

RE: WESTCHASE COMMUNITY DEVELOPMENT DISTRICT

TRANSCRIPT OF: CONTINUED BOARD MEETING

DATE: August 25, 2014

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

PLACE: Westchase Community Association Office 10049 Parley Drive Tampa, Florida

REPORTED BY: Kimberly Ann Roberts Notary Public State of Florida at Large

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INDEX	PAGE
Meeting opened by Chairman Ragusa	4
Roll Call	4
Landscape bids and contract award discussion	5
Motion to accept the proposal from Davey Tree	10
Further discussion (Motion passes)	10 15
Further discussion regarding landscaping services	15
Continued public hearing for the fiscal year	17
2015 Budget discussion	17
Motion to close public hearing for the fiscal year	31
2015 budget (Motion passes)	31
Public hearing closed	31
Further 2015 budget discussion	31
Motion to approve Resolution 2014-4 (Motion passes)	35 36
Motion to approve Resolution 2014-5 (Motion passes)	36 37
Further 2015 budget discussion	37
Motion to adjourn (Motion passes)	41 41
Adjournment	41

APPEARANCES: WESTCHASE COMMUNITY DEVELOPMENT DISTRICT BOARD MEMBERS:

Mark Ragusa, Chairman Greg Chesney Brian Ross Brian Zeigler Bob Argus

ALSO PRESENT: SEVERN TRENT SERVICES: Andy Mendenhall, District Manager Alan Baldwin, Accounting, via telephonically

DISTRICT ATTORNEY: Erin McCormick

WESTCHASE STAFF: Sonny Whyte Doug Mays

1 The transcript of continued Westchase
2 Community Development District Board Meeting, on the
3 25th day of August, 2014, at the Westchase Community
4 Association Office, 10049 Parley Drive, Tampa,
5 Florida, beginning at 4:00 p.m., reported by
6 Kimberly Ann Roberts, Notary Public in and for the
7 State of Florida at Large.
8 * * * * *

9 CHAIRMAN RAGUSA: All right. Good
10 afternoon, ladies and gentlemen. My name is
11 Mark Ragusa. I'm chair of the Westchase
12 Community Development District. We have all
13 supervisors present and accounted for.
14 This is the August 25, 2014 continuation
15 of the August 5, 2014 Westchase CDD meeting.
16 We have two agenda items today, the first of
17 which is the consideration of the landscape
18 proposals and the potential awarding of a
19 contract.
20 The other will be the continuation of
21 the public hearing on the 2015 fiscal year
22 budget. We will take them in that order.
23 Andy, I'm going to turn over the landscape
24 issue to you for presentation.
25 MR. MENDENHALL: Okay. So we had the

1 bid opening not too long ago. All of the
 2 board members should have, at least by this
 3 point, received the bid summary from OLM. And
 4 it gave you a couple things.
 5 It gave you the summary grand total for
 6 the total cost of the contract, as well as on
 7 the second page it gave you a breakout of each
 8 of those bids, which it categorized it by the
 9 four main categories that you see in your
 10 budget each year.
 11 And with this particular bid, your
 12 lowest bidder was -- I'll just go through the
 13 list -- was Davey Tree at seven hundred and --
 14 well, let me read off -- I'm going to read off
 15 the -- let me just check. Okay. They're the
 16 same for each year.
 17 So I'm just going to read off the one
 18 number, although it's a three-year contract.
 19 Occasionally, with bidding, sometimes it's
 20 different per year, but in this case it wasn't
 21 for any of the bidders.
 22 So for Davey Tree, it was \$726,159. For
 23 Luke Brothers, it was \$781,230. For LMP,
 24 Incorporated, it was eight hundred and
 25 seventeen dollars -- \$817,260. Sorry. And

1 for Mainscape, it was \$931,834.
 2 Obviously, I'll defer to Erin for the
 3 legal aspect, but in these types of bids,
 4 because of the dollar value, you are required
 5 to go with the lowest reasonable and
 6 responsive bidder, or you always have the
 7 option to stay with your current contractor,
 8 obviously if they maintain the price, or you
 9 can, of course, toss out all the bids and
 10 start fresh.
 11 So those are your options today.
 12 Obviously we continued the budget for
 13 discussing this purpose, because that
 14 obviously is a question mark in your budget:
 15 What will the landscaping price be?
 16 And, hopefully, if you have any
 17 questions, I can answer them. I also can get
 18 with OLM. We can probably call them up if
 19 there are any questions, but I'm pretty
 20 familiar with the bids, and happy to help
 21 out.
 22 And, of course, we also have Doug here,
 23 and you have a couple representatives from the
 24 landscaping firms. I see three of the four
 25 firms that I just listed off.

