

RE: WESTCHASE COMMUNITY DEVELOPMENT DISTRICT

## TRANSCRIPT OF: BOARD MEETING

DATE: May 7, 2013

TIME: 4:00 p.m. - 5:53 p.m.

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

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

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1 APPEARANCES:  
 2 WESTCHASE COMMUNITY DEVELOPMENT  
 3 DISTRICT BOARD MEMBERS:  
 4 Mark Ragusa, Chairman  
 5 Greg Chesney  
 6 Brian Ross  
 7 Brian Zeigler  
 8 Bob Argus  
 9  
 10 ALSO PRESENT:  
 11  
 12 WESTCHASE COUNSEL:  
 13  
 14 Erin McCormick, Esquire  
 15  
 16 SEVERN TRENT SERVICES:  
 17  
 18 Andy Mendenhall, District Manager  
 19  
 20 WESTCHASE STAFF:  
 21  
 22 Doug Mays  
 23 Sonny Whyte  
 24  
 25

1 The transcript of the Westchase Community  
 2 Development District Board Meeting, on the 7th day  
 3 of May, 2013, at the Westchase Community Association  
 4 Office, 10049 Parley Drive, Tampa, Florida,  
 5 beginning at 4:00 p.m., reported by Kimberly Ann  
 6 Roberts, Notary Public in and for the State of  
 7 Florida at Large.

8 \* \* \* \* \*

9 CHAIRMAN RAGUSA: All right. Good  
 10 afternoon. Welcome. I'm Mark Ragusa, chair  
 11 of the Westchase Community Development  
 12 District. I would like to welcome everybody  
 13 to the May 7, 2013 CDD meeting.

14 Let's start off with the Pledge of  
 15 Allegiance. If you would please follow.

16 (The Pledge of Allegiance was recited.)

17 CHAIRMAN RAGUSA: The record should  
 18 should reflect that all of the CDD supervisors  
 19 are present and accounted for.

20 You have in front of you Agenda Item  
 21 Number Two, which is the consent agenda. It's  
 22 my understanding that there were no suggested  
 23 changes, additions or deletions to the April  
 24 2, 2013 minutes. Am I correct?

25 MR. ARGUS: Correct.

<p style="text-align: right;">Page 5</p> <p>1 CHAIRMAN RAGUSA: We also have the  2 financial statements as of March 31, 2013. A  3 motion to approve the minutes and accept  4 financial statements would be in order.  5 MR. ARGUS: So move.  6 CHAIRMAN RAGUSA: Do we have a second?  7 MR. ZEIGLER: Second.  8 CHAIRMAN RAGUSA: Any further  9 discussion?  10 (No response.)  11 CHAIRMAN RAGUSA: All in favor please  12 signify by saying aye.  13 (All board members signify in the  14 affirmative.)  15 CHAIRMAN RAGUSA: Any opposed.  16 (No response.)  17 CHAIRMAN RAGUSA: None noted. That  18 motion passes unanimously.  19 (Motion passes.)  20 CHAIRMAN RAGUSA: I'm going to move  21 Tonja up, if that's okay. The highest-priced  22 person gets to go first.  23 MS. STEWART: Oh, and I am the highest-  24 priced person in the room.  25 CHAIRMAN RAGUSA: You're the highest-</p>	<p style="text-align: right;">Page 7</p> <p>1 contingent upon that, if the board as well is  2 interested in obviously taking on managing the  3 project for them, so to speak.  4 Once we get to that point, then we look  5 to set a contract, which we have your  6 involvement, Erin's involvement, and we move  7 forward.  8 CHAIRMAN RAGUSA: Do you have any  9 general comments on the proposal?  10 MS. STEWART: I do not. I do not. It  11 looked good. And there actually is a draft  12 contract in the bid documents. So we're  13 fairly, you know, advanced. So when you're  14 ready to do it, it won't take very much to get  15 it done.  16 CHAIRMAN RAGUSA: Nancy Sells, do you  17 want to be heard on this?  18 MS. SELLS: No. I'm here to listen.  19 CHAIRMAN RAGUSA: Okay. Can I ask then,  20 have you taken it to the community?  21 MS. SELLS: Not yet. I was waiting  22 until after this meeting so we had more  23 information, and then we'll draft an email and  24 get it sent out to everybody.  25 CHAIRMAN RAGUSA: Do you think you would</p>
<p style="text-align: right;">Page 6</p> <p>1 priced biller in the room right now.  2 MS. STEWART: I just have a couple of  3 items. Did you all want to talk about the  4 street lighting as a separate line item?  5 Andy, is that going to be in your  6 report?  7 MR. MENDENHALL: Well --  8 MS. STEWART: I just didn't know if I  9 needed to go to the contract or do anything  10 like that -- provide a draft contract or  11 anything like that.  12 MR. MENDENHALL: -- I think at this  13 point we had -- as you all probably know from  14 the email the other day, we had the bid  15 opening. We had one bidder out of the few  16 that we had sent it out from -- sent it out to  17 and even fewer that responded that they were  18 interested.  19 So at this point, we have sent it out  20 to, of course, the board members, as well as  21 it's been forwarded on to the community  22 itself, Harbor Links, and I think we're at the  23 point where we're waiting to get some feedback  24 from them as far as, you know, whether they're  25 interested in moving forward, and then</p>	<p style="text-align: right;">Page 8</p> <p>1 have enough resident input for our next  2 meeting in June?  3 MS. SELLS: As much as I ever have.  4 It's just, you know, there will be those that  5 respond and those that you just don't hear  6 from. I mean, that's just been the matter of  7 course.  8 CHAIRMAN RAGUSA: Okay.  9 MS. SELLS: I think people -- my opinion  10 would be that this has been an ongoing process  11 for several years. It's like, all right,  12 let's move forward and get it taken care of.  13 MR. ARGUS: Do you have a village  14 meeting scheduled in the near future?  15 MS. SELLS: In January.  16 MR. ARGUS: Okay.  17 CHAIRMAN RAGUSA: Okay. And we built in  18 extra time with the understanding that we  19 needed input from the community.  20 MR. MENDENHALL: Yes.  21 CHAIRMAN RAGUSA: So we had 120 days.  22 MR. MENDENHALL: If I remember, the exact  23 days -- I know we built in --  24 CHAIRMAN RAGUSA: At least 90.  25 MS. STEWART: It was 120.</p>

<p style="text-align: right;">Page 9</p> <p>1 CHAIRMAN RAGUSA: Okay.</p> <p>2 MS. STEWART: The one thing I would like</p> <p>3 for you to keep in mind, too, I don't know if</p> <p>4 we want to wait before permitting, because we</p> <p>5 still have that permitting that we need to</p> <p>6 do.</p> <p>7 I did get addresses for all locations,</p> <p>8 but we still need to submit building permit</p> <p>9 applications.</p> <p>10 MR. ARGUS: How long do you think the</p> <p>11 permitting would take?</p> <p>12 MS. STEWART: I would say 30 days.</p> <p>13 CHAIRMAN RAGUSA: Okay. Well --</p> <p>14 MS. STEWART: I would like to tell you</p> <p>15 less, but --</p> <p>16 CHAIRMAN RAGUSA: If I can suggest,</p> <p>17 Nancy, if you could, could you have the</p> <p>18 community's input ready for us at the June</p> <p>19 meeting?</p> <p>20 MS. SELLS: Sure.</p> <p>21 CHAIRMAN RAGUSA: And then I would like</p> <p>22 to -- let's get it on the agenda, and I'd like</p> <p>23 to vote it up or down at the June meeting.</p> <p>24 Everybody in agreement?</p> <p>25 MR. ZEIGLER: (Moves head up and down.)</p>	<p style="text-align: right;">Page 11</p> <p>1 stays flagged so that we can kind of look to</p> <p>2 see if it's going to get any bigger, but it's</p> <p>3 some kind of an anomaly that it's not standard</p> <p>4 erosion, so I thought instead of just running</p> <p>5 in and trying to fix it, I think we should</p> <p>6 probably watch it through the rainy season to</p> <p>7 make sure it doesn't get any bigger.</p> <p>8 And when we do fix it, we're going to</p> <p>9 probably have to -- the best access would go</p> <p>10 in between those houses, and we don't have an</p> <p>11 easement between those houses, so I'm assuming</p> <p>12 that we probably need to reach out to them,</p> <p>13 which may take a little bit of time to get an</p> <p>14 easement to allow us to access the area from</p> <p>15 the street and not do any damage to the rest</p> <p>16 of the bank of the pond.</p> <p>17 CHAIRMAN RAGUSA: Any questions?</p> <p>18 (No response.)</p> <p>19 CHAIRMAN RAGUSA: What remediation did</p> <p>20 we do at that location?</p> <p>21 MS. STEWART: It was the slope</p> <p>22 stabilization, slope reconstruction.</p> <p>23 CHAIRMAN RAGUSA: And that was just</p> <p>24 dirt, or is that where we put --</p> <p>25 MS. STEWART: Just dirt. Just dirt.</p>
<p style="text-align: right;">Page 10</p> <p>1 MR. ROSS: (Moves head up and down.)</p> <p>2 MR. ARGUS: (Moves head up and down.)</p> <p>3 CHAIRMAN RAGUSA: Anything else on that</p> <p>4 issue?</p> <p>5 MS. STEWART: No. That's it.</p> <p>6 CHAIRMAN RAGUSA: Do you have any other</p> <p>7 particular issues?</p> <p>8 MS. STEWART: Just a couple of issues.</p> <p>9 Doug and I went to -- let's see if I can</p> <p>10 remember the address --10353 -- did I get that</p> <p>11 right? -- Lightner Bridge. They have a</p> <p>12 washout in the area at the top of the bank of</p> <p>13 the pond that we had repaired a couple of</p> <p>14 years ago.</p> <p>15 (Ms. McCormick enters the room.)</p> <p>16 MS. STEWART: I was sent out there to --</p> <p>17 Biomass Two, Number One, to see if it's</p> <p>18 warrantied. And it's kind of odd what's going</p> <p>19 on. It's not like it's a washout where the</p> <p>20 dirt moves and it's -- you know, displaces to</p> <p>21 another location. It's just kind of an area</p> <p>22 that sunk. So I'd like to monitor it.</p> <p>23 The repair work is above the water line,</p> <p>24 so when we fix it, it's not like I have to</p> <p>25 worry about the water levels coming up, but it</p>	<p style="text-align: right;">Page 12</p> <p>1 CHAIRMAN RAGUSA: Okay.</p> <p>2 MS. STEWART: And the weird thing about</p> <p>3 it is, I'm seeing some of the jute kind to</p> <p>4 float or whatever, but it looks like the slope</p> <p>5 below it still is pretty standard. It's --</p> <p>6 I'm not seeing any washout in that area or</p> <p>7 anything.</p> <p>8 So there's ABS pipe has been uncovered,</p> <p>9 I'm assuming by a resident, but nothing flows</p> <p>10 through it, and it's not like if something was</p> <p>11 flowing through it, that what we're</p> <p>12 experiencing is a result of some flow.</p> <p>13 There's no gully. There's no washout.</p> <p>14 The sod is stable. It's just like it went</p> <p>15 bloop.</p> <p>16 CHAIRMAN RAGUSA: What is AES?</p> <p>17 MS. STEWART: ABS, it's a type of pipe.</p> <p>18 It's a polyethylene pipe.</p> <p>19 MR. ZEIGLER: They didn't put in a</p> <p>20 French drain or anything there?</p> <p>21 MS. STEWART: No. We're suspicious it</p> <p>22 may be left over from home construction or</p> <p>23 something like that. I mean, Doug, I don't</p> <p>24 know if you have any comments about that.</p> <p>25 MR. MAYS: Yeah, it just uncovered</p>

<p style="text-align: right;">Page 13</p> <p>1       itself in this small slope and caved in. But</p> <p>2       I talked to the resident, who's the original</p> <p>3       owner at the property, and they haven't put</p> <p>4       any French drain, they don't know anything</p> <p>5       except the vent pipe for the pool --</p> <p>6       MS. STEWART: Roof drainage isn't</p> <p>7       connected?</p> <p>8       MR. MAYS: The way it's beat up, it just</p> <p>9       kind of look like something that was left</p> <p>10      over.</p> <p>11      CHAIRMAN RAGUSA: So what was your</p> <p>12      plan?</p> <p>13      MS. STEWART: Just to monitor it. I</p> <p>14      don't know, Doug, if you have any comments.</p> <p>15      MR. MAYS: I put a stake on it to</p> <p>16      monitor the level to see where it's at and see</p> <p>17      where it is basically and see if it moves,</p> <p>18      just to see if that stick moves, because she</p> <p>19      said it wasn't moving.</p> <p>20      She thought it was getting smaller. It</p> <p>21      doesn't appear to be changing to me, but I</p> <p>22      went ahead and threw a stake in the ground to</p> <p>23      monitor it and took some measurements.</p> <p>24      MS. STEWART: And then the last item I</p> <p>25      have is in regard to drainage easements. I</p>	<p style="text-align: right;">Page 15</p> <p>1       afterthought. Probably somebody had to design</p> <p>2       that facility after the lots had already been</p> <p>3       laid out, so they had to throw this little</p> <p>4       something there probably at the last minute,</p> <p>5       and they had to do it on private property and</p> <p>6       basically put a drainage easement over it for</p> <p>7       to us maintain it.</p> <p>8       And what happened is, it was designed</p> <p>9       very, very, very tight between the bank and</p> <p>10      the house, and they're right on top of</p> <p>11      each other.</p> <p>12      MR. MAYS: The homeowner contacted me</p> <p>13      with concern because it looks like it's</p> <p>14      eroding, and when I went over there and saw</p> <p>15      all the plant material that he's put on there,</p> <p>16      it looks like -- so I met with Tonja over</p> <p>17      there, and it look likes he compromised --</p> <p>18      possibly compromising the bank over there,</p> <p>19      causing a little bit of the erosion.</p> <p>20      Yes, the plant material keeps it</p> <p>21      together, but for us to repair it, we would</p> <p>22      have to tear a lot out. So I have to discuss</p> <p>23      this with the resident, too.</p> <p>24      MR. ZEIGLER: Do we have a right or an</p> <p>25      easement around that?</p>
<p style="text-align: right;">Page 14</p> <p>1       don't know, Doug, if you want to chat about</p> <p>2       that in terms of the area where we have some</p> <p>3       encroachments into the West Park Village.</p> <p>4       MR. MAYS: The one around the pool over</p> <p>5       there?</p> <p>6       MS. STEWART: Yeah.</p> <p>7       MR. MAYS: We have another issue where</p> <p>8       it looks like somebody planted a little close</p> <p>9       to the easement, making it real difficult, if</p> <p>10      they had to go over and repair the erosion,</p> <p>11      the plant material would have to get ripped</p> <p>12      out and -- along with the fence, too. So we</p> <p>13      have another resident that has encroached. I</p> <p>14      don't know who or how they got permission to</p> <p>15      do it.</p> <p>16      It's a very odd lot. The lot actually</p> <p>17      -- the property line actually cuts through the</p> <p>18      middle of this ponds. So it's actually their</p> <p>19      property, but the CDD has maintained this</p> <p>20      little retention pond for before I was even</p> <p>21      here, so they're been maintaining it. So it's</p> <p>22      one of these, we maintain it, but it belongs</p> <p>23      to the homeowners, so -- according to the plot</p> <p>24      maps anyways, so it's --</p> <p>25      MS. STEWART: I think it was an</p>	<p style="text-align: right;">Page 16</p> <p>1       MS. STEWART: We do.</p> <p>2       MR. ZEIGLER: Even though it's their</p> <p>3       property into the lake?</p> <p>4       MS. STEWART: Correct.</p> <p>5       CHAIRMAN RAGUSA: Any other questions or</p> <p>6       comments on that?</p> <p>7       (No response.)</p> <p>8       CHAIRMAN RAGUSA: We have an easement.</p> <p>9       Is the lake part of our stormwater system?</p> <p>10      MS. STEWART: It is.</p> <p>11      MR. MAYS: I think it's part of the</p> <p>12      maintenance agreement to maintain around the</p> <p>13      pond. So that's the agreement we have.</p> <p>14      CHAIRMAN RAGUSA: Well, have we met with</p> <p>15      resistance from the resident?</p> <p>16      MR. MAYS: No.</p> <p>17      CHAIRMAN RAGUSA: Is that something that</p> <p>18      the two of you can handle?</p> <p>19      MR. MAYS: Yes, I hope so. I've got --</p> <p>20      they've always been willing to cooperate. And</p> <p>21      once I tell him what me and Tonja had found</p> <p>22      out, I'm hoping that he'll decide he needs to</p> <p>23      move it all back so we can continue to get to</p> <p>24      it to maintain it.</p> <p>25      CHAIRMAN RAGUSA: Okay. Anything else?</p>

