

RE: WESTCHASE COMMUNITY DEVELOPMENT DISTRICT

TRANSCRIPT OF: BOARD MEETING

DATE: September 9, 2014

TIME: 4:00 p.m. - 5:56 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:

Mark Ragusa, Chairman

Greg Chesney

Brian Ross

Brian Zeigler

Bob Argus

ALSO PRESENT:

SEVERN TRENT SERVICES:

Andy Mendenhall, District Manager

DISTRICT ENGINEER:

Tonja Stewart

DISTRICT ATTORNEY:

Erin McCormick, Esquire

WESTCHASE STAFF:

Sonny Whyte

Doug Mays

1 The transcript of Westchase Community
2 Development District Board Meeting, on the 9th day
3 of September, 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, and
10 welcome to the September 9, 2014 Westchase
11 Community Development District meeting. If
12 everybody would please stand and join us in
13 the Pledge of Allegiance.

(The Pledge of Allegiance was recited.)

14 CHAIRMAN RAGUSA: I am Mark Ragusa,
15 chair of the Westchase Community Development
16 District. The record should reflect that all
17 of the supervisors and staff are present,
18 along with the district manager and district
19 counsel and district engineer.

20 On the consent agenda, we've got
21 approval for two sets of minutes. The first
22 is July 8, 2014 minutes, and then the other
23 one is the August 5, 2014 minutes.

Mr. Argus had submitted a scrivener's

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1 error sheet for the July 8, 2014 minutes.
 2 Those are minor, they are not substantive;
 3 but, nonetheless, they are accurate changes.
 4 We also have a consent agenda item of
 5 the approval of the financial statements as of
 6 July 31, 2014.
 7 Do we have a motion to approve the
 8 consent agenda?
 9 MR. ARGUS: The August 5th, I didn't
 10 find those notes or minutes until this
 11 morning, so I have not had time -- a chance to
 12 look at those. They were in between in the
 13 board packet we receive electronically.
 14 CHAIRMAN RAGUSA: Yes.
 15 MR. ARGUS: It was after the July 8th
 16 meeting.
 17 CHAIRMAN RAGUSA: All right. We'll pull
 18 the August 5 meeting minutes, and we'll also
 19 -- at the October meeting, we will then be
 20 approving August 5, August 25, and September 9
 21 meeting minutes. We will have three sets of
 22 meetings at the next one.
 23 And we have a motion on the consent
 24 agenda --
 25 MR. ARGUS: So move.

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1 CHAIRMAN RAGUSA: -- to approve July 8th
 2 and July 31 financials.
 3 MR. ARGUS: So move.
 4 THE COURT: Do we have a second?
 5 MR. ZEIGLER: Second.
 6 CHAIRMAN RAGUSA: Any discussion?
 7 (No response.)
 8 CHAIRMAN RAGUSA: All in favor, please
 9 raise your hand.
 10 (All board members signify in the
 11 affirmative.)
 12 CHAIRMAN RAGUSA: That motion passes
 13 five to nothing.
 14 (The motion passes.)
 15 CHAIRMAN RAGUSA: Engineer's report,
 16 Tonja.
 17 MS. STEWART: If you don't mind passing
 18 these down.
 19 MR. ARGUS: Is this a complete set?
 20 MS. STEWART: Yes, it is.
 21 MR. ARGUS: So the whole thing --
 22 MS. STEWART: Yes. At last month's
 23 meeting, we talked about the erosion repair.
 24 You asked me to go out and do an inspection of
 25 all the ponds. The beginning of this

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1 attachment is the proposals that we discussed
 2 at the last meeting. Okay?
 3 If you go to the end of that, you will
 4 find a copy of our report. It says, "Hodge
 5 Inspection Report." It's actually kind of hot
 6 off the presses.
 7 MR. CHESNEY: Like the last page or --
 8 MS. STEWART: No. I'm sorry. Forgive
 9 me. It's one, two, three, four, five, six,
 10 seven, eight, nine -- Page Nine.
 11 MS. McCORMICK: Do you have an extra
 12 copy?
 13 MS. STEWART: Just give it back to me.
 14 MR. ARGUS: They inspected all the ponds
 15 in Westchase --
 16 MS. STEWART: That's correct.
 17 MR. ARGUS: -- including the golf course
 18 or no?
 19 MS. STEWART: No golf course. Just
 20 ponds that the district owns.
 21 If you look at the next page, you will
 22 see we have a Westchase map, and in blue those
 23 are all the ponds that are owned by the
 24 Westchase CDD. Okay? Erin, hold on a second,
 25 and I'll let you --

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1 MS. McCORMICK: Okay.
 2 MS. STEWART: Basically all of them were
 3 identified, all of them were inspected, and we
 4 have pictures of each one of them, as well as
 5 a summary of the condition on the first page
 6 of the report.
 7 The bottom line, just to cut to the
 8 chase, generally your ponds are in good
 9 shape. I would like to disclaim that by
 10 saying we can't see very much. We can only
 11 see what's going on above the water. And we
 12 kind of talked about that at the last
 13 meeting.
 14 We haven't done an inspection for the
 15 past couple of years because water levels
 16 really have not declined significantly to give
 17 us an indication of what's going on below the
 18 water level.
 19 There were certain cases that we could
 20 see conditions below the water level. And you
 21 can see where there is a nice flat slope. And
 22 just to kind of refresh your memory a little
 23 bit in terms of -- oh. You can toss the
 24 Ripa --
 25 MR. CHESNEY: Okay. That's something

<p style="text-align: right;">Page 9</p> <p>1 else. Right?</p> <p>2 MS. STEWART: Yeah.</p> <p>3 MR. CHESNEY: Okay. I was confused.</p> <p>4 MS. STEWART: Forgive me. Those are</p> <p>5 copies that I had to recopy because I couldn't</p> <p>6 find them.</p> <p>7 The location of the water level is very</p> <p>8 close to where the natural groundwater is.</p> <p>9 The natural groundwater condition is usually</p> <p>10 between zero and a foot to zero and 18 inches</p> <p>11 below the original natural grade of the land.</p> <p>12 Okay?</p> <p>13 What happens is, when they excavated the</p> <p>14 ponds, they started at that natural grade.</p> <p>15 They dug the dirt and put the dirt on top of</p> <p>16 the ground, so the slope below the water line</p> <p>17 is basically that natural dirt that was</p> <p>18 there.</p> <p>19 And it was cut in place like a four-to-</p> <p>20 one slope. So what tends to happen is, ponds</p> <p>21 that are -- of the ponds of your age, they</p> <p>22 really did a nice job of doing a four-to-one</p> <p>23 cut, and that is a natural slope that can be</p> <p>24 contained perpetually. Okay?</p> <p>25 Nowadays what they do, because they're</p>	<p style="text-align: right;">Page 11</p> <p>1 any pool discharges. We didn't really see any</p> <p>2 really significant discharges anywhere. So</p> <p>3 the good news is, your ponds are in good</p> <p>4 shape.</p> <p>5 Now, with that being said, Doug and I</p> <p>6 had a conversation earlier, because this goes</p> <p>7 back to how much does it cost to fix the</p> <p>8 repairs that we were talking about, which kind</p> <p>9 of, I think, set everybody on this course at</p> <p>10 the last meeting.</p> <p>11 The best thing that we can do to</p> <p>12 stabilize our slopes is to use aquatic</p> <p>13 plants. Okay? It is the most economical, you</p> <p>14 get the most benefits out of it because of</p> <p>15 water quality improvement. So it is by far</p> <p>16 the best thing we can do to try to help</p> <p>17 stabilize the slopes in every one of your</p> <p>18 ponds.</p> <p>19 Of course, we've had the situation where</p> <p>20 the vegetation that we've tried has failed.</p> <p>21 Okay? So we still continue to experiment. So</p> <p>22 I was going to recommend to the board we do</p> <p>23 have a few isolated areas that I think need the</p> <p>24 Geoweb repair and the rock. Okay.</p> <p>25 The area of the canal that we talked</p>
<p style="text-align: right;">Page 10</p> <p>1 so dirt short, they will cut that dirt out to</p> <p>2 use it for the development, and they will come</p> <p>3 in and try to put clay in there and try to</p> <p>4 reconstruct that slope.</p> <p>5 That slope tends to wash out and create</p> <p>6 problems. Okay? Your ponds, when we could</p> <p>7 see it -- we couldn't see it all the time --</p> <p>8 you had a nice slope below the water. That's</p> <p>9 good news, because, basically, if you do start</p> <p>10 to have washouts where they filled and graded</p> <p>11 and sodded, you've got -- with the land below</p> <p>12 it to kind of help balance that out, to kind of</p> <p>13 spread it out, so it won't wash out way below,</p> <p>14 and then you've got this 20-foot washout, you</p> <p>15 know, that we've got to repair.</p> <p>16 Are you following the logic? Okay. We</p> <p>17 will have instances where you have a point</p> <p>18 discharge in between houses, gutters for roof</p> <p>19 drainage, those types of things, where if you</p> <p>20 have a concentrated point of flow going into</p> <p>21 the pond, that will tend to rut the grass and</p> <p>22 rut the dirt and create a washout. So we try</p> <p>23 to avoid those.</p> <p>24 We didn't see a lot of that. We didn't</p> <p>25 see a lot of water softeners. We didn't see</p>	<p style="text-align: right;">Page 12</p> <p>1 about at the last meeting, which is actually</p> <p>2 part of your first seven pages -- if you go</p> <p>3 back to the first seven pages, it is Pages Two</p> <p>4 and Three, this is an area, and then where</p> <p>5 it's a 90-degree bend where the water flows</p> <p>6 around those one, two, three, four -- four</p> <p>7 90-degree bends, we have a flow of water which</p> <p>8 is kind of similar to a point discharge.</p> <p>9 It flows so that the wave action can</p> <p>10 actually remove the dirt from this bank.</p> <p>11 Okay? So what I'm suggesting is, I think that</p> <p>12 the one house right here, we do have</p> <p>13 vegetation on both sides. Doug and I kind of</p> <p>14 talked about we think the vegetation is going</p> <p>15 to actually naturally probably grow back in</p> <p>16 that area. We would like the protect that</p> <p>17 vegetation as much as possible.</p> <p>18 Because of our access problems, we think</p> <p>19 that, you know, it hasn't really changed much</p> <p>20 since we inspected this a couple months ago,</p> <p>21 we can use some of the nice decorative rock,</p> <p>22 get a good solid packing of that rock back</p> <p>23 underneath that slope that's washed out and</p> <p>24 let that vegetation recruit back in.</p> <p>25 We might be able to add a couple plants</p>

1 in between, but the key here is to put
2 something that can kind of support that area,
3 allow it to kind of settle naturally, and then
4 have roots below it so that it would prevent
5 it from washing out into the canal. Okay?

6 The cost that I've estimated to make
7 that repair is -- and I didn't take into
8 account any of your labor costs -- I think the
9 material cost itself is going to be about
10 \$1800. And I think it's going to be one full
11 truck.

12 MS. WHYTE: 18 yards?

13 MS. STEWART: Uh-huh, of fill material.
14 The area where we have the four or five bends
15 right here, I definitely think at the bends we
16 need Geoweb. We might be able to get away
17 with not doing anything in the straightaways
18 in between, but it would be my recommendation
19 that we actually Geoweb the entire length.
20 Okay?

21 That's going to get you into probably
22 the \$20,000 range.

23 MR. ARGUS: Okay.

24 MS. STEWART: Okay.

25 MR. ARGUS: And that's for 378 -- 379

1 They can tweak the proposal to whatever scope
2 we give them. So I kind of wanted to talk
3 through some of the options, talk through some
4 of the numbers, kind of talk a little more
5 about the aquatic plants, because I think
6 with the exception of these areas -- and if
7 you look at the second proposal, the second
8 Biomass proposal, one, two, three, four -- if
9 you look at Page Four, there are portions of
10 this 405 lineal feet that definitely needs
11 Geoweb.

12 We can probably pull the scope back and
13 do a combination of Geoweb and aquatic
14 plants. Now, I would like to take an
15 opportunity for Doug to interject your
16 comments in terms of the canna lily. I think
17 that's what you've been using.

18 MR. MAYS: Yes. We've been
19 experimenting with a new plant -- not new, but
20 new for shoreline stuff, canna lily, and we're
21 having a much better result with that, and it
22 seems to stay on the shore and keeps the
23 shoreline built in better.

24 It seems to be handling the chemicals
25 that they use for the weeds that grow along

1 feet approximately?

2 MS. STEWART: That's correct. And what
3 I was going to do was probably do it in four
4 different pieces, so that if I allocate
5 \$20,000, we will do the lineal footage,
6 allocate that for that particular space.

7 MR. ARGUS: Okay. And the first quote
8 we have is for 445 linear feet of what you
9 just talked about. Right?

10 MS. STEWART: That's correct. The
11 difference is, is that I switched -- this is
12 -- I'm not too crazy about using rock over
13 here. I would prefer to actually use Geoweb
14 over here and only isolate the rock behind --

15 MR. CHESNEY: These quotes, did you say,
16 they are left over? Yeah, they're left
17 over --

18 MS. STEWART: They are.

19 MR. CHESNEY: -- so these aren't what we
20 need to do yet.

21 MS. STEWART: We're talking through
22 this. What I would like to do is kind of talk
23 and get some direction from you. And I talked
24 to the contractor over the past 30 days.

25 Their unit pricing is still the same.

1 the edges, because a lot of times this torpedo
2 grass and alligator weed will grow right in
3 the middle of these plants, so you kind of
4 have to spray it close to the plants that
5 we're trying to get to take, so I think that's
6 why we're having -- we're kind of having more
7 of a 50/50 result with our plant material that
8 we're putting in. Some's making it, some
9 isn't.

10 Behind Mr. Chesney's house there, we
11 planted along that edge, and it seems to
12 be doing real well over there; but yet we
13 put some on the pond over here off of
14 Cavendish, and not a single plant survived on
15 that pond, so --

16 MS. STEWART: We debated whether it was
17 soils, you know, maybe having something to do
18 with that.

19 MR. MAYS: That's what we're hearing
20 more of, that it seems to be soils that
21 surround -- you know, all these ponds are, you
22 know, built differently with different soils,
23 but we -- but, anyway, a long story short, we
24 are having better results with the canna.

25 And it's not a large plant that gets

1 super tall, so I think it'll make a good plant
2 that we can try to get to take a little bit
3 better.

4 MR. ARGUS: Have you tried taking soil
5 samples into the county extension office to
6 get their advice on what would grow?

7 MR. MAYS: No. I just don't know what a
8 soil sample would really do for us, other than
9 tell us there is a problem there. And I think
10 we just have to keep trying different plants
11 that will make it --

12 MS. STEWART: I'm not even sure what to
13 test for.

14 MR. CHESNEY: Is the price the same on
15 the plants?

16 MR. MAYS: Yes.

17 MR. CHESNEY: Do they look the same?
18 Are they --

19 MR. MAYS: No. One is smaller with a
20 purple flower that seems to stay more
21 concentrated in the water, and this one would
22 grow up on the shore. It's a -- this one is
23 yellow flower, a little bit taller.

24 As a matter of fact, there's a bunch of
25 it that's growing inside the swimming pool

1 right over here. They used it in that bed
2 right beside here. If you guys want to look
3 at that, so -- it will get four or five feet
4 high.

5 And then on the bank, some of the banks
6 where they slope off, it doesn't look four to
7 five feet high, you know, so -- but we are
8 having a little bit better result with that
9 plant, and even the fern.

10 We're trying to educate not just our
11 aquatics people. We're also trying to educate
12 some of our residents, because some of the
13 residents want to maintain all the way down to
14 the lake, and that means they let their
15 landscapers go down there with weed eaters.

