Goes by line item.</p> <p>24 MR. MENDENHALL: Yeah. That's exactly it. 25 Your budget is kind of segmented out, and if it</p>	<p style="text-align: right;">Page 100</p> <p>1 just things to think about.</p> <p>2 You know, the main thing is kind of getting 3 the wish list outside of this capital improvement 4 plan because of the things that maybe staff needs 5 for next year, that sort of thing.</p> <p>6 MR. CHESNEY: You still need more stuff?</p> <p>7 MR. MENDENHALL: I just offered that as a 8 suggestion. Maybe they need nothing. I mean, 9 that's -- and that's fine as well.</p> <p>10 MR. MAY: The truck's getting ten years 11 old. We may throw that in there.</p> <p>12 CHAIRMAN RAGUSA: Yeah, we do need a new 13 truck.</p> <p>14 MR. MENDENHALL: And I've got a district 15 looking for a used truck.</p> <p>16 CHAIRMAN RAGUSA: Well, let me just -- I 17 don't know if you have -- and you guys obviously 18 have wish lists. I don't have wish lists, that's 19 what the capital improvement plan is for.</p> <p>20 MR. MENDENHALL: Okay.</p> <p>21 CHAIRMAN RAGUSA: We need to be skinny on 22 this budget because people are going to get 23 popped with this capital improvement plan. I 24 don't care if we finance it --</p> <p>25 MR. CHESNEY: They're not going to get</p>

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1 popped this year, they already got popped.
 2 CHAIRMAN RAGUSA: Well, they got popped
 3 last year, and people are paying now for
 4 something that they don't have the use of. And I
 5 have a problem with that. And we're going to do
 6 it for two years. I have a problem with that.
 7 MR. CHESNEY: Yeah. Well, it takes time.
 8 You've got to get these contracts done faster.
 9 CHAIRMAN RAGUSA: Really?
 10 MR. CHESNEY: Just messing with you. Yeah,
 11 you're right. I agree, we need to get this stuff
 12 done as quickly as possible. Or at least
 13 something started.
 14 CHAIRMAN RAGUSA: And as Andy said, if you
 15 have something that you want the board to
 16 consider for the budget process, by all means
 17 suggest it, run it through Andy, and we'll put it
 18 up through the three phases of consideration that
 19 we use every year.
 20 The way I'm seeing it, I'm looking at --
 21 the capital improvement plan is where we better
 22 the community, and that's where we spend the
 23 money.
 24 MR. CHESNEY: I agree with you 100
 25 percent. I don't have anything else for a wish

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1 list.
 2 MR. MENDENHALL: Okay. So if anybody has
 3 anything, even off wish list, if you have any
 4 budget, concerns, or questions, just email me and
 5 I'll continue to work with staff and Erin, and
 6 everybody else.
 7 MR. ROSS: I just want to make sure I'm not
 8 confused about something. And I apologize for my
 9 denseness, which often happens.
 10 I'm looking at Page Two of the summary of
 11 revenues, expenditures, and changes in fund
 12 balance. On Page Two, it has under
 13 "Improvements," "Park \$400,000." It's under the
 14 column for -- well, that's adopted budget.
 15 MR. CHESNEY: Yeah. Current year, not next
 16 year.
 17 MR. ROSS: Okay. I apologize then. I'm
 18 clear. Thank you.
 19 MR. MENDENHALL: The only other item that I
 20 had, just more of an update on things, we have
 21 had three folks express interest in your open
 22 seat. So I contacted each of them and let them
 23 know to email me across, kind of an expression of
 24 interest. And then if they want to also send a
 25 resume or bio, anything like that. So there

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1 should be some info coming probably. I know I've
 2 I sent one out already.
 3 CHAIRMAN RAGUSA: Who are the other two --
 4 or who are the three potential candidates?
 5 MR. MENDENHALL: It was Keith, who was on
 6 the board for a brief time.
 7 CHAIRMAN RAGUSA: Keith Heinemann.
 8 MR. MENDENHALL: Uh-huh. And then Rick,
 9 I'm trying to remember the last name. He's with
 10 Woodbridge. He's currently on their board. Do
 11 you know his last name?
 12 MS. WHYTE: I do not.
 13 MR. MENDENHALL: I think it's Goldstein
 14 maybe. And then the third person was the one
 15 that I sent out, and I'm drawing a blank on his
 16 name.
 17 MR. BARRETT: Is it Lewis?
 18 MS. WHYTE: No.
 19 CHAIRMAN RAGUSA: He's an IT guy,
 20 management information services guy.
 21 MR. MENDENHALL: Right.
 22 CHAIRMAN RAGUSA: I talked to a Keith
 23 Grove --
 24 MR. CHESNEY: I would like an accountant
 25 so I don't have to do it anymore.

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1 MR. MENDENHALL: I'm drawing a blank on the
 2 third gentleman's name, but he's the only one
 3 that submitted everything so far -- or submitted
 4 to send out.
 5 CHAIRMAN RAGUSA: Chris, are you going to
 6 do something in follow-up? I guess it's too
 7 late. Online?
 8 MR. BARRETT: You asked me to run it for
 9 two months, so I was going to run it again when
 10 the May one would come out. So what ran, I'm
 11 going to basically put forth the same thing.
 12 CHAIRMAN RAGUSA: Are we deciding at the
 13 May meeting?
 14 MR. ARGUS: No, June.
 15 CHAIRMAN RAGUSA: June? Thank you.
 16 MR. MENDENHALL: Kirk Sexton was the other
 17 gentleman.
 18 CHAIRMAN RAGUSA: Yeah, the IT.
 19 MR. MENDENHALL: K-i-r-k.
 20 MR. BARRETT: He used to be a Stonebridge
 21 voting member some years ago.
 22 CHAIRMAN RAGUSA: Anything else, Andy?
 23 MR. MENDENHALL: No, sir.
 24 MR. CHESNEY: Can I ask a few questions?
 25 MR. MENDENHALL: Sure.

1 MR. CHESNEY: I'm sure a lot of us got the
2 email from someone soliciting our business for
3 some law is going to be enacted for a website.
4 MR. MENDENHALL: Uh-huh.
5 MR. CHESNEY: I'm assuming that the
6 website that you guys have for us fulfills that
7 requirement.
8 MR. MENDENHALL: Well, here's the deal.
9 And I was going to talk about this next month
10 actually, because I was still going to work with
11 Sonny to see what you guys currently have in
12 place.
13 You guys currently have a website that
14 Sonny has set up. Okay. What we have at Severn
15 Trent is, we have kind of, for lack of better
16 words, it's a document repository right now. We
17 can convert that into a website that meets all the
18 legal requirements. You know, if you want
19 something that just meets legal requirements, I
20 know Sonny --
21 MR. CHESNEY: Well, I at least want
22 something that meets the legal requirements.
23 MR. MENDENHALL: I understand that. I
24 guess what I'm trying to say is we, as a company,
25 can offer you something that kind of meets those

1 bare needs.
2 You know, as far as if you want something a
3 little bit more snazzier, more aesthetically
4 appealing for your residents, then you might want
5 to go down the route of either using what you
6 have or contracting with somebody to do one.
7 CHAIRMAN RAGUSA: Okay. How many hits do
8 we have on our website?
9 MS. WHYTE: I have no idea.
10 CHAIRMAN RAGUSA: Who could find that out?
11 MR. BARRETT: Google Analytics.
12 MR. CHESNEY: Wait a minute. Google
13 Analytics, you would have to --
14 MS. WHYTE: Right now -- and I spoke to
15 Andy after receiving that email, and I -- that
16 day I had just signed up for the new one-on-one
17 plus, and I'm in the process of setting it all up
18 and uploading all of the stuff, because now
19 it's going to allow us to have unlimited pages.
20 We were restricted to ten pages, that was
21 it, with what we had set up ten years ago -- or
22 nine years ago when Bob and I did it.
23 So, at this particular point, we have
24 unlimited pages. I am seeking help, if anyone is
25 an IT person.