<p style="text-align: right;">Page 17</p> <p>1 MS. STEWART: That's it. That's it.</p> <p>2 CHAIRMAN RAGUSA: I'm actually going to</p> <p>3 ask you to stay for the next --</p> <p>4 MS. STEWART: Okay.</p> <p>5 CHAIRMAN RAGUSA: -- Mr. Odda -- is it</p> <p>6 Odda?</p> <p>7 MR. ODDA: Yes, it is. Thank you.</p> <p>8 CHAIRMAN RAGUSA: Thank you.</p> <p>9 MR. ODDA: I have the pleasure of</p> <p>10 chairing a dog -- a Westchase Dog Park Task</p> <p>11 Force which we put together about a month and</p> <p>12 a half ago to explore the feasibility of a dog</p> <p>13 park in Westchase, to develop a vision that is</p> <p>14 a concept of what we thought it might include,</p> <p>15 and also to take a look at the resources that</p> <p>16 are presently available or could be available</p> <p>17 in the future.</p> <p>18 I sent to the board a PowerPoint</p> <p>19 presentation, and you all have that</p> <p>20 electronically. I also have printed that out</p> <p>21 for anyone in the group here, the board or</p> <p>22 anyone attending might want to look at it.</p> <p>23 It's certainly yours to look at. They're</p> <p>24 right here.</p> <p>25 The PowerPoint presentation suggests</p>	<p style="text-align: right;">Page 19</p> <p>1 reached the real estate services office and</p> <p>2 asked them if they could give us a summary of</p> <p>3 county-owned land that is surplus county-owned</p> <p>4 land that is within a two-mile radius of</p> <p>5 border of Westchase in every appropriate</p> <p>6 direction.</p> <p>7 You go two miles west and you're in</p> <p>8 another county. They provided me with this</p> <p>9 report, and it lists some very nice properties</p> <p>10 there. This is just a summary report. And if</p> <p>11 you would like copies of this, I'll leave them</p> <p>12 with you.</p> <p>13 We isolated 11 properties that are one</p> <p>14 acre or more in size. A lot of those</p> <p>15 properties are around sewage lift stations and</p> <p>16 so on. But we identified 11 properties that</p> <p>17 are one acre or more in size. And we need</p> <p>18 about an acre.</p> <p>19 And also from that list probably about</p> <p>20 five really leap out at us. I'm not going to</p> <p>21 take the time to go through that right now,</p> <p>22 but we do hope we can continue this effort.</p> <p>23 There is a lot of enthusiasm for it. I</p> <p>24 have some very nice emails that have come back</p> <p>25 to me as a result of the article that I wrote</p>
<p style="text-align: right;">Page 18</p> <p>1 that we have a preference for -- in terms of</p> <p>2 location for a dog park in the West Park</p> <p>3 Village area right here in that area between</p> <p>4 Fifth-Third Bank and the restaurants in the --</p> <p>5 goes south from Linebaugh to West Park Village</p> <p>6 Drive.</p> <p>7 We mistakenly misunderstood that that</p> <p>8 was TECO property under there, under those</p> <p>9 power lines. We were just advised that we</p> <p>10 were not right about that, that that property</p> <p>11 is owned by two different entities, and so</p> <p>12 it's unlikely that we could do that without</p> <p>13 incurring enormous expense that is probably</p> <p>14 beyond the reach of this organization.</p> <p>15 So there are other alternatives, and one</p> <p>16 of them, of course, is the Countryway area</p> <p>17 where there is land that has been deeded over</p> <p>18 to the CDD that goes back quite some</p> <p>19 distance. We thought probably would be a</p> <p>20 second choice for us.</p> <p>21 And we'll be talking about this</p> <p>22 further. And at the same time, we decided to</p> <p>23 look at other alternatives that might be</p> <p>24 available to us. And I, through the good</p> <p>25 offices of Ken Hagan and Sandy Murman,</p>	<p style="text-align: right;">Page 20</p> <p>1 for this month's WOW, Village Voices,</p> <p>2 mentioning who is serving on the dog park.</p> <p>3 And I have that list of individuals, but our</p> <p>4 task force does include representation of</p> <p>5 about seven communities of Westchase.</p> <p>6 And Eddie Santiago is also on the task</p> <p>7 force, who is on the board of the Westchase</p> <p>8 Community Association. Having said that and</p> <p>9 taken about two minutes -- I promised no more</p> <p>10 than five -- I wonder if you have any questions</p> <p>11 for me at this point. Yes.</p> <p>12 MR. CHESNEY: Okay. So none of these</p> <p>13 parcels are within the boundaries of the</p> <p>14 Community Development District?</p> <p>15 MR. ODDA: Correct. Probably not, but</p> <p>16 we're just showing --</p> <p>17 MR. CHESNEY: Okay. And did you --</p> <p>18 MR. ODDA: -- you another alternative.</p> <p>19 MR. CHESNEY: Okay. And so I understood</p> <p>20 correctly, so you found no appropriate</p> <p>21 parcels, except for the library parcels, which</p> <p>22 you just have not explored. Is that correct?</p> <p>23 MR. ODDA: No. What we have, nobody has</p> <p>24 explored them.</p> <p>25 MR. CHESNEY: Because I looked through</p>

<p style="text-align: right;">Page 21</p> <p>1 -- I mean, the PowerPoint identified West Park  2 Village, but it was that parcel over there.  3 MR. ODDA: Right. Right. We don't know  4 of anything else within Westchase -- within  5 the borders of Westchase that is workable and  6 is big enough or appropriate as a location.  7 And not everyone is in agreement that  8 West Park Village would be a good location  9 anyhow. Some people are concerned -- one or  10 two people have expressed a concern that it  11 might exacerbate a traffic problem that they  12 perceive to exist there.  13 MR. CHESNEY: Yeah. Did you -- okay.  14 So you explored the back areas of Glendcliff  15 where the nature area is?  16 MR. ODDA: Well, the nature areas, I  17 think it's impossible basically to put  18 anything in there, if there are wetlands or  19 nature areas.  20 MR. CHESNEY: You obviously couldn't,  21 you know, change any areas --  22 MR. ODDA: Yeah.  23 MR. CHESNEY: -- I'm just trying to  24 understand. I wasn't part of it, so I'm just  25 trying to understand.</p>	<p style="text-align: right;">Page 23</p> <p>1 it, but there actually is a fair amount of  2 land there. It's also covered by trees and  3 bushes right now.  4 MR. CHESNEY: Yeah.  5 MR. ODDA: But that's a remote  6 possibility, but I don't think anyone is real  7 enthusiastic about getting into there.  8 MR. CHESNEY: Okay. Yeah. And the only  9 other thing I wanted to clarify -- and Erin  10 will correct me if I'm wrong -- but, I mean,  11 this board won't be able to -- we're not  12 supposed to expend money outside of our  13 boundaries because, I mean, the whole --  14 MR. ODDA: Right.  15 MR. CHESNEY: I just wanted to make  16 sure. I was confused by this list.  17 MR. ODDA: Yeah. We mentioned because  18 in the event that it turns out that the CDD  19 property is not workable for some reason, we  20 can look in other directions that would be  21 fairly close to Westchase.  22 CHAIRMAN RAGUSA: Mr. Argus.  23 MR. ARGUS: Do you know the criteria  24 they used to develop this list?  25 MR. ODDA: Only that it's surplus land</p>
<p style="text-align: right;">Page 22</p> <p>1 And having been familiar with that  2 process, I can tell you we looked at it two  3 years ago -- I mean, I spearheaded that -- and  4 I could not find a location that I thought was  5 suitable.  6 Now, at the time, we were just acquiring  7 the Countryway property, and I can tell you  8 it's very wet back there, because I did go out  9 there, and we never really explored that any  10 further, because we acquired it after the  11 fact.  12 We also looked at a parcel here in front  13 of the TECO substation that we do own, but it  14 was fairly close to some additional homes.  15 And then we would have an issue that we have  16 to do the fence in such a way that it could  17 basically be folded down. Okay. I was just  18 curious to where you explored.  19 MR. ODDA: Yes. It has also been  20 suggested that there is a section of land  21 right next to the swim center there, right  22 beyond the fire station --  23 MR. CHESNEY: Yeah.  24 MR. ODDA: -- part of which is owned by  25 CDD, and also that is a wetland for part of</p>	<p style="text-align: right;">Page 24</p> <p>1 that the county owns.  2 MR. ARGUS: Because there are three  3 entries on here that raise my curiosity, 1.4  4 acres at the fire station, 6.26 acres by the  5 Westchase rec center, which is, I guess, the  6 field behind it, which I thought was in  7 use, and then four acres at the Upper  8 Tampa Bay Library, which I assure you is not  9 surplus.  10 MR. ODDA: Well, it's the list the  11 county provided us.  12 MR. ARGUS: Okay.  13 MR. ODDA: But that's an interesting  14 question. We have not walked through those  15 areas yet, but Eddie Santiago said he saw --  16 of the 11, he saw about five areas within that  17 radius that he thought were promising as one  18 possible alternative.  19 MR. ARGUS: Essentially those three  20 areas I mentioned are all within our original  21 boundaries. There's probably two or three  22 others in here that are, too.  23 MR. ODDA: When you say "our original  24 boundaries," you mean the CDD?  25 MR. ARGUS: We -- we actual -- the</p>

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1 library was part of the CDD originally, but we  
 2 de-annexed it.  
 3 MR. ODDA: Ah. Right. Okay.  
 4 CHAIRMAN RAGUSA: What's your next  
 5 step?  
 6 MR. ODDA: Well, we'd like to begin  
 7 exploring what these other parcels look like,  
 8 and we know that the CDD is beginning a study  
 9 to determine how much of that land is feasible  
 10 for a variety of purposes, one of which might  
 11 be the dog park.  
 12 And, you know, there's not too much we  
 13 can do until we know that that's on its way,  
 14 but we're happy to work in partnership with  
 15 you to find solutions, opportunities -- land  
 16 opportunities and so on.  
 17 MS. McCORMICK: And I did just want to  
 18 clarify, under Chapter 190 as far as  
 19 recreational facilities, there is not a  
 20 specific requirement that the recreational  
 21 facilities that the district plans or expends  
 22 money on has to be located within the  
 23 boundaries of the district, so you can just  
 24 keep that in mind.  
 25 MR. CHESNEY: Really.

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1 MR. ODDA: That's good to know.  
 2 MS. McCORMICK: Yeah.  
 3 MR. CHESNEY: Got Andy. He was like  
 4 wow.  
 5 MR. MENDENHALL: Yeah, I didn't know.  
 6 That's interesting.  
 7 CHAIRMAN RAGUSA: Tonja, do you have any  
 8 thoughts on the TECO property?  
 9 MS. STEWART: We have a -- I think I let  
 10 the whole board know we have an appointment on  
 11 the 21st to talk to the county about what  
 12 entitlements are left and what we can actually  
 13 do there. We do know that there are some  
 14 wetlands there, obviously, and there's some  
 15 TECO easements. There are some easements  
 16 running all over it. So we should be able to  
 17 have a better idea next week.  
 18 MR. ODDA: But we are meeting again on  
 19 the 16th of May. I will summarize what  
 20 questions have been asked here and what  
 21 responses we gave, and we are ready to move in  
 22 a number of directions, so -- as time goes  
 23 on.  
 24 Now, we understand this is not something  
 25 that is going to happen in two months. Many

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1 of us think that if a dog park is in place,  
 2 it's not going to happen until 2015. It will  
 3 take that long to make all the determinations.  
 4 CHAIRMAN RAGUSA: Well, thank you.  
 5 MR. ODDA: Thank you.  
 6 CHAIRMAN RAGUSA: Alan, are you ready  
 7 for the 2014 budget?  
 8 MR. BALDWIN: Sure.  
 9 MR. CHESNEY: Can you give a brief  
 10 overview of what we did prior to this?  
 11 MR. BALDWIN: We had conversations with  
 12 Mr. Chesney and -- are you going to do it?  
 13 MR. CHESNEY: Well, I guess I just  
 14 wanted to, you know, because we had a certain  
 15 philosophy --  
 16 MR. BALDWIN: Right.  
 17 MR. CHESNEY: -- when we went through  
 18 it, so I didn't want to alarm you. But the  
 19 philosophy and the direction that we had when  
 20 we went through it was we put everything in  
 21 there that, you know, had come in, so you can  
 22 see the number is quite large.  
 23 I mean, we have a strategy for dealing  
 24 with it, once you figure out what you're going  
 25 to actually pay for. And I included a reserve

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1 analysis in there.  
 2 You know, if you take out a lot of the  
 3 the extra projects -- I went through the  
 4 budget line by line. We increased where we  
 5 know we needed to increase, like insurance,  
 6 employee benefits.  
 7 Alan did his best to keep notes on the  
 8 side there. Some things we had not used. We  
 9 went down. And if you look at just that,  
 10 there was like an overall increase of around  
 11 one percent that was largely driven by --  
 12 there was a 15 percent increase in the payroll  
 13 number that we put in there.  
 14 I'm not suggesting we actually spend  
 15 that, but I put that in there. So if you take  
 16 out all that extra stuff, the one off  
 17 projects, it's really about a one percent  
 18 increase, if you're taking out the stuff that  
 19 I had zeroed out, and then the stuff that, you  
 20 know, I had to increase, like insurance went  
 21 up 15 percent, employee benefits went up, you  
 22 know --  
 23 MR. BALDWIN: Fuel.  
 24 MR. CHESNEY: -- fuel. There are  
 25 numerous items that Alan -- so that was the

1 strategy we used. So the overall budget you  
 2 got is quite, you know, large. I never  
 3 actually saw the final copy, so --  
 4 CHAIRMAN RAGUSA: Now that you've heard  
 5 that, we're going to switch agenda items.  
 6 MR. CHESNEY: Okay.  
 7 CHAIRMAN RAGUSA: I'm sorry. We've got  
 8 some -- we do have some guests in the crowd,  
 9 that I'll free them up so they don't have to  
 10 presentation.  
 11 Aquamarine, you are here. I saw you.  
 12 MR. JONES: Yeah.  
 13 CHAIRMAN RAGUSA: Do you want to come up  
 14 and identify yourself, please?  
 15 MR. JONES: Sure. My name is Jeff Jones  
 16 with Aquamarine Swimming Pool Company. We're  
 17 based out of Clearwater, Florida. We are  
 18 public swimming pool specialists, contractors.  
 19 We build spray grounds. And I was asked by  
 20 Doug Mays to come to your meeting and perhaps  
 21 answer some questions.  
 22 I generated a budget proposal as a  
 23 starting point for your consideration. We  
 24 inspected the site and walked the -- walked  
 25 the pad, and this is what I came up with for

1 the renovation.  
 2 Something you might want to consider,  
 3 too, is, the reason that we -- or I came  
 4 there to inspect it was to bring it up to  
 5 code. And the spray ground was designed and  
 6 installed before public health departments  
 7 knew what interactive water play features  
 8 were.  
 9 And so it's missing a lot of the  
 10 important safety components, primarily water  
 11 treatment components, and that is a  
 12 significant part of this proposal.  
 13 In addition to that, we included  
 14 removing and replacing the existing substrate,  
 15 which is a brick paver pad.  
 16 And I'm uncertain what's below it, but  
 17 modern-day splash path construction consists  
 18 of six inches of concrete for two reasons:  
 19 One, it's quite stable and permanent; and,  
 20 second, you can install strong vertical  
 21 play features, like a rain drop or a dumping  
 22 feature of something of that nature.  
 23 So I'm here to answer any questions. I  
 24 know it's -- you want to get your budget --  
 25 but after you have a chance to review it, do

1 you have any questions?  
 2 MR. CHESNEY: So are you -- are these  
 3 two separate projects, or does the bottom  
 4 include the top?  
 5 MR. JONES: There are two separate  
 6 approaches. One is to bring your current  
 7 system and play feature up to specs. That's  
 8 the first number, the low number.  
 9 MR. CHESNEY: Okay.  
 10 MR. JONES: The second number is to  
 11 start over -- well, start over, remove what  
 12 you have there, but put back in the same place  
 13 a new modern spray ground.  
 14 MR. CHESNEY: Because the top is just to  
 15 bring it up to code, no dew drop funnels or  
 16 anything like that?  
 17 MR. JONES: No. That's everything.  
 18 That's everything on the front.  
 19 MR. CHESNEY: Okay. All right. That's  
 20 what I'm trying to understand.  
 21 MR. JONES: That's the complete  
 22 restoration, if you will.  
 23 MR. CHESNEY: Okay.  
 24 MR. JONES: And bringing the existing  
 25 filtration system up to standard.