16 So we talked to the residents and
17 letting them know that what we want to do is
18 to leave that desired plant along the lake,
19 which it seems to have stabilized some of the
20 shoreline in some area, because, before, the
21 aquatics people would just put this brown ring
22 -- they used to call it brown ring -- around
23 the pond, and that's because they could just
24 spray the whole pond.

25 And, now, we got away from that. Every

1 once in a while, on a windy day, it'll tap, and
2 a little bit will get in there; but, for the
3 most part, you know, these guys are doing 99
4 percent better chance of --

5 CHAIRMAN RAGUSA: Tonja, are you at a
6 point where you want to make a
7 recommendation? I will get to you in a
8 second.

9 MS. STEWART: Yes. Yes. I would like
10 to be able to make Geoweb repair on the bends
11 of the canal, and I would like to be able to
12 allocate \$20,000, and we'll do a combination
13 of Geoweb repair and some rock.

14 I would like to do the rock repair
15 behind the one home. Pitchlers, did I say
16 that correctly?

17 MR. PITCHER: Pitcher.

18 MRS. PITCHER: Pitcher.

19 MS. STEWART: And I would like to do
20 Geoweb repair on Gretna Green and -- oh, yes,
21 that's the one for the rock --

22 MR. ARGUS: Okay.

23 MS. STEWART: -- on Green Links Drive.

24 MR. ARGUS: So under the first bid, it's
25 both pages you want to do.

1 MS. STEWART: That's correct. That's
2 correct. We're just doing a combination of
3 Geoweb and rock. And you're looking at a
4 total of about \$25,000 about in this amount.
5 It's just going to be a different
6 combination. Okay?

7 MR. MAYS: And, Tonja, the rock, we can
8 do that in-house. We've done it before, so we
9 can do that ourselves and save some labor
10 costs. We can purchase the rock and
11 everything, so --

12 MR. ARGUS: Do we have the equipment
13 needed to cart the rock back and forth?

14 MR. MAYS: Yes. We've got a
15 wheelbarrow. That's all you can get back
16 there. Maybe a small cart.

17 MR. CHESNEY: What about these other --

18 MS. STEWART: Yes. And, Greg, hang on
19 one second. I'll talk about -- I'll add that
20 to my list of recommendations.

21 On the other proposal for the Geoweb, I
22 am recommending that we do 200 lineal feet of
23 Geoweb repair behind Gretna Green and --

24 MR. MAYS: Chelmsford --

25 MS. STEWART: What is it?

1 MR. MAYS: -- Tavistock.
 2 MS. STEWART: Tavistock.
 3 (Multiple speakers speaking.)
 4 MR. ARGUS: What pond is that number?
 5 MR. MAYS: What pond is it? 41.
 6 Right?
 7 MS. STEWART: I'm looking it up now.
 8 MR. MAYS: Yeah, 41.
 9 CHAIRMAN RAGUSA: This is the 200 feet
 10 you're talking about?
 11 MR. ARGUS: This is the one she's
 12 currently talking about.
 13 CHAIRMAN RAGUSA: 200 feet?
 14 MR. ARGUS: It's here and here, two
 15 sides of the pond.
 16 MR. ROSS: It says 405 on there, but
 17 she's saying not do --
 18 MS. STEWART: Yeah, we'll do 200 feet,
 19 and we're going to do aquatic planting, too. I
 20 think he did a different numbering system. I
 21 don't have my glasses on.
 22 MR. ARGUS: Oh, okay.
 23 MS. STEWART: That's why I'm looking at
 24 that going --
 25 MR. ARGUS: Tavistock.

1 MS. STEWART: -- because it's right
 2 there.
 3 MR. ARGUS: Okay. So that would be --
 4 MS. STEWART: 38.
 5 MR. MAYS: No.
 6 MS. STEWART: It's a different numbering
 7 system. This is an inspection report number
 8 there.
 9 MR. MAYS: Okay.
 10 MR. ARGUS: Okay.
 11 MS. STEWART: That's the difference.
 12 And with that being said, that proposal would
 13 then go down to around \$15,000. So if you're
 14 at twenty five and fifteen, thirty five, we're
 15 at forty. That leaves us another \$10,000 to
 16 do aquatic plants.
 17 MR. CHESNEY: So you want \$50,000?
 18 MS. STEWART: That's what's in the
 19 budget right now.
 20 Now, with that being said, I did learn
 21 this afternoon that Doug had gone over on his
 22 aquatic plants by about four grand?
 23 MR. MAYS: Eight grand.
 24 MS. STEWART: I mean, we can balance out
 25 to say whatever his overage is and whatever

1 our scope is for these items I just
 2 mentioned.
 3 MR. ARGUS: Just wait a month and do it
 4 in the new year.
 5 MS. STEWART: Well, with that being
 6 said, yeah -- okay.
 7 MR. ZEIGLER: Tonja, are you finding
 8 anything unique about these edges that
 9 indicate, you know, French drains or anything
 10 like that that are creating the problem?
 11 MS. STEWART: The situation with the
 12 Green Links and the Tavistock is the fact that
 13 the county came out and dredged that area a
 14 few years ago, and when they dredged it, they
 15 just basically dredged it out and threw the
 16 dirt up there.
 17 It was wet, it wasn't graded, it wasn't
 18 compacted. So what we have is just over time
 19 with rain with groundwater conditions coming
 20 up and down, it's just kind of moving. So
 21 that's what's special about that.
 22 Now, in regards to the inspection
 23 report, Mallory did note significant, those
 24 are not significant. My evaluation of his
 25 report is they are pretty typical condition of

1 what we're seeing around the whole area, and I
 2 would like to concentrate some aquatic plants
 3 in those locations.
 4 I think there are some grassy issues,
 5 and Doug can break it probably down in those
 6 areas, but it wasn't anything significant.
 7 MR. ARGUS: So as I understand what
 8 you're telling us, everything behind Bid
 9 Number One, those two pages get done, and only
 10 the third page in Bid Number Two?
 11 MS. STEWART: That's correct, and it's a
 12 portion.
 13 CHAIRMAN RAGUSA: A portion.
 14 MR. ARGUS: A portion of 406 --
 15 MS. STEWART: 405 feet. That's
 16 correct.
 17 CHAIRMAN RAGUSA: Mr. Barrett.
 18 MR. BARRETT: The Geoweb, is that
 19 proprietary, or is it something you can bid
 20 out?
 21 MS. STEWART: You can bid it out. It's
 22 typical specification, and there's limited
 23 suppliers of it and limited people who
 24 actually know how to do it, but there is a
 25 spec that can be bid.

1 MR. BARRETT: Thank you.
 2 CHAIRMAN RAGUSA: All right. I guess we
 3 need a motion to approve the Biomass Proposal,
 4 Estimate 208149. We're changing that. I
 5 guess it's -- are you taking 24,000 number or
 6 25,000?
 7 MS. STEWART: Twenty.
 8 CHAIRMAN RAGUSA: Twenty.
 9 MS. STEWART: We'll take the difference,
 10 the Biomass will not be paying for the rock.
 11 Doug will use that money for using the rock.
 12 CHAIRMAN RAGUSA: How are we buying the
 13 rock?
 14 MR. MAYS: Through that same -- we just
 15 order it from Seffner Rock.
 16 CHAIRMAN RAGUSA: Okay.
 17 MR. MAYS: If they want me to come out
 18 and make sure it's the right stuff, I'll go
 19 out there and look at what they have and see if
 20 it's appropriate.
 21 CHAIRMAN RAGUSA: Okay.
 22 MS. STEWART: So you could say \$20,000
 23 for that proposal.
 24 CHAIRMAN RAGUSA: And then you've got
 25 15,000 on --

1 MS. STEWART: Yes.
 2 CHAIRMAN RAGUSA: -- Proposal 208150?
 3 MS. STEWART: That's correct.
 4 CHAIRMAN RAGUSA: And you describe the
 5 areas to be remediated?
 6 MS. STEWART: That's correct. 200 feet
 7 in lieu of -- or actually instead of 625 feet,
 8 we're going to do 200 feet.
 9 CHAIRMAN RAGUSA: Okay.
 10 MR. CHESNEY: And the report from Hodge
 11 here, are we addressing any of those?
 12 MS. STEWART: Yes. That's the one I'm
 13 saying don't -- the word "significant,"
 14 they're not significant in my opinion, but
 15 they are worthy of aquatic plants.
 16 MR. CHESNEY: Well, some are easy like,
 17 "Needs sod."
 18 MS. STEWART: Well, that's what I'm
 19 saying. That's -- we can get --
 20 CHAIRMAN RAGUSA: Tonja, get with Doug
 21 and come back -- put a number on these, and
 22 we'll address these next month on the Hodge
 23 inspections
 24 MS. STEWART: I can do that. I can do
 25 that.

1 MR. CHESNEY: I mean, if they're part of
 2 the plantings -- they're part of the plantings,
 3 aren't they?
 4 CHAIRMAN RAGUSA: That's a good
 5 question.
 6 MR. ARGUS: As I understand what's
 7 before us, the first proposal was for the
 8 linear pond or the canal there, that's not
 9 even on the Hodge report.
 10 CHAIRMAN RAGUSA: Correct.
 11 MS. STEWART: That's because I asked
 12 them not to.
 13 MR. ARGUS: Oh, okay.
 14 MS. STEWART: Forgive me. I told them I
 15 had addressed the canal myself.
 16 MR. ARGUS: Okay.
 17 CHAIRMAN RAGUSA: All right. Do we have
 18 a motion?
 19 MR. CHESNEY: That's a good question. I
 20 have a question, too. Why wasn't that on the
 21 report? We're spending forty grand on stuff
 22 that's not on the report.
 23 CHAIRMAN RAGUSA: Do we have a motion to
 24 approve those two proposals as set out?
 25 MR. ARGUS: So move.

1 CHAIRMAN RAGUSA: Do we have a second?
 2 MR. ZEIGLER: I'll second it.
 3 CHAIRMAN RAGUSA: We have a second.
 4 Discussion. Mr. Ross.
 5 MR. ROSS: I have several questions, but
 6 they're not necessarily to the motion, more
 7 the broader issue. Do you want me to wait
 8 till the motion is disposed of or --
 9 CHAIRMAN RAGUSA: No. Let's do them
 10 now.
 11 MR. ARGUS: I have some, too.
 12 MR. ROSS: I don't know anything about
 13 Hodge inspection. I assume they're a
 14 specialist in this field.
 15 MS. STEWART: Forgive me. Let me give
 16 you an explanation of Mallory. What --
 17 Mallory is a 30-year-old -- I mean, a 30-year
 18 veteran at Hillsborough County. Most anybody
 19 knows him who's done any kind of land
 20 development business.
 21 He retired last year. We've been
 22 working together to try to come to an
 23 agreement between Stantec Consulting Services.
 24 He's a sub-consultant to us. He just has
 25 zillions of years experience. I'm sure Erin

1 knows him.
2 So we use him because of the many years
3 of experience he has. So that's all that has
4 to do with.

5 MR. ROSS: And did he provide this
6 service to us or to you guys?

7 MS. STEWART: To us.

8 MR. ROSS: So it didn't cost the
9 district anything?

10 MS. STEWART: It doesn't cost anything.

11 MR. ROSS: How often should we go back
12 and have this survey -- or inspection
13 updated?

14 MS. STEWART: We talked a little bit
15 about that at the last meeting. We haven't
16 done it for the past three years because water
17 levels have been up.

18 The ideal time to do this inspection is
19 in the spring when the water levels are at
20 their lowest. The water levels for the past
21 three years have gone down to nothing. Okay?

22 You might hit a couple-week period where
23 it is, but it's very difficult to know when
24 Mother Nature is going to give us that one
25 opportunity, so we've kind of been, you know,

1 aquatic plants all the time. We look at ponds
2 all the time.

3 We're fully engaged with the condition.
4 Just the fact that somebody hasn't actually
5 walked every lineal foot of your ponds is the
6 only thing we haven't done.

7 MR. ROSS: Okay. Related to how we
8 proceed, I heard you mention, or maybe it's
9 Doug who mentioned, there is a risk that the
10 homeowners are doing something that is
11 influencing the condition.

12 Whether that's a high possibility or low
13 possibility, I feel like we should be drafting
14 a letter and providing it to those homeowners.
15 Sometimes oral conversations get misunderstood
16 and get lost in the shuffle. And to the
17 extent that could be something we pass from
18 seller to new buyer, seller to new buyer.

19 And I would much rather them have a nice
20 friendly letter that makes it clear to them,
21 "Don't be doing this. Don't be doing this.
22 Don't be doing this. You should anticipate
23 seeing a yellow or a purple flower. That's
24 not a bad thing. That's a good thing."
25 Something a little bit more specific than just

1 waiting for the next opportunity to do this
2 inspection.

3 But based on what we presented to you
4 last month and the cost associated with that,
5 I understood you're like, "Go do it now.
6 Let's assess it. We don't want to prioritize
7 this money wrong. If we find another pond
8 that has a more serious problem than the ones
9 you're recommending get fixed, we need to move
10 the money around."

11 MR. ROSS: Speaking just for me, I would
12 rather be ahead of the issue than behind, and
13 so when I read a report -- perhaps
14 inappropriately -- but it states over and over,
15 "Significant erosion, significant erosion," it
16 seems like we waited too long to do the
17 inspection. And so whatever is the proper
18 time, it would be my desire that we rely upon
19 you to update this on whatever is the
20 appropriate regular basis so that we don't
21 feel like, perhaps, we're in the reactive
22 mode and we're kind of nipping it in the bud.

23 MS. STEWART: I would say you're not in
24 a reactive mode. And I communicate with Doug
25 and Sonny on a regular basis. We talk about

1 a go out there and talk to them.

2 MS. STEWART: One of the things that we
3 talked about, I have a series of articles that
4 I've created over time that we have put in
5 newsletter, and that was one of the things --
6 I know Chris and Doug had talked about
7 initiating some education for the homeowners
8 for that very reason.

9 So we've already got articles that are
10 available. And what we have been doing at
11 other districts is taking three or four
12 months, putting in these articles, letting
13 them learn about them, and then sending them a
14 letter, because by, at least, that time, they
15 get a little bit of a taste in their mouth
16 about what's going on and why, and they're not
17 shocked by the fact that, "Oh, I didn't know
18 that wasn't right."

19 MR. ROSS: To add to that, though,
20 sometimes kind of like when a lawyer talks too
21 long, people kind of tune out. The same thing
22 with a lengthy article.

23 My preference would be something that's
24 short and sweet, they can read it, they can
25 readily absorb it. The back-up is great, the

1 articles and stuff. But if we could have a
2 nice, pretty --

3 MS. STEWART: It's short and sweet.

4 MR. ROSS: Great. Great. Going on with
5 my list here, this, Andy, would be a project
6 that I think should definitely be in Dropbox.

7 MR. MENDENHALL: Okay.

8 MR. ROSS: As we talk about this,
9 whether it's a year from now, two years from
10 now, four years from now, we now have our
11 benchmark, and we can use this as sort of our
12 running reference point.

13 And I really see this as a good example
14 why this system of going to the pads and
15 having the Dropbox really could help the
16 district, whoever is in these chairs in the
17 future.

18 MR. MENDENHALL: Just so I'm clear, so
19 basically kind of keeping the work that's
20 done, any reports that have been generated,
21 you know, over the course -- I mean, really,
22 it would be over the course of years,
23 because I'm sure we will have gradually more
24 work and different stuff done.

25 MS. STEWART: I can find probably the

1 original report, too, if you want to have from
2 day one. I can probably go back and find
3 that, the work that we did a few years ago.

4 MR. ROSS: Whatever you can see us
5 talking about two years from now or three
6 years from now. Rather than us saying, "Well,
7 what do we do?" It'll all be right there and
8 at our fingertips. That's my --

9 MR. MENDENHALL: Kind of a ponds
10 maintenance folder, so to speak.

11 MR. ROSS: Exactly. Exactly.

12 MR. MENDENHALL: Yeah. Okay.

13 MR. ROSS: Those are my questions.
14 Thank you.

15 CHAIRMAN RAGUSA: Mr. Chesney.

16 MR. CHESNEY: Okay. So -- I'm sorry.
17 Doug, did you participate in, I mean, going
18 around with this gentleman on the inspections?

