

WESTCHASE COMMUNITY DEVELOPMENT DISTRICT

TRANSCRIPT OF: MONTHLY BOARD MEETING

DATE: May 5, 2015
 TIME: 4:04 p.m. to 6:11 p.m.
 PLACE: Westchase Community Association
 Office
 10049 Parley Drive
 Tampa, Florida

REPORTED BY: Rebekah M. Lockwood, RPR
 Notary Public
 State of Florida at Large

RICHARD LEE REPORTING
 (813) 229-1588

TAMPA: email: rlr@richardleereporting.com ST. PETERSBURG:
 100 North Tampa Street, Suite 2060 535 Central Avenue
 Tampa, Florida 33602 St. Petersburg, Florida 33701

INDEX

	PAGE
Roll Call	4
Motion to approve Consent Agenda - Passed	5
Motion to approve and adopt Resolution 2015-5 and set for public hearing on August 4, 2015 at 4:00 p.m. - Passed	33
Engineer's Report	37
Motion to accept and approve the recommendation and proceed forward with named contractor for the paving project in The Vineyards at not-to-exceed-\$150,000 cost, but with any other qualified bidder/contractor who submits a bid less than that amount - Passed	42
Manager's Report	60
Number of Registered Voters	60
Discussion of District Website	80
Attorney's Report	83
Field Manager's Report	92
Supervisor Comments	104
Audience Comments	105
Motion to authorize Mark Ragusa, as Chair, to sign an agreement between the Westchase Community Development District and the Westchase Sunday Soccer Club - Passed	125
Motion to Adjourn - Passed	142

APPEARANCES:
 BOARD MEMBERS PRESENT:
 Mark Ragusa, Chairman
 Greg Chesney
 Bob Argus
 Brian Ross

ALSO PRESENT:

ERIN McCORMICK, ESQUIRE
 Buchanan, Ingersoll & Rooney
 501 East Kennedy Boulevard
 Suite 1700
 Tampa, Florida 33602-5239

Andrew Mendenhall
 Alan Baldwin
 Doug Mays
 Sonny Whyte
 Tonja Stewart
 Chris Barrett

1 The transcript of proceedings, before the
 2 Westchase Community Development District, on the 5th
 3 day of May, 2015, at the Westchase Community
 4 Association Office, 10049 Parley Drive, Tampa,
 5 Florida, beginning at 4:04 p.m., reported by Rebekah
 6 M. Lockwood, RPR, and Notary Public, in and for the
 7 State of Florida at Large.

8 * * * * *

9 THE CHAIR: Welcome. We're going to go
 10 ahead and start the meeting. My name is Mark
 11 Ragusa. I'm the chair of the Westchase
 12 Community Development District. I'd like to
 13 welcome all of you to the Cinco de Mayo meeting
 14 of the Westchase Community Development
 15 District. I ask everybody to stand and follow
 16 in with the Pledge of Allegiance.

17 (Pledge of Allegiance recited)

18 THE CHAIR: The record should reflect
 19 that all four Westchase Community Development
 20 supervisors are present. Our first item is the
 21 consent agenda, which has the April 7, 2015
 22 meeting minutes along with the March 31
 23 financial statements.

24 I'm not aware of any proposed changes,
 25 corrections, or additions to the meeting

<p style="text-align: right;">Page 5</p> <p>1 minutes. Do we have any? If not, the motion 2 to approve the consent agenda would be 3 appropriate. 4 MR. ARGUS: So moved. 5 THE CHAIR: Do we have a second? 6 MR. CHESNEY: Second. 7 THE CHAIR: Any further discussion? All 8 in favor, please say "aye." 9 (Aye.) 10 THE CHAIR: Any opposition? That motion 11 passes four to nothing. 12 Tonja is not here yet, so the engineer's 13 report will move down the line. 14 Andy, are you and Alan ready for the 15 manager's report? 16 MR. MENDENHALL: Sure. 17 THE CHAIR: Want to start then? 18 MR. MENDENHALL: Okay. So we have -- 19 this is the meeting that we approve the budget 20 and set the public hearing. Alan is here 21 basically if there's any questions, and we'll 22 start the process today. And then, of course, 23 we go through the next couple of months further 24 refining budget, looking to adopt it in August. 25 And I will turn the floor over to Alan if he's</p>	<p style="text-align: right;">Page 7</p> <p>1 of money in there from reserves. If there was 2 some sort of an emergency, you would probably 3 be covered, unless it was something absolutely 4 extraordinary. 5 But once again, that's kind of a 6 philosophical discussion amongst yourselves. 7 The only probably negatives about it is that 8 when you do propose -- at least at this TRIM 9 notice, if you propose a higher budget than 10 last year, we wind up having to send a letter 11 to everybody in the community. It causes a 12 little bit of confusion just because the way 13 the letter is required to be written, has a lot 14 of legalese into it. 15 And so, you know, if you can avoid it, 16 sometimes saves some confusion with the 17 residents and -- especially if you're thinking 18 that you're not going to go up ultimately -- 19 THE CHAIR: Andy. 20 MR. MENDENHALL: -- over last year's 21 budget. 22 THE CHAIR: If the 2016 proposed budget 23 is greater than the 2015 approved budget, we 24 have to give notice? 25 MR. MENDENHALL: That's correct.</p>
<p style="text-align: right;">Page 6</p> <p>1 prepared. 2 MR. BALDWIN: I'm not open yet. 3 MR. ARGUS: Before we get into that -- 4 MR. MENDENHALL: Yep. 5 MR. ARGUS: -- when do we do the TRIM 6 notice? Is that today? 7 MR. MENDENHALL: TRIM notice happens 8 today. So what we'll do today is we'll look to 9 set the high water mark, send it off to the 10 County. And then from that point forward, as 11 the board knows, but for the benefit of 12 residents, whatever number we send into the 13 County, you cannot go higher than by the time 14 you adopt this budget. 15 So in the past, in this district and in 16 other districts, usually there's a lively 17 debate on whether you should boost whatever 18 number you're thinking about so you have 19 certain protections in case there's an 20 unexpected event, that sort of thing. You guys 21 as a board might not be necessarily in that 22 situation, because you do have healthy 23 reserves, and you also have the parks money is 24 built -- we put that back in based on last 25 meeting's discussion, so you have a fair amount</p>	<p style="text-align: right;">Page 8</p> <p>1 THE CHAIR: Because this budget is 2 greater than the 2015. 3 MR. BALDWIN: Correct. 4 MR. MENDENHALL: Currently it is, yes. 5 THE CHAIR: Currently it is. 6 MR. MENDENHALL: Yes. So you'd have to 7 look at the very least -- if you didn't want to 8 send notification out to the residents -- 9 obviously, I'll defer to Erin for all the 10 specific legal aspects -- but it's my 11 understanding that if you didn't want to have 12 to send out notification to every resident in 13 the community, you would want to keep things 14 level. And so you would have to look at this 15 budget and say, okay, is there certain areas 16 that we don't have to increase that were pretty 17 much even. 18 THE CHAIR: Roughly 52,000 more than last 19 year. Correct? 20 MR. BALDWIN: Correct. 21 THE CHAIR: Okay. 22 MR. MENDENHALL: Which in the overall 23 scheme of things is -- there's probably some 24 flexibility within your budget to look at that 25 number.</p>

<p style="text-align: right;">Page 9</p> <p>1 THE CHAIR: Okay. All right. Alan, do 2 you want to just give us a general overview? 3 The -- let me just say, I don't want to take up 4 your time. But the -- the notes that were 5 attached to the budget and the changes that 6 were implemented after the April 7, that was 7 very helpful to this supervisor. I very much 8 appreciate that. That made digesting that 9 revised budget much easier. At some point, I 10 saw the wish list that included, amongst other 11 items, drain baskets. Is that in this current 12 budget? I could not find that. 13 MS. WHYTE: They were put under R and M 14 drainage, if I'm not mistaken. I requested -- 15 THE CHAIR: That number didn't change? 16 MS. WHYTE: It would have been in -- I'm 17 not a sure where Sergio put it, but -- 18 MR. BALDWIN: Under R and M drainage 19 under the flood control in 001. And it -- it 20 says Sonny added 15,000 for ten drainage 21 baskets on the 4/24 e-mail. So it went -- it 22 went from, I'm going say, 13 to 28. 23 MS. WHYTE: As per request by a board 24 supervisor. Since we were working on high 25 numbers, we figured we'd better put it in. We</p>	<p style="text-align: right;">Page 11</p> <p>1 So, you know, there's a lot of changes in 2 technologies. And one of the requests was that 3 the homeowners become more active in inputting 4 their information, updating their own, you 5 know, gate access. And these new programs all 6 allow you to do that. 7 But it depends. It has to be fine tuned. 8 And there's a lot of variables. So it's going 9 to take some time to work with the residents to 10 see what they want, how detailed they want and 11 what they want. But it's a rough number. And 12 I'll be very honest, it's possibly a -- sort of 13 a mid-grade number. I've had from ten to 14 30,000. Depending if we buy, if we lease, you 15 know, depending on the extent of the programs 16 that we're looking at. 17 THE CHAIR: Okay. And the new gate 18 program for The Greens. 19 MS. WHYTE: That is the gate program for 20 the Greens, the 7500. 21 MR. BALDWIN: For The Greens? It's in 22 the general fund. 23 MS. WHYTE: Oh, no. It should be in The 24 Greens. It's -- pretty sure I put it in The 25 Greens as a request.</p>
<p style="text-align: right;">Page 10</p> <p>1 can always remove it, but you've got it. 2 THE CHAIR: If I had to guess, that was 3 Mr. Argus' request? 4 MS. WHYTE: Yes. 5 MR. ARGUS: Correct guess. 6 THE CHAIR: And I don't -- basically, 7 we're going to have to talk about all of these 8 items, so we might as well address them now. 9 Doug, are the drains still working for us? 10 MR. MAYS: Yes. We have a total of 13 11 and now ten from last year and three from 12 previous. So, yes, they are. 13 THE CHAIR: And what's the life on those 14 drains? 15 MR. MAYS: The material they're made out 16 of, should be 20, 30 years. Made out of 17 aluminum, so that stuff in there should last 18 quite a while. It's not cheap aluminum either. 19 THE CHAIR: Okay. And the \$7500 website 20 estimate, that is a ballpark? 21 MS. WHYTE: It's a ballpark, because 22 depending on what the residents want -- the 23 reason is, the original Greens program that's 24 in the computer was on floppies. If that 25 computer ever crashes, I can't put it back in.</p>	<p style="text-align: right;">Page 12</p> <p>1 MR. ARGUS: The initial question was 2 about the website. 3 THE CHAIR: The website, there's a 4 \$7500 -- 5 MS. WHYTE: Oh, the website. I'm sorry. 6 I apologize. I misunderstood. 7 MR. BALDWIN: Okay. So -- 8 MS. WHYTE: The website is in there. 9 I've had a quote. I sent Mr. Argus an e-mail. 10 I've been in contact with one person. That's a 11 very rough number. 12 THE CHAIR: Okay. 13 MS. WHYTE: Mr. Argus, I called him 14 before I put it in to make sure that was high, 15 low. And he agreed that that would be a number 16 to start with. 17 THE CHAIR: Okay. And the \$10,000 18 estimate, that's for The Greens budget? 19 MS. WHYTE: Yes, sir. That's correct. I 20 apologize. 21 THE CHAIR: Okay. All right. Any other 22 comment on those -- those are the only wish 23 list items that I'm aware of, other than what 24 was discussed at the April 7th meeting. 25 Anybody aware of anything else?</p>

Page 13

1 THE CHAIR: Mr. Barrett.
2 MR. BARRETT: Just curious, any bonds
3 disappearing this year in The Fords or The
4 Bridges?
5 MR. BALDWIN: No.
6 MR. BARRETT: One more year?
7 MR. BALDWIN: I believe you have --
8 THE CHAIR: Two possibly.
9 MR. BALDWIN: Two, I think. I would have
10 to double-check. I have my notes. I always
11 have to check this every year. I know it's not
12 this year.
13 THE CHAIR: One of them has a two-year
14 payout. But then you got the issue of can you
15 apply --
16 MR. ARGUS: Reserves?
17 MR. MENDENHALL: We have 2017, 2018, and
18 2020.
19 MR. BARRETT: I do remember the -- the
20 West going -- like halfway through year, they
21 had like a half year in reserves, so they
22 could -- like once this money is paid in
23 November, it can be paid off early, or is it --
24 MR. BALDWIN: Basically what you do is
25 that -- depending, if you have enough in

Page 14

1 reserves in order to cover the last payment,
2 then we would pay it off early, or if there
3 wasn't enough in the reserves, but you're
4 close, then we would only assess for what's
5 necessary to do -- to do the final payoff.
6 THE CHAIR: Okay. Now, you want to go
7 back to your presentation, after I interrupted
8 you?
9 MR. BALDWIN: The -- some of the
10 increases that we ended up doing, and I'm
11 focusing more on the general fund 001, has to
12 do with your insurance. Again, insurance is
13 not always defined, and we usually don't
14 receive any type of notification if there's
15 going to be an increase or not usually until
16 like July or August. So we automatically built
17 in a 15 percent increase. We usually do this
18 every year, but just letting you know that we
19 increased the insurance by 15 percent in this
20 current budget.
21 THE CHAIR: Have we talked to the broker?
22 MR. BALDWIN: No. That's what I'm
23 saying.
24 MR. MENDENHALL: They don't let you know
25 till much later?

Page 15

1 MR. BALDWIN: Much later. So we could
2 play that -- pull some of that down, if you
3 want to bring it down to 10 percent. That will
4 be easy enough, I'm sure. We usually budget
5 this, and we usually come under each year.
6 Also, if you were contemplating about possibly
7 keeping the assessments flat, and -- of course,
8 just throwing something out there -- the
9 \$400,000 for the -- again, the playground, we
10 could always use that to force the assessments
11 to stay level if you wanted it to.
12 In other words, you would use -- if we
13 needed, let's say, \$40,000 in order to get the
14 assessments level, instead of being 400,000, we
15 would say 360,000. In other words, you would
16 use that number in order to -- if you're
17 contemplating trying to keep your assessments
18 level without having to do a TRIM -- well,
19 without having to do a letter.
20 MR. CHESNEY: Or you could keep it -- I
21 mean, since we didn't -- are you saying since
22 we didn't really use -- we used a minimal
23 amount of this year? Is that what you're
24 saying? Yeah.
25 THE CHAIR: Okay. Any other topics you

Page 16

1 want to raise?
2 MR. BALDWIN: I know for the Vineyards,
3 we have projected the roads to be \$179,106.
4 But then again --
5 MS. STEWART: We're going to be low. I
6 think we'll be lower than that.
7 MR. BALDWIN: Okay.
8 MS. WHYTE: We'll have the money.
9 MR. BALDWIN: But I'm saying we projected
10 this dollar amount. So if we have a more
11 defined dollar amount, then, obviously, I can
12 change the projections and that will affect The
13 Vineyards only.
14 MS. WHYTE: Okay. Thank you.
15 MR. BALDWIN: And we do still have a
16 placeholder for a whole one dollar. And that's
17 under physical environment. And that's for the
18 land that was purchased last year. Again, I
19 just put it out there in case you have any
20 thoughts or ideas on what you're going to do.
21 First, we would need to figure out what it is
22 that you want to do and how is it going to
23 affect the different parts of this general
24 fund. If it's parks and rec, then it affects
25 different people than it does others.

<p style="text-align: right;">Page 17</p> <p>1 THE CHAIR: Well, if there's no immediate 2 plan to develop the property, can we leave it 3 as-is? 4 MR. BALDWIN: I just leave it at -- I 5 just left it as one dollar, just so we -- just 6 so we don't forget about it. 7 THE CHAIR: Right. 8 MR. BALDWIN: Right now it's just one 9 dollar. And that's why at the very, very 10 bottom of that general fund, you see there's 11 other financing uses of one dollar. That's 12 because I'm forcing it to stick out so we -- 13 that we -- once we start addressing what the 14 board wishes to do with that land, then that's 15 going to affect how this budget is going to 16 work. 17 THE CHAIR: One of the other things I 18 noticed was a pretty significant increase in 19 the directed patrol. We went from 137,000 to 20 180,000. 21 MR. CHESNEY: Rate changed. 22 THE CHAIR: It didn't change that much. 23 MR. BALDWIN: For which -- I'm sorry? 24 THE CHAIR: Rights of way 101. 25 MS. WHYTE: Sheriff's patrol.</p>	<p style="text-align: right;">Page 19</p> <p>1 MR. BALDWIN: It's seven percent, I 2 think, for the flat. And if the holidays was 3 used, it would be six percent. But just for an 4 ease of giving some type of dollar amount out 5 there, I used a seven percent. 6 THE CHAIR: So 180 is based on a seven 7 percent projection? 8 MR. BALDWIN: No. What was the dollar 9 amount? 10 THE CHAIR: It's much greater than that. 11 Because I remember seeing that memo and then 12 seeing the 180, like, no, that's not -- that's 13 a much greater increase. 14 MR. BALDWIN: I'm looking for the e-mail 15 that I sent. 16 THE CHAIR: I'm just trying to figure out 17 how we can get us at a level equal to or less 18 than the 2015 fiscal year budget. That one 19 kind of jumps out at you. 20 Mr. Ross. 21 MR. ROSS: Just for purposes of making 22 sure we have a target for our conversation, I 23 agree a hundred percent with what you said. 24 Let's try to maintain. 25 MR. ARGUS: I would agree as well.</p>
<p style="text-align: right;">Page 18</p> <p>1 THE CHAIR: Sheriff's directed patrol. 2 It's contract -- contracts, police. 3 MS. WHYTE: The rate increase was two 4 dollars an hour as of May 1st of this year. 5 THE CHAIR: Right. 6 MS. WHYTE: So that's an additional two 7 dollars an hour, plus the -- I believe it went 8 from 34 to 36 on the holiday hours. And that's 9 what the difference in the rate is. 10 MR. BALDWIN: I was going to say, the 11 holiday hours, I would say there's not 12 nearly -- that doesn't -- it does affect, but a 13 tiny, small dollar amount. And I believe I 14 sent an e-mail out to Andy, which I believe he 15 probably forwarded. And all it was was me 16 saying, okay, this is what we think the 17 projection is going to be. If we do this by 18 whatever the dollar amount increase -- and I 19 think it was seven percent; I'm going from 20 memory -- this is what your new amount would 21 be. But I have not changed the budget in order 22 to reflect any of this as of yet. We just put 23 it in as 180. 24 MR. MENDENHALL: Is that six percent, 25 seven percent for holidays?</p>	<p style="text-align: right;">Page 20</p> <p>1 MR. CHESNEY: Okay. Then just put it out 2 there and we're done. 3 MR. BALDWIN: That's why I said if you -- 4 THE CHAIR: Realistically, we've got to 5 adjust it. Can we do -- 6 MR. BALDWIN: I can -- 7 THE CHAIR: We can't put a global number 8 out that doesn't actually match the actual 9 budget, can we? 10 MR. CHESNEY: We can make it match very 11 easily. 12 MR. BALDWIN: What you can do, if you 13 say -- if you want me to use the \$400 one in 14 order to make the assessments equal -- 15 MR. CHESNEY: What are we off by? 16 THE CHAIR: 52,000. 17 MR. BALDWIN: Like 52,000, but then you 18 have to go across the board. 19 MR. CHESNEY: Just use the parks one and 20 that will be -- and then we're done, and we can 21 go on with the meeting. We'll fix it later. 22 MR. BALDWIN: You would approve it -- you 23 would approve your budget based upon the 24 changing of the parks number to keep 25 assessments flat. And then what I would do is,</p>

