

RE: WESTCHASE COMMUNITY DEVELOPMENT DISTRICT

TRANSCRIPT OF: BOARD MEETING

DATE: February 4, 2014

TIME: 4:04 p.m. - 4:48 p.m.

PLACE: Westchase Community
Association Office
10049 Parley Drive
Tampa, FloridaREPORTED BY: Kimberly Himes
Notary Public
State of Florida at LargeRICHARD LEE REPORTING
(813) 229-1588TAMPA: email: rlr@richardleereporting.com ST. PETERSBURG:
100 North Tampa Street, Suite 2060 535 Central Avenue
Tampa, Florida 33602 St. Petersburg, Florida 33701

APPEARANCES:

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

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1 The transcript of Westchase Community
 2 Development District Board Meeting, on the 4th day
 3 of February, 2014, at Westchase Community
 4 Association Office, 10049 Parley Drive, Tampa,
 5 Florida, beginning at 4:04 p.m., reported by
 6 Kimberly Himes, Notary Public in and for the State
 7 of Florida at Large.
 8 * * * * *

9 CHAIRMAN RAGUSA: Good afternoon.
 10 Welcome to the Westchase Community Development
 11 District's February 4, 2014 meeting. The
 12 record should reflect that all supervisors are
 13 present, along with district management,
 14 counsel and engineer.
 15 If everybody will please rise and join
 16 me in the Pledge of Allegiance.
 17 (The Pledge of Allegiance was recited.)
 18 CHAIRMAN RAGUSA: All right. We have
 19 four items on the Consent Agenda. I am not
 20 aware of anybody pulling or requesting that
 21 any items be pulled. I do know that --
 22 hearing none, I do know that there was one
 23 what I'm going to call typographical issue on
 24 page -- what is it 114?
 25 MR. ARGUS: 114, Line 18.

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1 CHAIRMAN RAGUSA: 114, Line 18 of the
 2 last minutes. There is a reference to -- it
 3 starts on Line 17 "After you've been employed
 4 for one full week, you then are eligible for
 5 two weeks of vacation." The word "week"
 6 should actually be "year."
 7 And then we have one other comment on
 8 Page 77. Is that right?
 9 MR. ARGUS: Uh-huh.
 10 CHAIRMAN RAGUSA: 77, Line 11. From
 11 Page 10 -- or Line 10 it reads, "whatever was
 12 the previous offer that he made a" -- and then
 13 Line 11 starts "years ago." I think that
 14 would be "year," singular, not plural.
 15 And you also have the Financial
 16 Statements as of December 31, 2013, along with
 17 the Employee Performance Bonuses, and then
 18 consideration of the Employee Memorandum.
 19 A motion to approve the Consent Agenda
 20 would be appropriate.
 21 MR. ARGUS: So moved.
 22 CHAIRMAN RAGUSA: Do we have a second?
 23 MR. ZEIGLER: Second.
 24 CHAIRMAN RAGUSA: We have a second. Any
 25 further discussion?

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1 (No response.)
 2 CHAIRMAN RAGUSA: All in favor, please
 3 raise your hand.
 4 (All board members signify in the
 5 affirmative.)
 6 CHAIRMAN RAGUSA: Let the record reflect
 7 the motion passed five to nothing.
 8 (Motion passes.)
 9 Engineer's Report.
 10 MS. STEWART: I just wanted to let the
 11 board know that we had two parts of the
 12 community that are on the list for road
 13 resurfacing this year: The Greens and
 14 Stonebridge. So we performed an inspection on
 15 both of them, and it does appear that they
 16 could be milled and resurfaced appropriately.
 17 I do want to let the board know that I'm
 18 going to make a recommendation for The Greens
 19 -- because it is so big -- that we do three
 20 different mobilizations in order to give
 21 people enough places to park, because parking
 22 is always kind of a mess.
 23 So since it's bigger, I think we need to
 24 do three mobilizations in order to give people
 25 close distance to be able to walk to. So you

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1 will pay for your mobilizations, but we need
 2 to create specs and bid documents, because
 3 we'll have to go to public bid. It's probably
 4 close to a half million dollars' worth of
 5 work, so -- it's a pretty big project, so --
 6 CHAIRMAN RAGUSA: Can you explain what
 7 you mean by three mobilizations?
 8 MS. STEWART: In other words, when they
 9 mill, they will come in and they will mill,
 10 and the mill machine will leave the site. And
 11 then they will basically come in with the
 12 paving and pave.
 13 And the area that is not milled or
 14 resurfaced, that's where people will park.
 15 And then once that's done, we'll come back and
 16 we'll mill again. Go back. People will park;
 17 the same thing.
 18 So, basically, the milling machine will
 19 have to be on site three times, and the paving
 20 will have -- the paver will have to be on site
 21 three times.
 22 CHAIRMAN RAGUSA: Okay.
 23 MR. BARRETT: Just so you know, the
 24 WCA -- the deed restrictions don't permit
 25 people to park on the street. I don't know if