1 CHAIRMAN RAGUSA: And I address this issue
2 with everybody in detail. We will be in
3 compliance on the effective date of the law.
4 MS. WHYTE: Absolutely.
5 CHAIRMAN RAGUSA: We have options, but what
6 I think we need to do is make a strategic
7 decision as to whether we want to kind of
8 incorporate Severn Trent's platform into our own
9 website, which, candidly, we would have to hire a
10 professional to truly do right, not that it's not
11 done right, Mr. Argus, but someone who comes in
12 and does a sweeping overhaul of our website.
13 MR. CHESNEY: Okay. Why don't we get some
14 proposals?
15 MR. MENDENHALL: Yeah, we can do that. And
16 I'll just let you know, at least, from a
17 competitive rate. What we wind up doing is, we
18 typically charge 1500 to set it up, and then a
19 thousand each year after that to maintain and
20 keep everything uploaded, that sort of thing.
21 If you have somebody else, we'll go ahead
22 and ship off the information that they need and
23 ship it off on a monthly basis. So it's really
24 entirely up you as a board.
25 MR. MENDENHALL: Why don't you figure out

1 what you want --
2 MS. WHYTE: I know what I want.
3 MR. MENDENHALL: -- because, really, the
4 website is a tool really for you guys in
5 transacting business. You're the ones that get
6 the document requests, you're the ones that get
7 the clicker requests, you're the ones that get
8 park requests. You're the ones that get all
9 these requests. I don't care.
10 MS. WHYTE: Well, I mean -- and correct me
11 if I misunderstood you.
12 MR. MENDENHALL: Sure.
13 MS. WHYTE: You said that you were going to
14 be -- now that we'll be in compliance, what
15 you're doing right now, in setting forth in the
16 future, you're going to be charging us to do
17 those things?
18 MR. MENDENHALL: Not going to charge the
19 district unless the district is interested in,
20 you know, going through Severn Trent.
21 MS. WHYTE: Any other --
22 MR. MENDENHALL: That's correct. Yeah, we
23 would offer that service. You know, if you want
24 to use somebody else, you know, that's fine as
25 well. You know, if you get a better rate.

<p style="text-align: right;">Page 109</p> <p>1 MR. CHESNEY: But you do offer that</p> <p>2 service, 1500 bucks, a thousand dollars.</p> <p>3 CHAIRMAN RAGUSA: Mr. Argus, are you</p> <p>4 willing to serve as liaison for this issue?</p> <p>5 MR. ARGUS: Sure.</p> <p>6 CHAIRMAN RAGUSA: I think you have the most</p> <p>7 experience with this, don't you?</p> <p>8 MR. ARGUS: Probably.</p> <p>9 CHAIRMAN RAGUSA: If you'll help out, why</p> <p>10 don't you coordinate -- come up with a plan,</p> <p>11 whether it's we go out and hire a website company</p> <p>12 or a hoster. I don't know how we go about it,</p> <p>13 what the best option is.</p> <p>14 MS. WHYTE: Ultimately, I'll be very</p> <p>15 honest, I mean, I enjoy when the time comes to</p> <p>16 upload stuff and things like that. To set it up,</p> <p>17 it's beyond my capability, but I do the best I</p> <p>18 can. It's pretty straightforward to do, but it's</p> <p>19 just every time I start -- ask Doug. I'm onto</p> <p>20 something and something else comes and then that</p> <p>21 goes away, and I have to do this.</p> <p>22 CHAIRMAN RAGUSA: Yeah, hire a</p> <p>23 professional.</p> <p>24 MR. ARGUS: No problem.</p> <p>25 MS. WHYTE: And then once it's set up, I</p>	<p style="text-align: right;">Page 111</p> <p>1 back on, and I just have some oversight at the</p> <p>2 office, so --</p> <p>3 CHAIRMAN RAGUSA: Congratulations.</p> <p>4 MR. MENDENHALL: Thank you.</p> <p>5 MR. ARGUS: So we're one of the easier</p> <p>6 CDDs?</p> <p>7 MR. MENDENHALL: As long as I can keep</p> <p>8 Westchase, you know, they're no problem, so --</p> <p>9 CHAIRMAN RAGUSA: All right. Anything else</p> <p>10 from you?</p> <p>11 Anything else on the budget? We don't need</p> <p>12 to adopt anything, we don't need to move</p> <p>13 anything?</p> <p>14 MR. MENDENHALL: No, sir. We'll look to</p> <p>15 adopt that first county budget, the one that you</p> <p>16 can send off to the county, the next thing.</p> <p>17 CHAIRMAN RAGUSA: Erin had to take off. On</p> <p>18 the attorney's report, what was left here is a</p> <p>19 licensing agreement. Do you know anything about</p> <p>20 this one?</p> <p>21 MR. BARRETT: I'm sorry. We were</p> <p>22 discussing something.</p> <p>23 CHAIRMAN RAGUSA: I know. Sonny, do you</p> <p>24 know anything about the licensing agreement?</p> <p>25 MS. WHYTE: No.</p>
<p style="text-align: right;">Page 110</p> <p>1 can manage it, I can upload the information, I</p> <p>2 can do the details, you know, what we're doing</p> <p>3 monthly, what the contractor is doing. That's</p> <p>4 easy to do.</p> <p>5 CHAIRMAN RAGUSA: But my suggestion would</p> <p>6 be to focus in on companies that deal with local</p> <p>7 government websites and the types of issues that</p> <p>8 they face.</p> <p>9 MS. WHYTE: Okay.</p> <p>10 MR. MENDENHALL: I can give you some names</p> <p>11 also, because we have a mix. I mean, some</p> <p>12 districts use -- they do it in-house, some of</p> <p>13 them use companies like that, and we have a</p> <p>14 couple that are using us. So -- anything else?</p> <p>15 MR. CHESNEY: I have another question</p> <p>16 then. So did you get a promotion?</p> <p>17 MR. MENDENHALL: Yeah. I mean, a while</p> <p>18 ago.</p> <p>19 MR. CHESNEY: Okay. Is that going to have</p> <p>20 any impact on us?</p> <p>21 MR. MENDENHALL: No impact on you. What</p> <p>22 I've done is, I'm actually running the Tampa</p> <p>23 office now. So what that basically means is that</p> <p>24 I've scaled back on a couple of my districts, but</p> <p>25 I've already determined which ones I've scaled</p>	<p style="text-align: right;">Page 112</p> <p>1 CHAIRMAN RAGUSA: No. It's a paver</p> <p>2 agreement?</p> <p>3 MS. WHYTE: Oh, yes.</p> <p>4 CHAIRMAN RAGUSA: 9609 Gretna Green?</p> <p>5 MS. WHYTE: I'm sorry. That was just for</p> <p>6 your signature and Erin to process.</p> <p>7 CHAIRMAN RAGUSA: It's been approved, or do</p> <p>8 we need to approve it tonight?</p> <p>9 MS. WHYTE: No. No, there's nothing.</p> <p>10 CHAIRMAN RAGUSA: Field manager's report.</p> <p>11 MR. MAYS: Not a lot going on that we need</p> <p>12 to discuss other than I just want to bring a</p> <p>13 couple of things to your attention.</p> <p>14 One of them is we met with the county the</p> <p>15 other day. We've had some concerns with some of</p> <p>16 the oak trees in the community, especially the</p> <p>17 Kingsbridge, Kingsford, over in that area,</p> <p>18 Waybridge, where the trees are getting so large</p> <p>19 they're obstructing lights these days.</p> <p>20 So the county came in and discussed it with</p> <p>21 us, what we -- you know, what was our street tree</p> <p>22 program. And we explained it to them. So we</p> <p>23 took care of one of the lights for them and</p> <p>24 opened it up for them, but they came up with the</p> <p>25 possibility of removing trees that are surrounded</p>

