

RE: WESTCHASE COMMUNITY DEVELOPMENT DISTRICT

TRANSCRIPT OF: BOARD MEETING

DATE: July 8, 2014

TIME: 4:10 p.m. - 6:00 p.m.

PLACE: Westchase Community
Association Office
10049 Parley Drive
Tampa, FloridaREPORTED BY: Kimberly Ann Roberts
Notary Public
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100 North Tampa Street, Suite 2060 535 Central Avenue
Tampa, Florida 33602 St. Petersburg, Florida 337011 APPEARANCES:
2 WESTCHASE COMMUNITY DEVELOPMENT
3 DISTRICT BOARD MEMBERS:4 Mark Ragusa, Chairman
5 Greg Chesney
6 Brian Ross
7 Brian Zeigler
8 Bob Argus

9 ALSO PRESENT:

10 SEVERN TRENT SERVICES:

11 Andy Mendenhall, District Manager

12 DISTRICT ATTORNEY:

13 Erin McCormick, Esquire

14 WESTCHASE STAFF:

15 Sonny Whyte

16 DISTRICT ENGINEER:

17 Tonja Stewart
18
19
20
21
22
23
24
25

1	INDEX	PAGE
2		
3	Meeting opened by Chairman Ragusa	5
4	Motion to approve consent agenda	7
5	(Motion passes)	7
6	Update and discussion of employee's pay increases	7
7	Motion for a two-and-a-half-percent increase	22
8	Further discussion	22
9	Motion fails	24
10	Further discussion	24
11	Engineer's report	25
12	Erosion update and discussion	26
13	Manager's report	47
14	Fiscal 2015 budget discussion	47
15	RFP process for landscape maintenance update and discussion	68
16	Motion to authorize three-person committee to determine pre-qualified bids (Motion passes)	100
17	Field manager's report	101
18		
19	Motorized vehicles within Westchase update and discussion	102
20	Request for flag in the Greens	103
21	Motion to approve	105
22	Further discussion	105
23	Amendment to the motion to include compliance and maintenance	105
24		
25	Further discussion	105
26	Motion withdrawn	108
27	Mulch application update	109
28	Counsel's report	109
29	Soccer agreement approval discussion	109
30	Motion to approve	109
	Motion passes	110

1	INDEX	PAGE
2		
3		
4		
5	Announcement of law office merger	110
6		
7	Tract D3 update and discussion	110
8		
9	Motion to adjourn	121
10		
11	Motion passes	121
12		
13	Adjournment	121
14		
15		
16		
17		

Page 5

1 The transcript of Westchase Community
 2 Development District Board Meeting, on the 8th day
 3 of July, 2014, at the Westchase Community
 4 Association Office, 10049 Parley Drive, Tampa,
 5 Florida, beginning at 4:10 p.m., reported by
 6 Kimberly Ann Roberts, Notary Public in and for the
 7 State of Florida at Large.
 8 * * * * *

9 CHAIRMAN RAGUSA: Good afternoon.
 10 Welcome to the July 8, 2014 Westchase
 11 Community Development District meeting. The
 12 record should reflect that all supervisors are
 13 present. I would ask everybody to stand and
 14 join us as Mr. Ross leads us in the Pledge of
 15 Allegiance.
 16 (The Pledge of Allegiance recited.)
 17 CHAIRMAN RAGUSA: All right. I
 18 understand the district engineer and counsel
 19 are caught in traffic, and they're working
 20 their way to us, so we'll defer to them on any
 21 issues later on.
 22 We have the consent agenda items.
 23 Mr. Argus has submitted a typo on Page 86,
 24 line 18 of the record. The word on the
 25 transcript reads "appoint," a-p-p-o-i-n-t, and

Page 6

1 it should be changed to "a," next word,
 2 "point."
 3 I'm not aware of any other changes. I
 4 have not heard from anybody else about any
 5 changes.
 6 Does anybody have a desire to pull those
 7 minutes, or do we want to go ahead and approve
 8 the consent agenda?
 9 MR. ARGUS: Motion to approve the
 10 consent agenda.
 11 CHAIRMAN RAGUSA: Okay. As a
 12 technicality, I'm going to pull Item Number C,
 13 the employee pay increases. I discussed that
 14 with Andy today. So I'm looking at A and B.
 15 MR. CHESNEY: I was going to make a
 16 motion to pull that piece, I'm in agreement.
 17 CHAIRMAN RAGUSA: Mr. Argus, is that
 18 okay with you on your motion?
 19 MR. ARGUS: That's fine.
 20 CHAIRMAN RAGUSA: All right. the
 21 consent agenda items A and B are in
 22 consideration. Do we have a second on that?
 23 MR. ZEIGLER: Second.
 24 CHAIRMAN RAGUSA: Okay. All in favor of
 25 the motion to approve the consent agenda items

Page 7

1 A and B, please raise your hand.
 2 (All board members signify in the
 3 affirmative.)
 4 CHAIRMAN RAGUSA: That motion passes
 5 five to nothing. Let's address the consent
 6 agenda item C, which has been pulled.
 7 Andy, do you want to talk about that one
 8 briefly?
 9 MR. MENDENHALL: Sure. Yeah, no
 10 problem.
 11 So we had our yearly review, I do it
 12 with Doug, and he, of course, has that with
 13 the employees that are under him.
 14 I'll tell you first, Doug's review was
 15 good, as it typically is. Doug is probably
 16 the best field manager I work with, so all of
 17 that was positive.
 18 When we come up to this meeting, we like
 19 to try to put in the -- if there are pay
 20 increases, to put them in at this time, so
 21 that you have time. Of course, you're still
 22 working on your budget, and then any increases
 23 would be implemented for your new fiscal
 24 year.
 25 When I spoke with Doug about his

Page 8

1 employees and what he thought as far as an
 2 increase, he had mentioned between three and
 3 five percent. And I basically asked him, you
 4 know, "Obviously, Doug, whatever you want to
 5 give, let me know, and I'll bring it back to
 6 the board."
 7 And he mentioned five percent, which, of
 8 course, you saw in the email. Being that I
 9 think Doug is a key component to the district
 10 and, as I said, doing a good job, I recommended
 11 the same amount because I think he is a vital
 12 part of that group that works here for the
 13 district.
 14 So that was kind of the long and short
 15 of where the percentage comes from. Of
 16 course, there's -- I don't know if there are
 17 any questions on that. But you have your
 18 standard bonus that we do as far as
 19 performance, which happens time of year, and
 20 then, of course, we have the holiday bonus,
 21 which happens towards the end of the year. So
 22 that's in there as well.
 23 MR. BARRETT: Just for clarification --
 24 MR. MENDENHALL: Yes, sir.
 25 MR. BARRETT: -- the five percent you're

1 recommending, is it just for Doug or for all
 2 employees?
 3 MR. MENDENHALL: Well, what I do is, I
 4 recommend it for Doug and I allow -- you know,
 5 to pass along Doug's information. It's his
 6 recommendation for his employees.
 7 So I basically recommend what Doug
 8 recommends as far as the other employees.
 9 You could look at it that way.
 10 MR. BARRETT: So is it the same for
 11 everyone -- the recommendation's for
 12 everyone?
 13 MR. MENDENHALL: Yes, sir.
 14 MR. BARRETT: Thank you.
 15 CHAIRMAN RAGUSA: Mr. Ross.
 16 MR. ROSS: Refresh my memory as to how
 17 we handled that issue involving changing our
 18 policy in which some of the employees may have
 19 perceived they were losing some accrued time.
 20 MR. MENDENHALL: Okay.
 21 MR. ROSS: How did we handle that?
 22 MR. MENDENHALL: Well, we had -- the
 23 real question was related to sick time. And
 24 so we had Doug and his sick time, as well as
 25 Sonny, and then we found out after the fact

1 that there was also some accrued sick time for
 2 the other employees, which is a little bit
 3 different of a scenario because we didn't
 4 realize that at first.
 5 What we did for -- I'm trying to think
 6 back to the exact policy -- and Sonny might
 7 know this better than me just because it's
 8 more close to her. But we gave the option
 9 basically that the employees could take a
 10 payout of the vacation one time, and then
 11 going forward -- I'm sorry -- not vacation,
 12 sick time -- and going forward, the sick time
 13 would still accrue, but it wouldn't be payable
 14 upon, you know, termination or quitting or
 15 anything like that.
 16 In other words, it was thought
 17 previously -- or what was implied to employees
 18 previously was this sick time accrues, and if
 19 you don't use it, when you leave, you know,
 20 you get it as far as payout or, you know,
 21 however it's constructed at that time. So
 22 that policy has changed now.
 23 So the sick time will accrue, because
 24 that kind of addressed some of the issues of,
 25 well, what about, you know, long term if

1 somebody is out ill or something of that
 2 nature. There was some concern with that. So
 3 the board had decided to let that accrue
 4 indefinitely, but upon leaving the district,
 5 that would not be paid out.
 6 So the past would be paid out now, and
 7 anything accrued in the future would not be
 8 paid out.
 9 MR. ROSS: Let me make sure I'm
 10 understanding your comments. So if there's
 11 any payout, that happens this fiscal year?
 12 MR. MENDENHALL: Yes. It already has
 13 happened.
 14 MR. ZEIGLER: Did we set any parameters
 15 for the sick time on the accrued sick time on
 16 how specifically they can use it? Meaning,
 17 they can't use it for extended vacation or
 18 anything like that. Correct?
 19 MR. MENDENHALL: We didn't specify. No.
 20 That's the short answer. I mean, sick time is
 21 sick time. I basically let Doug manage that,
 22 at least for his employees, and we didn't have
 23 any specification.
 24 MR. ZEIGLER: The reason I ask is, it's
 25 kind of open-ended right now so that somebody

1 could potentially abuse it, and I want to make
 2 sure that there may be some guidelines to it,
 3 maybe some -- you know, a list of events that
 4 would qualify for using the extended or
 5 accumulated sick time.
 6 MR. MENDENHALL: Yeah. I mean, it's a
 7 valid point.
 8 CHAIRMAN RAGUSA: I thought the last
 9 time we addressed it Doug had indicated that
 10 he manages the fact that it's really sick time
 11 and not vacation time or time off.
 12 MR. ZEIGLER: Right. I understand that.
 13 But just talking about something in writing,
 14 formality standpoint.
 15 MS. WHYTE: Before you go any further,
 16 we have lost an employee. And so that may
 17 also bear on your decision on the salaries or
 18 whatever. Joe Soto -- Yoandy Soto handed in
 19 his two-week resignation. He has left.
 20 We replaced him with a new employee
 21 named Christian Guaba, a very capable worker.
 22 We actually kind of borrowed him from
 23 Mainscape. He's very knowledgeable. Doug was
 24 very satisfied. This is his first week of
 25 solo, so if you -- you know, just keep that in

1 mind, he's new and he doesn't fall under all
 2 the other criteria yet until he's a full-time
 3 employee.
 4 MR. MENDENHALL: Yes.
 5 MS. WHYTE: I believe he has 90 days.
 6 MR. MENDENHALL: Thank you, Sonny.
 7 MS. WHYTE: I think it's 90 days, and
 8 then, of course, the rest of it is a year,
 9 insurances and all of that stuff, so --
 10 CHAIRMAN RAGUSA: Two questions. Did we
 11 do an exit interview with Mr. Soto?
 12 MS. WHYTE: I believe -- I don't know if
 13 Doug did one, but I -- we could easily still
 14 do one if you feel that we need one. I don't
 15 know if Doug did one.
 16 CHAIRMAN RAGUSA: I'm just curious why
 17 he left.
 18 MS. WHYTE: He left because he went to
 19 Iowa for personal reasons.
 20 CHAIRMAN RAGUSA: That's a good reason.
 21 MS. WHYTE: It had nothing to do with
 22 us. He was very happy with us. He also wants
 23 to make sure that if, you know, the time ever
 24 came, that he could possibly reapply if there
 25 was ever -- if anything ever changed up where

1 he went. It was a personal family thing that
 2 he left Florida for.
 3 CHAIRMAN RAGUSA: Okay. And the second
 4 question is, did Mainscape approve --
 5 MS. WHYTE: Yes.
 6 CHAIRMAN RAGUSA: -- the departure of
 7 their employee to the CDD?
 8 MS. WHYTE: Yes.
 9 CHAIRMAN RAGUSA: Is that in writing?
 10 MS. WHYTE: You have to ask Doug. Doug
 11 said he talked to Brad, and Brad is the branch
 12 manager and he approved it. It's the local
 13 gentleman that does service the local -- the
 14 gentleman on site, their project manager here
 15 at Westchase, and he also approved it, with
 16 blessings, so --
 17 CHAIRMAN RAGUSA: I will tell you, the
 18 reason I wanted to pull it, and the discussion
 19 I had with Andy today was that I inquired what
 20 the salary increases have been for the last
 21 fiscal year, and it is my understanding, Andy,
 22 that it was three percent across the board.
 23 MR. MENDENHALL: Yeah. It was three
 24 percent, except for Sonny and Doug. But for
 25 -- I think you asked me about the other

1 employees.
 2 CHAIRMAN RAGUSA: Right. What was Sonny
 3 and Doug given?
 4 MR. MENDENHALL: I can dig it up.
 5 MS. WHYTE: I believe mine was three.
 6 CHAIRMAN RAGUSA: I'm sorry?
 7 MS. WHYTE: I believe mine was three.
 8 MR. ROSS: Yeah, hers might have been.
 9 MS. WHYTE: Mine was, Doug's wasn't.
 10 Mine was. And I just wanted to make sure that
 11 Andy knows that we now only have one full-time
 12 employee that has been here four years -- or
 13 five years he's heading for.
 14 CHAIRMAN RAGUSA: Mr. Chesney.
 15 MR. CHESNEY: Well, I mean, I would like
 16 to -- in doing this, I would like to have at
 17 least some input of the supervisors and some
 18 input in the reviews.
 19 So I don't know if it's inappropriate
 20 now, since it's kind of past, but that's my
 21 one comment, is that I would like some input,
 22 especially in Doug's, because, I mean, I at
 23 least have some -- I mean, I have
 24 observations of the community.
 25 I live here more -- I mean, no offense,

1 but more than Andy. I'm here on a daily
 2 basis, except for the month of June and July.
 3 Anyways -- and, you know, I also -- I have
 4 this, you know, suggestion on the salary
 5 range. I'd still like to go back to what I
 6 said last year.
 7 I mean, my suggestion on the salary
 8 increases is an across-the-board two percent
 9 raise, which matches the CPI, and then a bonus
 10 that reflects the value of the additional
 11 input from the employees, which I thought we
 12 could kind of all do, I mean, ultimately
 13 subject to their discretion, but I'd like to
 14 have at least some input in it.
 15 CHAIRMAN RAGUSA: Okay. Any other
 16 supervisor comments?
 17 Mr. Argus, you've been quiet. I'm not
 18 calling you out. I'm just curious.
 19 MR. ARGUS: I'm fine with the
 20 proposals.
 21 CHAIRMAN RAGUSA: Okay. I'll just jump
 22 in here and kind of echo what Mr. Chesney
 23 said.
 24 My concern is that -- well, let me start
 25 off, as far as I can tell, from what I see, we

1 have an outstanding staff and employees. I
2 can see what Doug and Sonny do all the time,
3 and they have fantastic skills, and they do a
4 great job of serving both the community and
5 this board.

6 As a steward of public funds, I have a
7 concern with a three percent raise, two
8 bonuses, and then a five percent raise.
9 That's just not indicative of what the market
10 is and what the economy is. That's my biggest
11 concern. Eight percent plus bonuses is a lot
12 of money.