1 CHAIRMAN RAGUSA: Andy, just to confirm,
 2 all of the bidders were prequalified by OLM
 3 and staff?
 4 MR. MENDENHALL: That's correct. All --
 5 we had a total of 11 folks picked up bid
 6 packages, five of the firms turned in
 7 prequalification questionnaires, and out of
 8 those five, the four that we just listed were
 9 qualified bidders.
 10 CHAIRMAN RAGUSA: And does OLM or staff
 11 have any concern that these bidders would have
 12 a problem completing their obligations under
 13 the contract?
 14 MR. MENDENHALL: I haven't heard of
 15 anything specific from OLM as far as having
 16 any concerns about any of these bidders. I
 17 think there is a familiarity with each of
 18 them.
 19 CHAIRMAN RAGUSA: Any questions,
 20 gentlemen?
 21 MR. ZEIGLER: The contract will include
 22 landscaping mulch, plant replacement and
 23 trees, or is it only part of those
 24 categories?
 25 MR. MENDENHALL: It's broken out by

1 season maintenance, seasonal installation, and
 2 mulch total, and then have your regular
 3 landscape maintenance. So I was just looking
 4 -- and Doug can maybe speak better to this.
 5 I was -- we were looking at the budget
 6 beforehand. And I know there was a line item
 7 previously that was specifically for tree
 8 trimming, and I don't know -- it was zeroed
 9 for 2015. I don't know if that switched --
 10 MR. CHESNEY: Tree pruning is in the
 11 bid, 30,000, 12 times.
 12 MR. MENDENHALL: Okay.
 13 MS. WHYTE: The tree trimming was a line
 14 item that Alan had put in a few years ago. So
 15 I had asked him to remove that about two years
 16 ago.
 17 MR. MENDENHALL: So it's not separated
 18 out.
 19 MS. WHYTE: No. There's always four
 20 line items that are done, and one of the
 21 vendors incorporated it into three instead of
 22 four. And I believe Davey is the only one.
 23 Everybody else left it as four line
 24 items, which --
 25 MR. BALDWIN: This is Alan. The tree

1 trimming line item was taken out '14, this
 2 current fiscal year, and it is under part of
 3 the seasonal perennials, which is the dollar
 4 amount a little further down.
 5 MR. MENDENHALL: Does that make sense?
 6 MR. MAYS: Those are additional items on
 7 top of the regular maintenance. So mulch
 8 isn't an additional item, but it is priced,
 9 and then your seasonal color is also a priced
 10 item. It's on top of additional maintenance.
 11 And then I believe there is one other
 12 category. I believe it's just the seasonal
 13 maintenance that's added in also.
 14 CHAIRMAN RAGUSA: Is there a
 15 recommendation from staff, Andy?
 16 MR. MENDENHALL: Well, you know, once
 17 again, you only have those three
 18 alternatives. So if the board is comfortable
 19 with Davey Tree, you ought to move forward
 20 with them, I would say, based on them being
 21 the lowest bidder.
 22 I don't have familiarity with their
 23 particular firm. I'm not saying that's good
 24 or bad. I just haven't worked with them
 25 specifically. I have worked with the other

1 three firms.
 2 MR. CHESNEY: I would like to make a
 3 motion that we accept the Davey bid. There's
 4 no qualifications, is there?
 5 MS. McCORMICK: What I would do is have
 6 the board approve the notice of intent to
 7 award the contract to Davey.
 8 MR. CHESNEY: Subject to the contract.
 9 MS. McCORMICK: Right. We'll finalize
 10 the contract with Davey, but they would be
 11 ranked as the number one low bidder, and if for
 12 some reason the contract is not acceptable,
 13 then we would come back to you, and we would
 14 go then to the second low bidder.
 15 MR. CHESNEY: Okay.
 16 MR. ARGUS: I'll second for discussion.
 17 I have a question.
 18 MS. McCORMICK: So we would send out a
 19 notice of intent to award to all the bidders
 20 to let them know about the decision of the
 21 board.
 22 MR. CHESNEY: I understand.
 23 CHAIRMAN RAGUSA: Do we have a second?
 24 MR. CHESNEY: I mean, they were provided
 25 the contract, so they should agree to it.

1 MR. ARGUS: I'll second for discussion.
 2 CHAIRMAN RAGUSA: Mr. Argus, you have a
 3 question.
 4 MR. ARGUS: Yes. In determining the
 5 lowest bidder, you just added up the major
 6 components. Did you take into account the
 7 hurricane options?
 8 MR. MENDENHALL: What was looked at was
 9 the -- for lack of better words -- the fixed
 10 costs of the contract. So basically those --
 11 if you looked on Page Two of the summary
 12 provided by Linda Gordon, those were the
 13 dollars that added up to the first, second,
 14 and third year grand totals, and those were
 15 the numbers we used, because there are some
 16 other variable costs that, you know, could
 17 make it go up or down if there is a hurricane
 18 or there's not a hurricane. That obviously
 19 would cause a difference as well.
 20 MR. ARGUS: And there are some pricing
 21 differences between the four bids for the
 22 storm damage.
 23 MR. MENDENHALL: Yes. I mean, that's my
 24 understanding. I have to look to tell you
 25 what they specifically were. But, you know,