<p style="text-align: right;">Page 113</p> <p>1 by lights if they're too close to the pole.</p> <p>2 Basically they're saying that they would</p> <p>3 remove them for us, if we will go around putting</p> <p>4 together a list. Like if there's 25 lights, for</p> <p>5 instance, in Waybridge, we can trim, say, 15 of</p> <p>6 them; the other ten they've offered to remove</p> <p>7 them for us.</p> <p>8 MR. CHESNEY: The trees?</p> <p>9 MR. MAYS: Yeah. But, I mean, Sonny was</p> <p>10 more -- she knows more about the information --</p> <p>11 CHAIRMAN RAGUSA: That goes against the --</p> <p>12 we had a strategy to canopy some of those roads.</p> <p>13 MR. MAYS: Well, that's the plan. That's</p> <p>14 why I stepped in to tell the county, "Listen, let</p> <p>15 us trim them," because they want to trim them,</p> <p>16 and they're afraid if they trim them, they're</p> <p>17 going to bring in somebody like Davie who's going</p> <p>18 to end up butchering them.</p> <p>19 CHAIRMAN RAGUSA: That's our landscape</p> <p>20 contractor you're talking about.</p> <p>21 MR. MAYS: Not the tree division, the</p> <p>22 landscape contractor. So we would do that stuff</p> <p>23 in-house anyway. I think we can handle it</p> <p>24 easier.</p> <p>25 MR. CHESNEY: Yeah, that's --</p>	<p style="text-align: right;">Page 115</p> <p>1 One tree here -- and if you -- the lots</p> <p>2 are very small. They're very narrow. So each one</p> <p>3 has an oak tree. So if you remove one oak tree</p> <p>4 away from a lamp post that is within two to three</p> <p>5 feet of a lamp post, that will open up at least</p> <p>6 a portion of the canopy, which is what -- for the</p> <p>7 lights and the sidewalk, which is what the county</p> <p>8 is looking for. They're getting bombarded by</p> <p>9 phone calls about safety issues.</p> <p>10 MR. MAYS: The other side of that coin,</p> <p>11 though, is I went to one today, you've got two</p> <p>12 trees, one lamp post directly in the middle, the</p> <p>13 guy on the right said, "Don't touch my tree," the</p> <p>14 guy on the left said, "Take the whole tree if you</p> <p>15 want to." So we compromised, trimmed it out</p> <p>16 evenly for both of the them and made them both</p> <p>17 happy, but --</p> <p>18 MR. CHESNEY: Chris, do you think you could</p> <p>19 run something in the WOW about how to use a</p> <p>20 flashlight when you walk at night or --</p> <p>21 MS. WHYTE: Again, they're going to come</p> <p>22 back to us next week. We're going to go through</p> <p>23 with them -- in one community, they're calling it</p> <p>24 a pilot project in one community and only one</p> <p>25 community.</p>
<p style="text-align: right;">Page 114</p> <p>1 MR. MAYS: I don't really want to see them</p> <p>2 do that.</p> <p>3 MS. WHYTE: I spoke to Debbie today. The</p> <p>4 west service unit has -- his boss, the manager of</p> <p>5 the west service unit, his boss strolled around</p> <p>6 the community on Friday. They're getting a lot</p> <p>7 of complaints about safety issues because our</p> <p>8 canopies are fairly large. They're almost as</p> <p>9 high, if not taller, than the lamp posts, and in</p> <p>10 certain areas, of course.</p> <p>11 So they've identified, I believe, in</p> <p>12 Kingsbridge right now three trees that they feel</p> <p>13 should be removed. And under their global</p> <p>14 policy, they don't need to get a permit for it,</p> <p>15 because they're street trees.</p> <p>16 MR. CHESNEY: They're not their street</p> <p>17 trees.</p> <p>18 MS. WHYTE: They're on county easement,</p> <p>19 county trees, county sidewalk, county road.</p> <p>20 MR. MAYS: Therefore, if they want to</p> <p>21 remove them, they can remove them.</p> <p>22 MS. WHYTE: And they do not require a</p> <p>23 permit to do so. But he's agreed to have us go</p> <p>24 with them because, of course, we know what the</p> <p>25 community is looking for.</p>	<p style="text-align: right;">Page 116</p> <p>1 And they've agreed to -- right now, it</p> <p>2 looks like possibly three trees, maybe four. But</p> <p>3 if Doug feels like -- that's why I said to them,</p> <p>4 "Let us go with you because we can ensure --</p> <p>5 because our residents aren't going to be happy,</p> <p>6 and we have standards and requirements for the</p> <p>7 community, for our residents as well, that they</p> <p>8 need" -- you know.</p> <p>9 So, anyway, we're going to try it this way</p> <p>10 and before we do anything possibly --</p> <p>11 MR. MAYS: Just wanted to bring it to your</p> <p>12 attention.</p> <p>13 MR. CHESNEY: Thank you.</p> <p>14 MS. WHYTE: We'll let you know.</p> <p>15 MR. CHESNEY: Thank you. Appreciate that</p> <p>16 a great deal.</p> <p>17 MR. BARRETT: The pilot program is in</p> <p>18 Kingsford?</p> <p>19 MS. WHYTE: Waybridge, way in the back.</p> <p>20 MR. BARRETT: Thank you.</p> <p>21 MR. MAYS: One other issue we've had, I'm</p> <p>22 not sure if you're aware of, the gate entrance</p> <p>23 over here in Baybridge Park, we've had -- in the</p> <p>24 last few weeks we've had to fix it quite a few</p> <p>25 times.</p>

<p style="text-align: right;">Page 117</p> <p>1 I guess we had a small incident over there 2 with a child, but we've got it fixed again. We 3 actually put a stop on it so that this time it 4 will hit something. We'll see how long it takes 5 for them to rip that out of the ground. 6 MR. CHESNEY: The little kids love that 7 little stop. They stand around it, and it's like 8 a Maypole for them. 9 MR. MAYS: Yeah. We tried to make it safe 10 as possible with safety tape and also with yellow 11 striping in the area so it can be identified to 12 make sure nobody gets hurt with it. But we've 13 just had some issues in that park with that gate 14 lately, and we're doing our best to stay on top 15 of it. 16 CHAIRMAN RAGUSA: I know we have a resident 17 here on the concrete driveway. 18 MR. JACKMAN: That's me. 19 CHAIRMAN RAGUSA: Okay. Do you want to 20 stand up and identify yourself or sit -- 21 MR. JACKMAN: David Jackman, from 22 Greenpointe. 23 I've been here in December. I had the 24 flue, I apologize. The issue is, we discussed 25 there's an indentation in the driveway. The</p>	<p style="text-align: right;">Page 119</p> <p>1 much on the driveway, but look for other 2 situations where we have to analyze this term. 3 Say someone had fencing that they wanted 4 to replace one piece of, and it would be jet 5 black and the other pieces would all be faded, I 6 don't think that would be an acceptable 7 modification under the guidelines, nor would 8 situations such as shutters, anything where you 9 have an expectation of consistency and 10 uniformity. 11 If someone came to my office and said the 12 HOA is, you know, giving me a hard time about 13 this, they're saying the colors don't match 14 perfectly, I think a good thing to show them 15 would be here is the driveway that the situation 16 is the same. 17 As I said, my stake honestly isn't my 18 particular driveway. My neighbors, you know, are 19 much more into their houses than I am. And 20 that's great. But I'd like to come up with a way 21 that we could create a situation where we 22 technically replace it and we share the costs. 23 But I understand that it's a ten-year-old 24 driveway, and we should probably be able to 25 depreciate the value of the driveway and</p>
<p style="text-align: right;">Page 118</p> <p>1 repair, as proposed, is going to basically create 2 a checkerboard-style situation with the driveway. 3 The pertinent guidelines are like 2.1.3, 4 Driveway and Sidewalks, and then the CTR, 5 obviously, Section 6, Unsightly or Unkempt 6 Conditions. 7 The problem I have is not so much -- I 8 really, personally, as far as my driveway, don't 9 really care, but I'm more concerned about what it 10 might do, the effect it might have on other 11 standards that we have throughout the community. 12 When you look and read the stuff as I did, 13 you know, I realize we have fellow attorneys 14 here, what I worry about is the precedent because 15 what it looks like what we're defining is a term 16 that's in 6F. 17 And it says each owner must make repairs, 18 maintenance, or replacement necessary to exterior 19 improvements and attachments -- and a permanent 20 driveway is any -- in its safe, sanitary, and 21 reasonably attractive condition. 22 And I don't believe having brand-new 23 concrete on ten-year-old concrete right in the 24 middle of -- right on the street is going to be 25 -- is a reasonably attractive condition, not so</p>	<p style="text-align: right;">Page 120</p> <p>1 incorporate that into the costs. So, 2 technically, the board would approve a uniform 3 repair. 4 However, the cost could be allocated in a 5 manner as to, you know, proportionately divide 6 the situation, thereby saving and protecting our 7 reasonably attractive condition to include 8 uniformity in color, and not necessarily texture, 9 obviously, because we're going to have new 10 concrete and old concrete. 11 We have looked at different ways. I went 12 through and bid out a few things just to see if 13 there were other ways to solve this situation 14 without, you know, having to go through the 15 entirety of replacing the driveway. I looked at 16 pavers and I looked at staining. Then I realized 17 in 2.1.3, no painting, sealing, or staining any 18 existing sidewalk or driveway is permitted. 19 I didn't know -- I don't know the procedure 20 that you use for modification of guidelines, but 21 I would suggest to the board that we include a 22 standing addendum in cases where it's used to 23 maintain uniformity in a repair situation. 24 And so my goal is to come up with some way 25 we maintain the standard that we want for</p>