<p style="text-align: right;">Page 21</p> <p>1 when I get back to the office, I would play 2 with that number, because, obviously, your 3 discounts get affected by this, your property 4 appraiser fee gets affected by this, and so 5 does the tax collector. So I have to sit there 6 and manipulate the number in order to make sure 7 that your assessments stay the same. I can't 8 really -- I mean, I could sit here, but it 9 would probably take me a while to play with 10 that number in order to come up with a -- an 11 exact thing that --</p> <p>12 THE CHAIR: Can I make a simple 13 recommendation? I would actually like to 14 reduce the assessment and -- because what I see 15 happening next year is when the capital 16 improvement thing goes into effect, we're going 17 to have to increase and pay that debt service 18 and pay to finance it. In order to make this 19 clear and make us well under the -- well under 20 the 2015 fiscal year budget, why don't we 21 reduce it from 400 to 300, the set-aside for 22 capital improvement.</p> <p>23 MR. ARGUS: For the purpose --</p> <p>24 THE CHAIR: In the overall scheme of the 25 global project cost, that's going to be</p>	<p style="text-align: right;">Page 23</p> <p>1 MR. BALDWIN: Whether you want it in 2 rights of way or up above under administrative, 3 that's --</p> <p>4 MS. WHYTE: Administrative is Andy's line 5 items and stuff like that.</p> <p>6 MR. MENDENHALL: Yeah. Those are 7 mostly --</p> <p>8 MS. WHYTE: Those are basically Andy's.</p> <p>9 MR. MENDENHALL: -- out of -- out of 10 district -- well, not out of district, but 11 your --</p> <p>12 MS. WHYTE: Severn Trent's line items 13 versus our line items.</p> <p>14 MR. BALDWIN: Well, I mean, your auditor 15 is in there.</p> <p>16 MR. ARGUS: Your insurance is in there --</p> <p>17 MR. BALDWIN: Correct.</p> <p>18 MR. ARGUS: -- auto need services, so all 19 the generic stuff.</p> <p>20 MS. WHYTE: The only reason I put it 21 under that, because it came from through our 22 office. So I figured it would be the easiest 23 way to track it for the time being.</p> <p>24 MR. BALDWIN: But it's up to you.</p> <p>25 MS. WHYTE: You can put a line item on</p>
<p style="text-align: right;">Page 22</p> <p>1 nothing.</p> <p>2 MR. ARGUS: For the purposes of the TRIM 3 notice, I would like to set it at last year's, 4 but I don't necessarily want to reduce it.</p> <p>5 THE CHAIR: That's fair.</p> <p>6 MR. ARGUS: But I do have a question on 7 one of the line items. Under rights of way, it 8 looks like there's a line for office supplies. 9 That went from 4,000 to 11,500.</p> <p>10 THE CHAIR: That's the website.</p> <p>11 MR. BALDWIN: It's the website, 7500.</p> <p>12 MR. ARGUS: It's under right of way as 13 opposed to administrative?</p> <p>14 MR. ROSS: More importantly, it shouldn't 15 be under office supplies. I feel like it's 16 confusing.</p> <p>17 MR. BALDWIN: We can --</p> <p>18 MR. MENDENHALL: Create a line item, 19 website.</p> <p>20 MR. BALDWIN: We have an account number 21 called website development or website, 22 something close to that. And if you want me to 23 have it separated, that's fine. I can separate 24 it.</p> <p>25 MR. ROSS: Please.</p>	<p style="text-align: right;">Page 24</p> <p>1 it.</p> <p>2 THE CHAIR: There should be a separate 3 line item, because we'll have some ongoing 4 maintenance and upkeep charges.</p> <p>5 MS. WHYTE: That's fine. If you have a 6 line item, that's perfect.</p> <p>7 MR. MENDENHALL: Probably do it in rights 8 of way, because that's where you have your 9 communication fees and that sort of thing.</p> <p>10 MR. BALDWIN: That's fine. I'll change 11 it so that the \$7500 will be on its own account 12 number called website or website development, 13 something close to it.</p> <p>14 THE CHAIR: I would just leave it 15 website.</p> <p>16 MR. BALDWIN: Well, I will look at our 17 chart of accounts and see if we have something 18 that says -- it may say in-house website or it 19 may say website development or it may say 20 website something. I'll try find the best 21 wording for it so it sticks out.</p> <p>22 MR. MENDENHALL: I can tell you in a 23 second, because I have another district we just 24 added.</p> <p>25 THE CHAIR: Anything else, Mr. Argus?</p>

<p style="text-align: right;">Page 25</p> <p>1 MR. ARGUS: That's it.</p> <p>2 MR. CHESNEY: So just to recap, so it's</p> <p>3 \$52,000 higher than last year. Okay. It's</p> <p>4 insurance, some baskets, the website, and what</p> <p>5 was the other thing?</p> <p>6 MR. ARGUS: Baskets are for last year.</p> <p>7 MR. BARRETT: Security patrol.</p> <p>8 MR. CHESNEY: The security patrol. Thank</p> <p>9 you.</p> <p>10 THE CHAIR: There's some cost of living</p> <p>11 increases, it looks like, some programming cost</p> <p>12 increases, but not much.</p> <p>13 MR. MENDENHALL: Yeah, yeah.</p> <p>14 MR. ROSS: Legal fees are up by ten.</p> <p>15 THE CHAIR: Supervisor input on this</p> <p>16 issue? Any resident input on the proposed 2016</p> <p>17 budget for TRIM purposes? Okay. I don't see a</p> <p>18 resolution. Where is the resolution?</p> <p>19 MR. ARGUS: Last page.</p> <p>20 MR. BALDWIN: If we take into</p> <p>21 consideration the seven percent, and I based it</p> <p>22 at -- on the projections of \$177,000, it came</p> <p>23 up to be approximately \$12,777, I think was the</p> <p>24 change. If I add that \$12,777 to the -- our</p> <p>25 projections of the 177,766, your new dollar</p>	<p style="text-align: right;">Page 27</p> <p>1 usage versus -- I mean, you know, at times we</p> <p>2 might have added some during the year for --</p> <p>3 MS. WHYTE: We've never exceeded it, I</p> <p>4 don't think.</p> <p>5 MR. BALDWIN: Pardon?</p> <p>6 MS. WHYTE: I don't think we've exceeded.</p> <p>7 But our average mileage in -- is anywhere</p> <p>8 between -- depending how many hours they do,</p> <p>9 but 1700 to -- I think the highest I've ever</p> <p>10 had is \$2100 a month, which is the four dollars</p> <p>11 plus the mileage, the administration fees and</p> <p>12 stuff. If that helps you.</p> <p>13 MR. BALDWIN: That's why I said, the</p> <p>14 dollar amount that I gave you in the e-mail</p> <p>15 that I sent to Andy really was taking a global</p> <p>16 thing, but there are other items in there that</p> <p>17 are not affected by it, the administration</p> <p>18 fees, the mileage. So if we want to keep this</p> <p>19 at 180, I think it would still be within the</p> <p>20 guidelines in order to -- I don't think you</p> <p>21 would be going extremely far over.</p> <p>22 THE CHAIR: Okay.</p> <p>23 MR. CHESNEY: Or under.</p> <p>24 MR. BALDWIN: Well --</p> <p>25 THE CHAIR: Over.</p>
<p style="text-align: right;">Page 26</p> <p>1 amount for the annual budget for '16 taking</p> <p>2 into consideration, that dollar amount would be</p> <p>3 190,543. So it would be 10,000 higher than</p> <p>4 what we already have listed here.</p> <p>5 But you have to take into consideration,</p> <p>6 also in this line item is the sheriff's</p> <p>7 mileage. And that's where I said there was not</p> <p>8 enough time for me to try to extract mileage,</p> <p>9 because it's all in one invoice.</p> <p>10 MS. WHYTE: Yeah. But the mileage is --</p> <p>11 well, it's difficult. But apparently that is</p> <p>12 being increased. It's strictly just the hourly</p> <p>13 rate.</p> <p>14 MR. BALDWIN: Right. That's what I'm</p> <p>15 saying.</p> <p>16 MS. WHYTE: Yeah.</p> <p>17 MR. BALDWIN: This dollar amount, this</p> <p>18 line item captures --</p> <p>19 MS. WHYTE: Captures everything.</p> <p>20 MR. BALDWIN: -- captures everything,</p> <p>21 includes their mileage. This is going to be</p> <p>22 high, as I said, because the mileage is on the</p> <p>23 invoice.</p> <p>24 MR. CHESNEY: And also -- yeah. And</p> <p>25 also, I mean, that's just based on our actual</p>	<p style="text-align: right;">Page 28</p> <p>1 MR. CHESNEY: Over.</p> <p>2 MR. BALDWIN: -- we're off by 10,000.</p> <p>3 MR. CHESNEY: Yeah. Okay.</p> <p>4 MR. BALDWIN: If we have 2,000 a month in</p> <p>5 mileage, then that 10,000 is already covered.</p> <p>6 MR. CHESNEY: Okay. So that would help</p> <p>7 it, I guess.</p> <p>8 THE CHAIR: What's the solution then?</p> <p>9 MR. BALDWIN: You can keep it at 180.</p> <p>10 THE CHAIR: Okay. You can work -- once</p> <p>11 you have a chance to examine the numbers and</p> <p>12 rerun allocation methodology, you can make sure</p> <p>13 that the '16 proposed TRIM notice budget equals</p> <p>14 or is less than the '15?</p> <p>15 MR. BALDWIN: Correct. By utilizing the</p> <p>16 parks number.</p> <p>17 THE CHAIR: That's the one that will</p> <p>18 vary?</p> <p>19 MR. BALDWIN: That's -- if that's the one</p> <p>20 you want me to use, that's the \$400 -- the</p> <p>21 \$400,000.</p> <p>22 THE CHAIR: Are we in agreement? Greg,</p> <p>23 the 400,000 will be the flex dollar amount?</p> <p>24 MR. CHESNEY: Yeah. I'm fine with that.</p> <p>25 I'm sorry. I was just trying to think of, did</p>

<p style="text-align: right;">Page 29</p> <p>1 we put the wall in here, the one that has to be 2 repaired? 3 MS. WHYTE: We're going to discuss that 4 in a little bit. 5 MR. CHESNEY: Okay. All right. That was 6 the part that I was -- okay. Yeah, that's 7 fine. 8 MR. BALDWIN: And we did not do anything 9 with salaries, just to let you know. 10 MR. CHESNEY: I think we're all in 11 general okay with keeping the budget the same, 12 which is fine. There's plenty of room in 13 there. We have plenty in reserves. 14 THE CHAIR: Go back to the salaries. 15 MR. BALDWIN: We -- I mean, I do not 16 change the salaries budget unless somebody 17 directs me to change the salaries budget. If 18 you notice, your adopted budget for '15 is 19 178,145. What we have for '16, again, 178,145. 20 I -- anything that has to do with salaries, I 21 do not change unless the board directs me to 22 change. 23 MR. CHESNEY: What's the -- don't we have 24 a separate bonus number in there? 25 MR. BALDWIN: Well, bonus is separate.</p>	<p style="text-align: right;">Page 31</p> <p>1 MR. MENDENHALL: The net you can't 2 increase. 3 MR. ARGUS: Right. 4 MR. MENDENHALL: Within the individual 5 line items, you can adjust. 6 MR. ARGUS: So move some of these things 7 from the right of way up to administrative? 8 MR. BALDWIN: Oh, sure. 9 MR. ARGUS: So as long as the total is 10 under the TRIM? 11 MR. BALDWIN: As long as you don't go -- 12 as long as the assessments don't increase, 13 you're fine. I just know in the past we've 14 always increased. You always -- always have 15 said either it was naturally at a higher 16 increase or we said, you know, add an extra 17 10,000 -- 10 percent onto it so that we have a 18 play area. 19 THE CHAIR: Anything further? 20 MR. ARGUS: So if you're in, say, The 21 Vineyards and there's a major change to what we 22 have in front of us, the TRIM notice -- 23 MR. BALDWIN: You -- you're -- 24 MR. ARGUS: -- the letter would only have 25 to go out to The Vineyards people or what?</p>
<p style="text-align: right;">Page 30</p> <p>1 That's a different line item all by itself. 2 MR. CHESNEY: I know, but what is it 3 currently set at? If I recall, the set -- 4 MR. BALDWIN: Bonus was set at 8,000, but 5 we already exceeded it. It was at almost 6 12,000. So we increased it to 12,000 for the 7 sal -- for the bonus. If you want us to 8 decrease it, then that's fine. 9 MR. CHESNEY: No. That's fine. I 10 thought -- why did we decrease it last year? 11 Okay. 12 MR. BALDWIN: The bonus last year also 13 exceeded, because the -- it was at 10,542. And 14 this year it was at 11,948, basically 12,000. 15 I round. 16 MR. CHESNEY: Okay. 17 MR. ARGUS: Just so I'm -- my memory is 18 correct here, checking my memory. We set the 19 TRIM notice. That sets the total for the 20 budget. But over the next two months until we 21 adopt the actual budget, we can change things 22 among all the line items? 23 MR. BALDWIN: You can't increase 24 assessments. 25 MR. ARGUS: Total assessments?</p>	<p style="text-align: right;">Page 32</p> <p>1 MR. BALDWIN: No. It's total assessments 2 overall, all assessments combined, collapsed 3 together. 4 THE CHAIR: All funds. 5 MR. BALDWIN: Whatever that TRIM notice 6 is for the -- all assessments combined, you 7 cannot exceed after you accept this proposed 8 budget. 9 MR. ARGUS: Okay. 10 MR. BALDWIN: So if you -- if you have 11 this now and then you realize during the next 12 couple of months that one of the smaller funds 13 has to increase due to whatever, then something 14 is going to have to decrease someplace else in 15 order to make sure that the overall assessments 16 are kept the same. 17 THE CHAIR: Can we use unallocated? 18 MR. CHESNEY: Yes. 19 MR. MENDENHALL: Absolutely. 20 MR. BALDWIN: Sure. Uh-huh. 21 MR. MENDENHALL: Reserves, unallocated. 22 MR. BALDWIN: Unassigned, correct. 23 MR. MENDENHALL: You've got some 24 flexibility there. 25 THE CHAIR: Okay. We have for</p>

<p style="text-align: right;">Page 33</p> <p>1 consideration Resolution 2015-5. It reads, "A 2 resolution of the Board of Supervisors of the 3 Westchase Community Development District 4 approving the budget for fiscal year 2016 and 5 setting a public hearing thereon pursuant to 6 Florida law." A motion to approve -- "A public 7 hearing is set for August 4, 2015 at 4:00 p.m." 8 A motion to approve and adopt that 9 resolution would be appropriate. 10 MR. ARGUS: So moved. 11 THE CHAIR: Do we have a second? 12 MR. CHESNEY: Second. 13 THE CHAIR: Any further discussion? All 14 in favor, please raise your hand. That motion 15 passes unanimously, four to nothing. 16 Alan, anything else with you? 17 MR. BALDWIN: Well, if you have 18 projections that need to be changed, I guess 19 you have Vineyards dollar amount, if you want 20 me to change these projections now, it's not 21 going to affect your budget for the next year, 22 but it will -- it will help you with it in 23 regards to those specific exhibits and how much 24 is unassigned cash belongs to each of these 25 things. It's up to you.</p>	<p style="text-align: right;">Page 35</p> <p>1 ahead with that Vineyards paving project in 2 this fiscal year? 3 MS. STEWART: I am. 4 MR. BALDWIN: It's budgeted for this 5 fiscal year. 6 THE CHAIR: It is. 7 MR. BALDWIN: So that's why I said -- 8 currently, in The Vineyards, I have projected 9 179,106. And that was just based on an 10 estimate from somewhere. If we have it in a 11 more accurate dollar amount, then I can change 12 the projections now. 13 THE CHAIR: Well, what's the estimated 14 project cost? 15 MS. STEWART: About 150. 16 MS. WHYTE: That includes the loops and 17 everything? 18 MS. STEWART: Uh-huh. 19 MS. WHYTE: Wow. 20 THE CHAIR: Okay. So -- 21 MR. BALDWIN: What we'll do is that -- 22 once I have that figure, and we figured that's 23 going to be bottom line, I calculate the 24 replacement cost going out 15 years based on 25 that dollar amount with a 20 percent increase.</p>
<p style="text-align: right;">Page 34</p> <p>1 THE CHAIR: The Vineyards difference is 2 going to be paving, cost reduction? 3 MS. WHYTE: Paving, the loop. Tonja, 4 what else do we have? 5 MS. STEWART: Yeah. We have the paving, 6 and we have the survey and the loop and some of 7 my costs. 8 MR. MENDENHALL: How soon is it -- is 9 that done? 10 MS. STEWART: I'm actually going to 11 present a proposal today to talk about moving 12 forward with it. 13 MR. CHESNEY: The gate code project, 14 what -- how is that divided between 15 neighborhoods? 16 THE CHAIR: It's all The Greens. 17 MR. CHESNEY: It's just for The Greens? 18 MS. WHYTE: It's just for The Greens. 19 That's their gate program. It doesn't affect 20 any other community. 21 MR. CHESNEY: For some reason, I was 22 thinking it was for multiple neighborhoods. 23 MS. WHYTE: No, no. 24 THE CHAIR: Are you -- I'm just jumping 25 ahead. Are you going to recommend that we go</p>	<p style="text-align: right;">Page 36</p> <p>1 MS. STEWART: Can we wait till the 2 project is finished to do that if we are going 3 to do it within 60 days? 4 MR. BALDWIN: Well, we always base -- we 5 always build a reserve in the budget for the 6 future. 7 MS. STEWART: Okay. 8 MR. CHESNEY: We adjust it periodically 9 anyways. 10 MR. MENDENHALL: Well, we'll have that 11 one before the budget gets adopted anyway. 12 Right? 13 MS. STEWART: I think so. 14 MR. MENDENHALL: Yeah. So we can just 15 take the actuals and -- 16 MS. STEWART: That way, we at least have 17 accurate information. 18 MR. MENDENHALL: Yeah. Take the actuals 19 and build a future reserve off of that by the 20 time we get to adopting. 21 MR. BALDWIN: Since it's going to be 22 lower, that -- this means that what we have 23 projected their fiscal year 2016 reserve roads 24 will also be lower. That's all. 25 MR. CHESNEY: Yeah. I would suggest you</p>