19 MR. MAYS: With Mr. Hodge?

20 MR. CHESNEY: Yes.

21 MR. MAYS: I showed him a couple of the
22 ponds. I showed him the areas that were in
23 concern that we're going through today.

24 MR. CHESNEY: Okay. All right. I mean,
25 personally I would prefer, you know, a

1 proposal that actually matches what we're
2 going to do. So I'm going ask -- Doug, do you
3 feel that this is what we should be doing at
4 this time? I mean, do you feel --

5 MR. MAYS: Yes.

6 MR. CHESNEY: -- comfortable with this?

7 MR. MAYS: Yes, because some of the
8 areas -- especially the one on Tavistock, when
9 you walk on that shoreline, you can see it
10 coming apart, and we know what the county did,
11 because we were there when they did it.

12 So they didn't even bring any dirt.

13 They just basically took the muck that was in
14 the pond to build that shoreline, so that one
15 you can feel it coming under -- you know,
16 just depleting underneath your feet as you
17 walk across it. In the areas, those are the
18 biggest areas of my concern.

19 MR. CHESNEY: Which are the ones that
20 are covered under these two proposals --

21 MR. MAYS: Yes.

22 MR. CHESNEY: -- in the narrower area?

23 MR. MAYS: One on Green Links Drive and
24 the one on Tavistock.

25 MR. CHESNEY: Okay. But if we don't

1 address these soon, that they will cause us --

2 MR. MAYS: I've watched that one on
3 Green Links Drive through the years. We
4 actually talked about that one, two or three
5 years ago, and it's -- yeah, it's starting to
6 encroach to the point where you almost can't
7 get a lawn mower around it.

8 It used to be you could get a lawn mower
9 around it, even a cart around it. So it's
10 definitely depleting and needs to be restored.

11 MS. STEWART: And the reason, Greg, I
12 don't have proposals is because I wasn't sure
13 which direction -- I know what I'm
14 recommending that you do.

15 MR. CHESNEY: I understand. Quite
16 frankly, I mean, I trust Doug's opinion on the
17 assessment of the community. I mean, he knows
18 the community better than anyone. I mean, I
19 walk it every day, but I don't -- I don't work
20 it, so --

21 MS. STEWART: I communicate with him. I
22 communicate completely with Doug.

23 CHAIRMAN RAGUSA: Well, just to clarify
24 then, why don't we get a revised proposal from
25 Biomass with the scope of work that you've

1 recommended, and we'll sign off on that.
 2 MS. STEWART: That's fine.
 3 CHAIRMAN RAGUSA: And it shouldn't slow
 4 the process up.
 5 MS. STEWART: And, like I said, I spoke
 6 to him last week and --
 7 MR. CHESNEY: So do we table it until
 8 next month?
 9 CHAIRMAN RAGUSA: I guess we should vote
 10 for it, but that's me. I guess we should vote
 11 for it -- vote for or against it. We should
 12 at least take action. And if you want the
 13 proposal to actually match what we're
 14 approving, because it has been modified based
 15 on the engineer's recommendation. I don't see
 16 the paperwork being the problem here.
 17 MR. CHESNEY: No, I don't see it as a
 18 problem either. I guess I'm just trying to
 19 make sure I understand the scope.
 20 MS. STEWART: Please understand we don't
 21 go out and evaluate anything without having --
 22 I mean, Doug and I have debated the rock.
 23 We've debated a lot of things and I -- nothing
 24 I would recommend to you hasn't been passed
 25 through both he and Sonny.

1 MR. MAYS: And I would ask that if we
 2 can, let's go ahead and get that rock done, so
 3 that's one problem out of our way, because it
 4 needs to be done. That was -- you can start
 5 to see where it's fallen off behind there in
 6 between the plants. So we need to get
 7 something on there ASAP. I know a month isn't
 8 going to change it, but --
 9 MS. STEWART: What I'm hearing him say
 10 is it's just a matter of getting the updated
 11 proposal. It's not going to change our
 12 schedule. Right?
 13 MR. MAYS: No.
 14 MS. STEWART: Okay.
 15 MR. ARGUS: We want to spend the money
 16 before October 1st, so it comes out of this
 17 year's budget.
 18 CHAIRMAN RAGUSA: It doesn't matter.
 19 MR. CHESNEY: Yeah, it doesn't matter.
 20 CHAIRMAN RAGUSA: Any further
 21 discussion? Mr. Zeigler.
 22 MR. ZEIGLER: One quick question. When
 23 putting the Biomass in, does it have to be
 24 done in conjunction with the plants, or does
 25 the plants come later? Is the Biomass stable

1 enough --
 2 MS. STEWART: The plants should come
 3 later. That was part of our original game
 4 plan. And if you'll remember, we did not do
 5 Geoweb. Years ago, we did axial jute material
 6 and sod with the intent to come back and have
 7 the plants root underneath the sod, and that
 8 was going to be the extra stabilization.
 9 We just haven't been able to get the
 10 plants to stabilize. So that's why there are
 11 going to be certain cases where we just bypass
 12 the coconut jute and go with the Geoweb, but
 13 the plants should go after that.
 14 MR. CHESNEY: So the motion was \$50,000,
 15 10,000 --
 16 CHAIRMAN RAGUSA: No.
 17 MS. STEWART: Twenty and fifteen --
 18 CHAIRMAN RAGUSA: 35,000.
 19 MR. ARGUS: Thirty five.
 20 MS. STEWART: Plus the rock.
 21 CHAIRMAN RAGUSA: Plus the rock.
 22 MS. STEWART: Okay. We can hold off on
 23 aquatic plants until later.
 24 CHAIRMAN RAGUSA: The rock is purchased
 25 in-house.

1 MS. STEWART: That's correct.
 2 MR. ARGUS: Something under \$2,000 for
 3 the rock.
 4 MS. STEWART: But you're going to need
 5 some money for labor, aren't you?
 6 MR. MAYS: Well, the labor is already --
 7 MS. STEWART: Oh. Okay. Yeah, because
 8 that wasn't part of my --
 9 CHAIRMAN RAGUSA: I don't know that we
 10 need a specific motion for that acquisition.
 11 MR. ARGUS: No.
 12 CHAIRMAN RAGUSA: All right. Any
 13 further discussion on the motion? Mr. Argus.
 14 MR. ARGUS: Two things, one building on
 15 Supervisor Ross' insights onto Dropbox. Could
 16 we have put out there the maps of the ponds
 17 and the accurate numbers on them?
 18 It would be nice to -- I understand
 19 these numbers don't agree with the numbers you
 20 use, so we have some conflict and --
 21 MS. STEWART: We can fix that. We can
 22 fix that.
 23 MR. ARGUS: Okay. The second question I
 24 had concerns the -- I think it was the first
 25 page in the second bid, the golf course lake,

1 the 75 feet there. Where do we stand on the
2 legalese of us doing that? Do we have
3 anything on that?

4 MS. McCORMICK: We haven't -- no, we
5 don't have anything yet on that.

6 MR. ARGUS: All right.

7 CHAIRMAN RAGUSA: All right.

8 MS. STEWART: We could still maybe put
9 some plants there.

10 CHAIRMAN RAGUSA: All right. The only
11 comment I have is, I want to take -- we talked
12 about this, I think, at the August 5 meeting.
13 I want to take a much more aggressive approach
14 with the homeowners in terms of educating them
15 and alerting them to the fact that they may be
16 doing things that are damaging the lake
17 shores.

18 We're spending \$35,000 on five homes.
19 Keep that in mind. That's a lot of money.
20 And I'm not blaming the homeowners in this
21 situation. But if we have homeowner
22 conditions that are impacting these lakes, we
23 need to remedy it, or we need to be in a
24 position where we may be asking the homeowners
25 to contribute to the lakefront restoration.

1 I just -- this is going to be a problem
2 we're going to face just based on the age of
3 the lakes, and we need to be more aggressive
4 in educating the residents on what does impact
5 those shores.

6 MR. CHESNEY: Yeah. And then if they
7 refuse to comply, we put them on notice that
8 we're not going to replace the shoreline.

9 CHAIRMAN RAGUSA: Those are all --
10 that's for a later discussion. But I think we
11 certainly need to get the homeowners more --
12 that have problem areas, we need to get them
13 more proactive and get them thinking about,
14 "Hey, am I contributing to the deterioration
15 here," because we can't continue to spend
16 \$7,000 a home on every home on a lake in
17 Westchase. We will bankrupt this company --
18 this government, I guess.

19 MR. CHESNEY: Yes.

20 CHAIRMAN RAGUSA: So that's the only
21 thing I wanted to say. I think we need to
22 emphasize that. And I candidly thought
23 letters were going to go out to the homeowners
24 in conjunction with a request to the World of
25 Westchase that we run something in talking

1 about this issue other just the minute summary
2 from the meeting.

3 But I would like to -- I would like to
4 get more active and proactive with educating
5 folks. I think that will serve us all in the
6 end. Mr. Ross.

7 MR. ROSS: As a follow-up to that, I'm
8 okay with whoever needs to draft an initial
9 letter or informative statement being reviewed
10 by you, just sort of making sure it meets with
11 what our collective expectations are. I'm not
12 asking you to take on an additional
13 responsibility, but rather I just trust your
14 judgment, and I would be okay with that
15 occurring.

16 CHAIRMAN RAGUSA: I would be happy to
17 author any letter, sign any letter. I just
18 think we need to -- and we obviously need to
19 work -- Tonja, if you can get us some
20 material, and if Mr. Barrett and the WOW are
21 inclined to help us out, and I would ask him
22 to help us out in this situation just to
23 educate the community and residents on what
24 can be done to help us all out.

25 MS. STEWART: And is there more --

1 CHAIRMAN RAGUSA: And I'll work with --
2 well, Tonja, I'll work with you, Doug and
3 possibly Erin on getting a letter -- a
4 targeted letter. I'd be happy to do that.

5 MR. MAYS: Yeah, it would be good to
6 hand out a small informational letter as we go
7 through the neighborhood putting plants
8 because we've had people actually go behind us
9 after we pulled them out, I mean -- and pull
10 the plants out.

11 MR. CHESNEY: But I think, though, that
12 we need to -- if that's the case, then we need
13 a registered -- we need a little simple Excel
14 spreadsheet that says they didn't comply.

15 MR. MAYS: Right.

16 MS. McCORMICK: Uh-huh. And then send
17 them a follow-up notice --

18 MR. CHESNEY: Yeah. A registered
19 letter.

20 MR. MAYS: Yeah. That's why we have to
21 give them some sort of information to show why
22 it's doing that, so --

23 CHAIRMAN RAGUSA: Yes, sir.

24 MR. PITCHER: I just wanted to reinforce
25 that. One of the things, in addition to

1 training people about how to manage their
2 water discharge, you also have to train them
3 not to mow down the nice plants that we're
4 going to be putting in, because a lot of
5 people think it's good to have it nice and
6 clean right down to the edge.

7 And even the ground crew, they've got to
8 be trained to, because in some of these areas
9 where we're putting in new plants, they may
10 not realize that I planted 20 cannas right
11 behind my house, and I had them up about this
12 big, and the next week they were cut off all
13 the way.

14 It's my fault for not fencing them off
15 or anything, but I didn't tell Doug I did
16 that. But once you do put the plants in, I
17 don't know how big they're going to be when
18 you first put them, but let's say they're
19 like this, those are ripe for being mowed down
20 easily.

21 CHAIRMAN RAGUSA: Do they recover once
22 they're cut down?

23 MR. PITCHER: Mine did for a little bit,
24 but after the second mow, it was too late.

25 CHAIRMAN RAGUSA: Okay.

1 MR. PITCHER: They got them the first
2 time when they were about this big, they were
3 looking really good, and then they came back
4 about like this, and several of them -- about
5 half of them died from the -- it was too much
6 for them. The heat got them and dried them
7 out, and then they grew back, and then they
8 got cut down, and now they're gone and never
9 came back.

10 MR. ARGUS: Can we have your name for
11 the record?

12 MR. PITCHER: Oh. David Pitcher.
13 Sorry. So I would say part of the letter that
14 you're putting together about drainage, also
15 put something in there about how important it
16 is to preserve the natural vegetation along
17 the shoreline.

18 CHAIRMAN RAGUSA: Okay.

19 MR. CHESNEY: Okay. So we're going to
20 set up some type of registry?

21 CHAIRMAN RAGUSA: We're going to vote on
22 the motion first.

23 MR. CHESNEY: Okay.

24 CHAIRMAN RAGUSA: Any further discussion
25 on the motion?

1 (No response.)

2 CHAIRMAN RAGUSA: All in favor, please
3 raise your hand.

4 (All board members signify in the
5 affirmative.)

6 CHAIRMAN RAGUSA: That motion passes
7 five to nothing.

8 (The motion passes.)

9 CHAIRMAN RAGUSA: Mr. Chesney.

10 MR. CHESNEY: Well, I'm just saying I
11 would like to see this registry. I mean, if
12 this is -- because I agree. I mean, we need
13 to be able to -- why are some homes, they --
14 you know, we need to identify the homes that
15 don't cooperate with the plant installation.

16 CHAIRMAN RAGUSA: You can handle that at
17 the staff level?

18 MR. MAYS: Yes.

19 CHAIRMAN RAGUSA: Mr. Ross.

20 MR. ROSS: I would also like to see
21 before-and-after pictures of the work that's
22 being done.

23 CHAIRMAN RAGUSA: Staff I think would
24 handle that --

25 MR. MAYS: Okay.

1 CHAIRMAN RAGUSA: -- manage it. All
2 right. And, again, I'm going to take my
3 prerogative here. On the Hodge inspection
4 materials, I understood that you have a
5 disagreement with the descriptors.

6 If you would, for the next meeting, come
7 back with a recommendation on what areas and
8 what your remediation would be and give us a
9 cost.

10 MS. STEWART: Sure.

11 CHAIRMAN RAGUSA: And so if you can get
12 us that well in advance of the meeting, we
13 should be able to dispose of that fairly
14 quickly.

