

RE: WESTCHASE COMMUNITY DEVELOPMENT DISTRICT

## TRANSCRIPT OF: BOARD MEETING

DATE: August 5, 2014

TIME: 4:00 p.m. - 7:05 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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1 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

## ALSO PRESENT:

9 SEVERN TRENT SERVICES:  
 10  
 11 Andy Mendenhall, District Manager

## DISTRICT ATTORNEY:

14 Erin McCormick

## WESTCHASE STAFF:

18 Sonny Whyte  
 20 Doug Mays

## DISTRICT ENGINEER:

24 Tonja Stewart  
 25

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1 The transcript of Westchase Community  
 2 Development District Board Meeting, on the 5th day  
 3 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: Good afternoon, ladies  
 10 and gentlemen. My name is Mark Ragusa. I'm  
 11 the chair of the West Chase Community  
 12 Development District. Welcome to our August  
 13 5, 2014 meeting.

14 I'm going to ask everybody to stand and  
 15 recite the Pledge of Allegiance.

16 (The Pledge of Allegiance was recited.)

17 CHAIRMAN RAGUSA: The record should  
 18 reflect that all supervisors are accounted for  
 19 and present today. The record should also  
 20 reflect that we have a number of residents  
 21 present.

22 On the consent agenda, which is Agenda  
 23 Item Number Two, we're going to pull approval  
 24 of the July 8, 2014 meeting minutes until our  
 25 continued meeting on August 25 of this month.

<p style="text-align: right;">Page 5</p> <p>1 A lot of us did not have an opportunity 2 to review the minutes due to some electronic 3 issues associated with transferring from paper 4 to electronics. So those will be brought up 5 at the next one. 6 Motion to approve the consent agenda, 7 which would contain the financial statements 8 as of June 30, 2014, would be appropriate. 9 MR. ARGUS: Well, I haven't had a chance 10 to review those either because they come with 11 the package. 12 CHAIRMAN RAGUSA: All right. Why don't 13 we pull both of these consent agenda items 14 until the August 25, 2014 meeting? 15 MR. ARGUS: Yes. 16 CHAIRMAN RAGUSA: Andy, you'll make sure 17 those are on the agenda? 18 MR. MENDENHALL: Yes, sir. 19 CHAIRMAN RAGUSA: Do we need a 20 resolution to open or just a motion to open 21 the public hearing? 22 MS. McCORMICK: Motion to open a public 23 hearing. 24 CHAIRMAN RAGUSA: All right. Our next 25 item -- and I'm sure we've got a lot of</p>	<p style="text-align: right;">Page 7</p> <p>1 And that is the TRIM notice that you 2 receive. And if you've watched those budgets 3 over the years, it is always higher than the 4 budgets we actually adopt. 5 And the major reason for that is once 6 the TRIM notice budget is published, we cannot 7 increase our budget. It can only go down. So 8 in an abundance of caution, we always 9 incorporate potential projects, potential 10 capital expenses, and other what I'm going to 11 call higher than truly anticipated -- that's 12 not the right word -- but if something is 13 going to be contemplated in the final -- or 14 upcoming year, we put it in for TRIM notice 15 purposes, because we can't add an item back in 16 once the TRIM notices go out. 17 We have had three months of discussion, 18 at least, on the budget. We are going to have 19 a public hearing, which we will open it up to 20 the floor for discussion on any issue you 21 want. To the extent we can answer a question 22 here today, we will. If we need to get back 23 to you, we will do that. But it is our goal 24 to finalize a budget and approve a budget 25 today.</p>
<p style="text-align: right;">Page 6</p> <p>1 residents who want to talk about this -- we're 2 going to go ahead -- and we'll need a motion 3 to open the public hearing to adopt the fiscal 4 year 2015 budget. 5 MR. CHESNEY: So moved. 6 MR. ARGUS: Second. 7 CHAIRMAN RAGUSA: All in favor, please 8 raise your hand. 9 (All board members signify in the 10 affirmative.) 11 CHAIRMAN RAGUSA: That motion passes. 12 (Motion passes.) 13 CHAIRMAN RAGUSA: Let's now open the 14 public hearing. 15 (Public hearing opened.) 16 CHAIRMAN RAGUSA: Let me just say a 17 couple of things. For the residents who are 18 not familiar with the CDD budgeting process -- 19 and staff and counsel are welcome to add on to 20 my comments -- what you need to understand in 21 the process of local government is that our 22 budget is set high initially, and we have to 23 do that because at one point we have to 24 publish our budget through the county and the 25 property appraiser's office.</p>	<p style="text-align: right;">Page 8</p> <p>1 I was involved with staff and a 2 couple of residents on trying to figure out 3 the significant increase in the Harbor Links 4 Estates assessment. I know a few guys are 5 here on that today. I have a handout here, a 6 couple of them. I see a couple of extra 7 copies. 8 I worked with Alan and Andy and Sonny to 9 try to figure that out, because, candidly, I 10 couldn't figure it out at first as well. What 11 we have done, what I'm going to call a 12 layman's analysis of that issue and why it 13 went up six-hundred-ninety-some-odd-dollars in 14 one year. 15 And you'll see from that memo and the 16 budget itself that there are a couple of 17 significant factors that lead to that, the 18 first of which is the fact the Harbor Links 19 Estates needs to repay the monies that it 20 borrowed from the Westchase General Fund. 21 And one of the things that we 22 supervisors are going to need to do today is 23 decide what the payment schedule is going to 24 be. That is an interest-free loan. But the 25 budget was calculated based on a three-year</p>

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1 repayment scheme.  
 2 We have also talked about but have made  
 3 no final decision on whether it should be  
 4 three-, four-, or five-year payment stream.  
 5 And obviously the longer it goes, the smaller  
 6 the annual repayment is, which would be  
 7 assessed to those residents. That is one  
 8 component of it.  
 9 There are other components of it that  
 10 are tied to that, but there are also other  
 11 operating increases that are explained in  
 12 somewhat greater detail in this memorandum.  
 13 So if you have questions that are not  
 14 answered in that document, if you're here for  
 15 that issue, we'll go ahead and address them at  
 16 some point, but I would like to open it up to  
 17 any resident who wants to ask questions or  
 18 address the CDD budget.  
 19 I would only ask that you stand. You  
 20 can stay at your seat, but please stand and  
 21 identify your name and your address so the  
 22 court reporter can take that down to complete  
 23 our record.  
 24 So do we have anybody seeking input on  
 25 any issue on the 2015 budget?

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1 Yes, ma'am.  
 2 MS. CARLSEN: My name is Kathy Carlsen.  
 3 I'm the voting member from Glenclyff. I have  
 4 several questions about individual items in  
 5 the budget, but I know you're going to go  
 6 through the process, having attended the  
 7 meeting last week. I know some things are  
 8 going to be adjusted up and down. So I would  
 9 like to perhaps reserve my questions until  
 10 the end. Maybe you'll explain some of the  
 11 budget items during the process of what you're  
 12 going to do tonight.  
 13 CHAIRMAN RAGUSA: We hashed out what I'm  
 14 going to call the line items that were subject  
 15 to discussion at last month's meeting. These  
 16 supervisors may have different thoughts, but I  
 17 viewed it as if it was a controversial or a  
 18 disputed charge or line item, I thought we  
 19 addressed it in detail last month.  
 20 If you have particular items, if you  
 21 could tell Alan or Andy, we'll keep an eye out  
 22 on those. If you want to identify particular  
 23 items in the budget, we can certainly be  
 24 prepared to address those, if you'd like.  
 25 MS. CARLSEN: Okay. Well, I have a

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1 question about the increase of legal fees of  
 2 \$30,000 from last year to this year. I  
 3 understand in 2014, I believe it was, we  
 4 purchased some property and had some  
 5 additional legal fees at that time, but I'm  
 6 not sure why we're increasing this year's  
 7 budget by \$30,000 for legal fees.  
 8 MR. CHESNEY: Last meeting we addressed  
 9 that.  
 10 CHAIRMAN RAGUSA: Yeah, that was  
 11 adjusted at the last meeting.  
 12 MS. CARLSEN: I believe it's in the 2015  
 13 budget that's printed tonight, \$110,000 from  
 14 \$80,000.  
 15 MR. ROSS: She's correct.  
 16 CHAIRMAN RAGUSA: And what's happened  
 17 here is, it looks to me, that the budget that  
 18 you have in front of you is the same one we  
 19 had last month, and it does not reflect the  
 20 itemized changes that we agreed to. The fees  
 21 came down.  
 22 MR. BALDWIN: I didn't realize the fees  
 23 came down.  
 24 CHAIRMAN RAGUSA: Okay. What we'll do  
 25 is, someone will grab the minutes here real

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1 quickly, and we'll figure out what we reduced  
 2 them to.  
 3 MR. ARGUS: We don't have the minutes  
 4 from last month.  
 5 MR. CHESNEY: I have the minutes.  
 6 CHAIRMAN RAGUSA: We didn't get anything  
 7 until about half hour ago -- ten minutes ago.  
 8 MR. CHESNEY: Okay. I'll look while you  
 9 guys do that. Keep going.  
 10 MS. CARLSEN: Another line item I'm  
 11 questioning is the increase in R and M  
 12 Equipment by \$7500. I just would like some  
 13 idea of what that expenditure is for.  
 14 MR. BALDWIN: I'm sorry. Where was that  
 15 again?  
 16 MS. CARLSEN: R and M Equipment.  
 17 MR. BALDWIN: Under what?  
 18 MS. WHYTE: 001.  
 19 MR. BALDWIN: Under Right of Way?  
 20 MS. CARLSEN: Yes, Right of Way, it's  
 21 called this year. Last year it was --  
 22 CHAIRMAN RAGUSA: Sonny or Doug, can you  
 23 address that one? I think we know the answer  
 24 to that.  
 25 MS. WHYTE: We basically charge any

1 additional black light lighting, outlets,  
 2 posts, any kind of essentials that we buy at  
 3 Home Depot or Lowe's goes into that R and M  
 4 Equipment. And there's been quite a bit of  
 5 repair as the community gets a little bit  
 6 older. So we thought rather than going over  
 7 the line item, we would increase that.  
 8 MS. CARLSEN: Okay. Capital Outlay  
 9 Other, in that same field, is increased by  
 10 \$24,000 this year over last year's budget; and  
 11 because it's such a broad category, I just  
 12 wondering if there was some kind of breakdown  
 13 of what that 24,000 represents.  
 14 CHAIRMAN RAGUSA: Andy and Sonny, I  
 15 think you understand that one.  
 16 MR. BALDWIN: I have some information.  
 17 Originally, there were some potential expenses  
 18 that the boards were looking at in regards to  
 19 capital outlay, and some of them had to do  
 20 with the LED lighting, and then there was also  
 21 a consideration possibly for a splash park or  
 22 another type of park and recreation, which at  
 23 that time, between the two different LED  
 24 lightings and the splash park, it came out to  
 25 \$158,000; but during the different meetings

1 that we've attended, we dropped that dollar  
 2 amount down to 84,000.  
 3 It doesn't really specify indirectly  
 4 what the eighty four is covering, but it is  
 5 would have been covering those specific line  
 6 items at that time that was spoken of.  
 7 MS. CARLSEN: Okay. It still seems like  
 8 a large increase to me over last year.  
 9 The next question I have --  
 10 MR. MENDENHALL: Legal fees, at the time  
 11 we talked about eighty, it was mentioned to  
 12 give it one more month of run-through before  
 13 we made our official decision.  
 14 MR. BALDWIN: So it's still at one  
 15 hundred ten?  
 16 MR. MENDENHALL: That's why it wasn't  
 17 changed.  
 18 MR. CHESNEY: All right.  
 19 MR. MENDENHALL: I'm just looking on  
 20 Page 65.  
 21 MR. CHESNEY: Oh, I'm on 64.  
 22 MR. MENDENHALL: Yeah, we talked about  
 23 80 for a while and then mentioned to give it  
 24 another month to run through.  
 25 MR. BALDWIN: So the answer to your

1 question in regards to that one, right now,  
 2 nothing's been anticipated increased. With  
 3 the new projection coming up, there are  
 4 approximately 90,000, unless Erin believes  
 5 that maybe further down -- right now, we're  
 6 showing July to September another twenty-two  
 7 three.  
 8 MS. McCORMICK: Right. I think that --  
 9 so based on that, it would end up being  
 10 about 90,000 for this year.  
 11 MR. BALDWIN: Correct.  
 12 MS. McCORMICK: And there were, you  
 13 know, legal costs associated with the  
 14 acquisition of Promise Drive. So, I mean, I  
 15 think the board could keep it at the 80,000  
 16 that it was at this year, and that would be a  
 17 reasonable budget.  
 18 MR. CHESNEY: Okay. Sounds good, eighty  
 19 grand.  
 20 MR. BALDWIN: Are we making official  
 21 changes right now?  
 22 MR. CHESNEY: Yes.  
 23 CHAIRMAN RAGUSA: Well, do any of the  
 24 supervisors disagree with keeping the legal  
 25 fees at \$80,000?

1 (No response.)  
 2 CHAIRMAN RAGUSA: Hearing nothing.  
 3 MR. BALDWIN: Okay. I was going to  
 4 address your other one you had with regards  
 5 to, you said, the land purchase?  
 6 MS. CARLSEN: Well, I did send an email  
 7 message to Mark regarding the land purchase.  
 8 It was -- what I was questioning was, at this  
 9 time, what are our ongoing yearly expenses for  
 10 the acquisition of that land in regards to  
 11 things like taxes, insurance, on having the  
 12 additional property that's sitting there  
 13 vacant and not protected in any way,  
 14 maintenance.  
 15 Any other expenses we might have in  
 16 regards to that land, while we are  
 17 contemplating what's going to be done with  
 18 that property?  
 19 CHAIRMAN RAGUSA: Well, I can tackle  
 20 some of those questions. We don't pay taxes  
 21 on our real property.  
 22 MS. CARLSEN: Okay.  
 23 CHAIRMAN RAGUSA: There's no  
 24 improvements to the property. Staff is  
 25 exploring a fencing system for that to try to

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1 isolate the land from Promise Lane. We have  
 2 not made a final decision on that.  
 3 As far as I know, we do not have any  
 4 unusual or additional operational expenses  
 5 associated with mowing it or taking care of  
 6 it. There's no utilities to the property that  
 7 we have to pay anything for. And I think Doug  
 8 will probably confirm this. But if we need it  
 9 mowed or we need something done, either we do  
 10 it in-house or the landscape contractor does  
 11 it for us at no additional cost.  
 12 So the land is purchased. It's not  
 13 financed. It's owned outright by the CDD. We  
 14 don't have to pay taxes on it. We own it,  
 15 and, comparatively, it requires little to  
 16 nothing to maintain it.  
 17 MS. CARLSEN: And I guess I'm a little  
 18 late coming in. I wasn't as involved as I  
 19 have been this year in the -- when the land  
 20 was purchased. The \$217,000 purchase price,  
 21 where did those monies come?  
 22 MR. CHESNEY: Our general reserves.  
 23 CHAIRMAN RAGUSA: Yes.  
 24 MR. CHESNEY: Our fund balance would be  
 25 a better way to say it, our continued cash

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1 reserve.  
 2 MR. BALDWIN: Unassigned cash.  
 3 MS. CARLSEN: Excuse me?  
 4 MR. BALDWIN: Unassigned cash.  
 5 MS. CARLSEN: Okay. So these are fees  
 6 that we, as residents, have been paying in on  
 7 a yearly basis that have not been spent during  
 8 the annual budget process?  
 9 MR. BALDWIN: It not only has not been  
 10 spent, but it also has not been assigned for a  
 11 specific anticipated use. Right now, it's  
 12 sitting there as unassigned cash.  
 13 MS. CARLSEN: Okay.  
 14 MR. BALDWIN: The question that has  
 15 already crossed my mind, which would be a  
 16 further discussion for you all, what is the  
 17 anticipated use for this piece of land?  
 18 And the reason why it would need to be  
 19 discussed is because the commercial properties  
 20 do not -- are not assessed in regards to parks  
 21 and recs and things of that nature, and so,  
 22 therefore, whatever the use of this land is  
 23 going to be, obviously, it's going to affect  
 24 the assessment rates depending on what the use  
 25 is going to be.

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1 So that's something further down the  
 2 road that when you all decide to come to an  
 3 agreement what you're going to use the land  
 4 for, then we'll have to try and figure out  
 5 whether or not (inaudible) and also the  
 6 commercial property, or are they excluded from  
 7 it, or they do -- are included in it, then  
 8 part of the assessments also.  
 9 CHAIRMAN RAGUSA: That's if we have any  
 10 expense associated with the property?  
 11 MR. BALDWIN: Or if you -- well, if you  
 12 decide to -- whatever you purchased the land  
 13 for or whatever you are going to do with that  
 14 land, if you're going to build -- I'll just  
 15 throw something out there -- a splash park or  
 16 whatever, you know, we'll have to come up to  
 17 an idea of saying, are the commercial  
 18 properties going to be part of this, or are  
 19 they excluded from it because they were not  
 20 directly benefited?  
 21 CHAIRMAN RAGUSA: And I guess we knew we  
 22 were going to have to address that issue for  
 23 assessment purposes.  
 24 Does it matter to you that there is no  
 25 money in this budget to do anything with that

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1 property?  
 2 MR. BALDWIN: Correct.  
 3 CHAIRMAN RAGUSA: Does it matter that we  
 4 will not be determining the use of that  
 5 property, let alone engaging in any steps to  
 6 develop it over the next year?  
 7 MR. BALDWIN: No.  
 8 CHAIRMAN RAGUSA: Okay.  
 9 MS. CARLSEN: Okay. And I just have two  
 10 other issues I wanted to address. One was the  
 11 \$16,000 increase in -- under Flood Control  
 12 Stormwater Management, the fountains.  
 13 And I thought there was talk at the last  
 14 meeting that you were going to exclude any  
 15 additional fountains from this year's budget,  
 16 but I could be mistaken. I know it was just a  
 17 discussion item.  
 18 MR. BALDWIN: The information that I  
 19 have is that when I attended the May 6th  
 20 meeting, that's when the amount was increased  
 21 to 18,000. I'm not sure what we entailed for  
 22 that, Sonny or Doug.  
 23 MS. WHYTE: We had requested, because we  
 24 had a request to have a fountain put on the  
 25 firehouse pond, and that is what the balance

<p style="text-align: right;">Page 21</p> <p>1 is, including the maintenance, because they're</p> <p>2 going to reduce it -- if we do do the fountain,</p> <p>3 then it will reduce the quarterly maintenance</p> <p>4 on it, to include all of it, and that is</p> <p>5 covered in that balance.</p> <p>6 CHAIRMAN RAGUSA: That was -- I thought</p> <p>7 we approved that. We certainly left it in the</p> <p>8 budget with the expectation that it would be</p> <p>9 approved. But it would be a smaller fountain</p> <p>10 than what is off of Linebaugh right now in the</p> <p>11 lake beside the fire department?</p> <p>12 MS. CARLSEN: Right. And we would not</p> <p>13 be paying an additional \$175 a quarter for</p> <p>14 maintenance of that fountain, if there is a</p> <p>15 warranty or --</p> <p>16 CHAIRMAN RAGUSA: There is a maintenance</p> <p>17 fee, but because we have two fountains, the</p> <p>18 per fountain price comes down.</p> <p>19 MS. CARLSEN: Okay.</p> <p>20 CHAIRMAN RAGUSA: The cost, I should</p> <p>21 say.</p> <p>22 MS. CARLSEN: And my last question</p> <p>23 addresses the park improvements. You have</p> <p>24 included 508,000 roughly in this year's budget</p> <p>25 for those improvements. I understand it's to</p>	<p style="text-align: right;">Page 23</p> <p>1 We could have kept them solid and kind</p> <p>2 of saved some of that money, but they are</p> <p>3 significant dollars when you talk about our</p> <p>4 parks, because parks are a large investment,</p> <p>5 you know, from our community. So we have</p> <p>6 taken and dropped that money down.</p> <p>7 There is also -- I don't know if you</p> <p>8 want to say about the other part that's in</p> <p>9 there.</p> <p>10 CHAIRMAN RAGUSA: That number includes</p> <p>11 budgeting for the anticipated increase in the</p> <p>12 landscape contracting. We don't like breaking</p> <p>13 that number out, so it was put into there.</p> <p>14 As I sit here, I'm concerned that that</p> <p>15 number doesn't cover what we're actually going</p> <p>16 to incur.</p> <p>17 MR. CHESNEY: Yeah. The number is</p> <p>18 400,000 we used on an annualized basis.</p> <p>19 MR. BALDWIN: With one hundred eight for</p> <p>20 the landscaping.</p> <p>21 MR. CHESNEY: Yeah. Right. Last time</p> <p>22 we did it, we were in excess of \$2,000,000.</p> <p>23 So you need to think about five years,</p> <p>24 400,000, you know, that's \$2,000,000.</p> <p>25 CHAIRMAN RAGUSA: But that 400,000 will</p>
<p style="text-align: right;">Page 22</p> <p>1 meet ADA requirements within the parks.</p> <p>2 I'm just questioning whether it all has</p> <p>3 to be done -- or both parks have to be done at</p> <p>4 the same time, where that number comes from,</p> <p>5 because I have attended the meeting where this</p> <p>6 has been discussed, and I have not heard any</p> <p>7 monetary figures quoted by anyone for that</p> <p>8 work. That's my last point.</p> <p>9 MR. CHESNEY: Okay. Well, we went</p> <p>10 through -- how long ago was it -- ten years</p> <p>11 ago -- the parks improvement plan?</p> <p>12 MR. MENDENHALL: Yes.</p> <p>13 MR. CHESNEY: So we've received -- and</p> <p>14 we received some estimates already from our</p> <p>15 engineer, and those estimates are in excess of</p> <p>16 a million dollars. The last time we did a</p> <p>17 park improvement plan, it was in excess of two</p> <p>18 and a half million -- 2.6 million, somewhere</p> <p>19 around there. It's been a long time. But it</p> <p>20 was in there.</p> <p>21 So the 400,000 is really -- think of it</p> <p>22 as a payment stream. What we did is, after we</p> <p>23 had paid off it previously, the last park, we</p> <p>24 dropped the assessments down, so -- you know,</p> <p>25 which is -- there's two ways to look at it.</p>	<p style="text-align: right;">Page 24</p> <p>1 not pay for all of the improvements we need to</p> <p>2 do to the parks.</p> <p>3 And just to answer your question, based</p> <p>4 on experience, you want to do both projects at</p> <p>5 the same time, because the contractor is going</p> <p>6 to want to mobilize once, even though they're</p> <p>7 a mile apart. They're not going to want to</p> <p>8 come out this quarter and then come back</p> <p>9 another quarter to do it.</p> <p>10 It's more economical and efficient for</p> <p>11 the contractor to bid the project and for us</p> <p>12 to award the contract when they're doing it</p> <p>13 all at the same time.</p> <p>14 Now, they physically may not be tearing</p> <p>15 up both parks at the same time, but they'll go</p> <p>16 from one to the other. That's economics. You</p> <p>17 do them both at the same time. It's less</p> <p>18 expensive for you to do it that way.</p> <p>19 MS. CARLSEN: And I understand that.</p> <p>20 And I guess my final point being that we have</p> <p>21 experienced a 20 percent -- relatively 20</p> <p>22 percent increase last year and again this year</p> <p>23 in our CDD fees.</p> <p>24 And for some communities -- ours is a</p> <p>25 mostly retirees, fixed-income community --</p>

1 that's a significant increase in what we would  
2 be paying to live in Westchase.

3 MR. CHESNEY: Why was it 20 percent last  
4 year?

5 MS. CARLSEN: Last year, it was 21  
6 percent from 2013 to 2014, and this year it's  
7 going to be -- it's estimated to be 21 percent  
8 again, I believe, or actually maybe 19.9 if we  
9 adopt the final budget.

10 2013 was in somewhat -- or 2014 maybe  
11 was, in part, somewhat to the error to 2013,  
12 with credits for or the payoff of the general  
13 fund or the debt service, I guess. There was  
14 some adjustment that was made there.

15 But, in any case, it's still a 20  
16 percent impact to our budget for two years  
17 running.

18 MR. CHESNEY: Yeah.

19 CHAIRMAN RAGUSA: This was Glendcliff?

20 MS. CARLSEN: Glendcliff, yes.

21 MR. CHESNEY: I don't have last year's  
22 stuff.

23 CHAIRMAN RAGUSA: I can't address the  
24 difference between '13 to '14. I don't have  
25 that data in front of me. It is 19.9, and it

1 capital improvement here. There's no standard  
2 increases across the board. This is pretty  
3 much the same budget we had last year with a  
4 few exceptions, primarily landscaping and the  
5 parks.

6 MS. CARLSEN: Okay. Thank you.

7 CHAIRMAN RAGUSA: Any other questions?

8 MR. HORWITZ: Just a quick question.

9 I'm Dave Horwitz. I live over in The  
10 Bridges.

11 You mentioned a piece of property on  
12 Promise Lane.

13 CHAIRMAN RAGUSA: Yes.

14 MR. HORWITZ: (Inaudible) If you could  
15 tell me why did you purchase that piece of  
16 property?

17 CHAIRMAN RAGUSA: Brian, do you want to  
18 address that?

19 MR. ROSS: I can speak for myself  
20 since I was the one who sort of championed the  
21 issue. The parcel itself is inclusive of not  
22 only real estate, but also part of the pond  
23 when you come in off Linebaugh. So from my  
24 rose-colored viewpoint, that's a critical  
25 piece of property that affects all of

1 will come down with what we've already changed  
2 and discussed. I can't tell you -- a dollar  
3 doesn't equate to a reduction per unit. It  
4 doesn't work that way, based on the assessment  
5 methodology.

6 But understand that I think we could  
7 safely tell every resident in Westchase that  
8 the park improvement is going to drive our  
9 assessments up. That is the culprit.

10 There are no big ticket items in this  
11 2015 budget. There are none. We recognize  
12 the need that we're going to pay more for  
13 landscaping, and those bids are not open yet,  
14 so we don't know what they are.

15 We're going to pay a lot more for  
16 landscaping based on what we've heard from the  
17 market, and we've got to budget monies, a  
18 significant amount of money for the parks, but  
19 I don't think we want to go into this thing a  
20 year from now with nothing reserved and we get  
21 hit with a million-dollar bill. And that's  
22 the biggest concern.