13 I have to believe our compensation and
14 benefits to our staff and employees is on the
15 high side. I think we saw that, certainly
16 with Doug, and probably deservedly so.

17 My concern is I don't want to price our
18 staff and employees out. There comes a point
19 where you keep giving three and five percent
20 increases, that they get really highly paid in
21 a hurry, and it's just not indicative of
22 what's going on in the economy.

23 You know, we're facing some tough
24 increases, and we're starting to get feedback
25 on the budget, and I understand that the

1 ways.

2 So, in other words, it wasn't, hey,
3 let's just slash Doug down to zero increases.
4 It was, let's look at other ways that we can
5 reward Doug. So we actually pushed up the
6 bonus, you know, higher than it was for the
7 previous five years.

8 MR. ARGUS: Yes. But under that
9 scenario, does he actually continually earn
10 that bonus --

11 MR. MENDENHALL: Absolutely. Yeah.

12 MR. ARGUS: -- as opposed to the --

13 MR. MENDENHALL: Absolutely. Yeah. I
14 mean, certainly you're right about that.

15 MR. ARGUS: And concerning your --
16 whatever the number was, whatever percent cost
17 of living --

18 MR. CHESNEY: That was me. Yeah.

19 MR. ARGUS: Yeah. I'm not sure what it
20 actually is.

21 MR. CHESNEY: I pulled it from the CPI
22 for June 2014.

23 MR. ARGUS: Yes. Right. But much like
24 the unemployment rate, how many people believe
25 that that's six percent?

1 budget really isn't the budget, it's the TRIM
2 notice budget, but, nonetheless, I'm a little
3 concerned with the five percent increase
4 across the board.

5 Mr. Argus.

6 MR. ARGUS: If memory serves me
7 correctly, it was pointed out last year, I
8 believe, it was the previous three to five
9 years that Doug didn't even receive a cost-of-
10 living adjustment.

11 CHAIRMAN RAGUSA: So that's why he got
12 an eight percent bump last year.

13 MR. ARGUS: Okay.

14 MR. MENDENHALL: If I can. But going
15 back to those two years the -- and I mentioned
16 this last year -- the reason for that, at
17 least, was -- at least in my opinion at that
18 time, I mentioned that I thought Doug might be
19 at the upper end of what typically those types
20 of roles pay salary-wise.

21 And I know the board had some discussion
22 and may have disagreed with me on that, but --
23 so what we had done was we had increased the
24 bonus for those two years that Doug can
25 receive so he can be compensated in other

1 There are ways to -- and over the last
2 two years, they have adjusted the cost of
3 living, how they calculate it, so that it is
4 not as impacting.

5 MR. CHESNEY: I'm not trying to -- like
6 Mark said, I'm not trying to cheat employees,
7 but, I mean, I have a certain responsibility
8 to the group --

9 MR. ARGUS: Understood.

10 MR. CHESNEY: -- you know, as a whole.
11 And, I mean, I have a fortunate circumstance
12 is that I'm married to someone who gives out
13 raises all day long. I mean, I know what they
14 do, and that's a very professional
15 organization. And, I mean, they don't give
16 five-percent, across-the-board raises.

17 I mean, I'm not going to -- I mean, I'd
18 be okay with a two-percent, across-the-board
19 raise, because that seems justifiable. And
20 like I said, last year, I really think that,
21 you know, on a bonus level -- I mean, their
22 performance varies, I mean, by year, you know,
23 depending on, you know, how they do.

24 I mean, it's none of us, no matter
25 how -- you know, maybe with the exception of

<p style="text-align: right;">Page 21</p> <p>1 Mark here, because I know he's a superstar, 2 but none of us are that even in our 3 performance. I mean, -- so, I mean, we 4 shouldn't just keep increasing, you know, 5 exponentially. 6 I mean, if you have a great year and did 7 something fantastic, or any of our employees 8 did something fantastic -- and that's why I'd 9 would like to be at least part of the review 10 process, because I live here and I have 11 certain observations, you know, about the 12 community and about our staff's involvement in 13 it. 14 So I'd be okay with a two-percent 15 raise. I mean, as far as the budget goes -- 16 we don't have to decide this today. The 17 budget, if you took a look at it, the budget 18 is highly inflated, because I had accidentally 19 put in some bonus numbers, plus some 20 additional numbers. And I want to say there's 21 about 15 percent, at least, in there -- in 22 that budget notice, so -- 23 CHAIRMAN RAGUSA: Well, do we have any 24 consensus? 25 MR. ARGUS: Andy --</p>	<p style="text-align: right;">Page 23</p> <p>1 second it for discussion purposes, and I'll 2 hear discussion on that motion. 3 MR. CHESNEY: My one comment is before 4 we actually do the raises, I would like to 5 actually table it and still have some input 6 from supervisors. 7 CHAIRMAN RAGUSA: Well, we have to 8 approve a hard number at the next meeting -- 9 correct? -- because that's when the budget 10 gets approved? 11 MR. MENDENHALL: Well, unless you 12 lowered the dollars that were in the budget in 13 that particular area. You could still table 14 it. You would have to just get it done 15 basically by the beginning of the new fiscal 16 year. 17 MR. CHESNEY: Well, we don't have to 18 give raises at any time. We don't have to 19 give a raise at all. 20 CHAIRMAN RAGUSA: When would it be 21 effective? When would they -- 22 MR. MENDENHALL: October. 23 CHAIRMAN RAGUSA: It's fiscal year 24 driven, not employee's start date? 25 MR. MENDENHALL: Correct, fiscal year</p>
<p style="text-align: right;">Page 22</p> <p>1 MR. MENDENHALL: Yes, sir. 2 MR. ARGUS: -- you initially said that 3 the proposed increase was in the range of what 4 to what? 5 MR. MENDENHALL: Three to five percent 6 was what we had originally talked about. 7 MR. ARGUS: And how do you determine 8 three percent as the lower end? 9 MR. MENDENHALL: Well, it was actually 10 brought up by Doug when we had originally 11 talked, because I asked him what he thought 12 for his employees. 13 CHAIRMAN RAGUSA: Do we have a motion? 14 MR. ARGUS: Yeah. I'll make the motion 15 to go up to a two and a half percent increase 16 then. 17 MR. CHESNEY: Well, I said two percent. 18 MR. ARGUS: I know. I had said five, so 19 it's a compromise. 20 CHAIRMAN RAGUSA: All right. So we have 21 a motion across the board, a two and a half 22 percent increase for all salaried -- all staff 23 employees. Do we have a second? 24 (No response.) 25 CHAIRMAN RAGUSA: All right. I'll</p>	<p style="text-align: right;">Page 24</p> <p>1 driven. We changed that a couple years back. 2 CHAIRMAN RAGUSA: All right. Was that a 3 motion to table? 4 MR. CHESNEY: Well, I really want to 5 table that because the motion is at two and a 6 half percent. I'd rather see it die and just 7 bring it up again. 8 CHAIRMAN RAGUSA: Okay. Any further 9 discussion? 10 (No response.) 11 CHAIRMAN RAGUSA: All in favor of the 12 motion, please raise your hand. 13 (Board members signify in the 14 affirmative - motion fails.) 15 CHAIRMAN RAGUSA: That motion fails. 16 MR. CHESNEY: I mean, I don't know if we 17 need a motion, but I would like to have some 18 input, some supervisor input. 19 So I would like to direct Andy to send 20 out -- we did it at least a year ago or two 21 years ago, whatever, a survey on the condition 22 of our community before -- and then we 23 re-bring up raises and bonuses. 24 CHAIRMAN RAGUSA: Let's table it until 25 next month then.</p>

1 MR. MENDENHALL: Sure.
 2 CHAIRMAN RAGUSA: I don't hear another
 3 motion coming out. So let's table it, knowing
 4 we've got to address the situation --
 5 MR. MENDENHALL: Yeah. I'll solicit
 6 some input from everybody.
 7 CHAIRMAN RAGUSA: -- because I'd rather
 8 have a clean number in our budget, which needs
 9 to be approved next month --
 10 MR. CHESNEY: All right.
 11 CHAIRMAN RAGUSA: -- as opposed to
 12 having more than we need in there.
 13 MR. CHESNEY: Okay. It's quite a bit
 14 higher than we need to fund -- I remember
 15 looking at it. I have it in my to-do list,
 16 and I don't remember what it is, and Sonny is
 17 the one that actually brought it up to me,
 18 so --
 19 CHAIRMAN RAGUSA: Just so you soccer
 20 fans know, they're 30 minutes in, and Germany
 21 is up four to nothing. That game's over. So
 22 we're not missing much, it looks like.
 23 So that issue's been tabled, in essence,
 24 with -- for more input from the supervisors.
 25 Engineer's report.

1 MR. ARGUS: Well, back on that, do we
 2 want to reduce the number in the budget so we
 3 get a more accurate set of numbers to look at
 4 next month?
 5 CHAIRMAN RAGUSA: I think we can
 6 probably -- can you work with Andy to
 7 streamline the numbers, to get them --
 8 MR. CHESNEY: Yeah, I have.
 9 CHAIRMAN RAGUSA: -- because it is over
 10 inflated.
 11 MR. ARGUS: Yeah. It's in at 15
 12 percent, and we know the max is going to be --
 13 recommended's five percent.
 14 CHAIRMAN RAGUSA: Well, there's a flex
 15 in there for bonus, too.
 16 MR. CHESNEY: Yeah. Right now, it's at
 17 26, 722, so -- okay. Yeah. I mean, I
 18 actually had it on my to-do list.
 19 CHAIRMAN RAGUSA: Okay. Tonja.
 20 MR. MENDENHALL: So Greg will give me a
 21 number --
 22 CHAIRMAN RAGUSA: Please.
 23 MR. MENDENHALL: -- and everybody is
 24 good with that?
 25 MS. STEWART: I just wanted to present

1 to the board a few areas where we have some
 2 erosion problems.
 3 Normally, I would not be here to talk
 4 about making erosion repair with groundwater
 5 conditions as high as they are, the highest
 6 they've been. That's why I haven't done a
 7 whole lot in the past few years.
 8 But we did kind of take a look at these
 9 two areas and decided that they were worthy of
 10 discussion. I've actually split this up into
 11 two projects. One is the canal, which is
 12 right here. Okay?
 13 Doug and I have been looking at it, and
 14 I told him I'd like to be out here maybe one
 15 day when it's raining, have him come out here
 16 and look at it when it's raining, kind of look
 17 and see how the flow is coming off the back
 18 yards to the houses.
 19 We have a whole lot of impervious area
 20 that's draining into this canal. And if it's
 21 a point discharge, it can create a problem.
 22 So we want to kind of do a few things.
 23 Number one, we've targeted two specific
 24 areas where we can actually repair the slope
 25 and put rock on it. I know that Doug has been

1 using some rock in other locations because of
 2 some access restrictions. We think it's
 3 probably one of the most reasonable things to
 4 do.
 5 MR. BARRETT: Tonja, is the canal you're
 6 speaking of, is it right next to the tennis
 7 court? That one?
 8 MS. WHYTE: Yes.
 9 MS. STEWART: Yes. Yes, that's
 10 correct. And what we're hoping is -- we
 11 obviously have a budget. We have an annual
 12 budget. And we felt like the second project,
 13 which is the Geoweb with sod, which is for the
 14 other areas that we would repair, the
 15 washouts, One through Five, that would be one
 16 project by itself, because that erodes --
 17 those problems are different. They each have
 18 their own little problems.
 19 Some of them are related to some work
 20 that the county previously did. Some of them
 21 are related to just the fluctuation of the
 22 groundwater conditions. So we decided that
 23 that's the most reasonable solution for
 24 those.
 25 So in order to stay under our budget, we

1 split it into two projects, one for Geoweb,
 2 one for rock. Doug is actually going to
 3 purchase the rock. It's a decorative rock.
 4 And the company that we're going to have put
 5 it in is going to put it in the erosion
 6 control blanket, the fabric underneath it, to
 7 make sure that obviously when you put the rock
 8 in, water doesn't go underneath it and kind of
 9 like wash underneath the rock.

10 But we're hoping that there will be some
 11 funds left in this budget and we can actually
 12 expand the scope of the work of the canal.
 13 Okay? We did meet out in the field with
 14 Biomass Tech, and we did walk everything. I
 15 feel like we're going to have some money left
 16 over.

17 Geoweb is running about \$55 a lineal
 18 foot. I had estimated we could get about 20 to
 19 23 lots done per the annual budget.
 20 Considering the fact that we're only covering
 21 about seven of them and the fact that we're
 22 only highlighting two areas along the canal, I
 23 think we probably can get another maybe half
 24 dozen lots on the canal done, too.

25 So what I'd would like to do is just

1 Tonja.

2 MS. STEWART: Yes.

3 CHAIRMAN RAGUSA: The first part you're
 4 talking about, the rock, is that what's
 5 reflected in this red One and Two?

6 MS. STEWART: That's correct.

7 CHAIRMAN RAGUSA: Okay. So it's not
 8 really a -- it's across the canal from the
 9 tennis courts and down south.

10 MS. STEWART: There are some -- there
 11 are issues along this canal, along the entire
 12 length. The only thing that is really holding
 13 up some of the slope is vegetation. Okay? So
 14 areas where we have vegetation, it appears
 15 that it's in good condition and it will be
 16 okay.

17 For instance, next to the tennis courts,
 18 there is probably a good chance that because
 19 there's runoff from the tennis courts, that we
 20 could begin to have problems. And as I said,
 21 we would like to work with the residents,
 22 because if they have all their drainage
 23 directed to one point and it's flowing through
 24 their back patio and it's flowing into that
 25 canal, that's going to be the point where

1 present to you that we're doing this. We do
 2 have one area where we have -- erosion area
 3 number three. We do not have real legal
 4 access to that, so we do need to get legal --
 5 or at least enter into an agreement with
 6 those residents to allow us access back to
 7 make the repairs, and that's where you come
 8 in, Erin. Perfect timing.

9 MS. McCORMICK: I heard something about
 10 legal.

11 (Ms. McCormick enters the room.)

12 MS. STEWART: So basically what we have
 13 is, we want to make erosion repair, and we
 14 don't have legal access in between empty lots
 15 to get to the pond.

16 MS. McCORMICK: Okay.

17 MS. STEWART: So I think Doug and Sonny
 18 may have already talked to those residents.
 19 It came to our attention through a resident
 20 complaint, so we're hoping that both residents
 21 can just cooperate with whatever agreement you
 22 want to define.

23 MS. McCORMICK: Right. Right. We can
 24 do an agreement to allow that.

25 CHAIRMAN RAGUSA: Let me stop you there,

1 we're going to have a problem.

2 So I'd would like to work with the
 3 residents once we do this, because as we all
 4 know, erosion repair is not foolproof and it's
 5 not perfect and it's not permanent. So we
 6 need to kind of go beyond just the repair
 7 itself. We need to get to the source and try
 8 to redirect it in some way, put some
 9 vegetation -- we had talked about putting some
 10 vegetation along the fence, so as it's running
 11 off the patio, it kind of just -- the energy
 12 dissipates a little bit it as it crosses the
 13 slope.

14 So Doug and I were kind of debating what
 15 plants to put there that would be
 16 aesthetically pleasing for the residents as
 17 well as hardy enough to be able to help reduce
 18 the velocity of the flow going across that
 19 slope.

20 CHAIRMAN RAGUSA: And the Item Number
 21 Three, that's this depicted here?

22 MS. STEWART: Yes.

23 CHAIRMAN RAGUSA: I know it doesn't read
 24 well. But who owns the lake that's back
 25 there?

1 MS. STEWART: The golf course --
2 actually, you can kind of -- the bank itself,
3 there is an easement on the rear of those lots
4 to the district for the bank, and actually you
5 go around the corner of the actual bank is
6 actually on the back yard. You can see where
7 the red is. That actually is in their back
8 yard.