<p style="text-align: right;">Page 9</p> <p>1 that should be an issue or not, but --</p> <p>2 CHAIRMAN RAGUSA: What's that do to the</p> <p>3 cost -- three mobilizations?</p> <p>4 MS. STEWART: It may cost you an extra</p> <p>5 thousand, \$2,000. I don't believe</p> <p>6 mobilization is a huge cost. But, obviously,</p> <p>7 there is a transport cost to transport the</p> <p>8 equipment back and forth.</p> <p>9 MR. ARGUS: It doesn't prevent people</p> <p>10 from going to their garages? They can still</p> <p>11 drive down the road and go into their</p> <p>12 driveways?</p> <p>13 MS. STEWART: You've got to remember,</p> <p>14 the -- the operation when we mill and we</p> <p>15 resurface, we will have certain times that --</p> <p>16 like when the milling is complete, people will</p> <p>17 be able to get in and out of their garage.</p> <p>18 But as we're milling, they may have to stop.</p> <p>19 But the general philosophy is to allow</p> <p>20 people to come and go as they please. Have</p> <p>21 garbage pick-up the way that they normally do;</p> <p>22 have deliveries the way they normally do.</p> <p>23 They may have to stop here and there as</p> <p>24 we're doing things, because we don't want to</p> <p>25 track any tack coat onto the driveways, so</p>	<p style="text-align: right;">Page 11</p> <p>1 MR. ARGUS: Okay.</p> <p>2 MS. STEWART: I think when it peaked</p> <p>3 back -- right before the collapse of the</p> <p>4 economy, it never went down again. You know,</p> <p>5 oil prices never went down again. So the fact</p> <p>6 that -- you know, I think it pretty much</p> <p>7 stabilized after that.</p> <p>8 CHAIRMAN RAGUSA: What's the other</p> <p>9 community?</p> <p>10 MS. STEWART: Stonebridge.</p> <p>11 CHAIRMAN RAGUSA: And is that a</p> <p>12 one-phase project?</p> <p>13 MS. STEWART: Get in and get out.</p> <p>14 CHAIRMAN RAGUSA: Is that a one-day or a</p> <p>15 multi-day --</p> <p>16 MS. STEWART: It would probably take</p> <p>17 three -- three days.</p> <p>18 CHAIRMAN RAGUSA: Do we need to bid that</p> <p>19 process?</p> <p>20 MS. STEWART: I figured we would lump it</p> <p>21 all together, lump it into one project, and</p> <p>22 that way at least we get the advantage of the</p> <p>23 best price.</p> <p>24 And we'll have to go through the process</p> <p>25 of notifying the residents, educating the</p>
<p style="text-align: right;">Page 10</p> <p>1 that's where things get a little bit more</p> <p>2 complicated in terms of timing to keep, you</p> <p>3 know, the cars off the tack coat.</p> <p>4 CHAIRMAN RAGUSA: Any other questions?</p> <p>5 MR. ARGUS: Yes. We have, I believe,</p> <p>6 next year some more villages or the</p> <p>7 communities scheduled for road repair.</p> <p>8 MS. STEWART: I believe that you do.</p> <p>9 MR. ARGUS: Would we save anything by</p> <p>10 combining them all and doing --</p> <p>11 MS. STEWART: I would say no.</p> <p>12 MR. ARGUS: -- it all at once?</p> <p>13 MS. STEWART: No.</p> <p>14 MR. ARGUS: Okay.</p> <p>15 MS. STEWART: Right now, I believe that</p> <p>16 petroleum pricing has probably stabilized, and</p> <p>17 I don't have any reason to believe that, you</p> <p>18 know, asphalt is going to go up significantly</p> <p>19 next year so that we would take advantage of a</p> <p>20 savings today versus just waiting till next</p> <p>21 year to do it.</p> <p>22 MR. ARGUS: And from the last time we</p> <p>23 did the roads, is the asphalt more expensive</p> <p>24 or about the same?</p> <p>25 MS. STEWART: About the same.</p>	<p style="text-align: right;">Page 12</p> <p>1 residents and going through that process. So</p> <p>2 I anticipate coming back to the next meeting</p> <p>3 -- I don't know that we'll have bids back by</p> <p>4 the next meeting. Probably -- what is this?</p> <p>5 February, March, April.</p> <p>6 I would say by April we should probably</p> <p>7 have the lowest bid and contract ready to go,</p> <p>8 so that the contractor can do the work between</p> <p>9 April and May.</p> <p>10 MR. ARGUS: This has -- do we have any</p> <p>11 advantage of tying the Saville Rowe -- Saville</p> <p>12 Rowe roadwork into this?</p> <p>13 MS. STEWART: I don't think so. I will</p> <p>14 ask. I will inquire. We're assuming that</p> <p>15 probably, obviously -- well, I do suspect that</p> <p>16 ACPLM is probably going to be the lowest</p> <p>17 bidder anyway, because they seem the most --</p> <p>18 the most competitive right now.</p> <p>19 I have a feeling that Saville Rowe is</p> <p>20 going to want their stuff done before we're</p> <p>21 able to get in and do Harbor -- I mean the</p> <p>22 Greens and Stonebridge.</p> <p>23 MR. BARRETT: So you're just -- you're</p> <p>24 just going to extend the Stonebridge Road back</p> <p>25 to that CDD land purchase there? Just</p>

<p style="text-align: right;">Page 13</p> <p>1 kidding. Just kidding.</p> <p>2 CHAIRMAN RAGUSA: You're not talking</p> <p>3 about that publicly.</p> <p>4 I take it the bid package will itemize</p> <p>5 the two communities?</p> <p>6 MS. STEWART: We will have plans and</p> <p>7 specifications.</p> <p>8 CHAIRMAN RAGUSA: But in terms of the</p> <p>9 bid amount, so we can allocate it to the</p> <p>10 correct budget?</p> <p>11 MS. STEWART: They will be separated out</p> <p>12 per community.</p> <p>13 CHAIRMAN RAGUSA: Okay.</p> <p>14 MS. STEWART: I'm assuming you need that</p> <p>15 probably for funding purposes. Right, Andy?</p> <p>16 MR. MENDENHALL: Yep.</p> <p>17 CHAIRMAN RAGUSA: Do we have sufficient</p> <p>18 funds in those accounts?</p> <p>19 MR. MENDENHALL: We should have, but we</p> <p>20 can double check.</p> <p>21 MS. STEWART: Do you want to talk about</p> <p>22 something else while we're looking --</p> <p>23 CHAIRMAN RAGUSA: Yes.</p> <p>24 MS. STEWART: -- at that?</p> <p>25 CHAIRMAN RAGUSA: Go ahead, please.</p>	<p style="text-align: right;">Page 15</p> <p>1 are out of state, so I prepared the temporary</p> <p>2 -- a form of temporary construction license</p> <p>3 agreement. It's pretty standard, but I know</p> <p>4 the board hasn't seen this. I do have copies</p> <p>5 of the form of it, and -- but, you know, if</p> <p>6 you want to approve this today, we could</p> <p>7 approve it subject to any comments and edits</p> <p>8 that we may make to bring it into a compliant</p> <p>9 form.</p> <p>10 But what I tried to do is make it clear</p> <p>11 that the -- the contractor is going to be</p> <p>12 responsible for providing insurance; that</p> <p>13 there is basically a limitation of the</p> <p>14 liability that the District has in an</p> <p>15 indemnification that's being given by the</p> <p>16 property owners to the District should there</p> <p>17 be any damages that would result -- as a</p> <p>18 result of this work. Because I think that the</p> <p>19 idea is that this is not only a benefit to the</p> <p>20 District because this is serving our storm</p> <p>21 water management system, but it's also going</p> <p>22 to be a benefit to the residents within the</p> <p>23 area where the work is being done.</p> <p>24 So that has sort of put a -- the brakes</p> <p>25 on us going forward with this project until we</p>
<p style="text-align: right;">Page 14</p> <p>1 MS. STEWART: I've been working with</p> <p>2 Erin on the Saville Rowe stuff, so I'm going</p> <p>3 to -- I'm going to pass the baton over to Erin</p> <p>4 and let her talk about where she is, and then</p> <p>5 I will kind of pick up when she gives me</p> <p>6 instructions in terms of when we're ready to</p> <p>7 actually go to work and get a contract</p> <p>8 signed.</p> <p>9 MS. McCORMICK: Yes. Okay. So as we</p> <p>10 were -- as I was working with Tonja on the</p> <p>11 contracts with ACPLM, which is doing the</p> <p>12 paving, and then Site Masters, which is doing</p> <p>13 the drainage work, I realized that the</p> <p>14 drainage work is being done on private</p> <p>15 property.</p> <p>16 There's four home -- property owners,</p> <p>17 lot owners that are going to have work done on</p> <p>18 their property, and then there's also two</p> <p>19 parcels that are owned by the Townhomes at</p> <p>20 Saville Rowe Association, which means that --</p> <p>21 I recommend that, you know, we get a temporary</p> <p>22 construction license agreement in place with</p> <p>23 those property owners before we do any of the</p> <p>24 work there.</p> <p>25 And at least two of the property owners</p>	<p style="text-align: right;">Page 16</p> <p>1 can get the temporary construction license</p> <p>2 agreements executed, assuming that these</p> <p>3 property owners are going to agree to enter</p> <p>4 into the agreements. And I think the idea is</p> <p>5 that Folkert would be responsible for</p> <p>6 coordinating with the individual property</p> <p>7 owners if we go ahead and proceed with this.</p> <p>8 MR. ARGUS: So --</p> <p>9 CHAIRMAN RAGUSA: Check your address.</p> <p>10 MS. McCORMICK: Check my address?</p> <p>11 CHAIRMAN RAGUSA: Yeah, on Page 3. It's</p> <p>12 got "Orlando."</p> <p>13 MS. McCORMICK: Oh, that's weird.</p> <p>14 Okay. Yeah, that should definitely be</p> <p>15 changed.</p> <p>16 MR. ROSS: As well as for the grantee.</p> <p>17 It puts us in Wesley Chapel.</p> <p>18 CHAIRMAN RAGUSA: Well, that's --</p> <p>19 MS. McCORMICK: That's -- that's his</p> <p>20 address.</p> <p>21 MR. MENDENHALL: No, that's okay.</p> <p>22 MR. ROSS: Okay.</p> <p>23 MR. MENDENHALL: I was going to say it's</p> <p>24 a nice town.</p> <p>25 MR. ARGUS: So how many -- how many</p>