1 MR. CHESNEY: Okay.  
 2 MR. JONES: So when you walked up to the  
 3 project, it would -- it includes a lot of  
 4 features. I didn't get into a lot of detail  
 5 -- but the system will truly become  
 6 interactive, meaning when a patron or a child  
 7 or mother comes up, it will have a way to  
 8 start it, instead of currently it comes on  
 9 every day and runs. Right?  
 10 MR. MAYS: Correct.  
 11 MR. JONES: And all nozzles come on, and  
 12 it's just a fixed system.  
 13 When we get done, it will be  
 14 interactive. It will have control zones, so  
 15 different parts of the spray ground will  
 16 operate. You will have programmability,  
 17 meaning it won't be able to be turned on, you  
 18 know, after hours.  
 19 MR. CHESNEY: Okay. So the difference  
 20 then is, you're keeping the same -- I'm just  
 21 trying to understand the two differences  
 22 completely.  
 23 MR. JONES: Okay.  
 24 MR. CHESNEY: Just the pad and the -- it  
 25 says, "Upgraded water treatment."



<p style="text-align: right;">Page 33</p> <p>1 MR. JONES: Let me see if I can see what</p> <p>2 the confusion is here.</p> <p>3 MR. CHESNEY: One's seventy eight and</p> <p>4 one's -- there is a big difference between</p> <p>5 those two numbers.</p> <p>6 MR. JONES: Okay. Okay. What the</p> <p>7 second number is is a brand-new spray ground,</p> <p>8 clean sheet design, to replace what is there.</p> <p>9 That means a complete new filter compound and</p> <p>10 a complete new spray ground --</p> <p>11 MR. CHESNEY: Okay.</p> <p>12 MR. JONES: -- with all the water</p> <p>13 features.</p> <p>14 MR. CHESNEY: Okay.</p> <p>15 MR. JONES: The number, the lower -- the</p> <p>16 78,000 is to remove the existing spray ground</p> <p>17 pad area, replace it with concrete and install</p> <p>18 new water features and upgrade the existing</p> <p>19 filtration system --</p> <p>20 MR. CHESNEY: Okay.</p> <p>21 MR. JONES: -- bring it up to standard,</p> <p>22 chemical automation, a rain brain, computer</p> <p>23 system to control zoning, water heads.</p> <p>24 MR. CHESNEY: Okay. All right. So</p> <p>25 we're fine with the \$78,000 one.</p>	<p style="text-align: right;">Page 35</p> <p>1 system.</p> <p>2 MS. WHYTE: Chemicals, chemicals</p> <p>3 balances in the water.</p> <p>4 MR. ARGUS: How much more is that?</p> <p>5 MR. JONES: Probably another \$1500,</p> <p>6 Assuming there is a communication link that we</p> <p>7 can access in close proximity.</p> <p>8 CHAIRMAN RAGUSA: Do you have a -- is it</p> <p>9 too early to get some kind a pictorial or a</p> <p>10 diagram of what this would look like?</p> <p>11 MR. JONES: Yes, it would. But I can</p> <p>12 say that we're going -- the idea was to</p> <p>13 replace the -- that's a 30-foot radius round</p> <p>14 spray ground. So we were just going to</p> <p>15 replace that, work within the brick pavers</p> <p>16 after demolition.</p> <p>17 As far as the actual water features, I</p> <p>18 have a few photos. Is that what you're</p> <p>19 interested in?</p> <p>20 CHAIRMAN RAGUSA: Yeah. I'm a visual</p> <p>21 kind of a person. I don't know what a dew</p> <p>22 drop looks like.</p> <p>23 MR. JONES: Okay.</p> <p>24 CHAIRMAN RAGUSA: While he's doing that,</p> <p>25 this, if approved, would be a 2014 budget item</p>
<p style="text-align: right;">Page 34</p> <p>1 MR. JONES: Good.</p> <p>2 MR. CHESNEY: That's what I mean.</p> <p>3 That's what we need, plus all the stuff that's</p> <p>4 excluded. All right. Okay. All right.</p> <p>5 CHAIRMAN RAGUSA: Mr. Barrett.</p> <p>6 MR. BARRETT: Sorry. Does the \$78,000</p> <p>7 number, like one of the things that I've heard</p> <p>8 -- my name is Chris Barrett. I'm with the</p> <p>9 World of Westchase --</p> <p>10 MR. JONES: Hi.</p> <p>11 MR. BARRETT: -- the existing piping</p> <p>12 structure isn't adequate to control the flow</p> <p>13 of the water. The \$78,000 number would redo</p> <p>14 the piping so it would be adequate to --</p> <p>15 MR. JONES: Correct.</p> <p>16 MR. CHESNEY: Awesome.</p> <p>17 CHAIRMAN RAGUSA: Mr. Argus.</p> <p>18 MR. ARGUS: The Chemtrol 3000 has</p> <p>19 communication extra. What do we need a</p> <p>20 communication -- what does this thing do?</p> <p>21 MR. JONES: I had introduced the option</p> <p>22 that you could actually bring the information,</p> <p>23 the water treatment information, back to</p> <p>24 administrative office so you can look it up</p> <p>25 on the internet and see the status of the</p>	<p style="text-align: right;">Page 36</p> <p>1 -- correct -- or it would be a capital</p> <p>2 improvement?</p> <p>3 MR. CHESNEY: It's in the budget</p> <p>4 already. I budgeted it recently.</p> <p>5 CHAIRMAN RAGUSA: How much?</p> <p>6 MR. CHESNEY: I think I put 200,000.</p> <p>7 CHAIRMAN RAGUSA: I don't remember that</p> <p>8 last month.</p> <p>9 MR. CHESNEY: That's because I had -- we</p> <p>10 had three different people we talked to. One</p> <p>11 declined to bid, one was 150, and I used the</p> <p>12 highest number, which was 200.</p> <p>13 And also I forgot to -- the one thing</p> <p>14 I didn't put in the budget was the wi-fi in</p> <p>15 the parks. I did not put that in.</p> <p>16 CHAIRMAN RAGUSA: You can leave that</p> <p>17 out.</p> <p>18 MR. CHESNEY: Well, I'm just telling you</p> <p>19 what I did. I didn't put it in.</p> <p>20 CHAIRMAN RAGUSA: So what are those?</p> <p>21 What are we seeing?</p> <p>22 MR. JONES: I brought a single photo of</p> <p>23 a dew drop, which is a rainfall-type feature.</p> <p>24 The picture, you can't see it very well, but</p> <p>25 it's a dumping bucket in the background.</p>

<p style="text-align: right;">Page 37</p> <p>1 That's a single bucket that's very popular.</p> <p>2 It dumps on the children. In addition</p> <p>3 to that, we would provide ground sprays, five</p> <p>4 ground sprays, a water tunnel which has five</p> <p>5 heads.</p> <p>6 I can -- the manufacturer, Rain Drop,</p> <p>7 will create a complete presentation that I</p> <p>8 could distribute to you all.</p> <p>9 CHAIRMAN RAGUSA: Okay. What's the</p> <p>10 board inclined to do?</p> <p>11 (No response.)</p> <p>12 CHAIRMAN RAGUSA: Not all at once.</p> <p>13 MR. CHESNEY: I say we change the budget</p> <p>14 to seventy eight, plus whatever we need, to</p> <p>15 ninety. It comes in under our bid threshold.</p> <p>16 I mean, I'll be very frank. Is the</p> <p>17 problem we have with the water spray park is</p> <p>18 that our bid threshold is 125,000?</p> <p>19 MR. MENDENHALL: One ninety five is the</p> <p>20 state statute.</p> <p>21 MR. CHESNEY: What is ours, though?</p> <p>22 CHAIRMAN RAGUSA: The same.</p> <p>23 MR. CHESNEY: One ninety five.</p> <p>24 MR. MENDENHALL: Well, you make it mesh</p> <p>25 with the state because it used to be 125,000.</p>	<p style="text-align: right;">Page 39</p> <p>1 the new system because it is significantly</p> <p>2 improved and more advanced, but there is no</p> <p>3 monthly maintenance or weekly maintenance.</p> <p>4 One of the important upgrades is</p> <p>5 chemical automation, and that is a system that</p> <p>6 constantly measures the pH and chlorine and</p> <p>7 keeps the water chemistry on a level legal</p> <p>8 plane regardless of the bathing line,</p> <p>9 because it measures a significant drop in</p> <p>10 chemical maintenance -- I mean, chemical level</p> <p>11 and turns on chemical controller.</p> <p>12 MR. ZEIGLER: Does the company provide</p> <p>13 any kind of extended warranty?</p> <p>14 MR. JONES: Not to my knowledge. As far</p> <p>15 as the actual water features themselves, every</p> <p>16 manufacturer has different warranty profiles.</p> <p>17 The water features, I think, have a</p> <p>18 five-year warranty on the finish. The</p> <p>19 chemical automation system, Chemtrol, has a</p> <p>20 five-year on the electronics. We have a one</p> <p>21 year parts and labor.</p> <p>22 MR. ZEIGLER: Which would encompass all</p> <p>23 the other items that would go into it?</p> <p>24 MR. JONES: Correct.</p> <p>25 MR. ZEIGLER: All right. The items</p>
<p style="text-align: right;">Page 38</p> <p>1 MR. CHESNEY: Okay. Well, we had some</p> <p>2 concern at one time that it was -- that a lot</p> <p>3 of these products are proprietary to those</p> <p>4 manufacturers, so it's not like we can put out</p> <p>5 a bid proposal, you know, and say, "I want the</p> <p>6 dew drop umbrella," because only one company</p> <p>7 makes dew drop umbrella, so it complicates the</p> <p>8 bidding --</p> <p>9 MR. MENDENHALL: Yeah.</p> <p>10 MR. CHESNEY: -- on that. And I'll tell</p> <p>11 you, his is quite considerably less expensive</p> <p>12 than the others that we've come in --</p> <p>13 MR. ZEIGLER: Does your set-up here</p> <p>14 include maintenance? What other warranties go</p> <p>15 with it?</p> <p>16 MR. JONES: There would be one year</p> <p>17 parts and labor on all new equipment. There</p> <p>18 is no --</p> <p>19 MR. ZEIGLER: Is there any kind of</p> <p>20 maintenance?</p> <p>21 MR. JONES: No.</p> <p>22 MR. ZEIGLER: Provide any chemicals?</p> <p>23 MR. JONES: No. No. That would</p> <p>24 continue as it is. We would have a pool</p> <p>25 school, and we would educate your operator to</p>	<p style="text-align: right;">Page 40</p> <p>1 obviously are proprietary at that point, the</p> <p>2 pumps, the controls, the --</p> <p>3 MR. JONES: No. This is all -- all the</p> <p>4 -- all the filter equipment improvements are</p> <p>5 common to the public pool industry. The only</p> <p>6 item that are proprietary -- well, when I use</p> <p>7 the word "proprietary," that are -- I chose</p> <p>8 Rain Drop because I have a working</p> <p>9 relationship with Rain Drop, but also with</p> <p>10 Vortex, if there were, you know, other</p> <p>11 features that somebody had their heart set on,</p> <p>12 we could give them consideration.</p> <p>13 I use a generic flush bronze concrete</p> <p>14 jet that's made here in Tampa. So one</p> <p>15 advantage of having me give a presentation is</p> <p>16 that I have the latitude to choose from a</p> <p>17 variety of manufacturers, whichever one is the</p> <p>18 most competitive.</p> <p>19 CHAIRMAN RAGUSA: Mr. Argus.</p> <p>20 MR. ARGUS: I have a couple questions</p> <p>21 for staff. If we were to go with this, is</p> <p>22 there an advantage to having a Chemtrol</p> <p>23 communication link? Is that something we</p> <p>24 should consider?</p> <p>25 MR. MAYS: I think it would help to make</p>

<p style="text-align: right;">Page 41</p> <p>1 sure that our chemicals were running properly,  2 because right now, we only have a once-a-week  3 visit from our pool care company that  4 maintains the water levels over there. So if  5 it's not too expensive, it would be something  6 that would be beneficial to us, I believe.  7 MR. ARGUS: And the second question  8 I had alluded to the system not being up code.  9 It's my understanding we have it constantly  10 monitored, so it's not a health risk. Is that  11 correct?  12 MR. MAYS: Correct. We do have a pool  13 care company that monitors it once a week at  14 this time.  15 MR. ARGUS: All right. Thank you.  16 CHAIRMAN RAGUSA: Mr. Ross.  17 MR. ROSS: Just my general approach to  18 this is, this is a budget session, and we're  19 here to talk about a budget. So if there was  20 a motion made to move forward with this  21 project, I'd oppose it.  22 I don't think on a ten-minute  23 presentation we should deciding to spend  24 78,000 or 149,000, particularly when we  25 weren't provided materials beforehand.</p>	<p style="text-align: right;">Page 43</p> <p>1 projects.  2 So I would be in favor of budgeting  3 dollars for getting the splash pad corrected.  4 MR. JONES: Can I make one comment? I  5 don't want to mislead you by the statement  6 that it's out of code. It was designed over  7 ten years ago. Is that about right?  8 MR. ARGUS: Yeah.  9 MR. JONES: And so from a ten-year  10 perspective back then, it is compliant.  11 However, by today's standards, and there was  12 -- the health department has really  13 clamped down on how interactive water spray  14 grounds are used because they're so popular.  15 But from a -- you know, from a -- from a  16 ten -- as a ten-year design status, it is  17 compliant, but it wouldn't be if you were to  18 inspect it by today's standards.  19 MR. ROSS: I appreciate you clarifying  20 that.  21 MR. JONES: Okay.  22 MR. ROSS: I still think we should  23 budget for splash pad, I say reluctantly.  24 MR. ARGUS: So if we were to budget for  25 the less expensive system but included the</p>
<p style="text-align: right;">Page 42</p> <p>1 Nextly, I kind of embraced informally a  2 comment that one of our residents made a  3 couple months ago, Chris Barrett, which he in  4 essence said this -- from his view, the  5 splash park was the one item in which the  6 supervisors hadn't done their normal good job  7 of making sure our capital items are in top-  8 notch shape and appropriate for their intended  9 use.  10 I didn't agree with his conclusion,  11 because every time my daughter goes to the  12 splash park, it's working and she has a great  13 time. But hearing that it's unsafe or not up  14 to code, frankly, that changes my mind.  15 And if we're not up to code, it ought to  16 be shut off and let's fix it. So, in general,  17 my view on the capital items is, let's make  18 sure all our stuff is top notch, let's make  19 sure it's up to its intended use.  20 And so whether we're talking about the  21 splash park, the community signage, or the  22 band shell, let's make sure that it's being  23 used for its intended use. Let's get it top  24 notch and focus on those in our budget and put  25 dollars to those before we start taking on new</p>	<p style="text-align: right;">Page 44</p> <p>1 Chemtrol, how much should we be budgeting  2 for?  3 MR. JONES: I don't understand the  4 question.  5 MR. ARGUS: The Chemtrol communication  6 link --  7 MR. JONES: It's around 4500.  8 MR. ARGUS: 4500?  9 MR. JONES: Yeah. Not more. Instead of  10 3,000, it's \$1500 more for --  11 MR. ARGUS: Okay. So add 2,000 to  12 this. So about 80,000. Okay.  13 MR. CHESNEY: Yeah. Plus the other --  14 probably ninety five.  15 CHAIRMAN RAGUSA: No. It's still less.  16 MS. WHYTE: Would we need wi-fi for  17 this?  18 MR. JONES: Pardon me?  19 MS. WHYTE: Would we need wi-fi for  20 this?  21 MR. JONES: That would have to be  22 determined, yes.  23 MS. WHYTE: Okay.  24 MR. JONES: We didn't have a chance to  25 get into that. Is there anything that I</p>

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1 didn't cover that you would like me to express  
 2 or --  
 3 CHAIRMAN RAGUSA: Let me ask, can you  
 4 prepare a more formal and detailed proposal?  
 5 MR. JONES: I can.  
 6 CHAIRMAN RAGUSA: Photographs of the  
 7 what the proposed equipment would be, if  
 8 you've got a rough layout of what the site  
 9 would look like, that would help.  
 10 I know this isn't a million-dollar  
 11 project, but we have to account to a whole lot  
 12 of residents out here. And I would echo  
 13 Mr. Ross' comments, I would not be prepared to  
 14 make a decision on the wording, accepting this  
 15 proposal given the fact that I got it when I  
 16 walked in.  
 17 MR. JONES: I wouldn't expect you to.  
 18 You know, it was just they asked me to get you  
 19 some information.  
 20 CHAIRMAN RAGUSA: And I understand your  
 21 marching orders, and I appreciate that. But,  
 22 again, I would ask you to tighten up the  
 23 proposal and give us more illustrative comment  
 24 and material and let us go about the budget  
 25 side of it.