15 MS. STEWART: I can do that. He
16 just got this to me yesterday.

17 CHAIRMAN RAGUSA: I understand.

18 MS. STEWART: Does anybody have an extra
19 report that I can keep?

20 MS. McCORMICK: Do you want the one you
21 gave me --

22 MS. STEWART: Yes.

23 CHAIRMAN RAGUSA: And, Sonny, if we're
24 going to do these, let's do them in color.

25 MS. WHYTE: Do them in color?

1 CHAIRMAN RAGUSA: Yes.
 2 MS. WHYTE: Absolutely.
 3 CHAIRMAN RAGUSA: Anything else, Tonja?
 4 MS. STEWART: No, sir. That was it.
 5 CHAIRMAN RAGUSA: Thank you. Manager's
 6 report.
 7 MR. MENDENHALL: Okay. I just have a --
 8 I have a couple items. The first one listed
 9 on the agenda is the engagement letter for
 10 Grau.
 11 MR. CHESNEY: Tonja -- Tonja.
 12 MS. STEWART: I'm sorry.
 13 MR. CHESNEY: Remember, we had discussed
 14 something else that I thought you thought Tonja
 15 might need to be here for, the parks. Do you
 16 want her to stay for the parks?
 17 MR. MENDENHALL: Yes. And I can touch
 18 on that first. That way we can get Tonja's
 19 input.
 20 MR. CHESNEY: Okay.
 21 MR. MENDENHALL: One of the items that
 22 the board's been considering and loosely
 23 talking about, especially during the budget
 24 season, of course, is the parks and work on
 25 the parks, as far as bringing everything

1 updated and getting everything set there.
 2 I had a conversation with Greg, and we
 3 were talking about the possibility or the
 4 interest of the board possibly in hiring
 5 somebody that would have some expertise, an
 6 architect or somebody of that sort in that
 7 realm.
 8 They could get your guys' ideas and put
 9 together a plan for it. What we talked about,
 10 Tonja might have a benefit of, is across
 11 different districts, if she has worked on
 12 other parks, if she knows somebody that might
 13 have this expertise, somebody that could work
 14 on a consulting basis to help really kind of
 15 generate the ideas and put together a plan
 16 which would give us something that ultimately
 17 you could, at some point, go out to bid with.
 18 That way, you can get apples to apples
 19 comparison and that sort of thing,
 20 because if you remember from the last time,
 21 years ago, when we did -- we looked into some
 22 of this, there was many varying different
 23 types, being some futuristic parks and some
 24 basic parks.
 25 And it is -- it potentially can be

1 definitely hard to compare if you have the
 2 person that's bidding kind of design and tell
 3 you, "Here's what we think you should do."
 4 So that being said, that was kind of the
 5 thought. But I didn't know, in your
 6 experience --
 7 MS. STEWART: We do. Remember Carl
 8 Shoffstal made a presentation, and Jason
 9 Rinard from Hardeman-Kempton made a
 10 presentation that brought two different
 11 perspectives to the table. One was, we can
 12 design this and bid it for you, and the other
 13 is, we can design and build it, or you can
 14 pull them together.
 15 MR. CHESNEY: Well, I can go from my
 16 perspective here. We did this ten years ago,
 17 whatever it's been. And my -- this is
 18 entirely my opinion.
 19 But my opinion in the matter is that I
 20 don't think that the design-build process
 21 suited us the best. I don't think that we
 22 derived the value from that process that we
 23 could or would from utilizing a professional,
 24 and then a bidding process afterwards.
 25 So I would like to -- my preference or

1 my opinion in the matter is that since we've
 2 allocated the funds, so now people are going
 3 to look to us to spend those funds. If not,
 4 you know, they'd like something for their
 5 money. So we need to decide relatively
 6 quickly the path we're going to take.
 7 And there's really those two options.
 8 You have a design-build, which we did
 9 previously, which we set up some criteria that
 10 actually piggy-backed on another district's
 11 bid, and we used their rates.
 12 What you lose in that is that you lose a
 13 lot of input, which might be good. In that
 14 case, we had still ten board members, so input
 15 could be unwieldy at times.
 16 The other thing is, I never felt really
 17 that comfortable. It was always a cost
 18 plus basis. I never felt that comfortable
 19 with that contract because I never thought
 20 there was a lot of incentive for them to keep
 21 it lean.
 22 So my preference would be to hire a
 23 professional to help guide us through what it
 24 is we need to do to remedy our situation with
 25 the parks.

1 So, to do that, we need to put out some
2 bid specs to hire that professional. And I
3 don't know if it can be covered under Tonja's
4 firm, if they have that expertise, if it could
5 be covered under our current, you know,
6 relationship.

7 First of all, if you guys actually want
8 to do that versus the design-build, or do we
9 need to go and find another professional, and,
10 if so, who would, you know, develop the
11 specifications for hiring a professional?

12 MS. McCORMICK: Are you talking about
13 going through like a competitive negotiation
14 process to select the firm that would come up
15 with a design?

16 MR. CHESNEY: Well, I mean, it's multi-
17 step. I mean, do we have those resources
18 in-house.

19 MS. STEWART: We have the ability to do
20 that. We do have planners and landscape
21 architects who can do that. What I did is, I
22 brought Hardeman-Kempton in because I know you
23 have a little history with them.

24 I think the first step, in my
25 professional opinion, you need to select a

1 specifically, and then they go to, you know,
2 folks that would bid on it and give them
3 specs.

4 They give you comparable quotes,
5 whereas I think what I'm hearing is, at
6 least suggested, to bring in a vendor who is
7 ultimately going to sit with you, develop your
8 specs, and then give you a proposal through
9 the Consultant Negotiation Act. I don't know
10 that --

11 MS. McCORMICK: No. That's not what I
12 was suggesting. I mean --

13 MR. CHESNEY: What you said at the
14 beginning is someone -- we would hire a
15 professional to guide us through, you know,
16 the process, set up bid specs, put it out
17 there for us --

18 MR. MENDENHALL: Okay.

19 MR. CHESNEY: -- instead of one firm
20 doing it all. Yes.

21 MR. MENDENHALL: Okay. Yeah. Okay. I
22 just want to make sure I was understanding.

23 MR. CHESNEY: So that's really kind of
24 the decision, I think, we should make tonight
25 is whether or not we want to go down that

1 consultant that you want. I do recommend that
2 you do have a few consultants come in and do a
3 little spiel for you to make sure that --

4 MR. CHESNEY: Okay.

5 MS. McCORMICK: They could go -- they
6 could go through the Consultants Competitive
7 Negotiation Act procedure, which is
8 specifically set up for when you're hiring
9 professionals.

10 So we would publish an advertisement
11 saying we are looking for professional, you
12 know, landscape architect design firm to do
13 these services. They would submit proposals,
14 not based on price, just these are the
15 qualifications and our expertise in this area,
16 and then you would rank and select one of the
17 design professionals.

18 MR. MENDENHALL: Can I just take one
19 step back and piggy-back on what you're saying
20 with like Hardeman and that?

21 I look at it as an earlier step. It's
22 like the more common project we do is a huge
23 landscape renovation. So we go and hire a
24 landscape architect who has no skin in the
25 game, except for developing your specs

1 road, because we can start that process now,
2 or --

3 CHAIRMAN RAGUSA: Let me just address --
4 first off, the capital improvement project
5 that we did, I think at least ten years ago,
6 that was not a cost-plus, that was a fixed-
7 price contract.

8 MR. CHESNEY: Okay. Yes.

9 CHAIRMAN RAGUSA: We had a few change
10 orders, but that was a fixed-price contract.

11 MR. CHESNEY: But it was not a -- it was
12 a negotiated-price contract. Anyways, go on.
13 Yes, I remember it.

14 CHAIRMAN RAGUSA: I guess what you're
15 looking for here is to have the board make a
16 determination at this stage based on what it
17 knows on whether we're going to do a two-step
18 design-construction process versus a design-
19 build process --

20 MR. CHESNEY: Yes.

21 CHAIRMAN RAGUSA: -- fundamental
22 construction decision for any owner.

23 MR. CHESNEY: Yes.

24 CHAIRMAN RAGUSA: As I sit here, I don't
25 know that I know enough about what we're going

1 to do to determine whether a designer and a
2 builder are better than a design-build
3 project.

4 This isn't your typical construction
5 project. This isn't building a building and
6 going vertical. Now, I'm just curious why you
7 think a separate designer versus a separate
8 contractor is a better approach.

9 MR. CHESNEY: Well, I think that they
10 have no skin in the game. I don't know who
11 said that. But, I mean, yes -- I mean,
12 they're there to guide us through the process.

13 CHAIRMAN RAGUSA: Okay.

14 MR. CHESNEY: You know, I just think
15 that that's just a more prudent approach to
16 dealing with this project.

17 I mean, the other thing is, from doing a
18 limited amount of research we have done, there
19 are a myriad of playground vendors. I mean,
20 most of the problem with our parks have to do
21 with the playground equipment.

22 So someone that could guide us through
23 process, to me, seems very valuable versus, I
24 mean, any particular contractor. When we did
25 it before, there was at least a significant

1 element of construction in the sense of new
2 canopies and some of those things. But I
3 don't recall from the report that our
4 bathrooms are particularly out of compliance.
5 They need to be refreshed.

6 MS. STEWART: Well, actually your
7 bathrooms would not apply because your -- the
8 only thing that's not protected by the Safe
9 Harbor is the playground equipment and the
10 accessible racks --

11 MR. CHESNEY: Okay. So -- well, that
12 explains why it wasn't out of compliance then.

13 So -- I mean, so, really, a professional
14 that deals in that, I mean, versus if we go
15 ahead and try to do it ourselves with the
16 vendors, I mean, what are our individual
17 professional qualifications for selecting
18 playground equipment?

19 I mean, my kids played on some
20 playground equipment ten years ago. I mean, I
21 don't have any. So I think the approach of
22 hiring a professional is the way to go, I
23 guess.

24 CHAIRMAN RAGUSA: Well, you understand
25 in a design-build scenario the contractor is

1 designer --

2 MR. CHESNEY: Right.

3 CHAIRMAN RAGUSA: -- and they use their
4 professionals or contracted professionals for
5 the design component.

6 MR. CHESNEY: Yeah, I know that.

7 CHAIRMAN RAGUSA: And you also
8 understand that in a design-build you don't
9 have an argument between the contractor and
10 the designer if something is wrong --

11 MR. CHESNEY: I --

12 CHAIRMAN RAGUSA: -- because one entity
13 is responsible whether it's a design defect or
14 a construction defect. That one entity is
15 responsible. You don't have to argue --
16 because on any given project, the contractor
17 is going to have a problem and say, "You've
18 got a bad design. The architect or designer
19 that you hired gave us bad specs or bad
20 drawings, and that's what the problem is," and
21 so they're going to fight amongst themselves,
22 and you're kind of caught there trying to pick
23 your battle.

24 MR. CHESNEY: Yeah. But also I've been
25 around the block enough to know that a

1 contractor might not necessarily have my best
2 interest at heart in the contract, whereas if
3 I hire a professional, such as yourself, I
4 mean, you're bound to represent me exclusively
5 and in my best interest.

6 So, I mean, I have -- that's -- that's
7 -- I mean, that's really the difference here.
8 I mean, I understand -- and we kind of went
9 that path before. And, like I said, at the
10 beginning, the reason I bring it up is, I
11 didn't feel as comfortable that our contractor
12 had our best interest at hand.

13 I'm not saying he was a -- you know, a
14 -- I'm not saying anything about our
15 previous contractor. I don't mean to imply
16 any, you know, malfeasance, but I -- you know,
17 it's simple. There's a suitability versus a
18 best interest, you know, argument, and this
19 time I would like to go best interest.

20 CHAIRMAN RAGUSA: Mr. Ross.

21 MR. ROSS: My attack is a little bit
22 different than what you're focusing on.
23 You're focusing on what's the best way in
24 terms of implementing the construction phase.
25 And where you have me on your approach

<p style="text-align: right;">Page 61</p> <p>1 is more the front end of it. What I'm focused 2 on is -- and I hinted at this at the previous 3 meeting and didn't want to get into it. 4 In my mind, this isn't ADA project. 5 This is a parks project. I feel very strongly 6 about that. We've been around long enough. 7 It's time to look at the whole array of our 8 parks. So just as we did with our ponds, or 9 we're in the process with our ponds, we're 10 taking inventory, we're numbering them, we're 11 going to have a paper history or electronic 12 history so future boards can look back on 13 this, I feel like we should be doing the same 14 thing on our parks. 15 MR. CHESNEY: I agree. 16 MR. ROSS: Let's inventory every single 17 park, whether it's a little pocket park or 18 this park or a grass park or whatever it is. 19 Let's have it all looked at and then have 20 different experts come in and say, "Look, this 21 is where the future is with regard to your 22 recreational facilities. We would recommend 23 you do this, this, this, and this," and we 24 would have options available to listen to 25 different professionals and then pick which we</p>	<p style="text-align: right;">Page 63</p> <p>1 frankly, just don't know the answer to that as 2 I sit here right now. 3 But I do feel comfortable in going 4 forward on the idea of speed, let's start 5 having some people come out here, let's have 6 an inventory of all our parks, let them pitch 7 whatever their ideas are. It may be, "Don't 8 touch this park. Don't touch that park. This 9 one, you just need to do recreational 10 facilities. This one, you just need some 11 little passive things, like you can have a 12 little fountain here, you could have little 13 slide here," or whatever it may be. 14 I don't want to prejudice the process, 15 but that's what I would like to happen. 16 MR. CHESNEY: Okay. 17 CHAIRMAN RAGUSA: Mr. Zeigler. 18 MR. ZEIGLER: I like Mr. Chesney's 19 approach, but I think I'm almost flipping -- 20 and I hope I don't confuse this maybe with 21 what you said -- but like Mr. Ross said, get 22 several vendors who would come to the table 23 with a bunch of proposals and then do -- have 24 someone on the outside, a professional, 25 oversee that, look at it, analyze the layouts</p>
<p style="text-align: right;">Page 62</p> <p>1 think is best for our community. 2 As to the issue of having to implement 3 the construction, I don't know the best way. 4 I don't know if it's best to do a design-build 5 as opposed to have someone design it and then 6 have a separate contractor build. But I do 7 want to make sure we have a number of 8 professionals who have the opportunity to come 9 in, pitch their ideas to us with regard to all 10 of our parks in Westchase. And I feel very 11 strongly about the breadth of the scope of 12 work to be done. 13 MR. CHESNEY: Well, I mean, I -- that's 14 definitely an enhancement. But, once again, 15 that approach still requires a professional to 16 deal -- 17 MR. ROSS: I do agree we should have a 18 professional come in and advise us. I don't 19 think we should pretend that we know what's 20 best or what's the best for Westchase 20 years 21 from now. 22 We do need a professional to advise us. 23 The sharpening that you're giving it is, the 24 person who is advising us shouldn't be the 25 same person doing the construction. And I,</p>	<p style="text-align: right;">Page 64</p> <p>1 of the ideas from the different vendors, look 2 at compliance, look at the future of -- or 3 longevity possibly of what they're proposing, 4 and then we make a decision based upon that. 5 But I would agree with having a 6 professional from the outside, a third party, 7 give some oversight to it. 8 MR. CHESNEY: But at the beginning or -- 9 MR. ZEIGLER: I think at the end. I 10 think let them come -- let the professionals 11 who do these things come to the table with 12 their proposals. They know what they're 13 doing. But then have someone step back and 14 say, "Okay. Third party, non-objective. This 15 is good, this is bad, this is in between." 16 And let us make a decision based upon those. 17 CHAIRMAN RAGUSA: Mr. Argus. 18 MR. ARGUS: One of the things I heard 19 that somewhat concerns me is we're not looking 20 into the restrooms because they're 21 grandfathered in. I would expect us to look 22 at the entire park. 23 CHAIRMAN RAGUSA: We are updating. 24 MR. ARGUS: Okay. 25 MR. CHESNEY: Yeah, I know. I'm just</p>

1 making -- I'm just going by the report,
2 though, we have prepared for us.

3 MR. ARGUS: Okay.

4 MS. McCORMICK: Let me just -- I mean,
5 we do need to think about however we do this
6 process, however you decide to do it, we have
7 to fit it within what the statutes requires as
8 far as either going under the Consultants
9 Competitive Negotiation Act or competitively
10 bidding the process. So that's just to keep
11 in the back of your mind.

12 CHAIRMAN RAGUSA: Absolutely. Again, I
13 don't know -- I don't pretend to know
14 everything about what we need to do. I look
15 at this, the design is the larger component of
16 the project.

17 The evaluation of what exists has sort
18 of been done. We need -- we do need a design
19 professional with experience in parks and
20 green spaces and ADA and everything else to
21 tell us and make recommendations and
22 ultimately do design work technically acted
23 upon by a contractor.

24 There's not much pushing dirt. There's
25 not much building, other than the erection of

1 can't be built because it's just too
2 expensive, and they have to gut the work
3 that's been done.

4 I agree we should move it along. And
5 based on kind of what I heard from you, I
6 think a two-step process may work here. And I
7 would -- and I'll follow through with what the
8 other three supervisors want to do.

9 But I think if we're going to get it
10 going, we've got to follow the consultants'
11 bidding, then we've got to get solicitations
12 out there for design firms that can do this
13 work, if we're going to go the two-step
14 process.