<p style="text-align: right;">Page 37</p> <p>1 take that number.</p> <p>2 MR. BALDWIN: The 150?</p> <p>3 MR. CHESNEY: Yeah.</p> <p>4 MS. WHYTE: That includes your</p> <p>5 engineering and everything?</p> <p>6 MS. STEWART: Uh-huh.</p> <p>7 MS. WHYTE: Wow.</p> <p>8 MR. ARGUS: And the datum points?</p> <p>9 MS. STEWART: I'm sorry?</p> <p>10 MR. ARGUS: And the datum points?</p> <p>11 MR. CHESNEY: A lot of these have been</p> <p>12 inflated, because you remember when Linebaugh</p> <p>13 got paved and it came in at \$10 million and we</p> <p>14 all freaked out, we went in and had a road</p> <p>15 reserving study, and we adjusted everything</p> <p>16 upwards because of the asphalt pricing. It's</p> <p>17 come down since, so that's why all these jobs</p> <p>18 have been coming in at less than we had in</p> <p>19 there.</p> <p>20 THE CHAIR: Why don't we shift then to</p> <p>21 the engineer's report.</p> <p>22 MS. STEWART: I do -- I was going to say,</p> <p>23 I can wait a few minutes. Okay. I do have a</p> <p>24 proposal from ACPLM, who is the vendor that we</p> <p>25 used in the past few repaving, resurfacing</p>	<p style="text-align: right;">Page 39</p> <p>1 MR. ARGUS: Who inspects the base?</p> <p>2 MS. STEWART: I will. I will. So that</p> <p>3 way, it gave me a little bit of cushion. So, I</p> <p>4 mean, ultimately, the actuals -- knock on</p> <p>5 wood -- may actually be less than 150. But --</p> <p>6 MR. MAYES: Is that including the roads</p> <p>7 that go down to the homes, because of</p> <p>8 backyards?</p> <p>9 MS. STEWART: Uh-huh. The alleys -- the</p> <p>10 alleys and the roads. The alleys and the</p> <p>11 roads.</p> <p>12 MR. MAYES: Wow.</p> <p>13 MS. McCORMICK: So 114,000, you said?</p> <p>14 MS. STEWART: 114,362.</p> <p>15 MS. McCORMICK: Okay. But under our</p> <p>16 rules of procedure, wouldn't we have to</p> <p>17 competitively bid this since -- I mean, I know</p> <p>18 it's under the statutory thresholds. But I</p> <p>19 think under our rules of procedure, our</p> <p>20 requirements, our --</p> <p>21 MR. MENDENHALL: We switched to</p> <p>22 statutory.</p> <p>23 MR. CHESNEY: Yeah.</p> <p>24 MR. MENDENHALL: We amended ours.</p> <p>25 MS. McCORMICK: Okay.</p>
<p style="text-align: right;">Page 38</p> <p>1 projects, that have done a high-quality job.</p> <p>2 I'm in the process of soliciting two additional</p> <p>3 bids just so we have it for our records. The</p> <p>4 proposal from ACPLM came in for -- at \$114,362</p> <p>5 for the paving.</p> <p>6 The control points, I did reach out to</p> <p>7 another civil engineering firm, surveying firm,</p> <p>8 Landmark Surveying, Landmark Engineering and</p> <p>9 Surveying Corporation, and asked them for a</p> <p>10 proposal for doing the survey work because of</p> <p>11 the pricing that we had last year. They came</p> <p>12 in at \$6,875.</p> <p>13 And then we also had the loops. Now, the</p> <p>14 \$150,000, I left myself a little cushion,</p> <p>15 because in talking to the contractor, there are</p> <p>16 some parking spaces that are kind of like half</p> <p>17 done that he has included in his number to</p> <p>18 resurface. But I think the base condition may</p> <p>19 be bad.</p> <p>20 So I left myself a little bit of money</p> <p>21 left so that when we did mill everything, we</p> <p>22 could do a complete inspection of the base, and</p> <p>23 so if we needed to make any base repairs, we</p> <p>24 could do that while we were out there before we</p> <p>25 resurfaced.</p>	<p style="text-align: right;">Page 40</p> <p>1 MS. STEWART: I was going to say, we --</p> <p>2 we publicly bid The Greens, because it was</p> <p>3 so -- large amount of money.</p> <p>4 MS. McCORMICK: Okay.</p> <p>5 MS. STEWART: But I know in the past</p> <p>6 we've solicited additional bids, but not</p> <p>7 publicly advertised it.</p> <p>8 MR. MENDENHALL: It used to be 25,000</p> <p>9 initially.</p> <p>10 THE CHAIR: It's 150,000 even?</p> <p>11 MS. STEWART: Yes. That's correct.</p> <p>12 MR. BALDWIN: So what it did is it</p> <p>13 changed on -- I don't have a page number. In</p> <p>14 the exhibit J, it changed from 14,328 to what</p> <p>15 we originally had as for the fiscal year 2016</p> <p>16 road reserve, it went down to 12,000 even.</p> <p>17 That's just for -- so, really, that is -- that</p> <p>18 is reducing the budget, but it's only reducing</p> <p>19 the budget in this one village.</p> <p>20 THE CHAIR: And that's using our 150,000,</p> <p>21 15-year life, plus a 20 percent increase?</p> <p>22 MR. BALDWIN: Correct.</p> <p>23 THE CHAIR: Okay. Do we have a motion to</p> <p>24 accept and approve the recommendation and</p> <p>25 proceed forward with that named contractor for</p>

<p style="text-align: right;">Page 41</p> <p>1 the paving project in The Vineyards at \$150,000</p> <p>2 cost?</p> <p>3 MR. CHESNEY: So moved.</p> <p>4 THE CHAIR: Do we have a second?</p> <p>5 MR. ROSS: Second.</p> <p>6 MR. BARRETT: I thought she was getting</p> <p>7 two more bids.</p> <p>8 MS. STEWART: What I would like to do is,</p> <p>9 based on the history, I suspect they will be</p> <p>10 the lowest. If we can do a not-to-exceed. If</p> <p>11 the other two bids come in lower, then we'll</p> <p>12 switch gears and use another contractor.</p> <p>13 THE CHAIR: Okay.</p> <p>14 MR. ARGUS: Does that --</p> <p>15 THE CHAIR: Doesn't that give an</p> <p>16 advantage to someone?</p> <p>17 MS. STEWART: They don't know.</p> <p>18 MR. ARGUS: Well, it's not publicly bid.</p> <p>19 MS. STEWART: I'm not telling them what</p> <p>20 the price is.</p> <p>21 MR. CHESNEY: They'd have to look it up.</p> <p>22 MS. STEWART: Unless they look at your</p> <p>23 minutes of the meeting, which I'm not sure</p> <p>24 anybody I would solicit proposals from will be.</p> <p>25 MR. CHESNEY: Also will be published by</p>	<p style="text-align: right;">Page 43</p> <p>1 management services that about the Stonebridge.</p> <p>2 Is that correct?</p> <p>3 MR. MAYS: Yeah. The community between</p> <p>4 Stonebridge and Sturbridge, the big lake that's</p> <p>5 back there. But haven't -- they haven't</p> <p>6 reached back at us yet to let us know if they</p> <p>7 can do anything to help us, because the pond is</p> <p>8 starting to look a little trashy already with</p> <p>9 the runoff from that construction going into</p> <p>10 the pond.</p> <p>11 MS. STEWART: When I get in the car, I'll</p> <p>12 actually make a couple phone calls.</p> <p>13 MR. CHESNEY: There was some additional</p> <p>14 requests, too, like to determine if the fencing</p> <p>15 material is proper.</p> <p>16 MR. MAYS: Correct. We talked about the</p> <p>17 fencing material. It's that PVC that they plan</p> <p>18 on running all the way down to our community.</p> <p>19 Actually, it's like a house and a half towards</p> <p>20 the end of Woodford -- not Woodford -- but</p> <p>21 Sturbridge community. So that material is</p> <p>22 pretty heavy-duty, good-looking stuff.</p> <p>23 THE CHAIR: Wasn't the temporary fencing</p> <p>24 set up on the wrong side facing --</p> <p>25 MR. MAYS: Yes.</p>
<p style="text-align: right;">Page 42</p> <p>1 then, yeah. You're going to do it, like, this</p> <p>2 week. Right?</p> <p>3 MS. STEWART: No. I'm in the process of</p> <p>4 doing it already.</p> <p>5 MR. CHESNEY: That's what I mean. So the</p> <p>6 minutes aren't going to be published until --</p> <p>7 MS. STEWART: Yeah. Correct.</p> <p>8 MR. CHESNEY: -- next month anyway.</p> <p>9 THE CHAIR: So we have a motion to</p> <p>10 approve a not-to-exceed \$150,000 tentatively</p> <p>11 with this contractor, but with any other</p> <p>12 qualified bidder, contractor who submits a bid</p> <p>13 less than that amount. Is that the motion?</p> <p>14 MR. CHESNEY: Sure.</p> <p>15 MR. ROSS: I second that.</p> <p>16 THE CHAIR: Any further discussion? All</p> <p>17 in favor, please raise your hand. That motion</p> <p>18 passes four to nothing, as well.</p> <p>19 Anything else, Tonja?</p> <p>20 MS. STEWART: Doug and I talked about a</p> <p>21 couple of issues. One is the M/I Homes</p> <p>22 construction, Westlake Townhomes, I think is</p> <p>23 maybe what the name of that is. I did reach</p> <p>24 out to M/I Homes. I do do business with them</p> <p>25 and reached out to terms of some lake</p>	<p style="text-align: right;">Page 44</p> <p>1 THE CHAIR: -- our homes?</p> <p>2 MR. MAYS: That will come down, though.</p> <p>3 THE CHAIR: When?</p> <p>4 MR. MAYS: It will -- I haven't looked at</p> <p>5 it, but they were working on it the other day.</p> <p>6 They were working on bring -- going ahead and</p> <p>7 bringing it all the way down. At one time, it</p> <p>8 was supposed to be two phases. But apparently</p> <p>9 they tell us they're selling them so fast over</p> <p>10 there, they're going -- they've already started</p> <p>11 phase two. So the new fencing is on its way</p> <p>12 down towards us.</p> <p>13 THE CHAIR: Tonja, are you comfortable</p> <p>14 with -- that their lake, their runoff system</p> <p>15 won't detrimentally impact our systems?</p> <p>16 MS. STEWART: I pulled the drainage</p> <p>17 plans, and it appears that in addition to some</p> <p>18 of the design stuff, they have probably, in</p> <p>19 effort to get some dirt, probably excavate a</p> <p>20 few other areas. I did not review the drainage</p> <p>21 calculations. Just looking at the plans</p> <p>22 themselves and knowing the fact in order to get</p> <p>23 an approval for Hillsborough County, as well as</p> <p>24 the Southwest Florida Water Management</p> <p>25 District, they would have to demonstrate that</p>

<p style="text-align: right;">Page 45</p> <p>1 our system is not impacted.</p> <p>2 Now, with a couple of side comments, you</p> <p>3 guys have been listening to us talk about</p> <p>4 drainage problems for what, three, four years</p> <p>5 now. We do know we have some elevated ground</p> <p>6 water conditions, okay, particularly the</p> <p>7 further south we go towards the TECO land and</p> <p>8 everything.</p> <p>9 So there are most likely some design</p> <p>10 assumptions that remain in their calculations</p> <p>11 that may be somewhat different in terms of</p> <p>12 actual field conditions today. I'm not sure</p> <p>13 that there's a -- maybe Erin can speak on this.</p> <p>14 To the best of my knowledge, there's really no</p> <p>15 process to go back and try to make somebody</p> <p>16 redo drainage calculations based on conditions</p> <p>17 we experience today versus what it was designed</p> <p>18 by in 20 years.</p> <p>19 I recommend, just like we do with the</p> <p>20 rest of the drainage system on our property, if</p> <p>21 indeed they are draining something into our</p> <p>22 property that creates a problem, then I think</p> <p>23 we can then follow up with both SWFWMD and</p> <p>24 Hillsborough County and that community to try</p> <p>25 to resolve it. I don't know that there's</p>	<p style="text-align: right;">Page 47</p> <p>1 lacking in certainty. We're just going to be</p> <p>2 in a dispute. That's not the way to solve</p> <p>3 problems.</p> <p>4 If there's anything we could do now to be</p> <p>5 proactive to anticipate we're going to have</p> <p>6 erosion problems in the future, my suggestion,</p> <p>7 let's go ahead and do it now. Let's just be</p> <p>8 smart about it and be a step ahead of the</p> <p>9 curve.</p> <p>10 MS. STEWART: Well, then, why don't we do</p> <p>11 a full-blown inspection. I can get with Sonny</p> <p>12 and Doug and we'll do our, you know, typical</p> <p>13 drive-through and see how things are</p> <p>14 functioning. You know, because we communicate</p> <p>15 all the time. I know if there's problem, Doug</p> <p>16 calls, and we'll talk about it or go look at</p> <p>17 it. But it might be appropriate, since we're</p> <p>18 towards the tail end of what little dry season</p> <p>19 we had, this is the time to probably take a</p> <p>20 look at it and monitor what's going on.</p> <p>21 MR. ROSS: That'd be my preference.</p> <p>22 MS. STEWART: And keep in mind, there are</p> <p>23 a couple of significant culvert crossings that</p> <p>24 is part of our system and their system. Those</p> <p>25 tend to control them -- I don't want to use</p>
<p style="text-align: right;">Page 46</p> <p>1 anything we can do to argue their permitting</p> <p>2 process or say that today that there's problem.</p> <p>3 Until they get all the impervious area, until</p> <p>4 all the units are built, we're not going to</p> <p>5 know the hundred percent impact.</p> <p>6 But I think it is important -- I mean,</p> <p>7 just like our canal, which we're fixing to talk</p> <p>8 about a little bit, it receives drainage all</p> <p>9 the way from Nine Eagles. You know, it's like</p> <p>10 we have, you know, major conveyance systems</p> <p>11 through the community that we continue to</p> <p>12 monitor over time. So I think it's just, you</p> <p>13 know, a continuing to monitor it and track what</p> <p>14 they're doing, what they're draining into us.</p> <p>15 THE CHAIR: Mr. Ross.</p> <p>16 MR. ROSS: I share the same concerns</p> <p>17 adjusted by your question. I feel like we'd be</p> <p>18 naive if we don't anticipate there's going to</p> <p>19 be some sort of problem in future there. We've</p> <p>20 seen erosion throughout our community. It's</p> <p>21 going to likely happen there. We have no</p> <p>22 assurances that they're going to be as</p> <p>23 proactive as we are in our community. And I</p> <p>24 don't want us to be in a position where our</p> <p>25 remedy is go to SWFWMD. That, to me, is</p>	<p style="text-align: right;">Page 48</p> <p>1 certain words. They -- they are going to be</p> <p>2 restricted by those culvert crossings that are</p> <p>3 in the ground, so that if indeed they do</p> <p>4 increase or have a problem with their drainage</p> <p>5 system, it's going to be a problem to them</p> <p>6 before it's going to be a problem to us.</p> <p>7 MR. ROSS: Well, I gave my two cents.</p> <p>8 THE CHAIR: Yes, sir.</p> <p>9 MR. NEYLAN: I have a question.</p> <p>10 THE REPORTER: What's your name?</p> <p>11 MR. NEYLAN: Patrick Neylan.</p> <p>12 THE REPORTER: Thank you.</p> <p>13 MR. NEYLAN: Is there any record or is</p> <p>14 there any written elevation of the elevation of</p> <p>15 the lake that's in dispute behind Stonebridge?</p> <p>16 Because it is a closed lake and does not drain</p> <p>17 anywhere. So if we're having runoff from M/I</p> <p>18 Homes building into our lake, i.e., we already</p> <p>19 have soil runoff, I assume --</p> <p>20 MR. MAYS: It's not our lake, first of</p> <p>21 all, though.</p> <p>22 MR. NEYLAN: True. Is there any</p> <p>23 published information that, i.e., do we -- you</p> <p>24 know, because our elevation of our property</p> <p>25 keeping more than two feet above that lake, and</p>

<p style="text-align: right;">Page 49</p> <p>1 if you're getting additional runoff that's</p> <p>2 coming off of M/I Homes, being as before it was</p> <p>3 undeveloped property, now it's developed,</p> <p>4 everything's going to go into storm drains</p> <p>5 towards Sheldon Road. Now, if they're talking</p> <p>6 about you're going to have a problem, it's</p> <p>7 going to show up on that end of town first.</p> <p>8 MS. STEWART: I have all the drainage</p> <p>9 plans, so we do have some elevations. So we</p> <p>10 can do some little field checking and field</p> <p>11 verifications so that --</p> <p>12 MR. NEYLAN: That's what he said, a</p> <p>13 documentation trail. If there's an issue, get</p> <p>14 it now before you walk away and you're dealing</p> <p>15 with a homeowners' association that may have a</p> <p>16 different take on it than we will.</p> <p>17 MR. MAYS: And I might have worded it</p> <p>18 wrong, too. What I meant by runoff is the</p> <p>19 construction runoff that we're getting from the</p> <p>20 new -- the new sand. Since then, they've put</p> <p>21 in like a couple of different large mitigation</p> <p>22 areas, and I believe a nine --</p> <p>23 MS. STEWART: They've expanded the</p> <p>24 storage capacity.</p> <p>25 MR. MAYS: Yeah. Nine additional ponds</p>	<p style="text-align: right;">Page 51</p> <p>1 can learn from and implement at The Vineyards</p> <p>2 and that type of project.</p> <p>3 MS. STEWART: Sure.</p> <p>4 MR. NEYLAN: Another question, as far as</p> <p>5 the pricing for the paving project, basic</p> <p>6 question. Because we still -- Stonebridge, we</p> <p>7 still have to repave our parking lot. Is the</p> <p>8 price lower by means of the fact of lower oil,</p> <p>9 price for milling for asphalt is a lot cheaper</p> <p>10 now?</p> <p>11 MS. STEWART: What I have actually found</p> <p>12 is, this particular contractor -- I don't know</p> <p>13 the dynamics of their business, but they are</p> <p>14 just very awesome pricing. Not everybody is as</p> <p>15 low. Not everybody -- it's not a consistent</p> <p>16 issue. I think it's -- they're a small</p> <p>17 business. They do small projects. They --</p> <p>18 whatever arrangement they have with their</p> <p>19 pricing, they've just been very, very</p> <p>20 aggressive with their pricing.</p> <p>21 MR. NEYLAN: Do you get a breakdown of</p> <p>22 their pricing in that respect?</p> <p>23 MS. STEWART: Uh-huh. And if you want to</p> <p>24 add the parking lot, if you want to try to make</p> <p>25 it a part of this to have it done, we can</p>
<p style="text-align: right;">Page 50</p> <p>1 on top of an additional pond that's there on</p> <p>2 that piece of property, along with the big</p> <p>3 pond. So they have -- I may have said it</p> <p>4 wrong. So I didn't mean runoff from the rains</p> <p>5 that we've had already. I just mean that's</p> <p>6 what it looks like is damaging the pond right</p> <p>7 now. But the construction, that part of it is</p> <p>8 pretty much complete.</p> <p>9 MS. STEWART: Are they doing any</p> <p>10 dewatering?</p> <p>11 MR. MAYS: Haven't heard any dewatering</p> <p>12 yet.</p> <p>13 THE CHAIR: Tonja, if you would get with</p> <p>14 Mr. Neylan, he had some -- he -- he obviously</p> <p>15 has a background in construction. He had some</p> <p>16 comments about the paving work that was done at</p> <p>17 The Greens. He's raised it twice now. I don't</p> <p>18 know that you were at either of those meetings.</p> <p>19 Just pick his brain, because he had some</p> <p>20 comments and observations that I don't know</p> <p>21 that we could grasp, but somewhat of a</p> <p>22 technical nature that you would have better</p> <p>23 understanding of.</p> <p>24 MS. STEWART: Sure.</p> <p>25 THE CHAIR: And maybe it's something we</p>	<p style="text-align: right;">Page 52</p> <p>1 actually see if they'll add that to it and then</p> <p>2 separate out the bills.</p> <p>3 MR. NEYLAN: Okay. So I'd have to bring</p> <p>4 that in front of my board to see if we have the</p> <p>5 fundings for that and what it would cost.</p> <p>6 MS. STEWART: You're not in The Greens,</p> <p>7 you're in Stonebridge?</p> <p>8 MR. NEYLAN: Stonebridge.</p> <p>9 THE CHAIR: That's not our project.</p> <p>10 MS. WHYTE: An HOA -- it's an HOA.</p> <p>11 MS. STEWART: I understand. I</p> <p>12 understand. The parking lot of the HOA.</p> <p>13 MR. NEYLAN: If we have the money, we can</p> <p>14 piggyback on them and get them to give us a</p> <p>15 price. And while they're on site, they can</p> <p>16 come over to our community.</p> <p>17 THE CHAIR: Certainly saves mobilization</p> <p>18 costs.</p> <p>19 MR. MAYS: Yep.</p> <p>20 THE CHAIR: We'll leave that up to you</p> <p>21 guys to do.</p> <p>22 MR. NEYLAN: Don't worry, it won't take</p> <p>23 long to pick my brain.</p> <p>24 THE CHAIR: Tonja, send that association</p> <p>25 the bill.</p>