<p style="text-align: right;">Page 17</p> <p>1 units?</p> <p>2 MS. McCORMICK: We have four individual</p> <p>3 lot owners, and then we have land owners, and</p> <p>4 then we also have the Townhomes of Saville</p> <p>5 Rowe Association, which owns two parcels.</p> <p>6 They own --</p> <p>7 MR. ARGUS: So it would be six and --</p> <p>8 six of these --</p> <p>9 MS. McCORMICK: Right.</p> <p>10 MR. ARGUS: -- we will be issuing?</p> <p>11 MS. McCORMICK: Right.</p> <p>12 MR. ARGUS: What happens if one of them</p> <p>13 decides not to agree to it? Does that hold</p> <p>14 everything up?</p> <p>15 MS. McCORMICK: Well, I mean it's going</p> <p>16 to be a determination that would be made by</p> <p>17 the board, but my recommendation would be that</p> <p>18 we shouldn't be doing construction work on</p> <p>19 property owners unless they're in agreement</p> <p>20 with entering into this, because we need to</p> <p>21 have an agreement in place with them.</p> <p>22 MR. ARGUS: Okay.</p> <p>23 MS. STEWART: And a lot of those</p> <p>24 residents showed up at the HOA meeting, and I</p> <p>25 met them in the field. So hopefully -- knock</p>	<p style="text-align: right;">Page 19</p> <p>1 affirmative.)</p> <p>2 CHAIRMAN RAGUSA: The motion passes five</p> <p>3 to nothing.</p> <p>4 (Motion passes.)</p> <p>5 MS. McCORMICK: And I think the board</p> <p>6 has already approved the agreements with Site</p> <p>7 Masters and with ACPLM. So we just worked on</p> <p>8 the -- the final form of those agreements.</p> <p>9 CHAIRMAN RAGUSA: Just let me know, and</p> <p>10 I'll get them -- I'll sign them.</p> <p>11 MS. McCORMICK: Okay.</p> <p>12 CHAIRMAN RAGUSA: Anything else, Tonja?</p> <p>13 MS. STEWART: No, that's it. Thank</p> <p>14 you.</p> <p>15 CHAIRMAN RAGUSA: Thank you.</p> <p>16 MS. STEWART: Uh-huh.</p> <p>17 CHAIRMAN RAGUSA: Manager's Report.</p> <p>18 MR. MENDENHALL: I didn't have anything</p> <p>19 beyond what we already covered in the consent</p> <p>20 agenda except for the audit. We have the</p> <p>21 draft audit; we've all received a copy of it</p> <p>22 electronically.</p> <p>23 We used to have Alan come out for the</p> <p>24 draft audit. We did not have him come this</p> <p>25 time figuring that if we need him, we can call</p>
<p style="text-align: right;">Page 18</p> <p>1 on wood -- it's a consensus that they all want</p> <p>2 to do this.</p> <p>3 CHAIRMAN RAGUSA: Site Masters, are they</p> <p>4 extending the warranties for their work to the</p> <p>5 appropriate land owners?</p> <p>6 MS. STEWART: Yes. Yes.</p> <p>7 CHAIRMAN RAGUSA: Okay.</p> <p>8 MS. McCORMICK: So if we're going to</p> <p>9 proceed, then I think that the appropriate</p> <p>10 thing to do would be if the District is -- if</p> <p>11 the board is prepared, then we can go ahead</p> <p>12 and approve the form of these agreements. If</p> <p>13 you want to, you know, have additional time to</p> <p>14 review and get comments back to me, I think we</p> <p>15 can approve it in this substantial form with</p> <p>16 changes that we would work on.</p> <p>17 CHAIRMAN RAGUSA: Do we have a motion?</p> <p>18 MR. ROSS: I so move.</p> <p>19 MR. ARGUS: Second.</p> <p>20 CHAIRMAN RAGUSA: Any further</p> <p>21 discussions?</p> <p>22 (No response.)</p> <p>23 CHAIRMAN RAGUSA: All in favor of the</p> <p>24 motion, please raise your hand.</p> <p>25 (All board members signify in the</p>	<p style="text-align: right;">Page 20</p> <p>1 him on the phone. He's available.</p> <p>2 If you had a chance to look at it, most</p> <p>3 of the information is on Page 28. That's the</p> <p>4 report to management, and you'll notice if you</p> <p>5 read through it or if you do read through it</p> <p>6 that it has -- basically, it's a good audit.</p> <p>7 It's positive. You didn't have any instances</p> <p>8 where you broke any financial rules or any</p> <p>9 laws, which is, you know, essentially what</p> <p>10 you're looking for.</p> <p>11 I would recommend approval of it. You</p> <p>12 obviously don't have to do that today. It's</p> <p>13 in draft form, but if you had a chance to look</p> <p>14 and you're satisfied with it, you certainly</p> <p>15 can move forward with approving it.</p> <p>16 The other thing is we used to have --</p> <p>17 the audit firm would send out a representative</p> <p>18 to the approval. We haven't done that in the</p> <p>19 past couple years, and, generally speaking,</p> <p>20 for the audit and finances there hasn't been</p> <p>21 any significant events to have them out here,</p> <p>22 so -- but I will ask them, obviously, if you</p> <p>23 do want them to attend, because that is your</p> <p>24 option, so -- and I'll defer to any</p> <p>25 questions.</p>

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1 MR. ARGUS: How much longer does their
2 contract for auditing run?
3 MR. MENDENHALL: I can take a look. I
4 probably have a copy of it here.
5 CHAIRMAN RAGUSA: One year, I think.
6 MR. ARGUS: One year?
7 MR. MENDENHALL: Yeah. I'll -- I'll
8 look here, as well, just to make sure.
9 CHAIRMAN RAGUSA: Or we extended it I
10 think for two years.
11 MR. CHESNEY: I think you're right.
12 MR. ARGUS: Okay.
13 CHAIRMAN RAGUSA: Well, let me just say
14 that these are the types of audits I like
15 seeing. Unremarkable, no notes, no
16 deviations. This is -- it's not like the old
17 East Side audit.
18 MR. CHESNEY: Wow.
19 CHAIRMAN RAGUSA: That was always fun
20 reading.
21 MR. ARGUS: They have come into shape
22 since they joined us. That's good.
23 MR. CHESNEY: Yeah, that's it.
24 CHAIRMAN RAGUSA: It took the buy-in
25 power of the community.