9 MS. WHYTE: Is that the one where we
10 split half with the -- we own half, they own
11 half?

12 MS. STEWART: I don't think so. I think
13 it's a condition all on its own.

14 CHAIRMAN RAGUSA: I guess the question
15 is if we own the --

16 MS. WHYTE: If we own half and the
17 other half is owned by the golf course --

18 MS. STEWART: And it's not even just a
19 half. We only have a strip.

20 CHAIRMAN RAGUSA: Well, if we don't own
21 the lake that's causing the erosion, why are
22 we repairing it?

23 MS. STEWART: The slope, that is the
24 problem, is in a CDD easement.

25 CHAIRMAN RAGUSA: But who owns the land

1 MS. STEWART: Well, this gets a little
2 hairy, because it is, the master drainage plan
3 includes it.

4 CHAIRMAN RAGUSA: Which the golf course
5 would not enter an agreement with us on.

6 MS. STEWART: And, remember, we -- our
7 inspections, we did the inspections and
8 provided the report -- Doug and Sonny went to
9 the golf course and said, "Here's what needs
10 to be done."

11 MR. CHESNEY: Okay. I'm sorry. You
12 guys are just ahead of me. I don't mean to be
13 slowing you guys down, but could we go back to
14 the areas, because I'm very confused under
15 our --

16 MS. STEWART: I'm sorry. Okay.

17 MR. CHESNEY: Are these two separate
18 areas?

19 MS. STEWART: There are actually
20 seven --

21 CHAIRMAN RAGUSA: Four --

22 MS. STEWART: -- seven different areas
23 in general.

24 MR. CHESNEY: You gave me two property
25 things, but they're the same property.

1 that we have an easement on?

2 MS. STEWART: The property owner, the
3 homeowner.

4 CHAIRMAN RAGUSA: Okay. And, again, in
5 my mind, that's even worse. We don't own the
6 land, we don't own the lake that it's adjacent
7 to. Why are we repairing it?

8 MS. STEWART: We have the -- if you'll
9 recall, the Greens is the same, where we have
10 this easement in their rear back yard.

11 CHAIRMAN RAGUSA: Right.

12 MS. STEWART: The Greens is the only
13 community that we have the problem, but every
14 pond in the Greens has a ten-foot perimeter
15 easement so that the bank is on private
16 property and there's a CDD easement covering
17 the bank.

18 CHAIRMAN RAGUSA: Again, in the Greens,
19 the CDD own the lakes that is adjacent to the
20 easement.

21 MS. STEWART: Yes. That's correct.
22 That's correct.

23 MS. McCORMICK: Is this part of our
24 stormwater management system that's part of
25 our permit?

1 MS. WHYTE: That's just -- to clarify
2 that -- the properties are different.

3 MR. CHESNEY: They're the same folio
4 number.

5 MS. STEWART: Yes. What happens is, in
6 order for me to get to Westchase to move
7 around, I inputted in Sonny's name. So I got
8 to her property, and then I started panning
9 and moving around. So ignore the -- the ones
10 with the numbers are the ones that we're
11 specifically talking about.

12 MR. CHESNEY: Okay. Well, so -- then
13 help me out here. So how many properties are
14 we talking about then? Are we only talking
15 about behind residential properties?

16 MS. STEWART: The canal is also impacted
17 by obviously --

18 MR. CHESNEY: Yeah, I see that.

19 MS. STEWART: But it's, I think,
20 approximately nine, because this is --

21 MR. CHESNEY: Okay. I'm just trying to
22 get an idea of the distance here, what we're
23 talking about.

24 MS. STEWART: It's approximately nine
25 single-family lots.

	Page 37
1	MR. CHESNEY: Okay. And do you have an
2	estimate of the cost?
3	MS. STEWART: We're working on that
4	right now.
5	MR. CHESNEY: Okay.
6	MS. STEWART: I have a feeling that
7	they're probably not going to be able to
8	schedule the work anyway, and I need to get
9	the legal stuff from Erin to be able to access
10	that one piece of property. So I thought I
11	would go ahead and get the ball rolling.
12	MR. ARGUS: Are you talking about doing
13	it in this fiscal year or next year?
14	MS. STEWART: This fiscal year. I
15	believe these areas -- like I said, I would
16	typically not be here asking for permission to
17	do any erosion repair because the water levels
18	are so high, but because of the condition that
19	these areas are in, I'm suggesting that we go
20	ahead and move forward.
21	MR. CHESNEY: We -- I'm sorry. We still
22	maintain the \$100,000 in erosion repairs in
23	this budget cycle?
24	MR. MENDENHALL: Yeah, I --
25	MS. WHYTE: 50,000.

	Page 38
1	MR. CHESNEY: Fifty. We reduced it.
2	Okay.
3	MS. WHYTE: So we reduced it last year.
4	MR. CHESNEY: Okay. So it's at fifty
5	currently. But no money has been spent out of
6	it. Correct?
7	MR. MENDENHALL: Yeah.
8	MS. WHYTE: No, none of that has been
9	spent.
10	MS. STEWART: And based on the
11	inspections we've done the past couple years
12	-- you know, Doug and I keep debating on the
13	aquatic plants -- the aquatic plants are
14	really important to try to stabilize the
15	slopes.
16	The one -- Number One here on Greendale,
17	we put plants in that pond, and it actually
18	helped stabilize the beginnings of erosion
19	that was going along that area. That's why
20	we're only repairing the -- in between the
21	houses, the little footing in between the
22	houses.
23	So our first try and time to stabilize
24	it is to put plants in it. Unfortunately, he
25	hasn't been a hundred percent successful in

	Page 39
1	getting the plants to succeed. So I'm really
2	hoping that by continuing to experiment, we
3	can still put the plants in and still keep our
4	erosion repair budget to a minimum.
5	MR. CHESNEY: It seems like it varies.
6	If you walk the neighborhood, it seems like in
7	some areas those plants like blossom and
8	really take up the sides of the bank, but in
9	other areas, they wilted, and some are dead
10	within four months.
11	MS. STEWART: Yeah. I even asked Doug
12	to talk to Aaron at A & B Aquatics to make
13	sure that their chemical treatment didn't have
14	something to do with it, you know. I think
15	Aaron is attempting to find us some. I told
16	him to shoot for the ferns, because the ferns
17	were kind of recruiting naturally. And any --
18	to be honest with you, even if a weed is
19	growing on it, leave it alone, you know,
20	unless it's not -- you know, something that's
21	really horribly ugly.
22	And I think they're doing a better job
23	of protecting that area around the pond so
24	that they're not killing the vegetation, not
25	scalping it with the mower or with the weed

	Page 40
1	eater or something like that.
2	So we're doing several things to try to
3	overall improve that line right at the water
4	level so that we don't have these washouts,
5	but this particular case, these areas that go
6	above the water level.
7	MR. CHESNEY: We don't have anything to
8	approve yet, though. You're just letting us
9	know.
10	MS. STEWART: Yeah, I'm just informing
11	you. I was going to request for Erin to be
12	able to help us with the legal access. And
13	like I said, the work that Doug is doing on
14	the plants, I think we're making progress.
15	MR. ARGUS: So going back to what Mark
16	was saying on that property that borders on
17	the golf course and the pond, why are we
18	responsible for that?
19	MS. STEWART: The reason that I thought
20	we were responsible is because the CDD has an
21	easement over that land.
22	Now, the fact that the abutting property
23	owner who happens to be -- encompasses the
24	pond is the golf course, I need some direction
25	on that. If that's something that we should

<p style="text-align: right;">Page 41</p> <p>1 not be doing, then we can obviously have that</p> <p>2 conversation.</p> <p>3 MR. ARGUS: And on this plat, you have a</p> <p>4 second one?</p> <p>5 MS. STEWART: That's the second one.</p> <p>6 That was a repair that was done previously,</p> <p>7 and it looks like it's beginning to wash out</p> <p>8 again.</p> <p>9 CHAIRMAN RAGUSA: That's the Item Number</p> <p>10 Two?</p> <p>11 MS. STEWART: Yes, sir.</p> <p>12 MR. ARGUS: And that's a pond we own?</p> <p>13 MS. STEWART: That is correct.</p> <p>14 MR. ARGUS: Is that you're proposing to</p> <p>15 put vegetation, or is that the Geoweb?</p> <p>16 MS. STEWART: We're going to do the</p> <p>17 Geoweb there.</p> <p>18 MR. CHESNEY: So next month you think</p> <p>19 you'll have a proposal?</p> <p>20 MS. STEWART: I will have a proposal to</p> <p>21 come back to you.</p> <p>22 CHAIRMAN RAGUSA: Well, I'd like to know</p> <p>23 counsel's thoughts on the repairs to Item</p> <p>24 Number Three on the parcel that is adjacent to</p> <p>25 a lake we don't own but we have an easement</p>	<p style="text-align: right;">Page 43</p> <p>1 proposed not to have to use the golf course</p> <p>2 property, if that makes a difference.</p> <p>3 MS. McCORMICK: Okay. So you could do</p> <p>4 it without having an agreement with the golf</p> <p>5 course.</p> <p>6 MS. STEWART: If you would prefer that</p> <p>7 we go on there, then we could also pursue</p> <p>8 that, too.</p> <p>9 MS. McCORMICK: I mean, I think we need</p> <p>10 to look at the permit issue.</p> <p>11 MS. STEWART: The permit -- I can tell</p> <p>12 you the condition of the slope is not in a</p> <p>13 situation that we would be non-compliant with</p> <p>14 the permit condition.</p> <p>15 MS. McCORMICK: Okay. Well, would this</p> <p>16 area even be covered by any permit that the</p> <p>17 CDD has --</p> <p>18 MS. STEWART: I say yes.</p> <p>19 MS. McCORMICK: Okay.</p> <p>20 MS. STEWART: I say yes.</p> <p>21 MS. McCORMICK: So, really, it's more an</p> <p>22 issue of protecting the property there than a</p> <p>23 compliance issue.</p> <p>24 MS. STEWART: Yes, that's correct. If</p> <p>25 the washout begins to encroach beyond the CDD</p>
<p style="text-align: right;">Page 42</p> <p>1 on.</p> <p>2 MS. McCORMICK: Well, I mean, you're</p> <p>3 correct that we did draft an agreement for</p> <p>4 stormwater pond issues with the golf course,</p> <p>5 and they were not interested in entering into</p> <p>6 that.</p> <p>7 I will have to go back and look or do</p> <p>8 more investigation or work with Tonja to do</p> <p>9 some investigation about what our, if any,</p> <p>10 responsibilities are under any permitting</p> <p>11 obligations related to that easement area</p> <p>12 under the permit for the stormwater management</p> <p>13 system, because I'm not sure if ultimately the</p> <p>14 liability for that would fall on the golf</p> <p>15 course or on the CDD or if we would jointly be</p> <p>16 responsible.</p> <p>17 But certainly, if going in and doing</p> <p>18 any repairs would require going on the golf</p> <p>19 course property, we would have to have some</p> <p>20 sort of agreement with them before we could do</p> <p>21 that, and this might be, you know, a good</p> <p>22 opportunity to go back and revisit that issue</p> <p>23 with them.</p> <p>24 MS. STEWART: And we had proposed by the</p> <p>25 agreement with the residents that we had</p>	<p style="text-align: right;">Page 44</p> <p>1 easement, that was my concern.</p> <p>2 MS. McCORMICK: I mean, do we have any</p> <p>3 way of anticipating whether there's going to</p> <p>4 be any future issues involving the golf course</p> <p>5 waterways and property owners --</p> <p>6 MS. STEWART: In general, or just this</p> <p>7 location?</p> <p>8 MS. McCORMICK: In general.</p> <p>9 MS. STEWART: Knock on wood, so far, no,</p> <p>10 but anything is possible, but the inspections</p> <p>11 we've done in the past have not indicated that</p> <p>12 that would be the case.</p> <p>13 MR. ARGUS: Andy, would you refresh my</p> <p>14 memory as far as the budget goes? I know we</p> <p>15 billed the golf course some monies, but I</p> <p>16 don't think they're in all the different</p> <p>17 categories.</p> <p>18 MR. MENDENHALL: Correct. Yeah. The</p> <p>19 Fishkind Methodology basically --</p> <p>20 MS. McCORMICK: Does include stormwater.</p> <p>21 MR. MENDENHALL: Yeah. And it does --</p> <p>22 I'm trying to think of how they define it.</p> <p>23 They define it differently as far as what the</p> <p>24 golf course pays into. But, yeah, it does</p> <p>25 include stormwater because that benefits</p>

1 everybody.

2 So they don't -- going off the top of my
3 head, the golf course probably doesn't pay
4 into some things that they don't partake in,
5 but I can tell you in a second.

6 MS. McCORMICK: I know they don't on
7 recreational facilities.

8 MR. MENDENHALL: Right.

9 CHAIRMAN RAGUSA: Mr. Barrett.

10 MR. BARRETT: I just was writing as
11 Tonja was speaking. I thought you said --
12 correct me if I'm wrong, but you said that
13 you thought that the area did fall under the
14 permit requirements?

15 MS. STEWART: Yes.

16 MR. BARRETT: Okay. So that -- okay.

17 MS. STEWART: Yes.

18 MR. BARRETT: But that it's not in
19 violation of the permit yet.

20 MS. STEWART: Correct.

21 MR. BARRETT: Okay. Thank you.

22 MS. STEWART: My biggest concern is that
23 we have a limited site easement, and if it
24 starts to move outside of that, that's my
25 biggest concern.

1 MR. BARRETT: Thank you.

2 CHAIRMAN RAGUSA: Well, obviously the
3 engineer and counsel have some homework to do,
4 but what I'd like to ultimately do is get a
5 recommendation from Erin on whether we're
6 obligated to repair this, and if not, we're
7 not obligated to repair it, should we repair
8 it, from a legal perspective. Because if we
9 need to repair it, then we need to repair it.

10 But if we don't have any legal
11 obligation to and we shouldn't be repairing
12 it, for one reason or another, whether it sets
13 a bad precedent for us now repairing
14 everything that the golf course's lakes abut
15 to, then maybe we don't. I want to know if
16 we're legally obligated to repair that
17 property.

18 MS. McCORMICK: If this is a situation
19 that needs to be addressed before the next
20 meeting --

21 MS. STEWART: No.

22 MS. McCORMICK: No.

23 MS. STEWART: I need to bring proposals
24 to the next meeting, so --

25 MS. McCORMICK: Okay. But that's just

1 with respect to this one particular area.

2 Okay.

3 CHAIRMAN RAGUSA: With respect to that
4 one particular parcel, Item Number Three.

5 MS. McCORMICK: Okay. All right. Well,
6 I can discuss that more fully at the next
7 meeting then.

8 CHAIRMAN RAGUSA: Anything else, Tonja?

9 MS. STEWART: No, that's it. Thank you.

10 CHAIRMAN RAGUSA: Are you going to leave
11 us?

12 MS. STEWART: I'm leaving you.

13 CHAIRMAN RAGUSA: Thank you so much.

14 MS. STEWART: Enjoy your budget
15 conversation.

16 (Ms. Stewart leaves the room.)

17 CHAIRMAN RAGUSA: Manager's report.

18 MR. MENDENHALL: Okay. Obviously we
19 talked about the employee increases. The
20 other item which is on the agenda is review
21 and discussion of the fiscal year 2015
22 budget. So this is your opportunity if you
23 want to discuss any particular line items, any
24 changes, any questions. We can certainly do
25 that now.