1 with most of the variable costs, there are
 2 different units prices.
 3 MR. CHESNEY: We're also under no
 4 obligation to use them for storm.
 5 MR. ARGUS: Sure.
 6 MR. MENDENHALL: Yes. Correct. There's
 7 a certain amount of a la carte services which
 8 I would say that the storm services fall into
 9 that.
 10 MR. ARGUS: Okay. Thank you.
 11 CHAIRMAN RAGUSA: Any other supervisor
 12 questions or comments?
 13 (No response.)
 14 CHAIRMAN RAGUSA: I'm going to open the
 15 floor to anyone else in attendance. If you
 16 would like to address the motion or the action
 17 of the board as it relates to the notice of
 18 intent to accept the bid from Davey Tree,
 19 you're welcome to stand up, and if you would
 20 tell us your name and work or home address.
 21 Any -- no one?
 22 MR. MAYS: Anybody, you mean?
 23 CHAIRMAN RAGUSA: Anybody, anybody
 24 present.
 25 MR. SMITH: My name is Adam Smith with

1 Mainscape. My address is 6604 Simmons Loop.
2 I just wanted to acknowledge everybody today
3 and thank them for the opportunity to provide
4 services to you over the past three years.

5 We honored the bidding process, and we
6 respect the process that you go under -- you
7 go through to select and award your contract
8 to your vendors. We feel that we understand
9 the needs of your property and the interests
10 of the homeowners here, and we feel like we
11 have performed those services for the past
12 three years, and we just wanted to thank you
13 for the opportunity to do that.

14 Our bid submittal does comes in at a
15 significant increase. I understand that. I
16 just wanted to let you know that we fully
17 understand what it takes to perform the
18 services on your property, and we believe our
19 price and our value was an accurate reflection
20 of the kind of condition that you want your
21 property to be in. So thank you very much for
22 the three years.

23 CHAIRMAN RAGUSA: Anybody else want to
24 respond here? Well, I can tell you I want to
25 thank you as well. We had a good

1 relationship. The best relationships are the
2 ones that the supervisors don't have to get
3 involved with, and we had minimal issues,
4 minimal complaints, and you guys did an
5 outstanding job.

6 You also came in at the start of the
7 relationship under challenging conditions, and
8 you did a fantastic job. Unless I hear an
9 objection, I would be happy to write you a
10 letter of recommendation. You can put me down
11 as a source or a referral. I would be happy
12 to talk to any of your potential customers and
13 tell them about our great experience we had
14 here in Westchase. So I can't thank you
15 enough.

16 Anybody else, anything? Anybody else
17 want to address the issue?

18 (No response.)

19 CHAIRMAN RAGUSA: All right. We have
20 that motion -- we have a motion to approve the
21 issuance of a notice of intent to award -- or
22 accept the proposal from Davey Tree. Any
23 further discussion?

24 (No response.)

25 CHAIRMAN RAGUSA: Seeing none, all in

1 favor, please raise your hand.
2 (All board members signify in the
3 affirmative.)

4 CHAIRMAN RAGUSA: That motion passes
5 five to nothing.

6 (Motion passes.)

7 CHAIRMAN RAGUSA: We have an effective
8 start date of October 1. Correct?

9 MS. McCORMICK: November 1. The current
10 contracts runs through October 31st.

11 CHAIRMAN RAGUSA: Okay.

12 MS. McCORMICK: And we have received a
13 formal notice of non-renewal from Mainscape as
14 of October 31. So barring any other, you
15 know, actions by the board, then we would work
16 with Davey to start new services on November
17 1.

18 CHAIRMAN RAGUSA: Is there any reason
19 why we would not have the same start date, the
20 November 1 start date? I thought that was in
21 the bid package.

22 MR. MENDENHALL: I think it was. I have
23 to look.

24 MR. CHESNEY: What date did you say?

25 CHAIRMAN RAGUSA: I was off a month of

1 what I said earlier. It's November 1 start
2 date.

3 MS. McCORMICK: I mean, the board has
4 the ability to terminate the agreement early,
5 with 30 days' written notice. Mainscape is
6 required under the contract to give 60 days'
7 written notice.

8 MR. MAYS: Mr. Ragusa --

9 CHAIRMAN RAGUSA: Yes, sir.

10 MR. MAYS: -- Mainscape has told me in
11 the past that whoever is taking over and would
12 like to take over earlier, October 1, they
13 would step aside, even if we needed them to.

14 MR. CHESNEY: Just let the staff work it
15 out when --

16 CHAIRMAN RAGUSA: Yes. The timing, if
17 we're going to have an early termination, why
18 don't staff work with Erin on that issue, and
19 obviously Davey is going to need time to
20 mobilize, and the start time would be
21 obviously subject to Davey's approval as well.

22 MR. MAYS: Right.

23 CHAIRMAN RAGUSA: As far as I'm
24 concerned, I want to stick with the date that
25 was in the bid package, and it's subject to

1 the Mainscape notice of non-renewal.
 2 MR. MAYS: I just wanted to pass that
 3 on.
 4 CHAIRMAN RAGUSA: I appreciate that.
 5 Obviously we're going to have some overlap
 6 with Davey mobilizing on site on everything,
 7 so we understand on that. I don't anticipate
 8 a problem with either one of those
 9 contractors.
 10 Anything further on the landscape
 11 issue?
 12 (No response.)
 13 CHAIRMAN RAGUSA: All right. I'll cut
 14 everybody loose then.
 15 The next issue for consideration is
 16 we're going to continue now the public hearing
 17 on the Westchase 2015 budget.
 18 Alan, do you have anything you want to
 19 -- I'll let people clear out of here first.
 20 MR. ARGUS: Do you need to motion to
 21 re-open this, the public hearing?
 22 CHAIRMAN RAGUSA: We never closed it --
 23 or actually we closed it and then re-opened
 24 it, and now we're continuing it.
 25 MR. ARGUS: Okay.