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1 MR. ARGUS: One of the things that
2 caught --
3 MR. CHESNEY: It's all because of you,
4 Mark.
5 MR. ARGUS: -- my attention was Number
6 7. Essentially, it tells us that our bond
7 rating has been degraded. And I was -- I
8 don't remember having heard that before, so I
9 was --
10 MR. MENDENHALL: I think that's --
11 that's something in recent years that I've
12 seen for many districts. It's an overall
13 market sort of thing. So although we haven't
14 heard about it independently, I can tell you
15 that it's relatively commonplace.
16 MR. ARGUS: And as I interpret it, it is
17 not because of us. It's because of the people
18 -- the company that is insuring our debt
19 obligation.
20 MR. MENDENHALL: Right. Yeah.
21 MR. ARGUS: So it does not --
22 MR. MENDENHALL: It's not a reflection
23 directly on the District.
24 MR. ARGUS: Okay.
25 MR. MENDENHALL: At least I mean I

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1 wouldn't consider it.
2 MR. ARGUS: That's how I interpret it.
3 Okay.
4 MR. MENDENHALL: And I just -- I didn't
5 have a copy of the contract with me, but I
6 just sent an email off to Alan to ask him when
7 it -- when it expires or how many years more
8 renewable it is.
9 CHAIRMAN RAGUSA: Mr. Ross.
10 MR. ROSS: I move that we approve the
11 audit as drafted.
12 MR. CHESNEY: I second it.
13 CHAIRMAN RAGUSA: We have a motion to
14 approve the Westchase CDD audit for the fiscal
15 year ending September 30, 2013, and in
16 particular, the Grubb -- Grau & Associates
17 Independent Auditor's Report.
18 Any further discussion?
19 (No response.)
20 CHAIRMAN RAGUSA: All in favor, please
21 raise your hand.
22 (All board members signify in the
23 affirmative.)
24 CHAIRMAN RAGUSA: That motion passes
25 five to nothing, as well.

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1 (Motion passes.)
2 MR. MENDENHALL: The only other thing I
3 had as a side note, I guess, was we had the
4 Harbor Links project or the payback. I didn't
5 know if there was any feedback from the
6 village themselves or if you want to talk
7 about it at all.
8 CHAIRMAN RAGUSA: I heard nothing on
9 this. We seem to be putting -- pushing this
10 back kind of I think waiting for the budget
11 season, but --
12 MR. CHESNEY: Well, there's nothing to
13 do now.
14 MR. MENDENHALL: Yeah. I mean that's
15 your decision point is during the budget
16 process. I just didn't know if -- like I
17 said, if there's any feedback from the
18 village. If they said, hey, you know, we --
19 we really lean towards three, four or five
20 years.
21 CHAIRMAN RAGUSA: I've heard nothing.
22 MR. MENDENHALL: Okay. I have nothing
23 further than. Nothing has changed.
24 CHAIRMAN RAGUSA: Counsel.
25 MS. McCORMICK: A couple of things. The

<p style="text-align: right;">Page 25</p> <p>1 -- we got a notice from the sheriff's 2 department -- from the sheriff's office that 3 The Greens and Harbor Links Traffic Control 4 Jurisdiction agreements are up for renewal. 5 The agreements were done in September of 6 2011, and there's also -- there's actually an 7 opportunity -- they're -- they were for a 8 two-year term with a one-year optional 9 renewal. So I think we can probably at this 10 point just send a letter saying that we want 11 to exercise the option to renew it through 12 September of 2014. 13 I think in September of 2014 then, we'll 14 have to probably do a new agreement and that 15 -- the main thing that that requires is that 16 Tonja just go out and do a letter saying that 17 the striping is still consistent with the 18 traffic requirements that the county has. 19 But at this point, I would just like to 20 get the board, if it's your desire, to go 21 ahead and authorize us to send that letter and 22 to renew the agreement through September of 23 2014. 24 MR. ARGUS: So moved. 25 CHAIRMAN RAGUSA: Do we have a second?</p>	<p style="text-align: right;">Page 27</p> <p>1 MR. MENDENHALL: No. 2 MS. McCORMICK: -- with the District at 3 this point. 4 MR. MENDENHALL: He just -- he had asked 5 for a transcript of the last meeting and then 6 a transcript of a meeting -- of the meeting 7 that occurred a year ago when the issue was 8 discussed. We gave him both of those. 9 MS. McCORMICK: Okay. So I guess at 10 this point -- 11 MR. MENDENHALL: I haven't heard 12 anything else yet. 13 MS. McCORMICK: Okay. That's it. 14 CHAIRMAN RAGUSA: Well, what is the 15 status of the landscaping, the fencing, et 16 cetera? Doug. 17 MR. MAYS: The fencing is up. His bush 18 hasn't been cut back yet though off the lake. 19 So I don't know how you want to handle that, 20 if you want us to go over there and say, "Hey, 21 when are you going to get it done?" or if you 22 want to send him a letter. 23 MR. ARGUS: Or we could just have our 24 crews do it. 25 MR. MAYS: Or we can just cut it.</p>
<p style="text-align: right;">Page 26</p> <p>1 MR. ROSS: I'll second. 2 CHAIRMAN RAGUSA: Okay. Further 3 discussion. 4 (No response.) 5 CHAIRMAN RAGUSA: Okay. Hearing none, 6 all in favor, please raise your hand. 7 (All board members signify in the 8 affirmative.) 9 CHAIRMAN RAGUSA: The motion passes five 10 to nothing. 11 (Motion passes.) 12 MS. McCORMICK: And then just following 13 up on the Castleford fence extension. I just 14 wanted to advise the board that we did get a 15 request from Dr. Rafieian's attorney for 16 copies of the minutes, which I think that you 17 have provided -- 18 MR. MENDENHALL: Yeah. 19 MS. McCORMICK: -- to him now. 20 MR. MENDENHALL: It actually came from 21 him directly. 22 MS. McCORMICK: It came from him 23 directly. And -- and that's the latest that I 24 have heard. I haven't heard that they have 25 filed anything else --</p>	<p style="text-align: right;">Page 28</p> <p>1 CHAIRMAN RAGUSA: Erin, your thoughts. 2 MS. McCORMICK: Well, I think the board 3 decided at the last meeting that the bush 4 needed to be removed; it was on District 5 property. And he indicated that he was going 6 to take care of it himself, so I mean I -- 7 I think, you know, if we want to be more than 8 reasonable, we could send a letter and give 9 him a short time period to get to that done or 10 else have the District go forward and do it. 11 CHAIRMAN RAGUSA: Mr. Ross. 12 MR. ROSS: My suggestion is that we do 13 precisely what you alluded to, we do some 14 courtesy letter and even state that "You all 15 volunteered to do it. If you don't perform by 16 whatever date, we'll assume you've elected not 17 to do it, and, therefore, the District will 18 proceed to do it." 19 MS. McCORMICK: All right. 20 MR. ROSS: Something like that. 21 MR. MAYS: Sonny, just reminded me that, 22 apparently, we said we would measure it. 23 MS. WHYTE: He called and asked if we -- 24 he didn't know how far his property line 25 went. So I asked -- I had mentioned that I</p>

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1 would ask Doug to go out and measure it for
 2 him.
 3 MR. MAYS: So I need to do that.
 4 CHAIRMAN RAGUSA: But he understands
 5 we're not giving him a formal survey.
 6 MR. WHYTE: No, no. Just a -- just a,
 7 you know, hundred and twenty feet --
 8 MR. CHESNEY: Print and mail him his
 9 survey. That's what I would do. Mail it with
 10 a letter.
 11 MR. ARGUS: He has his survey, because
 12 he presented it last month.
 13 MR. CHESNEY: Oh, yeah, there you go. I
 14 didn't even -- I don't remember that we
 15 offered to measure --
 16 CHAIRMAN RAGUSA: So as long as they
 17 understand the context that we're measuring.
 18 He's got a survey. That's what he needs to
 19 rely on.
 20 MR. MAYS: And we have plat maps at the
 21 shops and, you know, that information, too, so
 22 -- that's what we usually do when we check on
 23 conservations in people's backyards, carry a
 24 wheel with us everywhere, and Tonja showed me
 25 where to measure from. So we have been pretty