1 You do, of course, have the next

2 meeting, which is your adoption of budget. Of
3 course, we can make changes up to that point.
4 But I'll be happy to take any questions or --

5 CHAIRMAN RAGUSA: Do you have a summary
6 of the big-ticket items that we left in for
7 further discussion?

8 MR. CHESNEY: Not with me. I apologize,
9 but I thought we were doing this next month.

10 CHAIRMAN RAGUSA: Do you?

11 MR. MENDENHALL: I don't have a single
12 list of it, no. I mean, I know what the -- as
13 far as projects and whatnot --

14 CHAIRMAN RAGUSA: Yeah. There were
15 about eight line items that we kind of -- we
16 knew that we were going to have to discuss in
17 the future.

18 MR. MENDENHALL: Yeah. And I can
19 probably figure it out pretty easily.

20 MR. BARRETT: It's not in your Dropbox?

21 CHAIRMAN RAGUSA: It should be in my
22 notes.

23 MR. CHESNEY: It'll take me longer to
24 find it than -- I'm sure I have them.

25 CHAIRMAN RAGUSA: Is Allen available?

1 MR. MENDENHALL: He may be. I'll try to
2 give him a call.
3 CHAIRMAN RAGUSA: Do you think he has
4 the notes from that on short order?
5 MR. MENDENHALL: It's very possible.
6 Let me give him a call.
7 MR. CHESNEY: I mean, I have it, but I
8 don't know what we actually ended up putting
9 in the budget. Like I have, you know, four
10 hundred grand, playgrounds and -- I have the
11 list, but I don't know what we --
12 MR. ROSS: We put 508,000 in for the
13 playground.
14 CHAIRMAN RAGUSA: Yeah.
15 MR. CHESNEY: Five hundred and eight?
16 CHAIRMAN RAGUSA: Yeah, that's the
17 improvement, park.
18 MR. CHESNEY: Seems like an unusual
19 number to put in. Why would we do that,
20 especially when I wrote down four hundred?
21 CHAIRMAN RAGUSA: That's a good
22 question.
23 MR. CHESNEY: What was the increase for
24 the landscaping? Was it 108,000? Because if
25 it is, that's what happened.

1 MR. ROSS: I don't think we put an
2 increase in for landscaping.
3 CHAIRMAN RAGUSA: No. I think you did.
4 I think you anticipated a 20-percent
5 increase.
6 MR. CHESNEY: Right, but --
7 MR. MENDENHALL: We didn't put it in
8 specifically landscaping because we didn't
9 people to start discuss looking at this --
10 MR. CHESNEY: Oh, never mind. That's
11 why -- that's why it's five hundred eight,
12 (inaudible) that stuff out of there.
13 MR. BARRETT: Do you have a ticket list
14 for capital improvement items?
15 MS. WHYTE: I believe these are all the
16 things we put on the budget. That's all you
17 got.
18 CHAIRMAN RAGUSA: That's what we need.
19 MR. CHESNEY: But we don't know what we
20 actually put in.
21 MS. WHYTE: You didn't approve -- you
22 didn't approve anything on that. You just put
23 everything in. This is what my copy said.
24 MR. MENDENHALL: Yeah, I mean,
25 everything is in there.

1 MS. WHYTE: Everything is in there, but
2 you've got --
3 MR. CHESNEY: The four-wheeler is in
4 there at twenty grand?
5 MS. WHYTE: Yes.
6 CHAIRMAN RAGUSA: Only those notes from
7 what meeting?
8 MS. WHYTE: Two meetings ago, three
9 meetings ago, when we did the preliminary high
10 numbers.
11 MR. CHESNEY: I have the date here.
12 Hold on. I can tell you exactly what the date
13 is.
14 MR. MENDENHALL: Yeah. I mean, I know
15 that everything --
16 MR. CHESNEY: May 6th was what that list
17 is from, two meetings ago.
18 CHAIRMAN RAGUSA: Okay. Andy, do you
19 want to go through those and -- well, first
20 off, do you guys want to address this issue
21 today, or do you want to wait until next
22 month? My concern with waiting until next
23 month is we're under the gun.
24 MR. CHESNEY: I know, but we'll have
25 Allen here. And, I mean, it's eight things to

1 choose from. I don't know what else to do.
2 MR. MENDENHALL: Yeah. At least,
3 historically, typically we've done it at the
4 meeting that we've we adopted it.
5 MR. CHESNEY: Well, whatever. I'm just
6 saying Allen's here then, when you lower one,
7 he can work his thing and say, "Oh, then it
8 becomes" --
9 MR. MENDENHALL: Yeah, he'll be able
10 to --
11 CHAIRMAN RAGUSA: Well, some of these
12 were approved, because they were -- like
13 Stonebridge, the cameras and the internet
14 access, those were approved.
15 MS. WHYTE: They were approved, and the
16 residents --
17 CHAIRMAN RAGUSA: Right.
18 MS. WHYTE: -- it's come back from the
19 voting members, and they do -- would like to
20 see them in the budget next year for the
21 community.
22 CHAIRMAN RAGUSA: Well, I'd like to
23 knock some of these out. I think the size of
24 our budget troubles me. I understand how the
25 budget system works.

<p style="text-align: right;">Page 53</p> <p>1 We've got an item -- Item Number Six</p> <p>2 under "Parks and Recreation" for an actuating</p> <p>3 fountain for \$170,000. I'm assuming that the</p> <p>4 170,000 is actually built into the budget,</p> <p>5 though. I don't know that that necessarily is</p> <p>6 the case.</p> <p>7 MR. CHESNEY: It seems to me --</p> <p>8 CHAIRMAN RAGUSA: I would move that we</p> <p>9 take no further action with respect to</p> <p>10 \$170,000 line item on an actuating fountain.</p> <p>11 If it is, in fact, in the budget we have</p> <p>12 in of us -- I don't know where Allen would</p> <p>13 have parked that -- I would move that we</p> <p>14 remove it, and if it's not actually in there,</p> <p>15 we obviously take no further action.</p> <p>16 MR. CHESNEY: Yeah, it's not in there,</p> <p>17 because I'm looking at "Contracts, Fountains,"</p> <p>18 thirty four -- \$4,500.</p> <p>19 CHAIRMAN RAGUSA: Well, in theory, it</p> <p>20 could be in the Capital Improvements.</p> <p>21 MR. MENDENHALL: Yeah. Well, we'll</p> <p>22 verify one way or another.</p> <p>23 CHAIRMAN RAGUSA: Mr. Ross.</p> <p>24 MR. ROSS: I do see an item, "Fountain,</p> <p>25 \$18,000."</p>	<p style="text-align: right;">Page 55</p> <p>1 don't think a lot of that's in there.</p> <p>2 CHAIRMAN RAGUSA: The boardwalk was</p> <p>3 not.</p> <p>4 MS. WHYTE: Uh-uh.</p> <p>5 MR. CHESNEY: The boardwalk was not.</p> <p>6 There's no splash pad. It's just a general</p> <p>7 four hundred grand. I don't know even page</p> <p>8 it's on.</p> <p>9 MS. WHYTE: Hold on. I might have that.</p> <p>10 MR. ARGUS: It's May, it's Page 96.</p> <p>11 There are notes.</p> <p>12 MR. CHESNEY: You're on 96? Okay. I'm</p> <p>13 still at 50 --</p> <p>14 CHAIRMAN RAGUSA: Well, we were five</p> <p>15 hundred eight last month as well, so it does</p> <p>16 go back to May.</p> <p>17 MR. CHESNEY: Because, I mean, the thing</p> <p>18 is, in August, we have a better idea of what</p> <p>19 our run rate is. If we have any extra cash,</p> <p>20 we'll know what our carry over is, if any.</p> <p>21 MR. MENDENHALL: Yeah. I mean, I'm</p> <p>22 looking at the Excel document right now, and</p> <p>23 there are notes here. For example, in</p> <p>24 "Improvement, Park," that five hundred eight</p> <p>25 represents 400,000 for the playground, 20</p>
<p style="text-align: right;">Page 54</p> <p>1 CHAIRMAN RAGUSA: I think that's the</p> <p>2 maintenance and upkeep of the existing water</p> <p>3 fountains.</p> <p>4 MS. WHYTE: No. 18,000, I believe, is</p> <p>5 -- we had asked for an additional -- the</p> <p>6 residents came and asked us an additional</p> <p>7 fountain over at the fire station.</p> <p>8 MR. CHESNEY: Yeah. I think the 4500 is</p> <p>9 the maintenance.</p> <p>10 MR. MENDENHALL: Typically, when you</p> <p>11 have these types of items, they're usually put</p> <p>12 into the Capital Projects, and then you</p> <p>13 whittle them down, and if you have to</p> <p>14 reallocate to a specific line item, they go</p> <p>15 into that. But, regardless, we can verify</p> <p>16 these.</p> <p>17 MS. WHYTE: I believe you left some of</p> <p>18 the bigger big-ticket items -- like, Greg, if</p> <p>19 you recollect -- out because you weren't sure</p> <p>20 how you were going to pay for them, and if you</p> <p>21 were going to do it without capital</p> <p>22 improvements, you were going to budget it for</p> <p>23 that. That's why you didn't put it into the</p> <p>24 initial budget.</p> <p>25 MR. CHESNEY: Yeah. I mean, I agree. I</p>	<p style="text-align: right;">Page 56</p> <p>1 percent increase for landscaping.</p> <p>2 So we have some notes here on the items</p> <p>3 that are put in, decision-type items. Let's</p> <p>4 see what else we've got.</p> <p>5 CHAIRMAN RAGUSA: Did we purchase the</p> <p>6 staff equipment, the sidewalk grinder and the</p> <p>7 four-wheeler?</p> <p>8 MS. WHYTE: No, we haven't purchased</p> <p>9 those. That was a request that we put in</p> <p>10 there for next year's budget to see if the</p> <p>11 board would approve us, to allow the purchase</p> <p>12 of that item.</p> <p>13 CHAIRMAN RAGUSA: Do we not have the</p> <p>14 money in this year's budget?</p> <p>15 MS. WHYTE: We have already done some</p> <p>16 extra stuff that we didn't count on this year,</p> <p>17 so, I mean, we might at the end of the year as</p> <p>18 we get closer, but I won't know until stuff is</p> <p>19 finished. Let's put it that way.</p> <p>20 CHAIRMAN RAGUSA: Where would street</p> <p>21 sweeping be located? Under "Rights of Way"?</p> <p>22 MS. WHYTE: What are you looking for?</p> <p>23 CHAIRMAN RAGUSA: Street sweeping, where</p> <p>24 would that be in the budget?</p> <p>25 MS. WHYTE: Street sweeping is under "R</p>

1 and M."

2 MR. ARGUS: Third line up from the

3 bottom, on Page One.

4 MS. WHITE: This year, we have four in

5 there. We could definitely have used more.

6 That's why we're requesting additional cuts

7 where --

8 CHAIRMAN RAGUSA: And so that one is in

9 there.

10 MS. WHITE: Yes, sir.

11 MR. BARRETT: So did you say that second

12 fountain was in here?

13 MS. WHITE: I had -- we had requested

14 it. The board, I believe, put it in there

15 until further discussion, if I remember

16 correctly.

17 MR. MENDENHALL: There's -- for "R and

18 M, Fountain," there was 18,700. That's --

19 MS. WHITE: That's the maintenance

20 repair for the fountains that we review

21 quarterly. Right now, R and M, fountains, are

22 in the budget?

23 MR. MENDENHALL: I'm looking at the

24 budget. "R and M, Fountains" says 18,700, and

25 typically, at least, if we look at last

1 year's, it was only 2,000. So I don't know --

2 MS. WHITE: No, that's not -- well,

3 maybe if you take --

4 MR. MENDENHALL: I mean, that's nine

5 times what it was.

6 MS. WHITE: Yeah, that's -- probably put

7 it in there, because I believe we were going

8 to discuss whether or not --

9 MR. MENDENHALL: Yeah. Yeah. So that,

10 to me, that looks like that's in there.

11 CHAIRMAN RAGUSA: Which one?

12 MR. MENDENHALL: I'm looking at "R and

13 M, Fountain," and it's saying, "18,700,

14 Adopted." For 2014, it was only 2,000.

15 MR. ARGUS: Page Two, Mark.

16 CHAIRMAN RAGUSA: Thank you.

17 MR. MENDENHALL: Sorry. I was in the

18 Excel.

19 MS. WHITE: Anybody need an extra copy?

20 I have extra copies.

21 MR. MENDENHALL: Your capital outlay is

22 at 84,000 compared to 60,000.

23 MR. ARGUS: What month are you looking

24 at, Greg? In May, it was 96, Page 96.

25 MR. CHESNEY: Yeah. Okay. Okay. There

1 we go.

2 MR. BARRETT: And the capital outlay is

3 what you normally do your biggest ticket

4 capital improvement items with?

5 MR. MENDENHALL: Yeah. Generally

6 speaking, it's anything \$5,000 or above. But,

7 yeah, typically it's where that sort of thing

8 stuff get's booked, bigger projects.

9 MR. BARRETT: There are no notes for

10 what the eighty four constitutes?

11 MR. MENDENHALL: Not that I'm seeing

12 right here.

13 CHAIRMAN RAGUSA: Allen would have

14 them.

15 MS. WHITE: Just I have --

16 MR. MENDENHALL: But it's -- yeah. It's

17 24,000 higher than what it was last year -- or

18 this year rather.

19 CHAIRMAN RAGUSA: That looks like the

20 equipment.

21 MR. ARGUS: Yeah.

22 MR. MENDENHALL: Uh-huh.

23 MR. ARGUS: In May, it was at 60,000,

24 and we upped it to 84,000.

25 CHAIRMAN RAGUSA: That's the two

1 equipment items on here. Okay. I don't know

2 that we need as much as we thought we did.

3 Are the park tables and the hands-free

4 dryers built in? That was 6,500, plus 1800,

5 so it would be -- what -- 8300 additional?

6 Where would that be, Sonny?

7 MR. CHESNEY: I don't think that's in

8 here.

9 MS. WHITE: I am not sure if they were

10 put in or if we were leaving it out. If you

11 were going to make some capital improvements

12 on the playgrounds, that we were going to add

13 that in there.

14 MR. MENDENHALL: Yeah. I mean, you have

15 some of your -- some of your typical areas

16 where you might do that sort of thing.

17 For example, "R and M, General," you

18 have 17,000 there. You had about 15,000 last

19 year. So, you know, a lot of those can be

20 covered out of the normal operations and

21 maintenance, at least the smaller items like

22 that.

23 MS. WHITE: Yeah, smaller types.

24 MR. MENDENHALL: And the big decision

25 items are really 508,000 for the parks and, of

1 course, the landscaping as well, or at least
2 that's the biggest item that's pushing your
3 budget one way or the other.

4 CHAIRMAN RAGUSA: Erin, just out of
5 curiosity, why do we have 110,000 in legal
6 fees?

7 MS. McCORMICK: I don't know.

8 MR. CHESNEY: When I saw it, it just
9 said eighty.

10 CHAIRMAN RAGUSA: A hundred and ten.

11 MS. McCORMICK: I'm not sure --

12 MR. MENDENHALL: It's just -- it's based
13 on what your current run rate is. So 51,000
14 has been spent. You know, based on the
15 monthly expenditures, it looks like it might
16 be 102,000 by the end of the year, so one ten
17 is, you know, slightly higher than that.

18 CHAIRMAN RAGUSA: Where do you see fifty
19 one?

20 MR. MENDENHALL: I'm looking at the
21 projected -- or the actual through --
22 actually, I'm looking at the spreadsheet, but
23 it's a little bit older, but -- through March,
24 it was 51,128. We're halfway through the
25 year.