<p style="text-align: right;">Page 53</p> <p>1 MS. STEWART: Yeah. We'll split it out. 2 The -- they'll do two different bills. 3 And then the other issue I have is, if 4 you don't mind -- do you mind giving me your 5 contact information? It's in regard to -- I 6 guess it technically is the canal behind the 7 residents that has complained about their wall. 8 It's a retaining wall along a pool. And I sent 9 Doug some facts basically saying that the wall 10 to the pool in the cage of the pool is right on 11 a wetlands setback. If you want to pass that 12 around, I've highlighted it red where the edge 13 of the edge of the pool where the wall is. And 14 it actually is on a private property. That 15 setback is completely on private property. So, 16 Doug, I don't know if -- 17 MR. MAYES: So basically that wall was 18 designed just in case the levels on that canal 19 got to a certain high. That's why the wall is 20 there. 21 MS. STEWART: I thought the original 22 complaint, too, had some concerns about 23 erosion. And I know we went out there, and I 24 did not -- I have not, the several times we 25 have been out there, seen any evidence of</p>	<p style="text-align: right;">Page 55</p> <p>1 has it been -- what's the worst-case scenario? 2 MS. WHYTE: Almost to the top of the 3 cement concrete. 4 MR. MAYES: Worst-case scenario was about 5 six inches from the top, yeah. 6 MS. STEWART: I mean, we have experienced 7 hundred year storm events, equivalent hundred 8 year storm events. So under those 9 circumstances, I think -- 10 MS. WHYTE: His main concern is what's 11 upstream is coming downstream. And that's his 12 ultimate concern is that it's coming 13 downstream. There's more water being pushed 14 down, and that he's noticed that the water 15 levels have risen. 16 MS. STEWART: Well, the water level has 17 risen because of new climate. 18 MS. WHYTE: That's -- yeah. 19 MS. STEWART: And that's, unfortunately, 20 something that we don't have control over 21 dealing with. Remember, the County came out 22 and cleaned out that wetland, that one wetland 23 that time, and it brought the water levels a 24 little bit, but not completely down to the 25 design water levels. So we do -- we do have --</p>
<p style="text-align: right;">Page 54</p> <p>1 erosion. 2 MR. MAYES: His concerns mainly were when 3 he noticed water at the top of the wall, he 4 thought for sure that something was wrong. 5 And, apparently, the builders knew this may 6 happen, so that's why they did build that wall 7 for that reason, so -- 8 MS. STEWART: And there is a grading 9 plan, as every community has an approved 10 grading plan. And they set their finished 11 floor elevations based on the system that 12 they're draining to, which goes into the 13 street. The wetland conservation area behind 14 the house is a separate drainage system with 15 different design high waters and water level 16 elevations. 17 So based on -- you've got to remember -- 18 we talked about this, too -- this was designed 19 based on water elevations when we were in a 20 drought. So some of those water elevations are 21 actually a little bit higher today than what 22 they were based on the design water elevations 23 at the time of the subdivision was designed. 24 Now, with that -- keeping that in mind, 25 my understanding is, how far above the ground</p>	<p style="text-align: right;">Page 56</p> <p>1 I mean, if we -- we haven't had a historical 2 normal climate for the past three years. 3 THE CHAIR: Is there any solution? 4 MR. CHESNEY: It's not ours. Right? 5 MS. STEWART: The canal is ours, but 6 downstream is the County's. And I know every 7 time that we have any significant rainfall, I 8 know Doug's been going back there and checking 9 the culvert crossings under the Twin Branch 10 Acres roads, because that's the outfall for the 11 canal. And I think we're probably saying it 12 actually is -- probably the water is being 13 diverted in a different direction than it 14 thought it was going to. It was going due 15 west. And I think that's also a flow way that 16 sends it due south. So there's actually 17 probably a bypass for the water if it gets 18 overloaded going underneath the road under Twin 19 Branch Acres. Now, that affects some of the 20 houses on the west side. 21 But the key here, keep in mind, we still 22 have the culvert crossings that control the 23 flow of the water to prevent downstream 24 flooding. It was in 2010 when we had Tropical 25 Storm Debby that some of those houses in Twin</p>

<p style="text-align: right;">Page 57</p> <p>1 Branch Acres did get flooded.</p> <p>2 MR. MAYS: Yes, yes.</p> <p>3 MS. STEWART: So we have water draining</p> <p>4 through this canal all the way up from Nine</p> <p>5 Eagles, and it is a very narrow canal. Okay.</p> <p>6 I think today some of the design standards are</p> <p>7 a little different than what they were, you</p> <p>8 know, in the early '90s. I mean, if you look</p> <p>9 at the design conditions of that canal, it's</p> <p>10 just based on a water elevation. Okay. Now,</p> <p>11 they would base it on a lot of other facts</p> <p>12 besides just what was the water elevation in</p> <p>13 1988.</p> <p>14 Okay. So also keep in mind Twin Branch</p> <p>15 Acres, unfortunately, is lower. And there's a</p> <p>16 whole lot of land for the water to spread over</p> <p>17 as it's flowing there. Unfortunately, they</p> <p>18 would have greater problems that would prevent</p> <p>19 the water from necessarily affecting the</p> <p>20 subdivisions in Westchase.</p> <p>21 THE CHAIR: Mr. Ross.</p> <p>22 MR. ROSS: I want to parrot back to you</p> <p>23 what I'm hearing to make sure I'm understanding</p> <p>24 the import of your comments. There's nothing</p> <p>25 the CDD has done or not done to influence this</p>	<p style="text-align: right;">Page 59</p> <p>1 than its normal maintenance and such for our</p> <p>2 property?</p> <p>3 MS. STEWART: Correct. And I think Doug</p> <p>4 is doing a great job. He's removing the</p> <p>5 vegetation in the -- I mean, I even called that</p> <p>6 one day when I drove through and said, "Look</p> <p>7 how beautiful those wetlands are." I mean,</p> <p>8 when you're cleaning up your wetlands like</p> <p>9 that, you're -- you're doing part of this.</p> <p>10 You're allowing the water to flow better, move</p> <p>11 better, so --</p> <p>12 MR. ROSS: Thank you.</p> <p>13 THE CHAIR: Anything else?</p> <p>14 MS. STEWART: That's it.</p> <p>15 THE CHAIR: Well, thank you, Tonja.</p> <p>16 MS. STEWART: You're welcome.</p> <p>17 MR. CHESNEY: Do we need Tonja for this</p> <p>18 wall thing? It says refers to architect. Is</p> <p>19 she the architect?</p> <p>20 MR. MAYS: No. No, she's not.</p> <p>21 THE CHAIR: Brick wall.</p> <p>22 MR. MAYS: I don't think we do.</p> <p>23 THE CHAIR: Andy, you want to come back</p> <p>24 and finish up your manager's report?</p> <p>25 MR. MENDENHALL: Sure.</p>
<p style="text-align: right;">Page 58</p> <p>1 situation.</p> <p>2 MS. STEWART: Correct.</p> <p>3 MR. ROSS: The original pool builder for</p> <p>4 the property owner constructed the -- the</p> <p>5 concrete wall for the pool in anticipation</p> <p>6 there was going to be a fluctuation of water</p> <p>7 levels, so this wasn't an unforeseen</p> <p>8 possibility for the property owner.</p> <p>9 MS. STEWART: I don't think the pool</p> <p>10 builder knew anything about the water</p> <p>11 elevations. I think they were matching what</p> <p>12 the grading plans showed the finished floor</p> <p>13 elevation had to be, therefore what the pool</p> <p>14 needed to be. I think what was on the design</p> <p>15 plans from a grading perspective is what</p> <p>16 dictated the patio elevation. And as a result</p> <p>17 of the limits of the pool, excuse me, being</p> <p>18 right up to the wetland setback line, he</p> <p>19 couldn't encroach into that setback. So he was</p> <p>20 having to basically match what his patio grade</p> <p>21 was based on the design plans and the natural</p> <p>22 grade of the wetland setback, and he was stuck</p> <p>23 building that wall.</p> <p>24 MR. ROSS: On a go-forward basis, there's</p> <p>25 nothing the CDD needs to do or should do, other</p>	<p style="text-align: right;">Page 60</p> <p>1 MR. BALDWIN: Are you done with me?</p> <p>2 THE CHAIR: Yes, sir. Safe travels.</p> <p>3 MR. BALDWIN: Thanks.</p> <p>4 MR. MENDENHALL: One of the items that</p> <p>5 was in your agenda package, we do this every</p> <p>6 year around this time, and it is announce the</p> <p>7 numbers of registered voter in the district.</p> <p>8 So currently this year you have 7,941</p> <p>9 registered voters.</p> <p>10 The -- one of the other items we have is</p> <p>11 we talked last month about the hearing for</p> <p>12 increasing the rates in the district. Got</p> <p>13 information from Erin as far as what we would</p> <p>14 need to publish. That's been published and</p> <p>15 advertised. Scheduled to do that at the June</p> <p>16 meeting. So just want to update everybody on</p> <p>17 that. Erin, I didn't know if you had anything</p> <p>18 to add on that one.</p> <p>19 MS. McCORMICK: Just -- Andy sort of</p> <p>20 filled me in on this, because I wasn't here</p> <p>21 when the discussion came up. But I prepared a</p> <p>22 resolution and notice to go in the paper that</p> <p>23 would increase the fee across the board, so it</p> <p>24 would be \$50 for reserving that park facility.</p> <p>25 MR. CHESNEY: Can I ask you that? So we</p>

<p style="text-align: right;">Page 61</p> <p>1 have to publish what the fee increase would be?</p> <p>2 MS. McCORMICK: Right.</p> <p>3 MR. CHESNEY: So did you already publish</p> <p>4 that?</p> <p>5 MS. McCORMICK: We did. Is that not what</p> <p>6 you wanted to do?</p> <p>7 MR. CHESNEY: No, no. That is what we</p> <p>8 want. But I was thinking about it after the</p> <p>9 fact. I didn't know if -- we never really</p> <p>10 discussed the amount, other than you just</p> <p>11 pulled it out of your --</p> <p>12 MR. MAYS: Hat.</p> <p>13 MR. CHESNEY: -- you know, hat.</p> <p>14 MS. McCORMICK: Has it already gone into</p> <p>15 the paper?</p> <p>16 MR. MENDENHALL: Yeah.</p> <p>17 MS. McCORMICK: It's already been</p> <p>18 published?</p> <p>19 MR. CHESNEY: That's fine. Okay.</p> <p>20 THE CHAIR: Can we change that number at</p> <p>21 a public hearing?</p> <p>22 MS. McCORMICK: I would say if we're</p> <p>23 going to increase it, we should probably do</p> <p>24 another notice, because the purpose is to give</p> <p>25 the public an opportunity to comment on what</p>	<p style="text-align: right;">Page 63</p> <p>1 MS. McCORMICK: Right. I would suggest</p> <p>2 that we shouldn't go beyond what we provided a</p> <p>3 notice for. But I think we could actually --</p> <p>4 well, today's the 5th, and we have -- were</p> <p>5 required to do 21 days of notice. So I think</p> <p>6 we can actually deal with it still in June.</p> <p>7 THE CHAIR: So does the notice need to</p> <p>8 say a specific amount, or should it just say an</p> <p>9 amount of increase up to some amount?</p> <p>10 MS. McCORMICK: We can say an increase up</p> <p>11 to a set amount.</p> <p>12 THE CHAIR: You raised the -- do you want</p> <p>13 to lead that discussion?</p> <p>14 MR. CHESNEY: Well, I mean, I've already</p> <p>15 said it. I mean, I am a fan of our parks</p> <p>16 being -- I think the way they were designed</p> <p>17 initially is that they're really designed to be</p> <p>18 neighborhood parks where people congregate from</p> <p>19 the neighborhood. And no matter what we try to</p> <p>20 do, that's really what they are.</p> <p>21 So when we have these events, when we</p> <p>22 have these pavilions and we have these things,</p> <p>23 the pavilions are great and they're used all</p> <p>24 the time. But when we have scheduled</p> <p>25 activities there, it increases the influx of</p>
<p style="text-align: right;">Page 62</p> <p>1 your proposed fee is.</p> <p>2 MR. CHESNEY: I mean, we never really</p> <p>3 discussed --</p> <p>4 THE CHAIR: We didn't.</p> <p>5 MR. CHESNEY: -- your objective for that.</p> <p>6 I think you and I have a similar objective to</p> <p>7 reduce -- I'm not speaking for you. But, you</p> <p>8 know, my objective has always been that the</p> <p>9 more neighborhoody our parks are, the better,</p> <p>10 so the less burden on them, more neighbor --</p> <p>11 the more the parks retain a neighborhood feel.</p> <p>12 So, you know, I'm okay with --</p> <p>13 MS. McCORMICK: Well, it's a small</p> <p>14 notice. So I don't think it would be terribly</p> <p>15 expensive if you wanted to republish.</p> <p>16 MR. CHESNEY: I would have been</p> <p>17 acceptable to even a higher increase, but we</p> <p>18 didn't really discuss it, because it kind of</p> <p>19 came at the end.</p> <p>20 THE CHAIR: Well, let's talk about it</p> <p>21 then. Because we can always end that and reset</p> <p>22 it for July. What are your thoughts on this?</p> <p>23 I guess I assumed we could vary it at a public</p> <p>24 hearing. You're telling me we can only go</p> <p>25 down?</p>	<p style="text-align: right;">Page 64</p> <p>1 people in there to the point where they</p> <p>2 don't -- they're not neighborhood parks</p> <p>3 anymore. That's all. Especially this one.</p> <p>4 So, you know, I -- that's what I've said</p> <p>5 all along. Even, you know, any -- any</p> <p>6 organized activities, I mean, I'm a</p> <p>7 proponent -- I mean, if we're going to have</p> <p>8 organized activities, we need to be fair. But,</p> <p>9 you know, I've always said I didn't -- I would</p> <p>10 prefer we don't have any organized activities</p> <p>11 and we have neighborhood parks, because they're</p> <p>12 just too small for anything else.</p> <p>13 THE CHAIR: Mr. Ross or Mr. Argus, any</p> <p>14 comment?</p> <p>15 MR. ARGUS: The fee increase would only</p> <p>16 be for the pavilions?</p> <p>17 THE CHAIR: Yes.</p> <p>18 MR. ARGUS: Not, like, the soccer field?</p> <p>19 THE CHAIR: Correct.</p> <p>20 MR. CHESNEY: We don't charge anything</p> <p>21 for the soccer field. You know, I was</p> <p>22 reviewing the soccer financials the other day.</p> <p>23 We had in their field maintenance 3600. We</p> <p>24 don't ever ask them to do anything, do we? Do</p> <p>25 we ever get them --</p>

<p style="text-align: right;">Page 65</p> <p>1 MR. MAYS: We don't ask them, but they --</p> <p>2 MR. CHESNEY: They do?</p> <p>3 MR. MAYS: -- do their own sometimes.</p> <p>4 Sometimes they'll get out there and help fix</p> <p>5 potholes, the holes that we have --</p> <p>6 MR. CHESNEY: Okay.</p> <p>7 MR. MAYS: -- if we didn't get an</p> <p>8 opportunity to do it. They've even repaired</p> <p>9 some sod a couple of times.</p> <p>10 MR. PINHEIRO: Can I speak to that?</p> <p>11 THE REPORTER: What's your name, please?</p> <p>12 MR. PINHEIRO: Greg Pinheiro. It's for,</p> <p>13 like, the Westchase Recreation Center. So if</p> <p>14 you see --</p> <p>15 MR. CHESNEY: I was just surprised to</p> <p>16 review the financials in there.</p> <p>17 MR. PINHEIRO: Like, we did make a</p> <p>18 contribution one year. But, normally, yes,</p> <p>19 the -- whoever does the maintenance for, you</p> <p>20 know, Westchase for the CDD, they take care of</p> <p>21 Glenclyff Park. We don't have to do any work</p> <p>22 there.</p> <p>23 MR. CHESNEY: I forgot that you guys also</p> <p>24 go over there.</p> <p>25 THE CHAIR: Mr. Ross.</p>	<p style="text-align: right;">Page 67</p> <p>1 down here, so anything we can do to reduce that</p> <p>2 burden to keep the parks, to have the same</p> <p>3 neighborhood focus and feel that I think they</p> <p>4 were originally intended and designed for.</p> <p>5 And, you know, when we put those</p> <p>6 pavilions in, we thought they'd be nice and</p> <p>7 congregate. But, I mean, they've turned into</p> <p>8 party rentals. And so, you know, I'm okay with</p> <p>9 increasing it, because if we could reduce it a</p> <p>10 little bit -- if we got rid of it, I don't know</p> <p>11 if that would make it better. I think that</p> <p>12 actually might make it worse.</p> <p>13 MR. ROSS: I guess in my mind, the fee to</p> <p>14 some degree acts as a traffic regulator.</p> <p>15 MR. CHESNEY: Yeah. It does. But it's</p> <p>16 obviously too low now. That's why I was -- I</p> <p>17 was in great agreement, but we never really</p> <p>18 discussed what the right fee would be. I</p> <p>19 mean --</p> <p>20 MR. ROSS: So to my point, I'm not</p> <p>21 understanding how your goal is achieved if</p> <p>22 we --</p> <p>23 MR. CHESNEY: What if it's 75? What if</p> <p>24 it's a hundred?</p> <p>25 MR. ROSS: How does that -- I'm sorry.</p>
<p style="text-align: right;">Page 66</p> <p>1 MR. ROSS: I'm not sure I understand your</p> <p>2 goal with regard to the pavilions specifically.</p> <p>3 Are you saying that we shouldn't have any sort</p> <p>4 of reservation system, and people ought to be</p> <p>5 first come, first served, if people want to use</p> <p>6 them?</p> <p>7 MR. CHESNEY: Well, I'd have to think</p> <p>8 about that. That's something we've never done.</p> <p>9 I'm afraid that that would cause some level of</p> <p>10 chaos, you know, with people going early and</p> <p>11 camping out. But my thought is, the more we</p> <p>12 reduce that scheduled -- the more we can reduce</p> <p>13 some of the party burden, then -- and I don't</p> <p>14 even know that that will work. But if the goal</p> <p>15 is to have parks that, you know, you're -- oh,</p> <p>16 it's Sunday afternoon, I want to get out of the</p> <p>17 house with my kids. Well, you want to walk</p> <p>18 down to the park. Well, if you walk down to</p> <p>19 the park -- I can actually walk down to the</p> <p>20 park. You probably can walk down to the park.</p> <p>21 A lot of people in Westchase can't walk down to</p> <p>22 the park. Well, a lot of times on Saturday or</p> <p>23 Sunday, you can't get a parking space in there.</p> <p>24 I mean, the park -- the traffic goes down --</p> <p>25 all the way down Baybridge and probably halfway</p>	<p style="text-align: right;">Page 68</p> <p>1 MR. CHESNEY: You don't think that would</p> <p>2 reduce the number of events?</p> <p>3 MR. ROSS: I don't know if it would or it</p> <p>4 wouldn't. But you're just thinking it will</p> <p>5 reduce the number of overall reservations?</p> <p>6 MR. CHESNEY: Yeah. That's all.</p> <p>7 MS. PINHEIRO: Can I ask a question?</p> <p>8 THE REPORTER: What's your name, please?</p> <p>9 MS. PINHEIRO: Margot Pinheiro.</p> <p>10 THE REPORTER: Thank you.</p> <p>11 MS. PINHEIRO: We notice at Glenclyff,</p> <p>12 there's a lot of people that come there who</p> <p>13 probably don't have a permit. Because I know</p> <p>14 Sonny is really good at not reserving it during</p> <p>15 our soccer games. So if you did increase it,</p> <p>16 wouldn't there be a higher chance that people</p> <p>17 would use it without --</p> <p>18 MR. CHESNEY: Yeah.</p> <p>19 MS. PINHEIRO: -- paying for it?</p> <p>20 MR. CHESNEY: Yeah, there is. He's got</p> <p>21 his hand raised.</p> <p>22 THE CHAIR: Yes, sir.</p> <p>23 MR. KUHN: My name is Nick Kuhn. I'm</p> <p>24 hearing that there is a high demand by some of</p> <p>25 the residents. And I'm not sure that we should</p>