23 We're hoping that the level of service  
24 will remain the same, if not improve our  
25 operations next year. But there is no other

1 Westchase.

2 If that parcel was developed by some  
3 multi-unit developer and they put in a pool  
4 and a deck and whatever else, all that's going  
5 to be viewed and affect the people that drive  
6 in on Linebaugh.

7 MR. HORWITZ: Oh.

8 MR. ROSS: Moreover, to the extent they  
9 assert that they have certain uses of the  
10 lake, whether it's for motor boats or whatever  
11 else, again, from my viewpoint that affected  
12 us.

13 You combine that with the fact that I  
14 learned that it was on the market as a result  
15 of a foreclosure, and that's sort of what I do  
16 in my real life, I recognized there was an  
17 opportunity to get it at a relatively good  
18 price for all of Westchase.

19 So it was my articulations and advocacy,  
20 let's grab it, and if we don't have a present  
21 use, that's okay. But we brainstormed about a  
22 lot of possible uses, and I think that's just  
23 somewhere down the line because of the other  
24 challenges we've got with the other parks.

25 MR. HORWITZ: Sure.

1 CHAIRMAN RAGUSA: What Mr. Ross did not  
2 mention was the fact that we were involved in  
3 litigation with the prior owner of that  
4 property, and they were trying to access it  
5 through Stonebridge, that gated community.

6 MR. HORWITZ: Right. Okay. That's the  
7 piece.

8 CHAIRMAN RAGUSA: So that's the piece.

9 MR. HORWITZ: Okay.

10 CHAIRMAN RAGUSA: We knew we were -- in  
11 all likelihood we were going to have to  
12 litigate that property again.

13 MR. HORWITZ: Sure.

14 CHAIRMAN RAGUSA: We all had thoughts on  
15 the success or merits of any future  
16 litigation, and we looked at it as a good  
17 opportunity for the community to get that  
18 piece of property and hold onto it for future  
19 use, because there's no more contiguous  
20 property. There is no more property that we  
21 can buy.

22 MR. HORWITZ: Thanks.

23 CHAIRMAN RAGUSA: Yes, ma'am.

24 LAURIE: I'm Laurie, and I'm from  
25 The Avenues of Westchase. I don't know how

1 unique to particular subdivisions in areas.

2 LAURIE: Okay.

3 CHAIRMAN RAGUSA: So we could not  
4 generally assess to pay off debt -- the old  
5 East debt. Understand that the original CDD  
6 had -- debt free. The East side, the former  
7 East side, is the one that -- that has the  
8 bonds and carries debt.

9 Yes, it sounds good, and I think it's  
10 important to understand that our acquisition  
11 of the property on Promise Lane is one-off.  
12 We've never done that before, that I'm aware  
13 of, in a long number of years.

14 But that was a unique situation that  
15 presented itself, and it was such a situation  
16 that I think everybody on this board  
17 recognized that we needed to go forward.

18 And, yes, I am sympathetic, and that's  
19 why Alan raised it. We know that -- in all  
20 likelihood, that the commercial properties are  
21 not going to be assessed for that property,  
22 including the development and/or maintenance  
23 of it, but it's impossible for a government  
24 board to delineate what was paid by the  
25 commercial properties into the general reserve

1 much commercial representation you have, if  
2 you need any. We've just been able to hear  
3 about it through the minutes, so maybe we're  
4 behind a little bit.

5 But, you know, as far as commercial  
6 owners, yes, we don't get assessed on it  
7 because it's not, you know, in the future  
8 maybe a park, but, in essence, we did  
9 contribute to pay for it. It came from  
10 unassigned cash money. Correct?

11 So we're just a little concerned, you  
12 know, when there's not a purpose -- you know,  
13 does the CDD go out -- I know you have the  
14 authority to own property, to operate it and  
15 clean it for the good of the community, but if  
16 there's not like a predetermined purpose,  
17 then, you know, the commercial owners felt  
18 like it would be better to use that money to  
19 pay down debt service rather than -- you know,  
20 if you don't have a dire need for a piece of  
21 property, why is it going towards that?

22 CHAIRMAN RAGUSA: Let me address your  
23 comments in reverse order.

24 We cannot use community money to pay off  
25 debt service because the debt service is

1 or the unapplied cash, so to speak.

2 I call it the reserve. The accountants  
3 call it a lot of different things.

4 LAURIE: Right.

5 CHAIRMAN RAGUSA: But that is the money  
6 that we collected over the years to make sure  
7 that if we get wiped out by a hurricane we  
8 have money to rebuild, because, contrary to  
9 popular belief, insurance, half of -- most of  
10 what we have is uninsured.

11 It's uninsured assets, and that's why we  
12 need reserves. And the reserves allow us to  
13 buy things and make this community and keep it  
14 in the condition it's in.

15 I don't know that we have a short-term  
16 answer for your concern.

17 MR. CHESNEY: To help clarify, they're  
18 not insurable. It's not that we chose to not  
19 insure --

20 CHAIRMAN RAGUSA: Correct. That's  
21 true. We have insured everything that we can  
22 possibly insure.

23 MR. CHESNEY: Yes.

24 CHAIRMAN RAGUSA: But, you know, to  
25 answer your first question, we've had



1 absolutely no representative from the  
2 commercial side for years.

3 The only time we've ever had anybody  
4 from the commercial side is when we're in a  
5 fight over landscaping and trees in front.  
6 And we'd love to have more input from the rest  
7 of the commercial side, and I would encourage  
8 you and the other business owners to show up.

9 But you're not forgotten. If you look  
10 at the minutes, the commercial sides always  
11 comes up. And we recognize and understand  
12 what we can and cannot assess the commercial  
13 side for.

14 LAURIE: Right. I think the  
15 landlord in this situation just feels like the  
16 money -- a quarter of a million dollars could  
17 have been better spent maybe reducing expenses  
18 because it gets passed on to our commercial  
19 tenants.

20 We have properties all over central  
21 Florida, but our taxes for the CDD here are 25  
22 percent higher than in other metro areas, and  
23 it just makes it hard for to us keep tenants  
24 because we have to pass it on to our CAM  
25 charges to them, and, you know, I'm sure you

1 all have seen we have a high turnover, and a  
2 lot of it is because we have such a high CAM  
3 compared to other areas. That just makes it  
4 rough.

5 CHAIRMAN RAGUSA: If at any time you  
6 guys have issues with assessments, I would  
7 encourage you to talk to Alan and Andy. They  
8 can address -- I'm pawning it off on them.

9 LAURIE: Right.

10 CHAIRMAN RAGUSA: I'm just not the  
11 numbers guy, but -- I apologize, but they can  
12 talk to you about assessment methodology,  
13 especially going forward with that property,  
14 because that -- that acquisition didn't dip  
15 into our reserves.

16 And correct me if I'm wrong,  
17 Mr. Chesney, but we have not bumped those  
18 reserves up to make up for that.

19 LAURIE: Okay.

20 MR. CHESNEY: Correct.

21 CHAIRMAN RAGUSA: And the spirit of the  
22 board supervisors over the last three or four  
23 years has not -- or has been more -- less  
24 conservative in reserving.

25 So, in other words, for a period of time

1 we were reserving pretty aggressively in an  
2 effort to make sure we had a strong cash  
3 position and that we were not in a financial  
4 distressed position that many of the community  
5 development districts in the state of Florida  
6 are.

7 And so we've scaled back the amount of  
8 reserves that we have done in the last couple  
9 of years.

10 LAURIE: Okay. I see your  
11 percentage increase hasn't been too bad this  
12 year compared to the residents.

13 CHAIRMAN RAGUSA: And it shouldn't be,  
14 because you're not paying for the parks.

15 LAURIE: Yes. Okay.

16 MR. ARGUS: So I noticed in the budget  
17 that they're still paying for their debt  
18 service, so in a few years, the CDD fees will  
19 reduce by the amount of the debt service  
20 you're currently playing once that debt is  
21 paid off.

22 CHAIRMAN RAGUSA: Any other resident  
23 input or issues?

24 MS. SELLS: Do I need to speak to Harbor  
25 Links since you already --

1 CHAIRMAN RAGUSA: Sure. Let's cover  
2 them.

3 MS. SELLS: I have gotten emails from  
4 residents, because when we did this  
5 retrofitting of the lights, streetlights,  
6 basically we told the residents, based on what  
7 we heard from the CDD, that their assessment  
8 increase will be modest and minimal, and so  
9 I'm requesting that if you can possibly make  
10 that payout a four-year, if not a five-year,  
11 and then factor in the savings in the repairs  
12 and maintenance that we're seeing, please.

13 CHAIRMAN RAGUSA: Do we take action in a  
14 public meeting -- during public forum?

15 MS. McCORMICK: About making a change to  
16 the budget? No. You can direct Alan to do  
17 that.

18 CHAIRMAN RAGUSA: Okay. I just wasn't  
19 sure.

20 MS. McCORMICK: Yes. Yes. I mean --

21 CHAIRMAN RAGUSA: The supervisors have  
22 talked about it. We have not taken formal  
23 action for the last four months.

24 I think all of us recognize the need --  
25 that we need to determine the repayment

1 schedule for the Harbor Links Estates' use of  
2 the general fund to acquire the streetlight  
3 conversion program, the construction  
4 associated with it.

5 We need to set the budget, and we need  
6 to determine whether we're going to use a  
7 three-, four-, or five-year payback on it.

8 MR. CHESNEY: Can I ask just a couple of  
9 questions about this? I didn't get this  
10 beforehand. Can I briefly peruse it?

11 Did you make this?

12 MR. BALDWIN: No.

13 MR. CHESNEY: You did this?

14 CHAIRMAN RAGUSA: Yes. That's why I  
15 could not speak to it before. I'm not an  
16 accountant.

17 MR. CHESNEY: All right. So why did you  
18 do this then, on the streetlight reduction  
19 here? I'm just trying to understand that  
20 part.

21 CHAIRMAN RAGUSA: Okay. Understand,  
22 again, this is not an accounting -- he's  
23 reading from the tail end of the second page.

24 What I was trying to do is determine why  
25 there was such a significant increase for

1 amount, I believe, was put in there originally  
2 from the original point when we first set up  
3 this whole budget.

4 MR. CHESNEY: What's the total cost of  
5 the project approximately?

6 CHAIRMAN RAGUSA: Three sixty six --  
7 three sixty one -- it's in there.

8 MR. CHESNEY: Oh, okay.

9 CHAIRMAN RAGUSA: It's under 383.

10 MR. CHESNEY: Okay.

11 MR. MENDENHALL: So the R and M can be  
12 lowered.

13 MR. CHESNEY: Yeah. By three grand,  
14 yeah. I mean, it is what it is. Whether it's  
15 five or three, it doesn't really matter.

16 MR. BALDWIN: And there was also the  
17 other issue that I -- it was brought up in  
18 here -- and I don't know how much you want me  
19 to go into further -- but in order to do this,  
20 you end up using almost all the reserves you  
21 had currently set up. That included your  
22 first quarter operating reserves and those  
23 road reserves.

24 So that's why in this current budget  
25 you're showing a third quarter operating, and

1 Harbor Links Estates from 2014 to 2015. The  
2 point -- the part you're talking about is,  
3 there was already a reduction in one component  
4 from -- is it 65,000? --

5 MR. CHESNEY: Yeah.

6 CHAIRMAN RAGUSA: -- to 50,000. So with  
7 the budget I was looking at, it was already  
8 down to 50,000, so I didn't include the  
9 additional 15,000 or sixteen five that had  
10 already come down.

11 MR. CHESNEY: Gotcha.

12 CHAIRMAN RAGUSA: It had already been  
13 reduced.

14 MR. CHESNEY: Okay. So that thing that  
15 you had sent out on the \$36,000, or whatever  
16 -- three grand a month, has that been factored  
17 in? That savings amount been factored in?

18 CHAIRMAN RAGUSA: It's in my analysis.

19 MR. CHESNEY: Yeah, I know. But is it  
20 factored in the budget?

21 MR. BALDWIN: No, because, right now, I  
22 believe that is under the R and M title. Look  
23 at the R and M, Streetlight. And, right now,  
24 it was factored in in regards to if we drop it  
25 from sixty five down to fifty, but that dollar

1 you're also showing the road in order to get  
2 you back so that when it's time to replace the  
3 roads, the money will be there.

4 CHAIRMAN RAGUSA: Nancy, do you  
5 understand that? I didn't understand that  
6 until this afternoon.

7 MS. SELLS: So that it's -- what had --  
8 we used what was originally reserved for the  
9 roads then?

10 CHAIRMAN RAGUSA: Yes.

11 MS. SELLS: And apply it to --

12 CHAIRMAN RAGUSA: And first quarter  
13 cash. Explain that concept.

14 MR. BALDWIN: First quarter cash means  
15 that during the CDD's budget cycle, it starts  
16 from October 1st through November 30th, your  
17 taxes don't come in until December, that means  
18 you have no money for October, November, and  
19 December, for the most part, as available in  
20 order to operate.

21 MS. SELLS: Okay.

22 MR. BALDWIN: So we set money aside  
23 called "First Quarter Operating" so we make  
24 sure that you have cash available to pay the  
25 bills.

1 MS. SELLS: All right. That's because I  
2 had no clue what all that means.

3 MR. BALDWIN: So -- and in regards to  
4 that -- again, I'll just throw this out there  
5 to the board, and maybe you can make a  
6 decision -- this first quarter operating, I  
7 put it out there saying this is what usually  
8 is required for you to have for a necessity of  
9 the first quarter.

10 Whether or not you want to hit the  
11 residents all at one time in one year just to  
12 make up that full amount, that's up to you.  
13 If you want to spread it out evenly, like  
14 you're doing with the three, four, or five,  
15 that's up to you.

16 I put it out there as a full amount  
17 because, again, we're trying to hit TRIM, and  
18 I was trying to make sure that the highest,  
19 worst-case-scenario dollar amount out there  
20 is out there.

21 CHAIRMAN RAGUSA: Well, from an  
22 accounting perspective, as proposed, the 2005  
23 -- the 2015 budget would leave us without cash  
24 for the first quarter. Correct?

25 MR. CHESNEY: Well, it would leave that

1 budgeted that you're going to bill everybody  
2 or assess everybody for the full amount of the  
3 first quarter. Once that's done, and if you  
4 decide to keep it this way, then in '16 you  
5 won't have that because that cash is already  
6 sitting there.

7 Once it's established, your budget --  
8 the money is assigned and it's kept there for  
9 the first quarter. It's not like you sit  
10 there and you're using up -- although you  
11 could technically use it up, and then as your  
12 stuff comes in, put it back up there again.

13 You usually have enough unassigned cash  
14 that you can work within your budget. But, in  
15 this case, since you used every penny you had,  
16 that's why -- it's a one-time hit, and once  
17 that cash is replenished to cover your first  
18 three months, and that's how it will be.

19 In 2016, if you decide to keep this as  
20 the same amount, it won't be there, because  
21 you've already -- you'll be receiving this  
22 money and it's going to be sitting aside and  
23 will be assigned for your first three months.

24 CHAIRMAN RAGUSA: Do you have a  
25 recommendation?

1 fund without cash.

2 MR. BALDWIN: Correct.

3 CHAIRMAN RAGUSA: Well, it would leave  
4 the community, it would leave the 002 fund  
5 without cash.

6 Alan, is one of the alternatives what  
7 we've got budgeted for 002 to leave in that --  
8 and I'm sorry -- what's the exact number --  
9 26,000 -- 26,336?

10 MR. BALDWIN: Correct.

11 CHAIRMAN RAGUSA: Is it an option that  
12 we would leave that in?

13 MR. BALDWIN: It would be a one-time  
14 hit, because once you -- once that cash is  
15 available for you so that you can operate the  
16 first three months of every year, it's there.  
17 That's what the whole purpose is.

18 That's why when you look at the exhibit,  
19 the next page after that, it shows that you  
20 have set aside first quarter operating, then  
21 you also have set aside roads. That's why the  
22 exhibit -- that's why the exhibit shows you  
23 what you have assigned, or what you  
24 potentially are going to have assigned.

25 So right now, you had zero, but I

1 MR. BALDWIN: Depending on how much, I  
2 mean, you want to reduce the assessments to  
3 General Fund 002. I mean, it will take more  
4 to keep -- to make sure that we subtract it,  
5 but then that's what I'm here for, to make  
6 sure that, you know, if you decide to spread  
7 it out, then we make sure that we budget -- if  
8 you decide to do four years, we'll split it  
9 out between four years and come out with a  
10 number, and then we'll make sure that we have  
11 the budget, then that will occur every single  
12 year until that time frame is up.

13 CHAIRMAN RAGUSA: And, Nancy, the number  
14 is -- the operating reserve for the first  
15 quarter capital is 26,336, which is about \$135  
16 per unit.

17 MS. SELLS: Okay.

18 CHAIRMAN RAGUSA: So the issue we have  
19 is, do we want to do a one-time assessment for  
20 the full amount, or do we want to spread it  
21 out over four years or some other period of  
22 time?

23 MR. BALDWIN: Correct.

24 MR. CHESNEY: My suggestion, just from  
25 having sat on this board a while and knowing

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1 that sometimes we forget to alter things, is  
 2 to do it over the four-year period, because, I  
 3 mean -- I mean, it's happened to us.  
 4 CHAIRMAN RAGUSA: With the four years  
 5 here, you're using --  
 6 MR. CHESNEY: Yeah. When we do that  
 7 over two years, and then two years later we do  
 8 this, we -- I mean, it's true, we screwed it  
 9 up.  
 10 MR. BALDWIN: Well, I mean, that's what  
 11 I'm saying. This is my personal opinion, and  
 12 you can take it for what it's worth.  
 13 But if you decide to take the repayment  
 14 plan for the streetlights project is going to  
 15 be five years, then I would say let's do the  
 16 first quarter operating.  
 17 If you're going to spread it out, keep  
 18 it the same as the five years with the  
 19 streetlights, so that we know consistently  
 20 that once that line item is done with our  
 21 fifth year out, both of those next -- both of  
 22 those line items would be zero in the next  
 23 budgeting cycle.  
 24 If you have one due in two years, one  
 25 due in five years, then we --

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1 MR. CHESNEY: Right. That's what I'm  
 2 saying.  
 3 MR. MENDENHALL: Plus, you have to keep  
 4 in mind, if you do it in one hit, you're  
 5 assuming that you need the 23,000 every year.  
 6 If you do it over four or five years,  
 7 it's based upon what you're budgeting for that  
 8 particular fund.  
 9 So as that goes up or down, you'll be  
 10 able to adjust it to what's actually needed to  
 11 meet that fourth of the budget.  
 12 MR. CHESNEY: Good point.  
 13 MR. MENDENHALL: So it could be a better  
 14 scenario. If it goes down, you lower it.  
 15 MR. CHESNEY: Okay.  
 16 MR. BALDWIN: That's why the exhibit is  
 17 beneficial in some aspects, because it shows  
 18 you what you have available as unassigned.  
 19 In other words, how are you sitting as a  
 20 -- at the time.  
 21 CHAIRMAN RAGUSA: Okay. The final  
 22 component is -- and my math doesn't  
 23 necessarily add up. One of the issues that we  
 24 need to address is the amount we have reserved  
 25 or budgeted for the R and M streetlight

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1 program, which is really historically going to  
 2 be gas, the natural gas costs.  
 3 If it was sixty five -- sixty six five,  
 4 we brought it down to 50,000. I think  
 5 realistically the fifty can be brought down to  
 6 no more than 15,000. If we're looking at  
 7 about 600 a month -- is that right, Sonny?  
 8 MR. CHESNEY: What are --  
 9 CHAIRMAN RAGUSA: Our historical  
 10 electrical consumption?  
 11 MS. WHYTE: So far, I've only got about  
 12 eight months' worth. There are four other  
 13 utilities going into that R and M Streetlights  
 14 that I found out, which are the gates, the  
 15 aerators -- both gates, aerators, and I  
 16 believe what they call a lift station, which  
 17 is another power source, TECO.  
 18 MR. CHESNEY: So that is overstated  
 19 then.  
 20 MS. WHYTE: Kind of. So, basically,  
 21 right now, the 11 TECO meters that we added  
 22 for the gas lights are averaging less than  
 23 \$300 a month.  
 24 MR. BALDWIN: Well, no. Your actual  
 25 bills are coming in at around \$500.

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1 MS. WHYTE: Because that includes the  
 2 four utilities that are in there for the R and  
 3 M Gates, to operate the two gates at both  
 4 ends, as well as the aerator in there, because  
 5 this is what I got from Pat.  
 6 MR. BALDWIN: Okay.  
 7 CHAIRMAN RAGUSA: Who pays the aerator?  
 8 MS. WHYTE: The aerator is the bubbler  
 9 in the lake.  
 10 CHAIRMAN RAGUSA: Right. Is that the  
 11 General Fund or 002?  
 12 MR. BALDWIN: 002.  
 13 MS. WHYTE: 002 fund, because the TECO  
 14 meter is in because it's their lake. So not  
 15 every lake in Westchase has an aerator in it.  
 16 MR. CHESNEY: You were right.  
 17 (Multiple speakers speaking at one  
 18 time.)  
 19 CHAIRMAN RAGUSA: Let's call it \$600,  
 20 more than fair, and we obviously need to have  
 21 some money to repair or maintain. I think you  
 22 mentioned what happens if someone runs one  
 23 over.  
 24 MS. WHYTE: Well, I mean, they're under  
 25 warranty for three years. Correct, Doug?

1 MR. MAYS: Yes.  
 2 MS. WHYTE: So they're under warranty  
 3 for three years, so it's a minor incidental in  
 4 case something happens.  
 5 MR. MAYS: But we've also got to  
 6 remember the cable is hooked up to the gates,  
 7 to the cameras, too. So that's another small  
 8 bill that goes on there, too, monthly.  
 9 MS. WHYTE: That's also in here. Well,  
 10 that's also in that.  
 11 MR. BALDWIN: That's what I'm saying.  
 12 In that line item, it also includes the  
 13 other --  
 14 MS. WHYTE: For utilities.  
 15 MR. BALDWIN: Correct.  
 16 MS. WHYTE: I was questioning you this  
 17 morning on whether or not we can move those  
 18 into a different line item.  
 19 CHAIRMAN RAGUSA: If we put \$10,000 in  
 20 that line item, will that cover it?  
 21 MR. ARGUS: No.  
 22 CHAIRMAN RAGUSA: Mr. Argus says "No."  
 23 MR. ARGUS: If we look at the last  
 24 year's adopted budget, sixty-six five --  
 25 CHAIRMAN RAGUSA: Yes.

1 MR. ARGUS: -- we received this. If you  
 2 total up the energy, it's 44,000.  
 3 CHAIRMAN RAGUSA: Yes.  
 4 MR. ARGUS: So you take sixty-six five,  
 5 subtract the 44,000, that leaves us twenty-two  
 6 five, plus we have to add back in the  
 7 electrical of about 6,000, because this is  
 8 annualized. Twenty-eight five should be the  
 9 number we put in.  
 10 MR. CHESNEY: So what was -- the twenty-  
 11 two five, what was that spent on? I mean, if  
 12 it was repairs for the gas, then we're not  
 13 going to have that, though.  
 14 MR. ARGUS: No. Well, some of it would  
 15 be repairs for gas, you're correct. But it's  
 16 an attempt to get at all the other stuff --  
 17 the phone, the gates, and all that.  
 18 MR. CHESNEY: Yeah, I agree.  
 19 MR. ARGUS: But we will also need some  
 20 repairs on the existing system.  
 21 MR. CHESNEY: I understand. But I just  
 22 don't know that's the total, twenty two five.  
 23 You know what I'm saying? Because that would  
 24 include the gas, which they were busting all  
 25 the time.

1 MR. ARGUS: No. Well --  
 2 MS. WHYTE: Are you averaging \$600 a  
 3 month on utilities?  
 4 MR. CHESNEY: Yeah.  
 5 MR. BALDWIN: Right now, the utilities --  
 6 TECO, for the last seven months, is around  
 7 \$516.  
 8 CHAIRMAN RAGUSA: Sonny, what else is in  
 9 R and M Streetlights?  
 10 MS. WHYTE: That's basically all there  
 11 is, because in the past, the only thing that's  
 12 ever been assigned to it is the repairs and  
 13 maintenance of the streetlights, which means  
 14 if we had to have a regulator changed out or  
 15 one of the posts or the lights went out.  
 16 So basically, right now, the only thing  
 17 that is in there at this particular point that  
 18 is being charged to it are the utilities, the  
 19 TECO, which is \$600.  
 20 CHAIRMAN RAGUSA: Bob, why do you think  
 21 \$10,000 on that line won't be more than  
 22 enough?  
 23 MR. ARGUS: I was -- as I heard what  
 24 Sonny said earlier, all the gate maintenance,  
 25 all the gate -- the phones were in that same

1 streetlight number, but I see that they're  
 2 not, so --  
 3 MS. WHYTE: No, they're not under R and  
 4 M Gates.  
 5 MR. ARGUS: Okay.  
 6 MS. WHYTE: There is a separate line  
 7 item for R and M Gates under Harbor Links.  
 8 MR. ARGUS: Yeah. Based on the  
 9 electrical pattern that we've done so far,  
 10 it's going to be about \$6,000 for the year for  
 11 the electricity for the lights and then throw  
 12 in some more for the maintenance. I'll agree  
 13 with your 10,000 number.  
 14 MR. ROSS: Agreed. Sounds fine.  
 15 CHAIRMAN RAGUSA: All right. We can  
 16 change that then, bring the R and M  
 17 Streetlights down to \$10,000.  
 18 MR. BALDWIN: Done.  
 19 CHAIRMAN RAGUSA: Now, do we have -- do  
 20 we have input, or does someone want to lead  
 21 the discussion on the payment streams for both  
 22 the operating reserve and --  
 23 MR. CHESNEY: I'll bring it -- she asked  
 24 for five years. It really doesn't make any  
 25 difference to the liquidity of Westchase. So,

1 I mean, if they want five years, then five  
2 years.

3 I don't think we have ever gone that  
4 long, but I don't know that it's a big deal.

5 CHAIRMAN RAGUSA: The record should  
6 reflect that I am an Estates resident. So I  
7 don't think -- I need to recuse myself from  
8 this analysis, but I certainly would be  
9 affected by this assessment, as would every  
10 supervisor be affected by this budget. But I  
11 am a resident up there, so I'm putting that on  
12 the record.