1 CHAIRMAN RAGUSA: It just says through
2 May, 62,000.

3 MR. MENDENHALL: Okay. Yeah. So that's
4 higher than what I have. But at that point,
5 it was halfway through the year, so they just
6 projected it. If it was at the same rate for
7 the rest of the year, it would be about
8 102,000.

9 You know, but based on what Erin can
10 tell you, it might be less than that, and
11 that's an area certainly you could --

12 MS. McCORMICK: Looking at -- what I'm
13 looking at says projected for this year is
14 94,000. In 2012, it was one hundred and one.
15 Last year it was seventy four. So, I mean,
16 it fluctuates.

17 MR. CHESNEY: And what was the budget
18 number?

19 MR. MENDENHALL: The budget number was
20 80,000.

21 MR. CHESNEY: And so I'm not crazy, I'm
22 going to find that page. I just happened to
23 glance at it.

24 MR. MENDENHALL: Yeah.

25 MS. McCORMICK: I mean, I think one

1 hundred and ten is probably too high.

2 MR. CHESNEY: The best thing is that
3 we're all on the same page then.

4 MS. WHYTE: This is the budget for 2014,
5 and all (inaudible) --

6 MR. CHESNEY: No, I don't have it.

7 MR. ARGUS: The one hundred and ten --
8 well, let's do this the other way. In the May
9 edition, the projected was 102,256, so that
10 would mean she hasn't been billing the
11 schedule, or she was billing earlier --
12 heavier earlier in the fiscal year.

13 MS. McCORMICK: Yeah. I mean, it just
14 depends on what --

15 MR. ARGUS: The trend seems to be going
16 down, so the hundred and ten is probably high.

17 CHAIRMAN RAGUSA: I want to get it down
18 to 80. Sorry, Erin.

19 MS. McCORMICK: No. I mean, that's what
20 it was for the past year. And it's just, you
21 know, a function of what issues come up
22 throughout the year. But, I mean, I think
23 \$80,000 would be reasonable.

24 MR. ARGUS: Earlier in the year, weren't
25 we buying the property? Isn't that --

1 MR. MENDENHALL: Uh-huh.

2 CHAIRMAN RAGUSA: Erin was busy this
3 year.

4 MR. MENDENHALL: Yeah. There was
5 definitely some of that.

6 CHAIRMAN RAGUSA: You need to stop
7 calling her.

8 MR. ARGUS: Just called her once for 20
9 minutes.

10 MR. MENDENHALL: We can just budget
11 eighty and just cut her off midyear.

12 CHAIRMAN RAGUSA: You can only do a
13 six-minute phone call a month.

14 Yeah, you know, we've got to get that
15 number down.

16 MS. McCORMICK: I mean, I think that
17 there were probably a significant amount of
18 that was related to the purchase of the
19 property, and, you know, I'm not envisioning
20 another issue like that coming up in the
21 coming year.

22 MR. MENDENHALL: Want to bring it back
23 down to eighty?

24 MR. ROSS: Yes.

25 CHAIRMAN RAGUSA: I'd like to have

1 another month of run-through.
 2 MR. MENDENHALL: Sure.
 3 CHAIRMAN RAGUSA: I think that just
 4 makes sense.
 5 MR. MENDENHALL: Okay.
 6 CHAIRMAN RAGUSA: I think ultimately
 7 we've got to bring the legal fees down. And
 8 most of the other stuff really is just skewed
 9 by the capital improvements.
 10 MR. ARGUS: The off-duty sheriff's
 11 patrol, did we just renew the contract with
 12 them?
 13 MS. McCORMICK: Yes.
 14 MR. ARGUS: At the same rate as the
 15 previous years?
 16 MS. McCORMICK: Well, we just did the
 17 agreement for the traffic control jurisdiction
 18 agreement. Has there been any rate
 19 increase --
 20 MS. WHYTE: No, not a rate increase that
 21 I'm aware of that was given to us.
 22 CHAIRMAN RAGUSA: Now, the "R and M,
 23 Walls and Signage" have gone up nine something
 24 thousand dollars. Is that the LED lighting on
 25 the monuments?

1 MS. WHYTE: Excuse me. I gave out my
 2 copy.
 3 CHAIRMAN RAGUSA: Which is roughly
 4 \$9,000. They just rolled it up?
 5 MS. WHYTE: This is the \$2900 monument?
 6 CHAIRMAN RAGUSA: No. The "R and M,
 7 Walls and Signage," we are at 18,176 this
 8 year. We're up to 28,000, so about 9,000 --
 9 MS. WHYTE: 25,000 -- I don't know what
 10 he put the 3,000 in there for. The \$25,000
 11 budget we have we use for power washing all of
 12 the walls and sidewalks and stuff that we do
 13 for the community. That is my line item for
 14 that.
 15 CHAIRMAN RAGUSA: Okay.
 16 MS. WHYTE: Okay? I don't know why the
 17 3,000 -- oh, you know what the 3,000 --
 18 MR. MENDENHALL: It's actually 3,000
 19 higher, yeah.
 20 MS. WHYTE: You know what the \$3,000
 21 is? It's the LED lighting on Hillsborough and
 22 Monument. If you look at it, I would presume
 23 that's what he put it into.
 24 CHAIRMAN RAGUSA: Okay.
 25 MS. WHYTE: That is the monument,

1 because I know you did not approve the one on
 2 Sheldon and Linebaugh, the 5900. You wanted
 3 to test the one on Hillsborough first, as per
 4 Mr. Argus's request. That's his supervisor
 5 request item.
 6 I believe if you check your records, I
 7 believe we made that Line Item Number Two.
 8 You put this in, you put this in, you
 9 requested that, it was put in, and this, I
 10 believe --
 11 MR. ARGUS: Yeah. And in May, it was
 12 listed as 25,000, and now it's 28,000, so
 13 \$3,000, which would be that.
 14 CHAIRMAN RAGUSA: Okay. Can you -- I
 15 think actually we've covered most of
 16 everything on this sheet. Can you get with
 17 Allen to make sure he's ready to go on the
 18 unique items?
 19 MR. MENDENHALL: Absolutely. Yeah.
 20 MR. CHESNEY: Are we going to keep
 21 anything in for printing and binding? We
 22 still have four grand in there.
 23 MR. MENDENHALL: I would keep some of it
 24 in there.
 25 MS. WHYTE: Are we going to still going

1 to -- now that we have the iPads?
 2 MR. MENDENHALL: Yeah. I mean, I'm just
 3 trying to think what could be printed out,
 4 maybe something at the last minute.
 5 MS. WHYTE: Maybe a couple -- maybe a
 6 thousand dollars minimal.
 7 CHAIRMAN RAGUSA: Maybe a thousand.
 8 MR. MENDENHALL: Yeah, that would
 9 probably do it.
 10 MR. ROSS: Can I keep this, Sonny?
 11 MS. WHYTE: Yes, of course, you can.
 12 MR. ROSS: Thank you.
 13 MS. WHYTE: If anybody needs it, I can
 14 email this to you.
 15 CHAIRMAN RAGUSA: Yeah, if you'd send it
 16 out.
 17 MS. WHYTE: Absolutely.
 18 CHAIRMAN RAGUSA: Anything else, Andy?
 19 MR. MENDENHALL: No, sir. The
 20 landscaping bid is -- we have the pre-qual --
 21 not pre-qualification bid, the pre-bid meeting
 22 for landscapers will be the 28th of this
 23 month. They'll come out here -- I'm
 24 actually --
 25 MR. CHESNEY: When are --

1 MR. MENDENHALL: Oh, go ahead.
2 MR. CHESNEY: When are the bids due?
3 MR. MENDENHALL: The bids are due August
4 11th, I think. Let me tell you for sure.
5 Bear with me.
6 So they'll meet for the pre-bid, and
7 then -- we'll go ahead and accept the bid as
8 well as the pre-qualifications on the same
9 day, which I think is August 11th. Sorry.
10 I'm having a hard time.
11 MR. CHESNEY: We're going to miss that
12 by -- what -- a week and a half then?
13 MS. WHYTE: I can look at the time
14 lines.
15 MR. CHESNEY: We're going to get the
16 bids, but we have to approve the budget the
17 week before.
18 MR. BARRETT: Yeah. I thought the goal
19 was to get the bids so that they could
20 incorporate the real true number into the
21 budget.
22 MR. MENDENHALL: That was --
23 CHAIRMAN RAGUSA: Well, remember, we
24 were going to do a special meeting.
25 MR. MENDENHALL: Yeah. That was the

1 original intent. One of the concerns was that
2 there wouldn't be enough time to do that, and
3 as well there would be an additional charge
4 from OLM because they come out here for their
5 inspection, and they were -- from their
6 original schedule, they were planning on
7 coordinating the inspection day with the
8 pre-bid meeting. So they were -- they would
9 have wound up charging more.
10 But also going with the aggressive time
11 line, I don't think we would have had enough
12 time to do it, to be honest with you. But,
13 yeah, I know we talked about that last month.
14 CHAIRMAN RAGUSA: Did I miss the final
15 version of the pre-bid questionnaire?
16 MR. ARGUS: I was going to ask that same
17 question.
18 MR. MENDENHALL: We can send it out.
19 I mean, it's --
20 CHAIRMAN RAGUSA: Well, I gave input. I
21 had a number of issues.
22 MR. MENDENHALL: Yeah. Yeah, I can sent
23 that out.
24 CHAIRMAN RAGUSA: Did anybody else?
25 Mr. Argus, you obviously --

1 MR. MENDENHALL: Yeah, I received -- I
2 basically combined the input. You didn't have
3 too much overlap as far as differences of
4 opinions on things. And then we shipped it
5 off to Linda Gordon at OLM.
6 MR. ROSS: I don't think we asked you to
7 come back with a final product. I think we
8 told you to just go with it.
9 MR. MENDENHALL: Right. Yeah. That was
10 to take input and combine it. And, like I
11 said, fortunately there wasn't, you know, any
12 differences on wanting one thing one way and
13 somebody else wanting something another, so it
14 kind of worked out. But I'll send it out to
15 you all regardless.
16 Okay. So, yeah, the proposals are due
17 on August the 11th, and they are -- at
18 11:00 a.m., there's the public opening. That
19 will be at my office. And they're required to
20 email off electronic versions of their
21 proposals by 2:00 p.m. -- or I'm sorry -- no
22 earlier than 2:00 p.m. and no later than
23 4:00 p.m. on August 11th.
24 So, as well, when I receive them, I'll
25 forward them on to you. If you do want to

1 make a decision prior to the September
2 meeting, we can, of course, at your August
3 meeting, you can determine if you do want to
4 do a special meeting or a continuation of your
5 August meeting. Obviously you can do that.
6 So that's kind of where we're at.
7 MR. ARGUS: Do we have to have an
8 approved budget?
9 MR. MENDENHALL: Well, your approved
10 budget is at your August meeting, so it's --
11 MR. ARGUS: No. But calendar-wise, when
12 does it have to be turned in by?
13 MR. MENDENHALL: Oh. Officially? I
14 don't want to give you the wrong dates, so I
15 have to find out. But it's basically
16 September -- within September. I think --
17 don't quote me on this. I'll find out -- I
18 believe it's like September 15th or something
19 of that nature.
20 CHAIRMAN RAGUSA: Mr. Ross.
21 MR. ROSS: If we continue the August
22 meeting to consider awarding the maintenance
23 contract, can we likewise continue the meeting
24 for the purpose of finalizing the budget?
25 MR. MENDENHALL: Yeah, you absolutely

<p style="text-align: right;">Page 73</p> <p>1 can. All you have to do for -- well, 2 actually, I'll defer to Erin, but my 3 understanding is, all you have to do is 4 continue to a date and time specific for 5 specific agenda items. 6 So you could, you know, open your public 7 hearing, close your public hearing, and then 8 continue the adoption of the budget, or you 9 could continue everything from public hearing 10 onward, and, of course, the landscaping also. 11 But, like I said, I'll let you know. 12 CHAIRMAN RAGUSA: Is there a public 13 notice window? 14 MS. McCORMICK: To do the continued 15 meeting? No. No. We would just do it at the 16 hearing. 17 MR. CHESNEY: When do we have to have it 18 into the county, though? 19 MR. MENDENHALL: It sounds familiar. I 20 think September 15th, but I'll find out. 21 MS. McCORMICK: Right. 22 MR. CHESNEY: I'm sorry. I was day 23 dreaming. I was looking at the budget still. 24 MS. McCORMICK: I think that's the 25 statutory cut-off date.</p>	<p style="text-align: right;">Page 75</p> <p>1 meeting is August 11 -- no. That's when the 2 bids are due. Correct? 3 MR. MENDENHALL: Yes, sir. 4 CHAIRMAN RAGUSA: Regular meeting August 5 5? 6 MR. MENDENHALL: Yes. 7 CHAIRMAN RAGUSA: Mr. Ross. 8 MR. ROSS: Do you guys have to gather -- 9 I'm sorry. 10 MR. MENDENHALL: They were turned in at 11 the same time. We look at the pre-quals, and 12 then -- 13 MS. McCORMICK: Before we open the bids? 14 MR. MENDENHALL: Well, we open the bids 15 and the pre-quals at the same time. 16 MS. McCORMICK: I thought we were doing 17 it as a two-step process. 18 MR. MENDENHALL: I mean, we could. But 19 how we did it last time, we received them at 20 the same time and, you know, based on opening 21 them and having to disqualify some of them and 22 qualify the others. 23 I'm sorry. There is a question? 24 MR. ROSS: What I was going to ask is, 25 if we're talking about continuing the meeting</p>
<p style="text-align: right;">Page 74</p> <p>1 MR. CHESNEY: I apologize. 2 MS. McCORMICK: But from the standpoint 3 of getting it actually on the tax roll, we 4 should probably verify with the county 5 appraiser's office. 6 MR. MENDENHALL: Yeah. What I'll do is 7 reach out to our assessment folks and ask them 8 specifically. 9 But, I mean, I have districts that have 10 adopted it in September, so -- 11 MR. ARGUS: And in years past, 12 historically, we have continued the meeting 13 for the budget. 14 CHAIRMAN RAGUSA: Why don't we -- may be 15 a good exercise to go through calendars, to 16 set aside a date and time. 17 MR. MENDENHALL: Sure -- or you could -- 18 I mean, realistically, you could continue it 19 to just before your regular September meeting 20 or just after. 21 CHAIRMAN RAGUSA: I'm assuming that we 22 want to get the budget submitted -- approved 23 and submitted before September 1. 24 MR. MENDENHALL: Right. 25 CHAIRMAN RAGUSA: And our regular</p>	<p style="text-align: right;">Page 76</p> <p>1 to a date certain, if we were to have the team 2 gathered on the 11th for these exercises you 3 mentioned, are there some efficiencies to go 4 ahead and have the continued meeting to that 5 same August 11th date while everybody's 6 already gathered? 7 MR. MENDENHALL: I think the only 8 challenge you would have with that is, you 9 know, OLM takes all the bids, and they do a 10 summary, and they present you with their 11 findings, their list. So they might need a 12 day or two to do that. And I just don't know 13 if they'd be ready at that particular time. 14 MR. ROSS: Okay. 15 MR. MENDENHALL: Plus, as I was just 16 talking to Erin about, there's also the review 17 of the pre-qualification questionnaire to make 18 sure that everybody's qualified, or if 19 somebody should be disqualified, that they 20 are. So that happens at that same time. 21 I mean, you could -- I'm just trying to 22 see here. Bear with me a second. Okay. So 23 August 5th is probably just too close to the 24 28th, which is only the week before, or else 25 I'd say just push up the due date for them,</p>

1 but they would probably need more than a week,
2 I'm guessing.