1 MR. MENDENHALL: I'm sorry?
 2 CHAIRMAN RAGUSA: No. I was asked if we
 3 need a motion to re-open, and I think we
 4 clarified that we did close last week, but we
 5 re-opened that, and then we continued, so
 6 we're just continuing.
 7 MS. McCORMICK: Right.
 8 MR. MENDENHALL: Yes.
 9 CHAIRMAN RAGUSA: Alan, do you have
 10 anything you want to address in general?
 11 MR. BALDWIN: No. I mean, obviously
 12 we're going to deal with Davey, then I presume
 13 you want me to try to reflect the budget for
 14 one month under Mainscape and 11 months under
 15 Davey?
 16 MR. CHESNEY: Yes. Does this not do it,
 17 this assessment rate document does not
 18 include --
 19 MR. MENDENHALL: It does not. We have
 20 not approved it.
 21 MR. BALDWIN: (Inaudible) starts
 22 November 1st. You're budgeted from October
 23 1st.
 24 CHAIRMAN RAGUSA: Well, it's going to go
 25 down slightly. Correct?

1 MR. CHESNEY: It will go down more than
 2 slightly, because it already went down.
 3 MR. MENDENHALL: Well, about 20,000 or
 4 so, give or take.
 5 CHAIRMAN RAGUSA: The current -- the
 6 Davey --
 7 (Multiple speakers speaking at once.)
 8 CHAIRMAN RAGUSA: Hang on, Alan. Greg,
 9 go ahead and address the issue.
 10 MR. CHESNEY: Okay. So this assessment
 11 table does not include the reduction of
 12 approximately --
 13 MS. McCORMICK: \$40,000.
 14 MR. CHESNEY: It will be more than that
 15 in the budget, because we had \$110,000 in
 16 there, plus -- then there was 26,000 coming
 17 off. So let's say approximately \$130,000,
 18 because it will only be for 11 months.
 19 Correct, Alan?
 20 MR. ARGUS: Two different line items,
 21 though.
 22 MR. MENDENHALL: So that's in the Parks
 23 line item. Right?
 24 MR. CHESNEY: Yes.
 25 MR. MENDENHALL: We had to put the extra

1 boost up in the parks --
 2 MR. CHESNEY: Right.
 3 MR. MENDENHALL: -- because the
 4 assumption was that the landscaping was going
 5 to go up potentially significantly, so now we
 6 would get rid of that out of the line item,
 7 and then, of course, we're reducing by 26,000.
 8 MS. McCORMICK: Actually 15,000.
 9 MR. MENDENHALL: 15,000.
 10 MR. CHESNEY: Okay.
 11 MR. MENDENHALL: You got that, Alan?
 12 MR. BALDWIN: No. I didn't hear a word.
 13 MR. MENDENHALL: Okay. So if you'll
 14 recall, Alan, the board had built into -- not
 15 the landscaping line item, but they had built
 16 in a buffer -- I believe it was the Parks line
 17 item -- because the assumption was that the
 18 landscaping contract was going to potentially
 19 increase significantly, so those dollars would
 20 need to be backed out.
 21 And then this contract for fiscal year
 22 2015 is actually less than what was currently
 23 being paid to Mainscape by about \$15,000. So
 24 those four regular line items would need to be
 25 reduced also.

1 MR. ROSS: The line that you're talking
 2 about --
 3 MR. BALDWIN: Okay. You're talking
 4 about the park --
 5 MR. ROSS: The one you're talking about
 6 is under Common Area, it's called Improvement
 7 - Park.
 8 MR. ARGUS: Correct.
 9 MR. ROSS: And it's presently for 508
 10 and change, and I think it needs to be reduced
 11 by 108,000 is what you're talking about. It's
 12 under Common Area, Improvement - Park.
 13 MR. MENDENHALL: Did you hear that,
 14 Alan?
 15 MR. BALDWIN: No.
 16 MR. MENDENHALL: Okay. So the line item
 17 where those extra funds are being held is
 18 Improvement - Park --
 19 MR. ARGUS: Under Common Area.
 20 MR. MENDENHALL: -- under Common Area.
 21 The total was 508,000.
 22 MR. BALDWIN: Correct.
 23 MR. MENDENHALL: And the 108,000 in
 24 there was the extra, the boost-up for the
 25 potential landscaping increase.