15 MR. CHESNEY: Okay. So what we're
16 asking them for is an inventory of our
17 current parks, which has largely been done. I
18 mean, it's not that complicated.

19 MR. ARGUS: Well, we're talking about
20 just the two main parks with playground
21 equipment, or also down the center of
22 Montague?

23 MR. CHESNEY: Well, I think ultimately,
24 what Mr. Ross is saying, that we should have a
25 more comprehensive plan, but it should be

1 playground equipment in this project.

2 There's going to be some ancillary things.

3 I think the more important component is
4 getting the right designer. I think that is
5 the key to having a great project, getting the
6 right designer with a great skill set and a
7 lot of experience in this area.

8 With that said, in any two-step
9 construction process, you can hire the best
10 architect in the world, and they design this
11 plain, with no realistic expectation of what
12 the budget is going to be and what the cost is
13 going to be, and you have the most fantastic
14 park in the state of Florida, and it's a
15 \$9,000,000 bill when it goes out to bid.
16 That's the problem.

17 When you do a design-build, that
18 designer has a pretty good idea what things
19 cost. And I'm not saying that a design
20 company like Hardeman-Kempton doesn't. But I
21 -- that's my concern.

22 I have seen too many construction
23 projects where they have the greatest design
24 drawings in the world, and it was done without
25 any consideration of cost. And it ultimately

1 built in stages for it.

2 I mean, we have to address the
3 playground equipment, so -- I mean, that's our
4 highest priority. But the plan itself should
5 encompass all of the parks, everything --

6 MR. ROSS: Right.

7 MR. CHESNEY: -- even the pocket parks.

8 MR. ROSS: That's correct. You stated
9 my position correctly.

10 CHAIRMAN RAGUSA: Well, let me ask.
11 Erin, what's the next step if we're going to
12 do a two-step construction process?

13 MS. McCORMICK: We need to come up with
14 a description of what services -- what
15 services you're looking for, and then we would
16 publish an advertisement soliciting for
17 proposals for professionals that provide those
18 types of services, and if the district
19 engineer and the district manager are aware of
20 different companies, then we should send out
21 that request for proposals to give them a date
22 as to when they need to submit their proposals
23 to the board, and then you can set up, you
24 know, a time for them to come in and do a
25 short presentation to you, and then you would

ultimately rank those companies and negotiate with the number one ranked to come up with an agreement.

MR. CHESNEY: I want to go back to my very first question, though. So the firm -- we currently have an engineering contract, you know.

MS. McCORMICK: Right.

MR. CHESNEY: So the engineering firm we have does not have specific park expertise?

MS. STEWART: No. We do. We do.

MR. CHESNEY: Okay.

CHAIRMAN RAGUSA: Well, that was the question I was going to ask you. Would Stantec be a potential bidder?

MS. STEWART: Yeah. That's what I was saying earlier. Our landscape architects and planners would come in and speak to you just like Hardeman-Kempton would come in and speak to you.

You may not -- you may or may not like our group. You may like their group. But we're an option. They would want to come in and speak with you just like anybody else would.

meeting -- I'm sorry. Sonny?

MS. WHYTE: Everything, like all parks, all bathrooms, everything?

MR. MENDENHALL: No. This is just for what you from the --

CHAIRMAN RAGUSA: The two main parks and what are we looking for in a design group.

MS. WHYTE: Okay.

MR. CHESNEY: Yeah.

MR. PITCHER: Can I ask a quick question?

CHAIRMAN RAGUSA: Certainly.

MR. PITCHER: How do you look out for the smaller parks, like the gazebo park and Gretna Green area, those kind of parks? Are they something that you look at periodically?

CHAIRMAN RAGUSA: Doug sees them every day, I think.

MR. PITCHER: No. I mean, as far as planning for improvements. For example, the gazebo, the wood is getting old. The kids have pried off some of the wood and stuff.

CHAIRMAN RAGUSA: That sort of thing is typically done at staff level on an ongoing maintenance as opposed to --

CHAIRMAN RAGUSA: Okay.

MR. CHESNEY: I guess I'm just trying to understand we know what their -- I guess they'd bill us on an hourly basis. We could ask them for a fixed fee.

MS. STEWART: Oh, yeah. They would give you a fixed fee.

MR. CHESNEY: Okay. All right. No. I like putting it out for bid or whatever -- a consultant --

MS. STEWART: You need to be happy with that consultant.

CHAIRMAN RAGUSA: Yes. Tonja, can you work with staff and maybe Erin in maybe getting a description of what we're looking for?

MS. STEWART: Absolutely.

MR. CHESNEY: That we could --

CHAIRMAN RAGUSA: And I know that's kind of weird having a potential bidder involved in the descriptor, but I think that's the only way we can reasonably do it here.

MS. McCORMICK: Okay.

CHAIRMAN RAGUSA: So if we can shoot to have that ready for approval at the next

MR. PITCHER: Like an O & M -- like an O & M type --

CHAIRMAN RAGUSA: Right.

MR. PITCHER: Okay.

CHAIRMAN RAGUSA: Now, I think if Doug and/or Tonja have identified areas that we may want to give consideration to do a major change to, other than what we've been told in terms of the parks and the playground equipment --

MR. PITCHER: Oh, yeah, I see what you're saying.

CHAIRMAN RAGUSA: -- I think that could be -- that could go into the scope of the project.

MR. PITCHER: Yeah.

CHAIRMAN RAGUSA: And obviously when you're mobilizing capital and a contractor, that's the time to deal with issues, but we don't want to be putting up gazebos in pocket parks. That's not what this project is about.

MR. PITCHER: Right. It's actually -- it's mostly a repair --

CHAIRMAN RAGUSA: Yeah. I don't want to

1 pre -- the scope of this thing. Mr. Ross.

2 MR. ROSS: I respectfully disagree with
3 what I just heard you saying. What I would
4 like us to do is have a comprehensive plan of
5 all of our parks, green spaces. Whatever's
6 the appropriate word, I don't know.

7 I'm not suggesting that we're going to
8 make improvements in each of those parks. I'm
9 not suggesting that a third party makes a
10 recommendation that we do something; we have
11 to accept it. But what I do think we should
12 be doing is not approaching this as we're
13 addressing our two major parks or we're doing
14 this as an ADA project.

15 What we're doing is we're hiring a third
16 party to advise us as present involving the
17 future needs of the Westchase community, and
18 we need to put on the table all of our park
19 assets or resources for examination by the
20 third-party advisor.

21 CHAIRMAN RAGUSA: Mr. --

22 MR. ARGUS: Through that, we told the
23 residents we're going to be doing some stuff
24 in the parks; we're going to be billing them
25 for that.

1 We end the project with the ADA, and a
2 year later we go back and say, now, we do
3 another park. That's very confusing. And I
4 would rather have everything as a master plan
5 like Supervisor Ross is suggesting.

6 CHAIRMAN RAGUSA: Mr. Ross.

7 MR. ROSS: And I don't want you -- I
8 want to be a little bit more sharp in my
9 comments.

10 As part of what I'm advocating, it may
11 be that the end result is this area could be a
12 park ten years from now.

13 MR. ARGUS: Right.

14 MR. ROSS: And we'll do nothing with it
15 now. It may be the expert will come in and
16 say, "We've looked at this area. We believe
17 this is a very -- recreational areas are being
18 developed. We recommend you preserve and
19 reserve that green space," and ten years from
20 now we'll go back and talk about something.

21 So I'm not suggesting all work would be
22 done now, but rather we just identify all the
23 assets. We have all the assets looked at by
24 the appropriate consultant. They make their
25 recommendations, and like every other issue,

1 we then say "yes" or "no," and we'll deal with
2 it.

3 CHAIRMAN RAGUSA: Am I missing
4 un-utilized or underutilized areas in
5 Westchase?

6 MR. ROSS: I'm not suggesting you are or
7 you aren't. But, rather, what I do feel
8 strongly about, as a supervisor that's been
9 here for six years, I don't believe we have
10 readily available to us as sitting
11 supervisors, what are the number of parks in
12 Westchase?

13 I know what I consider we have two major
14 parks, but maybe on a different level our
15 landscape maintenance company says, "No.
16 You've got eight parks," or maybe our field
17 staff says, "You've got nine parks," or maybe
18 somebody else says, "You have 20 parks."

19 And I'm just saying, let's take an
20 inventory of it. Let's have a numbering or
21 other identification system. Let somebody
22 look at all those. Again, they may say,
23 "Don't touch that. It's a perfect green space
24 park. It's serving its exact purpose."

25 CHAIRMAN RAGUSA: And that's been done,

1 but, yeah --

2 MR. ROSS: Okay. If it's been done,
3 then --

4 CHAIRMAN RAGUSA: My concern is, when
5 you turn design people loose, they make money
6 designing new improvements.

7 MR. ROSS: Well, then that's really us
8 sharpening the scope. I'm not telling the
9 third party to go design something.

10 What I thought we were talking about is
11 whether or not we're going to put out to bid
12 someone that would come in and pitch their
13 idea.

14 I would hope they would be sharp enough
15 and we would be sharp enough to say, "Whoa,
16 Nelly, you just went crazy on this." That's
17 not what we're looking for you to do.

18 On the other hand, they may be very
19 specific in their comments and say, "This is
20 the way we see communities developing. They
21 are taking -- they are doing A, B or C,"
22 whatever it is that I haven't thought of or
23 you haven't thought of.

24 I'm saying let's put it all on the table
25 and hear it. We may not embrace it, but

1 let's at least hear it.
 2 CHAIRMAN RAGUSA: I understand.
 3 MR. CHESNEY: I think we can write it,
 4 the scope, narrow enough that --
 5 CHAIRMAN RAGUSA: Potential
 6 improvements, future improvements. Sure.
 7 Nothing personal, Tonja.
 8 MS. STEWART: Erin, couldn't you put in
 9 there the budget in the description for the
 10 proposers so that they have an idea of what
 11 your budget is?
 12 MR. CHESNEY: Yeah, but we don't --
 13 CHAIRMAN RAGUSA: We haven't set the
 14 budget.
 15 MR. CHESNEY: Yeah.
 16 MS. STEWART: Oh, I'm sorry.
 17 MS. McCORMICK: You mean for the -- yes.
 18 But when -- once you rank these professional
 19 firms and enter into a contract with one of
 20 them, they're going to have to -- they're
 21 going to say, "Okay. We're going to provide
 22 these services for" -- at the amount, and at
 23 that point --
 24 CHAIRMAN RAGUSA: Oh, the design budget.
 25 MS. McCORMICK: Yeah.

1 MS. STEWART: No. I was thinking the
 2 construction budget, just to give them an idea
 3 of what the construction budget was.
 4 MS. McCORMICK: Yeah. No. No. No. I
 5 mean, the design budget under the Consultants
 6 Competitive Negotiations Act will come during
 7 the negotiation about the actual agreement
 8 with whoever you rank first.
 9 MR. MENDENHALL: As far as the project
 10 as a whole, once you've gotten past that stage
 11 and you pick who you're going to work with and
 12 you have that sit-down with them, and then you
 13 guys will work with them and say, "We want to
 14 do X amount of parks. We have -- we're
 15 figuring this much budget," and then they'll
 16 work within the parameters that you establish
 17 for them.
 18 CHAIRMAN RAGUSA: We have a park study.
 19 I know we do. I've seen it.
 20 MR. MAYS: Uh-huh.
 21 CHAIRMAN RAGUSA: Can you dig that out,
 22 Sonny? We have an analysis of every park and
 23 every asset in that park. And there's more
 24 than 20 parks.
 25 MR. CHESNEY: There's an asset analysis.

1 CHAIRMAN RAGUSA: There's more than 20
 2 parks. There's little pocket parks all over.
 3 You know, there are two of them in Harbor
 4 Links alone.
 5 MR. CHESNEY: Yeah.
 6 MR. ROSS: And that's my point,
 7 frankly. What if -- I'll just make this up.
 8 What happens if the expert came in and said,
 9 like what was just referenced a second ago,
 10 "Gazebos are so 1960s. The way it's going in
 11 the future is to tear down these gazebos and
 12 instead do a pergola," or whatever it may be.
 13 Why not have that on a plain understanding and
 14 -- I didn't mean to -- I'm sorry. I didn't
 15 mean to --
 16 CHAIRMAN RAGUSA: Okay.
 17 MR. CHESNEY: They're going to do a
 18 skate park.
 19 CHAIRMAN RAGUSA: Sonny.
 20 MS. WHYTE: Going back to that, what you
 21 were referring to, is that ten years ago?
 22 Would that be in -- again, we weren't here.
 23 So would that be in part of the RDS stuff that
 24 was done?
 25 CHAIRMAN RAGUSA: The RDC stuff, it was

1 before the RDC stuff. I thought I've seen a
 2 report that Doug categorized, because,
 3 remember, we joked about Mays Park.
 4 MR. CHESNEY: Well, we have an asset
 5 report.
 6 MS. WHYTE: Yeah.
 7 MR. MAYS: You're talking about the
 8 assets, though.
 9 CHAIRMAN RAGUSA: I thought it was
 10 specific to green space and parks.
 11 MR. CHESNEY: If we had a park report,
 12 it had to have been before the RDC, which we
 13 might. I think you might be right, but -- I
 14 don't --
 15 MS. WHYTE: I'll look in the office. And
 16 I have all of the RDC stuff there. I
 17 personally don't remember seeing one or me
 18 doing one.
 19 CHAIRMAN RAGUSA: I don't think it's
 20 with the RDC materials in your office.
 21 MS. WHYTE: It's not, so it may be done
 22 by Severn Trent.
 23 MR. MENDENHALL: Yeah. I just emailed
 24 off to see if they have anything of record.
 25 CHAIRMAN RAGUSA: Yeah. It will at

1 least give us a general understanding of green
 2 spaces around here.
 3 MS. WHYTE: Okay.
 4 CHAIRMAN RAGUSA: It's dated, no matter
 5 what it is. Okay. So you'll get that. And,
 6 Tonja, you'll work with everybody to get that
 7 ready for the next meeting.
 8 MS. STEWART: Yes.
 9 CHAIRMAN RAGUSA: Okay. Anything else
 10 for the engineer?
 11 MR. MENDENHALL: No.
 12 MS. STEWART: Thank you.
 13 CHAIRMAN RAGUSA: Thank you.
 14 MS. McCORMICK: Is that all right with
 15 you if I go ahead --
 16 CHAIRMAN RAGUSA: Sure.
 17 MS. McCORMICK: On the landscape
 18 maintenance contract, I had prepared a couple
 19 of revisions to the contract that was in the
 20 RFP package, and I sent those to Joe Kitchie
 21 with Davey. And he got back with me right
 22 before the meeting.
 23 And I was a little bit surprised,
 24 because he was -- I had asked for one change
 25 just to reflect that the indemnification

1 language in the contract doesn't affect our
 2 sovereign immunity under the statute, which
 3 should not be a concern to them.
 4 And the other thing that I did was put a
 5 provision in here that if there is a breach of
 6 the service agreement at some point, then the
 7 contractor -- then we can offset our amount
 8 that we paid them with the amount of the
 9 damages as a result of the breach.
 10 And also if there is a shortfall, then
 11 they would have to remit us for -- within 15
 12 days of receipt of notice of those damages.
 13 So sent that to them, and then they came
 14 back and they wanted some other changes to the
 15 service agreement beyond what was in the RFP
 16 that we gave them at the time that we went
 17 through the proposal process.
 18 So I told them I was going to discuss
 19 this with the board tonight, but I wasn't sure
 20 that the board was going to be willing to make
 21 any changes to the service agreement that was
 22 in the contract at this point, because that's
 23 what was provided to them at the time that
 24 they bid on the project.
 25 And I told him I would get -- I would