<p style="text-align: right;">Page 121</p> <p>1 reasonably attractive condition, which is from 2 what I -- I couldn't find any other term where we 3 define what is acceptable, what isn't acceptable 4 in our guidelines, and I want to be able to make 5 sure we maintain that. 6 So in future repairs, private repairs -- 7 because everything that the CDD is responsible 8 always defaults to what the private owner's 9 responsibilities are, the CDD makes the repair 10 that falls below those standards, the private, 11 you know, homeowners are going to be able to 12 utilize that standard, and that's not what we 13 want. 14 And, again, personally, like if I have a 15 gray square on my driveway, I really don't care. 16 But I'm concerned that if we use -- if we use 17 that methodology of repairing here -- I know it's 18 been used in the past, but I'm afraid that if we 19 do utilize that methodology, we actually lower 20 the standards of -- the design standards of the 21 entire community because it's not just, you 22 know, Joe Blow from Glenclyff doing this, it's 23 the CDD, who's going to be viewed as the 24 determinant body for the definition of this 25 term.</p>	<p style="text-align: right;">Page 123</p> <p>1 bids. What was the concrete bid? What was the 2 paver bid? 3 MR. JACKMAN: The concrete bid was 4 originally exorbitant. And we got -- luckily -- 5 I looked at them, and this is ridiculous, this 6 can't be right. 7 Luckily, the Site Master came in, and it 8 was the difference between the little piece, 9 which was, I think -- originally it was I think 10 sixteen, but it came down to nine for some 11 reason, and the entire driveway was like thirty 12 eight. So it was not that big a deal. 13 I think if we work out something where we 14 depreciate the ten-year-old driveway, we could 15 work, make the decision that -- as a body, and 16 maintain the reasonably attractive conditions 17 without probably even expending any additional 18 dollars, or if any additional dollars were 19 expended, it would be minimal at best. 20 MR. ROSS: What does staff say? 21 MR. MAYS: Well, the driveway has a couple 22 cracks already in it. 23 MR. JACKMAN: Yes. 24 MR. MAYS: In the section that's already 25 listed. So there's previous damage, so I guess</p>
<p style="text-align: right;">Page 122</p> <p>1 CHAIRMAN RAGUSA: See, but we're not. 2 You're quoting a WCA guideline. 3 MR. JACKMAN: Uh-huh. 4 CHAIRMAN RAGUSA: But that's not ours. 5 MR. JACKMAN: Yes. But from what I read, 6 it defers back to the WCA guidelines for how 7 things -- if the CDD is responsible for repair, 8 it must comply with WCA standards. 9 CHAIRMAN RAGUSA: I disagree. I have no 10 obligation as a CDD to comply with the WCA's 11 rules. 12 MR. JACKMAN: Well, you'd be putting the 13 homeowner in a situation -- 14 CHAIRMAN RAGUSA: No, not if we own it. 15 Who owns the concrete in question? This is where 16 the driveway hits the curb? 17 MR. JACKMAN: Yes. 18 MR. MAYS: The driveway apron between the 19 sidewalk -- 20 CHAIRMAN RAGUSA: It's our easement, 21 though. 22 MR. MAYS: The sidewalk and the road. 23 CHAIRMAN RAGUSA: Right. It's our 24 easement. 25 What's the solution here? You got some</p>	<p style="text-align: right;">Page 124</p> <p>1 that's why he's bringing it to your attention to 2 depreciation of the 15-, 20-year-old driveway. 3 The section that we've got to replace is 4 about 1/12th of the total driveway after I took a 5 measurement today. I sent some additional 6 pictures today, too, that shows what that under 7 drain we were talking about is. And you can see 8 it through there, there's a six-inch pipe that 9 goes -- so our repair would also include that. 10 It needs to be checked out. It has dropped 11 almost two inches on that one corner. 12 MR. JACKMAN: The other concern is, it's 13 a -- it's an injury liability at this point. 14 There's little kids running around, there's a -- 15 MR. MAYS: It's definitely a trip hazard. 16 MR. CHESNEY: And what was our estimate to 17 have it repaired? 18 MR. MAYS: Our portion is \$900. 19 MR. JACKMAN: Of the concrete? 20 MS. WHYTE: The concrete, not the repair. 21 MR. MAYS: And check out that under drain 22 and make sure that that's -- 23 CHAIRMAN RAGUSA: Let me ask you, is there 24 an expansion joint that runs from the apron to 25 the sidewalk?</p>

<p style="text-align: right;">Page 125</p> <p>1 MR. CHESNEY: There should be.</p> <p>2 MR. ARGUS: (Moves head up and down.)</p> <p>3 MR. JACKMAN: Yes.</p> <p>4 CHAIRMAN RAGUSA: What happens if we</p> <p>5 re-pour the concrete from the expansion joint of</p> <p>6 the sidewalk to the curb?</p> <p>7 MR. JACKMAN: I imagine it would be very</p> <p>8 similar to what would be a depreciated amount</p> <p>9 for it, I think. And, therefore, we can -- like</p> <p>10 I said, I'm not looking for any extra money, I'm</p> <p>11 just looking for a way to --</p> <p>12 CHAIRMAN RAGUSA: Then that way, you're not</p> <p>13 spending any money on the driveway.</p> <p>14 MR. JACKMAN: Well, I'm going to have to</p> <p>15 spend money on the driveway anyway. I mean, I</p> <p>16 don't think I'm getting around it. I mean, I'd</p> <p>17 love for you guys to pay for my driveway, but I</p> <p>18 really don't think that that's going to occur</p> <p>19 here.</p> <p>20 And that's not the goal. The goal is to --</p> <p>21 MR. CHESNEY: I agree with you. Why don't</p> <p>22 we just do that, because we have to check out the</p> <p>23 pipe anyways, and if you work out something with</p> <p>24 the contractor to replace the rest of the</p> <p>25 driveway, then that's your business.</p>	<p style="text-align: right;">Page 127</p> <p>1 actually where it's broke, but --</p> <p>2 MR. JACKMAN: And a lot of the cost is</p> <p>3 going to be obviously bringing --</p> <p>4 MR. MAYS: Taking the old stuff out.</p> <p>5 MR. JACKMAN: Getting the dumpster in</p> <p>6 there, the transporting --</p> <p>7 CHAIRMAN RAGUSA: They've got to -- I</p> <p>8 guess, because it's deeper on the apron side --</p> <p>9 what do you guys think about paying 1/6th of the</p> <p>10 3,800 quote?</p> <p>11 I'm going to talk to them before I talk to</p> <p>12 you. I'll take your input. I want to get --</p> <p>13 this needs to be an agreement.</p> <p>14 MR. JACKMAN: Yeah. I'd be happier paying</p> <p>15 the 900 than the 1/6th.</p> <p>16 MR. CHESNEY: The 900 is higher.</p> <p>17 MR. JACKMAN: Yeah.</p> <p>18 CHAIRMAN RAGUSA: Where is the 900 number</p> <p>19 coming from?</p> <p>20 MR. JACKMAN: The 900 includes --</p> <p>21 MR. MAYS: That's because of the under</p> <p>22 drain. It has to be repaired also.</p> <p>23 CHAIRMAN RAGUSA: I'm talking about paying</p> <p>24 1/6th, plus completing the repair. We're going</p> <p>25 to have to do the repair.</p>
<p style="text-align: right;">Page 126</p> <p>1 CHAIRMAN RAGUSA: So hold on. But the</p> <p>2 entire cost is \$9,000 to pull --</p> <p>3 MR. MAYS: No. No. No. 900.</p> <p>4 MR. JACKMAN: 900 for the small --</p> <p>5 MR. CHESNEY: But we don't know what the</p> <p>6 drain might cost.</p> <p>7 MR. JACKMAN: It's 10 by 6.</p> <p>8 CHAIRMAN RAGUSA: No. No. What would it</p> <p>9 cost to rip up and replace your entire driveway?</p> <p>10 MR. JACKMAN: 3800 bucks.</p> <p>11 CHAIRMAN RAGUSA: 3800?</p> <p>12 MR. JACKMAN: That's the one I just got</p> <p>13 today. It was the lowest -- that is below -- at</p> <p>14 first, the first guy told me ten to twelve</p> <p>15 grand.</p> <p>16 So I said, "No. We'll look at pavers."</p> <p>17 Pavers came in at like forty five -- maybe four</p> <p>18 thousand, forty five. And then we looked at just</p> <p>19 a section, and at that point it was like 5,000.</p> <p>20 And then Site Masters came in and gave us a great</p> <p>21 number.</p> <p>22 CHAIRMAN RAGUSA: Well, what percentage is</p> <p>23 the apron below the sidewalk?</p> <p>24 MR. JACKMAN: 1/6th, I think.</p> <p>25 MR. MAYS: Yeah. 1/6th. 1/12th of it is</p>	<p style="text-align: right;">Page 128</p> <p>1 MR. MAYS: The \$900 is for that repair and</p> <p>2 repair of the our portion of the apron.</p> <p>3 CHAIRMAN RAGUSA: Yeah, for the \$900?</p> <p>4 MR. JACKMAN: I'd be fine if you paid 900</p> <p>5 towards the -- and that's -- that was my -- my --</p> <p>6 what I was trying to say.</p> <p>7 MR. CHESNEY: Okay.</p> <p>8 MR. JACKMAN: But you understand the</p> <p>9 position I'm in?</p> <p>10 CHAIRMAN RAGUSA: Yes. Yes.</p> <p>11 MR. JACKMAN: If you leave it as, you know,</p> <p>12 the square, it's going to cost me ten times as</p> <p>13 much to -- now I have to dig up that square to</p> <p>14 replace. So can you get this all done at once?</p> <p>15 It would save probably everybody time, money, and</p> <p>16 effort.</p> <p>17 CHAIRMAN RAGUSA: Mr. Ross.</p> <p>18 MR. ROSS: We're clear on what you're</p> <p>19 trying to do. What we're concerned about is who</p> <p>20 owns what property, who should be doing that work</p> <p>21 in terms of precedence. Should we be doing work</p> <p>22 on your property? Should you be doing work on</p> <p>23 our property? So it's more than just the issue</p> <p>24 of contributing X number of dollars to you. I</p> <p>25 think it's what Mr. Ragusa is getting to is the</p>