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1 good at that so far.
 2 CHAIRMAN RAGUSA: Okay. Is there any
 3 further discussion? Is everybody in agreement
 4 with Mr. Ross' --
 5 MR. ARGUS: How long do we give them?
 6 Until the end of the month? The end of next
 7 month?
 8 MR. ROSS: Whatever counsel thinks is
 9 reasonable.
 10 MS. McCORMICK: Yeah. I would say
 11 maybe, Doug, after you follow up with him
 12 since he's thinking that you're going to talk
 13 with him again, then we can send a letter and
 14 give him 15 days, and -- and so this should be
 15 resolved before the next board meeting.
 16 MR. MAYS: Okay.
 17 MR. ARGUS: Okay.
 18 MS. McCORMICK: And there was an issue
 19 in the -- then the last thing I have. There
 20 was an issue that came up about the lamps on
 21 the property that Mr. Ross had purchased.
 22 So that kind of just raised my attention
 23 to the fact that it's probably a good idea for
 24 all the board supervisors to note, because I
 25 know that this issue comes up in other

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1 contexts, as well.
 2 That under the Code of Ethics for public
 3 officers and their employees, which is in
 4 Chapter 112 of the Florida Statutes, there is
 5 a section of that that says that no employee
 6 of an agency acting in his or her official
 7 capacity, nor any public officer acting in an
 8 official capacity, can either directly or
 9 indirectly do any type of business with the
 10 District. So that would be to, you know, sell
 11 or purchase from the District.
 12 It would include at least sale or
 13 purchase of any materials, so that's
 14 applicable though to both the employees and
 15 officers. And so it would tie the hands of
 16 the District, even though I understand that
 17 this is a unique situation where this -- this
 18 is, you know, an item that isn't generally
 19 available from other sources. But we don't
 20 have the ability to do any type of business
 21 with one of the supervisors.
 22 Does anybody have any questions about
 23 that?
 24 (No response.)
 25 MS. McCORMICK: And that was all I had.

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1 CHAIRMAN RAGUSA: Thank you.
 2 Doug, Field Manager's Report.
 3 MR. MAYS: We just have a couple of
 4 simple requests. You probably got the
 5 information about Securitas. Securitas is the
 6 -- the security for The Greens, and they're --
 7 they're requesting a 15-cent -- a 15-cent
 8 increase. And even at that 15-cents, it
 9 doesn't go over what's budgeted for that line
 10 item anyway.
 11 MR. ARGUS: What is their current rate?
 12 MR. MAYS: You got the numbers, Sonny,
 13 on their current rate?
 14 MS. WHYTE: Their current rate is -- oh,
 15 bear with me. 15 -- 15.40, and they're
 16 looking for a 15 -- 15.61 increase.
 17 And then, of course, the supervisor is
 18 23.19, and they're looking for 21.70, which is
 19 their billing -- it's their -- that's their
 20 billing rate. That's a different -- but it's
 21 a 15-cent increase. Their total increase is a
 22 thirteen-hundred-and-forty-three-dollar
 23 increase per year on the billed rate.
 24 CHAIRMAN RAGUSA: Okay.
 25 MR. MAYS: And we haven't given them

<p style="text-align: right;">Page 33</p> <p>1 anything in four years.</p> <p>2 MS. WHYTE: I don't think we've given</p> <p>3 them anything.</p> <p>4 MR. ARGUS: So it's like a one-percent</p> <p>5 increase really.</p> <p>6 CHAIRMAN RAGUSA: Let me -- let me just</p> <p>7 say, I've been going through their gates a</p> <p>8 lot dropping kids off. They do a very good</p> <p>9 job.</p> <p>10 MR. MAYS: I'm very happy with them.</p> <p>11 CHAIRMAN RAGUSA: A couple of them know</p> <p>12 who I am now. They say, "Okay."</p> <p>13 MR. MAYS: Yeah. I'm very happy with</p> <p>14 Securitas. You know, we went through I think</p> <p>15 three companies in the first four years I was</p> <p>16 here, and now since Securitas has took over,</p> <p>17 they've been pretty -- pretty solid for us.</p> <p>18 CHAIRMAN RAGUSA: Erin, have you seen</p> <p>19 that contract? How do we do a price</p> <p>20 increase? Just an addendum?</p> <p>21 MS. WHYTE: This is stuff I was sent. I</p> <p>22 apologize for the writing. I wrote on it.</p> <p>23 I'll erase that.</p> <p>24 MR. MAYS: It's under the maximum</p> <p>25 threshold, too, I believe for -- for bid.</p>	<p style="text-align: right;">Page 35</p> <p>1 requests we have for usage in the park, but</p> <p>2 it's one of our vendors that work -- well, not</p> <p>3 vendors but one of your businesses in the</p> <p>4 community.</p> <p>5 The YMCA, as you saw in the report, is</p> <p>6 requesting the use of Baybridge Park for a</p> <p>7 couple hours on weekends; supplying a free</p> <p>8 bounce house; and, you know, I -- and I'm not</p> <p>9 sure what they -- they say that there's no</p> <p>10 charge. They just want to do it for the</p> <p>11 health and well-being of the community and to</p> <p>12 show their support for the community for a</p> <p>13 couple hours a day on weekends when the park</p> <p>14 would be available. Like what was it? The</p> <p>15 third Saturday of the month if it's</p> <p>16 available. If it's not, then so be it. But</p> <p>17 they would like to do that for the community.</p> <p>18 CHAIRMAN RAGUSA: So I mean technically</p> <p>19 we're not giving them a pavilion, are we?</p> <p>20 MS. WHYTE: I was waiting for directions</p> <p>21 on this. I really didn't know which way you</p> <p>22 guys were going.</p> <p>23 MR. MAYS: I don't think they're asking</p> <p>24 for a building. They're asking for,</p> <p>25 basically, just power to operate a bounce</p>
<p style="text-align: right;">Page 34</p> <p>1 MS. McCORMICK: Yeah. I'm going to -- I</p> <p>2 mean I -- this is the first time that I've</p> <p>3 seen this addendum, so I'll just look at the</p> <p>4 agreement to make sure that this consistent</p> <p>5 with it, but I think a simple addendum like</p> <p>6 this should be okay.</p> <p>7 MR. CHESNEY: Do we have to approve the</p> <p>8 addendum?</p> <p>9 MS. McCORMICK: Uh-huh.</p> <p>10 MR. CHESNEY: I would make a motion that</p> <p>11 we approve that addendum.</p> <p>12 MR. ZEIGLER: Second.</p> <p>13 CHAIRMAN RAGUSA: Any further</p> <p>14 discussion?</p> <p>15 (No response.)</p> <p>16 CHAIRMAN RAGUSA: All in favor of the</p> <p>17 motion, please raise your hand.</p> <p>18 (All board members signify in the</p> <p>19 affirmative.)</p> <p>20 CHAIRMAN RAGUSA: That motion passes</p> <p>21 five to nothing.</p> <p>22 (Motion passes.)</p> <p>23 MR. MAYS: And we have one more request,</p> <p>24 and this is -- this is a tough one though.</p> <p>25 It's kind of similar to some of the other</p>	<p style="text-align: right;">Page 36</p> <p>1 house.</p> <p>2 MS. WHYTE: I think they would need a</p> <p>3 pavilion.</p> <p>4 MR. MAYS: We would have to -- we would</p> <p>5 have to do it near -- near a pavilion, I would</p> <p>6 think, too, so --</p> <p>7 MS. WHYTE: It's just two hours on the</p> <p>8 weekend; one Saturday a month.</p> <p>9 CHAIRMAN RAGUSA: The YMCA is not for</p> <p>10 profit or nonprofit?</p> <p>11 MS. WHYTE: Nonprofit.</p> <p>12 MR. MAYS: Nonprofit.</p> <p>13 MR. CHESNEY: So moved.</p> <p>14 CHAIRMAN RAGUSA: Do we have a second?</p> <p>15 MR. ARGUS: Well, second for the purpose</p> <p>16 --</p> <p>17 CHAIRMAN RAGUSA: Of discussion.</p> <p>18 MR. ARGUS: -- of discussion. Yeah.</p> <p>19 Why are they interested in Baybridge Park as</p> <p>20 opposed to the common area down in the middle</p> <p>21 of Montague?</p> <p>22 MR. CHESNEY: Yeah. I would agree with</p> <p>23 that, too, but --</p> <p>24 MS. WHYTE: I would assume for safety</p> <p>25 reasons simply because they're looking to play</p>

