

RE: WESTCHASE COMMUNITY DEVELOPMENT DISTRICT

TRANSCRIPT OF: BOARD MEETING

DATE: November 5, 2013

TIME: 4:00 p.m. - 5:40 p.m.

PLACE: Westchase Community

Association Office

10049 Parley Drive

Tampa, Florida

REPORTED BY: Kimberly Ann Roberts

Notary Public

State of Florida at Large

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APPEARANCES:

WESTCHASE COMMUNITY DEVELOPMENT
DISTRICT BOARD MEMBERS:

Mark Ragusa, Chairman

Greg Chesney

Brian Ross

Brian Zeigler

Bob Argus

ALSO PRESENT:

SEVERN TRENT SERVICES:

Andy Mendenhall, District Manager

DISTRICT ATTORNEY:

Erin McCormick

DISTRICT ENGINEER:

Tonja Stewart

WESTCHASE STAFF:

Doug Mays

Sonny Whyte

1 The transcript of Westchase Community
2 Development District Board Meeting, on the 5th day
3 of November, 2013, at the Westchase Community
4 Association Office, 10049 Parley Drive, Tampa,
5 Florida, beginning at 4:00 p.m., reported by
6 Kimberly Ann Roberts, Notary Public in and for the
7 State of Florida at Large.

* * * * *

9 CHAIRMAN RAGUSA: Good afternoon, ladies
10 and gentlemen. I'm Mark Ragusa. Welcome to
11 the November 5, 2013 Westchase Community
12 Development District meeting. The record
13 should reflect that all supervisors are
14 present today.

15 I'd also like to welcome the adults and
16 the scouts from Troop 46 here in Tampa to our
17 meeting. I understand that you gentlemen are
18 here for one or more of the citizenship merit
19 badges.

20 If you have any questions, please feel
21 free to keep them until the end. We'll give
22 you an opportunity to ask any questions at the
23 very end. Hopefully, you will have some
24 questions.

25 We have a fairly simple agenda today

<p style="text-align: right;">Page 5</p> <p>1 that we're going to move through fairly</p> <p>2 quickly, I suspect, so -- if anybody has any</p> <p>3 issues. But I'd appreciate it if everybody</p> <p>4 would stand and join me in the pledge of</p> <p>5 Allegiance.</p> <p>6 (The Pledge of Allegiance was recited.)</p> <p>7 CHAIRMAN RAGUSA: The first item on the</p> <p>8 agenda is the consent agenda. I am not aware</p> <p>9 of any changes that were proposed to the</p> <p>10 meeting minutes from the October 1, 2013</p> <p>11 minutes. Did anybody have any? Were any</p> <p>12 submitted?</p> <p>13 (No response.)</p> <p>14 CHAIRMAN RAGUSA: Does anybody have a</p> <p>15 motion to approve the consent agenda?</p> <p>16 MR. ARGUS: So move.</p> <p>17 CHAIRMAN RAGUSA: Do we have a second?</p> <p>18 MR. ZEIGLER: Second.</p> <p>19 CHAIRMAN RAGUSA: All in fashion of the</p> <p>20 motion to approve the consent agenda, signify</p> <p>21 by saying aye.</p> <p>22 (All board members signify in the</p> <p>23 affirmative.)</p> <p>24 CHAIRMAN RAGUSA: Any opposition?</p> <p>25 (No response.)</p>	<p style="text-align: right;">Page 7</p> <p>1 outside vendor or contractor or potential</p> <p>2 contractor who we had touched base with a</p> <p>3 number of months ago. And I think the board</p> <p>4 is being asked to consider whether we want to</p> <p>5 go ahead and retain the services of an outside</p> <p>6 consultant to determine the condition of our</p> <p>7 playground and playground equipment.</p> <p>8 I think the recommendation that we have</p> <p>9 is to have -- well, the recommendation I'm</p> <p>10 suggesting -- I don't know that we have a</p> <p>11 formal proposal -- is that we have staff reach</p> <p>12 out to the proposed vendor and that we</p> <p>13 authorize some expenditure of funds for what</p> <p>14 I'm going to call a walk-through, as opposed</p> <p>15 to a full safety or full audit, and that way,</p> <p>16 we can at least meet with the consultant and</p> <p>17 talk about particular issues that may be</p> <p>18 worthy of an audit.</p> <p>19 So, Sonny, Doug, do you guys want to add</p> <p>20 anything to that discussion?</p> <p>21 MS. WHYTE: It was the same gentleman --</p> <p>22 not really. It was the same gentleman that</p> <p>23 contacted -- that we spoke about a year ago,</p> <p>24 and he called me back. He wanted to close out</p> <p>25 the file. That is why I approached the board</p>
<p style="text-align: right;">Page 6</p> <p>1 CHAIRMAN RAGUSA: None noted.</p> <p>2 (Motion passes.)</p> <p>3 CHAIRMAN RAGUSA: We're going to defer</p> <p>4 the audience comments on the discussion</p> <p>5 regarding drainage repairs in Saville until</p> <p>6 Mr. Koelman can get here, and he may not be</p> <p>7 here for another 55 minutes. So if we're</p> <p>8 still meeting, we will hear him at that time.</p> <p>9 Item Number Four on your agenda is</p> <p>10 consideration of the splash park. It's my</p> <p>11 understanding that staff and Mr. Chesney need</p> <p>12 additional time to work through those issues.</p> <p>13 So unless anybody wants an update, I think</p> <p>14 we're probably in the same situation where we</p> <p>15 were last month, and we'll likely put that on</p> <p>16 the December agenda. Does anybody disagree?</p> <p>17 (No response.)</p> <p>18 CHAIRMAN RAGUSA: Sonny and Doug, can</p> <p>19 you get with Greg before the December meeting</p> <p>20 on the splash park issues?</p> <p>21 MS. WHYTE: Certainly.</p> <p>22 CHAIRMAN RAGUSA: Thank you. The next</p> <p>23 item is Agenda Item Number Five is the</p> <p>24 discussion of playground safety audit.</p> <p>25 This is an issue that was raised by an</p>	<p style="text-align: right;">Page 8</p> <p>1 again for a formal request if you decide to do</p> <p>2 it.</p> <p>3 With the new laws with the ADA</p> <p>4 compliancy, I inquired whether or not because</p> <p>5 we are in existence and whether or not we are</p> <p>6 grandfathered in, and apparently no one is</p> <p>7 grandfathered in under the ADA compliancy,</p> <p>8 so --</p> <p>9 CHAIRMAN RAGUSA: No existing facility</p> <p>10 is grandfathered in?</p> <p>11 MS. WHYTE: That's what he informed me</p> <p>12 of.</p> <p>13 MS. STEWART: The reason is -- if you</p> <p>14 would like an explanation --</p> <p>15 CHAIRMAN RAGUSA: Please.</p> <p>16 MS. STEWART: -- there are about a dozen</p> <p>17 items in the current ADA accessibility</p> <p>18 guidelines that were not in the original 1991,</p> <p>19 and those dozen items are not exempt under the</p> <p>20 Safe Harbor. Pools, fishing piers, sports</p> <p>21 courts, playgrounds, you know, there's a</p> <p>22 laundry list of items that are not protected</p> <p>23 under the Safe Harbor.</p> <p>24 CHAIRMAN RAGUSA: Of those nonprotected</p> <p>25 items, how many would we possibly have?</p>

<p style="text-align: right;">Page 9</p> <p>1 MS. STEWART: I think just the 2 playgrounds. 3 MS. WHYTE: Just the playgrounds. We 4 don't have a fishing pier. We do have sports 5 courts. 6 CHAIRMAN RAGUSA: We sort of have a pier 7 in the back park at Glencliff. 8 MR. MAYS: Well, we have a pier at 9 Radcliffe, too, sort of. 10 MR. ARGUS: There's a bridge up here -- 11 MS. WHYTE: It's a bridge, not a pier. 12 It's just used -- 13 CHAIRMAN RAGUSA: Okay. 14 MS. WHYTE: That is why I brought it to 15 your board attention. 16 CHAIRMAN RAGUSA: Unless I'm mistaken, 17 about a year ago, we vetted the potential 18 contractors who performed this service as we 19 were comfortable that this local company had 20 the expertise. 21 MS. WHYTE: According to his records and 22 all the information I have, I would say yes. 23 CHAIRMAN RAGUSA: Mr. Argus. 24 MR. ARGUS: What's the magnitude of the 25 expenditure?</p>	<p style="text-align: right;">Page 11</p> <p>1 CHAIRMAN RAGUSA: Are you saying that if 2 we have a report that says we are in 3 compliance, would that reduce our premiums? 4 MR. ZEIGLER: Correct. 5 MR. MENDENHALL: We can check. Yeah, I 6 don't know offhand. I haven't seen it occur 7 anyplace else. 8 MR. ZEIGLER: Okay. 9 CHAIRMAN RAGUSA: Mr. Argus. 10 MR. ARGUS: Motion to authorize up to 11 \$2200 for the walk-through -- 12 CHAIRMAN RAGUSA: Well -- 13 MR. ARGUS: -- let staff negotiate -- 14 CHAIRMAN RAGUSA: -- I think we're 15 mixing concepts here. 16 What I'm suggesting -- and I hear your 17 motion -- is there a second to that motion? 18 (No response.) 19 CHAIRMAN RAGUSA: Okay. Hearing none, 20 let me just address my thoughts on this 21 issue. 22 I'm inclined to have staff meet with the 23 consultant on site and do what I'm going to 24 call a preliminary walk-through. 25 MR. ARGUS: All right.</p>
<p style="text-align: right;">Page 10</p> <p>1 MS. WHYTE: There are three different 2 options that we have to figure out which one 3 we wanted. Not to exceed anywhere -- the max 4 is 2100, not to exceed -- there is one that's 5 1900, 1300. I would have to discuss with them 6 to the extent of where you want to be and what 7 you want to do and how many playgrounds that 8 covers, if it's one versus three versus -- I 9 mean, we do have the two -- 10 MR. ARGUS: And those prices are still 11 good? 12 MS. WHYTE: These are revised. They 13 have actually gone down. 14 CHAIRMAN RAGUSA: Mr. Zeigler. 15 MR. ZEIGLER: Can we find out if having 16 such a service would reduce maybe our general 17 liability exposure having a professional 18 service on hand like this? 19 MS. WHYTE: We can find out. Erin? 20 Andy? 21 MS. McCORMICK: You're talking about 22 from an insurance standpoint? 23 MR. ZEIGLER: Correct, from a compliance 24 standpoint. 25 MR. MENDENHALL: We can check.</p>	<p style="text-align: right;">Page 12</p> <p>1 CHAIRMAN RAGUSA: And have the 2 consultant tell us what they can do, what the 3 scope of the facilities that they would be 4 looking at, and just get general impressions. 5 And, of course, I'm willing to pay that 6 consultant for those general impressions. So 7 my inclination would be to reach out to the 8 consultant, offer to pay them up to \$500 for 9 that preliminary walk-through, and then once 10 we have that information, we, as a board, can 11 decide whether we want a full-blown audit. 12 I don't think the work -- I think the 13 work would be -- I don't think it's 14 duplicative. I think they're going to base 15 their reports on what they see in the first 16 go-around. 17 My concern is I don't know that we 18 necessarily need or want a full-blown audit 19 report. 20 MR. CHESNEY: I concur. 21 CHAIRMAN RAGUSA: I'll make the motion, 22 if no one else has a motion, but I would like 23 to -- I'll make that motion that we authorize 24 staff to reach out to the consultant -- I 25 don't know the name off the top of my head --</p>

<p style="text-align: right;">Page 13</p> <p>1 to incur an expense up to \$500 for what I'm</p> <p>2 going to call a preliminary walk-through</p> <p>3 analysis of the playground and other</p> <p>4 community assets that we have.</p> <p>5 Mr. Zeigler.</p> <p>6 MR. ZEIGLER: Before we vote on that,</p> <p>7 what is the other scope or range of prices for</p> <p>8 services?</p> <p>9 MS. WHYTE: My initial scope was not to</p> <p>10 exceed prices of 1600, Package One, which I</p> <p>11 don't have in front of me. I'm going by his</p> <p>12 recent email. It goes back quite a few -- you</p> <p>13 know, a number of years. It says here,</p> <p>14 Package Three is 2100. The revised prices</p> <p>15 respectively are 1300 and 1500 and 1700.</p> <p>16 So I would presume the most not to</p> <p>17 exceed is 1700. Now, I don't whether or not</p> <p>18 that's one playground or whether or not that</p> <p>19 covers two. He does do a number of --</p> <p>20 according to his, you know, resume, he does do</p> <p>21 a lot of municipalities.</p> <p>22 CHAIRMAN RAGUSA: I had a motion. Do we</p> <p>23 have a second?</p> <p>24 MR. ARGUS: I'll second your motion.</p> <p>25 CHAIRMAN RAGUSA: We have a second. Any</p>	<p style="text-align: right;">Page 15</p> <p>1 second that we're going to get a full audit</p> <p>2 for free.</p> <p>3 MR. ARGUS: Okay.</p> <p>4 CHAIRMAN RAGUSA: No.</p> <p>5 MS. WHYTE: A walk-through.</p> <p>6 MR. ARGUS: A walk-through.</p> <p>7 CHAIRMAN RAGUSA: If we can get a walk-</p> <p>8 through, we can learn and ask questions about</p> <p>9 the proposal, and we have a better</p> <p>10 understanding of what they can and cannot do</p> <p>11 for us and what the scope of what they're</p> <p>12 going to provide for us is.</p> <p>13 MR. ARGUS: Okay.</p> <p>14 CHAIRMAN RAGUSA: Any further</p> <p>15 discussion?</p> <p>16 MR. ZEIGLER: Can we maybe incorporate</p> <p>17 part of that fee that we pay to them initially</p> <p>18 into the overall fee that we pay otherwise or</p> <p>19 whatever package we chose?</p> <p>20 CHAIRMAN RAGUSA: I think it would be</p> <p>21 reasonable to ask for a credit against what we</p> <p>22 have paid, certainly. I think that staff can</p> <p>23 handle that at that level. Anything else?</p> <p>24 (No response.)</p> <p>25 CHAIRMAN RAGUSA: All in favor, please</p>
<p style="text-align: right;">Page 14</p> <p>1 further discussion? Mr. Ross.</p> <p>2 MR. ROSS: It's only another 1200 bucks</p> <p>3 to do a full audit. It seems to me we'd be</p> <p>4 better off to do the full audit. I realize</p> <p>5 Sonny said she's not clear whether that would</p> <p>6 be a full audit, whether it covers just one</p> <p>7 park or limited locations. But that's my</p> <p>8 feeling.</p> <p>9 CHAIRMAN RAGUSA: Let me just respond.</p> <p>10 I think we can get this done for free, at</p> <p>11 least I'm hoping.</p> <p>12 MR. ROSS: Then I support your motion.</p> <p>13 CHAIRMAN RAGUSA: But I think we have to</p> <p>14 be able to demonstrate our ability and</p> <p>15 willingness to pay that consultant for their</p> <p>16 time. I cannot comprehend a consultant at any</p> <p>17 hourly rate racking up a \$500 bill. I don't</p> <p>18 want to do duplicate effort.</p> <p>19 MR. ROSS: I support your motion then.</p> <p>20 CHAIRMAN RAGUSA: Any further</p> <p>21 discussion? Mr. Argus.</p> <p>22 MR. ARGUS: Just so I'm clear, are you</p> <p>23 suggesting that we might get the full audit</p> <p>24 for --</p> <p>25 CHAIRMAN RAGUSA: I do not believe for a</p>	<p style="text-align: right;">Page 16</p> <p>1 raise your hand.</p> <p>2 (All board members signify in the</p> <p>3 affirmative.)</p> <p>4 CHAIRMAN RAGUSA: That motion passes</p> <p>5 five to nothing.</p> <p>6 (Motion passes.)</p> <p>7 CHAIRMAN RAGUSA: Sonny, do you</p> <p>8 understand where we're at?</p> <p>9 MS. WHYTE: Yes, sir.</p> <p>10 CHAIRMAN RAGUSA: Engineer's report.</p> <p>11 MS. STEWART: I only have a couple of</p> <p>12 items. What's the name of --</p> <p>13 MR. MAYS: Gilligan.</p> <p>14 MS. STEWART: -- Gilligan. Thank you.</p> <p>15 I want to say Griffin. Sorry. Gilligan and</p> <p>16 Consulman, just between the two homes, I</p> <p>17 understand that Mr. Gilligan was hoping that</p> <p>18 we might not be at the point where we are, but</p> <p>19 the couple of meetings ago we had suggested</p> <p>20 putting in aquatic plants. That's obviously</p> <p>21 the most reasonable and most cost-effective</p> <p>22 way to try to get some slope stabilization.</p> <p>23 And if you want to pass this around. Forgive</p> <p>24 me for putting it on an eight-and-a-half --</p> <p>25 MR. ARGUS: Refresh me. What's the</p>