1 MR. BALDWIN: Correct. And it was
 2 400,000, plus the 20 percent increase, plus
 3 the 108,000.
 4 MR. MENDENHALL: Yes. So that comes
 5 out. And then for the individual four line
 6 items regularly related to landscaping, we can
 7 just look off of the Linda Gordon summary page
 8 from OLM, and that should give us what those
 9 are for 2015 for each of those four line items
 10 -- the regular landscaping line items.
 11 MR. BALDWIN: For the Improvement - Park
 12 we're taking the full amount off, 508,000?
 13 MR. CHESNEY: No.
 14 MR. MENDENHALL: No. Just the 108,000.
 15 MR. BALDWIN: So it's going to be
 16 400,000.
 17 CHAIRMAN RAGUSA: Yes.
 18 MR. MENDENHALL: Correct.
 19 MS. McCORMICK: Yes.
 20 MR. BALDWIN: Okay. I changed that to
 21 400,000. Up above, I have listed the five
 22 twenty five for landscape, one forty seven --
 23 I'll be more specific. 525,608 for landscape,
 24 147,592 for mulch, and then for plant
 25 replacement, it's \$52,959, and then down below

1 where it says, "Contracts -- Perennials," it's
 2 zero.
 3 MR. MENDENHALL: Yes, that's correct.
 4 MR. BALDWIN: So we will probably be
 5 slightly over on these three line items -- or
 6 possibly three line items or four line items --
 7 due to the fact that they're starting on
 8 November 1st.
 9 MR. MENDENHALL: Correct. For at least
 10 one month, you would be higher.
 11 MR. BALDWIN: Correct. I'm saying
 12 overall your expenses over your budget will
 13 be.
 14 MR. MENDENHALL: Correct.
 15 MR. BALDWIN: Okay.
 16 MR. CHESNEY: Well, you don't know.
 17 They might start 10/1. It all depends. I
 18 don't know what conversations Doug has had
 19 with Davey.
 20 MR. MENDENHALL: Right. Sounds like you
 21 got it.
 22 MR. BALDWIN: Okay.
 23 MR. CHESNEY: Can you send us what the
 24 change to the assessment table is?
 25 We're not making any other changes.

1 MR. ARGUS: Yeah, perhaps.
 2 MR. CHESNEY: Okay. Hold on.
 3 MR. MENDENHALL: Alan, with anything
 4 that you do today, is there any chance that
 5 the assessment tables would update, or does
 6 that need to go to the assessments area
 7 first?
 8 MR. BALDWIN: It should automatically
 9 update.
 10 MR. MENDENHALL: Okay.
 11 CHAIRMAN RAGUSA: All right. Assuming
 12 we have got those changes -- assuming we've
 13 got those changes in place -- and I take it
 14 there is no objection to the changes we just
 15 discussed.
 16 (No response.)
 17 CHAIRMAN RAGUSA: Okay. What other
 18 budget items do we want to open up for
 19 discussion here?
 20 MR. ARGUS: The park improvement.
 21 CHAIRMAN RAGUSA: All right.
 22 MR. ARGUS: I'm unclear as to how much
 23 the improvements we're contemplating are
 24 actually going to cost. What sort of prices
 25 -- we were talking about taking out a loan

1 over several years for -- somebody in our
 2 group said it's going to be over a million
 3 dollars to do this.
 4 I am just trying to get a quantification
 5 as to what we think it may be.
 6 MR. CHESNEY: If you recall, 400,000
 7 came strictly because of Tonja's estimate of a
 8 million two, a million five, or something like
 9 that. And that's where we came -- we came up
 10 with a manageable, agreeable number, but we
 11 don't have any proposals.
 12 So that was where that number came from,
 13 was from a report when we had the parks audit.
 14 MR. ARGUS: And there was a million two
 15 to a million five, you say.
 16 MR. CHESNEY: Yes.
 17 MR. ARGUS: I seem to remember those
 18 numbers.
 19 MR. CHESNEY: Yeah.
 20 MR. ARGUS: Okay. So we're doing about
 21 a third to a quarter each year.
 22 MR. CHESNEY: Yeah.
 23 MR. ARGUS: Okay.
 24 CHAIRMAN RAGUSA: Realistically I do not
 25 think it's going to cost over a million

1 dollars to redo the playground equipment.
 2 MR. ARGUS: Okay.
 3 CHAIRMAN RAGUSA: That's just what my
 4 gut tells me. I think the 400,000 was very
 5 prudent to do in terms of let's get some money
 6 reserved and ready to go and get started, and
 7 we may have to look at, you know, alternative
 8 financing arrangements for the balance of the
 9 funding.
 10 But I think that was the right number,
 11 what we know right now. We don't have a magic
 12 number.
 13 MR. ARGUS: All right. When do we
 14 anticipate needing these funds? In other
 15 words, when do we start -- I guess, the start
 16 date for the project?
 17 CHAIRMAN RAGUSA: I think -- I think, in
 18 my eyes, the next major function that this
 19 board needs to undertake, once the budget is
 20 out, unless we get a landscape change, is we
 21 need to figure out how we're proceeding
 22 forward with the park equipment change.
 23 Are we going to hire a contractor? Are
 24 we going to hire a designer? Are we hiring a
 25 team? Are we hiring a vendor? What are we

1 doing? And we talked about it, and we had a
 2 meeting about it, and we heard from some
 3 people, but we never made a decision on which
 4 path we want to travel down.
 5 So I think this board needs to address
 6 that issue in the next 30 to 60 days or the
 7 next two meetings, and that way, we have a
 8 better understanding of how we're going to go
 9 about it, and then ultimately how do we get
 10 pricing.
 11 MR. ARGUS: The reason I brought it up
 12 is, if we're not anticipating needing those
 13 funds for six months into the budget year, does
 14 it make sense to budget 400,000?
 15 We may just want to budget 200,000 to go
 16 towards that, because it's only a half year in
 17 the expenses, assuming we do the financing on
 18 -- for the rest of the money.
 19 So, essentially, I could argue that we
 20 should reduce that by 200,000, since we're not
 21 going to be spending the money for the first
 22 six months of the year.
 23 CHAIRMAN RAGUSA: Personally, I would
 24 hope that we're underway on a project before
 25 six months from now.