1 games with the children, and Baybridge Park is
2 enclosed, and we have -- unless there is an
3 event where we close the streets, we usually
4 don't like to use it for bounce houses and
5 stuff for security and safety reasons for the
6 children.

7 MR. ARGUS: Are we normally fairly well
8 booked on Saturdays at Baybridge?

9 MS. WHYTE: Ah, yeah. Yes, very much
10 so. So I'd have to figure out a time. I
11 mean, you know --

12 MR. CHESNEY: Well, it's like a free
13 bounce house for those people down there.

14 CHAIRMAN RAGUSA: As long as they're not
15 asking for a pavilion, which is really what
16 we're renting.

17 MR. CHESNEY: Well, if they do, then
18 they have to pay for it.

19 MR. ARGUS: Well, to get them power,
20 they're going to use a pavilion.

21 MS. WHYTE: They have to use a pavilion.

22 MR. CHESNEY: Well, they just have to
23 use the outlet from the pavilion.

24 MS. WHYTE: Most times we have a bounce
25 house with a pavilion. Like I just -- you

1 that has access to power.

2 MR. MAYS: Well, sometimes, also, some
3 of the -- some of the reservations are from
4 2:00 to 6:00.

5 MS. WHYTE: Well, that's what I'm
6 saying. I can move it around enough to open
7 up a slot in the morning.

8 MR. CHESNEY: Then give them -- then
9 give them a pavilion. I mean, you would rather
10 have something that benefits the entire
11 community than give it to a birthday party,
12 which is probably someone from outside of
13 Westchase anyway, so -- yeah, I say give them
14 a pavilion.

15 CHAIRMAN RAGUSA: Then we're subsidizing
16 a business. Let's don't forget --

17 MR. CHESNEY: We're subsidizing the
18 YMCA.

19 CHAIRMAN RAGUSA: It's still a business,
20 and they're -- if you think they're not
21 marketing people to join the YMCA, you're
22 kidding yourself.

23 MR. CHESNEY: Well, I believe
24 (unintelligible) too.

25 CHAIRMAN RAGUSA: I -- I fully

1 know, we do have three pavilions. They're
2 usually booked, but I can allocate a time slot
3 difference. I usually don't do double
4 bookings to eliminate the congestion in the
5 parks. So if they --

6 MR. CHESNEY: Well, I think it's a
7 benefit to the community though.

8 CHAIRMAN RAGUSA: Don't we run power for
9 the movies?

10 MR. MAYS: We have other outlets that
11 would be available. We would just have to let
12 them know.

13 MS. WHYTE: There's no place to put it.

14 MR. MAYS: Well, one by the tree.

15 MS. WHYTE: No, no. I'm talking about
16 where -- where would you put it? Because if
17 you have parties, bounce houses -- there are
18 people who use the field, as well. So now
19 you're going to have three parties, bounce
20 houses, Zumba, games for the kids.

21 MR. MAYS: I think -- I think we would
22 have to definitely coordinate it around
23 reservations that are in the park, so --

24 CHAIRMAN RAGUSA: Well, we're better off
25 if we designate an area that they could put it

1 understand, but there is -- there is a -- I'm
2 not questioning their community awareness and
3 community support, but I'm not in favor of --

4 MR. CHESNEY: And for the record, I am
5 not a member of the YMCA.

6 MS. WHYTE: If we -- because here their
7 letter reads they're interested in "reserving"
8 Baybridge Park on the last Saturday of each
9 month. So if they're willing to pay the \$25
10 to reserve the pavilion --

11 MS. McCORMICK: And provide the
12 insurance. We also --

13 MS. WHYTE: We have their insurance on
14 file.

15 MS. McCORMICK: -- would have to make
16 sure they're insured.

17 MS. WHYTE: We always have that. They
18 do that automatically every year, so --

19 MR. ARGUS: Is this person a resident of
20 Westchase?

21 MS. WHYTE: I am not quite sure.

22 MR. BARRETT: Is it -- is the name
23 Marilyn Gyselinck?

24 MS. WHYTE: No. Ashley Sorenson.

25 MR. BARRETT: I don't know.

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1 CHAIRMAN RAGUSA: Well, is there a
2 consensus that if they were willing to rent a
3 pavilion, we would work with them and make it
4 available?
5 MR. CHESNEY: Well, now, if -- if
6 they're willing to rent the pavilion, then we
7 have to rent them a pavilion anyway. So it's
8 not even an issue.
9 CHAIRMAN RAGUSA: It's an entity. I
10 don't think we do.
11 MR. ARGUS: Well, I -- like you, I'm
12 concerned about the business side of what
13 they're after here and using our parks to
14 promote their business. I think we have a
15 policy of not allowing that, but --
16 MR. CHESNEY: Allowing for-profit
17 businesses.
18 CHAIRMAN RAGUSA: We've turned away
19 not-for-profits, also.
20 MR. ARGUS: Yes, we have.
21 MR. CHESNEY: I'm -- I'm struggling
22 here, but maybe. I am trying to --
23 CHAIRMAN RAGUSA: We've had yoga
24 instructors come to us. We've had other folks
25 who are not for profit.

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1 MR. CHESNEY: I can't remember one, but
2 it's possible. I don't have a complete
3 recollection of everything that happens in
4 this meeting.
5 Well, I mean I -- my stance is that we
6 let them use it at -- at no cost. I mean, if
7 anything, it will thin out the crowd at the
8 park and provide a benefit to the community.
9 I don't see what the downside is.
10 CHAIRMAN RAGUSA: Why do you think it
11 will thin it out?
12 MR. CHESNEY: Because you'll have one
13 less birthday party.
14 CHAIRMAN RAGUSA: Do you think there's
15 not going -- the free bounce house isn't going
16 to attract more?
17 MR. CHESNEY: Yeah, but it benefits the
18 community as a whole as opposed to a private
19 birthday party.
20 MR. ARGUS: The space that we have
21 allowed businesses to promote themselves is
22 the center down Montague.
23 MR. CHESNEY: Well, they didn't ask for
24 that one. I mean, if it was me, I would put it
25 there personally, but, you know, it's not me.