<p style="text-align: right;">Page 69</p> <p>1 stem the demand necessarily. My opinion is, is 2 that we've got a number of open spaces and open 3 areas. I'm a resident in West Park Village 4 over here, and there are a number of areas -- 5 there's one just over at Montague. 6 My wife has personally made a comment 7 once before that if there's a children's 8 playground on the area around the new -- sorry, 9 not new park -- that's in front of West Park 10 Village, if there was a playground there, I 11 think what you would probably find is you would 12 probably find a lot more people moving to those 13 areas. 14 I drive past there all the time. And I 15 see a lot of -- it's open ground that no one's 16 utilizing. And so maybe what -- if there was 17 any sort of movement, maybe they would be a 18 movement of traffic of people to those 19 particular parks. Maybe that could be part of 20 the discussion is, you know, how do we get 21 people that are currently using these parks in 22 Glenclyff and the one behind us to those open 23 areas? Those are completely unutilized. 24 MR. CHESNEY: Well, we've discussed that 25 as part of our discussions with our park</p>	<p style="text-align: right;">Page 71</p> <p>1 THE CHAIR: The County has taken a 2 position that we can't do that. I don't 3 necessarily agree, and I know what our attorney 4 thinks. But we're not going to go down that 5 path. 6 MR. KUHN: Okay. 7 MS. PINHEIRO: Is that for all the parks? 8 MR. CHESNEY: Yes. Erin and I just 9 figured this out. If you can super lawyer 10 them, then I'll be amazed. You'd be great. 11 But Erin and I explored this. Anyways -- so 12 yes. 13 THE CHAIR: Any desire to have a public 14 hearing for an amount greater than \$50? 15 MR. ARGUS: I'm somewhat of the opinion 16 if we raise it and raise it to 50, let's see 17 what that does, and we can always raise it 18 again next year. 19 MR. CHESNEY: Okay. 20 MR. ARGUS: And then have the desired 21 effect. 22 MR. CHESNEY: I am. I just wanted to put 23 it out there, that there's nothing stopping us 24 at 50. 25 THE CHAIR: I would go up to \$75 for a</p>
<p style="text-align: right;">Page 70</p> <p>1 consultant. Some of those plans haven't been 2 revealed yet. We talked about it last month 3 when Neil came and discussed it. But he has 4 some ideas for that property over there. He 5 just hasn't shared them with us yet. 6 MR. KUHN: I would certainly think that 7 there would be a number of people that would 8 utilize it. 9 MR. CHESNEY: Some -- I don't know. \$50 10 might be the right thing. I just -- you 11 know -- 12 THE CHAIR: Well, I'm open to 13 suggestions. 14 MR. CHESNEY: Well, we could do 50 and 15 see if it gets any better. 16 THE CHAIR: I know there are a number of 17 County parks higher than that. And just to 18 address your issue, the residents do have a 19 demand for the pavilions. The nonresidents 20 have a greater demand at \$25. Okay. And 21 that's part of this. 22 MR. KUHN: Well, then my recommendation 23 would be that the residents get financial 24 preference over nonresidents. 25 MR. CHESNEY: Can't do that.</p>	<p style="text-align: right;">Page 72</p> <p>1 public hearing, and let's discuss the number 2 there. 3 MR. CHESNEY: I would be willing to go 4 with you on it just to see. 5 MR. ARGUS: Since we're split, then why 6 don't we do that notice, and that way we're 7 covered. 8 MS. McCORMICK: Okay. Do you think it 9 can get in the paper for 21 days prior to our 10 next meeting? 11 MR. CHESNEY: Today is only the 5th. 12 MR. MENDENHALL: Probably. Let me see. 13 Yeah. Probably. If not, I can do it for the 14 meeting after that. 15 THE CHAIR: June -- the June meeting is 16 going to be busy with CDD supervisor 17 interviews. 18 MR. MENDENHALL: Okay. Yeah. 19 THE CHAIR: It may be that the July 20 meeting is better. 21 MR. MENDENHALL: I can certainly schedule 22 it for that, sure. There's no question then. 23 The only thing that takes time, sometimes it 24 takes five to seven days for the paper to get 25 it in. So it's not the actual time line</p>

<p style="text-align: right;">Page 73</p> <p>1 itself. It's the slowness of the newspaper. 2 THE CHAIR: Don't kill yourself. Let's 3 do that. 4 MR. MENDENHALL: Got it. \$75. 5 THE CHAIR: Up to. 6 MR. MENDENHALL: Up to. 7 MR. ARGUS: Do want to move to it the 8 July meeting as opposed to June? 9 THE CHAIR: Why don't we go ahead and 10 just do that. 11 MR. MENDENHALL: Okay. No problem. 12 All right. The final item I had was what 13 you just alluded to, just as an update if 14 you're keeping track, we have six folks that 15 have expressed interest in the board seat. 16 MR. ROSS: Who are the six? 17 MR. MENDENHALL: I knew that question was 18 going to come up. Give me a second. I have 19 them all together in one spot. Let me pull it 20 up. We have -- I apologize if I'm not 21 pronouncing these right. Brittany Reisler, 22 Bob Strange, Rick Goldstein, Forrest 23 Baumhover, Curt Sexton, and Keith Hyman. 24 MR. KUHN: Might be a seventh. 25 MS. WHYTE: There could be a seventh.</p>	<p style="text-align: right;">Page 75</p> <p>1 previous month, as well. 2 MR. MENDENHALL: I don't know if you -- 3 when the June issue comes out -- 4 THE CHAIR: It will come out on June 1. 5 MR. MENDENHALL: I got contacted by two 6 people on May 4th, so there's always a 7 possibility that if it -- you know, if came out 8 again, that we'd get more candidates, so just a 9 heads-up. 10 THE CHAIR: Mr. Chesney asked how we 11 anticipate doing that process. I would think 12 that we will give any candidate an opportunity 13 to -- for some period of time to say anything 14 they want and -- in addition to the written 15 materials they've submitted. I think 16 historically we have asked that the other 17 candidates step out from that presentation, 18 although I don't think legally they have to, 19 but I think as a common courtesy that they 20 historically have. And then I think it would 21 be an opportunity for supervisors to ask 22 questions. And then after we've heard the 23 presentations and questioned all the 24 candidates, I would hope that we would have 25 nominations and a vote.</p>
<p style="text-align: right;">Page 74</p> <p>1 MR. MENDENHALL: Okay. There you go. 2 MR. ROSS: Have you circulated info about 3 Keith Hyman? 4 MR. MENDENHALL: Yeah. When he -- he was 5 the first person. Yeah. 6 MR. CHESNEY: Okay. 7 MR. MENDENHALL: He was the first person. 8 I don't think that he sent, like, an additional 9 resume or anything. 10 MR. CHESNEY: Oh, just like -- 11 MR. MENDENHALL: What I did was send 12 around his expression of interest. 13 MR. ROSS: Okay. Got it. 14 MR. MENDENHALL: So I don't know if it's 15 still being advertised in the World of 16 Westchase, like for the next issue or whatnot, 17 but I don't know how many candidates you want, 18 I guess is my question. 19 THE CHAIR: It was in the edition that 20 came out in May 1. 21 MR. MENDENHALL: I know it was in the 22 previous two. 23 THE CHAIR: It was in the May one. 24 MR. MENDENHALL: Okay. Oh, okay. 25 MR. BARRETT: It was actually in the</p>	<p style="text-align: right;">Page 76</p> <p>1 MR. CHESNEY: Okay. So we're going to 2 ask questions of each candidate? 3 THE CHAIR: Yes. I would think so, yes. 4 You know, this is a -- we've done this four or 5 five times over the years, and they slightly 6 change every time we do it. I just think the 7 common thing, we need to be fair to all the 8 candidates. And I don't think it's -- in my 9 opinion, I don't think it's fair to ask a 10 candidate how they would vote on something that 11 may come before the CDD in the future. I don't 12 know that that's fair. That's me. You -- you 13 may have a different viewpoint. I just don't 14 know that -- 15 MR. CHESNEY: I already had five 16 questions. I think two of them were specific 17 to that. Okay. 18 THE CHAIR: That's just my gut. 19 MR. CHESNEY: I got to think about that. 20 Okay. 21 MR. MENDENHALL: I think that, you know, 22 one of the keys for fairness, especially when 23 you're asking questions, I think, as much as 24 possible, to keep asking the same questions of 25 each candidate. That way, you don't have, you</p>

<p style="text-align: right;">Page 77</p> <p>1 know, one person that you really grill and quiz 2 on one set of questions and another person on 3 another set, because, you know, then you can 4 compare apples to apples. Plus you don't have 5 anybody saying, "Why didn't they ask me about 6 that question?" 7 So -- but, you know, maybe three to five 8 minutes for the person to present themselves. 9 You guys take whatever time you think it's 10 appropriate to ask them questions and kind of 11 move down the line. 12 MR. CHESNEY: Okay. We get to vote. You 13 can't ask -- well, I mean, I know I can ask 14 whatever I want. But, I mean, it's interesting 15 that you would think that. So, I mean, there's 16 certain philosophy issues on how to deal with 17 things. I'm just thinking of the questions 18 that I wrote down, because I thought it was 19 this meeting for some reason that we're having 20 it, so -- 21 THE CHAIR: I can explain my mindset if 22 you really want to know. That's just -- I will 23 not be asking those types of questions. All 24 right. Do we have a cutoff or a deadline? 25 MR. MENDENHALL: No. I don't believe so.</p>	<p style="text-align: right;">Page 79</p> <p>1 THE CHAIR: And then some type of a 2 resume. 3 MR. MENDENHALL: Okay. Yeah. I mean, 4 and just to be fair to Mr. Hyman, I mean, I 5 have basically asked everybody that when 6 they've asked, "What do you need," and I 7 basically said that, you know, you can send an 8 expression of interest, resume, both. So I 9 will mention to him, that, you know, he can 10 send across a resume, even though -- because he 11 had some of the information way back when. 12 I'll reach out to him. 13 THE CHAIR: It would be my suggestion, 14 the way I will handle this is, if the candidate 15 does not appear on June 2, they will not be 16 considered. 17 MR. MENDENHALL: Okay. 18 MR. BARRETT: Andy, could you just 19 forward me the contact information of all the 20 people who expressed -- 21 MR. MENDENHALL: I sure can. 22 MR. BARRETT: Thank you. 23 MR. MENDENHALL: Not a problem. 24 MR. BARRETT: Thank you. 25 MR. MENDENHALL: And that's all I have.</p>
<p style="text-align: right;">Page 78</p> <p>1 Has there been a deadline published? There 2 hasn't. 3 MR. BARRETT: I just pulled it forward. 4 MR. MILLS: Was it May 22nd? 5 MR. MENDENHALL: May 22nd. There you go. 6 Perfect. 7 THE CHAIR: So on or about May 22, 23, 8 you'll submit the materials to the supervisors 9 in one intact package? 10 MR. MENDENHALL: Yeah. I would send it 11 out, package it together. 12 THE CHAIR: Okay. And if anybody 13 submitted half of what we asked for -- like I'm 14 hearing Mr. Hyman may not have sent a resume. 15 I know we've seen his. But if you would, reach 16 out to him -- 17 MR. MENDENHALL: Yeah. 18 THE CHAIR: -- to make sure that 19 everybody is at least submitting a letter of 20 intention or a statement -- 21 MR. MENDENHALL: Yes. 22 THE CHAIR: -- of intention, whether it's 23 in a letter or an e-mail. It doesn't matter to 24 me. 25 MR. MENDENHALL: Yep.</p>	<p style="text-align: right;">Page 80</p> <p>1 THE CHAIR: Thank you. I saw a hand up 2 in the back. 3 MS. PINHEIRO: That was Chris. 4 THE CHAIR: Okay. I'm sorry. 5 Discussion of the district website. 6 Sonny and/or Mr. Argus. 7 MS. WHYTE: I'm -- we're not there yet. 8 We -- I like I said, I contacted one developer. 9 She does Park Place CDD. I personally like the 10 look of it. I went through a whole bunch of 11 them. I contacted her. I've not had more 12 time, since she's sent us a proposal, to sit 13 down and talk to her a little more. And I hope 14 to do that in the next week or so and have more 15 for you at the next board meeting. 16 I am still working on the one and one and 17 getting that one up and running in the 18 meantime, getting all the information that we 19 need to be compliant for the -- as of October. 20 But in the meantime, we should hopefully have 21 something for you at -- well, maybe July 22 meeting, if June is as busy as it is, if that's 23 okay. 24 MR. ARGUS: And I'm planning to meet with 25 Sonny and solidify our direction or</p>

<p style="text-align: right;">Page 81</p> <p>1 requirements before we next bring this up to 2 the full board.</p> <p>3 MS. WHYTE: If you guys would be so kind 4 as to maybe take a few minutes to look at Park 5 Place's website and see what you come back to 6 me and say hey. What I would like is an 7 introduction letter, introduction to Westchase, 8 if somebody wants to write that, Mr. Chesney. 9 I think I've asked you in the past. If you 10 would be so good as to maybe consider doing 11 that.</p> <p>12 MR. MENDENHALL: Is it ParkPlaceCDD.com?</p> <p>13 MS. WHYTE: Yes. And just have a look at 14 it. Tell me what you like, what you don't 15 like. I think it's pretty self-explanatory. 16 It's very simple, maneuvering through the 17 process. You don't have to look for things. 18 They're very clearly defined. It's got maps, 19 it's got aquatics -- it's got their aquatics, 20 their lakes, it's got their parks, you know, 21 it's -- and it's got the calendar, which is 22 very important to me.</p> <p>23 But -- so if you guys want to just have a 24 look at it, give me back feedback, what you 25 like, what you don't like. That way, we'll</p>	<p style="text-align: right;">Page 83</p> <p>1 MS. WHYTE: You're welcome.</p> <p>2 THE CHAIR: Attorney's report.</p> <p>3 MS. McCORMICK: Well, just to report that 4 we did -- after last meeting, we did send out 5 letters regarding the proposed legislation that 6 affected the CDD, video surveillance cameras, 7 and as you all probably know, the legislative 8 session ended. That bill was not adopted. And 9 at this point, we're waiting for a special 10 session, which we know is going to deal with 11 the budget. If it deals with any other 12 substantive issues, those will be identified 13 before the legislative session starts. But I 14 wouldn't think that this is the type of thing 15 that they're going to deal with in the special 16 session.</p> <p>17 THE CHAIR: Thank you.</p> <p>18 MR. ARGUS: So that means we don't have 19 to -- probably don't have to worry about them 20 until next year or --</p> <p>21 MS. McCORMICK: I think that it's 22 possible that it may -- that they may introduce 23 it again next year, so --</p> <p>24 MR. CHESNEY: I don't think John likes 25 it -- going to introduce it next year.</p>
<p style="text-align: right;">Page 82</p> <p>1 have a better understanding what it is that 2 you're looking for versus what we're -- the 3 day-to-day function, what we need.</p> <p>4 THE CHAIR: Does Park Place also have a 5 homeowners' association?</p> <p>6 MR. ARGUS: Yes. It's on the same 7 website. And if there's things you definitely 8 want to see that's not on the current site, let 9 Sonny know that, as well, if you would.</p> <p>10 MS. WHYTE: Yeah. Just -- yeah. I know 11 it's important to be compliant, but there may 12 be additional things that you may like to see 13 on it. Like there's a number of links that I 14 would like to see, to the WOW, to the WCA, to 15 whatever, you know, that relates to our 16 community in general, but -- Hillsborough 17 County, especially if people have complaints to 18 the County for sidewalk repairs and stuff like 19 that.</p> <p>20 MR. CHESNEY: Streetlights.</p> <p>21 MS. WHYTE: Anything like that, TECO. 22 There will be a number of things that links 23 toward those lights so that the residents can 24 maneuver very simply through that process.</p> <p>25 THE CHAIR: Okay. Thank you.</p>	<p style="text-align: right;">Page 84</p> <p>1 MR. BARRETT: Actually, we were trading 2 e-mails, Brian and me, today and said that 3 Senator Lake would not be a sponsor of the 4 legislation next year. But he did expect that 5 someone would, because it's Richard Corcoran's 6 bill. And that he did expect it will 7 eventually pass. So if somebody -- if you guys 8 care about it, we'll have to monitor it.</p> <p>9 MR. ARGUS: Is this something we want to 10 be proactive on and submit our own proposed 11 legislation?</p> <p>12 THE CHAIR: That costs money.</p> <p>13 MR. ARGUS: Okay.</p> <p>14 THE CHAIR: We'd have to make a policy 15 decision, as it were. Spending the time and 16 money to have a professional lobbying effort to 17 try to -- and I don't -- you don't really have 18 to introduce your own bill, if you don't want 19 the whole concept.</p> <p>20 I think if you were serious about 21 lobbying at the legislative level or the 22 executive level, you'd have to hire the 23 professionals. And what you'd probably do is 24 hire the professionals to do amendments to kind 25 of nullify our concerns.</p>

<p style="text-align: right;">Page 85</p> <p>1 And Erin's firm does government affairs 2 work. There's any number of them. And that's 3 just not cheap. That's expensive. 4 MR. ARGUS: Since we're talking budget, 5 what sort of numbers would you want to -- if we 6 were to do this, what would be a reasonable 7 budget? 8 THE CHAIR: I don't know. A lot of it is 9 flat fee. And I can tell you that the high-end 10 lobbying groups in Tallahassee would charge us 11 \$250,000. Lesser-expensive ones would be a 12 whole lot less. It would dramatically vary. 13 It really would. As I sit here, you know, we 14 can talk to some lobbying firms to get some 15 rough estimates. We would have to weigh, is it 16 worth it to us. 17 And I -- I think the campaign we engaged 18 in with this most recent session was -- I don't 19 claim to have any part in the success of what 20 has happened with Florida legislature's 21 dysfunctionality, which I'm kind of embarrassed 22 about. But it did not come up for a vote in 23 either house. So who knows what will happen in 24 next session. It was brought up last year, 25 too, last session, so who knows.</p>	<p style="text-align: right;">Page 87</p> <p>1 MR. CHESNEY: This -- none -- do you guys 2 attend those meetings, the Florida Special 3 Community Association -- what's the name of the 4 association again? 5 MS. McCORMICK: The Florida Association 6 of Special Districts? No. 7 MR. CHESNEY: I mean, we got an invite 8 this year. They offered to pay for one of us 9 to go complimentary, just the registration. So 10 I mean, are we actually a member of that? 11 MR. MENDENHALL: Uh-uh. 12 MS. McCORMICK: They do training for, 13 like, new CDD supervisor members. I do get the 14 mailings from the Florida Association of 15 Special Districts, and I've been to at least 16 one of their conferences. They have a lot of 17 members that are not only community development 18 districts, but other types of special districts 19 around the state. So it's -- it's, you know, a 20 really good group for, I think, citizen members 21 that get involved in special districts to kind 22 of keep them informed in the legislative 23 process and also give them hands-on training 24 about what their responsibilities are as public 25 officials.</p>
<p style="text-align: right;">Page 86</p> <p>1 But that, you know -- and Erin may be 2 able to get us a rough estimate of what 3 something would cost, knowing what the bill 4 looks like and knowing what our issues are. 5 MR. ARGUS: Just out of curiosity, if you 6 could provide that in the -- 7 MS. McCORMICK: Sure. And I think the -- 8 it might be also the type of thing that an 9 organization like the Florida Association of 10 Special Districts, you might want to, you know, 11 talk with their executive director and their 12 legislative people. Because, I mean, they do 13 deal with legislative issues that affect 14 community development districts. And my 15 understanding is that there was, you know, a 16 CDD that was very interested in seeing this 17 legislation happen. And so that's -- they had 18 found sponsors for the legislation. 19 But, you know, I think it's the type of 20 thing that if there's a lot of people on the 21 other side of the issue -- I mean, it kind of 22 came up at a point where, you know, we were in 23 the middle of the legislative sessions. So now 24 we have a little bit more advance time to 25 strategize about it.</p>	<p style="text-align: right;">Page 88</p> <p>1 MR. CHESNEY: We should think about -- 2 THE CHAIR: Why don't you bring the 3 material in and we can consider it next month? 4 MR. CHESNEY: Yeah. Or -- yeah. 5 MR. ARGUS: This proposed legislation 6 sort of came up suddenly -- or I became aware 7 of it suddenly. When the legislature meets, 8 isn't there some sort of a report that, hey, 9 this might affect CDDs or this type of 10 legislation might -- and can we get involved -- 11 get a list of things that might affect the CDD. 12 MS. McCORMICK: Well, there's a website 13 that it's -- it's the Florida legislature that 14 you can look at the calendars. You can look at 15 all of the bills that are out there. It can 16 be -- you can spend a lot of time sitting there 17 trying to track all these bills and seeing 18 what's going on. You could also get -- look at 19 all of the bills that were -- are filed during 20 or prior to the beginning of the legislative 21 session. I actually don't know when the CDD 22 bill got filed, if it was well before the 23 beginning of the legislative session or not. 24 MR. ARGUS: But there's no way -- 25 THE CHAIR: It wasn't that early.</p>