<p style="text-align: right;">Page 17</p> <p>1 issue?</p> <p>2 MS. STEWART: Sure. You all can pass</p> <p>3 this around. I highlighted this. Okay? Just</p> <p>4 notice when I highlighted this, Bob, this is</p> <p>5 the home, and that's the home. You can tell</p> <p>6 that that sump was intended to go within the</p> <p>7 five-foot side yard of that home, and the</p> <p>8 five-foot side yard of that home.</p> <p>9 When the sump was actually constructed,</p> <p>10 it was constructed much further away from the</p> <p>11 Gilligan home. It was much closer to the</p> <p>12 Consulman home. So that because we have an</p> <p>13 easement over that sump, you do not own that</p> <p>14 sump, you have an easement over it, the</p> <p>15 homeowners, that is their property.</p> <p>16 So over time, they basically built</p> <p>17 throughout their property -- and we have on</p> <p>18 the one side of Gilligan's, is we have a fence</p> <p>19 and we have little playground equipment.</p> <p>20 Okay?</p> <p>21 What's happened is, we have some fairly</p> <p>22 recent erosion. The fence is right on the top</p> <p>23 of the slope of that sump, and we have no room</p> <p>24 to fix it, repair it without having to</p> <p>25 completely take down the fence.</p>	<p style="text-align: right;">Page 19</p> <p>1 material or some buffering screen material</p> <p>2 along that fence.</p> <p>3 MR. ARGUS: Is the fence and playground</p> <p>4 equipment on our land or on their land?</p> <p>5 MS. STEWART: We only have an easement.</p> <p>6 We don't own any land. It is on their land,</p> <p>7 but we have an easement over it.</p> <p>8 MR. ARGUS: That gives us access for</p> <p>9 maintenance --</p> <p>10 MS. STEWART: Technically, it would be a</p> <p>11 hole in the ground. Technically, it would be</p> <p>12 like a little area holding water. There would</p> <p>13 be standing water there, and not something for</p> <p>14 them to be able to put their playground</p> <p>15 equipment on.</p> <p>16 CHAIRMAN RAGUSA: Tonja, what is a</p> <p>17 sump?</p> <p>18 MS. STEWART: A sump is basically a hole</p> <p>19 -- okay? -- that allows water to flow in, be</p> <p>20 somewhat treated and stored, and then flow</p> <p>21 back into the wetland. It's like a little</p> <p>22 pre-treatment area.</p> <p>23 And you can kind of tell. If you look</p> <p>24 at some of the older plans, you can tell that</p> <p>25 this kind of came in as a requirement kind of</p>
<p style="text-align: right;">Page 18</p> <p>1 I mean, the bottom line is -- and I</p> <p>2 don't know if you want to speak up, Doug, in</p> <p>3 terms of what they have done over time -- but</p> <p>4 in order to really repair this, we need to</p> <p>5 have that fence removed and probably</p> <p>6 relocated.</p> <p>7 I mean, we had suggested to them at one</p> <p>8 point that, you know, through the rainy season</p> <p>9 as long as we didn't have any flooding</p> <p>10 problems there and the overall drainage system</p> <p>11 had improved over what we saw the past few</p> <p>12 years, we wouldn't suggest that we come and</p> <p>13 actually construct that sump the way that it's</p> <p>14 been designed.</p> <p>15 I mean, at one point that was on the</p> <p>16 table. That would wipe out that entire side</p> <p>17 yard. They have basically let that whole area</p> <p>18 filled and graded. So they have full use of</p> <p>19 that yard today.</p> <p>20 So I'm suggesting to Doug or telling Doug</p> <p>21 that in order to get in and really get control</p> <p>22 over the operation and maintenance and</p> <p>23 accessibility of that sump, we need to have</p> <p>24 them do something to move that fence over and</p> <p>25 the vegetation. I know they had hedge</p>	<p style="text-align: right;">Page 20</p> <p>1 in the permitting process. It was not --</p> <p>2 that's why we don't own it. That's why we</p> <p>3 have an easement over it.</p> <p>4 It was something that was probably</p> <p>5 required by EPC at the time to pre-treat the</p> <p>6 water prior to discharging into the wetland.</p> <p>7 CHAIRMAN RAGUSA: So this discharges</p> <p>8 into the wetland.</p> <p>9 MS. STEWART: Correct.</p> <p>10 CHAIRMAN RAGUSA: What maintenance needs</p> <p>11 do we have in that area?</p> <p>12 MS. STEWART: Well, back in the day, I</p> <p>13 mean, when we were having all those flooding</p> <p>14 problems, I mean, it's part of that system.</p> <p>15 That all backs into this area. So it is, to</p> <p>16 me, a critical part of our overall drainage</p> <p>17 system.</p> <p>18 And if you'll recall downstream from</p> <p>19 this sump, in that wetland is the pond that</p> <p>20 had at one point the groundwater condition</p> <p>21 that was 18 inches higher than designed. So</p> <p>22 it just becomes critical when you've got</p> <p>23 elevated groundwater conditions, a sump that's</p> <p>24 not even built to the size that it was</p> <p>25 designed to be, and we've had water flow over</p>

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1 the sidewalk from that wetland into the pond
2 downstream. I don't know if we had it this
3 year since the drainage system has kind of
4 improved.
5 MR. MAYS: Yeah. We kind of opened it
6 up on the back end of the sump where it drains
7 out. We basically dug a small, four-foot-wide
8 -- opened the ditch back up like it was
9 originally designed for better flow.
10 I haven't noticed anything going over
11 the sidewalk yet. But it still goes up to the
12 edge right where you put the fence. And it
13 looks like by him putting in a fence, it is --
14 this is one of the areas that was rebuilt two
15 years ago when we did all the erosion repair.
16 It's one of them that was rebuilt. And
17 with him putting it right on top of sump, it
18 doesn't allow Tonja -- she's telling you -- it
19 doesn't allow to get that company in here
20 again and rebuild that shoreline.
21 So the only way to do it is one of two
22 ways: Make him remove the fence and the
23 plants, since he put them on it, and move it
24 over and then rebuild it, or if he's willing
25 to invest in a sea -- in a wall that we can

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1 put there that would do it permanently.
2 And he -- we've got an estimate for the
3 wall, \$6500, and he's asking the board if they
4 would pay for half of it and he would pay the
5 other half.
6 MS. STEWART: Do you have the proposal?
7 MR. CHESNEY: What does the wall do?
8 MR. MAYS: It's going to hold the shore
9 up. We'll put -- at this time, we'll be able
10 to put the -- we'll put rock on it, on the top
11 of it, instead of dirt. It won't have dirt.
12 And it will be a wall that goes all the way
13 down.
14 MS. STEWART: I did suggest that we take
15 a look at the wall details because we'd be
16 able to take a look at that from an erosion --
17 the good news is the sump is shallow. So as
18 long as they're proposing that that wall
19 bottom goes at least to the sump bottom, and
20 it wouldn't potentially wash out --
21 MR. CHESNEY: Right, because sometimes
22 they wash on the other side of --
23 MS. STEWART: Yeah.
24 MR. ARGUS: Is there standing water in
25 the dry season in the sump?

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1 MR. MAYS: Yes. It's probably about, I
2 want to say, three feet below the height of
3 it. So right now, it's sitting about three
4 feet down. But when the water comes up, it
5 slows the drains all through there. It comes
6 up over the top, and, like she said, it floods
7 his back yard and goes into his swing set, and
8 it's caused a serious erosion problem where he
9 kind of compromised that shoreline by putting
10 the fence too close.
11 CHAIRMAN RAGUSA: So the resident wants
12 to us pay for half of a wall to repair damage
13 that the resident caused?
14 MR. MAYS: I think that if he would have
15 put the fence out there from the beginning it
16 wouldn't have caused this problem. I'm no
17 engineer. It's not my -- I'm not saying that
18 I know this for fact, but that's what it looks
19 like.
20 MS. STEWART: And I think there's some
21 grading issues. I mean, you can kind of tell
22 that water is kind of seeking the path of
23 least resistance, too. It's working its way
24 around the hedge material and around the
25 fence. So it's probably a combination of all

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1 that.
2 CHAIRMAN RAGUSA: Mr. Zeigler.
3 MR. ZEIGLER: How is the fence
4 contributing to the erosion?
5 MR. MAYS: It's not necessarily the
6 fence as much as it is the plant material,
7 because when they rebuilt that, they built it
8 with like a burlap, like a shoreline
9 restoration to hold it together; but when he
10 poked holes in every one of them and lined
11 this thing with plants, I think it opened it
12 up.
13 CHAIRMAN RAGUSA: Mr. Chesney.
14 MR. CHESNEY: Well, I'm just thinking
15 that he -- I'm assuming -- I don't know --
16 that he probably did get permission from the
17 HOA, so he probably didn't know any better on
18 the --
19 MR. MAYS: On the fence.
20 MR. CHESNEY: I mean, personally I'd be
21 -- if we build a wall, it would be fixed, and
22 it's probably what the developer should have
23 done initially.
24 MR. MAYS: Probably.
25 MS. STEWART: Well, the developer should

1 have built the sump to the size that it was
2 designed to be. Can I see that for a second,
3 Andy?

4 MR. MENDENHALL: Yeah. Sure.

5 MR. CHESNEY: And, ideally, we should
6 have owned it, but we don't. So, I mean, my
7 position is that we can get a wall for half
8 price. We should have that there anyways.

9 MR. ARGUS: Where the fence was
10 constructed, is that viewable from the
11 street?

12 MR. MAYS: Yes.

13 MS. STEWART: I would actually say that
14 the sump area that is on this property, and it
15 could have been built -- I crossed-hatched the
16 area -- it could have been done by the home
17 builder, they could have filled it in. You
18 know, the developer may have constructed it
19 the way it was supposed to and then somebody
20 come and backfilled it, because -- I mean, if
21 you were to look at an aerial today and look
22 at the shape of that sump, it's about half the
23 size it was designed to be.

24 MR. ZEIGLER: If we put the wall up,
25 will that reduce our maintenance needs over

1 by just pulling weeds, instead of having to
2 worry about trying to now it or weed-eat it.
3 So our maintenance on that pond is very little
4 anyway. Because of it being on homeowners'
5 property, Mr. Consulman handles his side, and
6 Mr. Gilligan handles his.

7 The reason the fence now went up is they
8 had a pool put in at the same time, so
9 obviously they needed a fence to protect their
10 pool. But the maintenance on it is very
11 little for us.

12 MS. STEWART: Did they put their pool on
13 our easement?

14 MR. MAYS: I don't think so. I don't
15 think the pool is in the easement.

16 MS. STEWART: Okay.

17 MR. CHESNEY: That would have been
18 caught because they would have had to have had
19 a permit for the -- that would have been
20 caught. I doubt the pool's -- plants don't
21 get caught.

22 CHAIRMAN RAGUSA: (Inaudible). All
23 right. Do we have a recommendation?

24 MS. STEWART: I hate to say this, I'm
25 not an advocate for walls, I'm really not. I

1 there?

2 MS. STEWART: Well, I was going to
3 suggest that's something you definitely want
4 to come to some agreement with him, because it
5 still creates an access problem for us.

6 By putting the wall up, what little bit
7 of slope we have, which is not enough to be
8 able to access all the way around the whole
9 perimeter, you've now cut that completely off,
10 too, so it does create --

11 MR. CHESNEY: Oh, he wants the wall to
12 go --

13 MS. STEWART: I'm assuming right at his
14 fence line.

15 MR. CHESNEY: -- all the way down.

16 MR. MAYS: Not right to his fence.

17 MS. STEWART: Oh.

18 MR. MAYS: It will come out a few feet
19 -- right now, if you tried to walk on it,
20 you'd basically fall in the water. So if you
21 put this up, the builder of the fence line --
22 or the wall is even suggesting not put grass
23 there, put rock, and so he's priced in rock,
24 too.

25 That way, it could be easier to maintain

1 would like to have an opportunity to get with
2 Doug and let's look at the design of it and
3 maybe we can --

4 MR. MAYS: Make sure it's deep enough --

5 MS. STEWART: Yeah.

6 MR. MAYS: -- far enough down, so we
7 don't cause an under-erosion problem, like
8 Mr. Chesney suggested. So we can double-check
9 that with the builder and see how far it's
10 going to come down.