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1 MR. JONES: Sure.  
 2 CHAIRMAN RAGUSA: Any other questions?  
 3 (No response.)  
 4 CHAIRMAN RAGUSA: Thank you.  
 5 MR. JONES: Thank you.  
 6 CHAIRMAN RAGUSA: Can I ask a question?  
 7 Are we budgeting for this, or are we going to  
 8 use capital reserve?  
 9 MR. CHESNEY: I'll be very direct. It  
 10 is my recommendation that we use our reserve  
 11 balance. If you look at our reserve balance,  
 12 in the last three years we had a net increase  
 13 in fund balance of -- what? Approximately  
 14 \$300,000, Alan? I can look it up for you.  
 15 CHAIRMAN RAGUSA: That's close.  
 16 MR. BALDWIN: I mean, this -- what we're  
 17 projecting now currently is a little over a  
 18 hundred thousand, but from the past, I didn't  
 19 pull up the past.  
 20 MR. CHESNEY: Well, you sent it to me.  
 21 The three-year -- it was just under \$300,000  
 22 for our three-year increase in fund balance.  
 23 And the reason I use that three-year  
 24 number is, if you recall three years ago, we  
 25 did a fund balance, you know, reserve study,

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1 and I thought that was probably a pretty good  
 2 reserving point given our budget. And we've  
 3 continued to increase it, so --  
 4 CHAIRMAN RAGUSA: I'm getting to the  
 5 point where I would agree. The budget is  
 6 really high. We're looking at --  
 7 MR. CHESNEY: (Inaudible.)  
 8 CHAIRMAN RAGUSA: -- no. The entire  
 9 budget as proposed we're at a 17 percent  
 10 increase. That's just absolutely  
 11 unacceptable.  
 12 MR. CHESNEY: Well, it's just the way I  
 13 loaded everything in.  
 14 CHAIRMAN RAGUSA: I understand the way  
 15 it's loaded, and I understand why we have a  
 16 high budget going into this process, but --  
 17 MR. CHESNEY: It was --  
 18 CHAIRMAN RAGUSA: -- I would like to  
 19 drop the \$200,000 line item; and, candidly, if  
 20 we were inclined to go with splash park  
 21 improvement, I want to go with the cash --  
 22 cash fund, the reserve fund.  
 23 MR. CHESNEY: Yeah. If you go to that  
 24 the actual budget that I -- I would recommend  
 25 that we do, it was one percent increase and

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1 even -- if that. I mean, Alan can go over the  
 2 detail.  
 3 MR. BALDWIN: It was a little over one  
 4 percent, but that's excluding the charge-back  
 5 for the duplicate credits that would be coming  
 6 back --  
 7 MR. MENDENHALL: Right.  
 8 CHAIRMAN RAGUSA: I'm looking at the  
 9 general fund increase, not global.  
 10 MR. BALDWIN: Correct.  
 11 CHAIRMAN RAGUSA: Mr. Ross.  
 12 MR. ROSS: I absolutely agree with what  
 13 the two of you just said, that if we're going  
 14 to do some capital expenditures, which I think  
 15 we need to do, I refer back to the approach I  
 16 mentioned a moment ago, the easiest way to do  
 17 that is look at Page Three of the proposed  
 18 summary budget, and on the bottom, you've got  
 19 one, two, three, four -- five capital outlay  
 20 items that add up to \$300,000, just take all  
 21 those items out, and then we can do our normal  
 22 meeting processes, capital -- I need those  
 23 projects on a contract-by-contract basis, vote  
 24 them up or down, and decide what we want to  
 25 do.

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1 We don't need to make decisions now.  
 2 But if we do want to do them in the future, we  
 3 just fund it out of the reserve that we've  
 4 accumulated.  
 5 MR. CHESNEY: Okay. So you take them  
 6 out. Even for the budget, it goes out to  
 7 the --  
 8 MR. BALDWIN: County.  
 9 MR. CHESNEY: -- the county? That's  
 10 what I'm trying to understand.  
 11 MR. ROSS: My own suggestion would be  
 12 yes, because I had a similar reaction as  
 13 Mr. Ragusa. When I looked at the number, I  
 14 think the gross number and the increase in the  
 15 budget was around four hundred grand. And I  
 16 just thought that was a big number, and I  
 17 think other people are going to have a kind of  
 18 raising of the eyebrow, and it's primarily due  
 19 to --  
 20 MR. CHESNEY: (Inaudible) Harbor  
 21 Links --  
 22 MR. ROSS: -- it's going to be primarily  
 23 due to these capital outlay items. And if we  
 24 made the operational decision, we already know  
 25 how we're going to fund it, then let's not put

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1 it in the budget, let's take it out. So,  
 2 yeah, that would be my preference.  
 3 MR. CHESNEY: I'm agreeable to that.  
 4 CHAIRMAN RAGUSA: Can I clarify where I  
 5 stand on this?  
 6 MR. ROSS: Yeah. Yeah.  
 7 CHAIRMAN RAGUSA: I am -- and I know  
 8 that the two hundred for the splash park  
 9 number is not really the number we're dealing  
 10 with. It's probably ninety. You're probably  
 11 close, Greg.  
 12 MR. CHESNEY: Yeah.  
 13 CHAIRMAN RAGUSA: I am not interested in  
 14 using more than a hundred thousand of our  
 15 reserves for capital outlay, so --  
 16 MR. CHESNEY: Entirely?  
 17 CHAIRMAN RAGUSA: Entirely. I would put  
 18 some into the budget.  
 19 MR. CHESNEY: Yeah, let me just -- let's  
 20 just go through some of the items then. I'm  
 21 just saying a hundred is fairly low, if you're  
 22 talking about a splash park.  
 23 We had a chipper in there that was  
 24 thirteen or eightee --  
 25 MR. BALDWIN: Eighteen.

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1 MR. CHESNEY: -- depending on which  
 2 chipper you bought. There was the fountain  
 3 over here that -- we did the presentation.  
 4 That was, what, eighteen?  
 5 MS. WHYTE: Twenty two.  
 6 MR. MENDENHALL: Twenty two.  
 7 MR. CHESNEY: Whatever that was. So, I  
 8 mean, right there, you're at almost one  
 9 hundred and fifty, so I'm just -- you know,  
 10 you can -- the approach, though, is still  
 11 project by project.  
 12 So, I mean, it's really kind of if you  
 13 take them out for the budget, it goes out or  
 14 not, you know, and the other --  
 15 CHAIRMAN RAGUSA: I'm just saying I  
 16 don't want to zero the capital, the outlay in  
 17 the budget.  
 18 MR. CHESNEY: Oh, I see. I understand  
 19 now.  
 20 CHAIRMAN RAGUSA: That's what he was  
 21 suggesting.  
 22 MR. CHESNEY: Yeah, that's what he  
 23 suggested. I see.  
 24 MR. MENDENHALL: So you use a blend of  
 25 using some reserves and some --

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1 CHAIRMAN RAGUSA: That's what I'm  
 2 thinking.  
 3 MR. MENDENHALL: Yeah. Sure.  
 4 CHAIRMAN RAGUSA: And that's what I  
 5 think of some of the requests and how we pay  
 6 for it based on what the board votes.  
 7 MR. CHESNEY: Okay. I see. I  
 8 understand. I thought you were saying, "We're  
 9 not spending more than a hundred grand."  
 10 CHAIRMAN RAGUSA: No. No. No. No.  
 11 Mr. Ross.  
 12 MR. ROSS: Well, then we're trying to  
 13 work this out, and I think we're all in the  
 14 same direction, if you will.  
 15 We already said we were going to do two  
 16 things. We said we were going to do the  
 17 fountain water feature. Remember, we had all  
 18 those residents here. We said we were going  
 19 to do that.  
 20 CHAIRMAN RAGUSA: Yes.  
 21 MR. ROSS: I think we've all agreed  
 22 operationally the chipper makes sense. I  
 23 don't think we voted up or down the LED sign.  
 24 So if you leave that out and leave out the  
 25 splash park, you leave out the volleyball

<p style="text-align: right;">Page 53</p> <p>1 court, you just put in those two those items,  2 that's 40,500, which is a significant number,  3 but those are two items that we've said we're  4 going to do.  5 And then that way we have that hundred  6 thousand of the reserve that you're inclined  7 to only touch for whether it be the signage or  8 the splash park or the dog park or volleyball  9 court or whatever we might vote up or down.  10 So you could just put those first two items  11 there and --  12 MR. CHESNEY: I want to go back to --  13 our increase in fund balance, I'm going to  14 look up at the exact number if you give me  15 just a minute.  16 MR. ROSS: And I'm not saying I agree  17 with Mark only tap that reserve for a hundred  18 grand. I'm just saying this is the budget  19 session, and so let's just simply focus on how  20 much do we want our assessments to our  21 residents to be.  22 And we haven't even talked about any  23 other items. I know there's another item I  24 want to talk about. I mentioned staff  25 salaries before. I think it should be</p>	<p style="text-align: right;">Page 55</p> <p>1 MR. MENDENHALL: Can I make a  2 suggestion?  3 MR. ROSS: Sure.  4 MR. MENDENHALL: You have some projects  5 that you definitely want to do, and you could  6 potentially look to do them and it comes  7 around March number, the projects that you  8 want to do through your reserve, and then  9 still have your capital outlay as more  10 discretionary.  11 So you have three or four other projects  12 that you're still trying to finalize, figure  13 out information on, so you have a bucket to  14 pull out of for end-of-year projects. Maybe  15 look at it that way.  16 MR. CHESNEY: Let me make sure I  17 understand what you're saying. Are you  18 talking about just for this budget it goes  19 up? Do you want to include some capital  20 items?  21 CHAIRMAN RAGUSA: Yes. Me, perfect  22 world, I'm of the mindset I would be willing  23 to spend up to \$125,000 of our existing  24 capital for improvements -- for capital  25 improvements going forward.</p>
<p style="text-align: right;">Page 54</p> <p>1 increased. And I didn't see that in there.  2 MR. CHESNEY: It's 15 percent.  3 MR. ROSS: I didn't see a salary. I saw  4 bonuses and benefits increase, but I'm talking  5 about a salary. And I'm not saying it will be  6 embraced, but I just want to talk about it.  7 MR. CHESNEY: Once again, there was some  8 debate on where to put it, so --  9 MR. ROSS: And everybody else -- Bob's  10 not mentioned -- not heard any other comments  11 here. Other people may have items.  12 CHAIRMAN RAGUSA: Let me -- let me just  13 -- you guys have educated me, and my mind is  14 not taking into consideration the fountains.  15 I would be inclined to do 125,000  16 capital for some or all of these projects as  17 opposed to a hundred, because you're right,  18 realistically we were going to spend at least  19 22,500 on fountains.  20 MR. ROSS: And I'm sorry if I'm hogging  21 the floor here. Then I would advocate let's  22 take out all those capital outlay items and  23 just deal with them through the reserves, and  24 we'll -- maybe you'll modify your position,  25 maybe you'll hold firm. I don't know.</p>	<p style="text-align: right;">Page 56</p> <p>1 I think we should have at least \$50,000  2 in the budget as opposed to \$300,000 for any  3 overage, anything that comes up, and maybe we  4 don't want to tap all the reserves this year.  5 MR. ROSS: So you're saying then, put in  6 the fountain capital outlay, put in the  7 chipper outlay and the -- the capital items,  8 and take the signage out and the splash park  9 out.  10 CHAIRMAN RAGUSA: Well, I guess that's  11 an accounting issue. Do we have to itemize  12 what the outlay is, or can we just put capital  13 outlay \$50,000 or \$100,000, whatever the  14 number is?  15 MR. BALDWIN: As long as it's not being  16 reserved, quote, unquote, through GASB 54,  17 you're planning for something for the distant  18 future, it it's just a plain budgeted item for  19 capital outlay that's going to be expensed  20 for the next budget season, then you don't have  21 to specify exactly what it is.  22 I mean, it will be easier when somebody  23 goes back and tries to figure out what was  24 done many years down the road to be put in a  25 narrative saying, this is what this capital</p>

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1 outlay -- and we put it in broad terms, saying  
 2 you could cover blah, blah, blah, and just  
 3 leave it generic.  
 4 MR. ROSS: My suggestion is, do exactly  
 5 what you said. Put a capital outlay item at  
 6 fifty grand.  
 7 CHAIRMAN RAGUSA: Don't forget the  
 8 sidewalk is hidden in there also.  
 9 MR. BALDWIN: The sidewalk was moved  
 10 from a reserve line item -- or it was capital  
 11 outlay -- from capital outlay from R and M,  
 12 Sidewalks.  
 13 MR. CHESNEY: Right.  
 14 MR. BALDWIN: And the reason why it was  
 15 moved from capital outlay is because the  
 16 repairs that were being done -- or the work  
 17 that was being done on the sidewalks, unless  
 18 you did a whole community sidewalk all at one  
 19 time, then that would be considered a capital  
 20 outlay.  
 21 But if you're just doing three or four  
 22 sections here or three or four little sections  
 23 there, it's a repair or maintenance. It's not  
 24 a capital outlay.  
 25 MR. BARRETT: I wasn't here last week.

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1 But what sidewalk specifically are you guys  
 2 talking about?  
 3 MR. ARGUS: General.  
 4 MS. WHYTE: General.  
 5 MR. BARRETT: Just general sidewalks.  
 6 MR. CHESNEY: Just maintenance.  
 7 MR. BARRETT: Thank you. Sorry to  
 8 interrupt.  
 9 CHAIRMAN RAGUSA: Mr. Chesney.  
 10 MR. CHESNEY: The increase -- the change  
 11 in fund balance, which is an increase in each  
 12 year. It was an increase of 130,000, 2012;  
 13 35,000, the prior year; and 90,000 is the  
 14 estimate for the current year. So those  
 15 numbers together would be a three-year  
 16 estimate of the increase in fund balance.  
 17 MR. BARRETT: What are those numbers  
 18 again, Greg?  
 19 MR. CHESNEY: 130,000, 35,000, and  
 20 90,000, those were from Alan on March 5th.  
 21 MR. ARGUS: So 255,000.  
 22 MR. CHESNEY: Right. So --  
 23 CHAIRMAN RAGUSA: Not as much as I  
 24 thought we did.  
 25 MR. CHESNEY: Well, I mean --

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1 MR. ARGUS: So we should spend less on  
 2 them.  
 3 MR. CHESNEY: -- we're not really -- I  
 4 mean, since we're all kind of putting our  
 5 cards on the table so early, I mean,  
 6 personally, I mean, I made a recommendation,  
 7 but I'm not in favor of increasing the  
 8 assessments really, you know, for any capital  
 9 improvements projects. We have \$260,000,  
 10 but, you know -- including the ones we've  
 11 already committed to buy.  
 12 CHAIRMAN RAGUSA: Mr. Argus.  
 13 MR. ARGUS: What -- go ahead.  
 14 MR. ZEIGLER: What is the desired  
 15 reserve? Is there a general consensus of what  
 16 it should be, or is everybody --  
 17 MR. CHESNEY: We've had lots of  
 18 conversations about this over the years.  
 19 You know, municipalities generally have  
 20 between 25 and a hundred percent of their  
 21 annual operating budget as a reserve. I  
 22 forget the exact percentage, and I don't want  
 23 to say it because it will be published  
 24 somewhere, but it's in excess of 50 percent.  
 25 It also depends on how you look at it.

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1 We have some difference of -- we've had some  
 2 difference of opinion over the years on what  
 3 constitutes -- what makes up that reserve.  
 4 The difference of opinion was there was  
 5 a gentleman here, Bill Kemerer, and I, he took  
 6 a more conservative approach to what made the  
 7 reserves.  
 8 CHAIRMAN RAGUSA: He was the CPA.  
 9 MR. MENDENHALL: A lot of it -- a lot of  
 10 it depends on your assets as well as your  
 11 responsibility, so there is quite a variance.  
 12 I think when we talked about it before,  
 13 the best way that I think that we talked about  
 14 in the past was comparing it to how other  
 15 districts handled it and where you are ratio-  
 16 wise for your operating budget to your  
 17 reserves.  
 18 And as I think I mentioned a couple  
 19 times, you guys on this board is probably in  
 20 one of the best shape out of any district I've  
 21 dealt with over the past ten years. So, you  
 22 know, anecdotally you're in very good shape, at  
 23 the very least.  
 24 MR. CHESNEY: The other way to look at  
 25 it is, how all this came up is, when we went

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1 for our bond refinancing -- how much years  
2 ago was that?

3 MR. BALDWIN: 2007.

4 MR. CHESNEY: Okay. So that was 2007.  
5 We had an excellent credit rating at the time,  
6 and that's largely based upon our reserving  
7 practices, which have continued.

8 I mean, they've gotten smaller. You  
9 know, for a while, we had kind of a period when  
10 we first came on the residents took over in  
11 2002 where we had -- we were in a negative  
12 position, actually the CDD East was in a  
13 default position, and then so we kind of  
14 compensated, and so then it kind of went like  
15 this, and now we've been going back down like  
16 this, kind of had the Lewis Patterson effect,  
17 our budget has gone down over the past few  
18 years where it's fairly lean, but we still  
19 have that bundle of reserves there.

20 CHAIRMAN RAGUSA: Mr. Ross.

21 MR. ROSS: My memory is the same as  
22 yours, that about two or three years ago, all  
23 of our advisors essentially said, whatever our  
24 reserve amount was at that time -- and I don't  
25 remember -- we were in good shape. And there

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1 was no recommendation that we needed to  
2 increase that or add to that, that whatever it  
3 was was appropriate.