<p style="text-align: right;">Page 89</p> <p>1 MR. ARGUS: -- that would inform us, hey, 2 there's a CDD bill pending? It's something we 3 actively have to go look for? 4 THE CHAIR: Your retained lobbyist would 5 give you that info. 6 MR. ARGUS: Oh, okay. 7 THE CHAIR: That is what they do. They 8 look at every bill filed every day to see if 9 this would impact any client or any industry 10 that they represent. 11 MS. McCORMICK: And sometimes the people 12 that are in Tallahassee see things before it 13 actually gets updated on the website, too. So, 14 I mean, like Mark said, we have lobbyists that 15 are up, you know, in Tallahassee in the 16 capitol, you know, running around between the 17 the different House and Senate and committees 18 and Senators and House offices, and it can get 19 pretty intense. 20 THE CHAIR: Fortunately Florida does have 21 good websites for the House and Senate. They 22 are updated three times a day. The bill 23 traffic is updated three times a day. It's 24 impressive. They do a good job with it. The 25 clerk's office, they do a nice job. You could</p>	<p style="text-align: right;">Page 91</p> <p>1 stage at the life of that bill, it will tell 2 you. That's a free service from the 3 government. It's easy to follow bills when you 4 do that with the service. 5 I have -- you know, if we have an issue 6 in another session, I would recommend all the 7 supervisors sign up for that service. 8 MR. BARRETT: The real challenge is not 9 following the bill once you've identified it as 10 one of interest. The real problem is taking 11 the -- I don't know how many hundreds of bills 12 and figuring out how many of them affect the 13 CDD, how many affect the HOA, and then I'm 14 going to follow these 12. 15 MR. ARGUS: So this is something you're 16 already doing so we don't have to do it? 17 MR. BARRETT: It would take a long time 18 at the beginning. You would -- it would be 19 easily at least a part-time job to sift through 20 all that information. 21 MR. MILLS: So there would be a retainer 22 fee. 23 THE CHAIR: And that's why being a member 24 of an association might help. Because they may 25 be -- they may have legislative folks</p>
<p style="text-align: right;">Page 90</p> <p>1 sit there every single day before the session 2 and the committees start and watch every bill. 3 You can see the content of every single bill 4 that's introduced on the Senate and the House 5 side. You can see them. They're there. All 6 you have to really do is you can see the blurb, 7 the lead-in of what this impacts, or what 8 status it impacts. 9 But the information is there, if you want 10 to spend the time to go through it. And then, 11 if like -- and I think Erin did it, once you 12 get -- once you identify a bill, whether it's 13 House or Senate, you can sign up for tracking 14 service, it's a little icon, little sunshine 15 icon on either website. And you click into it, 16 you register. It's a pretty innocuous 17 registration. Tell them what bill you want to 18 track. And any time there's activity on that 19 bill, it sends you an e-mail or a text, 20 whatever you want. 21 So in other words if that bill is going 22 to the commerce committee, you'll get an 23 e-mail. And if it was voted on or it was 24 rejected or modified or amended at the commerce 25 committee, it tells you what happened. Any</p>	<p style="text-align: right;">Page 92</p> <p>1 monitoring those bills, and they'll send out 2 e-mails and blurbs. So anyways, yeah, we 3 can -- you can work with Erin on that if it -- 4 if we have a need for it in the future. 5 Anything else, Erin? 6 MS. McCORMICK: No. I do not have 7 anything else. 8 THE CHAIR: Okay. Field manager's 9 report. 10 MR. MAYS: The only thing I'd like to 11 discuss is the wall that we sent our report 12 about. That wall is between Glenclyff and 13 Bennington communities along the Countryway 14 Boulevard. I guess through the years those 15 large pines and -- I think there's even some 16 palms and various trees through there that have 17 disrupted that wall. It's a six-foot wall. 18 It's one of the few six-foot walls with this 19 many trees. 20 And from what I could see and from what 21 our contractor can see is, it looks like the 22 wall has been impacted heavily by roots going 23 actually up into the wall and separating it. 24 It's even bowed it in some locations. It's got 25 one location that you can actually push it a</p>

1 little bit. Not a lot, just a little bit.
2 But -- and there's points of it you can see all
3 the way through.

4 So that's why we got a proposal to
5 rebuild the wall with the same type of brick,
6 because obviously we want to match the rest of
7 the brick in the community. But our contractor
8 that we've used for a lot of stuff and
9 proposals to help us, you know, other projects,
10 renovations of the office, stuff like that, has
11 came up with another idea. He's pretty sure he
12 can match that brick with basically a -- it's
13 like stuccoing, but you put a brick face, what
14 they call a face on it. So you're building it
15 out of block, which would be heavier duty.

16 And he wants to -- he actually is willing
17 to do this at no cost to the community -- come
18 to the office. We're going to give him a
19 location. He's going to build a six-foot
20 section for us to show us what he can do. And
21 he actually -- that would be a lot cheaper. He
22 says that's going to save you a lot of money by
23 doing it that way.

24 MR. CHESNEY: What's a lot of money?

25 MR. MAYS: I have no idea yet until -- he

1 to -- is your suggestion then that we build,
2 that he's going to build that and we can look
3 at it?

4 MR. MAYS: Go and look at it, or I can
5 send you some photos of what we have now, the
6 type of walls, and what -- what he's built for
7 us.

8 MR. CHESNEY: I mean, I would like to --
9 I would like to put this in this year's budget.
10 I guess is where I was going. So, I mean,
11 we're -- we're going to have a larger surplus
12 this year than we've had in years past.

13 MR. MAYS: Well, there's other options
14 too, though. I mean, we don't -- we have other
15 sections in other communities that have the
16 steel fence. So you -- you have columns and
17 then a piece of steel fence. So you don't
18 necessarily have to rebuild it brick. It's
19 your community.

20 MR. CHESNEY: What's behind that brick
21 wall now?

22 MS. WHYTE: Houses.

23 MR. MAYS: There's a couple of houses
24 back there.

25 MR. CHESNEY: Yeah. They bought in with

1 hasn't given me a price for something like
2 that. But he actually gave us a price for a
3 brick wall that's on the new property on the
4 back of, you know, the new property that was
5 purchased recently. He gave us a price for
6 that wall. It's stucco, block also. And it
7 costs as much to do that, which is twice as
8 long as that section that we're talking about
9 repairing. So I would say it would probably be
10 half the cost.

11 So he wants to build it so you can see
12 that he can build it to match the rest of the
13 brick, which might be not too bad of an idea.
14 Because in the future, if something ever did
15 happen to remaining walls or if we did have
16 some sort of catastrophe go through here, we
17 wouldn't necessarily have to do it with brick,
18 we could do it with that -- with block.

19 And then like I say, block is going to be
20 a lot sturdier than brick. Because there's no
21 block underneath this. It's just straight
22 brick. So basically that wall is only as wide
23 as a brick. So now you have a wall that's
24 almost twice as wide.

25 MR. CHESNEY: You want -- you're going

1 brick walls.

2 MR. MAYS: But you have other portions of
3 the community that have brick walls that they
4 bought into, and they're only four feet high.
5 These are just -- throwing things at you,
6 because we have another right next to
7 Glenfield -- or right next to Bennington,
8 excuse me, that has -- I think I stated that
9 wrong. It's between -- this one is wrought
10 iron. The brick is between Keswick Forest and
11 Glenfield. Excuse me. And the -- there's a
12 wire -- a metal fence between Glenfield and
13 Bennington. And what we have on there is just
14 basically jasmine and bougainvillea, plant
15 material to block being able to see inside the
16 community. But that is a lake and one home.
17 Here, we're talking about two homes this would
18 be affecting. So just food for thought.

19 MR. CHESNEY: So when do you think he'll
20 have that done, the sample wall?

21 MR. MAYS: Well, if we -- we can get him
22 to push on it real quick. Because I can tell
23 him it's -- it needs to be budgeted in. So I
24 can probably get him to do it pretty quick,
25 before next meeting.

<p style="text-align: right;">Page 97</p> <p>1 THE CHAIR: I'm confused. Qualified 2 Services Corp., Inc., they gave us an estimate. 3 MR. MAYS: Yes. 4 THE CHAIR: That's for a concrete block 5 wall or that's for the replacement of brick? 6 MR. MAYS: That's the replacement of 7 brick. 8 THE CHAIR: I was going to say, I'm not 9 paying 53,000 for CMU block wall with -- 10 MR. MAYS: No, no. 11 THE CHAIR: -- stucco that looks like 12 brick. 13 MR. MAYS: That's why he's saying it 14 could save us a lot of money to do that. I 15 mean, you're welcome to build the brick. But I 16 would -- before we did that, I was trying to 17 get another quote from somebody else, but -- 18 MR. BARRETT: Well, how long is -- my 19 phone rang, and I'm sorry, I'm turning it off. 20 How long a length of wall is the 53,000? 21 THE CHAIR: 35 feet. 22 THE REPORTER: What did you say? 23 THE CHAIR: 35. 24 MR. ARGUS: Can you use existing brick or 25 do we --</p>	<p style="text-align: right;">Page 99</p> <p>1 community, yes. 2 THE CHAIR: Couple questions. This quite 3 is not clear. It may be 35 feet plus 38 feet. 4 MR. MAYS: Yeah. It's different 5 sections. 6 THE CHAIR: Seems to be broken down into 7 sections. 8 MR. MAYS: I would say it's probably 9 easily the length of one house and the length 10 of another, which is probably almost 200 feet. 11 MR. CHESNEY: Yeah. Way more than 35. 12 THE CHAIR: We've got numbers he's got 13 here, 30 feet, 35 feet, and 38 feet. 14 MR. MAYS: Because he doesn't have to 15 replace the whole wall. 16 THE CHAIR: I got that one. 30, 35, and 17 38. 18 MR. MAYS: So you got about a hundred 19 feet. 20 MS. WHYTE: Columns and -- 21 THE CHAIR: If we were to go with a block 22 with stucco veneer, some type of whatever it 23 is, some alternative method, they -- would they 24 demo the existing wall to the point where we 25 would reuse the bricks?</p>
<p style="text-align: right;">Page 98</p> <p>1 MR. MAYS: He's going to try to use as 2 much as he can, obviously, because it's very 3 difficult to get this brick any longer. 4 MR. CHESNEY: That was my question. I 5 mean, you've seen the existing brick. I mean, 6 plus, then, he's not going to be able to use it 7 all. Because he talks in here about using foam 8 for the top. 9 MR. MAYS: On the top. 10 MR. CHESNEY: I mean, to me, it seems 11 like that would look weird, because then you 12 have new brick and old brick. No. I don't 13 know. 14 MR. MAYS: We've actually had to fix it 15 in a few locations where we've had some 16 accidents and had to fix it, repair that stuff, 17 and he used the styrofoam on top, because, 18 obviously, it's -- 19 MR. CHESNEY: I know that's styrofoam. I 20 just meant the new brick, it looks that close? 21 MR. MAYS: Yeah. 22 MR. CHESNEY: Because didn't we -- we had 23 to have our own bricks fired or something? 24 MS. WHYTE: We did. 25 MR. MAYS: They're special made for this</p>	<p style="text-align: right;">Page 100</p> <p>1 MR. MAYS: I'd have to ask him that. In 2 case we need them somewhere else. 3 THE CHAIR: Because it may be to the 4 point where we would hire masons. I don't 5 know. Just hire them by the job to clean the 6 mortar off those bricks for preservation. 7 MR. MAYS: Uh-huh. 8 THE CHAIR: That happens all the time 9 when they do historic -- 10 MR. MAYS: Yes. 11 THE CHAIR: -- buildings. 12 MR. CHESNEY: Well, I think so. If you 13 look at this, it says 9100 for protection and 14 demolition. He was thinking about using the 15 existing bricks. So, yeah, 9100 to demolish it 16 and save the brick as best he can. So, yeah. 17 MR. MAYS: I'm sure he wants to try to 18 use as much of it as he can. 19 THE CHAIR: If we went with that 20 alternative construction method, he would not 21 need those bricks. 22 MR. MAYS: Correct. 23 THE CHAIR: But we may need them in the 24 future. 25 MR. MAYS: Yes. I would think we should</p>

<p style="text-align: right;">Page 101</p> <p>1 save them.</p> <p>2 THE CHAIR: Well.</p> <p>3 MS. WHYTE: Our brick does no longer</p> <p>4 exist. We actually have to -- if we did, we'd</p> <p>5 actually have to have a full pallet fired for</p> <p>6 us.</p> <p>7 MR. CHESNEY: I seem to remember it's</p> <p>8 very expensive.</p> <p>9 MS. WHYTE: It's very expensive. Very,</p> <p>10 very expensive.</p> <p>11 THE CHAIR: Go back to him and talk</p> <p>12 about -- and if he can build us a sample wall,</p> <p>13 that would be great. And then talk to him</p> <p>14 about his intended uses with the existing brick</p> <p>15 and demoing it and et cetera, whether we could</p> <p>16 have usable brick after that process.</p> <p>17 MR. MAYES: Okay.</p> <p>18 THE CHAIR: Anything else, gentlemen?</p> <p>19 MR. MILLS: I have a question.</p> <p>20 THE CHAIR: Yes, sir.</p> <p>21 MR. MILLS: Would the repair of the</p> <p>22 existing wall only be the hundred feet, not the</p> <p>23 200 running feet, and therefore, would part of</p> <p>24 that wall be thicker than the rest of it?</p> <p>25 MR. MAYES: Well, if you -- if you did it</p>	<p style="text-align: right;">Page 103</p> <p>1 THE CHAIR: So it's four inches.</p> <p>2 MR. MAYES: A block is --</p> <p>3 THE CHAIR: A block is eight on the long</p> <p>4 way.</p> <p>5 MR. MAYES: On the stucco, so yeah, not</p> <p>6 much. Not much.</p> <p>7 MR. NEYLAN: I would assume the footer is</p> <p>8 comparable to go from a brick to a block?</p> <p>9 MR. MAYES: That's another question. So</p> <p>10 he's got --</p> <p>11 THE CHAIR: He's got footer work in his</p> <p>12 proposal.</p> <p>13 MR. MAYES: Okay.</p> <p>14 THE CHAIR: That's another good question.</p> <p>15 We would need a -- we would need a better</p> <p>16 recommendation and a better itemized allocation</p> <p>17 of what the expense would be and what the work</p> <p>18 is going to be done.</p> <p>19 MR. MAYES: Okay.</p> <p>20 THE CHAIR: I'm all in favor of using</p> <p>21 contractors that we have good experience with</p> <p>22 and history with. I know we do with this</p> <p>23 company. But at some point, we may have to</p> <p>24 look to another source to see what, if it's</p> <p>25 competitive.</p>
<p style="text-align: right;">Page 102</p> <p>1 with block, you would have to tear -- he would</p> <p>2 tear the whole wall down.</p> <p>3 MR. MILLS: Okay.</p> <p>4 MR. MAYES: But if he repairs it, he's</p> <p>5 only going to repair, like, sections, which is</p> <p>6 a whole -- like it said, 35-foot section and</p> <p>7 then a column and then another section that</p> <p>8 doesn't need anything, but the column does,</p> <p>9 then you got another long 33-foot section that</p> <p>10 needs to be replaced. So that's his plan.</p> <p>11 THE CHAIR: Well, why couldn't he replace</p> <p>12 between columns?</p> <p>13 MR. MAYES: If he could match it, he could</p> <p>14 do it with that brick -- with the block, I</p> <p>15 mean.</p> <p>16 THE CHAIR: Yeah. If there's any</p> <p>17 difference in depth, it would be on the</p> <p>18 backside.</p> <p>19 MR. MAYES: Except for that. It would be</p> <p>20 on the backside in the residents' homes.</p> <p>21 THE CHAIR: You're talking four inches.</p> <p>22 You turn it this way, lengthwise.</p> <p>23 MR. MAYES: Talking a little more than</p> <p>24 four inches, I think, but -- because a brick is</p> <p>25 four inches.</p>	<p style="text-align: right;">Page 104</p> <p>1 MR. MAYES: Well, that's what I was</p> <p>2 saying. I would definitely look somewhere</p> <p>3 else. I have one other guy that actually says</p> <p>4 he built the brick walls here in Westchase, if</p> <p>5 he's still around.</p> <p>6 THE CHAIR: See if he's got any brick</p> <p>7 left. All right. So your report -- can you</p> <p>8 get back to us pretty quickly and --</p> <p>9 MR. MAYES: Sure.</p> <p>10 THE CHAIR: -- send the information to</p> <p>11 Andy and he can distribute that update.</p> <p>12 MR. MAYES: Yeah.</p> <p>13 THE CHAIR: Okay. Thank you. Anything</p> <p>14 else, Doug?</p> <p>15 MR. MAYES: No. That's really all.</p> <p>16 THE CHAIR: All right. What's on the</p> <p>17 agenda?</p> <p>18 MR. ARGUS: Audience comments.</p> <p>19 THE CHAIR: All right. I'm going to</p> <p>20 address any supervisor comments first. Hearing</p> <p>21 none, I'm going to take audience comments,</p> <p>22 other than park improvement, WSA.</p> <p>23 MR. CHESNEY: WUSA.</p> <p>24 THE CHAIR: Yes, sir.</p> <p>25 MR. JOHNSTON: Yes, sir. On the --</p>