3 MS. WHYTE: Because most of the
4 contractors would bring people on site
5 afterwards.

6 MR. MENDENHALL: Yeah. They'll come and
7 -- they'll come and measure.

8 MS. WHYTE: It takes probably two or
9 three -- yeah. It takes two to three days, at
10 least.

11 CHAIRMAN RAGUSA: What do you guys look
12 like in the last week of August?

13 MR. CHESNEY: The kids are back in
14 school on the 19th, so, yeah.

15 CHAIRMAN RAGUSA: What about the 25th
16 and the 26th?

17 MS. McCORMICK: Can we take a break for
18 a minute?

19 CHAIRMAN RAGUSA: Sure. Absolutely.
20 (Recess from 5:15 p.m. to 5:20 p.m.)

21 CHAIRMAN RAGUSA: Andy, you and Erin
22 discussed --

23 MR. MENDENHALL: Yeah. I'll let Erin
24 explain.

25 MS. McCORMICK: Okay. So under our

1 whoever is pre-qualified is eligible to submit
2 their bids to the district, and we don't have
3 to wait an additional 30 days for that to
4 happen. So that could happen in the time
5 period between mid-August and the end of
6 August.

7 And we could still make a determination
8 on awarding the maintenance contract bids at
9 the end of August, and it would be in time for
10 those numbers to be incorporated into the
11 final budget.

12 But what that would mean is, that we
13 would have -- we would have our regularly
14 scheduled meeting in August unless we wanted
15 to cancel that meeting and just have a meeting
16 in the middle of the August, and then we would
17 have another continuation of that meeting at
18 the end of August.

19 MR. MENDENHALL: Well, we'd have to have
20 the regularly scheduled meeting in August
21 because it's a public hearing.

22 MS. McCORMICK: Oh, right. Right.

23 MR. MENDENHALL: Yeah.

24 MS. McCORMICK: Then we actually would
25 have to do three separate meetings in August.

1 rules of procedure for the pre-qualification
2 process, we're going to do this as a two-step
3 process where we're going to advertise a
4 request for qualification; and because this
5 project could be over \$500,000, the vendors
6 that want to be considered have 30 days to
7 submit their qualifications.

8 Those qualifications can either be
9 reviewed by a committee, and then a
10 recommendation be made to the board, or they
11 -- they can be reviewed by a committee, and
12 you can authorize that committee to
13 pre-qualify the vendors, but -- assuming the
14 advertisement happens tomorrow?

15 MR. MENDENHALL: Well, it's going to
16 take a few days to get it in --

17 MS. McCORMICK: Okay.

18 MR. MENDENHALL: -- because we can send
19 it off to the paper tomorrow, it usually takes
20 three to five days, give or take.

21 MS. McCORMICK: Okay. So we would be
22 looking at like mid-August for the board to
23 make a determination about which vendors are
24 pre-qualified.

25 Then subsequent to that, they -- so

1 MR. MENDENHALL: Okay.

2 CHAIRMAN RAGUSA: Mr. Ross.

3 MR. ROSS: I believe last meeting we
4 decided that, assuming the pre-qualification
5 questionnaire was improved, that it was best
6 for the board not to make the decision as to
7 who's qualified. That's my recollection.

8 And we thought the best position people
9 would be, I believe, you, you, and Doug. I
10 think that's the preference that we struck.

11 MS. McCORMICK: Was OLM involved?

12 MR. MENDENHALL: I think OLM --

13 MR. ROSS: Oh, excuse me. Not Erin, it
14 was OLM. Thank you. Thank you.

15 MS. McCORMICK: Yes.

16 MR. MENDENHALL: Yeah, it was Mike
17 (inaudible) from OLM.

18 MR. ROSS: But it was a three-person
19 group of the three professionals, not of us.

20 MR. MENDENHALL: Right.

21 MR. ROSS: If that helps us in our time
22 frame --

23 MS. McCORMICK: It does, because that
24 would eliminate the need for one of the
25 meetings in the middle of August, and then we

1 would send out notices to those contractors
2 that have been determined to be
3 pre-qualified.

4 And the only thing that could affect
5 this is if somebody was determined not to be
6 pre-qualified and they filed a protest, then
7 that would delay things.

8 MR. ARGUS: So candidates that are
9 interested, there's a two-step process for
10 them; they do the pre-qualification, and only
11 if accepted, then they --

12 MS. McCORMICK: Then they're eligible to
13 submit. Right. Because if they're not
14 pre-qualified, then they don't have to go
15 through the process of preparing a bid.

16 MR. MENDENHALL: But if I can add,
17 assuming that we have the pre-qualification
18 due date, assuming that we aren't giving them
19 that much time after that, even though they
20 don't know if they're pre-qualified, they can
21 be working on their bid package. Up to that
22 point, they just can't turn it in.

23 MS. McCORMICK: We can give them the
24 project manual prior to the contract for
25 pre-qualified bidders.

1 5:00 here, and you can probably project out
2 from --

3 MS. WHYTE: This month's calendar.

4 MR. BARRETT: -- this month's calendar.
5 If I can figure out --

6 MR. ROSS: I wish we had a resource for
7 that.

8 MS. WHYTE: What day are you looking at?

9 CHAIRMAN RAGUSA: You think it would be
10 online. We can access with our iPad.

11 MS. WHYTE: What day are you looking
12 at?

13 MR. BARRETT: So the 29th of July is the
14 Mod meeting. And so if you go two weeks out
15 and then two more weeks out, you'll know when
16 they meet at the end of August.

17 MS. WHYTE: Just give me a date.

18 MR. ROSS: Like the 25th or 26th of
19 August.

20 MS. WHYTE: Thank you.

21 CHAIRMAN RAGUSA: It wouldn't be the
22 26th.

23 MR. BARRETT: So your Tuesday and
24 Wednesday of that week will probably work.

25 CHAIRMAN RAGUSA: What about Monday, the

1 MR. ARGUS: And they can tour the area?

2 MS. McCORMICK: They can what?

3 MR. ARGUS: They can come out and do
4 site visits and all that before the
5 pre-qualifications are submitted?

6 MS. McCORMICK: Yeah. I would say we
7 shouldn't have the pre-bid meeting prior to
8 the time that we qualify contractors.

9 CHAIRMAN RAGUSA: Okay. So what do we
10 need to do then? We meet at the end of the
11 month?

12 MS. McCORMICK: Right.

13 CHAIRMAN RAGUSA: Brian, were you able
14 to check on the WCA?

15 MR. ROSS: Nobody is here.

16 CHAIRMAN RAGUSA: We wanted to know if
17 this room is available on the first or second
18 -- the Monday or Tuesday in the last week of
19 August.

20 MR. BARRETT: The only meetings they
21 generally have -- you have to be careful of
22 Tuesday, and the last Wednesday evening -- is
23 always covenants. So as long as it's not --
24 you can figure it's every two weeks from --
25 every two weeks they have the Mod meeting at

1 25th?

2 MR. ROSS: I think she's calling Debbie
3 now.

4 CHAIRMAN RAGUSA: How about the
5 supervisors?

6 MR. ARGUS: I'm open.

7 MR. ROSS: I'm available.

8 CHAIRMAN RAGUSA: Brian?

9 MR. ZEIGLER: I'm fine.

10 MR. CHESNEY: What day?

11 CHAIRMAN RAGUSA: Monday, the 25th. How
12 about you, Erin? Andy?

13 MR. MENDENHALL: Yeah, I'm just looking
14 right now.

15 MS. McCORMICK: I'm available. It would
16 have to be in the evening or in the late
17 afternoon.

18 MS. WHYTE: The 25th is available that
19 she knows of without checking her calendar.
20 The 26th, she believes there's a meeting.
21 Want to shoot for the 25th of August?

22 CHAIRMAN RAGUSA: The supervisors are
23 available.

24 MS. WHYTE: Then I can confirm with her
25 and I already can tell you we have a date.

1 MR. ARGUS: Erin, you're available on
 2 the --
 3 MS. McCORMICK: Uh-huh, I'm available.
 4 MR. MENDENHALL: Yeah, I'm available on
 5 the 25th.
 6 CHAIRMAN RAGUSA: At what time?
 7 MR. CHESNEY: 4:00 p.m.?
 8 CHAIRMAN RAGUSA: Will that work for
 9 everybody?
 10 MR. MENDENHALL: Well, let me -- can I
 11 ask a question?
 12 CHAIRMAN RAGUSA: Yes, sir.
 13 MR. MENDENHALL: So if we have -- right
 14 now, the way that we would set up this
 15 advertisement is we would have the
 16 pre-qualification due on the 11th, which is
 17 greater than 30 days, unless the advertising,
 18 unless we have to push it out.
 19 So is there any benefit to doing this
 20 particular meeting earlier than the 25th, so
 21 that -- because we still have -- do we still
 22 have to bring back our recommendations to the
 23 board, or no?
 24 You know, if the committee meets, do we
 25 have to come back to the board and say,

1 "Here's the five landscapers that we think are
 2 qualified," or are we able to just --
 3 MS. McCORMICK: Well, I think they're
 4 delegating that authority to the committee.
 5 CHAIRMAN RAGUSA: That was my
 6 understanding.
 7 MR. MENDENHALL: Okay.
 8 CHAIRMAN RAGUSA: Let's do a formal
 9 motion then.
 10 MS. McCORMICK: But it will have to be
 11 an advertised meeting of the committee.
 12 MR. MENDENHALL: Okay. So --
 13 MR. CHESNEY: So we won't be coming
 14 then?
 15 MS. McCORMICK: No. No.
 16 CHAIRMAN RAGUSA: She's talking three
 17 meetings, not two.
 18 MS. McCORMICK: Yeah.
 19 MR. MENDENHALL: So I'm going to have an
 20 advertisement that says, "There's a bid for
 21 landscaping services, there's
 22 pre-qualification due on the 11th, and also
 23 pick up your bid package by email and calling
 24 me" or whatever.
 25 And it's going to say the

1 pre-qualification is due on the 11th. Do I
 2 have to do a separate advertisement that says
 3 there's a public hearing?
 4 MS. McCORMICK: You can incorporate it
 5 into the same advertisement.
 6 MR. MENDENHALL: Okay. Good. Okay. So
 7 then we'll do that, the committee meets that
 8 day, receives the pre-qual, picks the
 9 companies that are qualified, and then,
 10 additionally, we'll have the companies have
 11 something due to us -- just the ones that are
 12 qualified, have something due to us prior to
 13 the 25th so that we can actually bring back
 14 packages with prices to the board on that
 15 particular day.
 16 CHAIRMAN RAGUSA: We need the bid
 17 opening before the meeting on the 25th.
 18 MR. MENDENHALL: Okay. Fair enough.
 19 CHAIRMAN RAGUSA: Is that right?
 20 MR. ROSS: Yes. But by way of example
 21 only, you might have bids be open by the 20th,
 22 which would be --
 23 MR. MENDENHALL: Good example. Yeah.
 24 MS. McCORMICK: Are they going to be
 25 reviewed just to look at -- I mean, I don't

1 know quantities, and then --
 2 CHAIRMAN RAGUSA: Yes. But they may --
 3 there are things that get left off.
 4 MS. McCORMICK: Right.
 5 MR. MENDENHALL: Yeah. That's basically
 6 what will happen is, we'll -- you know, it's a
 7 lowest bid situation -- right? -- because
 8 they're already qualified, so you have to take
 9 the lowest bid.
 10 So what happens is, if you had five
 11 bidders, you receive all five, and you look at
 12 the lowest bid, go through it, as long as
 13 everything is included and everything is
 14 appropriate, then that's the one that wins.
 15 If for some reason they left out
 16 something, something tangible, then you'd move
 17 on to the second lowest, and go through that
 18 process until you have a complete bid.
 19 MS. McCORMICK: Right.
 20 CHAIRMAN RAGUSA: Mr. Barrett.
 21 MR. MENDENHALL: And then we'd bring
 22 that recommendation to the board.
 23 MR. BARRETT: Just a clarification for
 24 me. A and B is the current aquatics. That's
 25 a separate contract?

1 MR. ROSS: Yes.
2 MR. BARRETT: So that's not at all
3 involved in this? They've agreed to extend
4 with no increase?
5 MS. WHYTE: No -- A and B stays on.
6 There's no increase.
7 MR. BARRETT: Okay.
8 CHAIRMAN RAGUSA: Their contract isn't
9 timed with the landscape contract.
10 MR. BARRETT: It used to be. That's
11 what -- it's no longer?
12 CHAIRMAN RAGUSA: I think it is.
13 MR. ARGUS: It's a different company.
14 CHAIRMAN RAGUSA: Well, it's just -- I
15 don't think --
16 MS. WHYTE: It's an ongoing until we
17 either cancel with them or they cancel with
18 us.
19 CHAIRMAN RAGUSA: Mr. Ross.
20 MR. ROSS: Not to complicate it, but
21 because we're talking about timing issues,
22 have we received notice of termination from
23 our present contractor?
24 MR. MENDENHALL: I haven't.
25 MS. WHYTE: I have not. They only have

1 bids come in, and we decide we'll just want to
2 keep Mainscape for another year? We could just
3 choose not to award the new contract. Right?
4 MS. McCORMICK: Right.
5 MR. MENDENHALL: This whole process was
6 brought on about by, you know, our informal
7 notification --
8 MR. ROSS: Right.
9 MR. MENDENHALL: -- that they were going
10 to be leaving. It would probably be good to
11 get formal notification because --
12 MS. WHYTE: I can make a very quick
13 phone call right now and try to find out --
14 MS. McCORMICK: I mean, unless you're
15 saying we should give them notice at the
16 earliest time that we know that we're going to
17 be terminating them, but not before we know
18 that we are going to be terminating them.
19 MS. WHYTE: We have until September --
20 what is it? -- October 30th? October, yeah,
21 Halloween. Their contract is November 1. Any
22 new landscaper would be November 1.
23 MR. MENDENHALL: If there was some
24 reason that they were potentially going to
25 stay, and if the board was happy with them,

1 to give us --
2 CHAIRMAN RAGUSA: 60 --
3 MS. WHYTE: -- 60 days. So it should be
4 coming.
5 MR. ROSS: What happens if they don't
6 give us notice? Are they automatically
7 renewed? I don't remember what's in the
8 contract.
9 MS. WHYTE: It's an automatic renewal
10 for one year.
11 MR. MENDENHALL: But we can terminate.
12 MS. WHYTE: But you can terminate. You
13 have the right in the contract to terminate.
14 Correct, Erin?
15 We give them a 30-day notice, they give
16 us a 60-day cancellation notice, in the
17 contract.
18 MS. McCORMICK: I think that's true, but
19 I think we should probably give them notice as
20 soon as we can, because I don't want there to
21 be any issue about them, you know, having
22 incurred costs that we should be responsible
23 for during the time period before that.
24 MR. ROSS: Well, what I'm thinking more
25 of, what if they choose not to give us notice,

1 then to go through this process -- because, I
2 mean, you'll likely get higher prices.
3 MS. WHYTE: I'm pretty sure they're not
4 staying.
5 MR. ROSS: I get that.
6 MR. MENDENHALL: Yeah. Well, I mean,
7 only because we haven't heard officially from
8 them.
9 MS. WHYTE: All indications they have
10 given us and all the meetings we've had with
11 them, that they are not planning on staying.
12 They would love to stay if we could
13 comply with an increase, which puts us back
14 out into a bid process, so --
15 MR. MENDENHALL: And I just know I've
16 heard a lot of companies talk like that, and
17 sometimes they talk like that.
18 MS. WHYTE: Well, that's just it. But
19 be careful what you wish for, we have to put
20 it out to bid.
21 MR. MENDENHALL: Absolutely.
22 CHAIRMAN RAGUSA: Mr. Barrett.
23 MR. BARRETT: Just one last thing. I
24 think I mentioned this a couple months ago,
25 but the last two times we've changed landscape

1 contractors, inevitably a month or two after,
2 we then end up sitting down and they go
3 through our irrigation system and they find
4 \$30,000 of repairs that should have been made
5 from the previous contractor. Just putting
6 that out there.