11 MR. CHESNEY: I just had it in my -- I
12 had a house -- had a neighbor build a seawall
13 and built it too short, left, came back, and
14 the back yard disappeared one day, so --

15 MR. MAYS: The height is supposed to be
16 to the -- I'm not sure of the depth. I'm
17 pretty sure it's almost six feet down, but the
18 height is definitely level with where the
19 yard is at this time. That's where it's
20 supposed to be designed to go to.

21 MS. STEWART: Is he going to fill in --

22 MR. CHESNEY: It's fairly mucky, so, you
23 know, you're going to have to get into the
24 muck.

25 MS. STEWART: Yeah. Yeah. So are we

<p style="text-align: right;">Page 29</p> <p>1 going to have access between his fence and the 2 top of the wall? Is he filling in part of the 3 sump, too? 4 MR. MAYS: Yes. Yes, he's filling that 5 in, too. Make it more of a solid wall and 6 down instead of having the slope that keeps 7 eroding away. 8 CHAIRMAN RAGUSA: Mr. Ross. 9 MR. ROSS: It sounds like to me we need 10 to work on it a little bit more. And, 11 specifically, I heard a couple of comments 12 that we have other problems that will either 13 continue or become exacerbated by doing this 14 particular suggested fix. 15 And it seems to me that if we're doing 16 the solution, let's just do a global trade- 17 out, for lack of a better phrase. Meaning, if 18 he wants us to contribute towards a wall but 19 yet we have an access problem, the trade-off 20 needs to be we need to rectify the access 21 problem. 22 If it's that he's wants to do the wall 23 but he needs to move his hedge or move his 24 fence or do something or we need to transfer 25 an ownership of the sump itself instead of it</p>	<p style="text-align: right;">Page 31</p> <p>1 MR. MENDENHALL: Yeah, it's -- 2 MR. ARGUS: Ongoing. Okay. 3 CHAIRMAN RAGUSA: She's day to day. 4 MS. STEWART: And that's all I had, 5 unless you had something to talk about that we 6 discussed. 7 CHAIRMAN RAGUSA: Next month, when you 8 address this issue, can you bring us some 9 photographs or provide photographs of the area 10 in question? 11 MS. STEWART: Oh, absolutely. 12 MR. ARGUS: Yeah. Maybe use a 13 projector. 14 CHAIRMAN RAGUSA: We don't need a 15 projector. Just shoot us an email before the 16 meeting. 17 MS. STEWART: Okay. 18 MR. MAYS: Okay. We can do that. 19 CHAIRMAN RAGUSA: All right. Manager's 20 report. Andy. 21 MR. MENDENHALL: Okay. I have a couple 22 items. I'm going to go with B first, because 23 that was what I handed out just prior to the 24 meeting. We had an update to what was in your 25 meeting package.</p>
<p style="text-align: right;">Page 30</p> <p>1 being an easement, let's just do an all-in 2 solution so that we're not coming back and 3 revisiting it every six months, a year, et 4 cetera. 5 I would like us to look at it further 6 and come with a little bit better big-picture 7 solution. 8 MS. STEWART: Okay. I'll get with 9 Doug. 10 The other item I have is that last year 11 when Stantec closed its deal with the 12 acquisition of WilsonMiller, it became Stantec 13 Consulting Services, and I think I talked to 14 you about assignment of our contract and a 15 slight increase in our hourly rate. 16 If you'll recall, in 2006, I was at 160, 17 I brought it down to 145, brought it down to 18 135, so they've asked me to bring it back up 19 to 145. So I was going to hand this off to 20 Erin so she could take a look at it to allow 21 you guys to approve it and execute it maybe at 22 the next meeting. Thank you. 23 MR. ARGUS: Was that (inaudible) 24 contracting? 25 MS. STEWART: I think it's ongoing.</p>	<p style="text-align: right;">Page 32</p> <p>1 There was an invoice that came across 2 that changed the dollar amount of the budget 3 amendment. Just to give a little background 4 or a refresher if anybody doesn't remember 5 from doing this in previous years, any year 6 that you use funds that are off your regular 7 budget, for example, if you do a project and 8 you use unsigned cash, at the end of the year 9 we reconcile that by bringing in those funds 10 in via budget amendment. 11 The auditor wants to make sure that your 12 budget doesn't basically go over for the 13 year. And this gives the true-up of that and 14 makes sure that that doesn't happen. 15 The change between what was in your book 16 and what's on this, there was \$130,000 invoice 17 that was related to Harbor Links. So the 18 updated figure now is 170,000. And you'll see 19 that in the total expenditures. It lists it 20 there, and it's booked under Miscellaneous 21 Contingency, so -- 22 MR. CHESNEY: I didn't understand why it 23 was booked under Miscellaneous Contingency. I 24 knew this was coming, but I thought -- 25 MR. MENDENHALL: Well, in reality, you</p>

<p style="text-align: right;">Page 33</p> <p>1 know, if we were to break it all out, there</p> <p>2 are a number of line items that go over and</p> <p>3 under budget. Technically, you could adjust</p> <p>4 numerous line items.</p> <p>5 MR. CHESNEY: Okay.</p> <p>6 MR. MENDENHALL: I think it's easiest to</p> <p>7 do in one line item, and Miscellaneous</p> <p>8 Contingency is --</p> <p>9 MR. CHESNEY: Just when I spoke to Alan</p> <p>10 about it, I got the impression from him that</p> <p>11 he was going to spread it in each --</p> <p>12 MR. MENDENHALL: Well --</p> <p>13 MR. CHESNEY: -- and then got this</p> <p>14 today, and I was just -- I didn't know if</p> <p>15 there was a reason --</p> <p>16 MR. MENDENHALL: I think the main reason</p> <p>17 -- I'm just trying to pull up -- bear with</p> <p>18 me. I'm trying to pull up -- I got an email</p> <p>19 from Alan that gives the breakdown of where</p> <p>20 each of them went.</p> <p>21 Yeah, currently, the budget is 135,000</p> <p>22 over total and just -- this is just additional</p> <p>23 information -- and it's 170, because they</p> <p>24 built 35,000 in just for a buffer in case</p> <p>25 there's any accruals and that sort of thing,</p>	<p style="text-align: right;">Page 35</p> <p>1 past September?</p> <p>2 MR. MENDENHALL: Yes, that's correct.</p> <p>3 It's for Fiscal Year 2013. So we do this --</p> <p>4 it has to be done within 60 days of the close</p> <p>5 of the fiscal year. The idea being that it's</p> <p>6 all taken care of prior to the auditor getting</p> <p>7 started on their work, and obviously so that</p> <p>8 they have accurate numbers once they're doing</p> <p>9 their thing.</p> <p>10 So the front page, the resolution</p> <p>11 itself, has not changed, because this is just</p> <p>12 an exhibit of it. The content or the language</p> <p>13 in that resolution doesn't change at all. So</p> <p>14 we're looking for a motion to approve that</p> <p>15 resolution today.</p> <p>16 MR. ARGUS: So moved.</p> <p>17 CHAIRMAN RAGUSA: Do we have a second?</p> <p>18 MR. ZEIGLER: Second.</p> <p>19 CHAIRMAN RAGUSA: Okay. We have a</p> <p>20 motion that's been seconded to approve and</p> <p>21 adopt Resolution 2014-1, which reads, A</p> <p>22 resolution amending the Westchase community</p> <p>23 Development District General Fund balance for</p> <p>24 Fiscal Year 2013.</p> <p>25 Do we have any further discussion on</p>
<p style="text-align: right;">Page 34</p> <p>1 just additional information.</p> <p>2 As far as why under Miscellaneous</p> <p>3 Contingency, I'd probably have to ask Alan</p> <p>4 specifically. My guess would be that's your</p> <p>5 only kind of catch-all on your general fund</p> <p>6 budget.</p> <p>7 Once again, just using Harbor Links as</p> <p>8 an example, the overages, or even -- even if</p> <p>9 you look at the variance of the areas that</p> <p>10 they're under, it's spread across, you know,</p> <p>11 several different line items, but, you know,</p> <p>12 the auditor only looks at the general fund, he</p> <p>13 looks at the total amount, so -- but I can get</p> <p>14 clarification from --</p> <p>15 MR. CHESNEY: But it's still going to go</p> <p>16 against Harbor Links' fund.</p> <p>17 MR. MENDENHALL: Correct. Yeah. For</p> <p>18 your internal bookkeeping, it's going to go</p> <p>19 appropriately to whatever account it needs to</p> <p>20 be booked to. But from the auditor's</p> <p>21 perspective, they don't look at it as the</p> <p>22 subaccount; they look at the net effect over</p> <p>23 your whole general fund budget, so --</p> <p>24 MR. BARRETT: Just for clarification,</p> <p>25 this is for the budget year that ended this</p>	<p style="text-align: right;">Page 36</p> <p>1 that motion? Mr. Ross.</p> <p>2 MR. ROSS: You said, "General fund</p> <p>3 balance." It actually says, "General fund</p> <p>4 budget."</p> <p>5 CHAIRMAN RAGUSA: "Budget," thank you.</p> <p>6 Yes, thank you.</p> <p>7 Any further discussion? And obviously</p> <p>8 Exhibit A will not be the one attached in the</p> <p>9 agenda. It will be what we were provided at</p> <p>10 the meeting?</p> <p>11 MR. MENDENHALL: Correct. Yes.</p> <p>12 CHAIRMAN RAGUSA: Okay. All in favor</p> <p>13 please raise your hand.</p> <p>14 (All board members signify in the</p> <p>15 affirmative.)</p> <p>16 CHAIRMAN RAGUSA: That motion passes</p> <p>17 five to nothing.</p> <p>18 (Motion passes.)</p> <p>19 MR. MENDENHALL: Okay. I'll just go in</p> <p>20 reverse to Item A. Item A is the motion to</p> <p>21 assign fund balances, as of September 30th,</p> <p>22 2013. There aren't the same time limits on</p> <p>23 that.</p> <p>24 In other words, you don't have to do it</p> <p>25 within 60 days of the close. Based on this</p>

<p style="text-align: right;">Page 37</p> <p>1 change today, I would like the re-present that</p> <p>2 at the next meeting because those figures were</p> <p>3 to be updated, because what that -- those</p> <p>4 figures involved in that motion are going to</p> <p>5 show is what you're adding on to each of your</p> <p>6 village funds as well as your general fund,</p> <p>7 what you're adding at the end of the year as</p> <p>8 far as reserves and that sort of thing.</p> <p>9 So, at least, just using the example of</p> <p>10 Harbor Links, that's going to change now,</p> <p>11 because you have an actual that came in for</p> <p>12 \$130,000, so the cumulative total would wind</p> <p>13 up being less, at least what it's going to be</p> <p>14 for the close of the year because you spent</p> <p>15 some of those figures. So that's all. I</p> <p>16 would just like to present that next month.</p> <p>17 MR. ARGUS: And you're talking about</p> <p>18 that?</p> <p>19 MR. MENDENHALL: Yes, sir.</p> <p>20 CHAIRMAN RAGUSA: Yes, 7(A).</p> <p>21 MR. MENDENHALL: Yes.</p> <p>22 CHAIRMAN RAGUSA: Any objection?</p> <p>23 (No response.)</p> <p>24 CHAIRMAN RAGUSA: All right. That's</p> <p>25 good.</p>	<p style="text-align: right;">Page 39</p> <p>1 that shouldn't take more than a couple days to</p> <p>2 complete.</p> <p>3 MS. STEWART: The design engineer has</p> <p>4 been onsite a few times. Had a meeting onsite</p> <p>5 to go through some stuff -- details and stuff,</p> <p>6 so --</p> <p>7 CHAIRMAN RAGUSA: Can you do us a favor,</p> <p>8 Andy? Can you ask Alan or somebody in your</p> <p>9 organization to give us a simple, one-page</p> <p>10 financial analysis of that project --</p> <p>11 MR. MENDENHALL: Sure.</p> <p>12 CHAIRMAN RAGUSA: -- in terms of the</p> <p>13 total cost, where the funds came from. And</p> <p>14 have we done anything to determine how we're</p> <p>15 going to get that money back and over what</p> <p>16 period of time?</p> <p>17 MR. MENDENHALL: Three-year payback.</p> <p>18 MR. CHESNEY: Yeah, I just told him</p> <p>19 three-year payback; we were going to assess</p> <p>20 them.</p> <p>21 MR. MENDENHALL: Three-year payback --</p> <p>22 CHAIRMAN RAGUSA: We didn't decide</p> <p>23 that. We decided the source of the funds a</p> <p>24 couple of months ago, but I didn't hear --</p> <p>25 MR. CHESNEY: Okay. I'm sorry. I was</p>
<p style="text-align: right;">Page 38</p> <p>1 MR. MENDENHALL: And that's all I have.</p> <p>2 I'll get the answer to your question, Greg, as</p> <p>3 far as why Miscellaneous Contingency.</p> <p>4 MR. CHESNEY: I just sent him an email.</p> <p>5 That's fine.</p> <p>6 MR. MENDENHALL: Okay.</p> <p>7 CHAIRMAN RAGUSA: Let me just ask, in</p> <p>8 terms of the Harbor Links lighting project,</p> <p>9 should we be finished within the next 30</p> <p>10 days?</p> <p>11 MS. WHYTE: I just received an invoice</p> <p>12 for 80,000. We're 93 percent complete. I</p> <p>13 just presume he would like his final payment</p> <p>14 which would be closing date, the 28th of</p> <p>15 November.</p> <p>16 MR. MAYS: Yes. Yes. It will be done</p> <p>17 in 30 days.</p> <p>18 MS. WHYTE: So we should be done.</p> <p>19 CHAIRMAN RAGUSA: Are we doing a running</p> <p>20 punch list, or are we just holding it till the</p> <p>21 end?</p> <p>22 MR. MAYS: We've got a couple things at</p> <p>23 the very end, so we're waiting -- we're trying</p> <p>24 to get all the lights completed first, and</p> <p>25 then we have a few things on the punch list</p>	<p style="text-align: right;">Page 40</p> <p>1 -- but we're talking about the Harbor Links</p> <p>2 thing. Right?</p> <p>3 CHAIRMAN RAGUSA: Yes.</p> <p>4 MR. CHESNEY: Remember, we had a</p> <p>5 significant amount in the reserve already.</p> <p>6 CHAIRMAN RAGUSA: Yes.</p> <p>7 MR. CHESNEY: So -- and then the</p> <p>8 remainder is going to hit -- is going to</p> <p>9 re-assess them at the next assessment period.</p> <p>10 MR. MENDENHALL: And as far as</p> <p>11 officially deciding it, you can decide it</p> <p>12 through your budget process this year, to say,</p> <p>13 okay, assuming that you choose that, "This is</p> <p>14 Year One; we use this amount in their</p> <p>15 reserve." Whether it's three years, two</p> <p>16 years, five years, you can make those</p> <p>17 decisions still.</p> <p>18 MR. CHESNEY: Yeah.</p> <p>19 CHAIRMAN RAGUSA: Okay. And as part of</p> <p>20 that analysis, if you would, once we have the</p> <p>21 financial construction figure, offset against</p> <p>22 the reserves that were in that particular</p> <p>23 community's funds, whatever the net number is,</p> <p>24 can you give us what a three-year assessment</p> <p>25 is --</p>