<p style="text-align: right;">Page 105</p> <p>1 THE REPORTER: What's your name, please?</p> <p>2 MR. JOHNSTON: Robert Johnston.</p> <p>3 THE REPORTER: Thank you.</p> <p>4 MR. JOHNSTON: Kingsbridge Avenue. On</p> <p>5 behalf of the Westchase Sunday Soccer Club, we</p> <p>6 came back last month to the CDD, petition to</p> <p>7 utilize the goals that are currently in</p> <p>8 storage. Upon recommendations from the</p> <p>9 supervisors, went back and cleaned up the</p> <p>10 paperwork work, forwarded that to Mr. Chesney,</p> <p>11 I believe Mr. Ragusa. Didn't hear any</p> <p>12 feedback, so I'm assuming those are adequate</p> <p>13 with the information provided.</p> <p>14 We also addressed the waiver</p> <p>15 considerations that you requested. Went</p> <p>16 through Lakewood Ranch Soccer Club that we used</p> <p>17 a lot of the templates from. Got that waiver.</p> <p>18 And also had a base legal down at MacDill look</p> <p>19 at it. They said it would be inadequate, as</p> <p>20 well, because I didn't get a chance to extend</p> <p>21 it forward.</p> <p>22 MR. CHESNEY: The only other thing that</p> <p>23 we had asked was, the starting time is</p> <p>24 currently at eight, we had asked if there was</p> <p>25 any possibility you went at nine.</p>	<p style="text-align: right;">Page 107</p> <p>1 THE CHAIR: Yes, sir. If you would,</p> <p>2 identify yourself.</p> <p>3 MR. CORDERO: Yes. Joe Cordero,</p> <p>4 Glenfield. The waiver thing also is to</p> <p>5 encourage Westchase residents. We don't want</p> <p>6 to push them away from not playing into our</p> <p>7 club, because we live in Westchase. And that's</p> <p>8 who we want to play with us also. So say, hey,</p> <p>9 you got to be a member to play with us and you</p> <p>10 live in Westchase, it's not fair for us to say,</p> <p>11 no, you can't. That's why the waiver is in</p> <p>12 place.</p> <p>13 MR. CHESNEY: I'm sure it will be fine.</p> <p>14 THE CHAIR: You want insurance coverage,</p> <p>15 though, and I'm hearing that your policy only</p> <p>16 covers members, not guests.</p> <p>17 MR. JOHNSTON: It does currently.</p> <p>18 MR. CHESNEY: Well, it --</p> <p>19 THE CHAIR: I don't know if it's</p> <p>20 something that we need to address. Let me take</p> <p>21 two steps back. What is it you're asking the</p> <p>22 CDD to do?</p> <p>23 MR. JOHNSTON: To utilize the goals that</p> <p>24 are previously at Westchase or out at Glenciff</p> <p>25 field. Again, we'd -- with the open dialogue,</p>
<p style="text-align: right;">Page 106</p> <p>1 MR. JOHNSTON: That's something can we</p> <p>2 happily do.</p> <p>3 MR. CHESNEY: I didn't reply</p> <p>4 specifically, because I didn't know -- the</p> <p>5 insurance is fine.</p> <p>6 MR. JOHNSTON: Okay.</p> <p>7 MR. CHESNEY: I mean, for my opinion.</p> <p>8 But, I mean, the changes you made were correct.</p> <p>9 MR. JOHNSTON: Okay.</p> <p>10 MR. CHESNEY: You know, we also talked</p> <p>11 about that it only covers members. So people</p> <p>12 that are playing need to be members.</p> <p>13 MR. JOHNSTON: Yes. And then whoever is</p> <p>14 not a member, we talked about the waiver form,</p> <p>15 which I have --</p> <p>16 MR. CHESNEY: My suggestion was, you make</p> <p>17 them a member.</p> <p>18 MR. JOHNSTON: That would be the</p> <p>19 preferred option, obviously.</p> <p>20 MR. CHESNEY: I mean, if you look at the</p> <p>21 insurance requirements, I mean, they're lucky</p> <p>22 to cover the members. But on the other hand,</p> <p>23 if someone just comes and plays at the park,</p> <p>24 they're -- you know, nothing would be</p> <p>25 different, but --</p>	<p style="text-align: right;">Page 108</p> <p>1 I know there's some repairs need to be made.</p> <p>2 We would make sure they're secured and storage</p> <p>3 was taken care of. When we utilize the goals,</p> <p>4 we would make sure they're anchored down in</p> <p>5 accordance with Hillsborough County</p> <p>6 regulations. I've been talking to Ms. Eileen</p> <p>7 Henderson at Hillsborough County, as well, to</p> <p>8 make sure we're in compliance with what they</p> <p>9 would also require, in case there was an</p> <p>10 inspection or something come out, to utilize</p> <p>11 those goals. I know there's an investigative</p> <p>12 reporter out there who wants to make a point</p> <p>13 out there. So we would make sure that was all</p> <p>14 in compliance. We would also help with</p> <p>15 maintenance and care of the goals when we use</p> <p>16 them.</p> <p>17 And, again, we would look at moving the</p> <p>18 time from nine. It's usually about two-hour</p> <p>19 block from nine to 11. And then we're usually</p> <p>20 done with the field at that point.</p> <p>21 THE CHAIR: Our incident occurred when</p> <p>22 they were stored. Am I right?</p> <p>23 MR. MAYS: When they were not being used,</p> <p>24 they were left on the field open.</p> <p>25 THE CHAIR: Correct. When they were on</p>

Page 109

1 the field but not in use.

2 MR. MAYS: Correct.

3 THE CHAIR: What plan to you have in

4 place to secure them when your organization

5 isn't using them on Sunday morning?

6 MR. JOHNSTON: Take them from Westchase

7 Soccer where they have them stored on the

8 bottom of the hill, locked to the trees and

9 locked together so that you can't open them up

10 and use them when they're in that position down

11 there. So they would be right next to the

12 Westchase Soccer Association goals that are

13 currently there. We can even take measures to

14 post signs with a warning and -- that are

15 currently on those goals. Have them anchored

16 to the tree with locks and the combination is

17 only controlled by the board members. And

18 after everything, make sure they're completely

19 stored.

20 And if there's any kind of incident, and

21 obviously an open dialogue between us and

22 yourselves would readdress that situation.

23 THE CHAIR: Doug, any issues that you

24 see.

25 MR. MAYS: Just make sure whoever was in

Page 110

1 charge, or we have a couple people's

2 information so we can make sure we have to --

3 if we have to notify everybody, we'd want the

4 same person, you know, handling the locks, lock

5 them up. Just as WCA does -- or WSA does. WSA

6 has got some good warning signs on their goals

7 now, too, that has got the information about

8 it's strictly used for the WSA and not to be

9 tampered with. That's my main concern is to

10 make sure somebody -- we go out there an Sunday

11 afternoon, they're still not sitting there.

12 They're still sitting out -- left out. They

13 need to be put away. So we would want a

14 contact person to deal with.

15 MR. JOHNSTON: Absolutely. We provide

16 the board members all their information.

17 THE CHAIR: What's the condition of the

18 goals right now?

19 MR. MAYS: Well, the metal is in good

20 shape, but the nets have been sitting, so they

21 might have to be replaced. But I'll check

22 them. We can check them out.

23 THE CHAIR: At what cost?

24 MR. MAYS: I've never priced a goal net,

25 so I have no idea.

Page 111

1 MR. CHESNEY: He said they would pay --

2 MR. JOHNSTON: And that would be a cost

3 that we'd be willing to cover.

4 THE CHAIR: Do we have a motion or

5 question, Mr. Argus?

6 MR. ARGUS: Are you going to be asking

7 for seasons, or is this 52 weeks a year you

8 want it used?

9 MR. JOHNSTON: It was normally 52 weeks a

10 year. We talked about if it is raining or bad

11 situation for the field, to take care of the

12 field maintenance, because it does nobody any

13 good if we consistently just tear up the

14 fields.

15 MR. ARGUS: I would feel better if we

16 had, like, a season to it. I think Westchase

17 Soccer Association, we have two seasons.

18 Right?

19 MR. CHESNEY: Well, we would want not an

20 ongoing agreement. We actually want a defined

21 agreement, just like we do with Westchase

22 Soccer. We asked them, I forget --

23 MS. McCORMICK: Do you really -- do you

24 want an agreement, or do you just want to allow

25 them to use the soccer nets?

Page 112

1 MR. CHESNEY: You're our lawyer.

2 MS. McCORMICK: I mean, if you have an

3 agreement, then you have an agreement that

4 you're bound to. If you want to deal with this

5 on, you know, just a trial basis to see how it

6 goes and you feel comfortable -- I haven't seen

7 the revised insurance documents or waiver

8 documents, but if you're comfortable with

9 that -- I mean, if there's anything you think

10 needs to be a condition, then, yes, it needs to

11 be in writing in an agreement.

12 MR. CHESNEY: Are you suggesting we go,

13 like, through the summer before we sign an

14 agreement just in case we want to kick them off

15 more easily?

16 MS. McCORMICK: I mean, you can do that,

17 or you could just -- you know, it really just

18 depends from the CDD's perspective, if there's

19 any conditions that you want to make sure that

20 you have to pin down in an agreement.

21 MR. CHESNEY: I mean, we've talked about

22 the conditions. We want to make sure they take

23 care of the goals and things like that.

24 MR. JOHNSTON: Store them so there's no

25 more incidents. Absolutely.

1 THE CHAIR: Well, I think the agreement
 2 is really simple. They provide sufficient
 3 proof of insurance, and in exchange, we allow
 4 them to use the goals during certain -- on one
 5 day during a certain window of time. That's
 6 it. That's the agreement.
 7 MR. CHESNEY: Preference of Sunday being
 8 at nine. So it could be 9:01.
 9 THE CHAIR: I don't know that we need a
 10 full-blown contract. But, you know, if -- if
 11 our staff is out there Sunday at two and
 12 there's goals out more than once, I can tell
 13 you that you won't be using those goals.
 14 MR. CHESNEY: Correct.
 15 THE CHAIR: So it's --
 16 MR. JOHNSTON: Absolutely. And --
 17 MR. CHESNEY: I view that as kind of a
 18 win-win. We let you use the goals, you guys
 19 have some control over it. You guys -- maybe a
 20 little more control than it was before.
 21 MS. McCORMICK: We can do -- I mean, we
 22 can do a very simple agreement, like a WSA
 23 agreement.
 24 THE CHAIR: We don't even need that level
 25 of complexity.

1 MR. ARGUS: But if we did do the
 2 agreement, we need -- I would like to see that
 3 Doug and Sonny control their scheduled access,
 4 so that if we have a maintenance window, that
 5 we have a maintenance window, that they're not
 6 on the field while we're trying to maintain it.
 7 THE CHAIR: Yeah. That's kind of a
 8 given. If we're tearing out the fields and
 9 replanting them, they're not going to be
 10 playing on the fields.
 11 MR. ROSS: I would want it to be
 12 terminable at will.
 13 THE CHAIR: Now, let's -- let's see if we
 14 can get this done quickly, because I know these
 15 gentlemen have been at this for a while.
 16 MS. McCORMICK: Right.
 17 THE CHAIR: A motion will be appropriate.
 18 MR. MAYS: Let me ask --
 19 MR. ARGUS: So moved.
 20 THE CHAIR: Yes, sir.
 21 MR. MAYS: One more question about this
 22 is, so let's say we open the gates at daylight
 23 and somebody else jumps on the field before to
 24 play football.
 25 MR. CHESNEY: Kick them off.

1 MR. MAYS: They have the sole rights to
 2 throw them off the field?
 3 THE CHAIR: No.
 4 MR. CHESNEY: Well, not the sole rights.
 5 Well, that's what we do with Westchase Soccer.
 6 MR. MAYS: That's what the agreement is.
 7 THE CHAIR: That's not what -- the
 8 agreement we're doing. We're giving them the
 9 right to use our goals.
 10 MR. CHESNEY: Well, I know.
 11 MR. MAYS: Okay.
 12 THE CHAIR: We're not giving them
 13 exclusive use of the park facility.
 14 MR. CHESNEY: Not on Sundays from nine to
 15 one?
 16 THE CHAIR: Completely different animal.
 17 MR. CHESNEY: I guess. I would be
 18 probably more content to give them -- that way,
 19 you know exactly who's using it, you know where
 20 they are. I would prefer, as part of this, you
 21 give them the -- that access on Sunday that
 22 they ask for. That's what I meant by, you
 23 know, can they start at nine instead of eight.
 24 Right now they get there at 7:30 in the
 25 morning.

1 THE CHAIR: Has anybody ever shown up on
 2 Sunday morning in an organized fashion?
 3 MR. JOHNSTON: No.
 4 MR. MAYS: Just the soccer people really.
 5 I don't think football --
 6 MR. JOHNSTON: No. They usually show up
 7 after we're finished. Or there's a cross-fit
 8 group that goes to the other field. But the
 9 football players and stuff normally show up a
 10 little later.
 11 MR. MAYS: But once they find out they're
 12 starting at nine.
 13 MR. ARGUS: So we're granting them the
 14 access to use the goals or the goals only on
 15 that field.
 16 THE CHAIR: Only on the field.
 17 MR. ARGUS: Okay. Then we have to give
 18 them access to the field.
 19 MR. CHESNEY: I'm just saying, the more
 20 organized you make it, I think the fewer
 21 problems you will have. I mean, you have more
 22 control then.
 23 THE CHAIR: What time do you start now?
 24 MR. JOHNSTON: Currently start at eight.
 25 Well, we normally get there at eight. Start

<p style="text-align: right;">Page 117</p> <p>1 time is kind of flexible. It's between eight 2 and 8:30. 3 THE CHAIR: When does flag football show 4 up? 5 MR. JOHNSTON: I've never seen organized 6 flag football show up while we're still at the 7 field. We normally vacate the field no later 8 than eleven o'clock. 9 THE CHAIR: Because they're there. 10 MS. WHYTE: And in the afternoon. 11 They're there after ten. 12 MR. JOHNSTON: Twenty minutes after us, 13 so right around noon, eleven o'clock, noon. 14 MS. McCORMICK: I think it makes sense 15 to -- if we're going to do this, to let them 16 have the use of the field from nine to eleven 17 o'clock time period. 18 MR. CHESNEY: I would give it at least 19 nine to twelve or nine to one, kind of thing. 20 Give them some flexibility. 21 MR. ARGUS: Flag football shows up around 22 11, I think somebody said. 23 MR. CHESNEY: Is flag football organized? 24 I'm going to go back ten years when we had 25 Westchase Soccer here. I mean, I said we're</p>	<p style="text-align: right;">Page 119</p> <p>1 season they can do it on Sunday. 2 MS. PINHEIRO: And the skills assessment 3 day. 4 THE CHAIR: We'll have to project what 5 those dates would be over the course of the two 6 seasons a year. 7 MS. WHYTE: They also do skill 8 assessments the week -- two weeks before your 9 season starts? 10 MS. PINHEIRO: About two or three weeks. 11 MS. WHYTE: Two or three weeks before, 12 they do Saturday and Sunday skill assessments. 13 MS. PINHEIRO: We can provide those dates 14 in advance. 15 THE CHAIR: It's obvious that the two 16 organizations are going to be sharing the same 17 field. I hope you guys will exchange 18 information. You guys can coordinate that. We 19 are obligated to WCA under a contract. We 20 cannot give away their right to you under a new 21 contract. So we will have to carve out any 22 exclusive use periods that they have. And I 23 would hope that if they know they're not going 24 to use that last day for a makeup day, that 25 they would let you know that you will not be</p>
<p style="text-align: right;">Page 118</p> <p>1 going to do this, you need to have a 2 neighborhood park, or if you're going to allow 3 them, it should be organized. I mean -- 4 THE CHAIR: Sonny. 5 MS. WHYTE: Quick question. Does soccer 6 have anything on Sundays when your Saturdays 7 are rain-out or anything like that? 8 MS. PINHEIRO: We did it have in our 9 contract for the last day, yeah. 10 MS. WHYTE: That's what I wanted to make 11 sure. 12 THE CHAIR: For what? 13 MS. PINHEIRO: On the last day in case we 14 had a rain-out. 15 MS. WHYTE: Ability to make up any games. 16 THE CHAIR: Last day of the season? 17 MS. PINHEIRO: Yeah. 18 MR. MAYS: Use the Sunday to make up. 19 MR. JOHNSTON: If the kids need to play 20 their game, the kids obviously get priority. 21 MR. CHESNEY: I'm sorry. I didn't 22 realize that. 23 THE CHAIR: We'll need to coordinate that 24 in the agreement. 25 MS. McCORMICK: The last day of the</p>	<p style="text-align: right;">Page 120</p> <p>1 using the field the two Sundays a year. 2 MR. PINHEIRO: Possibly. More with the 3 two Sundays. 4 THE CHAIR: And, obviously, the skills -- 5 those -- those are dates they're going to have 6 to provide to make sure you don't have a bunch 7 of people showing up. 8 MR. JOHNSTON: That would be no problem. 9 THE CHAIR: Okay. We're kind of putting 10 it on the two of you to work hand in hand. 11 MS. McCORMICK: So what is the time 12 period for this agreement? Do we want to do it 13 for six months? 14 THE CHAIR: Let's do a four-to-six-month 15 window. 16 MR. ARGUS: Why don't we do same time 17 period as the Westchase Soccer Association, 18 come into force at the same time? 19 MR. CHESNEY: Well, because there's -- 20 they have no break whereas Westchase Soccer has 21 breaks. 22 THE CHAIR: They come and define windows 23 of months. 24 MR. ARGUS: They can start the same time. 25 In this case, theirs goes for six months or</p>

Page 121

1 some period of time.
 2 MR. CHESNEY: Whatever.
 3 MS. McCORMICK: Do you want the agreement
 4 to come back to you, or do you just want me to
 5 work on it and the chair will sign it once
 6 it's --
 7 MR. ARGUS: I'll make a motion for the
 8 agreement with authorization for Mark to sign
 9 it.
 10 THE CHAIR: Okay. Just to clarify, the
 11 agreement is for -- and I'm sorry, I don't
 12 remember the exact name of the organization,
 13 but the Sunday morning adult soccer for
 14 exclusive use of the fields from 9:00 a.m. to
 15 let's go to noon and the use of the soccer
 16 goals with that organization being responsible
 17 for securing them when they're not in use.
 18 They've already provided proof of insurance.
 19 They would have to maintain proof of insurance,
 20 and there would be certain Sundays during the
 21 season that they would not be able to use the
 22 fields due to a prior contractual obligation
 23 with the WSA. And the contract be for a
 24 period -- an initial period of six months.
 25 MR. ARGUS: With the right for

Page 122

1 termination.
 2 THE CHAIR: With a right for, yeah,
 3 that's standard. Terminable at will.
 4 MR. ROSS: Point of clarification.
 5 THE CHAIR: Sure.
 6 MR. ROSS: Did you all use all the fields
 7 or just --
 8 MR. JOHNSTON: No. Just the one, the
 9 main field.
 10 THE CHAIR: The main field.
 11 MR. ROSS: Yeah.
 12 THE CHAIR: Is that clear?
 13 MS. McCORMICK: Uh-huh.
 14 MR. ARGUS: That was my motion.
 15 THE CHAIR: That was your motion.
 16 MR. ARGUS: Authorization for you to
 17 sign.
 18 MR. CHESNEY: Second.
 19 THE CHAIR: Any further discussion from
 20 anyone? Yes, sir.
 21 MR. KOLLI: Ramesh from Bridges
 22 community.
 23 THE REPORTER: What is your name, please?
 24 MR. KOLLI: Ramesh.
 25 THE REPORTER: Oh, Ramesh.

Page 123

1 MR. KOLLI: R-a-m-e-s-h.
 2 THE REPORTER: Thank you.
 3 MR. KOLLI: So basically I'm here for the
 4 volleyball court. You're -- two years I was
 5 here. So I've been closely monitoring the
 6 situation, like talking to Kalisha and Debbie
 7 here. So I heard that the sand from the
 8 volleyball court here in Westchase Swim &
 9 Tennis Center will be taken by CDD and moved
 10 to -- I mean, that's what I heard -- to
 11 Glendcliff Park.
 12 MR. MAYS: For soccer field repairs.
 13 MS. WHYTE: Not for anything else.
 14 THE CHAIR: Okay.
 15 MR. MAYS: Oh, yeah. We can use that.
 16 MR. KOLLI: I thought maybe the time
 17 cannot be better than this, because there's a
 18 discussion going on where the parks aspect. So
 19 as I heard like -- yeah. I heard that
 20 initially, like last month, it would be turned
 21 into a memorial gardens. In fact --
 22 THE CHAIR: Let me -- let me put you on
 23 hold. I'm going to come back to you. I want
 24 to address the motion and take input from
 25 residents. Your issue I view as completely

Page 124

1 separate from the adult soccer on Sunday. I
 2 will come back to you.
 3 There was another hand. Greg.
 4 MR. PINHEIRO: Yeah. Since we're
 5 formalizing this and so on, I played with that
 6 other group previously. I know there were
 7 times when the fields should not have been
 8 played on, because it was waterlogged or
 9 whatever, and it was still played on. So I
 10 would like them or something to ensure that
 11 they do honor that, just like we cancel games
 12 when the fields are not in playable conditions.
 13 MR. CHESNEY: Sure. Subject to --
 14 MR. JOHNSTON: I'll answer that. That's
 15 why we're getting organized. We're getting
 16 organized. We're coming to you to make this
 17 relationship better, working with Westchase,
 18 working with everyone in general. We want to
 19 be organized. That's why we're doing this. So
 20 we don't -- you know, we want to stop that.
 21 THE CHAIR: Mr. Ross.
 22 MR. ROSS: That's also why we have a
 23 terminable at will. If they're not good
 24 neighbors, if they don't follow the rules, we
 25 just terminate the right.