13 All right. Is it unanimous then that  
14 we go with a five-year repayment for all of  
15 the funds borrowed from the general fund?

16 MR. ARGUS: Question. This analysis  
17 that we have here and the charts in the back  
18 that show the assessment per home does not  
19 include this payback. Is that correct?

20 MR. BALDWIN: It does include it.

21 MS. WHYTE: It does.

22 CHAIRMAN RAGUSA: It does, at a three-  
23 year revenue stream.

24 MR. ARGUS: Okay.

25 MR. BALDWIN: It's based -- if you look

1 specialized -- the new rate for -- now wait.  
2 Let's see which one this is.

3 I don't want Glenclyff. I highlighted  
4 the wrong one, that's all.

5 MR. CHESNEY: Keeping mind that this  
6 number will change based on the other  
7 information.

8 MR. BALDWIN: Correct.

9 MR. CHESNEY: This is just giving you an  
10 idea of the impact.

11 MR. BALDWIN: Okay. In fiscal year  
12 2014, the rate for Harbor Links was \$1,058.98.  
13 Now, with this change, it's \$1,234.50,

14 Now, I have also have not changed,  
15 though, the first quarter operating to also go  
16 out the five years, if the board wishes to  
17 have it go out five years or recuperate in  
18 one.

19 MR. CHESNEY: I thought we had talked  
20 about doing that.

21 CHAIRMAN RAGUSA: What numbers? That's  
22 not the numbers I have.

23 MR. BALDWIN: Harbor Links. I put in  
24 the new rate.

25 CHAIRMAN RAGUSA: Yes.

1 at the revenue source at the top of that page,  
2 you will see where it says "Capital Outlay"  
3 for \$88,000 approximately. I have to go back  
4 to that --

5 MR. ARGUS: Capital improvement, yeah.

6 MR. BALDWIN: In other words, that's for  
7 the three-year plan. That's why I said I put  
8 it at the highest rate, because when you were  
9 all first discussing how to repay this, you  
10 discussed anywhere from a three, four, and  
11 five years.

12 MR. ARGUS: Okay.

13 MR. BALDWIN: So for TRIM purposes, up  
14 to three-year in order to put the highest  
15 rate.

16 MR. ARGUS: Okay.

17 MR. CHESNEY: So if we go five and make  
18 it ten, what is the assessment currently? Get  
19 them all working this year.

20 CHAIRMAN RAGUSA: It's going to go down  
21 about \$300 -- even more than that.

22 MR. BALDWIN: Okay. The new amount  
23 would be -- now, this is overall period -- I  
24 mean, grand total, including all assessments  
25 in regards to general fund, and also the

1 MR. BALDWIN: Fiscal year two  
2 thousand -- well, you're looking at the  
3 special fund.

4 CHAIRMAN RAGUSA: Yes, I am.

5 MR. BALDWIN: I said, overall, all funds  
6 combined.

7 CHAIRMAN RAGUSA: Can you look at the  
8 002 only?

9 MR. BALDWIN: Special funds only?

10 CHAIRMAN RAGUSA: Yes.

11 MR. BALDWIN: It went from 577.43, which  
12 would have been 2014, to 698.13 in 2015.  
13 That's just for those expenses pertaining only  
14 for 002.

15 CHAIRMAN RAGUSA: Okay.

16 MR. BALDWIN: But, as I said, I have not  
17 reduced it per quarter only because I have not  
18 been told whether or not we're -- how we're  
19 attacking the first quarter.

20 CHAIRMAN RAGUSA: Oh, I thought that was  
21 the desire to do it over a five-year window.

22 MR. CHESNEY: For the same period,  
23 yeah.

24 MR. BALDWIN: Okay. Then let me fix  
25 that right now.

1 MR. CHESNEY: Bill Kemerer would be  
 2 rolling in his grave if we gave them five  
 3 years, so much time to pay. We should call  
 4 him up. He never liked it. And he used to  
 5 live in Harbor Links, too. I remember the  
 6 time he wanted to charge interest --  
 7 MR. BALDWIN: It automatically  
 8 recalculated itself, so it's a formula that  
 9 takes the total amount and divides it by four.  
 10 So it automatically drops down to 11,696 --  
 11 MR. CHESNEY: Okay.  
 12 MR. BALDWIN: -- for the first quarter.  
 13 So that's everything in consideration.  
 14 MR. CHESNEY: Okay. Did you drop the  
 15 street lights down to the 10,000?  
 16 MR. BALDWIN: 10,000. Correct.  
 17 MS. WHYTE: How much?  
 18 CHAIRMAN RAGUSA: 698 was the number?  
 19 MR. ARGUS: No. Increase of about 120.  
 20 MR. CHESNEY: \$120?  
 21 MR. BALDWIN: Yes. It's 698 from 577.  
 22 CHAIRMAN RAGUSA: It was 1268 in the  
 23 budget.  
 24 MR. CHESNEY: Correct.  
 25 CHAIRMAN RAGUSA: So it's come down

1 significantly.  
 2 Nancy, anything else on that?  
 3 MR. SELLS: Can you just say the numbers  
 4 once more?  
 5 CHAIRMAN RAGUSA: It looks like \$698  
 6 will be the Fund 002, Special Funds.  
 7 MR. BALDWIN: They're only the special.  
 8 It does not include your general fund portion.  
 9 MS. SELLS: Right. Right.  
 10 CHAIRMAN RAGUSA: Which is \$543.20. So  
 11 add those two numbers, and that's going to be  
 12 the total assessment.  
 13 MS. SELLS: Okay. Thank you.  
 14 MR. SELLS: And, Mark -- because I'm  
 15 Dale Sells, I get to help Nancy when I can --  
 16 I just want to say how much Harbor Links and  
 17 The Estates appreciates the help in getting  
 18 the lights redone.  
 19 It's nice to walk around and not smell  
 20 natural gas all the time, plus the lights are  
 21 gorgeous, and we appreciate your help with the  
 22 funding of them and the work that everybody  
 23 did to get the job done, and we appreciate  
 24 your help on the financing, too.  
 25 CHAIRMAN RAGUSA: Certainly.

1 MS. SELLS: Thank you.  
 2 CHAIRMAN RAGUSA: Pat did a great job on  
 3 this project. It was absolutely the right  
 4 project to do. The future will really show  
 5 that.  
 6 Don, you had a question?  
 7 MR. COSTELLO: Donald Costello of 10304  
 8 Millport Drive. Since you're dropping the R  
 9 and M by more than \$50,000, wouldn't it make  
 10 sense to use that money as your first year one  
 11 shot, that way you don't have to worry about  
 12 it again, you know? Because I think Alan said  
 13 it was 36,500.  
 14 You're dropping your thing by at least  
 15 40,000 from last year. So it would seem  
 16 that's -- just get the money, because it's not  
 17 going to really change anything that the  
 18 people are paying from last year, because  
 19 they -- you know, I think you had 50,000 in  
 20 last year's budget.  
 21 MR. BALDWIN: Except right now, based  
 22 upon -- I'm going into more accounting than I  
 23 really don't know if I should go into.  
 24 According to GASB 54, which is the  
 25 government standards that -- for government

1 accounting, which is what I have to do for  
 2 government entities, in order for you to  
 3 assign funds, which is like your first quarter  
 4 and for also your roads, you cannot have a  
 5 negative unassigned cash line item.  
 6 Right now, by forcing this --  
 7 everything, because we are not collecting the  
 8 full amount for your first quarter, your  
 9 unassigned cash is negative \$25,000, because  
 10 you don't have enough money to cover all the  
 11 expenses of the first quarter because we broke  
 12 it --  
 13 MR. COSTELLO: So I'm saying, put it in,  
 14 so you would have enough.  
 15 MR. BALDWIN: No. That's what I'm  
 16 saying. It automatically calculated itself,  
 17 and right now -- because you had borrowed so  
 18 much money in order to pay for this, right  
 19 now, for me looking at this right here, it's  
 20 going to be misleading, because it's showing  
 21 that you have a negative unassigned cash,  
 22 which by GASB laws, I'm not supposed to  
 23 allow you to have negative unassigned cash.  
 24 The only thing I can do is keep it off  
 25 to the side thing. Okay. I know we're

1 building a reserve for your first quarter for  
 2 the next five years, which is going to add up  
 3 until you do have enough money to cover your  
 4 first quarter.  
 5 MR. COSTELLO: That's fine. Let's do it  
 6 in one year then.  
 7 MR. BALDWIN: Then we don't split it out  
 8 -- I'm trying to --  
 9 CHAIRMAN RAGUSA: He's telling you we  
 10 can't do it, Don.  
 11 MR. BALDWIN: We can't do it that way.  
 12 MR. COSTELLO: Can't do it in one year?  
 13 MR. BALDWIN: No. No. And also to ask  
 14 you about the aside, that the amount being set  
 15 aside for the roads, again, I would have to  
 16 put it off to the side because I cannot leave  
 17 your unassigned cash with a negative dollar  
 18 amount. I would have to track it off to the  
 19 side saying --  
 20 MR. COSTELLO: Where do you currently  
 21 get the thirty-six five that's in the current  
 22 budget?  
 23 MR. BALDWIN: The thirty-six five is by  
 24 taking the total expenditures and your revenue  
 25 sources and then dividing it by four. So you

1 reduce your expenditures, but you also reduce  
 2 your revenue source.  
 3 We reduce your revenue source from  
 4 almost half. Your charges, again, what  
 5 happened, inadvertently affected your first  
 6 quarter operating.  
 7 MR. COSTELLO: So you said you can't  
 8 keep the thirty-six five in the budget?  
 9 MR. BALDWIN: That means we would not be  
 10 splitting this out over the five years.  
 11 MR. COSTELLO: Well, I'm saying the  
 12 thirty-six five, you shouldn't split over five  
 13 years. You should pay it off in one spot.  
 14 MR. BALDWIN: We just did, though. We  
 15 -- that's your first quarter operating. We  
 16 decided we were going to split it over the  
 17 next five years.  
 18 MR. COSTELLO: They haven't voted on  
 19 that yet.  
 20 CHAIRMAN RAGUSA: Yes, we did.  
 21 MR. COSTELLO: Oh, you did?  
 22 MR. CHESNEY: Well, we didn't vote on  
 23 it, but we put it in that way.  
 24 MR. COSTELLO: Okay. Just trying to be  
 25 helpful. Sorry.

1 CHAIRMAN RAGUSA: Thanks, Don. Do we  
 2 have any other resident or representative  
 3 input on the 2015 fiscal year budget as part  
 4 of the public hearing?  
 5 And do we have any supervisor comments  
 6 or issues relating to the fiscal year 2015  
 7 budget?  
 8 MR. CHESNEY: Okay. I'm leaving. I  
 9 have a question. Are we going to go back  
 10 through it?  
 11 CHAIRMAN RAGUSA: We can, if you want.  
 12 MR. CHESNEY: Well, I mean, I was  
 13 genuinely interested in what the 84,000 was,  
 14 because I remember we put in those projects  
 15 last year, but I don't think we spent it, so I  
 16 would like to know.  
 17 MR. BALDWIN: Right now, for your  
 18 current budget, for this fiscal year 2014, was  
 19 60,000, and we projected you were going to  
 20 have to spend the 60,000. On what, that would  
 21 be determined by you.  
 22 MR. CHESNEY: We didn't spend it yet.  
 23 Correct?  
 24 MR. BALDWIN: Well, we projected that  
 25 you are going to spend it.

1 MR. ARGUS: Correct.  
 2 MR. CHESNEY: But we haven't spent it.  
 3 Right? I mean, we did not spend it as  
 4 currently. So why would we put it in for next  
 5 year as well? What I'm interested in, did we  
 6 actually --  
 7 MR. BALDWIN: This 64,000 was for  
 8 another wish list or a component that  
 9 included --  
 10 CHAIRMAN RAGUSA: Splash park and  
 11 volleyball court.  
 12 Doug, what's the LED lighting for the  
 13 monuments? What's that cost?  
 14 MR. MAYS: Sonny -- we've got a number  
 15 from Doyle Electric.  
 16 CHAIRMAN RAGUSA: Wasn't that the  
 17 24,000?  
 18 MR. BALDWIN: Well, you got 2,995, and  
 19 5,980.  
 20 MS. WHYTE: Thank you. The 5,980, for  
 21 Sheldon and Linebaugh, you actually suggested  
 22 you'd probably hold off a year and only do  
 23 one, which is Countryway and Linebaugh, which  
 24 we actually have to do immediately because  
 25 somebody hit the light, and we have no



1 insurance -- no claim.

2 MR. ARGUS: You mean Countryway and  
3 Hillsborough.

4 MS. WHYTE: Countryway and Hillsborough.  
5 Excuse me. That was hit last week, and no  
6 police report or anything. So we have to  
7 repair that immediately.

8 CHAIRMAN RAGUSA: And what's the  
9 estimate there?

10 MS. WHYTE: Well, if we do it in the LED  
11 lighting, it will be 2995, and you don't have  
12 to put it in next year's budget, you can take  
13 that out.

14 MS. CARLSEN: Can you tell me what line  
15 item you're, please, talking about?

16 MR. BALDWIN: It's under Right of Way,  
17 Capital Outlay, Other.

18 MS. CARLSEN: Okay.

19 MR. MAYS: Since that light got hit,  
20 also I've got the electric company looking at  
21 it. His recommendation is that no low voltage  
22 lighting, we should go with the LED. He says,  
23 because cost effectiveness, in the long run,  
24 as much as it costs to put that device on  
25 there that lowers the amperage, you'd be

1 60,000 is going to be spent. If you don't  
2 want to -- if you think the projection should  
3 be changed, then we do that.

4 MR. ROSS: And I'm with you. Do we have  
5 anything earmarked for the sixty grand? When  
6 you say it's projected --

7 MR. CHESNEY: No. That's what I'm  
8 getting at.

9 MR. ROSS: I could tell that's what  
10 you're getting at.

11 MR. CHESNEY: We don't have anything  
12 earmarked for it.

13 MR. MAYS: You might want to look at  
14 some erosion issues then.

15 MR. CHESNEY: Well, we have that in a  
16 separate line item.

17 MS. CARLSEN: You mentioned doing other  
18 things at previous meetings. That was my  
19 question about the 24,000 in fees over last  
20 year, then, but nobody can tell me how the  
21 60,000 has been spent last year.

22 MR. CHESNEY: Because it hasn't been.

23 MR. BALDWIN: It hasn't been. It's just  
24 projected to be.

25 CHAIRMAN RAGUSA: Mr. Ross.

1 spending more on that than you would be  
2 lowering your electric bill. So he's  
3 recommending LED instead of low voltage.

4 CHAIRMAN RAGUSA: 110 LED?

5 MR. MAYS: Yeah, 110, because -- I'm  
6 working on getting a price for that right now  
7 since we got hit.

8 MR. CHESNEY: So how much is in that for  
9 this year, that line item?

10 MR. BALDWIN: Right now we have 84,000,  
11 and that was covering everything from --  
12 anything from LED lighting to splash parks.

13 MR. CHESNEY: Yeah, that's for the --  
14 2014, how much is in there?

15 CHAIRMAN RAGUSA: 60,000.

16 MR. BALDWIN: 60,000.

17 MR. CHESNEY: And none of it's been  
18 spent? I just want to make sure I understand  
19 correctly.

20 MR. BALDWIN: None of it has been  
21 spent.

22 MR. ROSS: But as a follow-up, you  
23 indicated that it looks like we're going to  
24 spend the 60,000 this year?

25 MR. BALDWIN: We're projecting that the

1 MR. ROSS: I know we have gone over this  
2 several times, and I've got the list that  
3 Sonny passed out last month, and we look at  
4 the prior months' budget requests for hitting  
5 various capital items.

6 My own thought is that we've got such a  
7 big monster number coming up on the parks, and  
8 that's a legal requirement. In my view, we  
9 don't have the discretion to say we're not  
10 going to do that.

11 And then we have great projects like  
12 what we just did in Harbor Links, which was  
13 just very smart economics to do that project.  
14 The payback is going to be fantastic.

15 I believe that the items we should be  
16 avoiding are things that are purely for  
17 aesthetic reasons. Anything that we're  
18 looking at for capital items, in my view, this  
19 is not the year to tackle that.

20 If we have any of these smaller items on  
21 this list that can be done this year with  
22 those \$60,000 that we have already budgeted,  
23 then let's tackle those this year. Then when  
24 we look at next year, I think most of these  
25 items will go away, and that \$84,000 budgeted

1 item can go substantially down, if not away.  
2 By way of example, on this first two  
3 items were five park tables and two hands-free  
4 dryers for a total of about \$8300. Let's just  
5 go ahead and do that this year.

6 The LED lighting, similarly, go ahead  
7 and do it this year.

8 MR. BALDWIN: Well -- I'm sorry to  
9 interrupt.

10 MR. ROSS: No. Go ahead.

11 MR. BALDWIN: You have to remember,  
12 though, like the parks and the hands-free  
13 dryers, I'm guessing that's also part of the  
14 Parks. That is not under Capital Outlay,  
15 Right of Way, because that Capital Outlay,  
16 Right of Way affects the commercial people.

17 I mean, that would be down below, under  
18 where it says "Common Area," under their --  
19 right now, you don't have any budget for  
20 capital outlay, but it doesn't mean that you  
21 can't spend money under that section. So that  
22 these expenses would not affect the commercial  
23 people.

24 MR. ROSS: I'm with you, and I  
25 appreciate that clarification.

1 MR. BALDWIN: I think 84,000 in some of  
2 the other items are separate.

3 MR. ROSS: That's why you're here. So  
4 you need to rein someone like me in when I do  
5 this. But I did see that we have 24,000 in  
6 two equipment items, the sidewalk grinder and  
7 the four-wheeler. I would assume we could go  
8 ahead and do those this year and not have them  
9 budgeted for next year.

10 And we could go up and down the list  
11 however we see fit, but I'm speaking to my  
12 fellow supervisors here. In my view, all of  
13 those items that are under Budget Request  
14 2015, let's put them in this year's budget  
15 request, 60,000, and then we could look at  
16 substantially reducing the 84,000 for next  
17 year, whether it's make it go away entirely or  
18 whether -- I heard the remark that we may be  
19 light on our erosion issues -- move that, in  
20 part, over to deal with the erosion problems.

21 CHAIRMAN RAGUSA: I'd suggest that we  
22 reduce the \$84,000 proposed line item, be  
23 \$20,000. We always have the need for capital  
24 items during the year.

25 MR. CHESNEY: Yeah.

1 CHAIRMAN RAGUSA: We need to have  
2 something in there, as opposed to a zero. I  
3 agree with the notion that if we have the  
4 money in this fiscal budget we should acquire  
5 the capital items we need.

6 I think Sonny and Doug have been holding  
7 off on that to make sure we have the money,  
8 but I would knock down the assessment for '15  
9 on that line item be 20,000 to make sure that  
10 we can cover contingencies.

11 MR. ROSS: Agreed.

12 MR. ARGUS: Is staff agreeable to that?

13 MR. MAYS: Oh, yeah.

14 CHAIRMAN RAGUSA: I'll comment to that  
15 in a second.

16 MS. WHYTE: Doug?

17 MR. MAYS: Yeah. I would -- yes.

18 MR. ARGUS: Okay.

19 CHAIRMAN RAGUSA: We had a resident.  
20 Yes, sir.

21 MR. PITCHER: Yeah. I just wanted to  
22 mention that if there is any discretionary  
23 money that is not earmarked, it can be applied  
24 to anything you want.

25 I recommend taking Sonny's

1 recommendation -- I'm sorry -- Doug's  
2 recommendation and looking at erosion, because  
3 we have much more erosion than we have money  
4 to pay for this year, and it's becoming a  
5 serious issue in some neighborhoods, like mine  
6 over in the West Park Village, Greens.

7 MR. HORWITZ: I'll second that.

8 CHAIRMAN RAGUSA: Well, Tonja, we've got  
9 50,000 set aside for lake erosion. I thought  
10 that was adequate.

11 MS. STEWART: What I was going to  
12 suggest was adjusting the scope to accommodate  
13 for the budget. Right now, the dollar figures  
14 are about \$10,000, maybe \$15,000. It's on the  
15 \$55,000 range. But keep in mind, we've been  
16 holding off on any other erosion due to the  
17 water levels, so there's probably other areas  
18 that we're holding back while we concentrate  
19 on the highest priorities at this point.

20 MR. CHESNEY: I have a suggestion about  
21 that, in particular about -- I don't know --  
22 we're starting to jump off where we were  
23 here. So I don't know how much you really  
24 want to go.

25 But another way we could look at that is

1 that in over the last three years, we have not  
2 spent anywhere near our erosion amount. At  
3 least a part of that went to increase the fund  
4 balances. Perhaps, maybe we could draw it out  
5 of the fund balance based on those amounts,  
6 depending on what the actual need for the  
7 projects are.

8 CHAIRMAN RAGUSA: Well, two years ago we  
9 had significant expenses.

10 MR. CHESNEY: Right. But I'm just  
11 saying an analysis would be -- before you  
12 start jacking it up, you might look at what we  
13 didn't spend before.

14 I know one year we put like a hundred  
15 grand in, and we didn't spend it. So, you  
16 know -- or we increase the fund balance.

17 MR. MENDENHALL: Maybe you had fifty,  
18 and now you haven't spent it --

19 MR. CHESNEY: Right. Yeah, we haven't.  
20 So we're increasing the budget. Yeah, we  
21 haven't spent it this year at all, fifty. So,  
22 I mean, I think we start spending money  
23 first.

24 CHAIRMAN RAGUSA: We know that the 2014  
25 budgeted money will have to be spent on lake

1 CHAIRMAN RAGUSA: That's right. That's  
2 why I asked addition.

3 MS. STEWART: Fifteen more.

4 CHAIRMAN RAGUSA: So that line should go  
5 from fifty to sixty five.

6 MS. STEWART: That's correct.

7 CHAIRMAN RAGUSA: So in the next 12  
8 months, you foresee using fifty plus sixty  
9 five?

10 MS. STEWART: The situation is, is I'm  
11 going to be at the mercy of Mother Nature. If  
12 we do have a dry season and we're able -- I'm  
13 trying to use the money at the most efficient  
14 time possible.

15 If water levels don't go down, I would  
16 prefer to wait. We would only target areas  
17 that are encroaching into private property or  
18 is potentially affecting irrigation or  
19 something.

20 Unfortunately, that's why we haven't  
21 spent any money in erosion the past couple of  
22 years, is because water levels haven't  
23 declined. If they don't decline, it's kind of  
24 a Band-Aid, for lack of a better word. It's  
25 not very efficient to make the repairs, so

1 erosion. That's not going to just a general  
2 reserve fund.

3 MR. CHESNEY: Yeah, I'm not saying we  
4 should drop down the current amount, but I  
5 don't know --

6 CHAIRMAN RAGUSA: Let me put our  
7 engineer on the spot.

8 Assuming we have 50,000 continuing on  
9 that line item for 2014, what additional funds  
10 do you think we would need to tackle high-  
11 priority erosion problems in the coming year?

12 MS. STEWART: In 2015?

13 CHAIRMAN RAGUSA: Yes.

14 MS. STEWART: The only thing I have to  
15 gauge by is the current inspections that we've  
16 done, and I would say we're probably still on  
17 track, probably comparable with, what --  
18 65,000?

19 CHAIRMAN RAGUSA: An additional 65,000?

20 MS. STEWART: No. An additional 15,000.  
21 We had \$50,000 budgeted for 2015.

22 CHAIRMAN RAGUSA: Is there desire to  
23 reduce that line from fifty to fifteen?

24 MR. CHESNEY: No. No. She's saying  
25 increase it, adding fifteen more.

1 we're kind of -- even the work that we do this  
2 year, when water levels go down -- we're going  
3 to be making additional repairs once the water  
4 levels do go down in these same areas.

5 CHAIRMAN RAGUSA: Is there a consensus  
6 that we increase the R and M, Lake Erosion  
7 under Flood Control, Stormwater Management  
8 from 50,000 to 65,000?

9 MR. ROSS: Yes.

10 MR. CHESNEY: Sure.

11 MR. BALDWIN: Is that for projections  
12 for this current year, or is that for the  
13 budget for next year?

14 CHAIRMAN RAGUSA: For 2015, next year.  
15 I didn't realize I could change this year's  
16 budget.

17 MR. BALDWIN: Well, no, you could change  
18 the projection.

19 MR. CHESNEY: Well, you can change the  
20 projection. You do, at the end of every  
21 fiscal year you change the budget.

22 CHAIRMAN RAGUSA: Okay. Let's go back  
23 to the other topic that we need to address,  
24 and that is the Capital Outlay, Other.

25 MR. CHESNEY: So you're thinking about

1 taking that from eighty four to twenty?  
2 CHAIRMAN RAGUSA: Are you suggesting it  
3 should be higher? That will be a change.

4 MR. CHESNEY: Well, I know, that would  
5 be a change. But, I mean, that is a  
6 significant drop. I mean, the other thing we  
7 do use that fund for is, you know, balancing  
8 things out a little bit. You know, how -- did  
9 you a projection this year for our net  
10 increase in fund balance?

11 I know I usually ask you, but I did not,  
12 because I was gone. Do you have an idea what  
13 that will be?

14 MR. BALDWIN: I'm showing the way the  
15 projections are currently going through, and  
16 the -- if your projections are correct, that  
17 you will be spending \$28,500 more than what  
18 you have --

19 MR. CHESNEY: Okay. But you have us  
20 projected to spend sixty here, or whatever it  
21 was here or -- whatever it was here.

22 MR. BALDWIN: Oh, here, you've got  
23 50,000 in lake erosion, you've got 60,000 --

24 MR. CHESNEY: You're projecting that's  
25 one hundred ten, and we're still at twenty

1 -- we're in 2014. I get that. But I also  
2 know we will spend it. We will acquire it,  
3 and we will spend it.

4 MR. CHESNEY: And also, Mark, though --  
5 I mean, when he does that projection, that  
6 negative twenty eight, that's the actual --  
7 what we're actually doing, plus he's saying on  
8 these line items we're going to spend what we  
9 have budgeted, which is not the case.