<p style="text-align: right;">Page 129</p> <p>1 broader issue of who's doing the work. And then 2 you get into the issue of liability, insurance, 3 et cetera, et cetera. 4 Did I hear you say that when you do the 5 driveway, you'd also be repairing the work 6 underneath? You'd be handling that? 7 MR. JACKMAN: From what I understood for -- 8 my total costs was going to be -- the total cost 9 of replacing the entire driveway was \$3,800. 10 Replacing the little spot was 900. 11 MR. ROSS: You're talking about the 12 driveway. 13 MR. JACKMAN: Including the driveway from 14 the -- when I refer to driveway, I mean from the 15 street to -- 16 MR. ROSS: What's the problem underneath 17 the driveway? Is it a pipe? 18 MR. MAYES: Yes. 19 MR. ROSS: We owns the pipe? 20 CHAIRMAN RAGUSA: We do. 21 MR. ROSS: I think we should be fixing our 22 pipe. I don't think we should have the homeowner 23 fixing our pipe. 24 MR. JACKMAN: No. 25 MR. ROSS: Now, it sounds like he doesn't</p>	<p style="text-align: right;">Page 131</p> <p>1 We pay the contractor. 2 CHAIRMAN RAGUSA: Yeah, it's -- 3 MR. MAYES: We would break it out that way. 4 CHAIRMAN RAGUSA: They could bill us 5 directly for the 900. 6 MR. JACKMAN: The goal of my appearance 7 here today is to make sure that we don't just do 8 this one piece and then I have to go basically 9 redo the whole thing anyways. Let's do it all in 10 one shot. 11 CHAIRMAN RAGUSA: We understand that, but 12 we also have some limitations on what we can do. 13 And I'm looking at a picture that clearly shows 14 that our system has caused an issue on your 15 sidewalk, or your driveway, where it meets the 16 curb, and we need to do the right thing. 17 I'm going to move that the CDD staff work 18 with these homeowners. The CDD, at our expense, 19 will effectuate the pipe repairs on the location, 20 and we will pay the concrete contractor \$900 of 21 the dismantling and replacement costs of the 22 concrete driveway. 23 MR. CHESNEY: My suggestion is, since the 24 contractor hasn't actually opened it up and 25 doesn't know exactly what the cost of the pipe</p>
<p style="text-align: right;">Page 130</p> <p>1 want to do that. Can we coordinate our repair, 2 the pipe, with his laying the whole driveway? 3 MR. MAYES: Yes, because the guy we're 4 hiring is the same guy he's talking about. 5 CHAIRMAN RAGUSA: It's an easy solution. 6 MR. ROSS: Yeah, it's easy. We'll fix our 7 our pipe, and we'll contribute 600 or \$900, 8 whatever the right number is, and let them do the 9 whole driveway, and then, that way, we're 10 covering the problem we caused, we're delegating 11 who does what work. 12 So, to your question, do I have any 13 objection to the 1/6th of 3,800, my answer is no. 14 CHAIRMAN RAGUSA: Well, he'd rather have 15 the 900, but -- 16 MR. ARGUS: Well, 900 includes -- 17 CHAIRMAN RAGUSA: Understand that our 18 contribution to the global cost of just 19 demolishing and a replacing the concrete would be 20 conditioned on you actually doing the work. 21 MR. JACKMAN: Oh, yeah. 22 CHAIRMAN RAGUSA: And I say that not to 23 insult you, but some people would take our \$900 24 and not do the work. 25 MR. CHESNEY: I suggest we don't pay him.</p>	<p style="text-align: right;">Page 132</p> <p>1 repair is, that we leave it open ended, maybe up 2 to \$1800, just because you don't know -- 3 CHAIRMAN RAGUSA: We're going to pay for 4 the cost associated with repairing the pipe. If 5 that's \$10,000, we've got to pay for it. 6 MR. CHESNEY: Yeah. I understand. That's 7 my point. 8 CHAIRMAN RAGUSA: We're going to repair the 9 piping issue. 10 MR. CHESNEY: Don't put it out on me now. 11 CHAIRMAN RAGUSA: I didn't. We're going to 12 repair the piping issue and pay \$900 for the 13 replacing of the concrete driveway. 14 MR. ROSS: I'll second that, with one 15 amendment. If you also add to that it's 16 contingent on the homeowner going to the WCA 17 modification or approval process, to make sure 18 he's got whatever WCA approvals he needs. 19 CHAIRMAN RAGUSA: Yeah. That's a valid 20 amendment. 21 MR. ROSS: Otherwise, I second your motion. 22 CHAIRMAN RAGUSA: Mr. Argus. 23 MR. ARGUS: Two things. Like Doug said, 24 the \$900 includes the price -- that's only the 25 price of the pipe repair.</p>

<p style="text-align: right;">Page 133</p> <p>1 MR. MAYS: I believe it did, but I'll</p> <p>2 double check on that.</p> <p>3 MR. JACKMAN: I think it was 1600 with the</p> <p>4 pipe repair.</p> <p>5 MS. WHYTE: I thought it was \$2400 or</p> <p>6 \$2500.</p> <p>7 CHAIRMAN RAGUSA: It's got to be done.</p> <p>8 MR. CHESNEY: Yeah. Whatever it is.</p> <p>9 Sure.</p> <p>10 MR. ARGUS: I only raised it because I --</p> <p>11 never mind.</p> <p>12 The other thing, I remember Erin came up</p> <p>13 with some form concerning driveways and changing</p> <p>14 driveways and it needs CDD approval?</p> <p>15 CHAIRMAN RAGUSA: That's what I just</p> <p>16 signed. It's for brick pavers.</p> <p>17 MR. ARGUS: Just for pavers, not for</p> <p>18 replacing concrete?</p> <p>19 CHAIRMAN RAGUSA: No.</p> <p>20 MR. ARGUS: All right. Thank you.</p> <p>21 CHAIRMAN RAGUSA: All in favor of the</p> <p>22 motion, please raise your hand.</p> <p>23 (All members signify in the affirmative.)</p> <p>24 CHAIRMAN RAGUSA: That motion passes four</p> <p>25 to nothing.</p>	<p style="text-align: right;">Page 135</p> <p>1 lot of them aren't, at least that's what I</p> <p>2 noticed anyway.</p> <p>3 CHAIRMAN RAGUSA: I think when the homes</p> <p>4 were built and the community was built out, there</p> <p>5 was not a universal standard to that level.</p> <p>6 MR. NEYLAN: All right.</p> <p>7 CHAIRMAN RAGUSA: And I think it will vary</p> <p>8 by community, whatever the developer and that</p> <p>9 contractor wanted to do.</p> <p>10 MR. NEYLAN: Less joints then means less</p> <p>11 work, and it's cheaper.</p> <p>12 CHAIRMAN RAGUSA: Correct --</p> <p>13 MR. NEYLAN: Okay.</p> <p>14 CHAIRMAN RAGUSA: -- and which is worse for</p> <p>15 the resident in the future. Thank you, though.</p> <p>16 All right. Anything else? Any supervisor</p> <p>17 comments?</p> <p>18 Mr. Ross.</p> <p>19 MR. ROSS: Two things. Is there any update</p> <p>20 on the resident who came forward last month with</p> <p>21 the Glenclyff park issues and video capture</p> <p>22 and --</p> <p>23 CHAIRMAN RAGUSA: I suggest you talk to</p> <p>24 staff offline --</p> <p>25 MR. ROSS: Okay.</p>
<p style="text-align: right;">Page 134</p> <p>1 (Motion passes.)</p> <p>2 CHAIRMAN RAGUSA: Thank you.</p> <p>3 MR. MAYS: Thank you.</p> <p>4 CHAIRMAN RAGUSA: All right. Anything</p> <p>5 else? Yes, sir.</p> <p>6 MR. NEYLAN: Question on the driveway. Is</p> <p>7 there a standard in here as far as placing of</p> <p>8 extension joints or construction joints when you</p> <p>9 do concrete work?</p> <p>10 Like I notice here a lot of times you have</p> <p>11 your driveway and your apron, your sidewalk and</p> <p>12 your apron all in one piece.</p> <p>13 CHAIRMAN RAGUSA: Well, you're the expert.</p> <p>14 I remember.</p> <p>15 MR. NEYLAN: So then if you cut the</p> <p>16 sidewalks in separately where it has construction</p> <p>17 joints, so in the future that if a piece of</p> <p>18 concrete cracked, it's easier to replace a piece</p> <p>19 of a concrete slab than a whole slab; in other</p> <p>20 words, separate your driveway apron with the</p> <p>21 expansion joint, have your sidewalk separated,</p> <p>22 too, and then have your driveway.</p> <p>23 CHAIRMAN RAGUSA: A lot of them are that</p> <p>24 way.</p> <p>25 MR. NEYLAN: Well, mine is. I noticed a</p>	<p style="text-align: right;">Page 136</p> <p>1 CHAIRMAN RAGUSA: -- one-on-one.</p> <p>2 MR. ROSS: So there was some follow-up that</p> <p>3 happened between you guys and the resident?</p> <p>4 CHAIRMAN RAGUSA: And the sheriff's</p> <p>5 office.</p> <p>6 MR. ROSS: Okay. So I just wanted to make</p> <p>7 sure that the email was responded to.</p> <p>8 MS. WHYTE: Yes, it was.</p> <p>9 MR. ROSS: Great. Great.</p> <p>10 MR. MAYS: Yes.</p> <p>11 MR. ROSS: The second issue was Senate bill</p> <p>12 962. I think we should oppose that bill. I</p> <p>13 think it's a nightmare. It will cost money to</p> <p>14 our residents. It eliminates surveillance</p> <p>15 recordings as a useful tool. So I would ask that</p> <p>16 we adopt a resolution to oppose that.</p> <p>17 MR. CHESNEY: Second. I meant to bring it</p> <p>18 up. Thank you.</p> <p>19 CHAIRMAN RAGUSA: Actually, that was on my</p> <p>20 list.</p> <p>21 MR. ROSS: Actually I handwrote out a</p> <p>22 resolution. I can read it to see if you all</p> <p>23 agree with it.</p> <p>24 CHAIRMAN RAGUSA: Let's here it.</p> <p>25 MR. ROSS: Okay. Whereas the Westchase</p>