Page 125

1 THE CHAIR: Yes, sir.
 2 MR. NEYLAN: Do you not see an agreement
 3 with this flag football? They just come and do
 4 what they want, destroy the field, so that they
 5 see fit? And is that field designated just a
 6 field, or is it designated as a soccer field?
 7 THE CHAIR: It's an open park.
 8 MR. CHESNEY: Maybe we should fence it.
 9 THE CHAIR: I asked for a quote a while
 10 back. All right. Any other -- any other
 11 comments to the motion? All right. All in
 12 favor of the motion, please raise your hand.
 13 That motion passes four to nothing.
 14 Now, I'm going to talk the volleyball
 15 court. I understand you're suggesting we give
 16 consideration to using the sand from the
 17 existing WCA volleyball court next to the major
 18 Swim & Tennis Center for use on a volleyball
 19 court to be built somewhere on the community
 20 property.
 21 MR. KOLLI: Glenciff Park if possible.
 22 THE CHAIR: Okay. I'm -- I understand
 23 staff has every intention of using that sand
 24 for soccer field and other field repairs.
 25 MR. MAYS: Correct. Any Bermuda turf on

Page 126

1 the community that we have, sand is a much
 2 better repair.
 3 THE CHAIR: Mr. Chesney.
 4 MR. CHESNEY: I will say that I spoke
 5 with Neil and -- on behalf of the volleyball
 6 and said, you know, if you could think of a
 7 place to put it -- because I don't know that
 8 any of us made it that clear to him, and he was
 9 going to review the park plans. I, of course,
 10 had made the suggestion that if we did get rid
 11 of the basketball courts, we could put a
 12 volleyball court there. I'm still hoping for
 13 WSA to support my cause.
 14 Anyways, so Neil is aware of it and is
 15 looking for a place for it. But the cost of
 16 the sand I don't think is a big deal. In the
 17 grand scheme of things, don't -- if they
 18 already have a use for the sand, let them use
 19 the sand. I just want to share with you that I
 20 did --
 21 THE CHAIR: I knew that.
 22 MR. CHESNEY: Oh, you did? Okay.
 23 MR. KOLLI: Add on amenity, you know,
 24 like we have sand cleats, different age group,
 25 people play in the sand volleyball court, so,

Page 127

1 you know, unfortunate to see that going away.
 2 THE CHAIR: That's a battle that you're
 3 in the wrong place for. That battle has
 4 already been lost with the WCA.
 5 MR. MAYS: Did you see that there was a
 6 sand volleyball court in the Countryway?
 7 MR. KOLLI: In the Countryway?
 8 MR. MAYS: Subdivision right by the
 9 school. There's an elementary school, Lowry
 10 Elementary. Next to it, they have a big park
 11 that's open to the public, and they also have a
 12 sand volleyball court over there.
 13 MR. KOLLI: So I heard from friends. I
 14 didn't see it personally. But maintenance, I
 15 mean, they don't have any proper maintenance on
 16 that court.
 17 MR. MAYS: I don't know anything about
 18 that. I just saw it.
 19 THE CHAIR: Okay. Any other -- do you
 20 want to speak to anything else?
 21 MR. KOLLI: I would like -- in fact, I
 22 checked with our Christian center here, so they
 23 cannot open the facility like on Saturday
 24 beyond one o'clock, because they need to have
 25 an employee there sitting there. Or on Sunday,

Page 128

1 they cannot have it open. So that one is
 2 not -- and also, like, we have contact other
 3 communities, like Lexington, about their
 4 complex, but need to be a resident to use their
 5 facility.
 6 THE CHAIR: Okay. All right. Thank you.
 7 Anything other comments on that issue? I'm
 8 going turn it over to the WSA issue.
 9 MR. CHESNEY: What WSA issue?
 10 THE CHAIR: The WSA issue is -- some of
 11 you know this -- a number of parents of
 12 participants in the WSA program are concerned
 13 probably about uncertainty with the course of
 14 action that the capital improvement plan is
 15 headed. And they are concerned with the
 16 initial recommendation that the existing
 17 baseball fields be used as the new location for
 18 the relocated basketball courts, which would
 19 have an impact on that outfield, which is
 20 currently used for the younger kids' soccer
 21 games with the WSA. I think that's the
 22 simplest explanation I can give.
 23 Mr. Chesney.
 24 MR. CHESNEY: Well, I mean, just so -- I
 25 mean, if you look at the pictures -- and I had

<p style="text-align: right;">Page 129</p> <p>1 a discussion with Neil. I mean, there still is 2 the same field that they currently use for 3 soccer still there. So I'm not sure what the 4 issue is, other than they wouldn't want to be 5 next to the basketball courts, which then goes 6 to my original thing of we should get rid of 7 the basketball courts. 8 THE CHAIR: Well, not with this 9 uncertainty, and they don't know -- they 10 haven't seen illustrations, exactly what would 11 be impacted. One homeowner resident did 12 express some concerns with the language 13 emanating from the basketball fields. So that 14 is an issue. 15 MR. CHESNEY: Chris posted the pictures 16 online. They're there. But I think what some 17 of it came from is Mr. Argus' and I's mild 18 discussion where Mr. Argus thought that perhaps 19 we were getting rid of -- just putting soccer 20 on just one field. I might have made a comment 21 that -- I sometimes speak off the cuff, and 22 I -- I did not intend that we were going them 23 down. There's still a field there. I mean, if 24 you look at the pictures -- and I talked with 25 Neil, and Neil said the same thing. That's</p>	<p style="text-align: right;">Page 131</p> <p>1 jumped down the road with some conclusions, I 2 would just encourage them to understand, we 3 haven't been presented any plans. We don't 4 have anything under consideration with 5 specificity. 6 MR. ARGUS: When is Neil due back to us? 7 THE REPORTER: When is what due back? 8 MR. ARGUS: Neil. 9 MS. WHYTE: I spoke to Neil through -- 10 MR. MAYS: Tonja. 11 MS. WHYTE: Tonja relayed to me this 12 afternoon that his plans will be -- he was 13 waiting for final proposals on some of the 14 equipment. And just so we have an idea with 15 what we're talking about, he should be 16 contacting me sometime next week, and they will 17 definitely -- should be ready by the next board 18 meeting. 19 THE CHAIR: Okay. Great. All right. 20 Any resident input on that issue? 21 MR. KUHN: Resident issue? Since I'm 22 raising it. 23 THE CHAIR: Or participant. 24 MR. KUHN: Sure, sure, sure. My concern 25 or question is, with these proposals that will</p>
<p style="text-align: right;">Page 130</p> <p>1 what he thought, too. 2 THE CHAIR: It's what I thought, too. 3 Mr. Ross. 4 MR. ROSS: I certainly don't want to cut 5 off any audience comment. I know people are 6 here. I happen to essentially agree with what 7 was just said. I don't believe there's been 8 any discussion about reducing the number of 9 fields in a meaningful way. Was an offhand 10 comment, perhaps, made here or there that 11 somebody misunderstood. But I don't think 12 there's any intention to reduce the number of 13 fields. I don't think there's any intention to 14 reduce the WSA program. What was thrown at us 15 were some -- I think they call them concept 16 designs or design concepts. They weren't 17 proposals. They weren't plans. They weren't 18 anything specific. 19 And this is the way the process works. 20 We all start talking and throwing ideas back 21 and forth, "Yeah, this is good. That's not as 22 good. Let's improve that. Let's get rid of 23 that." So I don't think there's any 24 controversy, because we haven't had any plans 25 yet to contemplate. So if folks have perhaps</p>	<p style="text-align: right;">Page 132</p> <p>1 be put forward, is there a process in which the 2 WSA or any part of the WSA would be involved in 3 the consultation of how these proposals would 4 be put forth? Seems as though this is part of 5 the discussion point. 6 THE CHAIR: Yes. And anybody will have 7 an opportunity to speak to any proposal with a 8 capital improvement plan at a meeting. 9 MR. KUHN: Great. 10 THE CHAIR: I think -- and other 11 supervisors may disagree, I think we need to 12 have the WSA involved in the process as it 13 relates to that field. I'm -- they're not 14 getting a vote. They're -- they -- 15 MR. CHESNEY: Not your vote. 16 THE CHAIR: They're not getting my vote. 17 They -- they certainly should be a partner with 18 us. They should at least give input. So we're 19 not doing something that they're gravely 20 concerned with. I think that makes sense. And 21 to some extent, I think they're going to have 22 the same interest as the adult soccer folks. 23 Although that field is not going to be impacted 24 in any way, shape, or form, other than 25 improvements.</p>

<p style="text-align: right;">Page 133</p> <p>1 So I would encourage the WSA to have some 2 interaction with staff when that process is -- 3 but anybody will have an opportunity, once we 4 get some actual proposals and some plans, the 5 whole community is going to see what they are. 6 And I'm hoping that we have a bunch of people 7 here giving comment, good or bad, on what they 8 say, because that's the way that process works. 9 MR. KUHN: Okay. 10 THE CHAIR: And we're going to have to 11 make some -- it's not related to soccer, but 12 we're going to have to make decisions on 13 playground equipment. I'm getting input now 14 from parents who want a rock-climbing wall. 15 That kind of scared me. And I'm also seeing 16 that they want more adventuresome things for 17 very young children. That's the type of input 18 that I think Neil and staff and the supervisors 19 need to digest and see if we can kind of 20 accommodate a bunch of different interests. 21 MR. KUHN: Okay. 22 THE CHAIR: But -- Margot? 23 MS. PINHEIRO: Mark, just to reiterate 24 that, yes, that's why we're here. Sonny 25 actually reached out to us and did mention that</p>	<p style="text-align: right;">Page 135</p> <p>1 MS. PINHEIRO: That's great. Thank you. 2 That's -- yeah. 3 MR. PINHEIRO: And, Mark, yeah. I guess 4 the concern for myself as well as some of the 5 parents in the organization is when we saw the 6 illustration in the minutes, I guess it was in 7 the WOW article, where they move the basketball 8 field or the new proposed basketball courts, 9 when we look to -- maybe it was not to scale, 10 but when we looked at it, it's like, wow, you 11 know, we were concerned we wouldn't have enough 12 room. That's all. 13 But knowing the CDD, we can rely on the 14 CDD to look after our best interest as much as 15 possible. We thought we actually need to be 16 involved to make sure that in case it was 17 overlooked for some reason, that we do need 18 that outfield for the younger age group. It's 19 just one field we have over there. 20 MR. CHESNEY: I did enjoy the letters 21 that said we should not have the basketball 22 courts, because then you'd have each -- 23 MR. PINHEIRO: Well, that's -- that's 24 probably from the parents because of the foul 25 language, and that's a whole other can of</p>
<p style="text-align: right;">Page 134</p> <p>1 there were going to be changes that we should 2 be aware of, and we're here to find out how 3 that impacts us, as far as field space. We 4 have dimensions that we use, too, for the 5 fields and also for the dates. Because we're 6 unsure as to when the park is actually being 7 renovated and when that's going to start. 8 THE CHAIR: We don't know. 9 MS. PINHEIRO: Okay. 10 THE CHAIR: Those are types of things, 11 get that data to staff and they can pass it 12 along to the engineer -- the land planner. You 13 will correct me. He's not an engineer. Get 14 that data, so that -- those are all factors he 15 can plug into -- 16 MS. PINHEIRO: Okay. 17 THE CHAIR: -- the equation. Like if 18 you know how -- how many fields you need, you 19 know, what -- what I'm calling the outfield. 20 MS. PINHEIRO: Right. 21 THE CHAIR: You need three fields that 22 are these dimensions, get that to him, so when 23 he's redoing his designs, he knows he can 24 accommodate those fields up there. That's the 25 sort of input he needs.</p>	<p style="text-align: right;">Page 136</p> <p>1 worms. Basically, a lot of the parents believe 2 that the people they see using the courts are 3 not even within the community. And just the 4 language that goes on there, it's not good for 5 the kids, even for the kids at the playground. 6 That's probably why you're moving it. Right? 7 MR. CHESNEY: I'll let those Barrett 8 children know that it's getting out of hand. 9 Right, Chris? 10 THE CHAIR: Mr. Ross. 11 MR. ROSS: Just so you know, I think I 12 got five e-mails about this issue, all, I 13 think, from constituents of the WSA. Even they 14 weren't in agreement. One was suggesting get 15 rid of the basketball court. Someone else was 16 suggesting keep the baseball field. So 17 everybody has their own viewpoint. I think we 18 need to keep in mind that we're all not going 19 to be in agreement, that we have same end game 20 plan, to have the best parks possible. And I 21 think we'll work it out. 22 MR. PINHEIRO: I truly agree, yes. 23 MR. CHESNEY: I got at least three or 24 four that said the basketball courts. 25 MS. PINHEIRO: Just so you know, when</p>

Page 137

1 they're practicing on the outfield, when we're
 2 playing soccer on the outfield, they can hear
 3 the basketball players cursing from that
 4 distance.
 5 MR. KUHN: I was -- I was --
 6 THE CHAIR: Hang on. She can only take
 7 one person down at a time.
 8 THE REPORTER: Who's speaking the
 9 loudest.
 10 MR. KOLLI: I was coaching an under six
 11 player -- under 16 the other day, and I had to
 12 explain to him why there was nearly a fight
 13 that broke out.
 14 THE CHAIR: I will tell you what I tell
 15 my kids, we can't be the moral police.
 16 MR. KUHN: I understand that.
 17 THE CHAIR: Two guys went to Texas with
 18 AK-47s, trying to shoot people for their First
 19 Amendment rights. We're not that police.
 20 MR. KUHN: I'm not suggesting the CDD is
 21 that -- is that police. I understand that.
 22 What we're doing is, as Mr. Chesney says, the
 23 court is actually attracting an unsafer element
 24 in my opinion.
 25 THE CHAIR: And our hands -- there's very

Page 138

1 little we can do.
 2 MR. MAYS: Can we paint signs out there
 3 on the backboards, kids in the area, watch your
 4 mouth?
 5 THE CHAIR: Any other WSA issues? Any
 6 other soccer field, capital improvement issues?
 7 Yes, sir? Do you have anything else?
 8 MR. KOLLI: Couple of years back, you
 9 have asked me to the court --
 10 THE REPORTER: I'm sorry. I can't hear
 11 over the talking.
 12 MR. KOLLI: A couple years back, I sent
 13 the damages to the court to that, so --
 14 THE CHAIR: Please resend that to Doug,
 15 and he'll pass it along to the planners.
 16 MR. MAYS: Get it to Neil.
 17 THE CHAIR: And he'll get it to Neil.
 18 MR. CHESNEY: I mean, I'm assuming Neil
 19 knows how big of a volleyball court is.
 20 MS. WHYTE: Yes. I have it.
 21 THE CHAIR: Make sure everybody's on the
 22 same page. Anything else? No supervisor
 23 comments? Yes, sir.
 24 MR. NEYLAN: I do want to compliment or
 25 thank the board for looking into our concerns

Page 139

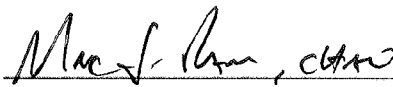
1 with the M/I Homes situation. And I didn't
 2 hear it in the attorney's report if there was
 3 any further discussion or resolution with the
 4 potential house that has structural damage.
 5 Did you happen to get to M/I Homes about that
 6 in your discussions going through with them?
 7 You were going to look into that.
 8 THE CHAIR: You weren't here. Yeah. The
 9 vibratory equipment apparently caused some
 10 structural damage to a home in Westchase. It
 11 was my recollection that that was not something
 12 we could engage in that dialogue. It was kind
 13 of -- if we're going to go talk to MI, we may
 14 want to mention that. But we certainly can't
 15 bring a claim on behalf of that homeowner, nor
 16 can we really help the homeowner in any way,
 17 shape, or form.
 18 MR. NEYLAN: Is there any entity that she
 19 could go to if she wanted to pursue it?
 20 MR. CHESNEY: Contractor's insurance
 21 company.
 22 MR. NEYLAN: Because I think she was --
 23 her claim was rejected, I heard somewhere.
 24 MR. CHESNEY: By the insurance company or
 25 the contract -- or the project manager?

Page 140

1 MR. NEYLAN: That, I do not know. I'm
 2 just bringing it out to --
 3 MR. CHESNEY: We --
 4 THE REPORTER: Wait. I can't --
 5 MR. CHESNEY: I'm sorry.
 6 THE CHAIR: Yeah. Stop talking over.
 7 THE REPORTER: Finish.
 8 MR. NEYLAN: Just to make sure the
 9 concerns. I mean, now you've got an active
 10 condition with an active contractor on site
 11 that's responsible. Once everything gets built
 12 out, then he leaves, then we're left with any
 13 potential mess, if it's -- can be identified
 14 now.
 15 That's the reason why we brought about
 16 the sediment and the erosion controls, the
 17 runoff into the lake, our concerns about that.
 18 Because the contractor is here to build, make
 19 his money and leave. We're left with the mess,
 20 if there is a mess.
 21 I want to thank you for long looking into
 22 it. I just wondered if there's any entity
 23 other than that. Could WCA have any power?
 24 MR. CHESNEY: If you truly got a
 25 rejection from the insurance company or really

1 went there, they can report it to the insurance
 2 commissioner, and they will look into it.
 3 Because you can't just arbitrarily deny a claim
 4 without a reason, so --
 5 MR. NEYLAN: Okay.
 6 MR. CHESNEY: They have to do a test to
 7 see if there really was damage.
 8 MR. NEYLAN: I'm just going by hearsay
 9 from what the resident told me the one time I
 10 talked to her. And it just brought up concerns
 11 from my end, because I lived over in that part
 12 of the community. And with the construction
 13 going on, I'm just raising questions at this
 14 point. But I want to thank your concerns and
 15 your efforts towards trying to solve the
 16 issues.
 17 THE CHAIR: My suggestion is talk to a
 18 construction lawyer who handles homeowner
 19 claims. They can navigate the homeowner
 20 through the process.
 21 MR. NEYLAN: Thank you.
 22 THE CHAIR: Anything else? Motion to
 23 adjourn would be appropriate.
 24 MR. CHESNEY: So moved.
 25 THE CHAIR: Do we have a second?

1 MR. ROSS: Second.
 2 THE CHAIR: All in favor, please raise
 3 your hand. That motion passes four to nothing.
 4 Thank you.
 5 (Proceedings concluded at 6:11 p.m.)
 6
 7
 8
 9
 10
 11
 12
 13
 14
 15
 16
 17
 18
 19
 20
 21
 22
 23
 24
 25


 Mark Ragusa
 Chairman, Westchase CDD

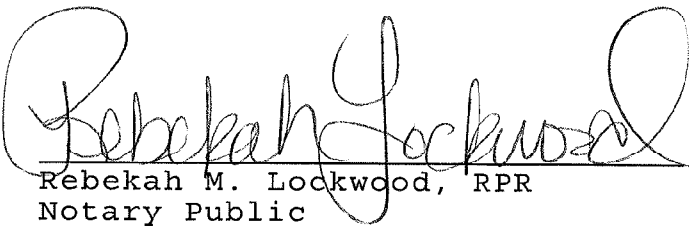
CERTIFICATE OF REPORTER

STATE OF FLORIDA:

COUNTY OF HILLSBOROUGH:

I, Rebekah M. Lockwood, RPR, 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 the witness herein was duly sworn by me; 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 May 22, 2015, in the City of Tampa, County of Hillsborough, State of Florida.


Rebekah M. Lockwood, RPR
Notary Public
State of Florida at Large