4 MR. CHESNEY: Correct. Yeah. And it's  
5 not like we're padding this. It's things  
6 happen over a year. I mean, we're not talking  
7 huge numbers. We're talking about \$90,000  
8 here, 35,000 one year. I mean, you think  
9 you're going to have to lay out money for some  
10 erosion repairs, and it turns out it comes in  
11 less, so you have that money.

12 I mean, quite frankly, our staff does a  
13 good job when they bid these. I mean, a lot  
14 of times things come in less expensive. Think  
15 about it. How often -- outside of the  
16 landscape contract, you know, and that was  
17 because our contractor went out of business,  
18 I mean, we had few things that come in more  
19 expensive than we anticipate.

20 I mean, we've been lucky that way. It  
21 could happen. You know, we could get a  
22 landscape -- we did investigate the landscape  
23 renewal for this budget. They're to verify it  
24 in writing.

25 MR. ROSS: But my reason for

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1 underscoring that point is to your point,  
2 we've now increased from that base number that  
3 we were advised professionally was an adequate  
4 number by another approximately 260,000, so we  
5 now have that money, that it would logically  
6 make sense before we go assess people for more  
7 money to build something, would use that added  
8 reserve -- built-up reserve amount, at least  
9 in part or all, to tackle some of these  
10 projects. I happen to agree with that  
11 approach.

12 MR. CHESNEY: That was my initial  
13 recommendation.

14 CHAIRMAN RAGUSA: Well, my recollection  
15 is a little different than yours. I don't  
16 recall any expert or consultant ever telling  
17 us that we have enough and you can stop  
18 reserving, which is what you're suggesting.

19 I think what we heard was, "You guys are  
20 in good shape. You guys are reducing your  
21 capital reserving on an annual basis. You're  
22 probably headed in the right direction."  
23 That's kind of what I recall anyway.

24 MR. CHESNEY: I think you're both  
25 right.

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1 CHAIRMAN RAGUSA: I was one of the  
2 proponents of building that reserve up for the  
3 catastrophic event that could hit this  
4 community and to give us a good financial  
5 footing.

6 MR. CHESNEY: Yeah.

7 CHAIRMAN RAGUSA: I'm not here  
8 advocating that we don't start putting capital  
9 -- we don't budget to have some capital at the  
10 end.

11 MR. CHESNEY: Yeah. And just for -- you  
12 know, the thing he alluded to there, the  
13 catastrophic thing, was the difference between  
14 Bill and I's approach to the reserving.

15 If you took the more conservative  
16 approach, our reserves are still significant,  
17 but they are less because we anticipated -- in  
18 our current reserving, we anticipate a  
19 catastrophe fund, so to speak, you know, a  
20 hurricane comes and blows through Westchase.

21 CHAIRMAN RAGUSA: All right. Alan, do  
22 you want to get us back on the budget?

23 MR. CHESNEY: Yeah.

24 MR. ARGUS: On the capital --

25 CHAIRMAN RAGUSA: Yes, sir.



<p style="text-align: right;">Page 65</p> <p>1 MR. ARGUS: -- I've heard mention of 2 another truck. Is that somewhere in these 3 numbers? 4 CHAIRMAN RAGUSA: I didn't see the 5 truck. I was going to ask that question. 6 MR. CHESNEY: Staff did not recommend 7 it. 8 MR. ARGUS: Okay. 9 MS. WHYTE: And I can push the other one 10 for another year. 11 CHAIRMAN RAGUSA: That's the dump truck. 12 MR. MAYS: Yeah, we priced it. It's 13 pretty pricey right now. 14 MS. WHYTE: Just under fifty. 15 MR. MAYS: We didn't think it was really 16 feasible for the community right now to spend 17 the money on it. I think we can get a little 18 bit more time out of it, especially for what 19 it's used. 20 MR. CHESNEY: Two other things is, I 21 forgot to put the wi-fi numbers in there, and 22 that was just an oversight on my part. I'm 23 just letting you know that that did come in on 24 the list, and I didn't have the price at the 25 time we did the budget, and I never called</p>	<p style="text-align: right;">Page 67</p> <p>1 MS. WHYTE: No. 2 MR. ARGUS: -- or just ten of it? 3 MS. WHYTE: Ten of it. 4 MR. ARGUS: And the other ten is what? 5 MS. WHYTE: Plant material, erosion, 6 planting, other items for erosion repairs. 7 MR. MENDENHALL: Littoral-shelf-type 8 stuff. 9 MS. WHYTE: Yes. 10 MR. MAYS: Yes. 11 MR. ARGUS: Okay. 12 MR. ZEIGLER: As far as capital outlay, 13 my opinion is that I agree that maybe -- I 14 guess maybe I need to be more familiarized 15 with the overall agreed amount of reserves 16 that we want to maintain as well as, you know, 17 what we can draw from. 18 So before I speak too much on the topic, 19 I'm in full agreement that we should 20 definitely pull off of those funds to minimize 21 the amount of extra expenditures that we could 22 otherwise, you know, have to budget in. 23 MR. CHESNEY: Does this copy include the 24 street lights, or did it get printed prior? 25 MR. BALDWIN: This was all printed way</p>
<p style="text-align: right;">Page 66</p> <p>1 Alan when I got the price. 2 And then the other thing is, we put the 3 full amount of the Harbor Links street lights 4 in there. 5 MR. ARGUS: The other item of interest 6 to me that I didn't see in here were the storm 7 drain baskets. 8 MR. CHESNEY: They're in there. 9 MR. ARGUS: Where? 10 MR. CHESNEY: I remember we did it. 11 They're in there. 12 MS. WHYTE: They're in aquascaping. 13 MR. CHESNEY: I did move stuff around 14 where I thought it was more appropriate. 15 MS. WHYTE: Aquascaping would -- 16 MR. MENDENHALL: 20,000 that we've done 17 in the past couple of years. 18 MS. WHYTE: Well, we haven't done any of 19 them -- it's under aquascaping. 20 MR. MENDENHALL: The concept of 20,000 21 for it, yeah. 22 MS. WHYTE: Yeah, we budgeted ten last 23 year. 24 MR. ARGUS: Okay. So everything in 25 aquascaping is baskets --</p>	<p style="text-align: right;">Page 68</p> <p>1 prior. I got that information Friday. This 2 goes out like a week in advance prior to 3 that. 4 MR. CHESNEY: Okay. 5 MR. ZEIGLER: And regarding some the 6 items on here, the volleyball court, for 7 example, that twenty five grand, is that -- 8 have we proven that to be accurate number, or 9 is that -- 10 MR. CHESNEY: Yeah. We had an estimate 11 of 18,000 -- yeah. Everything in here is 12 based upon some estimates. Now, we took the 13 high end on some of the estimates. 14 The volleyball court came in at 15 approximately eighteen, but that didn't 16 include any fencing or any landscaping 17 material. 18 The spray park we received -- we 19 actually got in some estimates that were 20 higher than 200,000, but Sonny -- this was 21 before this gentleman came through, so we just 22 picked two hundred, but we had three meetings 23 prior to that on the spray park, and they were 24 all much higher. 25 MR. ZEIGLER: Regarding the LED signage,</p>

<p style="text-align: right;">Page 69</p> <p>1 I know there's some people that like that.</p> <p>2 You know, I'm probably not one of those fans.</p> <p>3 I think probably a more simplistic, not so</p> <p>4 bold type of set-up would probably be better,</p> <p>5 and probably we can, you know, dig deeper and</p> <p>6 knock that number down.</p> <p>7 MR. ARGUS: On that, I'd go the other</p> <p>8 way.</p> <p>9 MR. ZEIGLER: Yeah, I know. We have a</p> <p>10 difference of opinion on that.</p> <p>11 MR. ARGUS: Yeah.</p> <p>12 MR. CHESNEY: Just so you know, at this</p> <p>13 stage, what we're looking to do is, just kind</p> <p>14 of present a budget to the county that is our</p> <p>15 top-end number; we can't go above that number.</p> <p>16 So that's kind of what this is supposed to</p> <p>17 represent, what we sent to the county.</p> <p>18 Now, what happens there is the</p> <p>19 residents get a notice -- you know, a TRIM</p> <p>20 notice, and so it's, you know, in there.</p> <p>21 We don't always gets a lot of calls from it.</p> <p>22 Depends on the neighborhood. And they go to</p> <p>23 Andy.</p> <p>24 MR. MENDENHALL: I get a lot of calls.</p> <p>25 MR. CHESNEY: You know, so it's not our</p>	<p style="text-align: right;">Page 71</p> <p>1 over two months as you're doing it, then those</p> <p>2 will actually run in the WOW before the TRIM</p> <p>3 notice even lands in people's mailboxes.</p> <p>4 MR. ZEIGLER: Okay.</p> <p>5 MR. BARRETT: So I don't know if that</p> <p>6 makes that much difference, but at least the</p> <p>7 more accurate information is out there if</p> <p>8 people want it.</p> <p>9 MR. ZEIGLER: All right.</p> <p>10 CHAIRMAN RAGUSA: Mr. Ross.</p> <p>11 MR. ROSS: To resolve this, I move that</p> <p>12 we put the capital outlay at zero.</p> <p>13 MR. CHESNEY: I'll second it.</p> <p>14 CHAIRMAN RAGUSA: Discussion. I think</p> <p>15 we've got to have something in there.</p> <p>16 MR. ARGUS: We've got to have something</p> <p>17 in there.</p> <p>18 MR. ROSS: Throw out a number, you know,</p> <p>19 zero to fifty .</p> <p>20 CHAIRMAN RAGUSA: If the motion doesn't</p> <p>21 pass for this, I -- for the capital outlay for</p> <p>22 the next budget, I would say \$50,000 to</p> <p>23 \$100,000. So I think we're -- we don't have</p> <p>24 to spend it. We don't have to actually</p> <p>25 include it in the budget, but I don't want cut</p>
<p style="text-align: right;">Page 70</p> <p>1 actual budget. You know, what we normally do</p> <p>2 is, after this meeting, then we go through and</p> <p>3 vote things up or down.</p> <p>4 MR. MENDENHALL: You fine-tune it.</p> <p>5 MR. CHESNEY: Yeah, fine-tune it.</p> <p>6 MR. BALDWIN: Correct. I mean, the</p> <p>7 normal process is, the very first one you</p> <p>8 accept or approve, it's supposed to be at the</p> <p>9 high-level end. So once you submit it to the</p> <p>10 county, you can't raise the assessment level</p> <p>11 any higher than that amount. You can always</p> <p>12 reduce it, but you cannot raise it.</p> <p>13 MR. ZEIGLER: Okay.</p> <p>14 MR. BALDWIN: So some other entities put</p> <p>15 in a high number knowing that they're going to</p> <p>16 lower it down on purpose. Just in case</p> <p>17 another project does come up, and they say,</p> <p>18 "Oops, we didn't realize we had this and this</p> <p>19 and this due."</p> <p>20 MR. ZEIGLER: Right.</p> <p>21 MR. BALDWIN: If you drop it all the way</p> <p>22 down to your minimum, then you're going to cut</p> <p>23 costs somewhere else.</p> <p>24 MR. BARRETT: On the actual true</p> <p>25 assessment tables that you guys approve like</p>	<p style="text-align: right;">Page 72</p> <p>1 our knees off at this stage, because we can</p> <p>2 never go back and put it back in.</p> <p>3 MR. ARGUS: Was it a year or two years</p> <p>4 ago we set the TRIM notice, and then we</p> <p>5 regretted it because it was too low?</p> <p>6 CHAIRMAN RAGUSA: Yes. It was two years</p> <p>7 ago.</p> <p>8 MR. CHESNEY: Well, we had a mistake.</p> <p>9 MR. ARGUS: Well, yes, but there is no</p> <p>10 guarantee we won't have another one.</p> <p>11 I would support doing a hundred thousand</p> <p>12 for the TRIM notice, and then over the next</p> <p>13 month or two we can negotiate, but I'd rather</p> <p>14 set a higher TRIM notice so we don't have that</p> <p>15 same problem.</p> <p>16 MR. CHESNEY: I'll withdraw my second.</p> <p>17 MR. ROSS: I'll withdraw my own motion.</p> <p>18 CHAIRMAN RAGUSA: Do we have another</p> <p>19 motion?</p> <p>20 MR. ARGUS: I motion a hundred thousand.</p> <p>21 CHAIRMAN RAGUSA: Do we have a second?</p> <p>22 MR. CHESNEY: I'll second it.</p> <p>23 CHAIRMAN RAGUSA: Further discussion.</p> <p>24 (No response.)</p> <p>25 CHAIRMAN RAGUSA: All in favor please</p>

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1 raise your hand.  
 2 (All board members signify in the  
 3 affirmative.)  
 4 CHAIRMAN RAGUSA: That motion passes  
 5 unanimously.  
 6 (Motion passes.)  
 7 MR. MENDENHALL: That was easy.  
 8 CHAIRMAN RAGUSA: At this stage, do we  
 9 really need to address any other line items?  
 10 MR. ARGUS: So that is one, two, three,  
 11 four, five -- the last six items on that  
 12 page. Correct?  
 13 CHAIRMAN RAGUSA: Actually the capital  
 14 -- the sidewalk improvement is not included.  
 15 MR. ARGUS: Well, yeah.  
 16 MR. MENDENHALL: Well, you can do one  
 17 line item with that dollar figure rather than  
 18 break out --  
 19 MR. CHESNEY: Yeah. Just on the capital  
 20 items.  
 21 MR. MENDENHALL: Right. Right.  
 22 MR. BALDWIN: So, right now, what I did  
 23 was take out all the bolded capital outlay  
 24 line items. I'll rename it and just put it  
 25 in capital outlay general or something

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1 generic, and it's going to be for 100,000.  
 2 MR. ARGUS: Yes.  
 3 CHAIRMAN RAGUSA: Can you make a note  
 4 for us on the next round of the budget?  
 5 MR. BALDWIN: Yes. Yes.  
 6 CHAIRMAN RAGUSA: Thank you.  
 7 MR. CHESNEY: You'll still keep the  
 8 list --  
 9 CHAIRMAN RAGUSA: Hold on.  
 10 MR. BALDWIN: I'm sorry?  
 11 MR. CHESNEY: Can you still keep the  
 12 list somewhere, in the narrative?  
 13 CHAIRMAN RAGUSA: In the note.  
 14 MR. BALDWIN: We can list these -- I  
 15 mean, do you want all these listed, or do you  
 16 want only specific ones listed?  
 17 CHAIRMAN RAGUSA: Just leave them in  
 18 there for now.  
 19 MR. MENDENHALL: Do it in the narrative,  
 20 that's probably a good idea.  
 21 MR. BALDWIN: We'll change the  
 22 narrative.  
 23 CHAIRMAN RAGUSA: Mr. Barrett, do you  
 24 have a question?  
 25 MR. BARRETT: Yes. And you may have

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1 resolved this last year, but I just -- one of  
 2 the errors we made previously is in some of  
 3 these gated communities, the individual -- I  
 4 think Stonebridge, that number was way off.  
 5 MR. CHESNEY: I went through them this  
 6 time.  
 7 MR. BARRETT: Okay.  
 8 MR. CHESNEY: I can tell you there was  
 9 some issues there. I don't know that we  
 10 addressed all of them.  
 11 CHAIRMAN RAGUSA: Is it going up?  
 12 MR. CHESNEY: It's all over the place --  
 13 MR. ARGUS: Are we still on the general  
 14 fund, or we're now on the individuals?  
 15 CHAIRMAN RAGUSA: Well, Mr. Ross has a  
 16 question.  
 17 MR. ROSS: I know we're about to get off  
 18 the budget, and I don't want to get my issue  
 19 hung up on technicality, is I mentioned I  
 20 wanted to advocate an increase on certain  
 21 staff salaries. And I saw on the line items  
 22 it was under "Benefits and Bonus" but not  
 23 under "Salaries," so I maintain constant --  
 24 are you telling me, Greg, we can deal with that  
 25 issue later --

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1 MR. CHESNEY: Yes.  
 2 MR. ROSS: -- based on the way the  
 3 budget is set up?  
 4 MR. CHESNEY: Yes.  
 5 MR. ROSS: Okay. Leave it to another  
 6 meeting.  
 7 CHAIRMAN RAGUSA: Do you agree, Alan?  
 8 MR. BALDWIN: Yes. And also if you look  
 9 at the fiscal year 2012, there was one hundred  
 10 sixty -- I'll round -- 165,000, and right now  
 11 we're projecting 167,000, but you budgeted one  
 12 hundred and seventy eight.  
 13 MR. CHESNEY: Right.  
 14 MR. BALDWIN: So it's not like you don't  
 15 have some money sitting there.  
 16 MR. ROSS: Just wanted to make sure.  
 17 Okay.  
 18 MR. CHESNEY: Do you want to go through  
 19 the --  
 20 CHAIRMAN RAGUSA: Yes. Does anybody  
 21 have a question on a particular fund?  
 22 Bob, you suggested that you wanted to go  
 23 through an individual fund?  
 24 MR. ARGUS: No. I was just -- Greg was  
 25 starting to go that direction. I wanted to