1 call him tomorrow after this meeting, and, you
 2 know, hopefully be able to finalize this
 3 agreement. But my recommendation, because of
 4 the timing of what we're dealing with right
 5 now and working through the transition, would
 6 be for the board to consider approving this
 7 agreement in the format that I have provided
 8 it to them and maybe designating one of the
 9 board members to work with me to -- you know,
 10 if we do make any changes to it, that that
 11 board member would have the ability to work
 12 with me on that, and we would bring in any
 13 final changes to the agreement back to the
 14 board at the October meeting so that we --
 15 MR. CHESNEY: So move. Mark Ragusa.
 16 MR. ROSS: Second.
 17 CHAIRMAN RAGUSA: I'm not going to vote
 18 on that one. Let me just ask this. The
 19 changes that were requested by Davey, were
 20 they material changes?
 21 MS. McCORMICK: Yes, I would say that
 22 they are. They're related to obligations to
 23 indemnify third parties that are not parties
 24 to the contract and also related to there's a
 25 provision in there that says that they won't

1 have any employees with criminal background
 2 records, and there were a couple of other
 3 things, too.
 4 CHAIRMAN RAGUSA: That was a requirement
 5 that they deleted?
 6 MS. McCORMICK: Yes.
 7 CHAIRMAN RAGUSA: We'll need to
 8 negotiate that one. I'm torn here. We really
 9 have -- what? -- three options. We can talk
 10 to the second bidder.
 11 MS. McCORMICK: Well, that was going to
 12 be the second --
 13 CHAIRMAN RAGUSA: That's the third
 14 option. I'm going in reverse order.
 15 We can talk to the second bidder and
 16 present them with a contract. We can go back
 17 to Davey and say, "You accept our contract as
 18 we've proposed it," or we can go back to Davey
 19 and say, "You accept the contract that was
 20 attached to the bid spec."
 21 MR. CHESNEY: I mean, what did we --
 22 what changes from the contract was in the bid
 23 specs? I mean, they have to accept that
 24 one --
 25 MS. McCORMICK: The provision on damages

1 is really the main one that they -- that we
 2 would have the right to offset if there's a
 3 breach by them. We would have the right to
 4 offset that specifically.
 5 MR. CHESNEY: Did we make those
 6 changes?
 7 MS. McCORMICK: I made that change to
 8 it --
 9 MR. CHESNEY: After the fact.
 10 MS. McCORMICK: -- because that was not
 11 included in the --
 12 CHAIRMAN RAGUSA: Mr. Ross.
 13 MR. ROSS: I absolutely support the
 14 motion, and I think Mark would be great at
 15 that. But my own suggestion is, we drop our
 16 request for the offset, and they drop their
 17 request, and we go with the original
 18 contract.
 19 MS. McCORMICK: With the original
 20 agreement.
 21 MR. ROSS: I understand why they object
 22 to the offset. It's always a ticklish issue,
 23 that they're afraid that we're going to
 24 arbitrarily or unreasonably say, "Okay. We
 25 can now do an offset."

1 No. You just say, "You breached it,
 2 and we're not going to pay you." I mean, then
 3 you don't have to get into that.
 4 MS. McCORMICK: So we would just use the
 5 form that was completed in the packet.
 6 MR. ROSS: That would be -- yes, that
 7 would be my suggestion.
 8 CHAIRMAN RAGUSA: Let me ask this. Were
 9 there other changes you suggested?
 10 MS. McCORMICK: Just the language about
 11 sovereign immunity in here that was not in the
 12 contract that was included in OLM --
 13 CHAIRMAN RAGUSA: Did they object to
 14 that?
 15 MS. McCORMICK: I don't think that
 16 they're objecting to that. I could talk to
 17 him about that.
 18 MR. CHESNEY: Like in any change,
 19 though, they're going to want their changes.
 20 So I'm going to go with Brian on this.
 21 CHAIRMAN RAGUSA: No. Sovereign
 22 immunity is different. They have to realize
 23 they're dealing with a governmental entity.
 24 MR. CHESNEY: Right. I know. So that's
 25 -- that's why I don't think it's relevant.

1 CHAIRMAN RAGUSA: Oh. Well, I think
 2 it's very relevant for us. In my eyes, it's
 3 not objectionable for them. It's unreasonable
 4 for them to object to that language.
 5 MR. ROSS: And I'm agreeing with you.
 6 I'm just saying let's just drop the suggestion
 7 on the offset language, they make all theirs
 8 go away, and then we just go back with the
 9 contract we're proposing with the indemnity
 10 or the sovereign immunity issue that they've
 11 apparently already agreed to.
 12 MR. CHESNEY: I'm going to -- I think
 13 this is just for Mark. I'm going to stand by
 14 my original motion and suggestion that Mark
 15 works with Erin.
 16 CHAIRMAN RAGUSA: I'll go ahead and
 17 serve as liaison with Erin. I think you've
 18 got the feel for the board.
 19 MS. McCORMICK: Yes. But the other
 20 suggestion that I was going to ask the board
 21 if you wanted to consider doing is to
 22 authorize, in the event that, you know,
 23 unexpectedly the negotiations on this
 24 agreement just break down and we're not able
 25 to finalize it, do you want to rank the number

1 two low bidder and authorize us, staff to work
 2 with them to come up with a final agreement?
 3 MR. CHESNEY: No. My suggestion would
 4 be to then accept the contract as it was
 5 attached to the proposal.
 6 MS. McCORMICK: Okay.
 7 MR. CHESNEY: So that would be my
 8 motion. We authorize you and Mark to
 9 negotiate the contract. If those fail, to
 10 accept the contract as in the proposal. That
 11 would be my motion.
 12 MR. ROSS: And my second stands, and I
 13 say let's vote on the motion.
 14 CHAIRMAN RAGUSA: You don't need to vote
 15 on it.
 16 MR. ROSS: To authorize you?
 17 MR. CHESNEY: Yes, we do. She just said
 18 we need to authorize -- because we're
 19 essentially approving --
 20 CHAIRMAN RAGUSA: I wouldn't be signing
 21 it.
 22 MS. McCORMICK: We need to -- we need to
 23 -- what's that?
 24 CHAIRMAN RAGUSA: I wouldn't be signing,
 25 would I?

1 MS. McCORMICK: You wouldn't be signing
2 one, but -- well, I think we would like to get
3 the agreement executed before the October
4 meeting, so in the event that either they
5 accept our changes or we go with the original
6 format, you could go ahead and approve to that
7 tonight.
8 CHAIRMAN RAGUSA: Okay. I guess the
9 motion I heard was to authorize the chair to
10 work with counsel to finalize the contract
11 with Davey in advance of the October meeting.
12 MR. CHESNEY: Or accept the contract as
13 presented.
14 CHAIRMAN RAGUSA: I understand.
15 MR. ROSS: Second.
16 CHAIRMAN RAGUSA: Okay. Any further
17 discussion?
18 (No response.)
19 CHAIRMAN RAGUSA: All in favor, please
20 raise your hand.
21 (All board members signify in the
22 affirmative.)
23 CHAIRMAN RAGUSA: That motion passes
24 five to nothing.
25 (The motion passes.)

1 CHAIRMAN RAGUSA: I'll get with you
2 then.
3 MS. McCORMICK: Okay. And I think Sonny
4 and Doug are setting up a meeting with them to
5 talk about the transition timing this week.
6 MR. MAYS: Supposed to meet with them
7 Tuesday at ten a.m.
8 CHAIRMAN RAGUSA: I understood it's
9 November 1.
10 MS. WHYTE: That's their start date,
11 November 1.
12 MR. MAYS: Yeah.
13 CHAIRMAN RAGUSA: Okay. And has
14 transition started?
15 MR. MAYS: Not really. That's why --
16 CHAIRMAN RAGUSA: Not at all?
17 MR. MAYS: -- Tuesday we want to meet
18 with them, so --
19 CHAIRMAN RAGUSA: Okay. Anything else?
20 MS. McCORMICK: That's it.
21 CHAIRMAN RAGUSA: Thank you. Andy.
22 MR. MENDENHALL: Yes. Okay. So the
23 Item A is the engagement letter with Grau &
24 Associates to perform your audit for fiscal
25 year 2014. This is an extension of the

1 contract we've had with them for awhile.
2 It's the same price of \$7,500. I would
3 recommend that if you're happy with the
4 auditor for the past couple of years, you
5 would want to approve that. Obviously, you
6 always have the opportunity to put it out to
7 bid.
8 MR. ARGUS: How long have we been using
9 them?
10 MR. MENDENHALL: Probably about six --
11 yeah -- five or six years.
12 MR. CHESNEY: We just put it out for
13 bid, but they won probably four years ago.
14 MR. MENDENHALL: Right.
15 MR. CHESNEY: Would this be the seventh
16 year?
17 MR. MENDENHALL: Sounds about right. I
18 mean, they were around shortly after I
19 started, so it's got to be --
20 (Ms. Stewart and Ms. McCormick leave the
21 meeting.)
22 MR. CHESNEY: We still had a split board
23 when we put it out for bid.
24 MR. MENDENHALL: You still had a split
25 boards with Grau as well, so --

1 MR. CHESNEY: Yeah, I know. That's what
2 -- I understand.
3 MR. MENDENHALL: Yeah.
4 CHAIRMAN RAGUSA: Well, I think this
5 boils down to the notion, do you want to
6 change your auditor on some periodic basis,
7 and I know Bill --
8 MR. ARGUS: Or we bid it out.
9 CHAIRMAN RAGUSA: -- Bill Kemerer -- I
10 think Bill Kemerer was always an advocate of
11 switching them out every five to ten years or
12 some period of time. Whatever you guys choose
13 to do.
14 MR. MENDENHALL: The only thing that I
15 would add is that I -- I think I mentioned --
16 you're probably right, you're probably not
17 going to get much of a lower price based on
18 the scope of what your district does and what
19 I see with other districts and their pricing
20 for audits.
21 Grau's been pretty competitive. In
22 fact, they lowered your price a couple years
23 back.
24 The other thing is, they're the largest
25 firm that does audits for CDDs. I mean, there

1 is some benefit to that. And they also have
2 the history of your district, so there is some
3 benefit to that as far as expediency and that
4 sort of thing.

5 But it is your option, of course. And
6 if you want to go out to bid, there is a
7 process that we go through. You know,
8 basically we advertise it, you form a
9 committee, we establish some criteria, and
10 then similar to the Consultants Competitive
11 Negotiation Act, you will rank the firms and
12 choose whoever is ranked the best.

13 CHAIRMAN RAGUSA: Mr. Ross.

14 MR. ROSS: I move that we accept the
15 engagement proposal of Grau & Associates and
16 then put the auditor issue out for bid next
17 year.

18 MR. ARGUS: I'll second that.

19 MR. CHESNEY: You're going to bind --

20 CHAIRMAN RAGUSA: Yeah. I don't know if
21 you want to bind -- I don't know if you want
22 to bind in the future.

23 MR. CHESNEY: Yeah. Put it on your
24 calendar.

25 CHAIRMAN RAGUSA: I think hopefully we

1 MR. ARGUS: And I accept your
2 amendment.

3 CHAIRMAN RAGUSA: -- August 20, 2014
4 proposal providing audit services for the
5 Westchase CDD. Any further discussion?

6 (No response.)

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 five to nothing.

13 (The motion passes.)

14 MR. ARGUS: Everything in their proposal
15 is the same? There's been no changes to the
16 proposal?

17 MR. MENDENHALL: Correct.

18 MR. ARGUS: Okay.

19 MR. MENDENHALL: Yes, that's correct.

20 MR. BARRETT: And there is no increase
21 over last year?

22 MR. MENDENHALL: No. The same exact as
23 last year.

24 Okay. The other item that I had is not
25 on the agenda, but it is an item that we

1 have a memory that we know that.

2 MR. ROSS: Well, I know I don't have a
3 memory.

4 MR. MENDENHALL: I can have it cued up
5 for next year at this time.

6 MR. ROSS: Okay. I'll accept the
7 amendment to my motion.

8 MR. ARGUS: Yeah. My memory of last
9 year at this time, I think we decided we
10 wanted to put it out for bid this year, but
11 I'm happy with Grau & Associates, and I'm
12 willing to wait another year if we have a
13 tickler saying, Andy --

14 MR. MENDENHALL: Yeah, I can do that.

15 MR. ARGUS: -- it's time to consider it
16 out for bid this year.

17 CHAIRMAN RAGUSA: Andy, based on your
18 experience, how many company's auditors
19 typically bid on audit proposals?

20 MR. MENDENHALL: You know, usually
21 you'll have between four and seven typically,
22 and you'll have typically three large ones and
23 three or four small ones.

24 CHAIRMAN RAGUSA: Okay. We have the
25 motion to approve the Grau & Associates --

1 talked about, the proposed notice of meetings
2 for next year. And if you had a chance to
3 look at it, it reflects the one change that
4 you had discussed, which was changing the
5 November meeting to a Wednesday, instead of
6 the Tuesday, since the first Tuesday and the
7 second Tuesday were both holidays.

8 So, obviously, if you have other
9 changes, I'll certainly take that in the form
10 of a motion, or if you want to go with it as
11 it's been presented, we'll take a motion that
12 way.

13 CHAIRMAN RAGUSA: Did we clear the room
14 on the Wednesday?

15 MR. MENDENHALL: You told me we had.

16 MS. WHYTE: I told him we did.

17 MR. MENDENHALL: Yes.

18 MS. WHYTE: The only one that I have not
19 secured yet is the library, who changed the
20 August meeting, as they only take the booking
21 six months out.

22 MR. MENDENHALL: Yes.

23 CHAIRMAN RAGUSA: What was the meeting
24 date we needed that we have to change?

25 MR. CHESNEY: The 5th.

1 MR. MENDENHALL: Wednesday, November the
2 5th, yes.
3 MS. WHYTE: Oh, yes we did that.
4 MR. CHESNEY: So the August -- you mean
5 the August 4th meeting?
6 MR. ARGUS: Yes.
7 MS. WHYTE: Yes.
8 CHAIRMAN RAGUSA: November 4.
9 MR. CHESNEY: No. August --
10 MS. WHYTE: No. The August meeting --
11 MR. CHESNEY: Who do we have to have
12 that at the library?
13 MS. WHYTE: Because it is a public
14 hearing, you might have a lot of residents
15 attend, like we had standing room only. We
16 might want to consider -- we cannot have the
17 swim and tennis because they have summer camp.
18 MR. ARGUS: But we will book this room
19 just in case --
20 MS. WHYTE: I will definitely book this
21 room just in case we can't book the library.
22 CHAIRMAN RAGUSA: Do you have the list?
23 MR. MENDENHALL: Yes, I have it right in
24 front of me.
25 CHAIRMAN RAGUSA: Can you just --

1 MR. MENDENHALL: Read them over? So we
2 have October 7, 2014, November 5th, 2014,
3 which is a Wednesday, December 2nd, 2014,
4 January 6, 2015, February 3rd, 2015, March the
5 3rd, 2015, April 7th, 2015, May 5th, 2015,
6 June 2nd, 2015, July 7th, 2015, August 4th,
7 2015, and September 1st, 2015.
8 CHAIRMAN RAGUSA: Where is that
9 electronically?
10 MR. ARGUS: Sonny sent it out.
11 MR. CHESNEY: It's in Dropbox.
12 MS. WHYTE: Andy, put it into Dropbox.
13 I didn't.
14 MR. CHESNEY: That's where I saw it.
15 CHAIRMAN RAGUSA: I don't have it.
16 MS. WHYTE: You don't have it? I'll
17 send it to you right now.
18 CHAIRMAN RAGUSA: I don't have
19 anything. Nothing was in my Dropbox.
20 MR. ARGUS: Motion to go --
21 MR. CHESNEY: Mine is right on the top.
22 See?
23 CHAIRMAN RAGUSA: Yeah.
24 MR. ARGUS: -- motion to go with the
25 proposed meeting dates.