10 So like she was over by thirty. Not  
11 picking on you, but you're standing there.

12 CHAIRMAN RAGUSA: She's a target.

13 MR. CHESNEY: She's over by thirty, but  
14 I mean, we're under here by, you know, eighty  
15 four and fifty, which is one hundred thirty --

16 MS. McCORMICK: Only ten.

17 MR. CHESNEY: -- 134,000. Okay.  
18 Whatever. So I'm just saying that that's not  
19 -- don't freak out over the twenty --

20 CHAIRMAN RAGUSA: What's your  
21 recommendation?

22 MR. CHESNEY: Well, it was at eighty  
23 four now. Let's drop it down to forty for  
24 now.

25 CHAIRMAN RAGUSA: Mr. Ross?

1 eight. So we still have -- one hundred ten  
2 minus thirty -- so we still have \$70,000.

3 CHAIRMAN RAGUSA: We're negative twenty  
4 eight. Right?

5 MR. BALDWIN: Negative.

6 MR. CHESNEY: Yeah, negative twenty  
7 eight, but that includes one hundred twenty  
8 that we haven't spent, so --

9 CHAIRMAN RAGUSA: Let's knock that down  
10 to 50,000 then.

11 MR. CHESNEY: From eighty four to fifty?

12 CHAIRMAN RAGUSA: Yes. I don't like  
13 having negative fund balance years.

14 MR. ARGUS: Right.

15 MR. CHESNEY: I know, but we're not even  
16 close. We're 70,000 up really.

17 MR. BALDWIN: This is projecting --

18 CHAIRMAN RAGUSA: Projecting twenty  
19 eight negative.

20 MR. BALDWIN: -- this is projecting  
21 using your projections, what you're ending  
22 this current fiscal year. By increasing or  
23 decreasing next year doesn't change your  
24 ending balance.

25 CHAIRMAN RAGUSA: I understand. I know

1 MR. ROSS: I just want to point out that  
2 in 2013 our actual was twenty-two eight. So  
3 when you suggested twenty, that's right in the  
4 ballpark.

5 MR. CHESNEY: Yeah.

6 MR. ROSS: That's based on history.

7 MR. CHESNEY: That's because Doug is  
8 very cheap. I mean, I will say when it comes  
9 to buying equipment, he really is.

10 MR. ZEIGLER: Would that be with the  
11 assumption we'd be buying the grinder and the  
12 four-wheeler?

13 MR. CHESNEY: In this year's funds.

14 MR. BALDWIN: In the 60,000.

15 MR. MAYS: I can get that four-wheeler  
16 cheaper, too, by the way.

17 CHAIRMAN RAGUSA: Never say that during  
18 budget time.

19 What's the consensus? Twenty, forty?

20 MR. ROSS: 25,000, I'll throw that out.

21 I mean, that's bigger than what we had in  
22 2013, and it's about what we think we might  
23 spend this year.

24 MR. ARGUS: That's fine.

25 CHAIRMAN RAGUSA: Mr. Zeigler.

1 MR. ZEIGLER: I agree.  
 2 MR. CHESNEY: Twenty five, sure.  
 3 CHAIRMAN RAGUSA: Twenty five.  
 4 MR. CHESNEY: And then doing the flood  
 5 -- or the erosion at sixty five?  
 6 CHAIRMAN RAGUSA: Yeah. We already  
 7 increased that.  
 8 MR. CHESNEY: Okay. All right.  
 9 CHAIRMAN RAGUSA: That's a big -- you're  
 10 right, but that's a big drop.  
 11 Any other line items, Mr. Chesney?  
 12 MR. CHESNEY: The other one was the  
 13 fountain. So what did we decide about the  
 14 second fountain? I'm very confused about  
 15 that. Did we have the second fountain in?  
 16 CHAIRMAN RAGUSA: But that was in 2014  
 17 dollars.  
 18 MS. WHYTE: 2015.  
 19 CHAIRMAN RAGUSA: '15 dollars.  
 20 MR. CHESNEY: I would suggest we take it  
 21 out of '15 and we should have it here in '14  
 22 and spend it in '14. So can you take that  
 23 out?  
 24 MR. ARGUS: Where is that at?  
 25 MR. CHESNEY: But you have to keep the

1 maintenance in.  
 2 MR. BALDWIN: Well, right now, how much  
 3 is the fountain?  
 4 MS. WHYTE: Sixteen, eighteen thousand.  
 5 MR. ZEIGLER: Eighteen.  
 6 MR. BALDWIN: And that's what was  
 7 budgeted for next year is 18,000.  
 8 MR. ROSS: I thought you said eleven  
 9 five.  
 10 MS. WHYTE: Eleven five, and then  
 11 there's the maintenance, and then there's the  
 12 power and the TECO. So you've got to add a  
 13 number of things to it.  
 14 CHAIRMAN RAGUSA: Yes.  
 15 MR. CHESNEY: Right. But I'm talking  
 16 about the cost of the fountain itself.  
 17 MR. ARGUS: Eleven five.  
 18 CHAIRMAN RAGUSA: 12,000.  
 19 MR. ARGUS: 12,000.  
 20 MS. WHYTE: Actual cost about 12,000.  
 21 MR. BALDWIN: Is that replacing the  
 22 entire --  
 23 CHAIRMAN RAGUSA: It's a new fountain.  
 24 MR. BALDWIN: So, basically, that's a  
 25 capital outlay line item.

1 MR. CHESNEY: Yeah. So take it out.  
 2 MR. BALDWIN: Well, first, what I was  
 3 going to do is to show a projection of  
 4 16,000, if that's what you're saying, as  
 5 Capital Outlay under Flood Control, which  
 6 right now, we have a projection of zero,  
 7 because I didn't -- we're doing this now,  
 8 you're saying this fiscal year.  
 9 CHAIRMAN RAGUSA: We have zero in that  
 10 line item.  
 11 MR. BALDWIN: Correct. If you're going  
 12 to do it this year, I'll change the projection  
 13 to show that the 16,000 is going to be spent  
 14 this year --  
 15 MR. CHESNEY: Yes.  
 16 CHAIRMAN RAGUSA: -- or 18,000 --  
 17 sixteen or eighteen thousand?  
 18 MS. WHYTE: I'd say --  
 19 MR. BALDWIN: Well, I'm talking about  
 20 capital outlay, the cost of the actual --  
 21 MR. ARGUS: 12,000.  
 22 CHAIRMAN RAGUSA: 12,000.  
 23 MS. WHYTE: The actual fountain itself  
 24 is eleven five. You have to add cabling, you  
 25 have to add TECO metering, we have to add the

1 trenching to --  
 2 MR. CHESNEY: The warranty.  
 3 MS. WHYTE: -- get the power to the --  
 4 and warranty it.  
 5 CHAIRMAN RAGUSA: So what is that? How  
 6 much is that?  
 7 MS. WHYTE: I would say probably close  
 8 to fifteen, possibly sixteen thousand by the  
 9 time you're done because you got a year's  
 10 worth of utilities.  
 11 MR. CHESNEY: So put sixteen in your  
 12 projection.  
 13 MR. BALDWIN: Well, no, because you only  
 14 have three months left.  
 15 MS. WHYTE: Okay. It's about \$400 a  
 16 month.  
 17 MR. BALDWIN: What I'm saying, though,  
 18 your electricity cost is an R and M expense.  
 19 CHAIRMAN RAGUSA: Correct. It's not  
 20 capital outlay.  
 21 MR. BALDWIN: It's not capital outlay.  
 22 MS. WHYTE: Okay.  
 23 CHAIRMAN RAGUSA: Let's put sixteen. It  
 24 will cover the cost of the fountain and the  
 25 install --

1 MR. BALDWIN: Okay.  
 2 MS. WHYTE: Yes.  
 3 CHAIRMAN RAGUSA: And the wiring and  
 4 everything else we need.  
 5 MR. BALDWIN: Okay. Now, under R and M,  
 6 Fountain for '15 budget, we have \$18,000  
 7 currently sitting there. What do we  
 8 anticipate the R and M, Fountain will be in  
 9 '15?  
 10 MR. CHESNEY: This is operating cost?  
 11 CHAIRMAN RAGUSA: Yes.  
 12 MR. ARGUS: Yes.  
 13 MR. ROSS: I'd say it should be 3,000.  
 14 MR. CHESNEY: That's good.  
 15 MR. ARGUS: Okay.  
 16 CHAIRMAN RAGUSA: Is that the realistic  
 17 power consumption, the maintenance?  
 18 MR. ROSS: Again, actual 2013 for one  
 19 fountain was 1582. We budgeted for this year  
 20 2,000. That gives us room to deal with one  
 21 new fountain that we won't know --  
 22 CHAIRMAN RAGUSA: That one fountain's  
 23 only been in for a few months.  
 24 MR. ROSS: Okay. It could be off then.  
 25 MS. WHYTE: We actually paid for that

1 out of this year's budget as well.  
 2 CHAIRMAN RAGUSA: What's the average  
 3 power bill on the fountain off Linebaugh?  
 4 MS. WHYTE: About just under \$500.  
 5 CHAIRMAN RAGUSA: A month?  
 6 MS. WHYTE: Uh-huh, because they're not  
 7 LEDs -- well, they have LED lights, but  
 8 they're very costly.  
 9 CHAIRMAN RAGUSA: And what is the  
 10 service contract cost on those?  
 11 MS. CARLSEN: I think it's 175 a  
 12 quarter.  
 13 MS. WHYTE: You're right. Thank you.  
 14 175, but I am going to get it reduced. If  
 15 we're going to add this one into it, then I'll  
 16 get it reduced to, I believe he said, 275,  
 17 which -- or \$300.  
 18 MR. CHESNEY: You're telling me it's  
 19 \$500 a month? I think that's higher than the  
 20 projection. I'm going to look that up.  
 21 CHAIRMAN RAGUSA: It's high. So we're  
 22 going to need at least \$8,000 on that line  
 23 item.  
 24 MS. WHYTE: (Moves head up and down.)  
 25 MR. ROSS: I don't think they're running

1 the electricity through that line item now,  
 2 though, Mark. There's just no way the numbers  
 3 add up.  
 4 Are you running the electricity through  
 5 Repair and Maintenance?  
 6 MS. WHYTE: I don't do the electric.  
 7 They do. I don't know where that goes.  
 8 CHAIRMAN RAGUSA: That's back in your  
 9 court, Alan.  
 10 MR. ARGUS: You have Contracts,  
 11 Fountain, which --  
 12 MR. ROSS: That's where it is.  
 13 MR. ARGUS: -- which would be the  
 14 maintenance.  
 15 MR. ROSS: No, that wouldn't be the  
 16 maintenance, because the Repair and  
 17 Maintenance is the 18,000. But I think you're  
 18 right, the 5,000, under Contracts, is where  
 19 they're running the electric.  
 20 CHAIRMAN RAGUSA: Well, there hasn't  
 21 been any power, it doesn't look like.  
 22 But if it's \$500 a month and we've got  
 23 to pay it quarterly or other service, it's got  
 24 to be at least an \$8,000 line item.  
 25 MR. ROSS: You see they got two

1 different lines they're running it under. If  
 2 you look under Flood Control, Stormwater  
 3 Management, it looks like, to me, you've got  
 4 that looks like -- I agree with Bob -- where  
 5 it says, "Contracts, Fountain," that's where  
 6 they're running the electricity.  
 7 MS. WHYTE: No. That Contracts,  
 8 Fountain is the actual fountains we have in  
 9 West Park Village. Those are the bell tower  
 10 fountains.  
 11 MR. BALDWIN: You've got 375 a month,  
 12 you've got Fountains Design Group for 175 a  
 13 quarter for the cascade fountain. That's  
 14 where those -- that's where that consists of  
 15 for Contracts, Fountain.  
 16 MS. WHYTE: Okay. Was the utility going  
 17 for that, the meter?  
 18 MR. BALDWIN: I have to go into  
 19 different databases. It takes forever.  
 20 MS. WHYTE: I have it at the office. I  
 21 do have it at the office where they're billing  
 22 it to, because I have to look for pricing for  
 23 the first five months.  
 24 CHAIRMAN RAGUSA: It would ordinarily go  
 25 under R and M, Fountain. Correct?

1 MR. BALDWIN: I mean, it all depends on  
2 how it's been set up. There is some -- keep  
3 electric away from everything else, we use --  
4 CHAIRMAN RAGUSA: All right. Well, we  
5 know that if we install -- if we -- if we  
6 install another fountain off of Countryway,  
7 we're going to need about \$8,000 a year to run  
8 it.

9 MS. WHYTE: This fountain, this smaller  
10 fountain, is half the size of the one we have  
11 over here. So I would presume the utilities  
12 will be substantially less, including -- I  
13 don't know if we priced lighting. Did we  
14 price lighting on that one?

15 MR. MAYS: Yeah, it's lighting in the  
16 fountain, so --

17 MS. WHYTE: So, I mean, we've already  
18 reduced the time that the fountains are on so  
19 we can reduce our cost of our utilities,  
20 because we found it very high. So it's very  
21 difficult to estimate utilities.

22 CHAIRMAN RAGUSA: Are LED lights an  
23 option on this fountain?

24 MR. CHESNEY: Are you turning that off  
25 now, like at midnight or one?

1 CHAIRMAN RAGUSA: And the Flood Control,  
2 Stormwater, R and M, Fountain, we're going to  
3 reduce it from 18,000 to 7,000 for fiscal year  
4 2015.

5 Anything else, Mr. Chesney?

6 MR. CHESNEY: Okay. It's the fountain,  
7 it's at eighty four, and then we'll go ahead  
8 and go through spending these afterwards.  
9 Okay. No.

10 MS. WHYTE: I have a question.

11 CHAIRMAN RAGUSA: Go.

12 MS. WHYTE: Under that R and M,  
13 Fountain, we are presently, this year, have  
14 \$2,000 in it, and that is also for  
15 incidentals, for repairs and stuff like that.  
16 So we're adding an additional seven to that,  
17 or making it --

18 CHAIRMAN RAGUSA: 2015, next year's  
19 budget, we added 7,000.

20 MS. WHYTE: So we're adding 7,000,  
21 including the 2,000?

22 CHAIRMAN RAGUSA: The line item will be  
23 7,000.

24 MS. WHYTE: So we're increasing it  
25 \$5,000.

1 MS. WHYTE: We can't leave it -- it's  
2 quite pricier.

3 MR. MAYS: Yeah, about midnight.

4 CHAIRMAN RAGUSA: Well, we need to put a  
5 number in there. If we're buying it, we need  
6 to maintain it.

7 8,000 seems high if it's going to be  
8 substantially smaller unit, but there's still  
9 power in our pumps. They're still going to be  
10 running. Lights and pumps are still going to  
11 be going. It's going to have to be at least  
12 \$7,000 so we don't come up short on that.

13 MS. WHYTE: I mean, we won't know until  
14 we have one full year under our belt with the  
15 utilities. So I'll give you an actual number  
16 next year, but at this point, I don't know.

17 CHAIRMAN RAGUSA: Does everybody think  
18 7,000 sounds like a right number?

19 MR. ARGUS: That's fine.

20 MR. ROSS: Let's go with 7,000.

21 MR. ARGUS: That's good.

22 CHAIRMAN RAGUSA: Alan, did you get  
23 that?

24 MR. BALDWIN: No. I was looking at your  
25 utilities.

1 CHAIRMAN RAGUSA: Yes. Oh, that's a  
2 good point. The 2,000 also covers the other  
3 fountains?

4 MS. WHYTE: Yes. Are there any  
5 incidentals, any accompanying repairs that we  
6 need to do, any kind of -- anything that we put  
7 in there goes into that line item.

8 CHAIRMAN RAGUSA: So it needs to be  
9 9,000?

10 MS. WHYTE: I would say 9,000, if that  
11 is your -- if you're assessing 7,000 for  
12 utilities, you need to leave -- if you can't  
13 leave the extra thousand --

14 CHAIRMAN RAGUSA: Do we have agreement  
15 on that?

16 MR. ARGUS: Yes.

17 MR. ROSS: That's the recommendation.

18 MR. BALDWIN: Okay. I'm sorry. You're  
19 talking R and M, Fountain still?

20 CHAIRMAN RAGUSA: Yes, sir. It's going  
21 to go from 18,000 to 9,000 for fiscal year  
22 2015.

23 MR. ZEIGLER: So I'm clear, that is  
24 going to cover utilities for at least --

25 CHAIRMAN RAGUSA: It will cover for one

1 fountain.

2 MR. ZEIGLER: And then the subsequent  
3 fountain, we are proposing --

4 CHAIRMAN RAGUSA: They appear to be  
5 putting electricity somewhere else.

6 MR. BALDWIN: Well, I'm looking it up  
7 now to see where it's --

8 CHAIRMAN RAGUSA: Probably in Utility,  
9 General. You've got to go to Utilities.

10 MR. BALDWIN: Well, I mean, obviously  
11 the electric is not going under R and M,  
12 Fountain, because your actual has only been  
13 \$285.

14 CHAIRMAN RAGUSA: Right. That's going  
15 in Utility, General or R and M, General.

16 MR. CHESNEY: Are we -- did you get it  
17 in there yet? Thank you.

18 CHAIRMAN RAGUSA: What else,  
19 Mr. Chesney?

20 MR. CHESNEY: Is he ready?

21 CHAIRMAN RAGUSA: He's looking to see  
22 where the electric is going with the  
23 fountains.

24 MR. BALDWIN: Without knowing the exact  
25 account number that pertains to that one, I

1 has always been under Utility, General.

2 MR. CHESNEY: Then it's being captured  
3 if it's already in the Utilities, General,  
4 then we can bring it all the way down, the  
5 electricity cost.

6 MR. ARGUS: Yeah, but we need to  
7 increase Utilities, General then by a like  
8 amount.

9 MR. CHESNEY: Well, just for the one  
10 fountain.

11 MR. ARGUS: Yeah.

12 CHAIRMAN RAGUSA: Hear my math out.

13 MR. CHESNEY: Okay.

14 CHAIRMAN RAGUSA: I think we allocated  
15 \$2,000 for what I'm going to call repairs  
16 under R and M, Fountain, and we've kind of  
17 allocated 7,000 for the electrical  
18 components.

19 MR. ARGUS: Uh-huh.

20 CHAIRMAN RAGUSA: Why don't we add 7,000  
21 to Utility, General, which would take it from  
22 25,000 to 32,000, and drop 7,000 out of the  
23 R and M, Lake Erosion, bring it back down to  
24 2,000.

25 MR. ROSS: Agree.

1 mean, it's kind of hard for me to see right  
2 now --

3 MR. CHESNEY: He's not the accounts  
4 payable person, so --

5 CHAIRMAN RAGUSA: Well, the budget  
6 narrative under Utility, General says  
7 electricity for lighting and parks, entry  
8 features, fountains.

9 MR. BALDWIN: Okay. Then that's where  
10 it's sitting. That's what I'm saying is that  
11 -- I mean, I have a list, but it's showing me  
12 the account number for the actual bill  
13 itself.

14 MS. WHYTE: Yeah.

15 MR. BALDWIN: It doesn't tell me -- it  
16 doesn't tell me where it's going. It doesn't  
17 tell me beyond where it's sitting, so --

18 CHAIRMAN RAGUSA: Well, from an  
19 accounting perspective then, do we want to  
20 increase the Utility, General for the  
21 electrical --

22 MR. ARGUS: Yes.

23 CHAIRMAN RAGUSA: -- or do we want to  
24 leave it in the R and M, Fountain?

25 MR. BALDWIN: Right now, your history

1 MR. ARGUS: That's good.

2 MR. CHESNEY: I think your logic is  
3 sound. Do we need to do that, though?  
4 Because isn't capturing at least six months of  
5 that in the projection?

6 MR. ARGUS: Not for the new fountain.

7 MS. WHYTE: Not for the new fountain,  
8 for the old fountain.

9 MR. BALDWIN: So under R and M,  
10 Fountain, what's the new figure that I'm  
11 putting in?

12 CHAIRMAN RAGUSA: 2,000.

13 MR. BALDWIN: 2,000.

14 CHAIRMAN RAGUSA: It was eighteen, and  
15 then --

16 MR. BALDWIN: But it was seven, so now  
17 I'm reducing it down to two.

18 MR. CHESNEY: Yes.

19 MR. ARGUS: Right.

20 CHAIRMAN RAGUSA: And then --

21 MR. BALDWIN: I increased it to 32,000  
22 even for Utilities, General.

23 CHAIRMAN RAGUSA: Correct.

24 MR. BALDWIN: Okay.

25 MR. ARGUS: Yes.



1 MR. CHESNEY: All right. The next item  
2 is under Rights of Way, Payroll Bonus. Make  
3 it \$8900 instead of 26,726.

4 MR. BALDWIN: 8900, is that what you  
5 said?

6 MR. CHESNEY: Yes.

7 MR. ARGUS: What was that again, which  
8 line item?

9 MR. CHESNEY: Payroll Bonus.

10 MR. ARGUS: And it should be what now?

11 MR. ROSS: It shouldn't be like twenty  
12 six or twenty eight, whatever --

13 MR. ARGUS: Right.

14 MR. CHESNEY: That was set at 15  
15 percent.

16 MR. ARGUS: Right. But what are you  
17 suggesting?

18 MR. CHESNEY: 8900, which is five  
19 percent.

20 CHAIRMAN RAGUSA: I agree.

21 MR. ARGUS: Yeah. No problem.

22 CHAIRMAN RAGUSA: Doesn't FICA come down  
23 some?

24 MR. BALDWIN: It will automatically come  
25 down, yeah.

1 MR. ROSS: My only question that would  
2 be remaining would be under Rights of Way for  
3 R and M, Walls and Signage. We increased our  
4 budget by about \$9,000 over what we project to  
5 actually spend this year, and I was curious as  
6 to why we anticipate that.

7 MR. ZEIGLER: You're talking about the  
8 property along on Linebaugh, over next to the  
9 bank? Is that --

10 MR. ROSS: I don't know.

11 MR. BALDWIN: I just have a note saying  
12 -- when I was here on 5/6 -- this is why we  
13 increased it to 28,000. I didn't see the  
14 reason behind it.

15 MR. ROSS: If that's what it was.

16 MR. ZEIGLER: I thought that was when  
17 Bob --

18 MS. WHYTE: That is the line item we  
19 used for power washing all of walls, columns  
20 all throughout the community. I mean, we've  
21 been managing with twenty five. Correct,  
22 Doug?

23 MR. MAYS: Yeah. We could -- the last  
24 few months, I've held off. We can wait until  
25 the next budget anyway. So if you need to

1 MR. CHESNEY: Actually, can I just  
2 borrow this one more time?

3 MR. ROSS: Yeah. Yes.

4 MR. CHESNEY: I think there is a -- we  
5 did that, did that, those expenses came out.

6 Did we take down the printing costs?

7 MS. WHYTE: No.

8 MR. CHESNEY: Yeah, we did. Now, it's a  
9 thousand. Okay.

10 MS. WHYTE: Oh.

11 MR. CHESNEY: That's good. That's  
12 right.

13 MR. ARGUS: If we do -- if we borrow  
14 money for the park improvements, are there any  
15 banking fees or any costs associated with  
16 that that we need to budget for?

17 MR. CHESNEY: Yeah, but we don't know  
18 what they are yet. I think you're very  
19 optimistic on how quickly we move.

20 MR. ARGUS: Well, I figure sometime next  
21 year we --

22 MR. CHESNEY: Yeah, that looks good.

23 CHAIRMAN RAGUSA: Okay. Any other  
24 supervisors?

25 Mr. Ross?

1 lower that --

2 MS. WHYTE: If you need to lower it --  
3 we can keep it at 25,000.

4 MR. ROSS: I was just looking for the  
5 explanation.

6 MS. WHYTE: I have no idea.

7 MR. ROSS: Okay. Nothing else from me.  
8 Thank you.

9 CHAIRMAN RAGUSA: Any other  
10 supervisors?

11 Any other resident comments?

12 MS. WHYTE: Can I just print out the  
13 Vineyards budget before we -- can we jump to  
14 the Vineyards?

15 CHAIRMAN RAGUSA: Yes.

16 MS. WHYTE: There was a fund allocated  
17 for cameras and for lighting at the Vineyards  
18 which was requested by the old board. They  
19 approved it.

20 The new board is in place, and they  
21 asked this afternoon if we could take that  
22 line item out, and we will discuss it with  
23 them over the next year and hope they can  
24 work with the following budget cycle.

25 So if we can remove that out of their

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1 line item.  
 2 MR. ARGUS: So that was just cameras?  
 3 MS. WHYTE: The cameras and the  
 4 lighting, I believe. Bear with me one  
 5 second. I'm trying to find the Vineyards.  
 6 There is \$21,007 in that account set  
 7 aside for cameras and for lighting.  
 8 CHAIRMAN RAGUSA: I see it under  
 9 Roadway.  
 10 MS. WHYTE: Is that what you have it  
 11 under?  
 12 MR. BALDWIN: Are you just talking about  
 13 Vineyards, which is Fund 106?  
 14 MS. WHYTE: Okay. That's what I'm  
 15 looking for. There it is.  
 16 MR. BALDWIN: I'm showing cameras as  
 17 being \$5,120, and that was discussed again at  
 18 5/6/14 meeting.  
 19 MR. ARGUS: Right.  
 20 MS. WHYTE: So the lighting wasn't put  
 21 in there?  
 22 MR. BALDWIN: Under R and M, General,  
 23 which is, I believe, again where your  
 24 lighting is sitting again, that was changed up  
 25 to \$10,000, and that was from the 5/6/14

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1 meeting.  
 2 MS. WHYTE: No.  
 3 MR. BALDWIN: Whether it was lighting or  
 4 not, I don't know. There was change made.  
 5 MS. WHYTE: 5,000 -- could you bring it  
 6 back, please, bring it back to the original,  
 7 which was 4700?  
 8 MR. BALDWIN: So is that what I'm doing,  
 9 is I'm taking zero out -- I'm putting zero in  
 10 for cameras, and I'm putting 4700 for --  
 11 MS. WHYTE: Which is what was originally  
 12 allocated for it.  
 13 MR. BALDWIN: Yeah.  
 14 MS. WHYTE: Board members?  
 15 MR. MENDENHALL: That's a consensus from  
 16 the board? Everybody good with that?  
 17 CHAIRMAN RAGUSA: Yes.  
 18 MR. ARGUS: Yes.  
 19 MS. WHYTE: Okay. Thank you.  
 20 CHAIRMAN RAGUSA: Anything else, Sonny?  
 21 MS. WHYTE: No. As far as I can see,  
 22 that was the only one I had.  
 23 CHAIRMAN RAGUSA: Any other resident or  
 24 other comments?  
 25 (No response.)