<p style="text-align: right;">Page 77</p> <p>1 make sure --</p> <p>2 MR. CHESNEY: I made notes here -- and</p> <p>3 Alan can maybe correct me -- the biggest one</p> <p>4 obviously is -- is Harbor Links has the actual</p> <p>5 one, not in this one, but the one that we</p> <p>6 would normally send to the county has the</p> <p>7 street lights in there at 340,000.</p> <p>8 And just so you understand, there is</p> <p>9 only 140,000 currently reserved offset, so</p> <p>10 we're talking about essentially a \$200,000</p> <p>11 assessment hit however many homes are in</p> <p>12 Harbor Links. So that would be a significant</p> <p>13 number. So I don't know if you want to</p> <p>14 address that when that goes out.</p> <p>15 And then I had some others here. I</p> <p>16 don't know if you want to talk about that one.</p> <p>17 CHAIRMAN RAGUSA: Well, he had some</p> <p>18 questions.</p> <p>19 MR. ARGUS: On the lights, it's much</p> <p>20 more than that, because there are several</p> <p>21 things, like restoring landscape and</p> <p>22 decommissioning the gas piping and</p> <p>23 refurbishing the fixture heads that are not</p> <p>24 included in that price.</p> <p>25 And for budgeting purposes, we probably</p>	<p style="text-align: right;">Page 79</p> <p>1 department to try redo numbers, because these</p> <p>2 budgets are basically made if they're a</p> <p>3 balanced budget, and right now we're trying to</p> <p>4 do -- break our formulas to make it an</p> <p>5 unbalanced budget by utilizing the 140,000 as</p> <p>6 unsigned cash. So I purposely left it off</p> <p>7 until we had this meeting.</p> <p>8 CHAIRMAN RAGUSA: Well, if we leave it</p> <p>9 out of the budget, then could we finance the</p> <p>10 street lights on Harbor Links next year?</p> <p>11 MR. CHESNEY: Yeah. There are ways to</p> <p>12 get --</p> <p>13 MR. BALDWIN: There are multiple ways.</p> <p>14 From what I understand -- is it Jefferson</p> <p>15 Bank?</p> <p>16 MR. CHESNEY: Yes, Jefferson Bank.</p> <p>17 MR. BALDWIN: -- Jefferson Bank, I</p> <p>18 believe, has a way of doing a line of credit</p> <p>19 that is existing. The one that I knew of that</p> <p>20 no longer exists, that was a SunTrust one, I</p> <p>21 believe.</p> <p>22 MR. MENDENHALL: Yeah.</p> <p>23 MR. BALDWIN: You could also have this</p> <p>24 fund, which is 002, borrow the money from the</p> <p>25 General Fund 001, and then have it -- have</p>
<p style="text-align: right;">Page 78</p> <p>1 need to get estimates of that and include that</p> <p>2 as well.</p> <p>3 CHAIRMAN RAGUSA: And that also doesn't</p> <p>4 take into consideration any alternative</p> <p>5 financing.</p> <p>6 MR. ARGUS: Correct.</p> <p>7 MR. CHESNEY: Well, yeah, how you deal</p> <p>8 with it is -- yes, because Alan and I had some</p> <p>9 confusion. I mean, you know, Bill, when he</p> <p>10 handed that, he had a strategy for how it was</p> <p>11 going to be paid for.</p> <p>12 Once again, it was philosophically, you</p> <p>13 know, we differed, because he wanted to charge</p> <p>14 the residents actual interest, and I didn't</p> <p>15 think that was necessary, and that was why we</p> <p>16 had to -- that's why we were going to do the</p> <p>17 line of credit. But, yeah.</p> <p>18 CHAIRMAN RAGUSA: Okay.</p> <p>19 MR. CHESNEY: So I think Alan needs to</p> <p>20 know, though, what to put in there.</p> <p>21 MR. BALDWIN: Well, that's what I was</p> <p>22 going to ask. Right now, I left it -- even on</p> <p>23 my version, I left it out, because I didn't --</p> <p>24 one, it's too short of a notice to me to</p> <p>25 consider giving this to our assessment</p>	<p style="text-align: right;">Page 80</p> <p>1 them repay it over a certain amount of time</p> <p>2 frame, and you build into the budget, saying,</p> <p>3 okay, to reduce the --</p> <p>4 MR. CHESNEY: Which is what I used to do</p> <p>5 on the CDD East, and Bill liked it the other</p> <p>6 way.</p> <p>7 CHAIRMAN RAGUSA: That's why you guys</p> <p>8 got in trouble. Okay.</p> <p>9 MR. BALDWIN: So there are other</p> <p>10 options. I mean, yes, we can put it in there</p> <p>11 to show that there is going to be the 340,000</p> <p>12 expense. It would be an unbalanced budget.</p> <p>13 It could be reduced 140,000 of unassigned cash</p> <p>14 that is sitting out there currently, and</p> <p>15 submit it to the county with that high end,</p> <p>16 and, of course, we can always reduce it.</p> <p>17 MR. ARGUS: So if we were to go the</p> <p>18 financing route, be it whatever the source is,</p> <p>19 what is the reasonable time period we want to</p> <p>20 have this paid off in? And that would be to</p> <p>21 essentially what we would need to budget for</p> <p>22 next year.</p> <p>23 MR. MENDENHALL: Well, if you do four</p> <p>24 years, it's about \$500 per resident for four</p> <p>25 years, I mean, as an idea as a base. So you</p>

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1 could --

2 CHAIRMAN RAGUSA: Where do you get those

3 numbers?

4 MR. MENDENHALL: You have --

5 MR. ARGUS: By doing 172 residents.

6 MR. MENDENHALL: Yeah. Okay. Yeah,

7 it's more than that. I was going with 180

8 Harbor Links and the Estates, but it's still

9 not included --

10 MR. ARGUS: It is.

11 MR. MENDENHALL: Oh. So that would be

12 180, which is -- if it's --

13 MR. CHESNEY: We have one hundred and

14 forty offset, so --

15 MR. MENDENHALL: Oh, okay. I see what

16 you're saying.

17 CHAIRMAN RAGUSA: Are you using net of

18 two hundred number?

19 MR. MENDENHALL: Yeah. I'm sorry. I

20 was using three forty. So, yeah, that makes a

21 difference.

22 CHAIRMAN RAGUSA: So are you telling me,

23 though, that if --

24 MR. BALDWIN: If you look at --

25 CHAIRMAN RAGUSA: -- do you have to

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1 borrow the money to pay for the project if it

2 isn't budgeted in 002?

3 MR. BALDWIN: I'm sorry. Can you --

4 CHAIRMAN RAGUSA: If we don't -- let's

5 just use three forty as the number. Arguably

6 there's one hundred forty cash sitting in

7 there, so we're two hundred short, using rough

8 numbers.

9 If we don't put the additional 200,000

10 in the budget, we could not assess for that.

11 Am I correct?

12 MR. BALDWIN: Correct.

13 CHAIRMAN RAGUSA: We would have to

14 borrow or use some alternative financing

15 source to purchase and install that system.

16 MR. BALDWIN: If you weren't going to

17 find an alternative use, correct.

18 MR. ARGUS: Right.

19 CHAIRMAN RAGUSA: Okay.

20 MR. CHESNEY: But you can assess it.

21 You could not could it --

22 CHAIRMAN RAGUSA: Assess --

23 MR. CHESNEY: -- you can assess it

24 later.

25 CHAIRMAN RAGUSA: Can you?

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1 MR. BALDWIN: Yes. You can -- you -- I

2 mean, basically what you're doing is that on

3 the balance, you would have a due to and a due

4 from between the General Fund 001 and the

5 General Fund 002.

6 And it would be on there, and then each

7 year you could say, okay -- I'm just going to

8 throw out -- you know, \$40,000 is going to be

9 repaid or assessed each year until it brings

10 it down to it's paid off.

11 MR. ARGUS: So essentially we can defer

12 the repayment of whatever the borrowed funds

13 are until 2014 calendar year -- or budget year

14 -- 2015. I'm sorry.

15 MR. MENDENHALL: Or longer.

16 MR. CHESNEY: Well --

17 MR. ARGUS: So we never have to pay it

18 back. That's nice.

19 MR. CHESNEY: I think what you meant to

20 say is we don't have to get it all in one

21 year.

22 MR. MENDENHALL: Correct. You could do

23 it -- yeah -- well, or longer.

24 MR. CHESNEY: Yeah.

25 MR. MENDENHALL: Not never.

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1 MR. CHESNEY: Right. We've done -- in

2 the past, we've done -- a lot of times we do

3 it three years, but you can do it just a

4 little bigger, maybe go four or five.

5 CHAIRMAN RAGUSA: Does anybody else want

6 to talk about a particular fund in the

7 proposed 2014 budget?

8 MR. CHESNEY: I would.

9 CHAIRMAN RAGUSA: Yes, sir.

10 MR. ARGUS: Well, before we leave 002,

11 so we have one hundred and forty that we have

12 available. The remainder then at this point,

13 what I think I'm hearing is, our consensus is

14 to not budget anything additional for the

15 lighting this year, essentially get the funds

16 from some source, and then begin assessing in

17 the future.

18 CHAIRMAN RAGUSA: That was my read on --

19 MR. ARGUS: Okay.

20 MR. CHESNEY: Mark's thinking about

21 moving.

22 MR. BARRETT: Mark, are you moving out

23 of Harbor Links at this time?

24 CHAIRMAN RAGUSA: (Inaudible)

25 MR. ARGUS: And that makes sense since

<p style="text-align: right;">Page 85</p> <p>1 we don't even know if the residents are going 2 to approve it. 3 CHAIRMAN RAGUSA: Exactly right. 4 MR. BALDWIN: So I'm leaving it out of 5 the budget that we're proposing -- or that 6 we're sending to the county, or am I putting 7 the partial amount, the full amount, no 8 amount? 9 CHAIRMAN RAGUSA: I was of the -- you 10 don't -- I was of the belief you don't put the 11 two -- a hundred thousand net in -- 12 MR. CHESNEY: 200,000. 13 CHAIRMAN RAGUSA: -- 200,000. 14 MR. ARGUS: Correct. 15 MR. CHESNEY: So, no, you don't put it 16 in. You leave it the way it is. 17 MR. BALDWIN: At three forty or just 18 leave zero? 19 MR. ARGUS: Leave it at zero. 20 MR. BALDWIN: Okay. Leave it at zero. 21 MR. BARRETT: Help me understand. If 22 you're going to pay it back, you'd be paying 23 it back beginning in 2014. 24 MR. ARGUS: 2015. 25 MR. BALDWIN: 2015.</p>	<p style="text-align: right;">Page 87</p> <p>1 MR. BALDWIN: In other words, you have a 2 tremendous amount of unassigned cash that you 3 could either reduce the assessments, or you 4 could actually cut the assessments for a few 5 years like we did with one of the other funds, 6 and I'm trying to remember which one it was. 7 MR. CHESNEY: I don't remember, but -- 8 yeah, but I'm glad you said it this way, 9 because historically when this happened, we 10 have not assessed. 11 MR. ARGUS: Right. 12 MR. BALDWIN: So Fund 004 -- 13 MR. CHESNEY: So my suggestion -- do we 14 need a vote or motion -- is to not assess them 15 this year. 16 MR. BALDWIN: Now, whether Saville Rowe 17 is part of the debt service recapturing 18 portion, I'm not sure off the top of my head. 19 MR. CHESNEY: Yeah, you know what I mean 20 by not assessing them -- 21 MR. BALDWIN: Correct. 22 MR. MENDENHALL: Not the standard. 23 MR. CHESNEY: What's the word? 24 MR. MENDENHALL: I said, not the 25 standard assessment. It would be a special --</p>
<p style="text-align: right;">Page 86</p> <p>1 CHAIRMAN RAGUSA: It will be in the next 2 budget. It would be in the '15 budget. 3 MS. WHYTE: So do we continue with the 4 regular assessment on the street lights as 5 they are existing? 6 CHAIRMAN RAGUSA: Yes. That'll give us 7 a cushion. 8 MS. WHYTE: Thank you. Okay. 9 MR. CHESNEY: All right. Saville Rowe, 10 there was the -- I wrote down here, and, you 11 know, my notes are never very clear to myself, 12 it says, "What is R and M General Fund?" And 13 I have, "Suggest no assessment." 14 Why would I suggest no assessment? 15 MS. WHYTE: Because they have a 16 (inaudible) 17 MR. CHESNEY: Okay. 18 MR. BALDWIN: If I look -- see, I have an 19 Excel version. I don't have the printed 20 version. Exhibit D, you have -- correct. 21 Right now, you're showing that you have 42,000 22 is unassigned cash, but you're only -- you're 23 expenses are only for 9,000 -- let's say, 24 10,000. 25 MR. ARGUS: Right.</p>	<p style="text-align: right;">Page 88</p> <p>1 MR. CHESNEY: Yeah, not the standard -- 2 MR. BALDWIN: I just wanted to make sure 3 it was on the record. 4 MR. CHESNEY: Yeah, I didn't mean to 5 exclude them from the debt. 6 MR. BALDWIN: Correct. 7 MR. CHESNEY: So do we need a motion for 8 that, or can we -- I mean, this isn't a real 9 budget. 10 MR. BALDWIN: This is not real budget, 11 so, I mean, you're basically just directing me 12 whether or not you want to assess them. 13 MR. CHESNEY: I mean, I can do these 14 later, too, when the budget comes out. You 15 can leave it the way it is. 16 MR. BALDWIN: I was going to say, you 17 can always reduce it after you submit it to 18 the county, or you can take it out now. 19 MR. CHESNEY: Okay. All right. 20 MR. BALDWIN: Leave it. 21 MR. CHESNEY: Sure. I have several of 22 them. 23 MR. BALDWIN: I also had a -- 24 MR. ARGUS: Were any of them increases, 25 Greg?</p>

1 MR. CHESNEY: Yes.  
 2 MR. ARGUS: Okay.  
 3 MR. CHESNEY: Stonebridge. Did you get  
 4 an answer from Stonebridge on whether or not  
 5 they wanted their -- they're always in  
 6 perennial debt, but they still wanted a  
 7 camera.  
 8 Did you get a response from them?  
 9 MS. WHYTE: No, I have not, not as of  
 10 yet.  
 11 MR. ARGUS: Shall we put it in their  
 12 budget and take it out later if they don't  
 13 want it, just for the TRIM notice?  
 14 MR. CHESNEY: We can. I have a price.  
 15 MS. WHYTE: We could, but we can remove  
 16 it next month. By then, I should have an  
 17 answer, depending on when they have their  
 18 meeting.  
 19 MR. CHESNEY: It's \$6,000, plus \$65  
 20 monthly. So whatever that adds up to.  
 21 MS. WHYTE: 65 is for the internet.  
 22 CHAIRMAN RAGUSA: Seventy two.  
 23 MR. CHESNEY: 7200.  
 24 MR. BALDWIN: So Fund 103 you want me to  
 25 increase by 7200?