<p style="text-align: right;">Page 137</p> <p>1 Community Development District is the duly formed 2 and authorized community development district in 3 Hillsborough County, Florida, whereas the 4 Westchase CDD includes over 3500 homes, several 5 apartment complexes, and numerous business 6 interests, whereas the Westchase CDD supervisors 7 have familiarized themselves with the proposed 8 Florida Senate Bill 962, whereas the Westchase 9 CDD presently utilizes surveillance recordings, 10 whereas the Westchase CDD supervisors believe 11 Bill 962 will decrease the effectiveness of the 12 Westchase CDD and its constituents in utilizing 13 the surveillance recordings as a tool to address 14 Westchase community issues, whereas the Westchase 15 CDD supervisors believe Bill 962 will increase 16 the cost of utilizing surveillance recordings 17 and, therefore, increase the assessments, in 18 parenthesis, or taxes, payable by the 19 constituents of the Westchase CDD, wherefore the 20 Westchase CDD supervisors resolve to oppose 21 Florida Senate Bill 962 and respectfully ask 22 their state collective representatives to vote 23 against Bill 962. 24 CHAIRMAN RAGUSA: Okay. Can I make two 25 suggestions?</p>	<p style="text-align: right;">Page 139</p> <p>1 And in all candor, I was reading the senate 2 bill very quickly, and Chris had a whole lot of 3 information about the issue, and he briefed me 4 well. 5 And what actually happened on that Monday 6 was Rich was able to get with Senator Legg, and 7 they had what I'm going to call a late amendment 8 in a committee on Monday, and, unfortunately, the 9 amendment didn't go far enough. 10 And it's still deemed the video 11 surveillance while the CDD may distribute it to a 12 resident upon a resident's request, it still 13 maintains its confidential nature, which has 14 ramifications for us and the resident down the 15 line. 16 I had went back to Mr. Reedy and expressed 17 some concern that, thank you for your effort, but 18 that's not exactly what we need, and it's just 19 one little baby step. 20 Apparently other CDD interests in Senator 21 Legg's district are overriding ours. I kind of 22 jokingly said I'm going to run against Mr. Legg. 23 I'm not that crazy. 24 MR. CHESNEY: It's not my district. 25 CHAIRMAN RAGUSA: It is our district.</p>
<p style="text-align: right;">Page 138</p> <p>1 MR. ROSS: Sure. 2 CHAIRMAN RAGUSA: We -- what's the latest 3 census number? We need to put the number of 4 residents we have. We also need to include the 5 house bill. There's a house bill that's running 6 parallel to the senate bill. 7 MR. ROSS: I'll accept both those 8 amendments. I don't know the answer. 9 MR. CHESNEY: We can look up the census 10 numbers before we leave. 11 CHAIRMAN RAGUSA: Chris. 12 MR. BARRETT: I don't know it off the top 13 of my head, but if you email me, I can -- 14 CHAIRMAN RAGUSA: And just as part of the 15 discussion, Chris probably knows more about this 16 issue than anybody here. And Erin was working on 17 it -- I don't know. I was looking forward to her 18 report. 19 I was involved with this from minute one. 20 Chris alerted me two Mondays ago when I was 21 sitting in my Tallahassee office, having just 22 come from the senate building. And Chris set up 23 a conference call with Rich Reedy, who is 24 Senator Legg's chief, he's the main assistant, 25 and I expressed some of the issues.</p>	<p style="text-align: right;">Page 140</p> <p>1 Senator Legg is our state senator. 2 But I absolutely agree we need to oppose 3 it. If we're going to do it, we need to do it 4 tonight. That's coming up for -- it's moving on 5 both sides. 6 MR. BARRETT: It's final committee. 7 CHAIRMAN RAGUSA: Yeah, it will come up 8 pretty quickly. 9 MR. BARRETT: I don't know where the house 10 bill is currently. I stopped following the house 11 bill. 12 CHAIRMAN RAGUSA: I do know that they 13 receive a lot of emails. And a lot of the 14 residents expressed their concerns. 15 And I just, from a political perspective, I 16 thought it was quite interesting that Senator 17 Legg was looking for input from the community, 18 which we certainly gave him, and at the same 19 time, he was wanting to come into the community 20 to meet the residents at some type of event, and 21 asked if we would be interested in sponsoring it. 22 And I thought that was a little unusual, in light 23 of the timing and circumstances. 24 But he's our state senator. I don't know 25 where that bill will end up. It certainly can't</p>

<p style="text-align: right;">Page 141</p> <p>1 hurt to put it out there and hopefully we can 2 send that to all the state legislators, both in 3 the house and the senate side. 4 And they need to understand that there's 5 one large community that doesn't like that. So I 6 would support it. We need to tweak the language 7 a little bit, but certainly we need to take a 8 formal position. 9 MR. BARRETT: You probably know how the 10 whole legislative process works better than me. 11 But it would seem to me that at a minimum, the 12 initial step would be to get your position out to 13 all of the members of the committees which the 14 house and the senate bill are currently in, and I 15 think -- I could check, but I think the senate 16 one is in the rules committee right now. It's 17 like 15 guys. And then the House one, I don't 18 know. But I got a web portal where you can click 19 on it and it tells right away where they all 20 are. 21 The House we're at, we're at a little 22 disadvantage. We don't have a house 23 representative, so -- 24 CHAIRMAN RAGUSA: And they are sensitive to 25 that. That election is when? April 15th?</p>	<p style="text-align: right;">Page 143</p> <p>1 registered lobbyist, and did not want to go into 2 that realm. 3 But I certainly -- you know, I kind of 4 followed up on Mr. Barrett's efforts. He wrote 5 some very strong -- very strong emails to Senator 6 Legg and others concerning, you know, the fact 7 that he felt that potential legislation let this 8 community down. 9 And I think we're in good shape, but we 10 certainly need to do a formal resolution, and we 11 need to pass it along to the members of the 12 committee and then ultimately to all the house 13 and senate. And it's not that hard to do. 14 MR. ROSS: Again, amend my resolution that 15 authorizes counsel and directs counsel to forward 16 a copy of my resolution to all appropriately 17 elected officials. 18 CHAIRMAN RAGUSA: Any further discussion? 19 (No response.) 20 CHAIRMAN RAGUSA: All in favor, please 21 raise your hand. 22 (All members signify in the affirmative.) 23 CHAIRMAN RAGUSA: That motion passes four 24 to nothing. 25 (Motion passes.)</p>
<p style="text-align: right;">Page 142</p> <p>1 MR. CHESNEY: We're supposed to use -- 2 CHAIRMAN RAGUSA: Mr. Ross. 3 MR. ROSS: To be clear again, I accept your 4 two amendments as to the specific number of the 5 residents; and the other, I've already forgotten, 6 whatever it was. 7 MR. BARRETT: The house bill. 8 CHAIRMAN RAGUSA: The house bill. 9 MR. ROSS: I'm further willing to offer an 10 amendment that specifically states or authorizes 11 either you or a manager to forward a copy of our 12 resolution to all of appropriate elected 13 officials. 14 CHAIRMAN RAGUSA: I think counsel is what 15 I'd recommend. 16 MR. ROSS: Yes. 17 CHAIRMAN RAGUSA: And I expect -- she has 18 the folks who are monitoring it. If we do it 19 from a resolution, it's not hard to send to 20 committee members. And I don't profess to be a 21 legislative expert by any stretch, but, you know, 22 bills get killed in committee, in addition to the 23 house floor and the senate floor. So it 24 certainly makes sense -- my time in Tallahassee, 25 I have to be a delegate, because I'm not a</p>	<p style="text-align: right;">Page 144</p> <p>1 MR. CHESNEY: So when are we going to -- 2 we probably need that. Are you going to give 3 that to Erin to type it up? 4 MR. ROSS: We can make a photocopy of it or 5 maybe you could when you -- when you transcribe, 6 maybe you could make a separate copy on another 7 page? I'm not trying to impose additional work 8 on you -- 9 MR. CHESNEY: I just want to make sure 10 that it gets to Erin with those two minor 11 changes. 12 THE REPORTER: I could make a copy of it. 13 MR. CHESNEY: We've not done a lot of 14 resolutions. 15 MR. MENDENHALL: No, just the standard 16 ones. You know, like budget and stuff like that. 17 MR. CHESNEY: And we're directing Erin to 18 get it out there. 19 CHAIRMAN RAGUSA: Does it need a signature? 20 MR. MENDENHALL: Yeah, your signature at 21 minimal. 22 CHAIRMAN RAGUSA: All right. Can you take 23 that and work on it and notify Erin? And Erin 24 can get it to me. I'm a block away from her. 25 MR. MENDENHALL: Yeah, that's fine.</p>