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1 CHAIRMAN RAGUSA: Okay. Motion to close  
 2 the public hearing for the Westchase CDD  
 3 fiscal year 2015 budget would be appropriate.  
 4 MR. ARGUS: So move.  
 5 CHAIRMAN RAGUSA: Do we have a second?  
 6 MR. ROSS: (Raises hand.)  
 7 CHAIRMAN RAGUSA: Any discussions?  
 8 (No discussion.)  
 9 CHAIRMAN RAGUSA: All in favor, please  
 10 raise your hand.  
 11 (All board members signify in the  
 12 affirmative.)  
 13 CHAIRMAN RAGUSA: That motion passes  
 14 unanimously.  
 15 (Motion passes.)  
 16 CHAIRMAN RAGUSA: The next item for  
 17 consideration is a resolution -- the approval  
 18 of Resolution 2014-4, and I will read this  
 19 slowly.  
 20 "A resolution of the Westchase Community  
 21 Development District relating to the annual  
 22 appropriations of the district and adopting  
 23 the budget for the fiscal year beginning  
 24 October 1, 2014 and ending September 30, 2015,  
 25 and referencing the maintenance and benefit

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1 special assessments to be levied by the  
 2 district for said fiscal year."  
 3 Now, obviously that resolution  
 4 incorporates the changes we made today, along  
 5 with our original proposed budget for 2015.  
 6 MR. CHESNEY: Can I ask a question?  
 7 CHAIRMAN RAGUSA: Mr. Chesney.  
 8 MR. CHESNEY: Aren't we going to  
 9 continue this meeting to the 25th?  
 10 That's what I had on my calendar. So  
 11 aren't we going to approve this on the 25th?  
 12 MR. ARGUS: Correct.  
 13 MR. MENDENHALL: Yeah. I think the  
 14 intent was you'll have the landscaping  
 15 figures, the lowest bid, so, yeah, you can  
 16 continue this portion to adjust that number  
 17 basically.  
 18 MR. CHESNEY: I thought --  
 19 MR. MENDENHALL: Unless you want to  
 20 leave the higher number in there and then --  
 21 MR. BALDWIN: It will be --  
 22 MR. MENDENHALL: Yes.  
 23 MS. McCORMICK: Well, they issued the  
 24 public hearing, though, on the budget.  
 25 MR. BALDWIN: Correct. That's today.

1 MR. CHESNEY: Well, I mean, what if it  
 2 comes in at 500,000? I don't know --  
 3 CHAIRMAN RAGUSA: Well, there's five  
 4 forty budgeted.  
 5 MR. CHESNEY: Well, I know, but you know  
 6 what I'm saying.  
 7 CHAIRMAN RAGUSA: I do.  
 8 MR. MENDENHALL: Either way you --  
 9 MR. BALDWIN: Erin was saying, though,  
 10 this is a public hearing to adopt the budget.  
 11 MR. MENDENHALL: But you should be able  
 12 to -- I mean, you can continue the public  
 13 hearing.  
 14 MS. McCORMICK: We can continue the  
 15 public hearing.  
 16 MR. MENDENHALL: Okay.  
 17 MS. McCORMICK: I think we need to --  
 18 CHAIRMAN RAGUSA: Okay. Let's reopen  
 19 it.  
 20 MS. McCORMICK: -- reopen the public  
 21 hearing and then continue it.  
 22 CHAIRMAN RAGUSA: Well, is there a  
 23 desire to have the hard number for the  
 24 landscape contract incorporated into the  
 25 budget?

1 MR. ARGUS: Yes.  
 2 CHAIRMAN RAGUSA: That assumes that we  
 3 will actually select someone on or before  
 4 August 25 -- or on or at.  
 5 MS. McCORMICK: It would have to be  
 6 August 25th.  
 7 MR. MENDENHALL: Yeah.  
 8 MR. CHESNEY: Well, if we don't select  
 9 someone, we have to do the budget definitely  
 10 on August 25th.  
 11 MR. MENDENHALL: Yeah. I mean, you've  
 12 got -- as Alan mentioned, you've got the  
 13 buffer built in. If it would up being  
 14 significantly higher -- higher than that, you  
 15 could throw out the bids and do the process  
 16 again, or, you know -- I mean, you put a  
 17 pretty good buffer in for it.  
 18 MR. CHESNEY: Well, we have to have a --  
 19 we have to have a landscaper.  
 20 MS. McCORMICK: Well, I mean, I think  
 21 it's probably a good idea to continue the  
 22 public hearing just in case you need to make  
 23 some adjustments on --  
 24 CHAIRMAN RAGUSA: All right. With the  
 25 understanding that --

1 MR. CHESNEY: Do you have any idea --  
 2 MS. McCORMICK: I mean, you can't raise  
 3 the assessments beyond what's admitted at this  
 4 point.  
 5 CHAIRMAN RAGUSA: I understand.  
 6 MR. MENDENHALL: Right.  
 7 CHAIRMAN RAGUSA: I take it the  
 8 supervisors' expectations are that we would  
 9 not further adjust the budget from what we've  
 10 discussed today and what previously existed,  
 11 but we would really be incorporating in the  
 12 ultimate award of the landscape contract. Is  
 13 that everybody's understanding? I just don't  
 14 want to reopen everything.  
 15 MR. CHESNEY: Oh, yeah, I agree with  
 16 that, yeah, just the landscape dollar amount.  
 17 CHAIRMAN RAGUSA: Okay. Then a motion  
 18 to reopen the public hearing on the Westchase  
 19 CDD 2015 fiscal year budget would be  
 20 appropriate.  
 21 MR. ARGUS: So we just would be setting  
 22 a motion to close?  
 23 CHAIRMAN RAGUSA: No. We need to reopen  
 24 it.  
 25 MR. ARGUS: Okay.

1 MR. MENDENHALL: I'm sorry. I'll let  
 2 you go first. Go ahead.  
 3 MR. BALDWIN: Well, Mainscape is who  
 4 you're currently using. Correct?  
 5 MS. McCORMICK: Uh-huh.  
 6 MR. ARGUS: Yes.  
 7 MR. BALDWIN: You have them in three  
 8 different budgeted line items. You've got  
 9 Contracts, Landscape; Contracts, Mulch; and  
 10 Contracts, Plant Replacement.  
 11 MR. ARGUS: Right.  
 12 MR. BALDWIN: So those three -- there's  
 13 three specific budgeted line items in regards  
 14 to that one contract. I just want to bring it  
 15 up so that --  
 16 CHAIRMAN RAGUSA: Fair -- I looked at --  
 17 I knew that there was more than one entry.  
 18 MR. BALDWIN: Correct.  
 19 CHAIRMAN RAGUSA: It's the landscape  
 20 contract and any ancillary budget entries that  
 21 flow from it.  
 22 MR. BALDWIN: Okay. No. I just wanted  
 23 to make sure that we take into consideration  
 24 that there's three line items.  
 25 MR. ARGUS: Yes.

<p style="text-align: right;">Page 109</p> <p>1 CHAIRMAN RAGUSA: Right.</p> <p>2 MR. BALDWIN: I guess my question is, if</p> <p>3 you're not going to attend, then we need to</p> <p>4 make sure that this is kept in the back of the</p> <p>5 mind, that there are three specific line</p> <p>6 items.</p> <p>7 MR. CHESNEY: Right. Well, it would</p> <p>8 also be useful if you could be available on</p> <p>9 the phone just so we could get the final</p> <p>10 assessment values on that day, on the 25th.</p> <p>11 Is that possible?</p> <p>12 MR. BALDWIN: I can try. Phones don't</p> <p>13 always work well for me.</p> <p>14 MR. CHESNEY: Yeah. I don't know that</p> <p>15 we need a conference or anything, just -- or</p> <p>16 maybe be an email or chat or something just so</p> <p>17 we could know what they are.</p> <p>18 CHAIRMAN RAGUSA: Okay. Going back. Do</p> <p>19 we have a motion to reopen the public hearing</p> <p>20 as previously indicated?</p> <p>21 MR. ROSS: So move.</p> <p>22 CHAIRMAN RAGUSA: Do we have a second?</p> <p>23 MR. ARGUS: Second.</p> <p>24 CHAIRMAN RAGUSA: Any discussion?</p> <p>25 (No response.)</p>	<p style="text-align: right;">Page 111</p> <p>1 CHAIRMAN RAGUSA: That motion passes</p> <p>2 unanimously.</p> <p>3 (Motion passes.)</p> <p>4 CHAIRMAN RAGUSA: We'll get that</p> <p>5 noticed -- I think it was already noticed.</p> <p>6 MR. MENDENHALL: We don't have to notice</p> <p>7 it. I mean, it's a continuation, so by</p> <p>8 announcing in this meeting, the only thing I</p> <p>9 would mention is that we probably, I guess,</p> <p>10 when we talk about landscaping, we need to</p> <p>11 state that it's for that purpose also --</p> <p>12 right? -- to review the landscaping bids?</p> <p>13 MS. McCORMICK: That meeting will be for</p> <p>14 that purpose.</p> <p>15 MR. MENDENHALL: Yes.</p> <p>16 MS. McCORMICK: Okay. Yes. And that's</p> <p>17 going to give you enough time if you send the</p> <p>18 assessment roll to the tax collector after the</p> <p>19 August 25th meeting.</p> <p>20 MR. MENDENHALL: (Moves head up and</p> <p>21 down).</p> <p>22 MS. McCORMICK: Okay.</p> <p>23 CHAIRMAN RAGUSA: Mr. Argus.</p> <p>24 MR. ARGUS: Just as an item of courtesy,</p> <p>25 Andy, could you reach out to whoever it was</p>
<p style="text-align: right;">Page 110</p> <p>1 CHAIRMAN RAGUSA: All in favor, please</p> <p>2 raise your hand.</p> <p>3 (All board members signify in the</p> <p>4 affirmative.)</p> <p>5 CHAIRMAN RAGUSA: That motion passes</p> <p>6 unanimously.</p> <p>7 (Motion passes.)</p> <p>8 (Public hearing reopened.)</p> <p>9 CHAIRMAN RAGUSA: All right. I will</p> <p>10 take any other additional public comment at</p> <p>11 this stage.</p> <p>12 (No response.)</p> <p>13 CHAIRMAN RAGUSA: Hearing none, a motion</p> <p>14 to continue the public hearing on the</p> <p>15 Westchase CDD fiscal year 2015 budget until</p> <p>16 August 25th at 4:00 p.m., and this same</p> <p>17 location would be appropriate.</p> <p>18 MR. ROSS: So move.</p> <p>19 MR. ARGUS: Second.</p> <p>20 CHAIRMAN RAGUSA: Any discussion?</p> <p>21 (No response.)</p> <p>22 CHAIRMAN RAGUSA: Okay. All in favor,</p> <p>23 please raise your hand.</p> <p>24 (All board members signify in the</p> <p>25 affirmative.)</p>	<p style="text-align: right;">Page 112</p> <p>1 from The Avenues, she has left, and let her</p> <p>2 know that it's continued?</p> <p>3 MR. MENDENHALL: Oh, yeah. Sure.</p> <p>4 MR. ARGUS: Thank you.</p> <p>5 MR. CHESNEY: More importantly, Sonny</p> <p>6 will make sure we have the room.</p> <p>7 MS. WHYTE: I already checked.</p> <p>8 CHAIRMAN RAGUSA: We did.</p> <p>9 MR. MAYS: Bulletin board, too?</p> <p>10 CHAIRMAN RAGUSA: All right. Anything</p> <p>11 else on the budget issue?</p> <p>12 (No response.)</p> <p>13 CHAIRMAN RAGUSA: Let's go to -- do you</p> <p>14 guys want to take a five-minute break? Let's</p> <p>15 take a five-minute break.</p> <p>16 (Recess from 5:35 to 5:45 p.m.)</p> <p>17 CHAIRMAN RAGUSA: All right. Welcome</p> <p>18 back. We're back on the record.</p> <p>19 We're going to shift now to the</p> <p>20 engineer's report. Tonja.</p> <p>21 MS. STEWART: I'm ready.</p> <p>22 The first item I'm going to talk about</p> <p>23 is the golf course ponds. That will kind of</p> <p>24 set the stage.</p> <p>25 If you could pass this around, you will</p>

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1 see that there is a platted Tract G. Okay.  
 2 That's what's important in here, as well as  
 3 the highlighting of the back of the rear lots  
 4 in this corner.  
 5 MR. ARGUS: You handed out these last  
 6 month. Right?  
 7 MS. STEWART: Yeah. I want to refresh  
 8 your memory. Okay. We'll pass that around.  
 9 This is a picture from the property  
 10 appraiser's website, where this is the platted  
 11 Tract G.  
 12 MR. ARGUS: Okay.  
 13 MS. STEWART: If you'll recall that line  
 14 in red, it's the line that's highlighted  
 15 behind the lots. That is the piece of  
 16 property that is being claimed by the property  
 17 appraiser that is owned by the golf course.  
 18 That tract of land that's on that plat is  
 19 dedicated to the CDD by plat. I'll give you a  
 20 minute to digest that.  
 21 MR. ARGUS: So the pond in question  
 22 is --  
 23 MS. STEWART: There's a little story  
 24 behind it.  
 25 MS. McCORMICK: Well, it doesn't say

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1 that it was dedicated. It just says it shall  
 2 be conveyed -- right? -- on the plat?  
 3 MS. STEWART: I believe they dedicated  
 4 it.  
 5 MS. McCORMICK: "Parcel G shall be  
 6 conveyed to the CDD."  
 7 MS. STEWART: I think all those tracts  
 8 of land and all those easements were conveyed  
 9 at the same time.  
 10 MS. McCORMICK: Okay. Because I didn't  
 11 have a copy of the deed conveying it to the  
 12 CDD.  
 13 MS. STEWART: I don't know that I have  
 14 one. It was my understanding that the plat  
 15 conveyed it, which, Erin, maybe this goes  
 16 through here because it's -- all right.  
 17 The next one is, here's a highlighted  
 18 boundary of the golf course from their deed.  
 19 Okay? This is the original deed that was done  
 20 in 1996. Notice that it goes behind the  
 21 lots.  
 22 CHAIRMAN RAGUSA: Well, can I go back to  
 23 this one?  
 24 MS. STEWART: Uh-huh.  
 25 CHAIRMAN RAGUSA: Who owns the blue

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1 section?  
 2 MS. STEWART: The ponds?  
 3 CHAIRMAN RAGUSA: It says --  
 4 MS. STEWART: That's the Tract G that's  
 5 referenced on the plat.  
 6 CHAIRMAN RAGUSA: And it says, "Property  
 7 line appears to be incorrect." How is it  
 8 incorrect?  
 9 MS. STEWART: Basically based on Erin's  
 10 comment about the deed being an exception, if  
 11 the CDD owned that tract of land, that tract  
 12 of land would have extended to the blue line  
 13 that I drew on that piece of paper.  
 14 CHAIRMAN RAGUSA: If there was  
 15 (inaudible) --  
 16 MS. STEWART: Correct.  
 17 MS. McCORMICK: Well, let me just  
 18 interject here because this came up -- we kind  
 19 of learned about this today. But I haven't  
 20 seen anything that would show that that parcel  
 21 was conveyed to the CDD. And I have seen the  
 22 two deeds that you sent me that show that they  
 23 went to the golf course.  
 24 MS. STEWART: Well, that was the next  
 25 thing I was going to do. This is the legal

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1 description showing that it was included in  
 2 Tract G. Okay?  
 3 If, indeed, a deed is required to show  
 4 conveyance versus just the plat --  
 5 MS. McCORMICK: Yes.  
 6 MS. STEWART: -- I'll pull all my own  
 7 old deeds, the old deeds -- remember the list  
 8 of deeds we did at one point in time?  
 9 MS. McCORMICK: Uh-huh.  
 10 MS. STEWART: Okay. And if, indeed, we  
 11 don't find one, Erin, then obviously it's  
 12 clearly part of the golf course ownership.  
 13 MS. McCORMICK: Right, because I think  
 14 that the plat just says it's intended to be  
 15 conveyed to the CDD, but if --  
 16 MS. STEWART: If there's no deed, then  
 17 you're saying it wasn't clearly conveyed.  
 18 MS. McCORMICK: Right. Right.  
 19 MS. STEWART: Okay. So with that being  
 20 said -- okay? -- based on the Tract G, if the  
 21 CDD did own it, you can see that it still  
 22 straddles the pond.  
 23 So we have one or two things. We either  
 24 own a portion of the lake or a portion of the  
 25 pond, or either the golf course owns the

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1 majority of the pond with just the pond bank  
 2 encroaching into the easement.  
 3 Now, with that being said, I do have  
 4 proposals for erosion repair, and the  
 5 proposals do include this piece of property.  
 6 I don't know, Erin, if you want to have some  
 7 conversation at this point about whether you  
 8 feel like the district should or should not  
 9 maintain it, because the top of the bank is  
 10 clearly on private property in an easement to  
 11 the district.  
 12 MS. McCORMICK: Right. Well, I think  
 13 the question where we left off last month was  
 14 whether or not the CDD has any legal  
 15 obligation to fix the erosion issues on the  
 16 lots that are surrounding the pond area  
 17 because the CDD has a ten-foot drainage  
 18 easement across the back of these lots that  
 19 are adjacent to the pond.  
 20 This pond, my understanding, from Tonja,  
 21 is part of the overall stormwater management  
 22 system for the district, but either all or at  
 23 least a portion of the pond is actually owned  
 24 by the golf course.  
 25 Tonja has said that from the standpoint

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1 of the permits for the pond, we're not in a  
 2 situation where we're not in compliance with  
 3 permits because there's that erosion that's  
 4 going on out there. So it's really -- the  
 5 reason to address it would be because of the  
 6 impact to the lot owners that are having this  
 7 erosion occurring on their lots.  
 8 And I think what the district has done  
 9 for other homeowners that are affected by pond  
 10 erosion throughout the community is we've gone  
 11 in and we've addressed this erosion issue. So  
 12 I really think the policy issue that the board  
 13 needs to look at as to whether or not they  
 14 want to do -- treat this erosion issue the  
 15 same way that we do in the other ponds that  
 16 are throughout the community, or if we don't  
 17 want to -- I don't think this is a liability  
 18 issue that we need to go in and address the  
 19 erosion.  
 20 I think it's just whether we want to  
 21 sort of deal with it the same way that we have  
 22 with all the other ponds throughout the  
 23 community.  
 24 MR. CHESNEY: And why wouldn't we?  
 25 Because it's just impacting --

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1 MS. STEWART: There was a question at  
 2 the last month's meeting of why are we  
 3 maintaining ponds that are owned by the golf  
 4 course?  
 5 MR. CHESNEY: Correct, because we  
 6 wouldn't do that.  
 7 MS. McCORMICK: Which pond is it?  
 8 MR. ROSS: I want to make sure I'm  
 9 connecting all the dots --  
 10 MS. STEWART: Erin, it's -- excuse me  
 11 one second, Brian. It's this one. It's this  
 12 one. It's the second proposal, second page.  
 13 CHAIRMAN RAGUSA: That one?  
 14 MS. McCORMICK: That one, yes.  
 15 MR. CHESNEY: Which one?  
 16 MS. STEWART: This is the picture of the  
 17 pond.  
 18 MR. CHESNEY: So there is --  
 19 MS. STEWART: That is the proposal,  
 20 second page.  
 21 MS. McCORMICK: This is that little  
 22 piece here, that's that.  
 23 MR. CHESNEY: Second proposal --  
 24 CHAIRMAN RAGUSA: Is this 625 feet?  
 25 MS. STEWART: No. It's only -- no.

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1 No. No. We'll do the proposal later. This  
 2 is just a piece of it.  
 3 CHAIRMAN RAGUSA: Okay.  
 4 MS. STEWART: This is just a piece of  
 5 it.  
 6 MR. CHESNEY: This one here?  
 7 CHAIRMAN RAGUSA: No.  
 8 MS. STEWART: I don't think so, Greg.  
 9 MR. CHESNEY: That one?  
 10 CHAIRMAN RAGUSA: That one.  
 11 MR. CHESNEY: This one. Okay.  
 12 MS. STEWART: That's correct.  
 13 MR. CHESNEY: You're saying this pond is  
 14 owned by the golf course.  
 15 MS. STEWART: Yeah. It's the one on the  
 16 bottom right, where it says 75 feet.  
 17 MR. CHESNEY: Okay. So you're saying  
 18 that since it really is impacting the property  
 19 owner -- that's interesting.  
 20 MS. McCORMICK: Right.  
 21 MS. STEWART: And the CDD has an  
 22 easement over it.  
 23 MS. McCORMICK: Yes, the CDD has an  
 24 easement over it. I understand that we can  
 25 fix the erosion at this point just by working

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1 within the easement area that the CDD has. We  
 2 wouldn't have to go on the golf course  
 3 property.  
 4 MS. STEWART: We do not. We do have an  
 5 access issue. We would have to with the  
 6 residents to get an agreement for access, but  
 7 we would not have to go on the golf course.  
 8 MS. McCORMICK: And there's nothing that  
 9 we have done as far as our drainage activities  
 10 on these lots that has contributed to the  
 11 erosion.  
 12 MS. STEWART: No. It's typical.  
 13 MR. CHESNEY: But we don't maintain this  
 14 bank, do we? The golf course does?  
 15 MS. STEWART: The golf course does.  
 16 MR. MAYS: The homeowners do.  
 17 MS. McCORMICK: Yeah. When it's to the  
 18 back of the lots, the homeowners do.  
 19 CHAIRMAN RAGUSA: Based on this one  
 20 drawing, it appears that there's three homes  
 21 that are directly impacted.  
 22 MS. STEWART: There's actually maybe one  
 23 and a half.  
 24 CHAIRMAN RAGUSA: They have no backyard  
 25 there. Am I right?

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1 MS. STEWART: It's small.  
 2 CHAIRMAN RAGUSA: It's just a grass  
 3 bank?  
 4 MS. STEWART: Uh-huh -- well, no.  
 5 They've got a lot of trees and bushes. I  
 6 mean, there is a lot of landscaping in the  
 7 back.  
 8 MS. McCORMICK: And you're not aware of  
 9 anything that the golf course has done in the  
 10 pond that would have caused the erosion, are  
 11 you?  
 12 MS. STEWART: It's the typical  
 13 fluctuation of the groundwater condition and  
 14 probably some old treatment of vegetation  
 15 along the grass line that it's just begun to  
 16 wash out underneath that grass.  
 17 MR. ROSS: Is the CDD's easement just an  
 18 access easement, or is it a maintenance --  
 19 MS. McCORMICK: It's a drainage  
 20 easement.  
 21 MR. ROSS: It's not a maintenance --  
 22 MS. McCORMICK: It's just -- it's just a  
 23 plat. It's just a standard drainage easement.  
 24 There's no easement that was separate --  
 25 MS. STEWART: No separate recorded

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1 easement, just a platted easement.  
 2 MR. ROSS: I have a follow-up question.  
 3 What's the issue about legal ownership? I  
 4 didn't connect that with this issue.  
 5 MS. McCORMICK: Well, Tonja, she was  
 6 looking at the provision on this plat that  
 7 says that Parcel G would be conveyed to the  
 8 district -- shall be conveyed to the  
 9 district. That would be under separate  
 10 instrument. But she's going to look to see if  
 11 there was actually any conveyance.  
 12 I would sort of doubt that there was  
 13 because there were two separate deeds to the  
 14 golf course that included Parcel G in the  
 15 deeds that went to the golf course. So  
 16 without looking at that --  
 17 MS. STEWART: And I have all the  
 18 original deeds. I just need to pull it out.  
 19 I have a stack of them.  
 20 MR. ROSS: But to make sure I'm  
 21 connected, regardless of whether the CDD owns  
 22 the pond or the golf course owns the pond, we  
 23 still have the easement --  
 24 MS. McCORMICK: The easement, right.  
 25 MR. ROSS: -- which would allow us to

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1 perform the maintenance work that we're  
 2 talking about.  
 3 MS. McCORMICK: Correct. Correct.  
 4 MR. ROSS: I thought we only had that  
 5 drainage easement.  
 6 MR. ARGUS: We do. Well --  
 7 MS. McCORMICK: Yeah. We would have to  
 8 get permission from the property owner of the  
 9 residential lot to be able to do the work.  
 10 MR. ROSS: Which takes me to my next  
 11 question. You said there's no issue of  
 12 liability. If we assume a task that we have  
 13 no present legal responsibility and they later  
 14 claim we did a bad job of it and it causes  
 15 resulting damage, then would they not have a  
 16 claim against us?  
 17 MS. McCORMICK: Well, the way that we've  
 18 dealt with this in the past, like the paving  
 19 project that was just going on, is we've done  
 20 like a license agreement where they end up  
 21 agreeing to hold the district harmless --  
 22 MR. ROSS: Got it.  
 23 MS. McCORMICK: -- for any of that,  
 24 because we'd be doing it for their benefit.  
 25 MR. ROSS: Got it.

1 MR. CHESNEY: I understand what -- I  
2 struggle with this just a little bit. We  
3 don't own this pond and we don't have  
4 maintenance agreement, so we haven't agreed to  
5 maintain the pond, and we have not done any  
6 maintenance on it.  
7 MR. ARGUS: Didn't we try to get the  
8 golf course to sign some document about the  
9 drainage, and they refused to?  
10 MS. McCORMICK: I think that the issue  
11 was -- that I was asked about is, do we have  
12 any liability to address this issue?  
13 And I'm not -- I mean, I don't think  
14 that there's any clear liability that the  
15 district has.  
16 MR. CHESNEY: Yeah. To me, it's  
17 different than, let's say, you know, a house  
18 in the Greens that's on a lake, you know, that  
19 we maintain. We own the pond. I mean, to me,  
20 we clearly have an issue to maintain the banks  
21 there and make sure that they don't erode away  
22 and impact the property owner. But I don't  
23 know.  
24 I'm looking at you, because you guys are  
25 lawyers, so I'm thinking, I mean --

1 MS. STEWART: It will save you money.  
2 It will save you money when we start talking  
3 about the budget and the scope of work. I  
4 mean, at least that would be 75 feet that  
5 we --  
6 MR. CHESNEY: But we never touch this  
7 pond. We don't own this pond.  
8 MR. ROSS: Since you looked my way, if I  
9 was in a discussion with those homeowners, I  
10 would be discussing with them, who do they  
11 have a right to make a demand upon to perform  
12 their responsibilities?  
13 It would obviously be to the legal  
14 owner, not to us. They would have no right to  
15 seek recourse from us. Why they haven't done  
16 that, I don't want to speak for them, but  
17 clearly that's who, in my view --  
18 MS. STEWART: I think Doug's been  
19 working with a resident. I think the  
20 resident's been talking to him about being  
21 concerned about the erosion, FYI.  
22 MR. MAYS: Yeah. I guess it's mainly  
23 because they feel that they pay CDD fees, so  
24 they figured that we needed to check into it  
25 first to see where the ownership lie.