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1 I don't run the YMCA.
2 CHAIRMAN RAGUSA: Are there any other
3 comments from the other supervisors?
4 (No response.)
5 CHAIRMAN RAGUSA: Awful quiet. Sonny.
6 MS. WHYTE: Would you like me to see if
7 they would be interested in Glenciff? That
8 would give them more parking.
9 MR. MAYS: You're saying on Saturday.
10 Right?
11 MS. WHYTE: Yes. Oh --
12 MR. MAYS: That's soccer.
13 MS. WHYTE: -- Saturday we can't; we
14 have soccer. Sorry.
15 CHAIRMAN RAGUSA: When do they propose
16 to start?
17 MS. WHYTE: She did not say. They're
18 flexible.
19 CHAIRMAN RAGUSA: Is there anybody
20 opposed to having staff go back to them and
21 iron out some of the details that we talked
22 about today?
23 MR. CHESNEY: I don't -- I don't see the
24 point. I mean --
25 CHAIRMAN RAGUSA: But I don't see a

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1 consensus here. That's my point.
2 MR. ARGUS: The other thing that caught
3 my eye is her second paragraph. "It is our
4 strategic plan to provide more activities and
5 become more engaged in the community." So
6 this might not be the only thing they're
7 planning to do.
8 CHAIRMAN RAGUSA: So what I want to
9 avoid is that they think they have some
10 license to a pavilion one weekend -- or one
11 Saturday a month; that they can just do
12 whatever they think they can do in there.
13 That's not the case. So I'm not for a
14 blanket, "You can have one Saturday a month
15 for the next 12 months."
16 MR. CHESNEY: We can always kick them
17 out.
18 CHAIRMAN RAGUSA: Sure we can. I will
19 call their security force and do it.
20 Hopefully it never gets to that, but Mr. Ross.
21 MR. ROSS: If -- hypothetically, if the
22 CDD were to sponsor an event once a month on a
23 Saturday and as part of that we had the
24 YMCA come in to provide a bounce house and
25 whatever else and they were willing to

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1 provide that in exchange for us paying the --
 2 the pavilion rental fee, we would do that. We
 3 would say "What a great thing for the
 4 community. The CDD will sponsor this. We'll
 5 have these people come in."
 6 So my own feeling is while the policy
 7 reasons that you're alluding to are important,
 8 we shouldn't let that interfere with or impede
 9 the function. We need to figure out a way to
 10 have the function without it breaking down
 11 over whether or not they pay a pavilion rental
 12 fee. That's my two cents.
 13 CHAIRMAN RAGUSA: Mr. Zeigler.
 14 MR. ZEIGLER: I would agree with that,
 15 but also, I would probably suggest maybe
 16 putting a shorter duration on the agreement.
 17 So that if things don't go as planned or maybe
 18 that their interest fades, that they can opt
 19 out maybe in six months, three months, four
 20 months.
 21 CHAIRMAN RAGUSA: Mr. Ross.
 22 MR. ROSS: Who made the motion?
 23 MR. CHESNEY: I did.
 24 MR. ROSS: Will you accept an amendment
 25 that the arrangement is terminable at will?

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1 MR. CHESNEY: Yeah. Well, I would have
 2 put it in intentionally myself, so -- and,
 3 quite frankly, I kind of like your marketing
 4 angle. I mean, CDD Day at the Baybridge Park
 5 in conjunction with the YMCA; it sounds
 6 great.
 7 CHAIRMAN RAGUSA: For the marketing --
 8 MR. CHESNEY: Well, that's why he's --
 9 that's why he's on the cover of the magazine.
 10 MR. ARGUS: Why limit it to just the Y?
 11 Why not include all the businesses in
 12 Westchase that might be interested in doing
 13 that?
 14 MR. ROSS: One could if they wanted to.
 15 MR. ZEIGLER: So we're going to turn
 16 this request into a CDD marketing plan?
 17 CHAIRMAN RAGUSA: Mr. Ross.
 18 MR. ROSS: I call the question on the
 19 motion.
 20 CHAIRMAN RAGUSA: You want a 75-percent
 21 vote?
 22 MR. ROSS: Huh?
 23 CHAIRMAN RAGUSA: Do you want a
 24 75-percent vote? That's technically what a
 25 call can do to you.

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1 MR. ROSS: I don't know how it's going
 2 to play out.
 3 CHAIRMAN RAGUSA: Any further
 4 discussion?
 5 (No response.)
 6 CHAIRMAN RAGUSA: All in favor of the
 7 motion as amended, please raise your hand.
 8 (Board members signify in the
 9 affirmative.)
 10 CHAIRMAN RAGUSA: That motion passes four
 11 with Mr. Argus voting for --
 12 MR. ARGUS: Against.
 13 CHAIRMAN RAGUSA: -- or against. Okay.
 14 Four to one. The motion passes.
 15 (Motion passes.)
 16 CHAIRMAN RAGUSA: Anything else?
 17 MR. MAYS: Nope, that was it, I
 18 believe.
 19 MS. WHYTE: Can I just get a
 20 clarification of the motion? How many are --
 21 we're allowing it but for a limited time?
 22 MR. CHESNEY: Month to month.
 23 MS. WHYTE: Month to month?
 24 MR. CHESNEY: Yep.
 25 MS. WHYTE: Okay.

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1 MR. MAYS: We'll try it.
 2 MS. WHYTE: Thank you.
 3 MR. MAYS: Yes, that was it. I think.
 4 CHAIRMAN RAGUSA: Any supervisor
 5 comments? Mr. Argus.
 6 MR. ARGUS: Let me find my notes. Oh,
 7 as I read through the minutes, I was reminded
 8 that Mr. Chesney had committed to doing the
 9 splash park presentation today.
 10 MR. CHESNEY: The guy didn't call me
 11 back, so -- have you heard from him?
 12 MS. WHYTE: No, sir, I have not. I will
 13 follow up with a phone call tomorrow morning.
 14 MR. CHESNEY: I called him.
 15 CHAIRMAN RAGUSA: Just on that issue,
 16 did you see on Bay News 9 a couple -- a week
 17 or two ago that one of the communities around
 18 here did a splash park? And it was
 19 500,000-dollar project -- a four hundred to
 20 500,000-dollar project.
 21 It was a city. Excuse me. It was a
 22 small -- Largo or some -- someone did one at a
 23 park, and they did a feature on it -- I'm
 24 sorry. I don't remember who it was. I
 25 should, but I remember seeing the cost was