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1 MR. MENDENHALL: Sure can.
 2 CHAIRMAN RAGUSA: -- three, four and
 3 five years?
 4 MR. CHESNEY: You know, back on the east
 5 when we were negative a lot, when you get that
 6 budget, and whenever we get our budget in
 7 April or something, it shows up as a negative
 8 number, so we end -- because we're going to
 9 spend out of it, so, yeah -- and how we get it
 10 back is up to us at that time, yeah.
 11 MR. MENDENHALL: Yes.
 12 CHAIRMAN RAGUSA: I assume there would
 13 be an internal transfer from a general fund
 14 into that particular fund.
 15 MR. MENDENHALL: No, not necessarily.
 16 MR. CHESNEY: No.
 17 MR. MENDENHALL: What will happen is,
 18 you will spend out of your general fund, and
 19 then you'll reimburse to it and add --
 20 assuming that you chose -- two things.
 21 Let's assume, first, you want to use
 22 what's in the reserve for Harbor Links, so you
 23 will see a transfer at that point, you should,
 24 from Harbor Links to the general fund; and
 25 then when you go on that payment, assuming,

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1 once again, let's say, three years, then
 2 incrementally as you get those assessments, it
 3 will go back to the general fund and pay it
 4 back.
 5 So you won't see a transfer first. You
 6 will see a transfer after the fact.
 7 MR. CHESNEY: So think of the general
 8 fund as like cash, and then the other thing
 9 just goes negative.
 10 MR. MENDENHALL: Correct.
 11 CHAIRMAN RAGUSA: Do we run any risk of
 12 having a negative account?
 13 MR. MENDENHALL: No, because it looks --
 14 once again, when the auditor looks at it, they
 15 look at the net of the whole general fund.
 16 They don't look at it as individual accounts.
 17 They look at it as in its totality. So
 18 as long as overall you're in the positive, and
 19 just like this -- in this particular year's
 20 case, if you aren't in the positive, then you
 21 make the adjustment via amendment, so --
 22 CHAIRMAN RAGUSA: You're suggesting that
 23 we address the repayment as part of the budget
 24 process
 25 MR. MENDENHALL: Well, I think you

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1 should have a conversation prior to that, but
 2 you implement during the budget process.
 3 MR. CHESNEY: We have to have it at the
 4 budget process --
 5 CHAIRMAN RAGUSA: Yes.
 6 MR. CHESNEY: -- because they won't let
 7 us --
 8 MR. MENDENHALL: Yeah, I probably
 9 phrased that wrong. You can implement it in
 10 the budget process, but you can start talking
 11 about it. I mean, technically you already
 12 talked about it a little bit during the last
 13 budget process when we at least threw around
 14 some ideas.
 15 CHAIRMAN RAGUSA: Okay. Nancy, do you
 16 want to go back to the Harbor Links folks and
 17 gauge their interest? Are you -- you're not
 18 the VM anymore, are you?
 19 MS. SELLS: Yes.
 20 CHAIRMAN RAGUSA: You are.
 21 MS. SELLS: Yes.
 22 CHAIRMAN RAGUSA: I think the Harbor
 23 Links residents need to -- we need input from
 24 them because obviously there are existing
 25 reserves. And as I sit here -- I'm kind of

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1 wearing two hats -- as a homeowner, I would
 2 want to apply what we have already reserved
 3 against the cost of the project, but the
 4 residents need to understand that that's what
 5 we're doing. And I want to gauge their
 6 interest on that.
 7 And then we would also want input from
 8 the residents, once you have the numbers, what
 9 a three-, four-, five-year payback is, what
 10 that is and what it would do in and of itself
 11 to do an annual assessment.
 12 MS. SELLS: Okay.
 13 MR. CHESNEY: What we've also done at
 14 times is suspended normal reserving during
 15 that payback period. Like we had an issue
 16 with West Park Village. So they had a three-
 17 year payback with some street lights, so we
 18 did not assess what we would normally reserve
 19 during that period.
 20 MS. SELLS: Okay. Okay.
 21 CHAIRMAN RAGUSA: Mr. Argus.
 22 MR. ARGUS: When Andy comes up with
 23 these numbers, should he share them with
 24 Harbor Links --
 25 CHAIRMAN RAGUSA: Absolutely.

1 MR. ARGUS: -- or do we want to see them
 2 first? Okay.
 3 CHAIRMAN RAGUSA: Yeah, I think the
 4 numbers are the numbers and should be shared.
 5 MR. ARGUS: And supposedly this is on a
 6 cost savings so that our electrical bill
 7 should go down for Harbor Links.
 8 CHAIRMAN RAGUSA: Gas bill.
 9 MR. ARGUS: Gas bill. I'm sorry.
 10 MR. MENDENHALL: So that should offset
 11 it as well.
 12 MR. ARGUS: That should offset a whole
 13 lot of it, yeah.
 14 CHAIRMAN RAGUSA: You've got what,
 15 35,000 a month or --
 16 MS. WHYTE: We're reserving \$66,000 --
 17 roughly about \$66,000 in a year for street
 18 light repairs. So that should definitely
 19 offset some of it, because we're not utilizing
 20 the whole year's worth.
 21 CHAIRMAN RAGUSA: Mr. Barrett.
 22 MR. BARRETT: That was a point I just
 23 wanted to remind people of.
 24 CHAIRMAN RAGUSA: Okay. Andy, that was
 25 it for you?

1 MR. MENDENHALL: That was it, yes, sir.
 2 CHAIRMAN RAGUSA: Doug, field manager's
 3 report -- did I skip you again?
 4 MS. McCORMICK: Yes.
 5 CHAIRMAN RAGUSA: Sorry. Erin,
 6 counsel's report.
 7 MS. McCORMICK: I just wanted to report
 8 on that we closed on the purchase of the
 9 property off of Promise Drive. So the CDD now
 10 owns that, about 5.5 acres. And I have the
 11 closing statement. The final purchase price
 12 was -- I think it was approximately \$218,000
 13 for the acquisition.
 14 We're working on some issues with the
 15 underwriter right now, but we'll continue on
 16 that. And I just wanted to let you know
 17 everything went well on it and we closed on
 18 it.
 19 MR. ARGUS: So we have title to it; it's
 20 been recorded.
 21 MS. McCORMICK: The deed has been
 22 recorded, yes. And I think Andy's office is
 23 going to be working on tax exemption for next
 24 year, because as part of the closing, we paid
 25 the prorated taxes through the end of the

1 year, but we'll file for tax exemption on it
 2 for next year.
 3 MR. ARGUS: And the person who
 4 negotiated the deal for us has been
 5 compensated for his deposit?
 6 MS. McCORMICK: The deposit was
 7 returned, yes. Anybody have any questions?
 8 MR. CHESNEY: I don't want to go into
 9 details, but a simple, did you get a reply to
 10 your memo to the title insurance underwriter?
 11 MS. McCORMICK: That's one of the issues
 12 that we're continuing to work on --
 13 MR. CHESNEY: Okay. Gotcha.
 14 MS. McCORMICK: -- with the
 15 underwriters. I thought I would follow-up
 16 with the board members individually on that
 17 issue.
 18 CHAIRMAN RAGUSA: I guess the next step,
 19 would Tonja like to get with Erin and staff?
 20 We need to start thinking about access.
 21 MS. STEWART: Okay.
 22 CHAIRMAN RAGUSA: So you guys can take a
 23 look at what we have and give us some thoughts
 24 on access options regardless of the usage.
 25 MS. STEWART: Okay.

1 CHAIRMAN RAGUSA: I think we need to
 2 know what our options are realistically and
 3 feasibly.
 4 MS. STEWART: Okay.
 5 CHAIRMAN RAGUSA: So if you guys can
 6 start undertaking those actions.
 7 MS. STEWART: Okay. I believe we have
 8 we had a pre-application meeting it, so --
 9 MR. MAY: Yeah, we've already started
 10 talking about a few things we have in mind,
 11 we'll get with Tonja and find out if that's a
 12 possibility.
 13 CHAIRMAN RAGUSA: Do any -- does one of
 14 the supervisors want to coordinate with staff
 15 and counsel and engineer on that issue?
 16 MR. CHESNEY: Yeah, sure. I'm just --
 17 CHAIRMAN RAGUSA: I just throw it out
 18 there.
 19 MR. CHESNEY: -- confused about what you
 20 had in mind already, but okay.
 21 CHAIRMAN RAGUSA: You're the volunteer?
 22 MR. CHESNEY: Yeah, I volunteer on that
 23 one.
 24 CHAIRMAN RAGUSA: Lucky you guys.
 25 MS. WHYTE: Do we need to put any

1 security, private property, anything of that
2 sort on the parcel? No trespassing? Because
3 it's an open parcel.

4 MR. MAYS: Do we have to do that?

5 MS. WHYTE: Do we have to do anything?

6 MR. MAYS: What she suggested we might
7 have to come across doing?

8 MS. McCORMICK: Not at this point. I
9 mean, I think it's more a security issue --

10 MS. WHYTE: Okay.

11 MS. McCORMICK: -- as far as securing
12 the property. So, right now, not any kind of
13 fence or --

14 MR. MAYS: Okay. That sounds good.

15 MS. McCORMICK: I mean, that would be
16 something field staff should definitely take a
17 look at just to, you know, see what we need
18 to do to make sure there is not unauthorized
19 dumping on the property or trespassers, that
20 type of issues.

21 MS. WHYTE: Should we put some signage
22 on it?

23 MR. CHESNEY: Are there a lot of beer
24 bottles and stuff --

25 MS. WHYTE: It's (inaudible).

1 MR. MAYS: I think we have a few
2 residents or neighbors that occasionally feel
3 it's okay to put their debris over there.

4 CHAIRMAN RAGUSA: Have we alerted the
5 carrier that we now own this property?

6 MR. CHESNEY: There is nothing on it.

7 CHAIRMAN RAGUSA: Yeah, but still --

8 MR. MENDENHALL: From a liability
9 perspective, it's not --

10 MS. McCORMICK: It was just recorded
11 yesterday, so --

12 MR. MENDENHALL: I'll reach out to the
13 carrier.

14 CHAIRMAN RAGUSA: I have high
15 expectations of our staff.

16 All right. Did you have something else
17 on that?

18 MR. ARGUS: No.

19 CHAIRMAN RAGUSA: Okay. I'm sorry. The
20 next item, Doug.

21 MR. MAYS: We have our annual Westchase
22 Arts Association asking to put their banner up
23 for their December the 14th event on the
24 roadways that they usually ask for.

25 I'm assuming that since it's the

1 benefit, the Foundation For Autism, that the
2 board usually approves it, so I'm assuming
3 that you guys are authorizing it again.

4 MS. WHYTE: But it's not on property.

5 MR. MAYS: It's not on Westchase's
6 property.

7 MS. WHYTE: They're on the Hollywood
8 Bowl because it's too big.

9 CHAIRMAN RAGUSA: Mr. Chesney.

10 MR. CHESNEY: I just have one question
11 on this, and it's for my fellow supervisors.
12 I thought we had given the banner rights to
13 the homeowners association so we wouldn't
14 have to do this. I mean, was I
15 misunderstanding on that?

16 MR. ARGUS: No. To staff --

17 MS. WHYTE: The homeowners --

18 MR. MAYS: The homeowners association or
19 to us?

20 MR. ARGUS: Staff.

21 MS. WHYTE: Certain ones we approve.

22 MR. CHESNEY: Oh. So we're not talking
23 about using the banner things on the ends.

24 MR. ARGUS: Uh-uh.

25 MR. CHESNEY: We're talking about adding

1 a banner somewhere else.