1 MR. ROSS: I gotcha.  
2 MS. McCORMICK: And, I mean, I do want  
3 to -- I guess going back to my point, this is  
4 all part of the master stormwater drainage  
5 system for the community.  
6 MR. CHESNEY: But that's what they  
7 wouldn't -- that's what Bob's referring to,  
8 that they wouldn't sign. Isn't that correct?  
9 MS. STEWART: No. That would be more  
10 SWFWMD related. I think the master SWFWMD  
11 permitting --  
12 MR. CHESNEY: Oh, I see.  
13 MS. STEWART: -- yeah -- versus the golf  
14 course.  
15 MR. ZEIGLER: Is the question over are  
16 we -- would we be maintaining the pond or the  
17 land abutting the pond that is no longer  
18 there, that has gone into the pond? Are we --  
19 MS. McCORMICK: That's it.  
20 MR. ZEIGLER: That's -- I mean, so if  
21 we're addressing the land only and we have an  
22 easement in that, are we -- we're not  
23 obligated?  
24 MR. CHESNEY: It's not a maintenance  
25 easement. We have not been maintaining it or

1 doing anything with it. It just says that  
2 water will flow into that pond, and we have  
3 the right to dump water into that pond.  
4 CHAIRMAN RAGUSA: Mr. Ross.  
5 MR. ROSS: Just for a suggested course  
6 of action -- and I throw this up for  
7 discussion -- what about having our legal  
8 counsel send a letter to the golf course that  
9 says we've received an inquiry from one of our  
10 residents, or maybe more than one of our  
11 residents, we researched and investigated it,  
12 and it appears that this is an issue that's  
13 upon their pond; and, therefore, we're  
14 bringing it to their attention so that they  
15 can take the appropriate action, see how they  
16 respond to that?  
17 MS. McCORMICK: Yeah, we can do that. I  
18 mean, I do -- I just want to point out that it  
19 -- because I had asked Tonja if there's  
20 something about the way that this pond is  
21 being maintained that has led to the erosion,  
22 and it doesn't appear that that's the case.  
23 CHAIRMAN RAGUSA: I don't know that the  
24 golf course has responsibility.  
25 MR. ROSS: I --



1 MR. CHESNEY: Why?  
 2 CHAIRMAN RAGUSA: Just because they own  
 3 it doesn't mean they caused it.  
 4 MS. STEWART: Mother Nature caused it  
 5 probably.  
 6 MR. CHESNEY: Well, you know, I'll agree  
 7 with that. But I'm talking about they should  
 8 have, I think, the responsibility to maintain  
 9 the banks.  
 10 CHAIRMAN RAGUSA: Why do you think  
 11 that?  
 12 MR. CHESNEY: Well, I guess they have  
 13 the responsibility up until it hits the  
 14 property owner then. Right?  
 15 CHAIRMAN RAGUSA: Yes. I don't know  
 16 that we're in a position to make a decision  
 17 today.  
 18 MS. STEWART: All right. Well, then,  
 19 let's move forward with the scope, because  
 20 that was one of the things -- we can take that  
 21 out, that 75 feet out, because when you just  
 22 increased the budget to 65,000, I assumed we  
 23 were going to 100 percent of these repairs as  
 24 well as an extra \$5,000 for restoration costs,  
 25 any damage to irrigation, any sod replacement,

1 or any of that kind of stuff.  
 2 So the bottom line is, at the last  
 3 month's meeting I did report the inspections  
 4 that we did and the complaints that we had.  
 5 So I've obtained two proposals from Biomass  
 6 Tech: One to work on the canal. And we would  
 7 basically have them utilize the rock material  
 8 that Doug had suggested with an erosion  
 9 control blanket underneath it to protect the  
 10 soil beneath the rock.  
 11 So those are going to be the areas that  
 12 you see in the canal proposal. Okay? Two  
 13 locations, and I think the resident here is  
 14 behind one of them, and then at the corner  
 15 where we basically have the most wave action.  
 16 Okay?  
 17 The canal, the water level doesn't  
 18 fluctuate very much, so that's why we're  
 19 suggesting that we move forward with this  
 20 because we could install the erosion control  
 21 blanket with the rock and not have a great  
 22 fear that next year the water level goes down  
 23 three or four feet and we have to go in and  
 24 make an additional repair.  
 25 If we're going to make an additional

1 repair, I would typically not recommend that  
 2 we use the decorative rock. We need something  
 3 that we would be able to extend down as close  
 4 to where the water level declines to, but I  
 5 think this is going to be a fix that is  
 6 effective because of the lack of fluctuation  
 7 of the water level as well as I think the  
 8 resident likes the idea, too. Correct?  
 9 MR. PITCHER: Well, I don't know  
 10 anything about the engineering aspects, but  
 11 aesthetically I have no problem with it.  
 12 MS. STEWART: The aesthetics of it,  
 13 yeah.  
 14 MR. CHESNEY: Where is this one?  
 15 MS. STEWART: It's the canal -- actually  
 16 the canal that's right over here.  
 17 MR. CHESNEY: South of the tennis court.  
 18 CHAIRMAN RAGUSA: Why is there wave  
 19 action in there?  
 20 MS. STEWART: I think because the way  
 21 that it does a 90-degree bend -- I shouldn't  
 22 say wave action -- the way that it flows, it  
 23 flows that way, and because it's going around  
 24 that 90-degree bend like that, it's more it's  
 25 pushing it away because of the flow.

1 MR. CHESNEY: Yeah. I bet it's sweeping  
 2 it somewhere out here.  
 3 MS. STEWART: Yes.  
 4 MR. CHESNEY: So I bet you this is  
 5 deeper, now it's shallower.  
 6 MS. STEWART: Yes.  
 7 MR. CHESNEY: That happens in other  
 8 areas in our --  
 9 MR. PITCHER: It's amazing how much  
 10 we've lost. I've lived there from the  
 11 beginning.  
 12 MR. ARGUS: So the place we're talking  
 13 about is this way?  
 14 MS. STEWART: That's correct. And this  
 15 actually is, I think, this lot here. I gave  
 16 you the wrong information --  
 17 CHAIRMAN RAGUSA: What are you asking us  
 18 to do, Tonja?  
 19 MS. STEWART: I'm sorry?  
 20 CHAIRMAN RAGUSA: What are you asking us  
 21 to do?  
 22 MS. STEWART: In the second proposal was  
 23 some additional Geoweb replacement --  
 24 MR. ARGUS: Whoa. Whoa. Whoa. Let's  
 25 stick to this first proposal.

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1 MS. STEWART: Okay.

2 MR. ARGUS: What are you -- are you

3 asking us to approve this?

4 MS. STEWART: Well, I'd like you to

5 approve it together.

6 MR. ARGUS: And where is the CDD getting

7 the stone from?

8 MS. STEWART: From Doug. Doug has a

9 supplier.

10 MR. ARGUS: So this isn't total cost?

11 There is an additional cost to do this?

12 MS. STEWART: Actually I did add it. I

13 did add it.

14 MS. WHYTE: You did add it?

15 MS. STEWART: I did add it. No. I

16 mean, you've got the source. Right?

17 MR. MAYS: Yeah. We ordered rock before

18 from Seffner Rock and Gravel, so --

19 MR. CHESNEY: So do we still have to do

20 both of these? I'm very confused.

21 MS. STEWART: What I did is, I split it

22 up in two different proposals. One was

23 erosion control map with rock, which is

24 related to the canal.

25 MR. CHESNEY: Is this the 24575?

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1 MS. STEWART: That's correct. The other

2 one is Geoweb --

3 MR. ARGUS: Right.

4 MS. STEWART: -- which is related to

5 three areas in The Greens and two areas in --

6 forgive me -- they split the two communities.

7 What are the two communities' names?

8 MS. WHYTE: There's one at The Fords,

9 and I don't know what the other one is --

10 MS. STEWART: That's the one behind the

11 pond.

12 MR. MAYS: Behind which pond?

13 MS. WHYTE: The Bridges.

14 MS. STEWART: The Bridges.

15 MS. WHYTE: Is that the other one,

16 Doug?

17 MR. MAYS: I'd have to see the maps.

18 MR. CHESNEY: Regardless, though, what

19 you're asking us to do is still approve both

20 even though --

21 MR. ARGUS: No.

22 MR. CHESNEY: -- we just went through

23 this whole thing and said that -- so these had

24 nothing to do with the golf course pond?

25 MS. WHYTE: Only taking 75 feet.

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1 MR. CHESNEY: 75 feet of this?

2 MR. ARGUS: Of the second one, yes.

3 MR. CHESNEY: Oh. Of this one.

4 MR. ARGUS: Of the 34,000.

5 CHAIRMAN RAGUSA: Okay. So we're

6 spending \$50,000 to restore ten shore banks?

7 MR. CHESNEY: It's a lot more expensive

8 than --

9 CHAIRMAN RAGUSA: Tonja, we're spending

10 \$50,000 to restore ten home banks?

11 MS. STEWART: Yes, sir.

12 MR. ARGUS: More than that, because this

13 doesn't include the rock that --

14 CHAIRMAN RAGUSA: 55,000.

15 MR. CHESNEY: Granted, 75 feet would

16 come off, but -- why is this so much more than

17 our other erosion stuff --

18 MS. STEWART: If you recall, the last

19 ones we did, we actually backfilled, put a

20 coconut jute and we put sod on it. The key to

21 that was getting the aquatic plants to root

22 underneath that repair. Okay?

23 This was not a repair that couldn't wash

24 back out again. Okay? So that's the

25 difference between this -- this is a permanent

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1 repair that does not require the plant

2 material.

3 We have not been fully successful getting

4 the plant material to root below it, as well

5 as if you'll recall, the water levels went

6 down.

7 MR. CHESNEY: So we tried the plant

8 material in these areas?

9 MS. STEWART: They're too far gone at

10 this point to do plant material.

11 MR. CHESNEY: Even if you add fill?

12 MS. STEWART: We're going to add fill

13 anyway.

14 MR. CHESNEY: I know. But I'm trying to

15 say, in the past, what we've done with this,

16 we've added fill and we've added the plant

17 material. You can't add fill and plant

18 material and see how it goes?

19 MS. STEWART: We can try that. There is

20 one thing in particular that is not working

21 with us, and that's the fact that the water

22 levels are up.

23 If you want, we can continue to monitor

24 this through the next few months, see if the

25 water levels will go down, and come back with

1 another proposal, because that's really what's  
2 driving a lot of this at this point, is just  
3 we have elevated groundwater conditions.

4 MR. ZEIGLER: So if we do these two  
5 projects, we'll basically use up all of our  
6 '14 budget?

7 MS. STEWART: Yes, sir, you will.

8 CHAIRMAN RAGUSA: Can we talk about this  
9 picture, it's the 405 linear feet?

10 MS STEWART: Yes.

11 CHAIRMAN RAGUSA: The two homes on the  
12 upper side of the picture -- I can't tell --  
13 I'm assuming that's the north -- they seem to  
14 have a great deal of land back there. Why is  
15 that pressing?

16 MS. STEWART: The reason is, is because  
17 there's a pipe that goes in between those  
18 houses, and it has completely washed out the  
19 side yard swale that flows into the pond.  
20 It's completely washed out around that area.

21 And my understanding is, the county came  
22 out to this pond years ago and actually  
23 dredged some material from the pond and placed  
24 it up in the slope, which is not necessarily  
25 the best method of trying to restore a pond

1 slope, and because of the water levels and the  
2 rainfall we've had, it's basically starting to  
3 saturate and wash out that area that they  
4 backfilled.

5 MR. ZEIGLER: Why did the county do  
6 that?

7 MS. STEWART: I'm not sure.

8 MR. MAYS: They had a drain pipe that  
9 was on the opposite side of the road that  
10 through the years that all the areas in the  
11 road had eroded that one side. So while they  
12 were in there, they went ahead and dredged it.

13 And in the long run, it was easier to  
14 just take the material that was there, put it  
15 on the shoreline, try to pack it down, see if  
16 we could get it to stay, but it hasn't stayed.

17 MR. CHESNEY: I guess, from my  
18 perspective, I would like to see what it would  
19 cost to do what we've done in other areas.

20 MS. STEWART: Okay.

21 MR. CHESNEY: I mean, I've driven --  
22 remember, I rode my bike down, there was some  
23 canal over here, and overnight some guy's yard  
24 dropped out of the back of his house, and we  
25 still filled it with fill and plant material.

1 So I'm just trying to understand why we  
2 need to do this, which is apparently a lot  
3 more expensive than fill and plant material.

4 MR. PITCHER: Can I say a word?

5 CHAIRMAN RAGUSA: Sure.

6 MR. PITCHER: I think one of the issues  
7 here is, we have lost about four or five feet  
8 of bank now, and it's quite a steep dropoff  
9 now, and you've got to fill pretty far out,  
10 three or four feet out to slope, in general.

11 With the rocks, you can -- you still  
12 have to do a little bit of fill, but you don't  
13 have to go out as far to -- because it can  
14 tolerate a steeper slope without erosion.

15 MR. CHESNEY: Okay.

16 MR. PITCHER: So, I mean, you could fill  
17 it, but you would have to go about four or  
18 five -- in my opinion, about four or five feet  
19 out to get that nice general slope back,  
20 because what it does now, is it comes down  
21 like this and then it drops off, and it's  
22 actually undercutting the bank. And it's  
23 pretty -- it's a dropoff about like that into  
24 the water.

25 CHAIRMAN RAGUSA: Mr. Zeigler.

1 MR. ARGUS: Could we have your name  
2 again, please?

3 MR. PITCHER: David Pitcher. Sorry.

4 MR. ZEIGLER: Well, with that same  
5 scenario happening in these locations, is it  
6 safe to say, Tonja, that we are going to be  
7 incurring these same issues along the banks of  
8 the similar ponds, or are we going --

9 MS. STEWART: We walked the whole bank  
10 of the pond, and we isolated the areas that  
11 we're experiencing problems with.

12 MR. ZEIGLER: But what makes those  
13 parcels unique?

14 MS. STEWART: I think it was the  
15 backfill. The fact that the county used this  
16 dredge material and threw it up on the banks,  
17 that's not an ideal way to either deal with  
18 the sediment that they didn't want to have to  
19 dispose of or to stabilize a pond slope.

20 It really takes special treatment,  
21 either backfilling it with the jute material,  
22 with the sod, with aquatic plant material that  
23 can root, or either a more mechanical means,  
24 which would be by either rock or Geoweb and,  
25 God forsake, a wall of some sort, which I

1 generally don't support.  
 2 CHAIRMAN RAGUSA: Mr. Chesney.  
 3 MR. CHESNEY: I guess, from my  
 4 perspective, I just have to be a good, you  
 5 know, steward of our resources here, is that we  
 6 have a lot of homeowners that sit on a lot of  
 7 canals, and we're responsible to all of them.  
 8 So, I mean, there's no way -- I mean, I like  
 9 the way Mark put it: This is ten homes.  
 10 I mean, I don't know how many homes --  
 11 we have thousands of homes on ponds. I mean,  
 12 there is no way -- we would go broke. So, I  
 13 mean, we need to be good stewards of this and  
 14 try to, you know, address -- I know in a lot  
 15 of areas we've kind of -- it didn't impact the  
 16 property owner.  
 17 I know this, apparently from the  
 18 pictures, it looks like it impacts the  
 19 property owners a great deal, and, you know,  
 20 we need to address it, but we need to try to  
 21 address it in a cost-effective manner.  
 22 MS. STEWART: I --  
 23 MR. CHESNEY: And if this is necessary,  
 24 then it's necessary, but I would like to at  
 25 least see what the guys -- I mean, on doing

1 it fill.  
 2 MS. STEWART: I can do that. And I can  
 3 tell you, in all honesty, if I thought that  
 4 that was the best option to do this, I would  
 5 have presented it to you. I can still move  
 6 forward with that.  
 7 The conditions, if you'll recall how  
 8 many hundreds and thousands of dollars did we  
 9 spend, we went with that method. We were  
 10 hoping the aquatic plant material was going to  
 11 be more successful. We are still working on  
 12 that. We are still trying to find the plant  
 13 material that works, because aquatic plant  
 14 material is the most efficient, most  
 15 economical and beneficial way to deal with it.  
 16 MR. CHESNEY: Well, let's talk about the  
 17 aquatic plants. Every night I walk my dog  
 18 through the community. And, you know, part of  
 19 the problem is that the plant material died  
 20 real quickly and didn't get a chance to take,  
 21 and others, it took farther, and we still had  
 22 some erosion. So we still lost some bank, but  
 23 the plant material is coming back now.  
 24 So, yeah, we might have lost three or  
 25 four feet, but, now, there's plant material

1 there and we're not getting any additional  
 2 erosion.  
 3 MS. STEWART: That's what we look for.  
 4 You can ask Doug. Any time we go to look at  
 5 it, I say, "Put plant material here." Even  
 6 though it's washed out, it's more natural to  
 7 put the plant there.  
 8 Unfortunately, under certain  
 9 circumstances, it's just too close to the  
 10 property line. And that's the only reason I  
 11 would propose this. But the plant -- you can  
 12 ask Doug. I mean, I've said a hundred times,  
 13 "Let's try plant material."  
 14 And I think he's gotten around to  
 15 finding a plant that has been successful.  
 16 MR. CHESNEY: Right.  
 17 MR. MAYS: We've got about fifty percent  
 18 positive reaction on the plant material. For  
 19 some reason, it's just not working in certain  
 20 areas and it does in some areas.  
 21 MR. CHESNEY: All right. And I  
 22 understand --  
 23 MR. MAYS: It's got to be the soil.  
 24 MR. CHESNEY: -- I forgot your name.  
 25 I'm sorry.

1 MR. PITCHER: Dave.  
 2 MR. CHESNEY: Dave. I understand what  
 3 Dave is saying. If that bank is that sharp,  
 4 then, you know, maybe we'll have to do  
 5 something there, but I don't know -- is it  
 6 that case on all of these?  
 7 I mean, we had that house in The  
 8 Bridges. And, I mean, I can't remember -- on  
 9 that one corner, that guy's yard literally,  
 10 one day, it was just gone. And, I mean, we  
 11 still did plant fill -- I mean, we still did  
 12 fill there. So, I mean, I just -- this seems  
 13 very expensive.  
 14 MS. STEWART: You've got to remember  
 15 another thing. In this particular canal,  
 16 there is a large amount of impervious surface  
 17 that's directly directed to this pond slope.  
 18 Okay?  
 19 In that case -- I even told Doug. I  
 20 said, "We need to put some plant material  
 21 around the fence. We need to find a way to  
 22 slow the energy down of that flow coming off  
 23 those patios, because it's basically just 100  
 24 percent impervious surface coming over that  
 25 slope."

<p style="text-align: right;">Page 145</p> <p>1           So we've looked at even sitting down 2           and looking at the specific flow with 3           downspouts, to see if we can't ask the 4           resident to move it here, move it there. 5           That's why we didn't propose 100 percent 6           repair. 7           We only proposed repair where we think 8           repair has to be done regardless. Okay? We 9           can work on the other areas by doing other 10          things. We just targeted what we thought were 11          the highest priorities. 12          MR. PITCHER: One other thing to 13          consider in this matter is that the tree is 14          getting ready to go. If they don't stabilize 15          the bank, it's going to go over into the 16          canal. 17          MR. CHESNEY: Do you have a pine tree 18          or -- 19          MR. PITCHER: A big old pine tree right 20          there. 21          CHAIRMAN RAGUSA: Doug, can you help in 22          the short term on that? 23          MR. MAYS: There's not much you can do 24          on that. When erosion starts, you're counting 25          on the roots that are on the opposite side of</p>	<p style="text-align: right;">Page 147</p> <p>1           situation. 2           And the frustration I'm feeling is, it's 3           it tough for me to reconcile these individual 4           recommended projects with where we're going 5           with the big picture. 6           My feeling is, we need to have a broader 7           -- and I'm really speaking to my other 8           supervisors here -- a broader understanding as 9           to what are our present and future erosion 10          treatment needs so that we can begin to work 11          that into a plan, a budget, and implementing 12          whatever is the best methodology, whether it's 13          plant, Geoweb or stone. 14          And we're really not feeling it. And 15          that's what we need to do. We'll make the 16          right decision on these individual projects, 17          but at some point, you're exactly right. If 18          we just keep getting a presentation every 19          single month that says we've got to spend 20          another fifty grand, that's not going to work 21          for us. 22          And so I encourage us supervisors to 23          authorize our staff, our engineer to take the 24          proper action to get a global map of 25          Westchase.</p>
<p style="text-align: right;">Page 146</p> <p>1           three to -- 2           CHAIRMAN RAGUSA: Right. 3           MR. MAYS: -- pretty much hold it up. 4           Eventually, if the erosion keeps going, the 5           tree is going with it. 6           CHAIRMAN RAGUSA: How big a pine tree? 7           MR. MAYS: It's a good 14-inch pine 8           tree. It's probably -- and it's protected by 9           Hillsborough County, too. So it's one of the 10          thicker pine trees we've got. 11          CHAIRMAN RAGUSA: What pine tree is 12          protected by Hillsborough County? 13          MR. MAYS: Yeah. It's on their list of 14          protected trees. 15          MR. CHESNEY: Pine tree in Florida? 16          CHAIRMAN RAGUSA: I thought there were 17          only two types of pines, unique type, that 18          aren't in here that are protected. 19          MR. MAYS: I'll go to my truck and get 20          you the list. 21          CHAIRMAN RAGUSA: Mr. Ross. 22          MR. ROSS: I feel the same angst that 23          Greg feels. And if I could re-articulate a 24          different way, I'm not hearing that Greg's 25          unhappy with you. He's unhappy with the</p>	<p style="text-align: right;">Page 148</p> <p>1           If we need to walk every single bank, 2           we'll walk every bank, and let's find out some 3           sort of some rating classification. Maybe 4           there already is. And we can work it into a 5           time line, a schedule, and a budget; and 6           that's all we need to do. 7           MS. STEWART: And we did that a couple 8           years ago. 9           CHAIRMAN RAGUSA: We did. 10          MS. STEWART: We did it. We can update 11          it. I have not done an inspection for the 12          past couple of years because we haven't had a 13          dry season. I felt like it was a waste of 14          time and money -- more money, not a waste of 15          my inspector's time. 16          But if you can't see below the water, 17          you can't see the whole picture. 18          MR. ROSS: I remember us doing that. 19          And so where I was heading into this, a 20          presentation like this, now that we have these 21          cool little devices that I still don't know 22          how to work, we need to have this on -- we 23          need to have this available here so that we 24          can review this prior to our meetings, be 25          prepared, be prepared, be familiar with the</p>

1 maps and the pricing and everything else, and  
2 if need be, go back to that schedule that you  
3 did a couple years ago, and that way, we'll  
4 have a bigger picture in my view.

5 And I'm not speaking for you, but I'm  
6 feeling the same angst as you are.

7 MR. CHESNEY: Yeah. I also want to  
8 bring up, you know, that we've had good  
9 results with the fill. That's why I'm trying  
10 -- my struggle is understanding why we all of  
11 a sudden need to start doing something more  
12 expensive.

13 Like I said, I go back to that one  
14 guy's property, because I saw it, and, I mean,  
15 his yard was gone, and we filled it, and it  
16 still looks great. I mean, that's --

17 CHAIRMAN RAGUSA: What's the linear foot  
18 charge for fill? I know it's depth based. But  
19 average cost?

20 MS. STEWART: It depends on the depth  
21 and the width and all that kind of stuff,  
22 but --

23 MR. CHESNEY: It's a lot less in  
24 maintenance.

25 MS. STEWART: I knew that this was more

1 just created a mess by doing that.

2 MR. CHESNEY: All right.

3 MS. STEWART: Instead of coming in and  
4 importing good fill material, dry fill  
5 material, compacting it properly, grading it  
6 properly, none of that happened. So we're  
7 kind of left with this moving --

8 MR. CHESNEY: I understand.

9 MS. STEWART: -- so that's the only  
10 reason that these are different.

11 MR. CHESNEY: That's only area. That's  
12 one house really.

13 MS. STEWART: Two.

14 MR. CHESNEY: Two houses.

15 CHAIRMAN RAGUSA: Can I ask that you  
16 work with staff to take a more active role in  
17 working with the homeowners on the rainwater  
18 erosion, because candidly if we go to a  
19 homeowner and say, "You're dumping all of your  
20 roof's water flow onto that river bank" -- or  
21 "onto that lake bank," they're contributing to  
22 the destruction of the bank.

23 MS. STEWART: I actually sent Doug a  
24 series of articles that I've done for other  
25 communities to educate residents in illicit

1 expensive, but this is a more mechanical,  
2 permanent fix than the other ones. We'll  
3 regroup. We'll do exactly what you're asking  
4 me to do. We'll evaluate everything and  
5 establish another priority list.

6 MR. CHESNEY: And maybe -- and, like I  
7 said, if this is what we have to do here, I  
8 just -- help me understand why we have to do  
9 that here when all I've seen is fill so far,  
10 and they've done well.

11 CHAIRMAN RAGUSA: Well, no. We've done  
12 Geoweb and --

13 MR. ARGUS: Yeah.

14 MS. STEWART: You have that particularly  
15 in between houses. In between houses, you've  
16 done it because it's a point discharge, and  
17 the fill and the grass is not enough to be  
18 able to handle the velocity of the flow going  
19 across it.