<p style="text-align: right;">Page 49</p> <p>1 between four and 500,000 and it could handle</p> <p>2 50 or 60 people at a time. It was pretty</p> <p>3 small capacity for the dollars they spent.</p> <p>4 MS. WHYTE: No, I did not, but I can</p> <p>5 Google it.</p> <p>6 CHAIRMAN RAGUSA: See if you can track</p> <p>7 it down. I'm just --</p> <p>8 MS. WHYTE: I will.</p> <p>9 CHAIRMAN RAGUSA: -- curious. I would</p> <p>10 be curious what their final number was and who</p> <p>11 built it.</p> <p>12 MS. WHYTE: I'll see if I can track it</p> <p>13 down.</p> <p>14 MR. CHESNEY: Just to let you know,</p> <p>15 I left a message. His wife, I guess, runs the</p> <p>16 office. I left a message for her, and I</p> <p>17 emailed him, so --</p> <p>18 MS. WHYTE: I will -- I'll follow up</p> <p>19 with an email.</p> <p>20 CHAIRMAN RAGUSA: Mr. Argus, the next</p> <p>21 item.</p> <p>22 MR. ARGUS: Yes. Last month you talked</p> <p>23 a little bit about trademarks and offered to</p> <p>24 send out information to us. I have not</p> <p>25 received it.</p>	<p style="text-align: right;">Page 51</p> <p>1 a run. They're doing a 5k run. It's not</p> <p>2 running through our property. It's going</p> <p>3 exactly like the World of -- like --</p> <p>4 MR. BARRETT: No, a different course.</p> <p>5 MS. WHYTE: They're going from World of</p> <p>6 Beer, down Linebaugh, Radcliffe and coming</p> <p>7 back and headed up there, but they're not</p> <p>8 using our -- our -- in here.</p> <p>9 MR. BARRETT: Right.</p> <p>10 MS. WHYTE: And that is in March on a</p> <p>11 Saturday morning.</p> <p>12 MR. BARRETT: They -- just so you know,</p> <p>13 they described it to WOW recently as a portion</p> <p>14 of their net is going to the WCF, not, you</p> <p>15 know --</p> <p>16 MS. WHYTE: 50 percent is what I was</p> <p>17 told, but that could change again.</p> <p>18 MR. BARRETT: Well, the way you</p> <p>19 described it, the other 50 percent was going</p> <p>20 to the costs associated with it, and that's --</p> <p>21 that's pre net.</p> <p>22 MS. WHYTE: Okay.</p> <p>23 MR. BARRETT: I just thought I'd be --</p> <p>24 because whether or not we gave them a free ad</p> <p>25 was dependent upon whether or not it truly a</p>
<p style="text-align: right;">Page 50</p> <p>1 MS. McCORMICK: Yeah. And you know</p> <p>2 what? I don't have your email address.</p> <p>3 MR. ARGUS: Okay.</p> <p>4 MS. McCORMICK: So I need to get that,</p> <p>5 because -- because I remembered that you asked</p> <p>6 me this.</p> <p>7 Thank you. I will send it to you</p> <p>8 tomorrow.</p> <p>9 MR. ARGUS: All right. Thank you.</p> <p>10 That's it.</p> <p>11 CHAIRMAN RAGUSA: Sonny.</p> <p>12 MS. WHYTE: I was contacted this week on</p> <p>13 a banner. The World of Beer is sponsoring a</p> <p>14 5k run -- just like the World of Westchase</p> <p>15 does -- the first weekend in March. 50</p> <p>16 percent of the profits are going to the</p> <p>17 Westchase Foundation; the balance is going to</p> <p>18 pay expenses and stuff like this.</p> <p>19 CHAIRMAN RAGUSA: That's not 50 percent</p> <p>20 of the profits then.</p> <p>21 MS. WHYTE: Well, 50 percent of what</p> <p>22 they take in apparently is going to that.</p> <p>23 In discussion with the World of Beer and</p> <p>24 in the past, I declined, but I said I would</p> <p>25 ask tonight what your thoughts are. It's just</p>	<p style="text-align: right;">Page 52</p> <p>1 full charitable thing or not, and they came</p> <p>2 back to us that it was not.</p> <p>3 So I'm -- I'm not trying to dissuade</p> <p>4 your decision, but I'm just telling you that</p> <p>5 we have not been able to get kind of</p> <p>6 consistent information about whether it's</p> <p>7 charitable or not.</p> <p>8 MR. CHESNEY: I'm sorry. They want a</p> <p>9 banner?</p> <p>10 MS. WHYTE: They were -- they had asked</p> <p>11 whether or not we would consider allowing them</p> <p>12 to put up a banner, but with the World of</p> <p>13 Beer, in the past, we have declined with like</p> <p>14 Oktoberfest and stuff. I kind of declined it,</p> <p>15 but I wanted -- I told them I would mention it</p> <p>16 to you as voting members.</p> <p>17 CHAIRMAN RAGUSA: Is there any desire to</p> <p>18 proceed forward with that banner request, or I</p> <p>19 take it we all want to leave it with staff's</p> <p>20 decision?</p> <p>21 MR. ROSS: (Moves head up and down.)</p> <p>22 CHAIRMAN RAGUSA: There you go, Sonny.</p> <p>23 MS. WHYTE: Thank you.</p> <p>24 CHAIRMAN RAGUSA: Any other supervisors</p> <p>25 questions or comments?</p>

1 (No response.)
 2 CHAIRMAN RAGUSA: Any resident --
 3 MR. MENDENHALL: Sorry. Could I just
 4 jump back in?
 5 CHAIRMAN RAGUSA: Yes, sir.
 6 MR. MENDENHALL: The audit, the contract
 7 is year to year at this point. So you have
 8 the option, if you ever want to go out, you
 9 can and go through the formal process, but for
 10 now it's year to year.
 11 MR. ARGUS: For how much longer?
 12 MR. MENDENHALL: As long as you want.
 13 MR. ARGUS: Okay.
 14 MR. CHESNEY: Until they raise the
 15 price.
 16 MR. MENDENHALL: Well, that -- yeah, I
 17 mean, that would be changing the terms, so you
 18 would have to sign a new one.
 19 CHAIRMAN RAGUSA: Any resident
 20 comments? Questions?
 21 (No response.)
 22 CHAIRMAN RAGUSA: Okay. I guess I've
 23 forgotten. Did you touch base with Tonja on
 24 the issues with respect to the property that
 25 Mr. Barrett referred to about paving, too?

1 MR. MAYS: No, we did not. No, we did
 2 not. We actually went out and priced some
 3 fencing that would match what's over there
 4 now, and needed -- I do need to get with Tonja
 5 on that, too, to find out what our depth is it
 6 needs to be away from the road, so we can put
 7 that fence up. We just figured we'd match the
 8 same fence that's over there now, so --
 9 MR. ARGUS: Could you -- what are we
 10 talking about? I don't remember this.
 11 CHAIRMAN RAGUSA: It's probably been two
 12 months now. After we acquired the parcel of
 13 property on the back -- on the backside of the
 14 lake, we had asked staff to get with the
 15 engineer to talk potential uses, access,
 16 fencing, that sort of thing. Do you have any
 17 idea what the ballparks were on the fencing?
 18 MR. MAYS: Well, the fencing that's
 19 there now is basically just a simple
 20 cattle-wire fence. It's not a barb-wire, but
 21 it's a -- you know, like a horse pen, a cattle
 22 pen. That type of thing. So it's just a
 23 basic -- almost like chicken wire, only
 24 thicker.
 25 It's only a couple hundred dollars for a

1 hundred and fifty feet is what I measured it
 2 off that we need, and then plus posts. So
 3 probably only about \$250 to do it. Our guys
 4 could do it, so -- and that just basically
 5 extends the length of the property and matches
 6 the fence that's over there now that didn't
 7 get tore down; basically just to repair it
 8 temporarily until we decide what we want to do
 9 with the property.
 10 CHAIRMAN RAGUSA: Okay.
 11 MR. MAYS: But -- okay. I'll make
 12 myself a note to get with Tonja to see what we
 13 can do on that property, and I'll get it to
 14 you next month.
 15 CHAIRMAN RAGUSA: Anything else?
 16 MR. CHESNEY: Motion to adjourn.
 17 CHAIRMAN RAGUSA: Okay. Motion to
 18 adjourn. Do we have a second?
 19 MR. ROSS: Second.
 20 CHAIRMAN RAGUSA: All in favor, please
 21 raise your hand.
 22 (All members signify in the
 23 affirmative.)
 24 CHAIRMAN RAGUSA: That motions passes
 25 five to nothing.

1 (Motion passes.)
 2 CHAIRMAN RAGUSA: Thank you, folks.
 3 (At 4:48 p.m., the proceedings were
 4 concluded.)
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 17 Mark Ragusa
 18 Chairman, Westchase CDD
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 22
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 24 
 25 Andrew P. Mendenhall, PMP
 Secretary, Westchase CDD