2 MS. WHYTE: We have two banners the same
3 week. We have the Santa Claus Parade coming
4 up December 14th.

5 CHAIRMAN RAGUSA: That's this letter.

6 MS. WHYTE: That's that letter. And I
7 also got an email from the artists
8 association. They're doing their yearly event
9 to benefit autism, which they usually do at
10 the golf course, but because they are not
11 holding it on site, on Westchase property,
12 they are not --

13 MR. CHESNEY: You're going into more
14 detail than I -- I'm just trying to understand
15 -- I thought we had the banners on either
16 side, and I thought --

17 MR. MAYS: Yes, you did.

18 MR. CHESNEY: -- and I thought we had
19 given the HOA --

20 MS. WHYTE: Uh-uh.

21 MR. ARGUS: No.

22 MR. CHESNEY: -- the authority to deal
23 with them.

24 MR. MAYS: You gave us the authority
25 make decisions on repeat stuff, stuff we do

1 all the time --
 2 MR. CHESNEY: Okay.
 3 MR. MAYS: -- you know, those type of
 4 things we do all the time.
 5 CHAIRMAN RAGUSA: If the artist event on
 6 December 14 is not going to have a banner on
 7 our property, why would we have to take
 8 action?
 9 MR. MAYS: They want the banner on our
 10 property, but the event is not on our
 11 property. That's why we're bringing it to
 12 your attention, because it's not here.
 13 MS. WHYTE: Not here.
 14 CHAIRMAN RAGUSA: Where do they want the
 15 banner?
 16 MS. WHYTE: Where we normally do, on the
 17 median.
 18 MR. MAYS: Yeah, the same two spots that
 19 we always use.
 20 CHAIRMAN RAGUSA: The same two spots
 21 that the foundation is asking for.
 22 MS. WHYTE: Right. Exactly.
 23 MR. MAYS: Right. It's just their event
 24 is off property. That's why we're bringing it
 25 to your attention. It's not something that's

1 on Westchase.
 2 Normally you allow it when it's
 3 something that happens within Westchase
 4 boundaries. This is totally different for us,
 5 so that's why --
 6 CHAIRMAN RAGUSA: We've never had
 7 competing requests for the same two banner
 8 spots either, that I'm aware of.
 9 MS. WHYTE: Oh, yeah. Oh, yeah.
 10 MR. ARGUS: Oh, yeah. Sure.
 11 CHAIRMAN RAGUSA: From two Westchase
 12 community organizations?
 13 MR. MAYS: We've had two banners at
 14 different times.
 15 MR. ARGUS: Yes.
 16 MR. MAYS: Maybe two weeks a year it
 17 happens.
 18 MR. ARGUS: And the second group is the
 19 Westchase Artist Society.
 20 MS. WHYTE: That's the one.
 21 MR. ARGUS: Westchase is in their name.
 22 MS. WHYTE: Oh, they're not Westchase
 23 residents?
 24 MR. ARGUS: Not all of them.
 25 MS. WHYTE: Oh, well --

1 CHAIRMAN RAGUSA: There's the
 2 foundation --
 3 MR. CHESNEY: Yeah, or Rotary Club or
 4 any of the other groups, they all have --
 5 CHAIRMAN RAGUSA: Well, do you have a
 6 recommendation?
 7 MR. MAYS: Normally we approve these
 8 type of events. So I would recommend that we
 9 approve it.
 10 CHAIRMAN RAGUSA: Again, we have two
 11 spots and, in theory, four requests.
 12 MR. MAYS: We usually end up moving it
 13 from one end to the other end. So we kind of
 14 have them down here at Countryway and
 15 Linebaugh, and then we move it up like one
 16 block basically to right about Cavendish, and
 17 a few hundred feet to the east of the original
 18 sign on Countryway -- Countryway and
 19 Linebaugh, so we just move them up a little
 20 bit.
 21 CHAIRMAN RAGUSA: So you're proposing
 22 that we have two sets of signs on both
 23 entrances.
 24 MR. MAYS: Yes.
 25 MR. ARGUS: That's consistent with --

1 CHAIRMAN RAGUSA: I thought we went away
 2 from that practice and that's why we have the
 3 more semi-permanent mounts.
 4 MR. MAYS: Well, I'm not aware of -- I
 5 know we talked about it, but I'm not aware of
 6 it being nixed.
 7 CHAIRMAN RAGUSA: What are your
 8 thoughts, gentlemen?
 9 MR. ZEIGLER: It's up for a week?
 10 MR. MAYS: Yeah.
 11 CHAIRMAN RAGUSA: One week or two?
 12 MS. WHYTE: One.
 13 MR. MAYS: One.
 14 MR. ZEIGLER: I'm okay with it.
 15 MR. ARGUS: I don't have a problem.
 16 CHAIRMAN RAGUSA: Okay with what?
 17 MR. ZEIGLER: Having them put both of
 18 them up.
 19 MR. ARGUS: We have done it in the
 20 past. They're temporary poles for the second
 21 set of banners.
 22 CHAIRMAN RAGUSA: Mr. Ross.
 23 MR. ROSS: If there is a motion, I'll
 24 end up voting against it.
 25 CHAIRMAN RAGUSA: Mr. Chesney.

1 MR. CHESNEY: I thought we had gotten
2 rid of this responsibility. I hope to at some
3 point in the future.

4 MR. MAYS: If it wasn't on property, you
5 would have.

6 CHAIRMAN RAGUSA: Well, I'm inclined to
7 go with the gentleman at the other end of the
8 table and say, this is, in my opinion, staff's
9 -- I understand and appreciate you bringing it
10 up to us, but I think you still have the
11 discretion to do what you want here --

12 MR. MAYS: Okay.

13 CHAIRMAN RAGUSA: -- and what makes
14 sense for the community.

15 MR. MAYS: Sounds good. We'll take care
16 of it.

17 And another thing to bring up, as you
18 see at the top, we've got an outside service
19 that Sonny will talk to you more about on
20 building a website for the community. They
21 have done more -- other CDDs, so Sonny's got
22 more information on it, though.

23 MS. WHYTE: I met with a resident who --
24 his company builds websites, and he approached
25 me, and it was \$360 for the initial set-up,

1 being that it's a small website, and then it's
2 \$80 -- \$80 a month maintenance.

3 I told him I would bring it to the
4 board. If we ever choose to not work with
5 them, of course, we lose our website because
6 they manage it, so --

7 MR. ZEIGLER: It sounds exceptionally
8 low.

9 MS. WHYTE: It's no different than One
10 on One or any of those other websites. It's a
11 template they use. They do a number of CDDs
12 already, and this template was designed for
13 CDDs. It's a very unique template.

14 So it was just something that I know we
15 have looked -- and we have talked about
16 upgrading our website. Greg and I have
17 discussed it many times.

18 MR. CHESNEY: A lot of projects.

19 MS. WHYTE: And so do you guys want to
20 go that route, or do you want --

21 CHAIRMAN RAGUSA: I think I can upgrade
22 our website, and I don't know how to do a
23 website.

24 MS. WHYTE: Me either.

25 MR. MAYS: I'm sure one of these guys

1 could, too, probably better than we could.

2 MR. CHESNEY: Do any of you guys need a
3 project coming up?

4 CHAIRMAN RAGUSA: Real quickly, one of
5 my concerns is, I was on Florida Bar's
6 committee that did the Florida Bar's website,
7 and we put in place the vendors to allow --
8 that would provide website building services
9 for attorneys in the state of Florida. So I
10 know a little bit more about small websites
11 than I really wanted to ever know.

12 I would never go with a company that
13 hosts -- that owns your website.

14 MS. WHYTE: I agree.

15 CHAIRMAN RAGUSA: In this day and age,
16 GoDaddy and everybody else, there's a billion
17 different companies that can build your
18 website and in a few payments you own it, and
19 then you get into domain -- control things
20 issues and things of that nature.

21 If we're serious about upgrading the
22 website and bringing it into the 19th century,
23 I think we need to -- I think we to -- it's
24 bad. We all know it's bad. We need to look
25 at that at the budget time, I think --

1 MS. WHYTE: Okay. Thank you.

2 CHAIRMAN RAGUSA: -- and invest real
3 money.

4 MS. WHYTE: Thank you.

5 CHAIRMAN RAGUSA: Does anybody
6 disagree? You guys are the electronic guys,
7 you and Greg. You guys do this stuff.

8 MR. CHESNEY: I think you can do it -- I
9 would just like to have something where we can
10 go back and get all of our documents, you
11 know, like our board agenda minutes and stuff
12 in a searchable format and stuff like that.
13 So I think all of us just, you know, had a few
14 things like that that we've wanted.

15 MS. WHYTE: We can work on it.

16 CHAIRMAN RAGUSA: I think you should be
17 on the website committee then.

18 MR. CHESNEY: Well, I'm not sure what
19 the other committee is that we stuck a name
20 to.

21 MS. WHYTE: Okay. I got my answer.
22 Thank you.

23 MR. ARGUS: Well, if we wait for budget,
24 we're talking a year from now before we make
25 any changes to the website.

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1 MR. CHESNEY: We'll take a look at it.
2 Don't we pay someone already? Right?
3 MS. WHYTE: Well, the domain, we pay
4 like, I think it's -- if I remember correctly
5 -- I think I paid \$45 for the year to host it,
6 that's it.
7 MR. ARGUS: We pay Sonny to update it.
8 MS. WHYTE: There is no updating because
9 there is nothing you can do to it.
10 MR. ARGUS: Correct.
11 MS. WHYTE: You can't add anything to
12 it.
13 MR. ARGUS: I think a year is a long
14 time to wait for changes.
15 CHAIRMAN RAGUSA: It sounds like you're
16 the guy to be --
17 MR. CHESNEY: It goes without saying,
18 you guys have a pretty impressive website.
19 MR. ZEIGLER: Congratulations.
20 MR. MENDENHALL: If I can mention, we
21 have a -- we have a documents website for
22 Westchase. My company has that together. I
23 mean, it has probably a lot of the information
24 you're looking for.
25 I mean, you probably can't see it. I

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1 can show you the link. But this is for, you
2 know, statutory requirements of your budgets
3 being available, but it also has obviously
4 additional stuff.
5 You might want to look at that as -- you
6 know, as far as like a document repository, it
7 has a lot of what you probably are looking
8 for, because, I mean, that's really all it
9 is.
10 I mean, it's your website as a CDD is
11 probably not going to give you too interactive
12 or -- you know, it's just basically a library
13 of your documents.
14 MR. ARGUS: Park reservations would be
15 nice to have on the website.
16 MR. MENDENHALL: Well, I mean, that goes
17 into a whole other ball game once you start
18 doing the two-way communication. But as far
19 as pushing out -- something like this is
20 already there.
21 MR. CHESNEY: Can I see it?
22 MR. MENDENHALL: Yeah, I'll shoot you a
23 link of it. You know, it's got the budgets.
24 It's got mainly budgets, but it's also got the
25 approved minutes, and, you know, you can

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1 probably add other stuff as well, but I'll
2 shoot out the link to everybody.
3 MS. WHYTE: Can you include me on that?
4 MR. MENDENHALL: I sure can.
5 MS. WHYTE: Thank you.
6 CHAIRMAN RAGUSA: Is there a desire then
7 to take a look at this before the budget
8 cycle?
9 MR. ARGUS: Yes, I would think so.
10 CHAIRMAN RAGUSA: Okay. All yours.
11 MR. ARGUS: Thank you.
12 CHAIRMAN RAGUSA: Next one.
13 MR. MAYS: Unless you've got some
14 questions off this report, Sonny did great in
15 her class, by the way. She was the teacher's
16 pet, so --
17 MR. CHESNEY: She was probably the only
18 woman in there in the last six months.
19 MS. WHYTE: There was two of them. Look
20 at that.
21 CHAIRMAN RAGUSA: She got her
22 certificate.
23 MR. MAYS: Like I said, unless you've
24 got any questions off the report --
25 CHAIRMAN RAGUSA: On the site survey,

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1 have we addressed the recommendations?
2 MS. WHYTE: Most of the them. Most of
3 them for the Suncoast --
4 MR. MAYS: Oh, yeah.
5 MS. WHYTE: -- Safety Council.
6 MR. MAYS: Yeah, we've corrected --
7 MS. WHYTE: Most of them have been
8 addressed.
9 MR. MAYS: It was very small, what he
10 saw, very few problems.
11 MS. WHYTE: Very impressed.
12 MR. MAYS: So he was very happy with the
13 way we looked overall, so --
14 CHAIRMAN RAGUSA: Okay.
15 MR. MAYS: -- yeah, but had to put up a
16 lot of signs, cleaned up some areas, moved a
17 few things around, passed on some information
18 to Mainscapes. So, yes, we'll continue to
19 work on that, too.
20 CHAIRMAN RAGUSA: Do we need to do
21 anything on the dog park report that was
22 provided?
23 MS. WHYTE: No. It's just tomorrow
24 night there is a meeting with the county and
25 the dog park committee to discuss possible --

1 she's going to bring recommendations to them
2 of areas. I believe the meeting is here.

3 Yes. So if somebody wants to attend that as
4 representative, you're more than welcome to.

5 MR. CHESNEY: On that report, I read it,
6 and it said the area near the library. You're
7 talking about the parcel that the county
8 bought from the developer.

9 MS. WHYTE: That's correct, that's the
10 recommended parcel.

11 MR. CHESNEY: Okay. Not the parcel
12 behind that we own.

13 MS. WHYTE: No. The parcel in front by
14 the road.

15 CHAIRMAN RAGUSA: Doug.

16 MR. MAYS: One more thing -- well, when
17 you're finished with this, I've got one more
18 thing I wanted to add I don't see on the
19 report.

20 CHAIRMAN RAGUSA: Yeah, go ahead.

21 MR. MAYS: We had the Hillsborough
22 County Extension office came out, a young lady
23 from over there, to help us with, you know,
24 looking over our property, seeing how we, you
25 know -- overall how we plant and what we plant

1 and the type of material that we plant.

2 And she's actually putting a new plan
3 together for us. She had Mrs. Carlson, who is
4 in the back, go take some photos of a couple
5 of areas of concern so that we can -- actually
6 it was really informative for me also, and
7 Sonny as well, and I'm sure everybody else
8 that was on the ride through, helped us out
9 with kind of coloring up the place a little
10 bit, you know, some plant material that really
11 will make the place look -- a little bit more
12 pop and change some things out and go back to
13 some of the older stuff that was originally on
14 the property that's gotten overgrown due to
15 Brazilian pepper problems out here, more wax
16 myrtles and stuff like that, a lot of colorful
17 stuff.

18 So I'm working with Ms. Carlson and the
19 lady from the extension office to see if we
20 can try to put a little bit more color in some
21 of the entranceways, some of our parks where
22 we could use a little bit of color and, you
23 know, maybe draw in some butterflies, bats,
24 birds, you know, just get more wildlife in the
25 community.

1 I think it would really be good for the
2 community. There's actually even a grant,
3 too, that we're going to look into to possibly
4 apply for some of the plant material. And I
5 think it'll really benefit the community
6 really nice.

7 MS. WHYTE: Florida friendly.

8 MR. MAYS: All Florida friendly stuff.
9 So she's put -- she's actually got a pretty
10 extensive plan and recommendation for us
11 together in some of the areas, some of the
12 parks, some of the people that people don't
13 even see.

14 She was really happy with what the Boy
15 Scouts did. I guess it's been almost four
16 years now when they planted the bottle brushes
17 back there. She was really happy to see that,
18 and, you know, just she think that's a great
19 idea. So that was really one of the things
20 she was happy that we did.

21 So just projects like that, so we hope
22 to have some other things and can get some
23 more out from these guys again and maybe put
24 some more plant material in the community.

25 MR. CHESNEY: I know that the extension

1 office has a bunch of bird boxes that were
2 built by another group of Boy Scouts, and I'm
3 sure maybe this group of the Boy Scouts could
4 install them in certain areas around
5 Westchase.

6 MR. MAYS: And, too, help us with those
7 spots --

8 CHAIRMAN RAGUSA: Why doesn't the other
9 group of Boy Scouts install their bird boxes?

10 MR. CHESNEY: Their job was just to
11 build them. Anyways, they're sitting at the
12 scout office. I'm just telling you there was
13 36 boxes. Only like six have been installed.
14 So the scouts have 30 boxes sitting there.

15 CHAIRMAN RAGUSA: You actually raised
16 bat boxes, and now that's something I want to
17 address.

18 MR. MAYS: Yeah, she mentioned bat
19 boxes, too. We have that one that the Boy
20 Scouts put up over there in the park.