1 MR. ARGUS: Okay.
 2 CHAIRMAN RAGUSA: I don't know that
 3 that's realistic. The permitting can't be
 4 that much and that lengthy for these.
 5 I understand philosophically your
 6 comment, but I think from a budgeting
 7 perspective, we have to look at the fiscal
 8 annual assessment and be prepared for whatever
 9 comes up during that year, because I think,
 10 without a doubt, this project will be
 11 completed within a year.
 12 And I would rather -- me, fiscally, I
 13 would rather have the full assessment this
 14 year, because we're going to assess for future
 15 financing, and whether that's spread out over
 16 time, I don't know, or rather it be a one-shot
 17 assessment in 2016 fiscal year.
 18 That's just me. I would rather keep
 19 400,000 in, but I'll just hear further the
 20 comments of other supervisors.
 21 Are you asking we knock the number down
 22 to \$200,000?
 23 MR. ARGUS: I was just expressing --
 24 trying to get a discussion going on that.
 25 Some of the feedback I've gotten is that the

1 increases, because of the park, many people
 2 thought were excessive; and if we don't need
 3 the money this year, that would be a way of
 4 slightly reducing the impact to them.
 5 CHAIRMAN RAGUSA: And that is why we
 6 have an increase, if you look at the items.
 7 In theory, if we didn't have that, it may have
 8 actually go down in some situations.
 9 I actually have residents sending me
 10 emails that says we shouldn't do any park
 11 improvement.
 12 MR. ARGUS: Right.
 13 CHAIRMAN RAGUSA: I don't agree with
 14 that. I don't think that's a prudent course
 15 of action, but, again, it's dollars collecting
 16 now and assessing now versus doing it through
 17 some alternative financing four months from
 18 now or whenever when we need the cash to pay
 19 for the project.
 20 Any other supervisors have any thoughts
 21 on this?
 22 MR. ROSS: I have thoughts, but I'll
 23 wait until the next month or two when we start
 24 talking about parks. I think the number
 25 should stay at four hundred.

1 I think we all know that that's less
 2 than what it's going to cost to really get our
 3 parks to where they need to get. I personally
 4 have only gotten one critical email about our
 5 budget. I haven't gotten any other negative
 6 emails, any negative feedback, comments.
 7 CHAIRMAN RAGUSA: Anything else? Any
 8 other desire to move the 400,000 number?
 9 (No response.)
 10 CHAIRMAN RAGUSA: The next item, if you
 11 have one.
 12 MR. ARGUS: That's it.
 13 CHAIRMAN RAGUSA: That's it.
 14 MR. ARGUS: Thank you.
 15 CHAIRMAN RAGUSA: Any other budgetary
 16 issues that we want to raise or address?
 17 MR. CHESNEY: Well, is there -- okay.
 18 We have one more meeting before budget cycle
 19 in September, so we could do our spend-down
 20 then of our current projects?
 21 MR. MENDENHALL: Yeah, absolutely.
 22 MR. CHESNEY: All right.
 23 MR. MENDENHALL: You have some time.
 24 CHAIRMAN RAGUSA: And no more supervisor
 25 questions or comments?

1 (No response.)
 2 CHAIRMAN RAGUSA: Any public comment on
 3 the fiscal year 2015 budget?
 4 (No response.)
 5 CHAIRMAN RAGUSA: Hearing no one and
 6 seeing no one, a motion to close the public
 7 hearing on the Westchase fiscal year 2015
 8 budget would be appropriate.
 9 MR. ARGUS: So moved.
 10 CHAIRMAN RAGUSA: Do we have a second?
 11 MR. ZEIGLER: Second.
 12 CHAIRMAN RAGUSA: We have a second. Any
 13 discussion?
 14 (No response.)
 15 CHAIRMAN RAGUSA: All in favor, please
 16 raise your hand.
 17 (All board members signify in the
 18 affirmative.)
 19 CHAIRMAN RAGUSA: That motion passes
 20 five to nothing as well.
 21 (Motion passes.)
 22 (Public hearing closed.)
 23 CHAIRMAN RAGUSA: All right. We need
 24 now to go to those original resolutions. Is
 25 that where --