1 MR. CHESNEY: Yes.  
 2 MR. BALDWIN: And it's for security  
 3 cameras?  
 4 MS. WHYTE: Security cameras and  
 5 internet.  
 6 MR. CHESNEY: Yeah, I think that's the  
 7 monthly internet.  
 8 MS. WHYTE: The gate.  
 9 MR. BALDWIN: That's really for the gate  
 10 then?  
 11 MS. WHYTE: Yes.  
 12 MR. ARGUS: Uh-huh.  
 13 MR. BALDWIN: So basically what you want  
 14 me to do -- you already have an R and M gate.  
 15 You want me to increase it from 2,500 and add  
 16 the 7200 on top of it?  
 17 MR. CHESNEY: Yes. All the rest are  
 18 reductions. It's like I have the Enclave --  
 19 yeah, I think all the other are reductions.  
 20 MR. BARRETT: Wasn't Stonebridge --  
 21 weren't you slated to recapture some of the  
 22 owed debt --  
 23 MR. ARGUS: Yes.  
 24 MR. BARRETT: -- in this coming budget,  
 25 which would force you to increase beyond the

1 7200?  
 2 MR. ARGUS: Uh-huh.  
 3 MR. CHESNEY: Well, I think I got that  
 4 part already. Yeah, but -- we can bring it  
 5 up, but I think it balances out already.  
 6 I know it was their whole, but then --  
 7 we finally got them to be whole, and then they  
 8 wanted something else.  
 9 MR. ARGUS: They're showing a negative  
 10 number on the --  
 11 MR. BALDWIN: Of which needs to be  
 12 addressed, because technically per GASB, we  
 13 cannot have a negative number. So either --  
 14 MR. CHESNEY: I thought they were going  
 15 to be whole at the end of this year.  
 16 MR. ARGUS: No.  
 17 MR. CHESNEY: What's the --  
 18 MR. ARGUS: 103, they're about \$8500  
 19 short.  
 20 MR. BALDWIN: And if I remember correctly  
 21 -- no, this is not the one. Never mind.  
 22 MR. CHESNEY: They're probably not going  
 23 to want the camera after this. I can't --  
 24 mine is not coming up for some reason. I'm  
 25 not connecting to the internet. Do you have

1 have --  
 2 MR. BALDWIN: Right now, they're  
 3 anticipating having the roads redone in 2014.  
 4 MR. CHESNEY: Right. That's what I  
 5 was --  
 6 MR. BALDWIN: And, right now, we're  
 7 sitting at an \$8500 loss on that projected  
 8 dollar amount, that it was originally we have  
 9 listed as being around \$55,636.  
 10 MR. CHESNEY: I remember now what I was  
 11 thinking. The roads have been coming in less  
 12 expensive than we have reserved. That's why  
 13 we have some of these excess fund balances.  
 14 That's why I didn't think it was that big of a  
 15 deal.  
 16 MR. BALDWIN: And one of the things that  
 17 we can do is take out budgeting for roads for  
 18 the next fiscal year in 2014, the 6,812, and  
 19 put it at a zero.  
 20 MR. CHESNEY: Because when were we --  
 21 you had a plan for when you were going to do  
 22 the roads.  
 23 MS. WHYTE: We have a road study.  
 24 MR. CHESNEY: I know, but when -- you  
 25 were going to combine some of them, because

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1 some of them were like -- some were 14 and  
 2 some were 15. So you were going to try to  
 3 combine them to save money.  
 4 MS. WHYTE: It depends on which one.  
 5 We're scheduled for --  
 6 MR. CHESNEY: How about we're still  
 7 working on that? But that's what I was  
 8 thinking when I didn't move that up, was that  
 9 the road reserve was -- the roads were coming  
 10 in considerably less expensive, which is why  
 11 some of these funds have excess balances.  
 12 That, and one of them we were reserving  
 13 for, and we didn't own the road, which is one  
 14 I have for Erin.  
 15 MR. BALDWIN: So for right now, 103  
 16 we're leaving until we have further --  
 17 MR. ARGUS: Well --  
 18 MR. CHESNEY: Just put in the sixty --  
 19 MR. ARGUS: 7200.  
 20 MR. CHESNEY: -- 7200, and that'll  
 21 pretty much cover both of them -- oh, no,  
 22 we're still short a little bit.  
 23 MR. ARGUS: Yeah. You're still short  
 24 \$1500.  
 25 MR. CHESNEY: \$1500. You can just bring

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1 down the road reserve by the amount, and then  
 2 you'd be fine.  
 3 MR. ARGUS: Or why don't we just  
 4 increase the cameras by 8500?  
 5 MR. CHESNEY: Yeah -- or -- yeah. How  
 6 about that? That's a better way. The cameras  
 7 are \$8,501, and then we'll work it out. So  
 8 increase -- I understand. Increase -- I'm  
 9 sorry.  
 10 If we increase the -- I'm trying to  
 11 think. If we do the --  
 12 MR. ARGUS: R and M Gate.  
 13 MR. CHESNEY: Yeah, where is the gate?  
 14 I don't see it.  
 15 MR. ARGUS: Yeah, it's under --  
 16 MS. WHYTE: R and M Gate.  
 17 MR. ARGUS: -- yeah -- about the middle  
 18 of the page, the left-hand page.  
 19 MR. CHESNEY: Here it is, yeah.  
 20 Increase the R and M Gate by 8501. It's  
 21 easier when we have just the reserve fund.  
 22 MR. ARGUS: And then that means the  
 23 total unassigned magically goes to zero.  
 24 MR. CHESNEY: Yes. Good idea.  
 25 MS. WHYTE: And then I'll check --

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1 MR. CHESNEY: Did we do something wrong  
 2 because you're --  
 3 MR. BALDWIN: Okay. We increased R and  
 4 M Gate to \$9,700, because originally there was  
 5 2500 that was on there, which you have in your  
 6 report, plus now the additional 7200, comes up  
 7 to \$9,700. And now you're -- now, am I taking  
 8 out the reserve of the roadway that was the --  
 9 MR. ARGUS: No.  
 10 MR. CHESNEY: No. You're just going to  
 11 leave that alone for now, because this is the  
 12 budget that goes to the county.  
 13 CHAIRMAN RAGUSA: I think Greg was  
 14 suggesting you take the 7200 out.  
 15 MR. CHESNEY: Well, I was originally,  
 16 but --  
 17 CHAIRMAN RAGUSA: He put it in the gate.  
 18 MR. BALDWIN: I mean, we can work with  
 19 it the way it currently is, but before we  
 20 adopt, they're unassigned tasks would need to  
 21 be a zero or a positive number.  
 22 CHAIRMAN RAGUSA: That's what he's  
 23 trying to get to.  
 24 MR. CHESNEY: Right.  
 25 MR. ARGUS: We want to add that number

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1 as the camera number to that line.  
 2 MR. BALDWIN: Increasing an expense is  
 3 only making a number bigger.  
 4 MR. ZEIGLER: Yeah, that's what I said.  
 5 It's --  
 6 MR. ARGUS: Oh, I'm sorry. You're  
 7 right.  
 8 MR. BALDWIN: Increasing an expense is  
 9 only throwing you further into the negative.  
 10 MR. CHESNEY: Yeah. Okay. I'm sorry.  
 11 MR. BALDWIN: So if you take the 7200  
 12 off of the gates --  
 13 MR. CHESNEY: Yes, you take the 7200  
 14 off. Yes. Thank you. Mark is correct.  
 15 MR. BALDWIN: -- and the 6800 off of the  
 16 reserve, then you would come out to a positive  
 17 dollar amount most likely and --  
 18 MR. ZEIGLER: There is no \$7200 number  
 19 baked in this number right, is there?  
 20 MR. BALDWIN: No. There's 2500, but  
 21 they had for the internet and the --  
 22 MR. ZEIGLER: Camera.  
 23 MR. BALDWIN: -- camera. Right now, by  
 24 taking those two things -- why is this still  
 25 going off the wrong way?



<p style="text-align: right;">Page 97</p> <p>1 MR. ZEIGLER: Until we adjust the</p> <p>2 assessments, and anything you add in the</p> <p>3 expenditures is going to throw us deeper --</p> <p>4 MR. ARGUS: Right.</p> <p>5 MR. BALDWIN: I have to look at my</p> <p>6 links.</p> <p>7 MR. CHESNEY: You get the general idea.</p> <p>8 MR. BALDWIN: I know what you're trying</p> <p>9 to do, yes.</p> <p>10 MR. ARGUS: We want to zero it out.</p> <p>11 MR. CHESNEY: Okay. That was the only</p> <p>12 -- all the others go the other way.</p> <p>13 CHAIRMAN RAGUSA: Any other budgetary</p> <p>14 comments?</p> <p>15 MR. BALDWIN: From my notes, also 003,</p> <p>16 the Enclave, oh, we already talked about</p> <p>17 that. It's the street lights. We're going to</p> <p>18 leave it the way it is.</p> <p>19 CHAIRMAN RAGUSA: That's Harbor Links.</p> <p>20 MR. ARGUS: No. 003 is the Enclave.</p> <p>21 CHAIRMAN RAGUSA: Oh, you're right.</p> <p>22 MR. CHESNEY: That and I have -- go the</p> <p>23 other way, like the assessment issue.</p> <p>24 MR. BALDWIN: Okay. No, I don't have</p> <p>25 anything else.</p>	<p style="text-align: right;">Page 99</p> <p>1 raise your hand.</p> <p>2 (All board members signify in the</p> <p>3 affirmative.)</p> <p>4 CHAIRMAN RAGUSA: That motion passes</p> <p>5 five to nothing.</p> <p>6 (Motion passes.)</p> <p>7 MR. BARRETT: When is the actual budget</p> <p>8 meeting?</p> <p>9 CHAIRMAN RAGUSA: August 6.</p> <p>10 MR. BARRETT: I'm sorry. August 6?</p> <p>11 CHAIRMAN RAGUSA: Yes.</p> <p>12 MR. BARRETT: Thank you.</p> <p>13 CHAIRMAN RAGUSA: Alan, anything else?</p> <p>14 MR. BALDWIN: Do you have any questions</p> <p>15 in regard to the financials?</p> <p>16 (No response.)</p> <p>17 MR. BALDWIN: Usually I know I always</p> <p>18 attend the adoption portion. But do you need</p> <p>19 me to come here between now and the adoption?</p> <p>20 MR. CHESNEY: I don't think so. Next</p> <p>21 month we need to hash out what we're actually</p> <p>22 going to buy, if it's going to be in or out.</p> <p>23 MR. BALDWIN: Okay.</p> <p>24 CHAIRMAN RAGUSA: So that's a no.</p> <p>25 MR. BALDWIN: Okay.</p>
<p style="text-align: right;">Page 98</p> <p>1 CHAIRMAN RAGUSA: Okay. We need -- in</p> <p>2 your packet, we have Resolution 2013-2, which</p> <p>3 is a resolutions of the board of supervisors</p> <p>4 of the Westchase Community Development</p> <p>5 District approving the budget for fiscal year</p> <p>6 2014 and setting a public hearing thereon</p> <p>7 pursuant to Florida law.</p> <p>8 MR. ARGUS: So moved.</p> <p>9 MR. ROSS: Second.</p> <p>10 CHAIRMAN RAGUSA: Any further</p> <p>11 discussion?</p> <p>12 MS. McCORMICK: Is this right, Westchase</p> <p>13 Swim and Tennis Center for the location?</p> <p>14 MR. MENDENHALL: No, it's not. So we'll</p> <p>15 -- if you can add that amendment to the</p> <p>16 resolution, as amended as to the correct</p> <p>17 address.</p> <p>18 MR. ARGUS: Accepted.</p> <p>19 CHAIRMAN RAGUSA: As amended to the --</p> <p>20 MR. ROSS: Second.</p> <p>21 CHAIRMAN RAGUSA: -- WCA office WCA</p> <p>22 office here on Parley.</p> <p>23 Any further discussion?</p> <p>24 (No response.)</p> <p>25 CHAIRMAN RAGUSA: All in favor please</p>	<p style="text-align: right;">Page 100</p> <p>1 CHAIRMAN RAGUSA: Have a good safe</p> <p>2 trip.</p> <p>3 MR. BALDWIN: Thank you.</p> <p>4 (Mr. Baldwin leaves the room.)</p> <p>5 CHAIRMAN RAGUSA: Line Item Six,</p> <p>6 discussion of easement -- well, we've got some</p> <p>7 folks here.</p> <p>8 Do you want to be heard on the</p> <p>9 volleyball court? Correct?</p> <p>10 If you want to come up, just identify</p> <p>11 yourself.</p> <p>12 MR. KOLLI: Good afternoon. I'm</p> <p>13 Ramesh. This is the second time up here. So</p> <p>14 we have signatures for the -- signatures on</p> <p>15 the petition and turned into the CDD office.</p> <p>16 There are six pages of signatures on the</p> <p>17 petition.</p> <p>18 I know you have various projects, but</p> <p>19 the volleyball -- but the volleyball court</p> <p>20 will make it to the final list. So at what</p> <p>21 point will we know, you know?</p> <p>22 We don't know updates about the</p> <p>23 volleyball court, so that it will be for sure</p> <p>24 in the coming year.</p> <p>25 CHAIRMAN RAGUSA: Well, in a nutshell,</p>

<p style="text-align: right;">Page 101</p> <p>1 next month is the month that the capital 2 improvement projects will be discussed amongst 3 the board, and that's when things will likely 4 be voted up or down, from the budget 5 discussion you just heard. 6 MR. KOLLI: Correct. 7 CHAIRMAN RAGUSA: I have not seen a 8 proposed location. 9 MR. MAYS: Still don't have a solid 10 one. We haven't had a chance to meet with 11 anybody to see if we can look at some spots. 12 I was hoping you were going to come by, and we 13 can take a look at a few spots and see what 14 you thought. We don't have a location yet. 15 MS. WHYTE: And Tonja is exploring that 16 library lot as well. 17 MR. KOLLI: I thought -- I mean, like 18 when I was here like two months back, that 19 large piece behind the office here. 20 SPEAKER: (Inaudible) 21 MR. MAYS: Yeah. There was a couple of 22 -- I think it was Mr. Chesney mentioned that 23 he didn't think that would be a very good 24 spot. You know where I'm talking about, that 25 area of --</p>	<p style="text-align: right;">Page 103</p> <p>1 MR. CHESNEY: That was a long time ago. 2 MR. ARGUS: I don't remember which way 3 it went. Okay. 4 CHAIRMAN RAGUSA: What I think we need 5 to do in the next 30 days is you need to meet 6 with the CDD staff. We don't know whether the 7 land on the TECO easement in back of the 8 property is a viable option, but I think you 9 need to work with staff to see if there is 10 viable option that make sense for the land we 11 have. 12 But that's -- without knowing where this 13 would be going, I don't know that we could 14 vote it up or down. 15 And as I sit here, the other concern I 16 have is -- and I'm using the \$25,000 number -- 17 I am torn spending \$25,000 of the community's 18 money to replace an asset that the WCA studied 19 and came to the conclusion that was unneeded. 20 So is this -- we're spending money to 21 replace something that someone else decided we 22 didn't need anymore. That's a fundamental 23 problem I have. 24 And I'm not sure to second-guess what 25 the WCA did. All I know is that an</p>
<p style="text-align: right;">Page 102</p> <p>1 MR. CHESNEY: Yeah. I mean, it would be 2 kind of out of place, but putting it at the end 3 of the park. I mean, I'm just one person, but, 4 yeah, you're talking about the Green, that that 5 was one of your suggestions, was putting it at 6 the end of the West Park Village green, and it 7 would be kind of weird to have a sand court at 8 the end, plus you'd need fencing, and it would 9 have to be pretty high fencing because of the 10 balls going out in the street. 11 SPEAKER: (Inaudible) 12 MR. ARGUS: Just throwing out an idea, 13 if we own land by the fire station, that might 14 be a logical place because it's close to where 15 the existing court is. 16 MR. CHESNEY: There's a lot of trees 17 there. 18 MR. MAYS: We don't technically own that 19 land. That's the HOA's land there, the swim 20 and tennis center. 21 MR. CHESNEY: I think we used to own 22 more of it, and then we gave it to them -- 23 there was something about that. 24 MR. ARGUS: There was something -- yeah. 25 Yeah.</p>	<p style="text-align: right;">Page 104</p> <p>1 organization, local government out here, looked 2 at it, they decided we have better use for our 3 property. There is not enough demand on the 4 volleyball court to warrant its continued 5 existence, and now you're asking us to replace 6 it. That's a big expense. 7 MR. KOLLI: That was made two years ago 8 by WCA. I mean, they said like there were no 9 residents -- you know, they opened up for the 10 residents' hearing, so that was two years back 11 (inaudible). 12 CHAIRMAN RAGUSA: I can just say from 13 personal experience I've never seen -- in 15 14 years I have never seen someone on that 15 volleyball court. 16 MR. KOLLI: We are playing every Sunday 17 morning, 8:00 to 10:30, 11:00, so that's 18 16 guys meeting there. So anyone could come 19 that way Sunday and you'll see it. 20 SPEAKER: Sometimes we have to wait for 21 them. I see that small kids come and play. 22 MR. KOLLI: And during the signature 23 petition, some resident said they use it 24 summertime -- during summer break, and some of 25 them said like they use it some, not regular.</p>

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1 CHAIRMAN RAGUSA: Okay. All right.  
2 MR. KOLLI: And they have put their  
3 comments and the signature.  
4 CHAIRMAN RAGUSA: But my suggestion were  
5 to work with staff within the next 30 days so  
6 we have a much better understanding of what's  
7 being asked of us at the next meeting.  
8 MR. KOLLI: Yeah, we have -- in fact  
9 exchanged email with Mr. Doug about the  
10 volleyball court requirements so they could  
11 maintain the cost to --  
12 CHAIRMAN RAGUSA: That's between you  
13 guys.  
14 MR. MAYS: The amount of space they  
15 need.  
16 CHAIRMAN RAGUSA: You two guys get  
17 together.  
18 MR. MAYS: Okay.  
19 CHAIRMAN RAGUSA: Thank you.  
20 MR. KOLLI: Thank you very much.  
21 CHAIRMAN RAGUSA: It's 5:30.  
22 MR. ROSS: Huh?  
23 CHAIRMAN RAGUSA: It's 5:30.  
24 MR. ROSS: Yeah, I need to go. Can we  
25 roll over Six for next month?