20 MR. CHESNEY: Okay.

21 MS. STEWART: The other one is because  
22 of the sediment, the fact that the county  
23 dumped the sediment upon the pond bank is --

24 MR. CHESNEY: It's not real fill.

25 MS. STEWART: -- we have a mess. We

1 discharges and what they can do to prevent  
2 erosion and fix erosion.

3 And it was a three-month series. You  
4 then had the ability to go back to a resident,  
5 to say, "You should at this point be aware of  
6 the situation. If you're not doing anything  
7 to prevent it, then we would be looking to you  
8 to be responsible for it." So that's another  
9 side, so --

10 MS. McCORMICK: Yes. I would just  
11 recommend, Doug, for any conversations or if  
12 you send any letters to residents, we should  
13 document all of this, because it would be good  
14 to have a good record of the homes that are  
15 impacting this and what communications we've  
16 had with them, even if you just write a  
17 note --

18 MR. MAYS: Okay.

19 MS. McCORMICK: -- that states time and  
20 talked to homeowner such and such.

21 CHAIRMAN RAGUSA: Well, Chris Barrett's  
22 not here. But can we talk to Chris about  
23 publishing those, to see if he can publish  
24 them in the World of Westchase.

25 MR. MAYS: That's what the plan was to

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1 do, but him not being here today -- but we'll  
2 get back to him.  
3 MS. SANFORD: Well, it's his wedding  
4 anniversary, so --  
5 (Multiple speakers speaking at once.)  
6 CHAIRMAN RAGUSA: The night's early.  
7 MS. SANFORD: He said it was going to be  
8 a short meeting.  
9 CHAIRMAN RAGUSA: I guess the reality,  
10 downspouts aren't that expensive, gutterless  
11 is not that expensive ---  
12 MS. STEWART: Right. Yeah. And  
13 plants --  
14 CHAIRMAN RAGUSA: -- in comparison of  
15 \$55 a linear foot.  
16 MS. STEWART: -- and plants put along  
17 the fence, that can help dissipate the energy  
18 when it comes off the --  
19 CHAIRMAN RAGUSA: And I agree with what  
20 the other supervisors have said. It is  
21 sticker shock. We're looking at blowing the  
22 entire 2014 budget on ten homes, or nine,  
23 whatever the count is.  
24 I think we need to work to facilitate  
25 more of a universal plan, a proactive plan,

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1 with the homeowners that are contributing to  
2 the erosion. And I'm not suggesting all of  
3 them are or any of them are.  
4 I live on a swamp, and I know where  
5 everything drains from my house. I can  
6 imagine that most of these homes are dumping  
7 everything off of their roof systems into the  
8 lake across their lot. And that does  
9 contribute to it.  
10 And I think if we can work with them, it  
11 may make sense to pay for the diversion of the  
12 some of the roof rainwater, et cetera.  
13 MS. STEWART: I'm happy to move  
14 forward. I have my instructions.  
15 CHAIRMAN RAGUSA: I just think we need a  
16 more active -- we need to look at more than --  
17 and maybe for these folks' neighbors, that we  
18 work with them to make sure they're not  
19 eroding whatever methodology we used. I think  
20 we should be more active with them --  
21 MS. STEWART: Okay.  
22 CHAIRMAN RAGUSA: -- especially if we  
23 identify the issues. Mr. --  
24 MR. ROSS: Not disagreeing with anything  
25 that you said, but I want to be respectful of

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1 what I'm hearing, which is, I've done my job,  
2 I've done my homework, and these are the  
3 recommended solutions. This is what I'm  
4 recommending.  
5 So I haven't heard anything that's going  
6 to make her go back and do everything you just  
7 suggested and we've talked about that is going  
8 result in her saying, "Okay. My  
9 recommendation has changed. Now we're going  
10 to try the fill and plant approach."  
11 Am I hearing you right, or did I  
12 misstate your position?  
13 MS. STEWART: No. I mean, to be  
14 perfectly honest with you, I will probably do  
15 a full assessment of all of the pond slopes,  
16 which I think is probably reasonable, I mean,  
17 even though the water levels are up.  
18 We're in the position where we're going  
19 to spend a lot of money to make few repairs.  
20 We might as well inspect everything, just to  
21 make sure that there is something that hasn't  
22 cropped up, like Greg just said, in a higher  
23 priority, but it doesn't mean that I probably  
24 won't still come back to you and say, "These  
25 particular areas have a different problem than

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1 the other ones, and I still recommend that we  
2 do this."  
3 But I'm not going to give up on the  
4 options. Let me do the whole inspection --  
5 MR. ROSS: Okay.  
6 CHAIRMAN RAGUSA: And, again, we're  
7 flying in the face of what you told us for the  
8 last three years, we've got high groundwater.  
9 We can't do that -- we can do an assessment.  
10 We can't do an accurate assessment.  
11 That's my concern. And just to kind of  
12 follow Mr. Ross' -- if you come in and tell  
13 us, "Board of supervisors, this is the only  
14 fix that's going to work here," we've got to  
15 do it -- we're going to do it.  
16 But if there are other alternative  
17 methodologies or there's comparable  
18 methodologies and one is twice as much as the  
19 other, then, you know, I think, we need to  
20 consider the cost of the methodologies.  
21 And if you're telling us it's time to do  
22 a full assessment, then maybe we update what  
23 we've done and take a look at what's changed.  
24 MS. STEWART: It's been a while. It's  
25 been awhile.

1 CHAIRMAN RAGUSA: We should also take a  
2 look at (inaudible) work. I know you and Doug  
3 see it all the time, but --

4 MS. STEWART: Yeah. We talk on a  
5 regular basis, particularly we found that the  
6 fern was recruiting naturally. And I'm like,  
7 "Fern would be great."

8 So it's a matter of telling the people  
9 who are in the field doing lake management and  
10 the landscape maintenance to please protect  
11 those plants. So it's kind of we're -- I  
12 think Doug's still working with them.

13 MR. PITCHER: Well, that's part of what  
14 happened. We used to have plants, and now  
15 they've all gone away.

16 MS. STEWART: And we still keep working  
17 on it and talking about it.

18 CHAIRMAN RAGUSA: A & B didn't kill them  
19 off, did they?

20 MR. MAYS: No. We've got new plant  
21 material right behind Mr. Pitcher's house.  
22 It's new plant material, but it was too far  
23 gone as to --

24 MR. PITCHER: Yeah, the new plants are  
25 coming in good, but they're in the water, and

1 we need both in the water and along the banks.

2 CHAIRMAN RAGUSA: Right.

3 MR. MAYS: Our issue sometimes can be  
4 our landscape company wanting so many people  
5 that -- when the plants start coming, they  
6 think going through with a weed eater and just  
7 cut it down, so we have to educate them, but  
8 we've got to continue educating them.

9 CHAIRMAN RAGUSA: Mr. Argus.

10 MR. ARGUS: So just so -- I am a little  
11 confused as to where we're -- what you're  
12 saying here.

13 As I understand it, the odds of you  
14 changing your recommendation on either of  
15 these is close to zero. The only thing that  
16 might change is you might find something with  
17 a higher priority in your mind.

18 MS. STEWART: I hate to agree with that  
19 statement. I would support that, yes, that's  
20 correct, but I think it is worthy of doing a  
21 full evaluation before making any  
22 recommendations at this point.

23 MR. ARGUS: Okay.

24 MS. STEWART: I don't want to confuse it  
25 any more than I just did.

1 CHAIRMAN RAGUSA: Anything else on this  
2 issue?

3 MS. McCORMICK: Do you want me to hold  
4 off on doing anything as far as --

5 CHAIRMAN RAGUSA: The lake --

6 MS. McCORMICK: -- the golf course --

7 MR. CHESNEY: Well, that, to me, is a  
8 different issue altogether.

9 CHAIRMAN RAGUSA: Why not reach out to  
10 them, let them know that there is an issue  
11 with getting a resident there. I know Doug --

12 MR. MAYS: They asked me last week  
13 what's going on, so --

14 CHAIRMAN RAGUSA: Because I don't know  
15 that we'll be in a position to help that  
16 resident -- or those couple of residents, but  
17 I think we can certainly facilitate opening up  
18 the lines of communication.

19 MS. McCORMICK: Okay. So instead of  
20 sending a letter, it sounds like maybe it  
21 would be a good idea to work with you and the  
22 homeowner and --

23 MR. MAYS: The golf course.

24 MS. McCORMICK: -- getting in touch with  
25 the golf course. I think that may be more

1 productive.

2 MR. ARGUS: Yeah. And the sooner with  
3 the golf course, the better, because they have  
4 to go through their budget procedure, just  
5 like they're doing now.

6 So if they need to -- it's their  
7 responsibility. They need to make sure they  
8 have the money for that next year.

9 MR. ROSS: And I would add to that. If  
10 there is really is a question of ownership,  
11 that needs to be resolved, no matter what.

12 MR. ARGUS: Yeah.

13 MS. McCORMICK: Right. And Tonja can  
14 work on that.

15 MS. STEWART: I'll follow up on that.

16 CHAIRMAN RAGUSA: Okay. What else is on  
17 your plate?

18 MS. STEWART: Doug and I drove the roads  
19 that are being resurfaced. I think Ajax is  
20 doing a very nice job. We had a handful of  
21 complaints. We drove it -- I mean,  
22 unfortunately, we are milling and repaving in  
23 a developed area, so we do have little hits  
24 and nicks here and there. But, overall, I'm  
25 happy with it, and I would request that maybe



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1 you guys all drive around and take a look at  
 2 it, too. I was quite happy with it. And  
 3 that's all I have.  
 4 CHAIRMAN RAGUSA: Yes, sir.  
 5 MR. PITCHER: Can I just say a couple  
 6 quick comments?  
 7 CHAIRMAN RAGUSA: Of course.  
 8 MR. PITCHER: One thing I would like to  
 9 bring to your attention is, the erosion has  
 10 eroded away so much land that bringing in any  
 11 heavy equipment back there is going to be  
 12 very, very difficult, so that's something to  
 13 consider.  
 14 We have about eight feet maybe from my  
 15 fence to the water now. It used to be about  
 16 14. And so there is not much room in there to  
 17 get -- to maneuver. So it will be hard to do  
 18 a big truck coming back there to dump a bunch  
 19 of earth --  
 20 MS. STEWART: No. It will be  
 21 wheelbarrows. No equipment --  
 22 MR. PITCHER: The other thing to  
 23 consider is, whatever you guys decide to do,  
 24 if you wait too long, that tree is going to go  
 25 in that water. The roots are all exposed on

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1 one side. It's getting ready to go.  
 2 MR. MAYS: I don't think we'll be able  
 3 to stop that, though, even if you put the  
 4 shoreline back at this point.  
 5 MR. PITCHER: Oh, really?  
 6 MR. MAYS: No.  
 7 MR. PITCHER: Really, the only thing, in  
 8 my opinion -- this is too expensive for you  
 9 guys to afford, but bulkheading that canal is  
 10 really the only way to save it. This is going  
 11 to continue to happen over here is what --  
 12 now, the repair that we're talking about here  
 13 is going to last, but that's only for the ten  
 14 homes.  
 15 Somewhere down the road, another ten  
 16 homes are going to have a problem, but that's  
 17 still cheaper than bulkheading the entire  
 18 canal, because the issue is, now, we have all  
 19 this loose stuff with a steep slope. It's  
 20 just amazing how fast the erosion is  
 21 proceeding. It's just coming in --  
 22 MR. CHESNEY: Well, from my observation,  
 23 it seems to be in a lot of these canals, the  
 24 way they designed them. It flows in one  
 25 direction, so it will carve out on one side,

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1 and then it deposits it in the middle of it.  
 2 So, I mean, it kind of -- so it usually  
 3 doesn't impact all the homes along, but it  
 4 will be like one on the end or in a cove.  
 5 MS. STEWART: 90-degree bend.  
 6 MR. CHESNEY: Yeah, or something like  
 7 that. And then those just get completely dug  
 8 out.  
 9 MR. PITCHER: Well, I think part of the  
 10 reason why it's not uniform is that there is a  
 11 lot of cannas, which is a really big, strong  
 12 plant growing along the water there for many of  
 13 the lots. Where it's missing is where you see  
 14 the erosion coming in.  
 15 MR. CHESNEY: Yeah. Well, I think like  
 16 where I live we have a tremendous number of  
 17 cypress trees, and I think that seems to --  
 18 once they grew --  
 19 CHAIRMAN RAGUSA: Sure.  
 20 MR. CHESNEY: -- we lost every single  
 21 one of our pine trees. They all went into the  
 22 river. I mean, I had probably in '97, or when  
 23 they planted them, '96, I probably had eight or  
 24 ten pine trees, and they're almost completely  
 25 gone. I think I have one left.

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1 CHAIRMAN RAGUSA: We didn't have  
 2 problems in that canal until the WCA put the  
 3 geothermal system in.  
 4 MR. CHESNEY: That's true. Maybe that's  
 5 what is impacting the --  
 6 CHAIRMAN RAGUSA: We've got to look at  
 7 that.  
 8 MR. PITCHER: The other problem is --  
 9 don't wait too long to make a decision.  
 10 CHAIRMAN RAGUSA: And I don't mean to  
 11 make light of your situation, and we want to  
 12 do what we can do to protect you, but we have  
 13 to do it within our limitations.  
 14 MR. PITCHER: I understand.  
 15 CHAIRMAN RAGUSA: Yes, sir. Back  
 16 there.  
 17 MR. HORWITZ: Dave Horwitz from The  
 18 Bridges. I don't think there is a cookie-  
 19 cutter approach to each situation. We have  
 20 erosion. I think we all recognize that. In  
 21 the end, you have to do what is the best  
 22 chance of success for that.  
 23 And I think you should include in the  
 24 analysis what's the cost of failure to us  
 25 homeowners, because if you don't do it right

1 the first time, you've wasted that money  
2 that's put in to try to make it -- and I'm not  
3 saying you're automatically going for the  
4 cheapest thing.

5 I wouldn't say that. But, you know,  
6 what is the percentage of failure of putting  
7 in fill versus the rock, you know? And you  
8 can permanently do that --

9 MR. CHESNEY: I look at it we spent one  
10 hundred grand on little plants all over  
11 Westchase, and I bet you we lost half of them  
12 within a month. So, yeah, I understand the  
13 cost of failure.

14 MR. HORWITZ: Exactly. So my point is,  
15 is that if it's going to be a little bit more  
16 expensive but it's going to solve the  
17 problem and your chances of success are 40  
18 percent higher than the fill, then do the  
19 quality work first, you know, and then we  
20 won't have to spend money later on to go back  
21 and, you know, do the work that we should have  
22 done, you know, five years back, so --

23 CHAIRMAN RAGUSA: Well said. Someone  
24 else. Yes, sir.

25 MR. NEAL: Yes. I have -- my name

1 should be able to roll flat, because there are  
2 rolled edges that are not rolled properly. I  
3 don't think that will keep it over time from  
4 the ends, the asphalt pulling away.

5 The second thing is -- I don't know if  
6 it's in the contract or not -- but are they  
7 planning to road sweep all these roads when  
8 they get done on the project?

9 MS. WHYTE: Yes.

10 MR. NEAL: Okay. Because that was one  
11 concern of all of the loose pebbles and  
12 everything laying in the curbing. That was a  
13 concern.

14 And the other thing was -- and I don't  
15 think it's your fault -- but in our community  
16 we have a little parking lot. That was  
17 originally installed when they built the  
18 estate for guests coming to look at the  
19 properties to buy a home.

20 And I don't know why that wasn't  
21 discussed or why that wasn't repaved. I mean,  
22 we go through the whole process of repaving  
23 the whole road, and we've got a little lot --  
24 parking lot that looks like, beep, now  
25 compared to the new paving we have.

1 is Pat Neal. I'm in Stonebridge. And I'm  
2 here to have some complaints about the  
3 paving.

4 Basically I talked to Sonny and Doug. I  
5 introduced myself to them. And to their  
6 credit, we were the second development that  
7 got paved. We were the one street they were  
8 doing over by the golf course.

9 And I expressed my concern about when  
10 they did the milling. They were chipping up  
11 -- spalling all the concrete edges when they  
12 removed the existing asphalt. And to their  
13 credit, they tried to minimize the  
14 spalling.

15 And that was -- to me, I think it was a  
16 lousy job, because just the professionalism of  
17 the company doing that, I think they just  
18 ripped right through. The paving on a whole  
19 was good. Some of the areas where the paving  
20 meets the curbing, there is a lip, which I  
21 don't understand why there is a lip, because  
22 the milling -- the paving machine can be  
23 adjusted so it sits right on top of the  
24 curbing, and any excess asphalt under  
25 (inaudible) so that when they roll, they

1 MS. WHYTE: That isn't our -- that isn't  
2 the district's property. That belongs to the  
3 HOA, if I'm not correct. Doug?

4 MR. MAYS: Yes.

5 MS. WHYTE: That belongs to the  
6 homeowners' association. I believe --

7 MR. NEAL: Will they later reach out to  
8 us to -- about getting that paved? I mean,  
9 you did ninety -- 98 percent of our community  
10 and that little bit -- I mean, like I said,  
11 I'm not saying it's your fault. I'm just  
12 asking that question.

13 MS. WHYTE: Yes.

14 MR. NEAL: Like I say, I mean, I  
15 registered my little complaints --

16 MS. WHYTE: Yeah, I think you did. They  
17 just have the guardhouse to do, the entrance  
18 to The Greens, I believe, tomorrow -- correct,  
19 Doug? --

20 MR. MAYS: Yes.

21 MS. WHYTE: -- and a little bit of area  
22 behind The Greens. But that was black-topped  
23 two years ago.

24 MR. MAYS: Yeah. The community did it  
25 themselves, black-topped --

1 MR. NEAL: I'm a new resident, so excuse  
2 me.  
3 MS. WHYTE: Yeah. It was done two years  
4 ago --  
5 MR. NEAL: I've been here a year.  
6 CHAIRMAN RAGUSA: Well, let me ask.  
7 Their Gator chopped up the concrete gutters?  
8 MR. NEAL: The curbing, yeah. The whole  
9 thing is, though, I can't understand that it  
10 doesn't chew up the whole curbing. It does it  
11 like a little bit, and then it does it, and  
12 then it does it again.  
13 It's almost like the camshaft of the  
14 miller blades is not level when they go  
15 through it. Like it skips, and then it  
16 grinds; skips, and then it grinds. And then  
17 when the guys pave it, they try to patch it  
18 into the holes.  
19 If you go around The Greens and  
20 everything, you'll see what I mean. You'll  
21 see where a big piece was spalled off. When  
22 they paved it, they tried to blend it in to  
23 the best of their ability. And, to me, I've  
24 seen the mill on it and I've seen the  
25 problems, you're just camouflaging it.

1 What can be done at this point? I don't  
2 know if there is anything that can be done,  
3 other than raise the awareness to the board  
4 and to the community, because we've got more  
5 roads that are going to have to be done.  
6 When you go through the whole process of  
7 putting in all these concrete curbs,  
8 originally they have a nice finished edge.  
9 The paving goes up to it. Now we're  
10 resurfacing. Now you're chewing it all up.  
11 It's just -- you know.  
12 MS. STEWART: We have the same problem  
13 during home-building activities, when the home  
14 builders damage the curb on the other side.  
15 It's a similar situation. It's just, you  
16 know, very difficult. You know, did they do a  
17 more sloppy job than we would have liked.  
18 I have seen some areas done better than  
19 other areas. That's why I did go out and  
20 drive everything with Doug today, just to make  
21 sure that everything looked like it was in  
22 good shape. And it looked like to me it was  
23 in good shape.  
24 And just for a little explanation in  
25 terms of the lip, the county standard now is

1 to have a one-quarter-inch lip for gutter  
2 flow. So what we did was, we wanted to try to  
3 meet the county's current standard. We did  
4 the one-inch -- three-quarter-inch milling  
5 with a one-inch resurfacing, as well as we  
6 used Type S1 asphalt, instead of S3 asphalt.  
7 S3 has the larger aggregate in it. And the  
8 Type S1, since it is only one inches thick,  
9 can't tolerate the larger aggregate. It'll  
10 just break up sooner.  
11 So I do suggest that you guys do drive  
12 through and take a look at some of this, and  
13 if there are problems or anything, let me  
14 know. I was perfectly, you know, happy with  
15 the product at the end of the day, a couple  
16 things here and there, but I'm going to wait  
17 for them to finish the job, clean up the job.  
18 I know we had an episode with the  
19 traffic signal at The Greens. That's going to  
20 be an issue we're going to have to deal with  
21 them, but we'll deal with it -- with them once  
22 they're finished with the project. But,  
23 overall, so far, it looks good.  
24 MR. NEAL: Question. What's the base  
25 coat and top coat of the asphalt? Do you know

1 what is here now? Is it like a three-inch  
2 base coat with a one-and-a-half-inch top coat  
3 or -- usually on --  
4 MS. STEWART: We had -- there was  
5 one-and-three-quarter-inches asphalt there  
6 originally with the base. I do have the  
7 pavement section, but we only took out one  
8 inch when we milled it.  
9 MR. NEAL: Just the minimum requirement  
10 that --  
11 MS. STEWART: Yeah. The --  
12 (Multiple speakers speaking at once.)  
13 MR. NEAL: Smaller pebbles so you can --  
14 MS. STEWART: Smoother finish.  
15 CHAIRMAN RAGUSA: So you know this  
16 industry.  
17 MR. NEAL: I was in construction, yes.  
18 CHAIRMAN RAGUSA: Okay.  
19 MR. NEAL: I'm a transplant. I'm a  
20 transplant northerner.  
21 But our community, I think, they did a  
22 better job than over by the golf course. That  
23 was their first spot. And, like I say, I ride  
24 my bike, and I walk over there, and I was  
25 watching it. And, like I say, I went and saw

1 Sonny and Doug, and they listened to me, and I  
2 think they responded the best they could.

3 But, like I say, my thing is the future,  
4 because there's going to be more roads in the  
5 community that are going to have to be done.  
6 And we're doing, as the board -- the gentleman  
7 that left before, he's on the board, and I'm  
8 sure we're trying to be proactive, because I  
9 think we're going hear some complaints from  
10 our residents about the quality of it.

11 CHAIRMAN RAGUSA: Well, we'll do what we  
12 can do to help. Any --

13 MR. NEAL: What would it cost to repave  
14 that? I mean, it looks to me like that -- our  
15 little parking lot?

16 CHAIRMAN RAGUSA: We can't repave it.

17 MR. NEAL: Oh, you can't.

18 CHAIRMAN RAGUSA: We don't own it.

19 MR. NEAL: Okay.

20 CHAIRMAN RAGUSA: Now, if this issue had  
21 been identified or if your homeowners  
22 association had approached us, we could have  
23 gotten a unique estimate for that footage, and  
24 that homeowners' association could have  
25 reimbursed us for that area, I think.

1 MS. McCORMICK: No. You couldn't --

2 CHAIRMAN RAGUSA: It makes common  
3 sense. I don't see that as being illegal or  
4 an improper use of funds if we're being  
5 reimbursed, and certainly from a mobilization  
6 standpoint, it would have been the right time  
7 to do it. It sounds like --

8 MR. NEAL: Like I said, I'm new, and I  
9 don't, you know, understand.

10 And the other thing is, why was it done  
11 in the summertime? Because I thought it was  
12 supposed to be done in the fall or the winter  
13 originally.

14 CHAIRMAN RAGUSA: We accelerated the  
15 schedule based on economics.

16 MR. NEAL: Is that what it was, you had  
17 the opportunity to get it done at this time  
18 per --

19 CHAIRMAN RAGUSA: Yeah, pricing was  
20 down.

21 Yes, sir.

22 MR. PITCHER: I would like to bring to  
23 your attention one thing that might be  
24 traveling around the neighborhood.

25 In the morning, when they're first

1 starting up their first run, the asphalt isn't  
2 as hot.

3 CHAIRMAN RAGUSA: Right.

4 MR. PITCHER: So when they lay down that  
5 first section, if they're not careful, they  
6 don't seam well to the other piece that they  
7 put down the day before.

8 And, in my case, I happened to be  
9 watching this morning, and I noticed there was  
10 a gap, and there was loose asphalt in the  
11 seam. And I pointed it out to the workmen,  
12 and they said they were going to come back and  
13 fix it.

14 And they tried to fix it up, but right  
15 now, when you go check it, you'll see. I  
16 think over time it's going to cause a problem  
17 because basically --

18 CHAIRMAN RAGUSA: Water --

19 MR. PITCHER: -- this might be other  
20 place, too -- there is a little zone in there  
21 in the middle that's loose, and it will  
22 eventually frost, probably because of the  
23 winter, it will probably come out, and you'll  
24 have a little section.

25 CHAIRMAN RAGUSA: We don't have frost

1 heaving, do we? We do have water. Water gets  
2 in there --

3 MR. PITCHER: We could have frost  
4 heaving. it depends. Some years it gets down  
5 below --

6 MR. NEAL: I think what comes from the  
7 factory, it comes at a certain temperature.  
8 It's probably sitting in the truck too long.

9 CHAIRMAN RAGUSA: Anything else on that  
10 issue?

11 MS. STEWART: No. That's all I have.  
12 I'm done.

13 CHAIRMAN RAGUSA: Okay. Thank you.

14 MS. STEWART: You're welcome.

15 CHAIRMAN RAGUSA: Erin.

16 MS. McCORMICK: Two things. Mr. Argus,  
17 I did look at the issue regarding that wedge  
18 of property on Countryway Boulevard, across --  
19 or next to the library site, and that property  
20 was never in the district, even with the  
21 original district boundaries.

22 MR. ARGUS: Okay. All right. thank  
23 you.

24 MS. McCORMICK: I did confirm that.

25 CHAIRMAN RAGUSA: Send Mr. Argus the

1 bill for that.

2 MS. McCORMICK: That was a good point to  
3 go back and look at that.

4 And the second thing I wanted to talk to  
5 the board about is, when we acquired the  
6 Promise Drive property, we -- the seller paid  
7 for title insurance, and there were several  
8 exceptions that were listed in the title  
9 insurance, that we tried to work with the  
10 title insurance company to get them to delete  
11 from the title insurance, it's Old Republic  
12 title commitment that issued it, and they have  
13 not been willing to -- we haven't been able to  
14 get them to remove any of those title  
15 commitments.