1 MR. MENDENHALL: Yes, sir.
 2 CHAIRMAN RAGUSA: -- in the August 5 --
 3 MR. MENDENHALL: 2014-04 and 2014-05.
 4 The first one was for budget itself, and the
 5 second one is the levy of assessments based on
 6 that budget.
 7 MR. CHESNEY: Help me out. So when will
 8 this go to the tax collector's office?
 9 MR. MENDENHALL: Probably by the end of
 10 this week. What will wind up happening is, we
 11 will sign off on the resolution, Alan will
 12 ship off his numbers to assessments, to
 13 double-check them, make sure everything is
 14 filled in correctly, and then they send it off
 15 as soon as feasible.
 16 MR. BARRETT: Andy --
 17 MR. MENDENHALL: Yes, sir.
 18 MR. BARRETT: -- can you ask him what
 19 the updated O&M assessment is, not -- not for
 20 one of the western villages, but for maybe
 21 Baybridge, because they've got that tax credit
 22 to --
 23 MR. MENDENHALL: Okay. Hey, Alan --
 24 MR. BALDWIN: Yes.
 25 MR. MENDENHALL: -- are you able to look

1 at the assessment tables based on some of the
 2 changes made today and look at an average
 3 village, like Baybridge, for example, at the
 4 operations and maintenance and see what that
 5 currently is, what it's showing?
 6 MR. BALDWIN: Baybridge?
 7 MR. MENDENHALL: Yes, sir. The current
 8 fiscal year for General Fund 001 is \$396.01.
 9 There is (inaudible).
 10 MR. CHESNEY: Yes.
 11 MR. ARGUS: That's the current number,
 12 yes --
 13 MR. CHESNEY: That's the current one.
 14 MR. ARGUS: -- or the previous number,
 15 yeah.
 16 MR. CHESNEY: What's the updated --
 17 MR. BALDWIN: For 2015, it is 493,000 --
 18 I'm sorry -- \$493.24.
 19 MR. ARGUS: Oh.
 20 MR. MENDENHALL: Can you say that one
 21 more time, Alan?
 22 MR. BALDWIN: Current year is \$396.01.
 23 MR. MENDENHALL: Okay. How about 2015?
 24 MR. BALDWIN: And '15 is now \$493.24.
 25 MR. MENDENHALL: 493.24?

1 MR. BALDWIN: Which is the difference of
 2 97.23.
 3 MR. CHESNEY: Still seems higher than I
 4 thought it would be. It was 524 before.
 5 MS. WHYTE: 524.38.
 6 CHAIRMAN RAGUSA: How much of that is
 7 the recapture of the credit?
 8 MR. BALDWIN: Now, I just pulled the
 9 General Fund 001 (inaudible). This is not the
 10 grand total of everything.
 11 MR. CHESNEY: Yeah.
 12 MR. MENDENHALL: Right.
 13 MR. CHESNEY: Well, it goes from 32 to
 14 probably 25 percent increase or a little bit
 15 less.
 16 MR. MENDENHALL: I mean, all that --
 17 MR. CHESNEY: It's a 24 percent increase
 18 from a 32.4 percent increase, so --
 19 MR. BALDWIN: Yes, 24.55 percent.
 20 MR. CHESNEY: Okay. Yeah, makes sense.
 21 Okay.
 22 MR. BARRETT: Thank you.
 23 MR. CHESNEY: All right.
 24 CHAIRMAN RAGUSA: Okay. We're going to
 25 need a motion to approve Resolution 2014-4.

1 And I'll read this.
 2 "It is a resolution of the Westchase
 3 Community Development District relating to the
 4 annual appropriations of the district and
 5 adopting the budget for the fiscal year
 6 beginning October 1, 2014 and ending September
 7 30, 2015 and referencing the maintenance and
 8 benefit special assessments to be levied by
 9 the district for said fiscal year."
 10 Obviously that resolution takes into
 11 consideration the items that were discussed at
 12 the public hearing and approved today as well.
 13 MR. ARGUS: So moved.
 14 CHAIRMAN RAGUSA: Do we have a second?
 15 MR. ROSS: Second.
 16 CHAIRMAN RAGUSA: We have a motion
 17 that's been seconded to approve Resolution
 18 2014-4. Any further discussion?
 19 (No response.)
 20 CHAIRMAN RAGUSA: All in favor, please
 21 raise your hand.
 22 (All board members signify in the
 23 affirmative.)
 24 CHAIRMAN RAGUSA: That motion passes
 25 five to nothing.

1 (Motion passes.)
 2 CHAIRMAN RAGUSA: We now have a motion
 3 to approve Resolution 2014-5, which reads, "A
 4 resolution levying and imposing a non-ad
 5 valorem maintenance special assessment for the
 6 Westchase Community Development District for
 7 fiscal year 2015." And that obviously takes
 8 into consideration the changes as well that
 9 were discussed today at the public hearing.
 10 Do we have a motion to approve
 11 Resolution 2014-5?
 12 MR. ZEIGLER: Motion to approve.
 13 MR. ARGUS: Second.
 14 CHAIRMAN RAGUSA: Okay. We have a
 15 second. Any discussion?
 16 (No response.)
 17 CHAIRMAN RAGUSA: All in favor of the
 18 motion to approve Resolution 2014-5, please
 19 raise your hand.
 20 (All board members signify in the
 21 affirmative.)
 22 CHAIRMAN RAGUSA: That motion passes
 23 five to nothing as well.
 24 (Motion passes.)
 25 CHAIRMAN RAGUSA: Do we have any other