7 I don't know what you can do to -- but
8 any way that you could hire someone to come
9 through and look at the irrigation system and
10 insist Mainscapes make the repairs they should
11 have been making before the transition?

12 CHAIRMAN RAGUSA: We're not going to pay
13 Mainscape until we have an irrigation report.

14 MR. BARRETT: Okay.

15 CHAIRMAN RAGUSA: That's at least what
16 I think.

17 MR. CHESNEY: You know, I should have --
18 wrote it down, so we must have talked about it
19 already.

20 CHAIRMAN RAGUSA: Oh, we've talked about
21 it.

22 MS. WHYTE: It's very difficult to get a
23 proposal or to have a contractor come in and
24 look at what is underground.

25 CHAIRMAN RAGUSA: Mainscape did it.

1 MS. WHYTE: Well, they did -- they
2 checked every valve, they checked everything,
3 but we have been on top of them. There are --
4 you know, our system is aging, regardless of
5 whether it's a valve or whether it's a pipe or
6 whatever. But they've been forthright in
7 making a lot of upgrades to our system,
8 changes, adding a few more zones onto our
9 computer.

10 Slowly, but surely -- we have about two
11 different areas that are still left off the
12 system onto our irrigation.

13 CHAIRMAN RAGUSA: Now, we'll billed, and
14 we pay for those extra services. Correct?

15 MR. WHYTE: Yes, we do. Certainly, we
16 do, but we make sure that we have a very
17 reputable company, like Mainscape, make those
18 changes for us.

19 CHAIRMAN RAGUSA: Well, what I want to
20 make sure -- and I've mentioned this to Doug
21 -- is, before we got all this rain lately, we
22 had a lot of brown spots on Linebaugh, which
23 tells me that the irrigation system isn't
24 working like it should. So we need to be all
25 over them in the coming months.

1 MS. WHYTE: Yes, sir.

2 CHAIRMAN RAGUSA: Mr. Ross.

3 MR. ROSS: If this is a dumb question, I
4 apologize in advance.

5 Why wouldn't OLM be all over them?

6 Isn't that OLM's job?

7 CHAIRMAN RAGUSA: Yeah.

8 MR. ROSS: Why would we contemplate what
9 Mr. Barrett suggested, hiring somebody? We
10 already have hired somebody, OLM.

11 MS. WHYTE: Because OLM only does the
12 surface. They don't check the valves, they
13 don't check all of that. That's not part of
14 their -- if there is a visible brown spot, and
15 there are some replacement areas that are not
16 coming back, that OLM has already indicated
17 that they need to replace sod in, and they are
18 doing that, but OLM cannot check the actual
19 like, you know, valves. I mean, if the head
20 is going through --

21 MR. ROSS: I was going to say, I can
22 understand they're not going to dig up the
23 ground to see if there's a leaky connection in
24 some pipes, but they can, say, run the
25 irrigation through one or two or three or

1 however many cycles it needs to go through.

2 MS. WHYTE: We're already doing a five-
3 hour inspection. That would take --

4 MR. ROSS: But that's OLM. It wouldn't
5 take you more time. It may take OLM, but
6 that's why we pay them. That's why we pay
7 them to handle this process. If they were to
8 say, "Oops, that's not our job," that's a huge
9 indictment of OLM.

10 MS. WHYTE: According to them, they
11 already know when -- and you've been on
12 inspections --

13 MR. MENDENHALL: Uh-huh.

14 MS. WHYTE: -- and I've been on a couple
15 now -- that when he sees, you know, a brown
16 spot, or he can see whether a zone is not
17 running properly by the way the grass is or by
18 the amount of weeds in it, he -- apparently
19 they can -- you know, I've never been on an
20 inspection where we've asked him to turn on a
21 zone. It's an interesting question, and I
22 will ask.

23 MR. ROSS: Yeah, because it kind of
24 belies the point. If we know we're going into
25 a potential new relationship, we know the last

1 two times we've switched vendors that we've
2 had this problem of deleting or the departing
3 vendor hasn't properly wrapped things up, you
4 would think that our third-party expert would
5 be on top of the issue, to say, "Now is the
6 time I need to maybe go the extra two cents."

7 MS. WHYTE: From experience -- I will
8 ask the question at our next OLM walk-through,
9 but I can tell you from one week to the next,
10 as soon as the mower runs over it, that changes
11 the angle of the head.

12 I'm constantly, you know, driving up and
13 down Linebaugh at night and marking down
14 where, you know, it's hitting my car, and he
15 had adjusted that zone the day before, but the
16 mower ran over it and realigned it.

17 So -- but I will definitely ask OLM if
18 that is something the can do or would even
19 consider doing.

20 CHAIRMAN RAGUSA: Well, Andy, does --
21 and I don't know the level of detail that you
22 know. The bid package, does that not require
23 the winning landscape contractor to do an
24 audit of the irrigation system within 30
25 days?

1 one of the benefits from having that audit
2 done previously, because, you know, they
3 started with a clean setup.

4 CHAIRMAN RAGUSA: They signed off. They
5 made the repairs, they upgraded the system at
6 a significant cost, and they are responsible
7 for the system.

8 So we're eventually going to have that
9 conversation with them, that they know that
10 their final payment is subject to the audit.

11 MS. WHYTE: I've got it written down.
12 I've documented it.

13 CHAIRMAN RAGUSA: Any other issues on
14 the --

15 MR. ROSS: Did we decide on a date?

16 CHAIRMAN RAGUSA: I thought we did.
17 August 25th, at 4:00 p.m.

18 MR. MENDENHALL: Yeah, the 25th.

19 MR. BARRETT? What time?

20 CHAIRMAN RAGUSA: August 25th, 4:00 p.m.

21 MR. BARRETT: Thank you.

22 MR. ARGUS: You had mentioned something
23 about authorizing the committee to --

24 CHAIRMAN RAGUSA: We should have a
25 motion to that effect.

1 MR. MENDENHALL: Yeah, it does. We had
2 that --

3 CHAIRMAN RAGUSA: We added that at the
4 last one.

5 MR. MENDENHALL: At the last one, yeah.

6 CHAIRMAN RAGUSA: So the new -- the
7 winning bidder is going to perform that audit
8 within 30 days hopefully.

9 And, again, I'll say it again on the
10 record, I have no intention of paying
11 Mainscape the final payment until that
12 landscape -- the irrigation audit is completed
13 and we come to some agreement with them,
14 because if they're pushing back and they're
15 not doing the repairs they should be as they
16 wrap up this project, they're going to pay for
17 it one way or the other.

18 And if they want to disagree with the
19 new landscape contractor's audit of the
20 irrigation system, then they can. But I don't
21 want to get socked with a \$30,000 bill that
22 we're responsible for because our prior
23 contractor wasn't maintaining the system that
24 they were obligated to maintain.

25 MR. MENDENHALL: And that's certainly

1 MR. ARGUS: So moved.

2 MR. CHESNEY: Second.

3 CHAIRMAN RAGUSA: We have a motion and a
4 second to authorize Andy Mendenhall as the
5 property manager, an appropriate
6 representative from OLM, Doug Mays -- and I
7 guess that is our three-person committee -- to
8 act on behalf of the board of supervisors in
9 making a determination as to which of the
10 potential landscape bidders are
11 pre-qualified.

12 Is that right, Erin?

13 MS. MCCORMICK: Yes.

14 CHAIRMAN RAGUSA: Okay. Any discussion
15 on that motion?

16 (No response.)

17 CHAIRMAN RAGUSA: All in favor, please
18 raise your hand.

19 (All board members signify in the
20 affirmative.)

21 CHAIRMAN RAGUSA: That motion was passed
22 five to nothing.

23 (Motion passes.)

24 CHAIRMAN RAGUSA: Anything else, Andy?

25 MR. MENDENHALL: No, sir.

1 CHAIRMAN RAGUSA: You'll get notices out
2 on the continuation of the meeting and all the
3 other stuff.

4 MR. MENDENHALL: Yeah. I'll send all
5 that out, and I'll let you know how it's going
6 as far the advertising time line, making sure
7 that we get it in the paper, that sort of
8 thing.

9 CHAIRMAN RAGUSA: Could you send out a
10 simple email to the supervisors giving the
11 general time line when the bids are going out,
12 when the pre-qualification meeting will be,
13 when bids are required to be emailed, that
14 sort of thing?

15 MR. MENDENHALL: Yes. OLM does the
16 time line, so I will talk to them, have them
17 updated with all these critical parts, and
18 we'll have that done.

19 CHAIRMAN RAGUSA: Okay. Perfect. Thank
20 you.

21 Field Manager's report.

22 MS. WHYTE: Doug is away on vacation.
23 Does anybody have any questions?

24 CHAIRMAN RAGUSA: Mr. Ross.

25 MR. ROSS: Sorry. There has been some

1 anything to do with the CDD property at all.

2 MR. ROSS: Great. Thank you.

3 CHAIRMAN RAGUSA: Mr. Argus.

4 MR. ARGUS: In your report, you
5 mentioned something about a flag for the
6 Greens.

7 MS. WHYTE: Yes.

8 MR. ARGUS: Could you elaborate on that,
9 please?

10 MS. WHYTE: The voting members of the
11 Greens requested a flag, if the board would
12 consider allowing a flag on the guard house,
13 not necessarily an upright, because I know
14 that was discussed a few years ago, but
15 possibly one that is mounted on the side of
16 the wall.

17 MR. ARGUS: And the homeowners --

18 MS. WHYTE: Like a homeowners kind of
19 concept flag. And so they wanted to request
20 permission to do that, if the board would
21 allow them.

22 CHAIRMAN RAGUSA: What's a homeowner
23 concept flag?

24 MS. WHYTE: It's a flag -- you know, one
25 of those small little flagpoles that you put

1 prior discussion about motorized vehicles in
2 one of the neighborhoods, and related to that,
3 potentially damaging CDD property, kids
4 driving motorbikes on grass. And I heard
5 there was a reoccurrence of that issue.

6 Do we have that issue solved, or not?

7 MS. WHYTE: We -- I'm not sure it
8 resolved. We had it resolved. I did notice
9 that -- one of the gentlemen brought to my
10 attention today that we had one of our new
11 lights damaged. I'm not quite sure how --
12 what, where, and how it was done.

13 I have to send out an email to Nancy and
14 asking the residents in the area to give me
15 any kind of feedback as to what they saw, if
16 anybody saw anything. But one of the heads
17 got damaged. Like it's quite a ways up. I'm
18 not sure how, but -- yeah, and that's -- so
19 -- but we thought we had it resolved, and the
20 parties in question were talked to by our
21 off-duty deputies.

22 Doug has spoken to the homeowner with
23 his children. And the issues that are
24 occurring now, my understanding, are
25 absolutely -- as far as I know, do not have

1 between your garage doors, not a full-sized
2 flag, not a flagpole, with a light, like one
3 you put on your garage doors.

4 MR. ARGUS: Yeah.

5 MS. WHYTE: Because I believe many years
6 ago it was brought to the request of the board
7 that we get the flagpole and uplighting of the
8 residents, and you voted that down, so now
9 they're asking for a smaller one.

10 MR. ARGUS: I'll make that motion that
11 we go forth with that.

12 MS. WHYTE: An American flag. They want
13 to be able to hang up an American flag.

14 CHAIRMAN RAGUSA: Is that something we
15 really need board approval for?

16 MS. WHYTE: It's a CDD property
17 building.

18 MR. BARRETT: I think they just want to
19 guarantee a motion that a Seminoles flag
20 isn't going to go up there.

21 CHAIRMAN RAGUSA: Makes the place a
22 little classier.

23 MR. ARGUS: The Greens would be buying
24 the flag?

25 MS. WHYTE: Yes, sir.

1 CHAIRMAN RAGUSA: We have that motion.
 2 Do we have a second?
 3 MR. ZEIGLER: Second.
 4 CHAIRMAN RAGUSA: Any discussion?
 5 Mr. Ross.
 6 MR. ROSS: I'm wondering, on the
 7 maintenance responsibility, who's going to be
 8 handling that?
 9 MS. WHYTE: I would presume that our
 10 office would.
 11 MR. ROSS: That concerns me somewhat.
 12 Since this isn't a recommendation of CDD
 13 staff, for us to be on the vigil about every
 14 time there's a storm, our CDD staff has to
 15 come out and make sure the flag is either
 16 properly lit or taken down or repaired.
 17 I think the motion should be amended so
 18 that it's contingent upon the maintenance and
 19 vigilance of the flag be some homeowner group
 20 responsibility, not CDD staff responsibility.
 21 MR. ARGUS: I'll accept that.
 22 CHAIRMAN RAGUSA: I was going to say
 23 that it should be flown in compliance with the
 24 federal flag code, which requires it to be lit
 25 at all times or taken down at sundown.

1 MR. ROSS: And I'm saying that the --
 2 MR. CHESNEY: The vigilance of that
 3 should not be --
 4 CHAIRMAN RAGUSA: It's more complicated.
 5 If you're going to treat -- if you're going to
 6 put a flag on a government building, there's
 7 more to it than just who's going to hang a
 8 little three-dollar bracket and put a little
 9 cheap flag on it.
 10 MS. WHYTE: I agree.
 11 MR. ARGUS: If those are amendments, I
 12 accept those amendments.
 13 CHAIRMAN RAGUSA: I think we're -- and
 14 it's me. I'm going to vote against the motion
 15 just because I think they need to do their
 16 homework, not "they" being staff, "they" being
 17 the requesters. I think they need to tell how
 18 they're really going to hang that flag and how
 19 they're going to comply with the appropriate
 20 way of displaying a flag on a government
 21 building.
 22 MS. WHYTE: Is the guard house
 23 considered government?
 24 CHAIRMAN RAGUSA: It's owned by the CDD,
 25 isn't it?

1 MS. WHYTE: It's CDD guard house, it's
 2 on our easement.
 3 MS. McCORMICK: Uh-huh. Right.
 4 MS. WHYTE: It's ours.
 5 CHAIRMAN RAGUSA: We built it, didn't
 6 we?
 7 MR. CHESNEY: Yeah.
 8 MS. WHYTE: The lights are on 24/7.
 9 There are lighting, downlighting, you know, on
 10 the canopies. Is that considered?
 11 CHAIRMAN RAGUSA: I don't know where
 12 they're going to put it and how they're going
 13 to do it, but --
 14 MS. WHYTE: Yeah. Okay. I will go back
 15 to them --
 16 CHAIRMAN RAGUSA: It just makes sense to
 17 me. I'm not trying to be a stickler here. I
 18 just think if you're going to put a flag on a
 19 government building, it should be done right.
 20 MS. WHYTE: Okay. I will go back to
 21 them with that recommendation, and see what
 22 they can, and maybe what I'll do is, I'll ask
 23 Mr. Pappa to come in and address the
 24 board directly.
 25 CHAIRMAN RAGUSA: Make a -- just tell us

1 what they're going to do.
 2 MS. WHYTE: You got it.
 3 MR. ARGUS: In that case, I'll withdraw
 4 the motion.
 5 MR. ROSS: And just to be clear, someone
 6 who as recently inherited a flagpole, we're
 7 now on our third light to keep our flagpole
 8 lit, soon to go on to our fourth light. It's
 9 expensive. It's a pain and --
 10 MS. WHYTE: I know. We have one at
 11 Baybridge.
 12 MR. ROSS: It's not just as simple as
 13 we're going to put a flag out.
 14 CHAIRMAN RAGUSA: Did you go in to the
 15 LEDs?
 16 MR. ROSS: That's the next one we're
 17 going to. 600 bucks to get the proper lights
 18 out there.
 19 MS. WHYTE: Thank you.
 20 CHAIRMAN RAGUSA: Okay. Thanks.
 21 MS. WHYTE: And then with regards to the
 22 mulch, we don't have anything that was
 23 supposed to be mulched starting today. We've
 24 been waiting for -- I just got a text that say
 25 that they're two weeks delayed.