1 MR. CHESNEY: Second.
2 CHAIRMAN RAGUSA: All right. Any
3 discussion?
4 (No response.)
5 CHAIRMAN RAGUSA: All in favor, please
6 raise your hand.
7 (All board members signify in the
8 affirmative.)
9 CHAIRMAN RAGUSA: Will you send out an
10 email with those dates complete?
11 MR. MENDENHALL: Yes, no problem.
12 Okay. That is what I have for this evening.
13 CHAIRMAN RAGUSA: Field manager.
14 MR. MAYS: Just a couple of things. I
15 know you have been getting quite a few emails
16 probably about the speed bumps in the Greens.
17 We're still addressing that. I met with
18 the guy yesterday. So we should be able to
19 get something done by the end of the week.
20 We've lowered it once, and we're going to have
21 to lower it again.
22 So we're still working on that, but it
23 will be -- it will be lowered, so hopefully we
24 can stop the emails by the end of the week.
25 MR. CHESNEY: I think they're great. I

1 put up a ramp.
2 MR. MAYS: No comment. I'm sure you got
3 a few people sitting in here from the Greens
4 that might disagree with you.
5 MR. PITCHER: Yeah, I would like to make
6 a comment relative to that.
7 CHAIRMAN RAGUSA: Hang on. Hang on.
8 Hang on. Doug, anything else on that issue?
9 MR. MAYS: On that issue, no, sir. We
10 are addressing it.
11 CHAIRMAN RAGUSA: Do we have any
12 residents who want to address that issue, just
13 go ahead and stand up or sit down, just go
14 tell us who you are and your address.
15 MR. PITCHER: David Pitcher, 10407 Green
16 Links. One of the things I think, Doug, is
17 it's not so much the height, it's the slope.
18 They're very abrupt, almost like a circle, and
19 that's a very abrupt change when you're
20 driving over.
21 To me, it seems like lowering them would
22 work, but it might also work to try to taper
23 them on the edges. That's all I'm saying.
24 MR. MAYS: Uh-huh. Well, just so you
25 know, the paving company are the experts.

<p style="text-align: right;">Page 101</p> <p>1 I didn't design the size or any of that.</p> <p>2 MR. PITCHER: Oh, no, I'm not saying you</p> <p>3 did.</p> <p>4 MR. MAYS: Yeah, so --</p> <p>5 MR. PITCHER: I'm just saying it seems</p> <p>6 like it's a very rapid rise in height, and</p> <p>7 that's what the issue is, not so much the</p> <p>8 size.</p> <p>9 MR. MAYS: Right.</p> <p>10 MR. PITCHER: But they're very narrow</p> <p>11 and they're -- I don't know -- about four or</p> <p>12 five inches high.</p> <p>13 CHAIRMAN RAGUSA: Anyone else? Yes,</p> <p>14 sir.</p> <p>15 MR. PAPP: My name is Jerry Pappa. I'm</p> <p>16 the voting member from the Greens, and as</p> <p>17 such, I can tell you that I met with this guy</p> <p>18 as recently as today, and I formally believe</p> <p>19 that it is not the fault of either Doug or</p> <p>20 Sonny, but going back to what Doug has already</p> <p>21 stated, I think it's the paving contractor.</p> <p>22 And, I, as normally the first person of</p> <p>23 approach by 410 homes -- or excuse me -- 420</p> <p>24 homes behind that gate house, I have never</p> <p>25 seen, other than when we approach or began</p>	<p style="text-align: right;">Page 103</p> <p>1 disrupting their flow of traffic, and they</p> <p>2 don't believe that it is anyone's God given</p> <p>3 right, other than themselves, to be able to</p> <p>4 get in and out of the Greens as quickly as</p> <p>5 they can. So, with that said, I'm going to</p> <p>6 sit down.</p> <p>7 MR. BARRETT: Just a -- are these</p> <p>8 replacing old --</p> <p>9 MR. PAPP: Yes.</p> <p>10 CHAIRMAN RAGUSA: Yes.</p> <p>11 MR. BARRETT: Okay. So they were speed</p> <p>12 bumps --</p> <p>13 MR. PITCHER: The other ones were about</p> <p>14 this wide and high. Now the new ones are a</p> <p>15 little --</p> <p>16 MR. BARRETT: Thank you.</p> <p>17 CHAIRMAN RAGUSA: I think I was one of</p> <p>18 the first people to call.</p> <p>19 MR. MAYS: Yes, you were.</p> <p>20 CHAIRMAN RAGUSA: They're pretty</p> <p>21 extreme. And I know staff has done a great</p> <p>22 job of responding to this. I went over them</p> <p>23 yesterday. They're harsh.</p> <p>24 MR. MAYS: Still?</p> <p>25 CHAIRMAN RAGUSA: They're still harsh.</p>
<p style="text-align: right;">Page 102</p> <p>1 discussions about traffic calming and</p> <p>2 everything related to traffic calming in the</p> <p>3 Greens, being so immense, the amount of phone</p> <p>4 calls and emails that I am getting from</p> <p>5 residents -- and I can also attest to the</p> <p>6 phone calls and emails from Bobbi Pitcher, who</p> <p>7 is present here today, and also the voting</p> <p>8 member in the Village Greens -- is just</p> <p>9 unbelievable.</p> <p>10 But I also believe that it's solvable</p> <p>11 either by way of shading or tapering these</p> <p>12 things or eliminating them completely and</p> <p>13 putting in speed tables that are much more</p> <p>14 forgiving, because if there is a reason to</p> <p>15 bring people to their feet, it's these speed</p> <p>16 bumps. And I support them a hundred percent.</p> <p>17 I support them for what they're there</p> <p>18 for. They cut down on the issues with regards</p> <p>19 to tearing down the entrance poles. They also</p> <p>20 save lives with regards to people coming in</p> <p>21 and out of that gate house.</p> <p>22 And I made that known to people</p> <p>23 throughout the Greens, et cetera. But we, as</p> <p>24 people, have sometimes one-track minds, and</p> <p>25 all they can understand is that it's</p>	<p style="text-align: right;">Page 104</p> <p>1 MR. MAYS: They're coming out again.</p> <p>2 CHAIRMAN RAGUSA: We've got to -- even</p> <p>3 if you have to bring Tonja out, let's get</p> <p>4 those things remedied. They serve a purpose,</p> <p>5 but right now they're banging cars.</p> <p>6 My car sits way up, and it hits hard,</p> <p>7 even at two miles an hour, going over them.</p> <p>8 It's still really abrupt.</p> <p>9 MR. MAYS: We're working on it.</p> <p>10 CHAIRMAN RAGUSA: Okay. That's all we</p> <p>11 can ask. Thank you. Doug, do you want to</p> <p>12 bring up the flagpole on yours?</p> <p>13 MR. ARGUS: Here --</p> <p>14 CHAIRMAN RAGUSA: Did we have someone</p> <p>15 else?</p> <p>16 MR. ARGUS: Yes.</p> <p>17 CHAIRMAN RAGUSA: I didn't see your</p> <p>18 hand. I'm sorry.</p> <p>19 MS. MUIR: I'm a little short girl -- a</p> <p>20 little short lady. I'm Bobbie Muir, and I live</p> <p>21 at 9823 Gretna Green. I really do like the</p> <p>22 speed bump mechanism where they're located for</p> <p>23 all of the reasons already stated.</p> <p>24 The difference between the ones that are</p> <p>25 there now and what we had before the paving</p>

1 was done is, again, the -- not so much the
 2 height, but the breadth. It's actually like
 3 driving over someone's leg or a big tree
 4 stump.
 5 It's really you can't just slow down.
 6 You have to stop, and then you have to hit the
 7 gas to try to get over it because it really
 8 isn't gradual enough. So I understand and
 9 support and the reason they're in the
 10 location, but the design of this is not
 11 workable.
 12 CHAIRMAN RAGUSA: Thank you. Doug,
 13 you've got the flagpole technically. It's
 14 under you, so I think you should present it.
 15 MR. MAYS: Yes. I met with Mr. Pappa
 16 out here this morning. We found a location.
 17 I think the location is acceptable to where it
 18 won't be causing any problems for the vehicles
 19 coming in.
 20 It will be a mounted-on-the-building-
 21 type flag, the \$90.00 one. We probably would
 22 have to buy maybe two flags per year to keep
 23 it fresh. And they are \$30 apiece. So we've
 24 got a limited amount of dollars there to spend
 25 on that.

1 But the lighting, I'm still working on
 2 getting a light, but we can adapt a light to
 3 the existing lights there, so they'll work off
 4 a switch that actually works in the office. I
 5 talked to the guy today.
 6 The electrician will be out tomorrow
 7 with an estimate, so I can't see that going
 8 any higher than a couple hundred dollars to get
 9 a light on it.
 10 CHAIRMAN RAGUSA: And we're not being
 11 asked to act on Gordies Flagpole Service, LLC
 12 proposal?
 13 MR. MAYS: That's the one we're using,
 14 yes --
 15 MR. ARGUS: That's two proposals.
 16 MR. MAYS: -- not the flagpole, but see
 17 the one underneath it?
 18 CHAIRMAN RAGUSA: Oh, I'm looking at --
 19 okay. I was doing two --
 20 MR. MAYS: There are two types.
 21 CHAIRMAN RAGUSA: Okay. All right.
 22 MR. MAYS: Two types, a post -- a pole,
 23 and then one that's wall mounted. We're going
 24 with the wall-mounted one.
 25 CHAIRMAN RAGUSA: All right. Do we have

1 a motion?
 2 MR. ARGUS: So moved.
 3 CHAIRMAN RAGUSA: Do we have a second?
 4 MR. ZEIGLER: Second.
 5 CHAIRMAN RAGUSA: Any further
 6 discussion?
 7 (No response.)
 8 CHAIRMAN RAGUSA: All in favor, please
 9 raise your hand.
 10 (All board members signify in the
 11 affirmative.)
 12 CHAIRMAN RAGUSA: That motion passes
 13 five to nothing.
 14 (The motion passes.)
 15 MR. MAYS: Just so you know, too, some
 16 more information on -- I don't know if you
 17 noticed that going down Linebaugh Avenue --
 18 it's probably time to let the cat out of the
 19 bag on this one.
 20 If you go down Linebaugh Avenue past the
 21 medical center, you will have noticed a lot of
 22 yellow flags. And if you didn't, well, I
 23 mean, you probably don't go down that way.
 24 But there's been quite a few yellow flags on
 25 the right-hand side.

1 What that is, is the county is slowly
 2 surveying different areas. They are proposing
 3 within probably two years to change our main
 4 line irrigation pipe, our reclaimed water
 5 pipe. So obviously that's a pretty major
 6 undertaking down that side of the road, and
 7 also there's some other things on the other
 8 side of the road. So looking at a couple
 9 years down the road, but that's what those
 10 are.
 11 They're just starting to map it out.
 12 They have their engineers mapping it out to
 13 see where they could put it. But they feel
 14 like this is something that's necessary.
 15 They're having a lot of pressure issues, a lot
 16 of complaints on pressure issues, so it
 17 wouldn't do anything but benefit us.
 18 And the county has been good about
 19 restoration of our property every time they
 20 dig up a pipe or a valve or anything they've
 21 done on the property. So I don't see any
 22 problem with that kind of stuff, so just to
 23 let you know.
 24 MR. ARGUS: Do you know if it's the
 25 same-sized pipe or a bigger pipe?

1 MR. MAYS: I believe it's a bigger pipe,
2 yes.
3 CHAIRMAN RAGUSA: That work would be
4 done at the county's expense. Correct?
5 MR. MAYS: Yes.
6 CHAIRMAN RAGUSA: And it would do
7 significant damage to our landscape and
8 infrastructure?
9 MR. MAYS: Yes, sir. It looks like a
10 lot of sidewalks will try to be repoured
11 possibly, sod, irrigation.
12 CHAIRMAN RAGUSA: Okay.
13 MR. ARGUS: So that --
14 MR. CHESNEY: So it would be good that
15 we can --
16 MR. ARGUS: -- so the replacement of the
17 sidewalk would be concrete, or they're now
18 using asphalt instead of concrete?
19 MR. MAYS: I can't tell you that for
20 sure.
21 MR. ARGUS: Okay.
22 MR. MAYS: I would imagine they --
23 obviously they are bidding it back to put it
24 back in the original --
25 CHAIRMAN RAGUSA: Okay. Anything else,

1 Doug?
2 MR. MAYS: Sonny?
3 MS. WHYTE: I just had a request from
4 the Westchase Artist Association for the use
5 of the park over at the Village Green -- the
6 village -- West Park Village in the center
7 island behind the stage.
8 MR. CHESNEY: So moved.
9 CHAIRMAN RAGUSA: Do we have a second?
10 MR. ROSS: Second.
11 CHAIRMAN RAGUSA: Any further
12 discussion?
13 (No response.)
14 CHAIRMAN RAGUSA: All in favor, please
15 raise your hand.
16 (All board members signify in the
17 affirmative.)
18 CHAIRMAN RAGUSA: That motion passes
19 five to nothing.
20 (The motion passes.)
21 CHAIRMAN RAGUSA: Any supervisor
22 comments?
23 (No response.)
24 CHAIRMAN RAGUSA: Any resident
25 comments? Mr. Charron, welcome.

1 MR. CHARRON: Good evening.
2 CHAIRMAN RAGUSA: How are you?
3 MR. CHARRON: Doing great.
4 CHAIRMAN RAGUSA: Anything to add today?
5 MR. CHARRON: Yes.
6 CHAIRMAN RAGUSA: The floor is yours.
7 MR. CHARRON: Great. Thank you. My
8 name is Alan Charron, and I'm one of the
9 principals of the Westchase Town Center. And
10 the reason I'm here is because I was reading
11 an article recently in the WOW magazine, and
12 it was talking about the -- where we do the
13 Christmas stand and we do the fireworks stand
14 and stuff right there.
15 And apparently there seems to be some
16 disconnect, so I wanted to come down here this
17 evening and open up the floor and try to find
18 out and understand where the disconnect lies.
19 Just to reiterate, I spoke to some of
20 you over the years, going all the way back to
21 when we designed this thing. And just to
22 reiterate, we hired one of the best
23 architects there was at the time doing town
24 centers out there.
25 We spend tens of thousands and hundreds

1 of thousands in creating a design that was
2 fully intended to be a gathering space in a
3 community-type development to fit in with this
4 mixed-use development.
5 The property was owned for mixed use,
6 and so we took it on ourselves to design
7 something that was inherent with the demand
8 that was necessary for restaurants and
9 retailers in here.
10 Ultimately, what we ended up with, the
11 project, we spent, you know, a million dollars
12 in creating the bridge, didn't just put four
13 buildings out there. We came and put in a
14 fountain. You know, we created more of an
15 ambience there. We put security cameras in
16 the development, spent the extra dollars for
17 that. We put music on The Avenue, and a lot
18 of other stuff.
19 I will say that at the end of the day --
20 I'm sure there's criticism about what we've
21 done or how we did whatever, but at the end of
22 the day, the reason I'm here is kind of
23 twofold. One, I just wanted to talk a little
24 bit about the CDD expenses in the purchase of
25 the land.

1 I'm just hoping we don't get into
2 expenses like that because I like to see
3 reduction of expenses rather than, you know,
4 eating into the reserves for whatever reason.
5 Our CAM expenses are very high in comparison
6 to properties we own across the state.

7 Our expenses are the highest that we
8 have in the state, and, you know, part of it
9 is because of the taxes and the CDD, and --
10 not the taxes, but the CDD part, is the part
11 that limits us. But this is the part up for
12 discussion, that vacant parcel of land over
13 there. We put a half a million dollars out in
14 development.

15 The economy was good. We were looking
16 into doing a two-story office building. You
17 know, we are currently talking to people, but
18 we have gone by with years of just suffering
19 losses out there.