21 CHAIRMAN RAGUSA: Right.

22 MR. MAYS: We had to move it when the
23 tree, you know, passed way, but we've got it
24 on another tree.

25 CHAIRMAN RAGUSA: Would staff be more

1 receptive to more bat boxes?

2 MR. MAYS: It doesn't -- it's not going
3 to cause us any -- too much extra effort to
4 put them up. It was really easy, as he can
5 probably tell you, to put it up, so --

6 MR. CHESNEY: Doug is laughing because
7 we never got any bats in mine.

8 MR. MAYS: We were hoping. I think we
9 need more houses.

10 CHAIRMAN RAGUSA: Okay.

11 MR. MAYS: But we also -- just so you
12 know, too, we also finally got -- received two
13 of our grants that we had applied for for our
14 trees. We got with her down there, and she's
15 finally on the same page with us.

16 We had a tough time getting her to
17 follow through, but she is following through
18 now. We're hoping. So we're going to push
19 forward with the other two tree grants that we
20 were approved for also, so hopefully we can go
21 ahead and, you know, move forward and put more
22 trees on the property, too.

23 CHAIRMAN RAGUSA: Do you have brick
24 pavers on your report? What do we need to do
25 there?

1 MR. MAYS: We're still looking at that.
2 It's a pretty big price tag. We've got the
3 brick pavers that are all over the community,
4 we haven't sealed them in --

5 MS. WHYTE: Years.

6 MR. MAYS: -- two -- probably about
7 three or four years. We probably need to
8 re-sand, you know, new sand put in them --
9 cleaned, sanded, and resealed, but it's --
10 there's quite a bit of it, so it's a little
11 more pricey. So we're probably going to try
12 to do a little bit at a time or put it on next
13 year's budget.

14 CHAIRMAN RAGUSA: Where are we at
15 Radcliffe pavers? That's done?

16 MR. MAYS: That's done. That's
17 completed. The residents called to thank us
18 for it. They didn't do it right, of course.
19 They left the white border off that matches,
20 and when I brought the owner of the company
21 over to see it, I said, you know, "What do you
22 see missing here?"

23 And he says, "Ooh, we didn't put the
24 white border." As a matter of fact, the brick
25 came in, and he called me, and they're going

1 to do that tomorrow, to repair it.

2 But we got a call from the -- a thank
3 you from the residents today and an email
4 stating that it was really nice for the little
5 ones to be able to step on that, instead of
6 getting all dirty and their feet all wet and
7 stuff. They were really happy with it.

8 MS. WHYTE: We got a deduction on the
9 price.

10 MR. MAYS: And we did get that down,
11 yes.

12 CHAIRMAN RAGUSA: Okay. Excellent. I
13 saw the brick wall is still down from the
14 automobile accident.

15 MR. MAYS: Yes.

16 CHAIRMAN RAGUSA: Where are we there?

17 MR. MAYS: We got approval from the
18 insurance company. Obviously we got our
19 estimate from the brick company that we deal
20 with on a lot of repairs.

21 He's just trying to locate the brick.
22 This brick, as you know, is very difficult
23 because of the size of it. It's very
24 difficult to find. So he's trying to locate
25 it. I even ran into the guy -- I got his

1 number, by the way, Sonny.

2 MS. WHYTE: Thank you.

3 MR. MAYS: I ran into the guy that
4 built the original walls, had part to do with
5 it. He can't find the brick anywhere. He's
6 even going to a taller brick -- the same
7 length, but a taller brick.

8 So he's had to modify some of the walls
9 outside the community where they -- you know,
10 down on Countryway toward Racetrack Road where
11 they used a similar brick. So he's having
12 some difficulty finding them, too, but the
13 guys is looking for it.

14 He thinks he may have to have a special
15 pallet made, so -- but he's already priced
16 that in. He's given us a price. Insurance
17 has already supposedly send us a check for it,
18 so --

19 MR. CHESNEY: Were the limits sufficient
20 from the automobile carrier?

21 MS. WHYTE: Yes.

22 MR. MAYS: Yes. Apparently it covered
23 the whole thing.

24 MS. WHYTE: I have -- the insurance
25 carrier was Progressive. They agreed to --

1 they have already cut the check. It's sitting
2 in our office. Upon a signature of this
3 document, which is very similar to the
4 liability, to make sure we don't go back to
5 the insurance carrier and their client.

6 Now, I told them I couldn't sign it, but
7 get it signed, until tonight, for approval. I
8 was hoping the repair would be completed
9 before that so we would know if there are any
10 additional damages done.

11 MR. MAYS: So we would like to hold off
12 on a signature until we completed the project
13 to make sure --

14 CHAIRMAN RAGUSA: How do we even know
15 what the dollar amount is if we don't have the
16 brick?

17 MS. WHYTE: They estimated that into it,
18 in case they had to burn it, you know.

19 MR. MAYS: Yeah, he's got cost --
20 higher-end brick, I'm assuming, that he
21 costed, but he had no problem putting an
22 estimate on it.

23 MR. ARGUS: "He" being whom?

24 MR. CHESNEY: Interesting.

25 MR. ARGUS: The Progressive guy or --

1 MR. MAYS: No. No. Our contractor that
2 we use for a lot of repairs.

3 MR. ARGUS: So he came up with an
4 estimate and we gave it to Progressive, and
5 Progressive cut a check for that estimate.

6 MR. MAYS: Correct.

7 CHAIRMAN RAGUSA: Yeah, I'm inclined to
8 wait until we actually have the brick.

9 MR. MAYS: Yes.

10 MR. CHESNEY: Right, because we're not
11 hard up for the cash.

12 MS. WHYTE: No. No.

13 CHAIRMAN RAGUSA: What is the estimate?

14 MS. WHYTE: \$4700, which is reasonable,
15 I think.

16 MR. ZEIGLER: It wouldn't be a bad idea
17 to get some extra brick, a couple pallets,
18 and --

19 MS. WHYTE: We already discussed that --

20 MR. MAYS: We went and bought every
21 piece they had.

22 MR. ZEIGLER: Okay.

23 MR. MAYS: So that's why it has to be
24 made.

25 MS. WHYTE: We got a little extra --

1 MR. MAYS: So we bought a few corners --
2 CHAIRMAN RAGUSA: We can always take
3 down the little marquee on Countryway outside
4 of Westchase.

5 MR. ARGUS: Down by Hillsborough?

6 CHAIRMAN RAGUSA: Well, not quite. Just
7 over the railroad tracks.

8 MR. ARGUS: Oh. The columns.

9 CHAIRMAN RAGUSA: The little columns,
10 you can take them apart and replace them with
11 different bricks.

12 MR. MAYS: Some hidden wall down there
13 across from --

14 CHAIRMAN RAGUSA: There are hidden
15 walls. You could take some of them down.

16 MR. CHESNEY: That's true, there are --

17 CHAIRMAN RAGUSA: If we need brick, we
18 can find it. It's a little expensive on our
19 manpower.

20 MS. WHYTE: We can burn extras.

21 CHAIRMAN RAGUSA: Okay. You can do
22 that.

23 MS. WHYTE: We can do that. So I will
24 hold off, Mark, but I just didn't know the
25 last time you guys needed approval to sign

1 this document. I don't know if you want to go
2 ahead and do that beforehand.

3 MR. ARGUS: I'll make a motion that we
4 go ahead and authorize Mark to sign for this
5 one once he's satisfied that it's time to sign
6 it.

7 CHAIRMAN RAGUSA: Okay. Do you want to
8 wait until the project is completed?

9 MR. ARGUS: Well, yeah, that's up to
10 you.

11 CHAIRMAN RAGUSA: Okay.

12 MR. ARGUS: Under my motion, that would
13 be up to you.

14 CHAIRMAN RAGUSA: Okay. So I'm
15 authorized to use my best discretion --

16 MR. ARGUS: Correct.

17 CHAIRMAN RAGUSA: -- in executing the
18 release?

19 MR. ARGUS: That is my motion.

20 CHAIRMAN RAGUSA: Do we have a second?

21 MR. ROSS: Second.

22 CHAIRMAN RAGUSA: All in favor raise
23 your hand.

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

<p style="text-align: right;">Page 77</p> <p>1 CHAIRMAN RAGUSA: That motion passes 2 five to nothing. 3 (Motion passes.) 4 MS. WHYTE: Thank you. 5 CHAIRMAN RAGUSA: Anything else? 6 MR. MAYS: That's it. 7 CHAIRMAN RAGUSA: We do have Agenda Item 8 Number 3(A). Mr. Koelman. 9 MR. KOELMAN: That's me. 10 CHAIRMAN RAGUSA: What do you have for 11 us? 12 MR. KOELMAN: That's the hot seat. 13 CHAIRMAN RAGUSA: Give us your home 14 address and name. 15 MR. KOELMAN: 10335 Saville Rowe in 16 Tampa. Right? Yes. Okay. 17 All right. So the reason I'm here is 18 the last time during the meeting I think there 19 was a request that -- we have a drainage 20 problem in our community, and we've had an 21 engineering company come out and give us an 22 estimate. And it's around \$10,000 after we 23 modified it, because originally it was 24 fifteen, but he wanted to put a sump pump in 25 underneath the road.</p>	<p style="text-align: right;">Page 79</p> <p>1 point out is that in our community there is no 2 land that belongs to the unit owners. It's 3 all community property. So that's why I think 4 it was a little easier to get approval from 5 the owners, to ask for this request to 6 allocate some of the money. And we're looking 7 for \$9800. 8 CHAIRMAN RAGUSA: Tonja, have you looked 9 at this issue? 10 MS. STEWART: I did. I did. I actually 11 talked to Folkert and I talked to Sonny. And 12 this is kind of a subjective issue. And I 13 think the important thing was for the 14 community to buy into it. 15 The problem that the community is 16 experiencing is not an uncommon problem when 17 you have a very dense setting. You have a lot 18 of impervious area draining a lot of 19 impervious area around you. You've got the 20 golf course, you're got the road, you've got 21 the parking lot. 22 So we know for a fact in the past three 23 years we've experienced elevated groundwater 24 conditions. Okay? So we know that we do have 25 some semblance of that probably throughout the</p>
<p style="text-align: right;">Page 78</p> <p>1 And after some evaluation, we looked at 2 it, and we thought we could, on one end, drill 3 a hole through a wall, that then empties out 4 in the parking lot for the golf course. So 5 one of things that we needed to get was 6 permission from the residents to request that 7 we use CDD money for this. And the second 8 thing that you had requested that we get 9 approval from the golf course to drain -- to 10 create a hole in the wall and go underneath 11 and drain some of the water out there. 12 And I have done both. I have -- we have 13 36 residents in our community, and I have 14 gotten approval from 22 by an email. And the 15 request that I had made was as follows: We, 16 owner of unit number, and then the unit number 17 and their address, approve the use of CDD 18 funds to cover the cost of drainage issue 19 within our community. 20 I understand that this money was paid in 21 by all owners in our community and that it 22 will be used to fix a drainage issue that 23 currently affects only a few units. I think 24 that that was one of your concerns. 25 Now, one of the things that I do want to</p>	<p style="text-align: right;">Page 80</p> <p>1 community, all the way up -- actually it 2 starts going north into Waterchase and 3 Racetrack Road. 4 So what's important, I think, for the 5 community to understand and for Folkert to 6 understand is what is being proposed is not a 7 permanent significant fix of a drainage 8 problem. 9 I think it basically is going to target 10 moving some of the groundwater around the 11 structures. I think -- and I think that's 12 what Folkert was intending to do. 13 I don't think it was your plan that 14 you're going to dry all of these landscaped 15 areas out. I'm explaining that in order to 16 really get to the areas around the landscaping 17 and all that stuff, you really need to remove 18 the landscaping and do some re-grading, in 19 addition to putting these systems in. 20 But after our discussions, I understand 21 that they're targeting the structures. 22 They're not trying to target drying out all of 23 the green space. 24 MS. McCORMICK: Is this area owned by 25 the CDD, though? Is this land owned by the</p>

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1 CDD or the HOA?

2 MS. STEWART: HOA.

3 MS. McCORMICK: Okay. So wouldn't it be

4 the HOA that we would --

5 MS. WHYTE: Folkert had requested that

6 because they have excess funds in their

7 account, that some of these funds at the time

8 as Mark said before, or the board suggested

9 they ask permission first to see whether or

10 not it would be viable --

11 MS. McCORMICK: Right.

12 MS. WHYTE: -- whether or not the

13 resident would like to use the funds on this,

14 so -- which is what he did, as per request of

15 the board. Now, it is HOA property.

16 MR. ARGUS: HOA being Saville Rowe.

17 MS. WHYTE: Saville Homeowners

18 Association, private property. The CDD only

19 owns the road and the gate.

20 MS. McCORMICK: Right. Right. Which we

21 did get in in the last year.

22 MS. WHYTE: Correct. Correct. And the

23 lights, I believe we maintain those.

24 MR. MAYS: The road we did not do in the

25 last year.

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1 MS. WHYTE: No. We own the road.

2 MS. McCORMICK: Right. Right.

3 MS. WHYTE: That is going to be

4 resurfaced. There are funds allocated for

5 road resurfacing in there in 2015.

6 MR. ARGUS: Is the road under water?

7 MR. CHESNEY: Yeah, let's say, to

8 drainage --

9 MS. STEWART: Not to my knowledge.

10 MR. KOELMAN: No. No.

11 MR. ARGUS: Or it's just --

12 MR. ORR: Well, it's people's back

13 porches.

14 MR. KOELMAN: It's five units itself,

15 and that's what we're trying to avoid.

16 MR. CHESNEY: Yeah. Well, I suggested

17 last time you could just take that out of

18 assessment.

19 MS. McCORMICK: Right. Could use their

20 assessment for the upcoming years --

21 MR. CHESNEY: Sure.

22 MS. McCORMICK: -- because we really

23 wouldn't want to use the CDD's public money on

24 private property.

25 MS. WHYTE: No. But they have their

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1 money -- they have a certain amount of money

2 in their account.

3 CHAIRMAN RAGUSA: How many do they have

4 currently?

5 MS. WHYTE: Right now they show 59,364.

6 Now, again, there are certain revenue that's

7 allocated for road repair, which is the road

8 resurfacing.

9 MR. ORR: Which is 25.

10 CHAIRMAN RAGUSA: Yeah, there's not

11 59,000 worth of roadway in there even.