<p style="text-align: right;">Page 145</p> <p>1 MR. ROSS: My understanding is, it needs to 2 go out this week. 3 MR. ARGUS: Quickly. 4 CHAIRMAN RAGUSA: I'm in town. I'm tied up 5 for the week, but -- 6 MR. CHESNEY: Can you then also, after he 7 signs it, send copies to all of us? 8 CHAIRMAN RAGUSA: Sure. 9 MR. BARRETT: If you could forward the 10 resolution to where you take -- like I'm sure 11 that all the gated communities would love to see 12 that you guys are taking this action, so -- 13 MR. CHESNEY: All right. Are you going to 14 send -- do you have the census information? 15 MR. BARRETT: I don't. 16 CHAIRMAN RAGUSA: We had it two, three 17 months ago. When Alan was here, he had it. 18 MR. MENDENHALL: Yeah. They report on it 19 every year. 20 MR. CHESNEY: Do you have the house bill 21 information? 22 MR. BARRETT: Not off the top of my head, 23 but -- 24 CHAIRMAN RAGUSA: I have it. Bear with me. 25 MR. MENDENHALL: I have it as well.</p>	<p style="text-align: right;">Page 147</p> <p>1 email to. 2 CHAIRMAN RAGUSA: Yes. 3 MR. BARRETT: Basically he's going to 4 announce that he's going to want to run for 5 Legg's seat, and this would not be a good start. 6 CHAIRMAN RAGUSA: Yes, amongst other 7 things. 8 All right. Any other issues -- supervisor 9 comments or issues? 10 (No response.) 11 CHAIRMAN RAGUSA: Okay. Have we covered 12 everything that you're aware of, Andy? 13 MR. MENDENHALL: Yes, sir. 14 CHAIRMAN RAGUSA: Okay. Motion to adjourn 15 would be appropriate. 16 MR. NEYLAN: Question. Question -- 17 CHAIRMAN RAGUSA: Yes, sir. 18 MR. NEYLAN: -- under audience comments. 19 CHAIRMAN RAGUSA: Oh, thank you. I'm 20 sorry. Go ahead. 21 MR. NEYLAN: I'm a member of Stonebridge, 22 and I don't know if this is even the right 23 community to bring it up to. 24 MS. WHYTE: Would you identify yourself, 25 please.</p>
<p style="text-align: right;">Page 146</p> <p>1 MR. CHESNEY: So you're going to get that 2 typed up -- or whatever. You're going to get it 3 to Erin, with those two amendments. 4 MR. MENDENHALL: Yep. 5 MR. CHESNEY: She's going to get it to 6 Mark, and then you're going to make sure it gets 7 sent to everyone. 8 MR. MENDENHALL: Got it. 9 MR. CHESNEY: That's the most important 10 thing for us right now. 11 MR. MENDENHALL: No problem. 12 MR. BARRETT: And the house member 13 sponsoring the bill is (inaudible) house member. 14 He's a young guy. I had his name, and I've lost 15 it. But you can access his version of the bill 16 from his web page if you look up his name. It'll 17 come to me. Once I leave here, probably. 18 MR. ROSS: It is Rich Faulkin? 19 MR. BARRETT: No. I remember him. 20 CHAIRMAN RAGUSA: Give me one second here. 21 House Bill 537 is Danny Burgess. 22 MR. ROSS: Yes, that's right. 23 CHAIRMAN RAGUSA: B-u-r-g-e-s-s. He's the 24 sponsor of house bill 537. 25 MR. BARRETT: He's the one I sent this</p>	<p style="text-align: right;">Page 148</p> <p>1 MR. NEYLAN: Patrick Neyland, N-e-y-l-a-n, 2 9858 Bridgeston Drive. It's in Stonebridge. 3 This is about the construction going on in 4 the townhomes that are being built alongside of 5 our community, Sturbridge, Stonebridge, and 6 Davidsen Middle School. 7 I happened to be walking one day -- I don't 8 know. Is this the right entity to discuss this 9 with -- 10 CHAIRMAN RAGUSA: Let's hear it. 11 MR. NEYLAN: -- about the construction? I 12 happened to be walking around there, and they put 13 up a temporary wood fence -- or they put up a 14 wood fence. So that made me go look at it to see 15 about this wood fence, because the front part of 16 the property, they're putting a vinyl fencing up. 17 So I happened to be talking to one of the 18 neighbors, and she's the one that told me it was 19 a temporary fence that she said she got the 20 construction company to install, ongoing 21 construction. 22 When she got talking, she was telling me 23 that she has had some problems with -- some 24 structural problems with her home, and I happened 25 to also in the meantime talk to some of my</p>

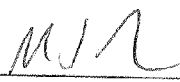
<p style="text-align: right;">Page 149</p> <p>1 residents about the vibration of the tamping when 2 they're filling in the property. And so multiple 3 issues came to my mind. 4 Obviously, it was the temporary fence, I 5 think -- I don't know if I'm right or wrong, but 6 I think the temporary fence is faced the wrong 7 side. I think the person that's receiving the 8 fence is supposed to get the good side of the 9 fence, not the bad side of the fence. And I know 10 what temporary fence can mean. It can mean a 11 permanent fence somewhere down the line. 12 And from me just walking around there, as 13 we're building the building there, I understand 14 it's being done in from multiple phases. They're 15 in the process now of backfilling, raising the 16 the grade. And the grade is like, man, it's 17 going to be like three or four feet higher than 18 the existing grade. 19 So I have multiple concerns about the water 20 run off, about the sediment and soil erosion that 21 they have in place, because in the back of 22 property next to the lake that's behind 23 Stonebridge, there's like a pond there now where 24 water drain off on the property during 25 construction, and I see an issue if not properly</p>	<p style="text-align: right;">Page 151</p> <p>1 put a permanent fence up? 2 CHAIRMAN RAGUSA: Mr. Ross. 3 MR. ROSS: Were you not -- I don't want 4 to -- 5 MR. NEYLAN: Yes, I was. 6 MR. ROSS: Obviously we can't get into 7 issues between a private property owner and 8 another private property owner. That's -- in my 9 view, that's not our realm. 10 But, on the other hand, if there's an 11 adjacent property owner who's engaged in building 12 activities that could cause us problems later on, 13 it would be wise for us to get involved. And the 14 sort of problems that we would be concerned about 15 is if the grade is inappropriately high, and it's 16 going to cause outflow to any retention pond of 17 ours or lake or such, whether it's going to 18 adverse aesthetics to our community. 19 So I appreciate the gentleman coming down 20 and reporting to us, and I think it's worth a 21 conversation between our representatives and 22 their representative to try to understand what 23 exactly they're doing, to explain the concerns 24 that we have, I want to make sure they are doing 25 evening right, and that they're not doing</p>
<p style="text-align: right;">Page 150</p> <p>1 contained, that some -- that soil erosion could 2 slip through and contaminate our lake, also raise 3 the elevation of our lake. 4 I've got concern about that because 5 properties in here aren't really that much high 6 above water line. Any additional water that 7 doesn't move along could be a potential problem. 8 My reason to raise this up is now is the 9 time to -- in fact this is the right entity that 10 you have an engineer, you also have a lawyer, 11 that maybe something could be checked into and 12 see if they're following the right rules and 13 regulations, and with this concern -- if one 14 person has got structural problems, there might 15 be more people that are all trying to be quiet 16 about it until they get their situation fixed. 17 And I just got concerns about property 18 values, contamination, future problems that 19 they're jut going to build, leave, make their 20 money, and move on. 21 And that's -- basically my point is just to 22 raise it up and see if there is anything that the 23 CDD is going to do to inquire into like even 24 the temporary fence. Okay. It's a temporary 25 fence. But can we fight that? Can we make them</p>	<p style="text-align: right;">Page 152</p> <p>1 anything that's going to have future adverse 2 impacts to us. 3 CHAIRMAN RAGUSA: What type of temporary 4 fence is it? 5 MR. NEYLAN: It's a wood fence. 6 CHAIRMAN RAGUSA: Picket or sections? 7 MR. NEYLAN: It's sections. It's a solid 8 fencing. It has one side to it, and it has a 9 post and frame. 10 CHAIRMAN RAGUSA: Did you call Hillsborough 11 County construction? 12 MR. NEYLAN: No, I didn't call nobody, no. 13 I just found out about it the other day and I 14 brought it to Doug's attention, and he's the one 15 that said, "Well, if you're concerned, you should 16 come to the meeting and express it and see what's 17 what." 18 MR. MAYES: See what we need to do. 19 CHAIRMAN RAGUSA: Well, I encourage you 20 call Hillsborough County building and 21 construction. I don't know the rule on temporary 22 fencing. Permanent, without question, the party 23 receiving the fence does get the better side. 24 MR. NEYLAN: Right. 25 CHAIRMAN RAGUSA: And I think, Doug and</p>