16 In talking with the attorney at my  
17 office that was working with the title  
18 company, he feels like there is a -- at least,  
19 you know, a pretty good possibility that one  
20 of the other title insurance companies that we  
21 work with on a regular basis might look at  
22 this and be able to -- or be willing to remove  
23 some of those exceptions. It would require us  
24 going out and getting a commitment for the  
25 title company.

1 And the cost for doing the commitment  
2 would be about \$250, and then based on that  
3 commitment, if we can get, you know, to the  
4 point where they're willing to remove some of  
5 those exceptions, then we would recommend  
6 going ahead and getting a title insurance  
7 policy, which would be about \$1200, but we  
8 wouldn't make that recommendation until we  
9 know if we could get some of the exceptions  
10 removed.

11 MR. ARGUS: These are new terms to me.  
12 What do you mean by "title exception"?

13 MS. McCORMICK: Well, there's a few  
14 things that they've listed as encumbrances to  
15 the property, and one -- actually there's four  
16 that we've been talking to them about.

17 One is that they were not willing to  
18 remove the easement agreement that we had  
19 entered into, based on the litigation. They  
20 should, because it should have merged with  
21 title, but they have kept that on the  
22 insurance.

23 And then another thing is that there is  
24 an old reversionary interest, which means that  
25 the old deed there is -- there's a provision

1 that says that if there isn't a wall  
2 constructed along the back of the parcel  
3 within a certain period of time, that it could  
4 revert to the prior -- the property could  
5 revert to the prior owner.

6 That's something that would be a basis  
7 to take off of the title insurance, and that  
8 -- you know, if we can get that done, that  
9 would be helpful.

10 And then there's another also, in 1976,  
11 easement to replace two telephone poles within  
12 someplace within this area of Westchase. It  
13 doesn't apply only to this property but to  
14 like all of the surrounding area property,  
15 too, and we think that that might be able to  
16 be removed, because, I mean, other property  
17 owners in that area probably dealt with that  
18 issue as well.

19 So, I mean, it wouldn't be a big -- it  
20 wouldn't be a big output of money. Just, you  
21 know, \$250. We've already done some research  
22 on this when we were working with the other  
23 title insurance.

24 MR. CHESNEY: And the seller is going to  
25 pay for the title insurance?

1 MS. McCORMICK: No.

2 MR. CHESNEY: No.

3 MS. McCORMICK: They paid for the  
4 original insurance policy, and we didn't have  
5 a choice about the title insurance company at  
6 that point.

7 CHAIRMAN RAGUSA: What are the legal  
8 fees associated with doing that?

9 MS. McCORMICK: Well, like I said, we've  
10 already done most of the, you know, research  
11 on this. So it would be communicating back  
12 and forth with the title company.

13 MR. ARGUS: So when do we need to have a  
14 wall built by?

15 MS. McCORMICK: You know what. I did  
16 not -- let me see if I brought that  
17 information. Maybe -- I think it might be a  
18 good idea if maybe you and I can talk about  
19 that --

20 MR. ARGUS: Okay.

21 MS. McCORMICK: -- after the meeting is  
22 over because I've got all of the information  
23 right here.

24 MR. ARGUS: All right. Sounds good.

25 CHAIRMAN RAGUSA: I think we should do

1 it.  
 2 MR. CHESNEY: And that's why I keep  
 3 looking towards you.  
 4 CHAIRMAN RAGUSA: Anybody opposed to  
 5 doing it?  
 6 MR. CHESNEY: I don't know what the  
 7 difference is.  
 8 MR. ROSS: No.  
 9 CHAIRMAN RAGUSA: So why don't you go  
 10 ahead and do that.  
 11 MS. McCORMICK: Okay. I'll proceed.  
 12 And that's all I have.  
 13 CHAIRMAN RAGUSA: Thank you. And I'll  
 14 come back to manager's report. I wouldn't  
 15 skip you. It's not a matter of habit.  
 16 MR. MENDENHALL: Not a problem. The  
 17 only item I had besides obviously the budget  
 18 stuff, which Alan was here to help with, I  
 19 have the meeting schedule for next year.  
 20 I don't know if you all had a chance to  
 21 look at it. We're meeting now on the 25th.  
 22 But, generally speaking, it's based off  
 23 previous years' schedule -- and I say "years,"  
 24 multiple years' schedule -- we usually try to  
 25 change dates when necessary or point them out

1 when they're near holidays or special events.  
 2 That's why we have notated on here.  
 3 Really, the only thing for next year that we  
 4 saw was the election day is on November 4th,  
 5 and usually when we have some sort of conflict  
 6 or when the board want to move something, we  
 7 move it to the second Tuesday of the month,  
 8 but the second Tuesday of November is Veterans  
 9 Day.  
 10 So you have a couple of things going on  
 11 in November. I don't know -- Mr. Argus won't  
 12 be able to attend it. It's on the 4th. So I  
 13 turn to you, the board, if you have a change  
 14 you wants to make there or any thoughts.  
 15 We also -- one other item. I had a  
 16 chance to speak with Sonny, and we were  
 17 talking about for our one budget meeting per  
 18 year that where we actually adopt it is  
 19 potentially moving it to the larger venue, the  
 20 previous site we used, in case you do have a  
 21 number of residents show up. It just makes it  
 22 a little bit more comfortable.  
 23 CHAIRMAN RAGUSA: Can we do it on  
 24 November 5, on a Wednesday -- the first  
 25 Wednesday? Are we going to run into a WCA

1 issue?  
 2 MS. WHYTE: I don't know. I'd have to  
 3 check with the board. I wasn't aware that we  
 4 were covering all of those dates today. Do we  
 5 have to vote on them -- do they have to make a  
 6 decision based on that this month?  
 7 MR. MENDENHALL: No, you don't have to.  
 8 MS. WHYTE: Can I look at those dates  
 9 and check with the WCA next week and --  
 10 MR. MENDENHALL: Yeah. Your first  
 11 meeting won't be until October.  
 12 MS. WHYTE: Okay.  
 13 MR. MENDENHALL: So as long as we get it  
 14 out in time prior to October --  
 15 MS. WHYTE: I'll have all of the dates  
 16 and confirm -- make sure that there is no  
 17 conflict with anything from the WCA by next  
 18 meeting.  
 19 CHAIRMAN RAGUSA: Okay.  
 20 MR. MENDENHALL: That will work. All  
 21 right. That's all I have.  
 22 CHAIRMAN RAGUSA: Field manager.  
 23 MR. CHESNEY: Well, can I ask him a  
 24 question?  
 25 CHAIRMAN RAGUSA: Sure.

1 MR. CHESNEY: So as Brian has been very  
 2 helpful, we've noticed -- I have different  
 3 attachments than he does. Like I actually got  
 4 the minutes. I don't know why you guys had  
 5 problems with the minutes. But like I didn't  
 6 get this, or if I did, maybe I just didn't see  
 7 it, and that was something else you had --  
 8 CHAIRMAN RAGUSA: It's on the back.  
 9 MR. CHESNEY: It's on the back?  
 10 CHAIRMAN RAGUSA: It's right there.  
 11 MR. ROSS: At the very end of --  
 12 MR. MENDENHALL: The last page of the  
 13 package.  
 14 MR. CHESNEY: Oh. Is it?  
 15 MR. MENDENHALL: Yes.  
 16 MR. CHESNEY: Okay.  
 17 MR. MENDENHALL: Page 148.  
 18 MR. CHESNEY: Well, anyways, is there a  
 19 way -- or when -- you're right. It was there.  
 20 My apologies.  
 21 Okay. But are we going to have folders  
 22 set up for all of these attachments and that  
 23 kind of thing? I'm trying to understand where  
 24 we're going.  
 25 MR. MENDENHALL: Conceptually, what

1 we're going to wind up doing is there will be  
 2 one Dropbox set up.  
 3 MR. CHESNEY: Okay.  
 4 MR. MENDENHALL: Everybody that's on the  
 5 board will have access to that one Dropbox, as  
 6 well as all of your professionals that work  
 7 with the district, and, of course, your field  
 8 staff, so --  
 9 MR. CHESNEY: Everything will be dumped  
 10 in there and review only, that kind of thing.  
 11 MR. MENDENHALL: Right, everything will  
 12 be dumped in there. We know to find -- that,  
 13 hey, there is a file in here for each of you,  
 14 and then you can go and do whatever you want  
 15 with it.  
 16 You can open it up from the Dropbox  
 17 right there and look at it, or if you choose,  
 18 you can go ahead and download it or print it,  
 19 whatever you're --  
 20 MR. CHESNEY: The only reason I bring it  
 21 up is, I think, what a lot of it is like, the  
 22 emails, I missed something in one of the  
 23 emails.  
 24 MR. MENDENHALL: Okay.  
 25 MR. CHESNEY: I didn't download it

1 myself into my folder, so I didn't have it,  
 2 so --  
 3 CHAIRMAN RAGUSA: Everyone didn't get an  
 4 email.  
 5 MR. CHESNEY: Okay.  
 6 CHAIRMAN RAGUSA: I didn't get one until  
 7 a half hour -- or until I sat here.  
 8 MR. MENDENHALL: Well, yeah, and I'm not  
 9 sure exactly --  
 10 MR. CHESNEY: I don't like the email.  
 11 If we could just go and -- go, "Look, here is  
 12 July," or you know, whatever month, because I  
 13 don't even know what month it is --  
 14 MR. MENDENHALL: Yes.  
 15 MR. CHESNEY: -- it's August now.  
 16 MR. MENDENHALL: As far as emails -- and  
 17 I'm not sure exactly what happened there --  
 18 the emails were sent out as they normally are,  
 19 even prior to this on the 30th, so --  
 20 MR. CHESNEY: I understand. The thing  
 21 is, what I think happened, I think if I went  
 22 back and found that emails, it was one of the  
 23 attachments. I just didn't catch it and put  
 24 it in a folder.  
 25 MR. MENDENHALL: Okay.

1 MR. CHESNEY: It just would be easier --  
 2 if I have a preference between continuing to  
 3 email it, or just a folder, like you  
 4 described, would be great, everything was just  
 5 in that folder.  
 6 MR. MENDENHALL: Correct. My vision  
 7 from the beginning, as you all recall, is to  
 8 set it up exactly how we have it at Cheval,  
 9 which is basically there is one Dropbox;  
 10 everything is put there, you're notified when  
 11 something's there, and then whether you choose  
 12 to read it right out of the Dropbox or if you  
 13 choose to download it, that's completely at  
 14 your discretion.  
 15 But everything will be there and you'll  
 16 be notified. That's, you know, the one  
 17 central point. That's what we're going  
 18 towards. Just we had some hiccups as we're  
 19 setting it up.  
 20 MR. CHESNEY: Again, I just -- my  
 21 observation, an email to me is too easy to  
 22 miss.  
 23 MR. MENDENHALL: Okay.  
 24 MR. CHESNEY: Send an attachment.  
 25 You've got one that has five attachments.

1 MR. MENDENHALL: Absolutely. Easy  
 2 enough.  
 3 CHAIRMAN RAGUSA: Anything else, Andy?  
 4 MR. MENDENHALL: No, sir.  
 5 CHAIRMAN RAGUSA: Field manager's  
 6 report.  
 7 MR. MAYS: Just a couple of requests.  
 8 First of all, I apologize for missing last  
 9 month's meeting. That's why one of these is  
 10 coming up again.  
 11 The Greens voting member is -- would  
 12 like to see that flag post go up -- flagpole  
 13 go up in their community. He's aware of what  
 14 regulations are needed for a flagpole:  
 15 Light, outdoor flag, weatherproof, that kind  
 16 of stuff. He would like to see that flagpole  
 17 go up and -- or the community would.  
 18 So I don't know how you want to handle  
 19 that. I got a bid already from a flagpole  
 20 company. Flagpoles are a thousand dollars  
 21 for thirty-foot flagpoles. I'm assuming that  
 22 the community has money, that they would be  
 23 the ones paying for it.  
 24 We've still got to discuss location and  
 25 getting power to it for a light. So I don't

1 know what the board wants to go with that.

2 CHAIRMAN RAGUSA: They want a flag  
3 pole? I heard that they wanted to hang an  
4 attachment off the building.

5 MS. WHYTE: The original request was for  
6 a flag on the building, because a few years  
7 ago they requested a flagpole, and the board  
8 voted it down.

9 Then you had requested us to go back to  
10 them to understand the regulations for a  
11 federal -- or a government building, which  
12 Mr. Pappa, the voting member at that time,  
13 read, and said, "Okay. I agree with this, so  
14 if we can do this, why can't we have the  
15 flagpole? I would prefer the flagpole rather  
16 than the flag on the building." And that is  
17 how the flagpole came about.

18 So instead of a flag on the building,  
19 they actually want a flagpole in the front of  
20 the building.

21 CHAIRMAN RAGUSA: An aluminum flagpole  
22 is only a thousand dollars?

23 MR. MAYS: Uh-huh.

24 CHAIRMAN RAGUSA: Because the one in  
25 front of the swimming pool was four times

1 that.

2 MR. MAYS: A 30-foot flagpole from the  
3 same guy that put those flags up, so --

4 MR. ARGUS: With the lanyard inside the  
5 pole or outside?

6 MR. MAYS: Probably the outside.

7 MR. CHESNEY: Is this you buying it and  
8 you putting it in, is that why it's so cheap?  
9 Because that does seem awfully inexpensive.

10 MR. MAYS: He's related to the family,  
11 so don't ask no more questions.

12 No. He's just this guy who put the  
13 flagpoles up in Westchase, a couple others.  
14 It's the same guy. I don't know why this one  
15 is cheaper.

16 CHAIRMAN RAGUSA: The community is  
17 asking for that?

18 MR. MAYS: Their voting member.

19 MS. WHYTE: Their voting member.

20 CHAIRMAN RAGUSA: Okay. Well, we've had  
21 that situation before, not necessarily from  
22 that community.

23 But do we have a level of comfort that  
24 the community understands that that's being  
25 requested that they're going to be paying for

1 it?

2 MR. MAYS: We can find that out, but --

3 CHAIRMAN RAGUSA: Where is it going to  
4 go?

5 MR. MAYS: Well, that's for discussion,  
6 too, but --

7 CHAIRMAN RAGUSA: Isn't there a  
8 registered roadway right in the front of the  
9 nose of that building?

10 MR. MAYS: Exactly, put it in the front,  
11 right, especially with the trees right there  
12 in front of it, too. I don't really see a  
13 good spot to put one. It's at 30 feet. You  
14 have to go even higher, to be honest with  
15 you.

16 CHAIRMAN RAGUSA: And you guys jump in  
17 here. Let me make a recommendation. Let's go  
18 back and get a level of comfort that the  
19 community wants this, and let's get some  
20 pictures of where they want it.

21 MR. MAYS: Okay.

22 CHAIRMAN RAGUSA: And we need to have a  
23 better understanding of what the electrical is  
24 going to cost, to get it hooked up.

25 MR. MAYS: We couldn't get that fast

1 enough, so --

2 CHAIRMAN RAGUSA: But that's really  
3 cheap for a flagpole.

4 MS. WHYTE: I'll give you the company's  
5 name.

6 MR. ARGUS: That's installed or just the  
7 pole?

8 MR. MAYS: That's installed.

9 MR. ROSS: Just since we're talking  
10 about it, I should state I lean against the  
11 concept, not because it's a bad idea to have  
12 the American flag and all that it stands for,  
13 but rather, in this instance, does it make  
14 sense for the CDD to purchase this pole and be  
15 responsible for its ongoing maintenance,  
16 including the vigilance that goes with staying  
17 on top of the issue of the American flag.

18 There's lots of resources for people to  
19 put up flags and ways to do that, et  
20 cetera, et cetera. Given that we're already  
21 talking about we're about to spend millions of  
22 dollars on erosion, million of dollars on  
23 parks, as I said earlier when we were talking  
24 the budget, I think this is the year to be  
25 tilting in the opposite direction.



1 And so I'd hate for somebody to have  
2 false hope that we're leaning towards  
3 approving it, if they come back with  
4 satisfactory answers, when, frankly, I don't  
5 think there is any answer that could be  
6 satisfactory to me based on the economic  
7 information that we have and the concern I  
8 have that no one in that community is going to  
9 step up and to be responsible 24/7 for that  
10 flag.

11 CHAIRMAN RAGUSA: Okay. Any other  
12 comments or thoughts?

13 (No response.)

14 CHAIRMAN RAGUSA: We still need to go  
15 back to them.

16 MR. MAYS: Okay.

17 CHAIRMAN RAGUSA: We need to go back to  
18 them with something.

19 MR. MAYS: I'll talk to him.

20 CHAIRMAN RAGUSA: Now, if three  
21 supervisors sit here and say that they're not  
22 interested in putting flag up, then that's a  
23 different story, but I think we should at  
24 least fully explore the option.

25 And I saw the communication to you, and

1 for Greenvale. I think if we're going to do  
2 it, we should do it for the community where  
3 the existing speed limit signs are.

4 CHAIRMAN RAGUSA: That could be hundreds  
5 of signs.

6 MR. MAYS: I think about 10 or 15, I  
7 think, in that community.

8 CHAIRMAN RAGUSA: In that community.

9 MR. MAYS: In that community, correct.

10 CHAIRMAN RAGUSA: Mr. Ross.

11 MR. MAYS: We can't do it -- we can't do  
12 it on a county road, so --

13 CHAIRMAN RAGUSA: Right.

14 MR. ROSS: Sorry for speaking up so much  
15 here at the end of our meeting. I was  
16 previously on Hillsborough County committee in  
17 which it turns out there are lots of studies  
18 done, which in some instances, you don't want  
19 signs. It has the opposite effect. And so I  
20 don't think we should be making the judgment  
21 call as to what signs should be out there and  
22 where they should be placed.

23 There are actual companies that look at  
24 that and tell you where they should be and  
25 what they should say and that kind of thing.

1 I don't view this as earth shattering, it has  
2 to be the first thing tomorrow.

3 MR. MAYS: Well, he did send an email  
4 saying, "When can we expect that flagpole  
5 up?"

6 CHAIRMAN RAGUSA: Yeah, he was a little  
7 direct. He's just being -- but, you know --

8 MR. MAYS: Request Number Two is  
9 additional signs up in the community on the  
10 existing signs that say stuff like "Children  
11 at Play" along the street signs to protect  
12 some of the kids -- to protect the kids in the  
13 neighborhood, which makes sense. So he would  
14 like to see a few of those.

15 MR. ARGUS: This is in The Greens?

16 MR. MAYS: In the Greens, yeah.

17 MR. CHESNEY: You mean more than the  
18 ones that are already there?

19 MR. MAYS: Well, right now, we're  
20 protecting deer and ducks, but no --

21 MS. WHYTE: We have no signs that say  
22 "Children at Play" in The Greens and all, and  
23 there was one resident in Greenvale that  
24 had requested it.

25 MR. MAYS: So I can't see doing it just

1 MR. CHESNEY: That's fascinating  
2 research, if you put up a sign that says  
3 kids --

4 CHAIRMAN RAGUSA: Sonny.

5 MS. WHYTE: When I got this request, I  
6 forwarded it on to Tonja for her approval, and  
7 she is in somewhat agreement. She doesn't  
8 like to see them everywhere.

9 She said she doesn't know if it will  
10 make a difference, putting up signs; but if  
11 you are, then she would recommend we put them  
12 in just a bare minimum on some of the  
13 entrances to individual communities, like  
14 within The Greens, into the subdivisions just  
15 cautioning residents that there are children  
16 at play or visitors.

17 CHAIRMAN RAGUSA: Let's have Tonja give  
18 us an opinion. And if we need to get a  
19 traffic study, then we get a traffic study.

20 MR. MAYS: Okay.

21 MR. CHESNEY: We did one at one time,  
22 because we put in our crosswalks.

23 CHAIRMAN RAGUSA: That's not on this  
24 issue.

25 MS. WHYTE: It's not on this issue.

1 CHAIRMAN RAGUSA: Mr. Chesney.  
 2 MR. CHESNEY: I didn't want to miss it,  
 3 but when are we going to do our usual spend of  
 4 those items there? Do we want to do it next  
 5 month then?  
 6 CHAIRMAN RAGUSA: Yes.  
 7 MR. CHESNEY: All right. Someone needs  
 8 to remember to bring the list back.  
 9 MR. ROSS: You're pointing at me?  
 10 MR. CHESNEY: Yeah. You're the only  
 11 person I knew who had the list, so --  
 12 CHAIRMAN RAGUSA: We've already killed  
 13 that wish list.  
 14 MR. CHESNEY: We didn't approve any of  
 15 those expenditures.  
 16 CHAIRMAN RAGUSA: We have approved some  
 17 of those things on that list.  
 18 MR. CHESNEY: Okay. There were lights.  
 19 There were --  
 20 CHAIRMAN RAGUSA: Some of that stuff is  
 21 underway.  
 22 MR. CHESNEY: Okay. Whatever. We'll  
 23 talk about it next month.  
 24 CHAIRMAN RAGUSA: Anything else?  
 25 MR. MAYS: Just for your information,

1 just so you know where we're at on the  
 2 turnabout at Baybridge Park, we met with the  
 3 county over there also. They didn't want to  
 4 paint the scratches in the road, but they did  
 5 -- they are supplying us with "No Parking"  
 6 signs in that area, so that way Hillsborough  
 7 County can legally write citations for that  
 8 problem.  
 9 CHAIRMAN RAGUSA: Did we get an estimate  
 10 of what it would cost to paint the areas?  
 11 MS. WHYTE: We're not allowed to do it.  
 12 MR. MAYS: We can't paint it. It's a  
 13 county road.  
 14 CHAIRMAN RAGUSA: Okay.  
 15 MR. MAYS: They said, "Let's try the  
 16 signs first." If that doesn't help the  
 17 problem, then they'll research other avenues,  
 18 but they do not like painting the roads that  
 19 much.  
 20 CHAIRMAN RAGUSA: It's not all that  
 21 attractive.  
 22 MR. MAYS: The signs should be up  
 23 sometime, I presume, this week or possibly  
 24 next week.  
 25 MR. CHESNEY: You're just putting them


1 in front of the median.  
 2 MS. WHYTE: They're putting them two on  
 3 this side and four on the island, and they'll  
 4 say, "No Parking on the Right of Way," I think  
 5 it says.  
 6 MR. MAYS: Similar to the ones over by  
 7 the school.  
 8 MS. WHYTE: Yes.  
 9 CHAIRMAN RAGUSA: Anything else?  
 10 MR. MAYS: No, sir. That's all.  
 11 CHAIRMAN RAGUSA: Any audience  
 12 comments?  
 13 (No response.)  
 14 CHAIRMAN RAGUSA: Supervisor comments?  
 15 Mr. Argus.  
 16 MR. ARGUS: Last month we talked, and I  
 17 don't think we reached a conclusion, on a  
 18 potential five percent increase.  
 19 MR. MENDENHALL: Yes, we talked about  
 20 it. Greg and I still have some talking to do  
 21 about the general discussion of salaries as  
 22 well as bonuses.  
 23 I sent out to each of you a copy of what  
 24 we use as a performance review sheet. I  
 25 didn't receive anything back, which is fine,

1 but we do have until October to make a  
 2 decision, because that's when the raises and  
 3 bonuses would go into effect. So Greg and I  
 4 had a chance to speak --  
 5 MR. CHESNEY: We have time. The money  
 6 is in there. We wanted a process where  
 7 everyone could participate in it.  
 8 MR. ARGUS: No problem.  
 9 MR. CHESNEY: It's just I took off the  
 10 first two weeks of the month, and then he took  
 11 off the last two or whatever.  
 12 MR. ARGUS: Well coordinated.  
 13 MR. CHESNEY: So we did not gel.  
 14 CHAIRMAN RAGUSA: I'd rather do it in  
 15 person, my review.  
 16 MR. CHESNEY: Okay. That's a good  
 17 idea.  
 18 CHAIRMAN RAGUSA: Anything else,  
 19 Mr. Argus?  
 20 MR. ARGUS: That's it.  
 21 CHAIRMAN RAGUSA: I'll just jump in real  
 22 quick. Can we get -- make sure that we have  
 23 in a very short amount of time the updated  
 24 budget based on today's activity?  
 25 MR. MENDENHALL: Sure. Yeah.

1 Absolutely.  
 2 CHAIRMAN RAGUSA: I know Chris Barrett  
 3 is going to want that as well because he --  
 4 we'll make the deadline for publishing, I  
 5 think.  
 6 MR. MENDENHALL: Yes.  
 7 CHAIRMAN RAGUSA: The community needs to  
 8 see it, although they won't get it before --  
 9 they'll get it on the internet before our --  
 10 MR. MENDENHALL: Yeah. We'll basically  
 11 have everything but the landscape --  
 12 CHAIRMAN RAGUSA: People need to see  
 13 what that number is.  
 14 MR. MENDENHALL: Yes.  
 15 CHAIRMAN RAGUSA: Anything else,  
 16 gentlemen?  
 17 (No response.)  
 18 CHAIRMAN RAGUSA: Nothing else. Motion  
 19 to adjourn would be appropriate.  
 20 MS. McCORMICK: We have to continue the  
 21 meeting.  
 22 CHAIRMAN RAGUSA: Well, are we  
 23 continuing the meeting, or are we continuing  
 24 the public hearing?  
 25 MS. McCORMICK: Well, we're doing both.

1 We're continuing the meeting so we can  
 2 consider the landscape maintenance.  
 3 CHAIRMAN RAGUSA: A motion to continue  
 4 this meeting to August 25, 2014 at 4:00 p.m.  
 5 would be appropriate.  
 6 MS. McCORMICK: At this location.  
 7 MR. ROSS: So move.  
 8 MR. ARGUS: Second  
 9 CHAIRMAN RAGUSA: Any discussion?  
 10 (No response.)  
 11 CHAIRMAN RAGUSA: All in favor, please  
 12 raise your hand.  
 13 (All board members signify in the  
 14 affirmative.)  
 15 CHAIRMAN RAGUSA: That motion passes  
 16 unanimously.  
 17 (At 7:05 p.m., the meeting concluded.)  
 18  
 19  
 20  
 21  
 22  
 23  
 24  
 25

  
 Mark Ragusa  
 Chairman, Westchase CDD

  
 Andrew P. Mendenhall, PMP  
 Secretary, Westchase CDD