<p style="text-align: right;">Page 109</p> <p>1 That mulch is going down all over the</p> <p>2 property in two weeks.</p> <p>3 CHAIRMAN RAGUSA: I've got Westchase</p> <p>4 Soccer on the agenda as well.</p> <p>5 MS. WHYTE: Soccer contract?</p> <p>6 CHAIRMAN RAGUSA: I know Erin's got -- I</p> <p>7 skipped Eric accidentally.</p> <p>8 MS. McCORMICK: Did you send me dates</p> <p>9 for it?</p> <p>10 MS. WHYTE: Yeah.</p> <p>11 MR. ARGUS: Last page in the packet.</p> <p>12 MS. McCORMICK: Oh, okay. All right.</p> <p>13 Well -- so this is for August 23rd, skills</p> <p>14 assessment September -- so I'm assuming that</p> <p>15 this would be in the standard form of the</p> <p>16 soccer agreement that we've been using for the</p> <p>17 last years, and we're just bringing it back to</p> <p>18 the board for approval as we do that every</p> <p>19 season.</p> <p>20 CHAIRMAN RAGUSA: Do you have a motion?</p> <p>21 MR. ARGUS: So moved.</p> <p>22 CHAIRMAN RAGUSA: Do we have a second?</p> <p>23 MR. ZEIGLER: Second.</p> <p>24 CHAIRMAN RAGUSA: Any further</p> <p>25 discussion?</p>	<p style="text-align: right;">Page 111</p> <p>1 of the district, I'm not anticipating that</p> <p>2 there's going to be any substantial changes</p> <p>3 that you would notice. I'm going to continue</p> <p>4 to be involved, and all of the support that I</p> <p>5 have at our office will continue to be there,</p> <p>6 but I just wanted to raise this and see if</p> <p>7 anybody has any questions about it.</p> <p>8 MR. ARGUS: On Page Five of the budget</p> <p>9 package, what name should be in there instead</p> <p>10 of Fowler, White?</p> <p>11 MS. McCORMICK: It should be Buchanan,</p> <p>12 Ingersoll & Rooney slash Fowler, White.</p> <p>13 And then the other thing that I had for</p> <p>14 the board, if there aren't any questions about</p> <p>15 that, is related to the question that</p> <p>16 Mr. Argus brought up earlier in the last CDD</p> <p>17 meeting, related to the Tract D3 that is on</p> <p>18 Linebaugh Avenue, and the landscape and wall</p> <p>19 easement that the district has against -- or</p> <p>20 south of Linebaugh Avenue covering the 20 feet</p> <p>21 closest to the right of way for that parcel.</p> <p>22 And we do have a nonexclusive perpetual</p> <p>23 easement for installation and maintenance of a</p> <p>24 wall and landscaping within that easement</p> <p>25 area. So based on that --</p>
<p style="text-align: right;">Page 110</p> <p>1 (No response.)</p> <p>2 CHAIRMAN RAGUSA: All in favor, please</p> <p>3 raise your hand.</p> <p>4 (All board members signify in the</p> <p>5 affirmative.)</p> <p>6 CHAIRMAN RAGUSA: That motion passes</p> <p>7 five to nothing.</p> <p>8 (Motion passes.)</p> <p>9 CHAIRMAN RAGUSA: I take it you will</p> <p>10 work with the WSA, get the dates plugged in?</p> <p>11 MS. McCORMICK: Yes.</p> <p>12 CHAIRMAN RAGUSA: Okay. What else do</p> <p>13 you have for us, Erin?</p> <p>14 MS. McCORMICK: Two things. First of</p> <p>15 all, I sent out an announcement, but I wanted</p> <p>16 to make the announcement here for the record</p> <p>17 that my law firm, the legacy, Fowler, White,</p> <p>18 Boggs law firm merged, I suppose on a scale</p> <p>19 with Buchanan, Ingersoll & Rooney.</p> <p>20 So the name of the firm for the time</p> <p>21 period through probably the end of December is</p> <p>22 Buchanan, Ingersoll & Rooney, PC slash Fowler,</p> <p>23 White; and then after that, it will go to</p> <p>24 Buchanan, Ingersoll and Rooney.</p> <p>25 But for purposes of our representation</p>	<p style="text-align: right;">Page 112</p> <p>1 MR. CHESNEY: Is it wall and</p> <p>2 landscaping?</p> <p>3 MS. McCORMICK: Wall and landscaping --</p> <p>4 MR. CHESNEY: So we have to put in a</p> <p>5 wall --</p> <p>6 MS. McCORMICK: -- based on the plat.</p> <p>7 MR. CHESNEY: -- or can we just put in</p> <p>8 landscaping?</p> <p>9 MS. McCORMICK: You could put in</p> <p>10 landscaping or -- and/or a wall in that area.</p> <p>11 MR. ARGUS: Or both.</p> <p>12 MS. McCORMICK: Right.</p> <p>13 MR. CHESNEY: Fantastic.</p> <p>14 MS. McCORMICK: I mean, and that's not</p> <p>15 just in front of that particular tract, but</p> <p>16 it's all along, at least the area that is on</p> <p>17 Linebaugh Avenue within that platted area.</p> <p>18 Originally, back in 1995, there was an</p> <p>19 easement that was granted for a 20-foot</p> <p>20 landscape maintenance easement on both sides</p> <p>21 of Linebaugh Avenue, and that easement then</p> <p>22 terminated at the time that various plats were</p> <p>23 -- or areas were platted.</p> <p>24 MR. CHESNEY: And then on the other</p> <p>25 side, where the school is.</p>

1 MS. McCORMICK: Uh-huh.
 2 MR. CHESNEY: Okay. Shouldn't have gave
 3 the land to the school.
 4 CHAIRMAN RAGUSA: All right. So in a
 5 nutshell, what are you telling us?
 6 MS. McCORMICK: That within that
 7 easement area, we have the ability to do
 8 planting, landscaping, or wall installation.
 9 CHAIRMAN RAGUSA: The entire length of
 10 the property, or only 20 feet?
 11 MS. McCORMICK: Well, 20 feet deep into
 12 the property. We have that easement area.
 13 Now, there are some other easements that
 14 cover that same area. GTE has an easement,
 15 and there is a utility easement, so,
 16 obviously, you know, anything that we put in
 17 there would be subject to those other
 18 easements as well.
 19 CHAIRMAN RAGUSA: Mr. Ross.
 20 MR. ROSS: So that I'm clear which
 21 parcel we're talking about, is that the parcel
 22 on which there's a fireworks tent?
 23 MS. McCORMICK: I think so, yes.
 24 MR. ARGUS: And those blue/green pipes
 25 sticking up out of the ground.

1 MR. CHESNEY: Pumpkin patch, Christmas
 2 tree farm?
 3 CHAIRMAN RAGUSA: What blue/green
 4 pipes?
 5 MR. ARGUS: There's -- it looks like
 6 maybe drain pipes or something for a building
 7 that never got built.
 8 MS. McCORMICK: There's a utility box
 9 there, too, that I noticed.
 10 CHAIRMAN RAGUSA: Yeah. There's stub
 11 outs.
 12 MR. ARGUS: Yeah, stub outs.
 13 MS. McCORMICK: So that was just a
 14 request that I was bringing back to ask the
 15 board about.
 16 MR. CHESNEY: Now, is there a pipe
 17 requirement -- I guess it doesn't matter. As
 18 long as it matches the rest of Westchase.
 19 CHAIRMAN RAGUSA: How tall are our brick
 20 walls typically in the community?
 21 MR. CHESNEY: Six feet maybe.
 22 MS. WHYTE: I would say between six --
 23 probably six feet -- I would have to measure
 24 them.
 25 MR. CHESNEY: You can't see over them.

1 MS. WHYTE: Six to eight feet.
 2 MR. CHESNEY: That one is pretty tall
 3 there, but --
 4 MS. WHYTE: It varies. But I believe
 5 anywhere between six and eight feet, because
 6 we have pillars, we have the posting on the
 7 end with the caps.
 8 MS. McCORMICK: I'm thinking the
 9 construction of a wall in that area would
 10 probably require permitting, so we'd have to
 11 go through that permitting process, if we were
 12 going to proceed with anything.
 13 CHAIRMAN RAGUSA: When Doug gets back,
 14 can you ask him to get a proposal from our
 15 wall brick people?
 16 MS. WHYTE: We have done that, but yes,
 17 I'll get your proposal.
 18 CHAIRMAN RAGUSA: I'm just curious what
 19 it would cost. And they can tell us whether
 20 it needs to be permitted. I'd just like to
 21 know our options.
 22 MR. WHYTE: Yes, sir.
 23 MR. ARGUS: And then what it might cost
 24 if we just did landscaping?
 25 MR. CHESNEY: I think landscaping would

1 be well within the budget.
 2 CHAIRMAN RAGUSA: Staff can give us a
 3 good estimate on that, I think.
 4 MS. WHYTE: Right. Down here, the rest
 5 of the wall, so --
 6 CHAIRMAN RAGUSA: The wall for \$100 a
 7 foot, at least.
 8 MS. WHYTE: Our brick is up, so we
 9 actually have to have them burn our brick
 10 because they no longer carry it.
 11 CHAIRMAN RAGUSA: Right. Mr. Ross.
 12 MR. ROSS: Does our easement continue
 13 behind the bank to the ingress and egress
 14 drive?
 15 MS. McCORMICK: Where's -- can you show
 16 me where you're talking about?
 17 MR. ARGUS: What's around that --
 18 MS. McCORMICK: This is the tract we're
 19 talking about right there.
 20 MR. ROSS: And there's an ingress/egress
 21 point, I think, right around here. So you've
 22 got -- I'll call it the fireworks lot, and
 23 then next to it you've got a bank, and then
 24 you hit the ingress/egress point.
 25 So I'm wondering does the -- that

1 20-foot easement only cover the fireworks lot,
2 or does it go all the way down to where the
3 ingress/egress is?

4 CHAIRMAN RAGUSA: No, it's not 20 feet.
5 It's 20 feet deep.

6 MR. ROSS: Yeah. That's what I'm
7 saying.

8 MR. ARGUS: Perpendicular --

9 MR. ROSS: I'm perfectly clear on that;
10 and if I misspoke, I apologize.

11 But I'm just wondering, is that 20-foot-
12 wide easement --

13 MS. McCORMICK: Yeah, it goes all the
14 way across. Now, here's the end of Tract
15 D3, and then this is the next tract, because
16 there's always parking back here, isn't there,
17 or something?

18 MR. CHESNEY: It's the entrance to the
19 parking lot --

20 MS. McCORMICK: The parking lot, yeah.

21 MR. CHESNEY: -- which it's really the
22 TECO easement back there. They built a
23 parking lot on it.

24 MS. McCORMICK: This is all 20 feet, the
25 landscape wall easement, then it continues

1 where the library is built.

2 MS. McCORMICK: Right.

3 MR. ARGUS: There was a little wedge of
4 land in front of that.

5 MS. McCORMICK: Okay.

6 MR. ARGUS: That was not -- it was still
7 owned by the developer back when the library
8 was built. So it was not part of the land
9 transfer for the library.

10 MS. McCORMICK: Okay. All right.

11 Sorry. I have not followed up on that. I'll
12 check on that.

13 MR. CHESNEY: The developer bonused one
14 of his employees, so I think not.

15 Are you talking about the one in front
16 that was sold to the county?

17 MR. ARGUS: Yes. The one that the
18 developer thought a gas station would be good
19 on.

20 MR. CHESNEY: Right. I don't know. I
21 know we took it out for the library, but --

22 MR. BARRETT: It's still in the midst of
23 the library there, that's the piece is still
24 owned by the library.

25 MR. CHESNEY: Well, the library bought

1 down here, too.

2 MR. ROSS: Okay. Well, then it
3 continues. It really doesn't matter. Okay.
4 So the answer is yes, it continues on.

5 MS. McCORMICK: Right. Right.

6 MR. ROSS: Looks like 3 goes on all the
7 way to what we call the Avenues or the Town
8 Center.

9 MS. McCORMICK: Uh-huh. Yes.

10 MR. ARGUS: All the way in front of
11 that.

12 MR. CHESNEY: I think you could put a
13 wall all the way down.

14 MR. ARGUS: Yes.

15 MR. ROSS: Okay. Thanks.

16 MS. McCORMICK: That's all I have.

17 CHAIRMAN RAGUSA: Mr. Argus.

18 MR. ARGUS: Well, last month I asked
19 about the little wedge of land out by the
20 library as to whether that's in the CDD. Have
21 you had a chance to look into that?

22 MS. McCORMICK: My recollection is that
23 we took that out of the CDD, but I will go
24 back and double-check that, because I haven't.

25 MR. ARGUS: It's not the large tract

1 it from him.

2 MR. ARGUS: The wedge?

3 MS. McCORMICK: I do not believe it's in
4 CDD boundaries, but I will confirm and let you
5 know for sure.

6 MR. ARGUS: Okay. Okay.

7 CHAIRMAN RAGUSA: Why don't you have
8 someone else's lawyer on their expense tell us
9 if it's on the CDD's property?

10 MR. ARGUS: I'm trying to get her back
11 up to 110,000.

12 CHAIRMAN RAGUSA: That's what I just
13 commented to Mr. Chesney.

14 MR. CHESNEY: I don't think it is. I
15 almost remember that for the sale to go
16 through the library, we had to take it out of
17 the --

18 MS. McCORMICK: It's for the library
19 parcel, and I don't think --

20 CHAIRMAN RAGUSA: Let's put this to rest
21 now.

22 MS. McCORMICK: Okay.

23 CHAIRMAN RAGUSA: Any supervisor
24 comments? Nothing.

25 Any resident comments? Nothing.

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A motion to adjourn would be appropriate.
MR. ZEIGLER: Motion to adjourn.
MR. CHESNEY: Second.
CHAIRMAN RAGUSA: All in favor, please raise your hand.
(All board members signify in the affirmative.)
CHAIRMAN RAGUSA: That motion passes five to nothing.
(Motion passes.)
CHAIRMAN RAGUSA: Thank you. Good night.
(At 6:00 p.m., the meeting adjourns.)



Mark Ragusa
Chairman, Westchase CDD



Andrew P. Mendenhall, PMP
Secretary, Westchase CDD

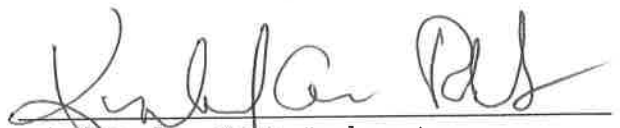
CERTIFICATE OF REPORTER

STATE OF FLORIDA:

COUNTY OF HILLSBOROUGH:

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

Witness my hand and seal July 25, 2014, in the City of Tampa, County of Hillsborough, State of Florida.



Kimberly Ann Roberts
Notary Public
State of Florida at Large