1 business for the good of Westchase?
 2 MR. BALDWIN: Do you want the dollar
 3 amounts right now, or do you want me to put
 4 them in --
 5 MR. MENDENHALL: I think in the past
 6 Alan has given the dollar amounts filled in.
 7 He can give them to you now or --
 8 CHAIRMAN RAGUSA: That's fine. I would
 9 put them on the record.
 10 MR. MENDENHALL: Okay. Alan, if you
 11 have them, I'll go ahead and -- if you want to
 12 state them slowly and clearly, I'll fill them
 13 in.
 14 MR. BALDWIN: Okay. The first one had
 15 to do with the appropriations. Correct?
 16 MR. MENDENHALL: Yes.
 17 MR. BALDWIN: Okay. The general funds,
 18 I believe it lists general debts, et cetera?
 19 MR. MENDENHALL: Yes, total general
 20 debt, capital projects and enterprise funds.
 21 MR. BALDWIN: Okay. Total general funds
 22 is \$3,172,534. Debt service is \$1,232,991.
 23 And that grand total at the bottom and it's
 24 also written across -- I believe it's further
 25 up -- is \$4,405,525.

1 MR. MENDENHALL: Okay. Bear with me
 2 just a second.
 3 CHAIRMAN RAGUSA: Did he do the Number 5
 4 first?
 5 MR. MENDENHALL: He did -- no -- 2014-4,
 6 so you have your total general, total debt,
 7 you don't have capital or enterprise.
 8 CHAIRMAN RAGUSA: Okay.
 9 MR. BALDWIN: Correct.
 10 MR. MENDENHALL: Okay. Let me grab the
 11 other one now. Okay. Now, I'm on 2014-5.
 12 MR. BALDWIN: Okay. Revenues for the
 13 non-ad valorem assessment.
 14 MR. MENDENHALL: Yes. So just the two
 15 items there.
 16 MR. BALDWIN: Okay. General fund is
 17 \$3,299,717.
 18 MR. MENDENHALL: Seven what?
 19 MR. BALDWIN: Seventeen dollars.
 20 MR. MENDENHALL: Seventeen. Okay.
 21 MR. BALDWIN: And the debt service is
 22 \$1,266,134.
 23 MR. MENDENHALL: Okay.
 24 MR. BALDWIN: And also I do not believe
 25 that one requires a total.

1 MR. MENDENHALL: Okay. No, it doesn't
 2 have -- it does not have a total listed on
 3 there.
 4 MR. BALDWIN: Okay.
 5 CHAIRMAN RAGUSA: Mr. Argus.
 6 MR. ARGUS: I do have a request of
 7 Alan.
 8 MR. BALDWIN: Yes.
 9 MR. ARGUS: Under the "Debt Service
 10 Payouts," in the back of that packet, of the
 11 budget packet, we have, I think, three or four
 12 outstanding funds that we are paying the debt
 13 service on.
 14 At the bottom of the page, could you put
 15 what areas of Westchase are included in that
 16 debt service, to pay that debt service?
 17 It looks like we have one coming --
 18 about to be paid off in about three years.
 19 And it would make it easier for me to
 20 understand what area of Westchase is going to
 21 be paid off in three years.
 22 MR. BALDWIN: If you --
 23 MR. BARRETT: The Fords and the Bridges.
 24 MS. WHYTE: Yes, the Fords and the
 25 Bridges.

1 CHAIRMAN RAGUSA: This one --
 2 MR. ARGUS: That type of page, yeah.
 3 CHAIRMAN RAGUSA: Page 38.
 4 MR. ARGUS: There's several of them. In
 5 my mind, I don't know which debt service goes
 6 to which areas of Westchase, since we have
 7 four or five of them.
 8 MR. BALDWIN: Okay. Right now, you have
 9 altogether --
 10 MR. ARGUS: I don't need the information
 11 now.
 12 MR. BALDWIN: Okay.
 13 MR. ARGUS: I would just like to have it
 14 in the future.
 15 MR. MENDENHALL: Okay.
 16 MR. BALDWIN: Okay.
 17 MR. ARGUS: Thank you.
 18 CHAIRMAN RAGUSA: Anything else?
 19 MR. ARGUS: That's all I have.
 20 CHAIRMAN RAGUSA: Any other supervisor
 21 comments or questions?
 22 (No response.)
 23 CHAIRMAN RAGUSA: Any public comments or
 24 questions?
 25 (No response.)

1 CHAIRMAN RAGUSA: Hearing none, a
2 motion -- oh, I'm sorry --
3 MR. ROSS: I was going to say I move to
4 adjourn.
5 CHAIRMAN RAGUSA: Okay. A motion to
6 adjourn. Do we have a second?
7 MR. CHESNEY: Second.
8 CHAIRMAN RAGUSA: All in favor, please
9 raise your hand.
10 (All board members signify in the
11 affirmative.)
12 CHAIRMAN RAGUSA: That motion passes
13 five to nothing.
14 (Motion passes.)
15 (At 4:40 p.m., the meeting adjourns.)
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Mark Ragusa
Chairman, Westchase CDD



Andrew P. Mendenhall, PMP
Secretary, Westchase CDD