12 MS. WHYTE: No.

13 MR. ORR: The engineer said 25,000.

14 MS. WHYTE: I have to look at that.

15 But, yeah, we're working on getting that,

16 those estimates done for the next 2015 budget

17 anyway. But, you know, give or take, take out

18 25,000, you've got --

19 CHAIRMAN RAGUSA: So the request is

20 really from the Saville Rowe Homeowners

21 Association to utilize designated reserve

22 funds --

23 MS. WHYTE: Funds in their account.

24 CHAIRMAN RAGUSA: -- for the purpose of

25 allowing the homeowners association to correct

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1 a drainage issue.

2 MR. KOELMAN: Drainage issue. Right.

3 CHAIRMAN RAGUSA: Do we have a problem

4 in doing that?

5 MR. CHESNEY: Well, if it doesn't impact

6 the roadway --

7 MS. McCORMICK: Yeah, I mean, really,

8 because those monies are public monies, we

9 can't use them on private property or for a

10 private improvement, but, I mean, I guess what

11 you could do is, you could reduce their

12 assessments for future years.

13 MR. MENDENHALL: Yeah, you can reduce

14 it, assuming the 59,000, which we should find

15 out, is greater than what the paving needs

16 are. You can significantly reduce it and just

17 subsidize their operating needs by using some

18 of that 59,000.

19 So if they need 9,000, you could -- you

20 know, it could be more or less provided

21 through a reduction in their assessment.

22 MS. McCORMICK: But they still would

23 have to come up with the source of the funds

24 to pay for these improvements.

25 MR. MENDENHALL: Yeah. Yeah. Well --

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1 correct.

2 MR. ZEIGLER: Or would we be, in effect,

3 loaning the money to them or not?

4 MR. MENDENHALL: Well, no, you're not

5 loaning them money. What you're doing is,

6 say hypothetically you took their assessment

7 down to zero, so every homeowner has X amount

8 of dollars they don't have to pay the CDD next

9 year, because you used part of that 59,000 to

10 pay for it for next year.

11 So while the HOA will probably have to

12 do some sort of special assessment, at the

13 same time they weren't going to be -- they

14 wouldn't be getting assessed by the CDD. You

15 know, it's -- you know.

16 MR. ARGUS: So basically there is

17 nothing we can do to help them come up with

18 the cash to do this now.

19 MR. MENDENHALL: I will defer to the

20 attorney for that.

21 MR. ARGUS: Is that correct?

22 MS. McCORMICK: Yeah. I mean, we can't

23 use the public funds for a private project

24 like that.

25 MR. ORR: Why? I'm sorry. I'm a

Page 86

1 resident.

2 CHAIRMAN RAGUSA: Just identify your

3 name and home address.

4 MR. ORR: My name is Stan Orr, and I

5 live on Highbury Way, 11619, out here in

6 Saville Rowe.

7 I think there's another story to this,

8 and I think it has to do with the budgeting

9 that Saville Rowe has been paying every year.

10 As a matter of fact, I don't think we are

11 paying this year.

12 MR. CHESNEY: Yeah. That was addressed

13 last year, because there was a surplus.

14 MR. ORR: Well, I think that's what

15 we're saying. We're a small community. We

16 don't pay that many expenses other than the

17 road, and we have accumulated a lot of money

18 over the last 13 years.

19 And as you all we're saying, is there

20 any way we can use some of that -- some of

21 that money to pay for the problem --

22 MR. CHESNEY: Are you sure it's not

23 impacting the roadways?

24 MS. STEWART: That's another issue. And

25 it's an inverted crown road, which has

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1 problems all by itself. We've got an S1

2 asphalt. It's a thin asphalt. So we'll

3 probably fix a lot of it when we get in and do

4 remilling and resurfacing.

5 MR. ARGUS: When is that scheduled?

6 MS. STEWART: 2015 I think is --

7 MS. WHYTE: 2015 is --

8 MR. ARGUS: Are there not -- as I

9 remember looking through the budget, there are

10 four or five communities that either this year

11 or next year will be resurfacing the roads.

12 Is that something we might want to look into

13 now in the case of Saville Rowe, bring and --

14 talk about doing all those roads, and perhaps

15 that might solve their problem?

16 MS. STEWART: If you would like for me

17 to look into that.

18 MR. CHESNEY: Well, hold on now. I

19 mean, there's one thing they might have enough

20 money, but all these other neighborhoods, we

21 don't know that.

22 MR. ARGUS: I believe, as it was in the

23 budget (inaudible) based on the projection,

24 yeah.

25 MS. WHYTE: We're due to resurface

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1 approximately -- I think the Greens are due in

2 2014. There's about three -- I believe three

3 in 2014, and then --

4 MS. STEWART: The Greens is a big

5 project.

6 MS. WHYTE: I know.

7 CHAIRMAN RAGUSA: The concern I have and

8 what Tonja touched on is this is just like a

9 little fix. I would be surprised that the

10 golf course allows you to dump water into its

11 parking lot, regardless of whether it's ever

12 fully used, because that just causes a

13 drainage problem for them.

14 Do you have a permanent fix to this

15 problem?

16 MR. KOELMAN: Well, so -- and this is

17 what Tonja and I spoke about. That it is true

18 that it will not fix all drainage issues in

19 that area, but the reason we really are

20 concerned about it is because it affects three

21 units where the water is standing against the

22 wall and by -- you know, standing water, and

23 it stays there for days. It actually goes

24 into the walls and will have an effect on the

25 building over time.

1 And that's what the engineer pointed out
2 in his report. If you don't fix it, that will
3 actually act as conduit to rot out that wall.
4 So that's what we have to -- it will take the
5 French drain that will go alongside the
6 building, it will move the water away from the
7 building, and that's what we're trying to do,
8 not so much that the lawn will still be wet
9 and probably not to be walked on when it's in
10 the rainy season. But we're not so concerned
11 about that.

12 So it's really fix -- to fix the problem
13 that the builder left us, where the water
14 rolls towards the building instead of away
15 from the building.

16 Now, the other thing I wanted to point
17 out is, we have been, I guess -- part of the
18 responsibility of the CDD was paying for our
19 light posts and the electricity for those
20 light posts.

21 We, as a community, have been paying our
22 electric bill because our poolhouse and
23 clubhouse is also on that same bill, and you
24 can't separate those. But I think that over
25 13 years the funds that we have paid for the

1 use should be paid by the CDD, but because
2 they're on the same bill and can't be separated
3 from our clubhouse, the bill has come to our
4 community, and we, as a community, have been
5 paying those for the past 13 years.

6 MR. CHESNEY: Right. But we've just
7 been assessing them. We haven't been paying
8 them.

9 MS. WHYTE: We're actually only
10 assessing \$200 a year, and that is to repair
11 if there's any lights bulbs or anything that
12 goes out. And this year we have a bigger
13 expense, because we actually changed all of
14 the acorns on their lights this year.

15 MR. CHESNEY: All right. I just didn't
16 get where he said that.

17 MS. WHYTE: The electricity is paid by
18 Saville Rowe.

19 MR. CHESNEY: I think the issue is not
20 that, you know, we don't have the funds -- or
21 you don't have the funds.

22 MS. STEWART: Right.

23 MR. CHESNEY: It's the mechanism we're
24 only allowed to use those funds for the assets
25 that we're responsible for.

1 electricity probably equals the amount that
2 you're asking for. So maybe that's the way
3 that we can justify providing us the money to
4 solve this drainage problem.

5 The other thing is that really --

6 MR. CHESNEY: Hold on. Hold on. Can I
7 just ask you about that?

8 MR. KOELMAN: Yeah.

9 MR. CHESNEY: I just want to make sure I
10 understand, because I remember going through
11 this years -- and it was very complicated to
12 me.

13 So you're saying that the lights --

14 MR. KOELMAN: Right.

15 MR. CHESNEY: -- you've been paying --
16 you've been assessed --

17 MR. KOELMAN: Correct.

18 MR. CHESNEY: -- for them, but you
19 haven't -- but we don't pay for them. That's
20 how I understood it.

21 MR. KOELMAN: Right. So --

22 MR. CHESNEY: Did you say something
23 different?

24 MS. STEWART: You maintain the light
25 pole, but the electricity that those lights

1 MS. McCORMICK: Right.

2 MR. CHESNEY: I mean, so that's the
3 issue.

4 MS. McCORMICK: Yeah. We just, by law,
5 don't have the ability --

6 MS. STEWART: Can they make you
7 responsible for your land?

8 MS. WHYTE: No. No. No. No. No.
9 No.

10 MR. CHESNEY: Well, I trying to think if
11 we had an easement on it or something like
12 that that would impact it in some way. It's
13 not like it's an unusual thing for us to fix
14 drainage issues.

15 MS. McCORMICK: Right.

16 CHAIRMAN RAGUSA: What are you going --
17 carve out the roadways from the land
18 underneath the units?

19 MR. CHESNEY: Well, no. I don't
20 think --

21 MR. ROSS: Isn't Bob's solution on the
22 right track, that if we went ahead and do the
23 roadwork, we would be allowed to do any
24 peripheral stormwater run-off issues,
25 including the plant beds and do the correct

1 fix? And then couldn't we use our funds to
2 address what we talked about?

3 MS. McCORMICK: Right. Right.

4 MR. CHESNEY: I think that's a good
5 idea.

6 MS. McCORMICK: Yes.

7 MR. CHESNEY: It was just the doing all
8 the roadwork in the other neighbors. That's
9 more --

10 MR. ROSS: It's just their community,
11 because then the shackles are off us, and not
12 only are they off, but we can do the correct
13 fix that you alluded to. I think that's the
14 way to go.

15 CHAIRMAN RAGUSA: Do the roads need to
16 be repaired?

17 MS. STEWART: Most likely, yeah. Yeah,
18 they're not in the best of shape, and the type
19 of road and the age of the road is typical.

20 MR. CHESNEY: My misunderstanding. I
21 thought he was saying we need to do all the
22 roads for -- up through 2015.

23 CHAIRMAN RAGUSA: Tonja, you would
24 handle -- well, either their engineer in
25 conjunction with you or your firm?

1 is leaning towards, based on what the
2 professionals tell us, a more permanent fix
3 type of roadway improvement?

4 MR. ARGUS: Yes.

5 MR. ROSS: Yeah.

6 CHAIRMAN RAGUSA: Do you understand
7 where we're at?

8 MR. KOELMAN: Yes.

9 CHAIRMAN RAGUSA: okay.

10 MR. KOELMAN: Appreciate it.

11 CHAIRMAN RAGUSA: All right. Thank
12 you.

13 MR. KOELMAN: So that means you will
14 take care of the drainage issue. Right?

15 MS. WHYTE: We're going to take care of
16 the road.

17 MR. KOELMAN: Okay.

18 CHAIRMAN RAGUSA: We're going to take
19 care of the road.

20 MR. KOELMAN: I got it. I misworded it
21 then.

22 MR. CHESNEY: Well, let's see what it
23 costs, too.

24 MR. MENDENHALL: Yeah.

25 MS. WHYTE: Do you want us to bring it

1 MS. STEWART: What I would suggest is --
2 Folkert and I have talked about this -- is
3 we're going to combine both projects together
4 and try to do this right. I would recommend
5 that we do it right.

6 Now, if we can work with the other
7 company, we should look at some of the
8 landscaping removal, we should look at some of
9 the grading, we should try to tie in; instead
10 of going through the wall, we could tie in in
11 one of the inlets in the street. So that way
12 it gives it a complete outfall. I think if
13 we're going to go through the effort, let's do
14 it right. That's my suggestion to Folkert.

15 MR. KOELMAN: The money in the budget
16 might not be enough. Right?

17 MS. STEWART: I think it will. I think
18 it will. I think it will.

19 MR. KOELMAN: Okay.

20 MS. STEWART: We did something similar
21 to the tennis courts over by the swim center,
22 and that was a much more significant job over
23 there. And I think you can --

24 MR. CHESNEY: Go get a proposal and --

25 CHAIRMAN RAGUSA: I'm sorry. The board

1 back to the next board meeting?

2 MR. CHESNEY: Yeah. We have to approve
3 it.

4 CHAIRMAN RAGUSA: Well, I figured your
5 professionals need more than 30 days.

6 MS. STEWART: I was going to say, I
7 think this will take a few months, to be
8 honest. We're in the dry season, too. We
9 need to let that area dry a little bit.

10 MS. WHYTE: Folkert is looking at you,
11 what do you mean a few months?

12 MS. STEWART: I'm sorry, Folkert.

13 MR. KOELMAN: I've got a number of
14 residents that's pretty anxious and have me
15 going after the task that -- the landscaping
16 company tried to fix it, and we spent money on
17 that that didn't work.

18 MR. CHESNEY: Well, it won't rain enough
19 between now and spring.

20 MR. KOELMAN: Yeah. Right. By the
21 time --

22 MR. ARGUS: You mentioned that three
23 residents -- or three units are affected. You
24 two are in two of those three units?

25 MR. ORR: No. No.

1 MR. KOELMAN: I am one, yes, and not
2 even to my knowledge until somebody pointed it
3 out.

4 MR. ARGUS: Okay. And the sprinkler
5 systems are not the cause of the water?

6 MR. KOELMAN: No. Tonja pointed that
7 out, and we checked that out. And, no, that's
8 not -- yeah.

9 CHAIRMAN RAGUSA: Anything else from
10 Saville Rowe?

11 MR. KOELMAN: No.

12 CHAIRMAN RAGUSA: Okay. Thank you.

13 MR. KOELMAN: Thank you.

14 CHAIRMAN RAGUSA: Supervisor comments.
15 Mr. Ross.

16 MR. ROSS: Not that this is within our
17 jurisdiction, but it appears to me that we've
18 got a parking issue with the recreational
19 center, and I wish that every time I drive by
20 there I don't see cars going out on the road
21 having to park.

22 So I don't know if we have a liaison
23 with the facility manager there that maybe we
24 can bring to the county's attention that, you
25 know --

1 just felt that there was not an adequate
2 amount of parking facility to accommodate what
3 they need -- what their needs are.

4 MR. ROSS: As a related note, indirectly
5 that could impact access to that parcel we
6 recently acquired. It just -- it could kind
7 of, if you got creative. So I just wish they
8 could figure out a way to put parking somehow
9 on the backside or something or a little
10 driveway or something.