<p style="text-align: right;">Page 153</p> <p>1 Sonny, if you guys will follow up with him as 2 well.</p> <p>3 And I think Mr. Ross is right. We 4 addressed this last month actually. And we kind 5 of got some information on their phasing and the 6 fact that the vinyl fencing wasn't scheduled to 7 go in for a while, it was a second phase, 8 especially as it runs from really behind the 9 school out from the -- kind of the landscaped 10 areas.</p> <p>11 Now, we didn't know what the time line was 12 for that. You know, I'm inclined to send Tonja 13 out there to see if there's any impact on our 14 lake and stormwater system. If there is, then 15 maybe we take a more aggressive approach.</p> <p>16 Any homeowners who have been impacted by 17 vibratory activity, that's theirs to -- they need 18 to addresses that issue with the county. The 19 county has mechanisms --</p> <p>20 MR. CHESNEY: Or contractor.</p> <p>21 MR. NEYLAN: Well, she has talked to the 22 contractor.</p> <p>23 CHAIRMAN RAGUSA: Well, thank you. It's 24 kind of both, but you could start with the county 25 and then work to the contractor or vice versa.</p>	<p style="text-align: right;">Page 155</p> <p>1 back -- there's a lake there, because I looked at 2 this lady's property when I was talking to her by 3 the fence, and it's really obvious that they're 4 bringing a lot of fill.</p> <p>5 So that means there's a lot tamping to get 6 the proper compaction, and he's hammering with a 7 roller, and that's what's causing the problems 8 with this lady's house. And I'm sure if she's 9 got problems, I'm sure it's going to manifest 10 itself on the other properties because the homes 11 are right there next to one another.</p> <p>12 MS. WHYTE: I do know that according to one 13 of our residents, one of your residents called me 14 yesterday to let me know that they had an airboat 15 in the big lake, which is not ours, it's MI's 16 Homes lake. They had an airboat that was doing 17 the surveying.</p> <p>18 They were surveying, I guess, the land and, 19 you know, they had survey sticks and stuff. And 20 when he turned around on the corner where her 21 land was, he blew out her screen on her lanai.</p> <p>22 So I gave her the number of MI Homes, and I 23 suggested she contact them.</p> <p>24 MR. ROSS: The reality is, if we do move 25 forward and do some preliminary dialogue, there's</p>
<p style="text-align: right;">Page 154</p> <p>1 The contractor probably has some coverage for the 2 issue.</p> <p>3 MS. WHYTE: She was denied coverage 4 apparently today, when she called us to tell us 5 about some of the issues she's having. And she 6 informed us that she got a letter from MI Homes 7 basically denying any of her issues.</p> <p>8 CHAIRMAN RAGUSA: I would expect nothing 9 less.</p> <p>10 MR. CHESNEY: Yes. That's MI Homes.</p> <p>11 MS. WHYTE: He already knows, and I told 12 her clearly, you know, we have no jurisdiction 13 over that. And she would go further, but she 14 just wanted to bring it to our attention.</p> <p>15 MR. CHESNEY: I'm interested in the 16 grading. Because anytime -- I've been in a lots 17 of situations where something's graded higher, 18 and next thing I know, I have a lake.</p> <p>19 MR. NEYLAN: Well, you look at Lake Chase. 20 I mean, those poor people have lived up against a 21 field, and when they look out their back door, 22 and I swear there must be a two-foot ledge.</p> <p>23 I don't know how they're going to finish 24 grading it off and how the water is going to 25 grade away. But, there again, like I say, it</p>	<p style="text-align: right;">Page 156</p> <p>1 going to be a benefit to our residents. They're 2 going to know that we're on top of the issue, 3 we're poking around, we want to understand, so --</p> <p>4 MR. NEYLAN: There's also an issue, which 5 was before my time, because I've only been here a 6 little over a year and a half, I think there's 7 been discussion in the preliminary stages about 8 closing off access around the, lake so there 9 wouldn't be any kind of a trail, pedestrian 10 trail, around the lake, to minimize people coming 11 back of Sturbridge and us, just people wandering 12 around, that kind of thing.</p> <p>13 They were talking about putting a fence up 14 to close that off, that kind of stuff, no boats 15 stuff and like that. I know our board is doing 16 some preliminary talking about checking, going 17 back in our records to see what was said.</p> <p>18 CHAIRMAN RAGUSA: Which lake?</p> <p>19 MR. NEYLAN: I don't know what you call the 20 lake.</p> <p>21 MS. WHYTE: It's an open lake that is 22 behind Sturbridge and Stockbridge. It doesn't 23 belong to us, it belongs to the Baileys.</p> <p>24 MR. MAYES: Yeah. Directly north of the 25 community of Stonebridge.</p>

1 MS. WHYTE: It's like one of these V-necks,
 2 right underneath the TECO easement.
 3 CHAIRMAN RAGUSA: Right.
 4 MR. NEYLAN: It's a spring lake, it's self-
 5 fed, so there's no drainage. That's my main
 6 concern, too. If you get a change in the
 7 grading, water coming in there, where does it
 8 go?
 9 MR. MAYS: Well, they have built the new
 10 additional pond directly under the power lines
 11 and there was another existing lake beside it.
 12 It's about one-quarter the size of it, so --
 13 MR. NEYLAN: I think they built like two or
 14 three lakes there.
 15 MR. CHESNEY: Do we need a motion? Why
 16 don't we just have Doug and Sonny go out there?
 17 MR. MAYS: I can go over there and check
 18 what the drainage system is set up like, see what
 19 they got going.
 20 CHAIRMAN RAGUSA: Well, let's get Tonja on
 21 site.
 22 MR. MAYS: Okay. I'll get with Tonja.
 23 MR. NEYLAN: We'd greatly appreciate if you
 24 just get a document so there's something
 25 official, so if there's something in the future,

1 tight -- we already understand that. I just want
 2 to make sure there was nothing I missed.
 3 MR. ARGUS: I'll get with you.
 4 MS. WHYTE: Okay.
 5 MR. CHESNEY: Second.
 6 CHAIRMAN RAGUSA: There was a second. All
 7 in favor?
 8 (All board members signify in the
 9 affirmative.)
 10 CHAIRMAN RAGUSA: That motion passes four
 11 to nothing.
 12 (At 6:25 p.m., the meeting adjourns.)
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1 we can say it's been discussed with you or
 2 something like that.
 3 MR. ROSS: No. Thanks for coming down.
 4 Thanks for coming down.
 5 MR. NEYLAN: I appreciate your concern.
 6 Thank you.
 7 CHAIRMAN RAGUSA: Any other resident
 8 comments or input?
 9 Well, Mr. Argus.
 10 MR. ARGUS: The surveying of, I think it
 11 was, Stonebridge, once it got repaved, we asked
 12 for the number of datum points for the survey.
 13 Do we have that number yet?
 14 MS. WHYTE: I will email it to you and have
 15 it ready for the next board meeting. We were
 16 closing off the Greens. Thank you. I will get
 17 to that. I forgot. I apologize.
 18 CHAIRMAN RAGUSA: Anything else?
 19 MR. ROSS: Move to adjourn.
 20 MR. CHESNEY: Second.
 21 MS. WHYTE: Can I just ask one question?
 22 And I know didn't get anything from any of you.
 23 I'll just ask you one more time, are there
 24 anything for your wish list, as I work on the
 25 budgets? And I know we're going to do a very


 Mark Ragusa
 Chairman, Westchase CDD

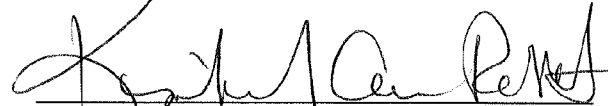
CERTIFICATE OF REPORTER

STATE OF FLORIDA:

COUNTY OF HILLSBOROUGH:

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

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



Kimberly Ann Roberts
Notary Public
State of Florida at Large