20 The CDD expense -- the CDD expense there
21 alone is like fifteen to twenty thousand
22 dollars, and I think we spent a hundred --
23 whatever --

24 MRS. CHARRON: We're talking about a
25 hundred thousand just on that parcel in the

1 last seven years in CDD --

2 MR. CHARRON: So we're -- we're -- I'm
3 trying to understand -- I'm trying to
4 circumvent some losses that we suffered there.
5 So we do have a fireworks stand, we do have a
6 Christmas stand.

7 I heard several years ago through --
8 some residents were saying, hey, we were
9 infringing on the Boy Scouts by doing a
10 Christmas stand there. And I heard from -- I
11 don't know if some of you on the board have
12 come to -- you know, Lowe's sells them, Home
13 Depot sells them, Publix sells them, everybody
14 sells Christmas trees.

15 And I'm the last guy to compete with the
16 Boy Scouts. I help the Boy Scouts at certain
17 times and situations, so I understand that.
18 I'm just saying we've got expenses that we've
19 got to pay there. We're -- you know, we don't
20 want to end up with a lot of the homeowners
21 out here and have this thing end up in the
22 bank's hand.

23 We're trying to stem the losses, and so
24 I recognize that there is a wall easement out
25 there. It was our understanding at the time

1 we purchased it and were dealing with Woody
2 Wilson, going all the back to the original,
3 but it was the intent that that was -- it was
4 mixed use, because there -- whether there were
5 going to be residences, then you would, you
6 know, do a wall situation, but we're doing
7 retail there.

8 The long and short of it is, I'm hoping
9 that we come in with some new retail
10 commercial projects right now. We're actually
11 talking to some people with the economy
12 growing. I think that what we've built out
13 there, given the tenants -- I mean, World of
14 Beer has been successful. They're going
15 national.

16 Burger 21, their very first store, I
17 think that's a good success story. That's an
18 addition to the melting pot in your back yard.
19 You know, that's a nice thing to put in the
20 hat to say that you've got a project here that
21 it started its very first store and Burger 21
22 is going national.

23 So I don't understand. If there is
24 something I need I'm -- if there is anything
25 that we do over there that disappoints the

1 board, whatever, I would like to know. Our
2 goal is to -- you know, we designed this such
3 that we are a community center. I'm hoping
4 that each of my restaurants -- even just
5 talking to the new guy that just opened.

6 He's looking to do mothers' day out
7 functions. We're hoping that we can bring --
8 the parent come in and they can drop them off
9 at my gym and go to the restaurants and all
10 stores will benefit.

11 When we designed it, we did all that --
12 a lot of money to put all that parking at the
13 power line. I mean, they didn't do that at
14 West Park. We tried to, you know, improve
15 what we saw and then some.

16 And we just -- the last thing I want to
17 be looked upon in the WOW magazine, of all
18 places, that we're in disagreement with the
19 community.

20 Our whole goal is to do community
21 functions. We want to put on the art
22 festival. We want to do, you know, whatever
23 functions are out there for the community. I
24 think that you've seen some functions, and,
25 fortunately, have been successful.

1 Fortunately, some of our tenants have been
2 successful, but not all of our tenants haven't
3 been successful.

4 The expenses eat into it. And so I'm
5 just here this evening to say, you know, let's
6 do what we can to manage expenses. I
7 appreciate you guys spending the time and
8 energy you guys do on the budget. And I just,
9 you know, hopefully we can continue to do
10 that.

11 Do you have anything to say?

12 MRS. CHARRON: I think that covers it.

13 CHAIRMAN RAGUSA: Thank you, Alan.

14 Mr. Ross.

15 MR. ROSS: Brian Ross. Nice to see you
16 again.

17 MR. CHARRON: Yes.

18 MR. ROSS: I'm not sure if I am hearing
19 correctly on all the issues you hit, but the
20 one I'm most interested in talking about is
21 the operations that your tenants are utilizing
22 or implementing on that vacant land next to
23 the bank.

24 I believe, if I'm not mistaken, back in
25 2011 the Westchase Community Association sent

1 If you look at the August 2011 minutes of the
2 community association, you'll see that a
3 motion was passed unanimously to send a letter
4 to your organization regarding the condition
5 of the property.

6 I don't have that with me, but I believe
7 my memory is accurate that that's what
8 occurred. Whether the letter was actually
9 sent, I don't know. I wouldn't have been the
10 signer. I just believe the motion passed.

11 MR. CHARRON: Unfortunately, it's been
12 three years, and I don't recall any such
13 letter since then, and I will say that a lot
14 of things can be done with the property.

15 I'm walking today and I'm seeing weeds.
16 And we've actually hired other people and
17 things like that to bring our local property
18 manager on the property, but he's recently
19 quit, so we're trying to get --

20 MR. ROSS: In just trying to give you
21 where I'm coming from, I don't believe this is
22 a new issue. I believe this issue has existed
23 for years. And what happened more recently,
24 this past Christmas season, I actually went by
25 the property again, and I thought somebody had

1 a letter to your organization bringing to your
2 organization's attention that the tenants down
3 there weren't really maintaining their
4 property consistent with how other commercial
5 users maintain their property in the Westchase
6 community.

7 MR. CHARRON: I don't believe I
8 received a letter like that. You're talking
9 about board -- you can support that -- but I
10 don't believe I've ever received a letter
11 other than somebody calling property
12 management and saying, "There's a banner up
13 there. Please take the banner down."

14 And our property managers, they're told,
15 too. And when that happens, it disappoints me
16 as well. I don't like to see that stuff as
17 well. I'm trying to create an image out there
18 of success and an appealing project.

19 And that stuff, it bothers me. So if
20 there is something like that, I will tell you
21 I will take it -- it's disappointing to me
22 when a tenant takes it upon themselves to
23 degrade our community as well as our project.

24 MR. ROSS: Well, just to bring it
25 together, I'm going from memory, but I believe

1 dumped some trash on the location.

2 And as I got out and looked at it
3 closely, I saw, instead, this was the tenant,
4 the user's rendition of some sort of Christmas
5 decoration that was a bunch of cardboard
6 boxes piled on top of one another, left out in
7 the rain, had some red and white stuff on it
8 or like that.

9 It really was inappropriate and it
10 looked like a dump. I know I thought it was a
11 dump. And so from my viewpoint, and only
12 mine -- I'm not talking about anybody else --
13 it seems that there is a long-time history
14 here where the users that you're putting out
15 there aren't maintaining their property to the
16 same standards as other commercial property
17 operators.

18 I am not in any way downgrading the idea
19 of having tenants out there, the engaging of
20 activities. It's a hundred percent focused on
21 my expectation would be they would be a good
22 neighbor to the Westchase community and they
23 would maintain their leased premises the same
24 way everybody else would maintain their leased
25 premises.

1 MR. CHESNEY: And, I mean, I can answer
2 -- the other part of that is, he had made
3 those observations about the condition of the
4 property.

5 I'm the one that made some of those
6 observations on the tenants. It's not my --
7 it's my understanding that it was never the
8 Boy Scouts or the PTA, I believe it's the
9 Fathers' Club had never been approached about
10 utilizing that parcel for their pumpkin patch
11 or their Christmas tree sales.

12 And, yeah, to me, a resident of this
13 community would support the organizations
14 within this community. And I think that's a
15 valid criticism, and I stand by that. I mean,
16 to bring in a for-profit -- I am not sure what
17 they pay you, but, you know, I know that at
18 least the Boy Scouts pay for the use of their
19 lot on their pumpkin patch.

20 So they might have been able to secure
21 payment as well, but it's not really a profit
22 issue. I mean, it's a -- personally I love
23 your development. I have endured lots of
24 criticism for this over the years.

25 I think that your development brings a

1 -- even if it was Boy Scouts selling fireworks
2 or Girl Scouts or whatever, we shouldn't have
3 a fireworks stand in Westchase.

4 MR. ARGUS: Two quick things.

5 MR. CHARRON: Yes.

6 MR. ARGUS: Addressing the finance side,
7 doing a quick look at the budget, in somewhere
8 five to eight years from now, your debt
9 service will be paid off. You'll be saving
10 around \$25,000 a year.

11 MR. CHARRON: I'm looking forward --
12 I'm looking forward to it. It just so happens
13 that I have another project over in Hunter's
14 Creek that was built by the same developer who
15 didn't have the CDD over here, and we have to
16 have the CDD here. And it does impact it.

17 It makes it harder to compete with the
18 market out there when our expenses are
19 higher. But the beauty of it, we are in
20 Westchase, and that's why who we are, who we
21 are, and that's why we all live in Westchase;
22 there is a benefit behind it, and I recognize
23 that.

24 MR. ARGUS: The second point I had, the
25 land to the west -- I'm sorry -- the east of

1 great value to this community. It is very --
2 if you go out there on a Friday or Saturday
3 night, our community is very popular with the
4 millennials, with people that are younger than
5 I am, and the reason it is, is because we live
6 in one of the safest communities in
7 Hillsborough County, and they have that
8 entertainment, those facilities there. So
9 don't ever think that I don't like your
10 property.

11 MR. CHARRON: Well, I -- I --

12 MR. CHESNEY: I think it adds a great
13 value.

14 MR. CHARRON: Well, I think --

15 MR. CHESNEY: Yeah. But, see, first of
16 all, I don't think anyone in Westchase wants
17 to see a fireworks stand in Westchase. And as
18 far as the pumpkin patch and the Christmas
19 tree stand, you know, those are things that
20 are all done by our local organizations. So,
21 yeah, I'm going to support those local
22 organizations.

23 MR. ARGUS: And fireworks are against
24 the deed restrictions.

25 MR. CHESNEY: Yeah. I mean, there is no

1 the bank between the pond and the bank, you
2 have those blue stub-up pipes, very
3 unattractive. What is happening with those?

4 MR. CHARRON: Those need to go away. I
5 -- I -- I heard it mentioned -- those came up
6 at the last meeting, and, you know, to me,
7 they can be cut down. They can be brought
8 down. That's part of the half of a million
9 dollars we bought in infrastructure to go
10 build a building, and when everything fell
11 apart, financing fell apart, the tenants fell
12 apart, everything, and so, fortunately, we've
13 got a lot of infrastructure in play.

14 The other good thing is, we're actually
15 talking to some retailer and restaurant-type
16 prospects now that will have a new venture
17 there one day, and so those will be utilized
18 for something that blends in with the
19 community. But we should cut those down and
20 cap those.

21 MR. ARGUS: Okay.

22 CHAIRMAN RAGUSA: Mr. Charron, just to
23 address the issue on the acquisition of the
24 land, it's my understanding -- and I know the
25 district manager will correct me -- if funds

1 are used to develop that land, that is not
2 accessible to the commercial properties. The
3 parks, unless I'm mistaken, are not part of
4 the formula.

5 MR. MENDENHALL: Correct. The
6 technicality would be if you put something
7 there, for example, an office for staff, that
8 would potentially be; but, yeah, from a parks
9 perspective, you're correct.

10 CHAIRMAN RAGUSA: Yes.

11 MR. CHARRON: That's a very good
12 question. I'm glad you brought that up. I
13 don't -- I had once started to get a letter to
14 the board. I don't know if I did -- but there
15 have been some restaurant operators that came
16 out and said, "Oh, the ambience over the lake,
17 if we can create some sort of deck out there
18 and we would have some outside dining there,
19 with, you know, a canopy covering it and
20 whatever over the pond area there," if you
21 guys don't see that as a benefit to the
22 community -- but it could be a nice ambience.

23 There are properties like that over in
24 central Florida right now that I've been to
25 over the water, and it certainly looks

1 gorgeous when you create this and you utilize
2 the landscape to enhance the ambience. It
3 could soften what's out there, and it could be
4 a beautiful aesthetics to the overall
5 property.

6 I would hope it would -- you don't have
7 to talk about it this evening, but I would
8 love you guys to discuss that at a future
9 time, that would you allow -- we don't have to
10 have it. The property would be successful
11 without it.

12 We just build a building, put in -- just
13 like we have now. You know, like Brian is
14 there right -- you know, the Greek restaurant
15 or the sushi guy, whatever. But the idea is
16 to blend in the landscape aesthetics. That is
17 beautiful out there.

18 And if you can blend in the water with
19 it, I think it would soften it. It would make
20 it really nice to have something over the
21 water, but that's just --

22 CHAIRMAN RAGUSA: Which lake are you
23 talking about?

24 MR. CHARRON: I'm talking about the
25 retention pond that the property --

1 MR. CHESNEY: (Inaudible)

2 MR. CHARRON: I'm talking about the
3 little pond near the bigger parcel with the
4 pipes sticking out of the ground, that little
5 vacant parcel. That parcel there is approved
6 for a two-story building there, and we were
7 thinking of not doing a two-story.

8 Actually doing some sort of dining
9 facility there with maybe some other retailer,
10 and actually having a wood deck, like a
11 boardwalk out there.

12 And there is a limitation. There
13 already is a conservation setback from there.
14 And some of it, whether you own or not -- you
15 may not. It may be actually, you know, under
16 conservation of Hillsborough County, but it's
17 something for us to discuss, that it could be
18 more aesthetically pleasing to have something
19 like that rather than a building sticking out
20 like you currently have.

21 CHAIRMAN RAGUSA: And we own all that
22 land. That's wetland. We just remediated
23 that -- what? -- two years ago, a year ago?

24 MR. CHARRON: Yes.

25 MS. WHYTE: About two years ago.

1 MR. CHARRON: Yes.

2 CHAIRMAN RAGUSA: That's good input. I
3 know why we legally cannot put a structure
4 over the water there, but, you know, if at
5 some time in the future we want to raise it,
6 we can have -- the board can look at it, and
7 the engineer and counsel can look at it as
8 well, but I think I know the answer.

9 And I'm not prejudging. I'm just -- I
10 know the limitations and legally what we can
11 do at a lake here under our SWFWMD and all the
12 other permits. So that's interesting --
13 interesting. Well, don't be a stranger.

14 MR. CHARRON: Okay. Great. I
15 appreciate the time.

16 CHAIRMAN RAGUSA: You're one of our
17 bigger constituents, and, you know, we value
18 you.

19 MRS. CHARRON: So if we cut the pipes,
20 and you all will communicate with us about
21 specifics about the tenants out there, because
22 we are based in Orlando, so, I mean, you don't
23 see the cardboard box decoration things, you
24 know --

25 MR. CHARRON: We just -- I mean, the

WOW has always been -- I mean, the Westchase Community Association, they are on us when something happens, and I appreciate it. We have property managers. That's what their job is, to take care of that stuff.

And, again, we -- I mean, our whole idea is to create more of a synergistic -- with the community environment there, and with the press I've asked -- I have asked -- I would love to have people from the community that would like to do various functions.

I don't care what the functions are, but we have a facility there, we have extra close parking, and we are open, and said it across the board, to, you know, offer the facilities there for whatever.

If you want to blend stuff in, we're looking for that. You know, we have the office space out there, and, you know, any benefits behind that.

CHAIRMAN RAGUSA: Okay. Thank you.

MR. CHESNEY: I'll pass your card on to the PTA and the Scouts.

MR. CHARRON: All right. Thank you.

CHAIRMAN RAGUSA: Any other any

supervisor comments?

(No response.)

CHAIRMAN RAGUSA: Any other resident comments?

(No response.)

CHAIRMAN RAGUSA: Seeing none, a motion to adjourn would be appropriate.

MR. ZEIGLER: Motion to adjourn.

CHAIRMAN RAGUSA: Do we have a second?

MR. CHESNEY: Second.


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

(All board members signify in the affirmative.)

CHAIRMAN RAGUSA: That motion passes five to nothing.

(At 5:55 p.m., the meeting adjourns.)


Mark Ragusa
Chairman, Westchase CDD


Andrew P. Mendenhall, PMP
Secretary, Westchase CDD