11 MS. WHYTE: They use that for soccer.
12 They use that back parcel for soccer.

13 MR. ROSS: Yeah, I don't want that to
14 drive the solution.

15 MS. WHYTE: Yeah, they obviously know,
16 and they reported it to their people downtown,
17 but we'll talk to them.

18 MR. ROSS: Okay. Thank you.

19 CHAIRMAN RAGUSA: Mr. Barrett.

20 MR. BARRETT: Just I want to clarify.
21 If you're talking about an event that occurred
22 during Fall Festival, Fall Festival alone,
23 before the rec center even -- Fall Festival
24 alone shoots cars all the way down Westchase
25 Drive and up Montague Street. That really is

1 MS. WHYTE: The county is well aware of
2 it. They brought it to my attention the other
3 day, and they do have an issue. The facility
4 doesn't have enough parking.

5 MR. ROSS: Are they working on a
6 solution?

7 MS. WHYTE: No. They just -- yeah.
8 They --

9 MR. CHESNEY: How do they not have
10 enough parking? They have the whole Westchase
11 Elementary parking lot.

12 MS. WHYTE: I don't know and don't know
13 if they're utilizing it, but there's the --
14 there was an event the other night at the
15 school. There was a thing going on at the
16 gym.

17 MR. CHESNEY: Well, it's the school's
18 fault. That's the hold-up --

19 MS. WHYTE: And they were parked all the
20 way down Montague. They were parked
21 everywhere, according to the county people.

22 MR. CHESNEY: The Fall Festival is every
23 year. I live there. I haven't noticed it.

24 MS. WHYTE: It was really bad
25 apparently, according to the county, and they

1 not really a rec center parking problem.
2 That's a school parking problem.

3 And the school and the rec center did
4 fund something like 50 of those parking places
5 that exist on the south -- the southwest
6 corner of the front part of -- that is the rec
7 center's parking lot.

8 Your issue really is not with the rec
9 center. It's with the school. I just wanted
10 to clarify, so --

11 CHAIRMAN RAGUSA: Was that the one
12 incident you're talking about, the Fall
13 Festival?

14 MR. ROSS: In the past week, I've driven
15 by twice. I didn't connect it with any
16 particular special event, and cars were parked
17 along the road.

18 MR. BARRETT: It could have been also
19 the Halloween, the character parade. Was that
20 on the morning of Halloween? Because that,
21 again, that's a school thing, and that shoots
22 cars all the way down onto Montague Street.

23 MR. ROSS: I don't think it was, but I
24 wasn't documenting the date and time.

25 MR. BARRETT: Because there are almost

<p style="text-align: right;">Page 101</p> <p>1 -- the rec center owns 60 -- 60 spots, and 2 I've never been there where half of them have 3 been used. It really is school parking that 4 is creating the issue. 5 AUDIENCE MEMBER: It is. It is. I'm 6 there every day, and there is never an issue. 7 MR. BARRETT: Yeah. 8 CHAIRMAN RAGUSA: Any other supervisor 9 comments? 10 (No response.) 11 CHAIRMAN RAGUSA: Any comments from the 12 audience? Mrs. Stein. 13 MS. STEIN: On the sign, you know, where 14 the comments about the two different people 15 that want to have signs on the road. How 16 about as a driver, when I'm exiting Westchase 17 and I'm sitting and waiting for the light to 18 change, I always wonder what's on the other 19 side of that sign? 20 Why don't you put them back to back, and 21 then alternate the other entrance? So you 22 could have the -- 23 MR. CHESNEY: You're leaving out this 24 way, you mean? 25 MS. STEIN: Both of them, you know.</p>	<p style="text-align: right;">Page 103</p> <p>1 MS. WHYTE: Or we just have them double 2 print them. 3 CHAIRMAN RAGUSA: Any other questions or 4 comments? 5 (No response.) 6 CHAIRMAN RAGUSA: We've got a bunch of 7 scouts asleep. No one has a question, 8 otherwise an intelligent question? 9 MR. ARGUS: Is that a requirement now, 10 that we only ask intelligent questions? 11 CHAIRMAN RAGUSA: Yes. Exactly. Real 12 quickly, where are we at on the vacation 13 policy? I know we were going to look at that 14 and get a recommendation. 15 MR. MENDENHALL: We were going to do a 16 couple formal memos, I guess, that -- 17 MR. CHESNEY: I know how the -- the 18 reason I bring it up, because I know I was 19 supposed to be part of the memo writing, but I 20 don't remember ever deciding on what we were 21 supposed to be implementing. 22 CHAIRMAN RAGUSA: Okay. I don't know 23 that we came to a consensus on what we were 24 going -- 25 MR. MENDENHALL: I don't think there was</p>
<p style="text-align: right;">Page 102</p> <p>1 Otherwise, you're in the turn lane, and you 2 have to turn your neck and -- I wonder what 3 that sign says. 4 MR. ARGUS: Several of them recently -- 5 the newer ones are printed on both sides. 6 MS. WHYTE: It's the cost of the -- 7 MS. STEIN: Just a suggestion. 8 MS. WHYTE: The run did the back to 9 back. 10 MS. STEIN: Yeah. 11 MS. WHYTE: It's just the cost of it. 12 You know, the organizations are paying for 13 their own signs. 14 MS. STEIN: Right. When there's two -- 15 CHAIRMAN RAGUSA: No. She's saying two 16 different events. 17 MS. WHYTE: Oh, two different back-to- 18 back events -- 19 MS. STEIN: Yeah, back the signs up back 20 to back. 21 AUDIENCE MEMBER: Or rotate them 22 periodically or whatever. 23 MS. STEIN: You have two different 24 entrances. 25 MR. MAYS: Good idea.</p>	<p style="text-align: right;">Page 104</p> <p>1 a consensus. We threw around a couple of 2 ideas, but I don't think there was a 3 consensus. 4 MR. ZEIGLER: I thought we talked about 5 maybe getting some possible templates of 6 employee manuals. 7 CHAIRMAN RAGUSA: Yes, we did. 8 MR. CHESNEY: Did we -- 9 MR. MENDENHALL: That was -- 10 MR. ZEIGLER: We also did talk about 11 memos. 12 MR. CHESNEY: Well, we used the memos as 13 the implementation. We that would be the 14 simpler way to go. 15 MR. MENDENHALL: Right. 16 MR. CHESNEY: I would be happy to assist 17 in that process, but we need to know what to 18 put in the memos. 19 MR. ARGUS: Well, vacation is just 20 documenting our current policy. In the case 21 of (inaudible) you decided that last -- last 22 month. 23 MR. CHESNEY: Maybe I'm crazy, but I 24 thought we were going to change it. 25 MR. ARGUS: Well, to start, would be to</p>

1 document what we have now. We can always
2 change it later. But I would suggest we -- my
3 thought is we just go ahead and document what
4 we're doing now so everybody at this table
5 can figure out what it is that we're doing.

6 CHAIRMAN RAGUSA: We don't have a
7 written policy.

8 MR. MENDENHALL: Yeah. Yeah. For --

9 MR. CHESNEY: Okay. Right.

10 MR. MENDENHALL: Right, there isn't
11 currently.

12 MR. ARGUS: Well, we have somewhere
13 somebody is just deciding stuff.

14 MR. CHESNEY: Well, we did. We have
15 that. You're right.

16 CHAIRMAN RAGUSA: It's right there.

17 MR. MENDENHALL: Yeah. We can put down
18 what's been done, which is unwritten and --

19 MR. CHESNEY: Both. It's sort of
20 written. But, yeah, okay. All right. We can
21 do that. So there are no changes, then, at
22 this time, because I had they were due by the
23 next meeting.

24 CHAIRMAN RAGUSA: We need to act on
25 this.

1 CHAIRMAN RAGUSA: All right. So we can
2 follow up with that.

3 MR. MENDENHALL: Yeah. No problem.

4 MR. CHESNEY: So can I ask you on that.
5 can you search the minutes?

6 MS. McCORMICK: No --

7 MR. MENDENHALL: We can --

8 MS. McCORMICK: Oh. You can?

9 MR. MENDENHALL: Yeah, sort of.

10 MS. McCORMICK: Okay.

11 MR. MENDENHALL: I mean, we -- you know,
12 it originally comes in a Word document that we
13 can search for characters.

14 MR. CHESNEY: I'm just talking about
15 this document retention thing, on those, are
16 those searchable?

17 See the thing that we get -- remember, I
18 talked about at least adding page numbers. We
19 didn't have page numbers this month in the
20 electronic agenda.

21 MR. MENDENHALL: For the --

22 MR. CHESNEY: For the whole packet.

23 MR. MENDENHALL: Yeah.

24 MR. CHESNEY: You know, because like if
25 you go to -- we still do these tabs, which I

1 MS. McCORMICK: Yes, we've had -- it's
2 on Page 96 in your meeting --

3 MR. ARGUS: Right. The sick leave we
4 decided last month, didn't we? And that would
5 be a new one.

6 CHAIRMAN RAGUSA: I thought we had
7 follow-up action.

8 MR. ARGUS: Oh, okay.

9 MR. MENDENHALL: Yeah. We talked, right
10 after September 31st, 2014, employees wouldn't
11 be able to carry over more than 20 sick days,
12 so that would be one part of it, at least from
13 a carryover perspective.

14 MR. CHESNEY: Okay. We did it then.

15 MS. McCORMICK: Right.

16 CHAIRMAN RAGUSA: That was Brian's
17 motion, Mr. Zeigler's.

18 MR. CHESNEY: I mean, I just didn't
19 realize we actually came to that agreement.

20 CHAIRMAN RAGUSA: You did. You had to
21 go somewhere.

22 MR. ARGUS: Oh, you don't read the
23 minutes?

24 MR. CHESNEY: Yeah, I know. My son had
25 a band concert.

1 know is convenient for them, but it's hard
2 to --

3 MR. MENDENHALL: Electronically, yeah,
4 fair enough.

5 MR. CHESNEY: -- follow through. And the
6 other thing is, are the ones on this email you
7 sent, are they searchable?

8 MR. MENDENHALL: Not unless -- it
9 depends on what release you have. Other than
10 generic Adobe Reader, no.

11 MR. CHESNEY: Right. No. I want to see
12 if you have the super-duper one.

13 CHAIRMAN RAGUSA: Do you get the word
14 index?

15 MR. CHESNEY: No.

16 MR. ARGUS: No.

17 CHAIRMAN RAGUSA: I get this -- I've
18 been getting this for years and years.

19 MR. MENDENHALL: You can get that, sure.

20 CHAIRMAN RAGUSA: That really helps.

21 MR. MENDENHALL: That's basically your
22 index.

23 CHAIRMAN RAGUSA: Not quite. But if you
24 know a word or a topic --

25 MR. CHESNEY: Right, an index. is that

1 assigned to each minutes then?
 2 CHAIRMAN RAGUSA: Yes. I get this with
 3 my packet.
 4 MR. CHESNEY: Okay. Well, why don't you
 5 include that with the minutes for everyone?
 6 MR. MENDENHALL: Sure. Yeah.
 7 CHAIRMAN RAGUSA: It's a lot of paper,
 8 but --
 9 MR. ARGUS: Other than Mark, I'd suggest
 10 you just do it in the electronic version?
 11 MR. CHESNEY: Yeah, you can do it in the
 12 electronic form.
 13 MR. ARGUS: Don't print it out.
 14 MR. MENDENHALL: Yeah. Oh, yeah.
 15 MR. CHESNEY: That's a great idea. That
 16 would work, and in the electronic one just
 17 include the index.
 18 MR. MENDENHALL: Okay. And page
 19 numbers.
 20 MR. CHESNEY: It will, at least, have
 21 the minutes.
 22 MR. MENDENHALL: Yes.
 23 MR. CHESNEY: It still doesn't make it
 24 easy to follow along on the paper one. You
 25 know what I'm saying?

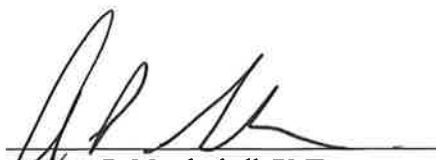
1 If they're on -- because, remember, when
 2 we have these and they get real thick and
 3 they're saying go to Tab B or whatever, I
 4 don't have a Tab B. So page numbering them
 5 all would be the best.
 6 MR. MENDENHALL: Okay.
 7 MR. CHESNEY: Like one through -- the
 8 whole packet should have a page number.
 9 MR. MENDENHALL: With other -- well,
 10 with other districts also, we now -- and I'd
 11 have to talk with your court reporter.
 12 But what we do with some of our minutes
 13 is we actually do line numbers. Somebody can
 14 say, "Page Six, Line 35, here's what we're
 15 talking about." I mean, it does -- it does
 16 help a lot, I mean, when you're trying to --
 17 MR. ARGUS: We do it, on the printed
 18 version.
 19 MR. MENDENHALL: Oh, that's true. Oh,
 20 the printed version, I'm thinking of.
 21 MR. CHESNEY: The index is useful for
 22 the minutes, but each one --
 23 CHAIRMAN RAGUSA: What he wants is the
 24 first page, Agenda, Page One, Page Two,
 25 consecutively numbered.

1 MR. MENDENHALL: Yeah. We can just
 2 number -- yeah, that's easy.
 3 MR. CHESNEY: Because if not, I'm going
 4 back to paper.
 5 MR. MENDENHALL: Yeah, that's easy.
 6 MR. ARGUS: It doesn't need be
 7 consecutive. You can always start the
 8 financials at 500. We'll never have 500 pages
 9 in --
 10 CHAIRMAN RAGUSA: You're better off just
 11 doing it consecutive.
 12 MR. CHESNEY: Right, because there was
 13 some discussion about us going electronic.
 14 MR. MENDENHALL: Yeah.
 15 MR. CHESNEY: And I can tell you, doing
 16 the electronic, it's hard as hell to figure
 17 out where we're at.
 18 MR. MENDENHALL: Yeah. It's just
 19 basically setting up the PDF file number from
 20 the start. So that's no problem.
 21 CHAIRMAN RAGUSA: All right. Any other
 22 issues?
 23 (No response.)
 24 CHAIRMAN RAGUSA: All right. Hearing
 25 none, a motion to adjourn would be

1 appropriate.
 2 MR. ROSS: So move.
 3 CHAIRMAN RAGUSA: Second? Do we have a
 4 second?
 5 MR. CHESNEY: Yes. Second.
 6 CHAIRMAN RAGUSA: All in favor say aye.
 7 (All board members signify in the
 8 affirmative.)
 9 CHAIRMAN RAGUSA: That motion passes.
 10 (At 5:40 p.m., the meeting adjourns.)
 11
 12
 13
 14
 15



16 Mark Ragusa
 17 Chairman, Westchase CDD
 18



24 Andrew P. Mendenhall, PMP
 25 Secretary, Westchase CDD