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1 CHAIRMAN RAGUSA: Yes.  
2 MR. ROSS: Is there anything else --  
3 CHAIRMAN RAGUSA: We're going to table  
4 Topic Number Six unless counsel tells me  
5 otherwise.  
6 MS. McCORMICK: That's fine.  
7 CHAIRMAN RAGUSA: Andy, if you'll  
8 retable that, put than on the agenda.  
9 MR. MENDENHALL: Yes.  
10 CHAIRMAN RAGUSA: The engineer, we heard  
11 from. Counsel, do you have anything for us?  
12 MS. McCORMICK: No, I don't have  
13 anything.  
14 CHAIRMAN RAGUSA: Okay. Doug.  
15 MR. MAYS: I was just concerned about  
16 ten-foot maintenance easement around the  
17 lakes. I'm still getting a resident that is  
18 wanting -- another resident says that it's  
19 illegal planting that they did, but I have  
20 nothing that has told me in writing that we're  
21 supposed to have this ten-foot easement.  
22 The resident said that the HOA says they  
23 can plant down to wherever. They have the  
24 right to plant down to the lake, but I tried  
25 to tell her, no, we have a maintenance

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1 agreement.  
2 MS. McCORMICK: Is this the Sue Curley  
3 issue?  
4 MR. MAYS: Yes.  
5 MS. McCORMICK: Okay. Yes. Do you want  
6 me to talk about that?  
7 MR. MAYS: If you can.  
8 MS. McCORMICK: Okay. So this is on --  
9 I'm trying to think -- this is on Glenfield  
10 Avenue. It's Block Two, Lot Four, and I've  
11 reviewed the -- I reviewed the plat.  
12 And we do have a drainage easement there  
13 around the pond. And so I talked with Sonny  
14 about this, Doug. I don't think I talked to  
15 you. But my understanding is, that the  
16 plantings are definitely outside of the  
17 platted lot of this homeowner. Is that  
18 correct?  
19 MR. MAYS: Yes.  
20 MS. McCORMICK: Okay. So if that's the  
21 case, then the district does own that  
22 property, and if there is an issue with the  
23 plantings that have been made there, then it  
24 would be appropriate for the district to tell  
25 that lot owner that, you know, give them a

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1 certain time period to remove or relocate  
2 those plantings.  
3 MR. MAYS: And that's what I discussed  
4 her, and she said, yes, she understood. And  
5 then she said that sent that email that you  
6 got saying --  
7 MS. McCORMICK: Right. That you all  
8 have.  
9 MR. MAYS: -- don't get near her  
10 property and --  
11 MS. McCORMICK: Well, but it's not her  
12 property. And so this is district property.  
13 And I am assuming that the plantings are  
14 definitely outside of the lot boundaries, and  
15 I would want to make sure that that's verified  
16 with the engineer, but if that's the case,  
17 then I do think that it's appropriate that the  
18 district, you know, notify her that they need  
19 to be removed.  
20 My only, you know, caution would be that  
21 we need to make sure that we're treating  
22 everybody consistently. So I don't want to  
23 treat one lot owner one way, and then, you  
24 know, not be dealing with the other lot owners  
25 in the same manner.

<p style="text-align: right;">Page 109</p> <p>1 MR. MAYS: Well, that was my discussion  2 with her, that I have -- I was going around  3 and checking other issues that we had in the  4 community, but we have had no other phone  5 calls from anybody in the community  6 complaining about a neighbor like we have on  7 this one.  8 We had a neighbor that contacted us,  9 saying that they felt this was illegal  10 plantings and there's supposed to have the  11 right to have the visibility of the lake, and  12 then we also have our maintenance that we're  13 supposed to do around the pond.  14 Her question was, why now, all of a  15 sudden? Because she's had it for like 12  16 years. And I didn't want to get two residents  17 -- I mean, two people who lived next door to  18 each other, I didn't want to start a war  19 between them.  20 So I told her I was going around and  21 checking all the lakes, which I found another  22 one, too. But it's just these two are  23 battling, and I just wanted to try to ease it  24 -- easy as possible.  25 CHAIRMAN RAGUSA: Does this planting</p>	<p style="text-align: right;">Page 111</p> <p>1 not, I don't know, but --  2 MS. McCORMICK: Well, I think at this  3 point if we give them reasonable notice to  4 remove the plantings and they don't, then the  5 next thing would be for us to go ahead and  6 remove those plantings.  7 MR. MAYS: That's my question. Do I  8 have the right to take my guys over there and  9 remove this stuff?  10 CHAIRMAN RAGUSA: I think legally and  11 practically are two different things. I'm  12 inclined now that we've asked counsel to get  13 involved, I'm inclined to not have you do  14 anything like that --  15 MR. MAYS: Okay.  16 CHAIRMAN RAGUSA: -- in all fairness to  17 the resident.  18 MR. MAYS: Right.  19 CHAIRMAN RAGUSA: I would like this  20 resolved through counsel, unless the guys  21 disagree.  22 MR. MAYS: Okay.  23 CHAIRMAN RAGUSA: I would prefer to keep  24 it at that level, and hopefully we won't have  25 a lot of lawyer time fighting over this, but</p>
<p style="text-align: right;">Page 110</p> <p>1 impact our ability to serve and service the  2 lake?  3 MR. MAYS: Not service the lake totally,  4 but it does for mowing, because we have to  5 have a go and then have to turn around and go  6 back and then have to do -- you know what I  7 mean? So yes.  8 CHAIRMAN RAGUSA: I think we have  9 consistently enforced our property rights. We  10 have consistently told people who encroach  11 into our property that they may not do it and  12 you can remove the encroachment. I think in  13 this case, Erin, I recommend that they lawyer  14 up.  15 MR. MAYS: right.  16 CHAIRMAN RAGUSA: I'm all inclined to  17 get Erin and her firm involved and address it  18 lawyer to lawyer. I would agree with Erin's  19 position. I think this is clearly our  20 property they have encroached, and we have a  21 lot of legal rights.  22 And I would make sure the resident  23 understands I have every inclination to  24 assess them for any legal fees as a result of  25 their encroachment. Whether we can do it or</p>	<p style="text-align: right;">Page 112</p> <p>1 let's don't -- let's don't remove anything.  2 MR. MAYS: Well, that was my email back  3 to her. I said -- we responded to her very  4 well, we'll hold off until we've got more  5 information on this situation. So that's when  6 we forwarded everything to Erin.  7 CHAIRMAN RAGUSA: What are your  8 thoughts, Mr. Ross?  9 MR. ROSS: I agree with everything you  10 just said, and I would add to that, the only  11 policy issue here for this board to resolve is  12 something involving our property rights.  13 And I think we'd all agree we don't want  14 to do anything that waives our property  15 rights, waives any easement right, and once we  16 have made that policy decision, it's just  17 implemented on a day-to-day basis.  18 And who should be taking care of that?  19 Our legal counsel and our staff. And so  20 absent you all getting into some roadblock and  21 you can't resolve it, you're at an impasse,  22 you know, come back to us. But absent that,  23 you all work it out whatever you think is the  24 appropriate way. This is not a board issue in  25 my mind.</p>

<p style="text-align: right;">Page 113</p> <p>1 MR. MAYS: The only place we've</p> <p>2 authorized something down all the way was the</p> <p>3 fence, but we also authorized it with a gate</p> <p>4 so that we still have access through it.</p> <p>5 I don't know of anywhere I told anybody</p> <p>6 where they could put plantings all the way</p> <p>7 down to the lake, because I've seen the HOA</p> <p>8 deal with this issue before through residents</p> <p>9 about their four-foot barrier and how far the</p> <p>10 fence can get down.</p> <p>11 And that's when we found out that</p> <p>12 technically they can't encroach on the CDD's</p> <p>13 property down around these lakes. So we've</p> <p>14 never authorized anything before, except for,</p> <p>15 like I say, that one fence. And we did tell</p> <p>16 the gentleman it would be required to have a</p> <p>17 gate so we could still get through.</p> <p>18 CHAIRMAN RAGUSA: The property you're</p> <p>19 talking about did not abut up to another</p> <p>20 home. It was actually butted up to another</p> <p>21 wilderness area or water area.</p> <p>22 MS. WHYTE: Pond.</p> <p>23 CHAIRMAN RAGUSA: Yeah, another pond.</p> <p>24 So that didn't impact another home, the lake</p> <p>25 with gate in it.</p>	<p style="text-align: right;">Page 115</p> <p>1 MR. MAYS: We do have one other area.</p> <p>2 The area where the board approved the fence or</p> <p>3 the plant, depending on the cost of it, over</p> <p>4 here at the end of Castleford, the resident</p> <p>5 said the fence was kind of pricey, because</p> <p>6 obviously we were going with the solid -- the</p> <p>7 steel fence we use in the community.</p> <p>8 We since found -- not found, we since</p> <p>9 got the company to try and find a lower-priced</p> <p>10 fencing, but in the meantime, we went ahead</p> <p>11 and we purchased a plant, a full-grown,</p> <p>12 30-gallon viburnum, to match the other</p> <p>13 viburnums for the spot where we had discussed</p> <p>14 where it would go.</p> <p>15 We installed the plant, and apparently</p> <p>16 the next-door neighbor decided he did not like</p> <p>17 it. He cut it up. He threw it in the lake.</p> <p>18 He pulled the stump up. He threw it in the</p> <p>19 lake and left us a small little hole to repair</p> <p>20 over there. And then commenced to yelling at</p> <p>21 the neighbor next door, thought that they had</p> <p>22 put it up, saying that he did not have the</p> <p>23 right to do that, "That's where I jog." And</p> <p>24 I --</p> <p>25 MR. ZEIGLER: He's the one who cut</p>
<p style="text-align: right;">Page 114</p> <p>1 MR. MAYS: Correct.</p> <p>2 CHAIRMAN RAGUSA: So there wasn't a</p> <p>3 neighbor who was adversely affected.</p> <p>4 Candidly, it didn't affect anybody's views or</p> <p>5 anybody else's access to that property.</p> <p>6 MR. CHESNEY: The only view it impacted</p> <p>7 was his.</p> <p>8 CHAIRMAN RAGUSA: Right. Any other</p> <p>9 comments?</p> <p>10 MR. ZEIGLER: I would say this, again,</p> <p>11 you know, stay consistent with what we have</p> <p>12 done. Also the issue of whether the homeowner</p> <p>13 planted beyond their property line, if I</p> <p>14 understand that correct -- is it beyond</p> <p>15 their property line?</p> <p>16 MR. MAYS: Yes.</p> <p>17 MR. ZEIGLER: It's obviously something</p> <p>18 that's enforceable. If they've lawyered up, I</p> <p>19 don't understand how they have any rights to</p> <p>20 maintain those plantings there.</p> <p>21 On the flip side, I would probably</p> <p>22 encourage that we don't stick Doug or his</p> <p>23 staff in the middle of these folks to play</p> <p>24 referee, that we do it through complete legal</p> <p>25 channels.</p>	<p style="text-align: right;">Page 116</p> <p>1 through.</p> <p>2 MR. MAYS: So we messed with his</p> <p>3 cut-through. So that one is getting a little</p> <p>4 weird, too. We went over -- I went over and</p> <p>5 we did pull the stump out of the lake. We</p> <p>6 replanted the tree and, of course, now he's</p> <p>7 got it down to about three and a half inches</p> <p>8 off the ground. So it will be pretty --</p> <p>9 CHAIRMAN RAGUSA: I think it's the same</p> <p>10 situation, we need to get Erin involved.</p> <p>11 MR. MAYS: Okay.</p> <p>12 CHAIRMAN RAGUSA: Don't get caught in</p> <p>13 the middle of it.</p> <p>14 MS. WHYTE: Okay.</p> <p>15 MR. MAYS: Okay.</p> <p>16 CHAIRMAN RAGUSA: Make sure you give her</p> <p>17 the bill for what the plant cost.</p> <p>18 MS. WHYTE: We already did.</p> <p>19 MR. MAYS: The funny thing is, this guy</p> <p>20 has plant material all the way down to the</p> <p>21 lake on his own property. So I've got -- we</p> <p>22 have to find out how to deal -- because he's</p> <p>23 actually doing the same thing as the lady in</p> <p>24 Glenfield is doing, planting it all the way</p> <p>25 down to the lake.</p>

<p style="text-align: right;">Page 117</p> <p>1 CHAIRMAN RAGUSA: The same thing then.  2 MR. MAYS: I didn't have a complaint  3 from him.  4 MR. ZEIGLER: This will get interesting.  5 CHAIRMAN RAGUSA: Anything else, Doug?  6 MR. MAYS: Anything else, Sonny?  7 MS. WHYTE: Oh, I don't know --  8 MR. MAYS: No, sir.  9 MS. WHYTE: Oh, I do.  10 MR. MAYS: Sonny does have one.  11 CHAIRMAN RAGUSA: Oh, wait --  12 MS. WHYTE: Sorry. Soccer agreement,  13 Erin, the soccer contract.  14 MS. MCCORMICK: Yes. We have a soccer  15 agreement to approve.  16 MS. WHYTE: They're not due to come back  17 until August --  18 MS. MCCORMICK: Right.  19 MS. WHYTE: But they've already asked us  20 to put things up on the board for their next  21 year, but I didn't want to put that up until  22 we had an agreement.  23 MS. MCCORMICK: Right.  24 MS. WHYTE: But before you guys would go  25 ahead and renew their contract for the fall.</p>	<p style="text-align: right;">Page 119</p> <p>1 MR. CHESNEY: I mean, nothing has  2 changed. Right?  3 MS. WHYTE: No.  4 MR. CHESNEY: They still have any paid  5 -- you know what I mean, paid --  6 MS. WHYTE: Uh-uh, nothing has changed.  7 MR. CHESNEY: -- and all that kind of  8 stuff.  9 MR. ZEIGLER: There's been no issue with  10 Glenduff residents complaining of parking?  11 MR. MAYS: No, not since the new season,  12 since they made the alterations. We haven't  13 heard anything.  14 MS. MCCORMICK: I mean, my thought is  15 that we wouldn't approve it now because if  16 something materially changes between now and,  17 you know, June or July, we would want to wait  18 until then to do it until. But we also, if we  19 know there is a problem, then we should  20 identify it now.  21 CHAIRMAN RAGUSA: Erin, are you done?  22 MS. MCCORMICK: (Moves head up and  23 down.)  24 CHAIRMAN RAGUSA: Andy.  25 MR. MENDENHALL: The only additional</p>
<p style="text-align: right;">Page 118</p> <p>1 (Mr. Ross leaves the room.)  2 MS. MCCORMICK: Yes. And my  3 recollection is that we're taking this on a  4 season-by-season basis, so I had suggested to  5 Sonny that we mention it to the board today  6 and that we would be bringing it to me for  7 approval at the June or July meeting.  8 CHAIRMAN RAGUSA: Is there any  9 opposition?  10 MR. ARGUS: (Moves head from side to  11 side.)  12 CHAIRMAN RAGUSA: Do we actually need to  13 approve the contract under the same terms?  14 MS. WHYTE: (Moves head up and down.)  15 MS. MCCORMICK: We will, not yet --  16 CHAIRMAN RAGUSA: Not yet. Okay.  17 MS. MCCORMICK: -- because it doesn't  18 start until August and -- my thought is that  19 we can put it on the agenda for either the  20 June or the July meeting.  21 MS. WHYTE: My only concern was if the  22 board didn't want to approve it, that we  23 really -- we needed to give them time to look  24 for alternate space. That was my only  25 concern.</p>	<p style="text-align: right;">Page 120</p> <p>1 item I had, I had the opportunity to give Doug  2 his review, and he as well gave his employees  3 their reviews. Typically we go through in  4 July, at least for a board decision and that  5 sort of thing, so it's kind of preliminary.  6 But obviously, if you have any questions or  7 comments, general discussion, we can certainly  8 do that.  9 I know Brian had some input at the last  10 meeting, and so I don't know if this is an  11 item you potentially want to table and talk  12 about it at the next meeting or you want to  13 talk about it at all today, which I'm prepared  14 to do either.  15 CHAIRMAN RAGUSA: I was not asked for  16 input.  17 MR. MENDENHALL: You can provide input  18 between now and -- no. I mean, generally  19 speaking --  20 CHAIRMAN RAGUSA: We usually get an  21 email saying if you want to give input on any  22 of the employees, I didn't get that.  23 MR. ARGUS: Right. Neither did I.  24 CHAIRMAN RAGUSA: And you're ahead of  25 the game.</p>

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1 MR. MENDENHALL: I'm ahead of the game,  
2 so, I mean, I can still take input. I mean, I  
3 sat down and talked with Doug, and certainly,  
4 you know, I can have an addendum to it as far  
5 as -- I'll tell you, in the past, I haven't  
6 gotten too much input as in the past several  
7 years. I'm certainly obviously welcome to  
8 it. I mean --  
9 CHAIRMAN RAGUSA: I'd rather do it not  
10 on the record.  
11 MR. MENDENHALL: Uh-huh. I understand.  
12 CHAIRMAN RAGUSA: Well, I just think if  
13 any supervisor wants to contact you to give  
14 you input they should be able to do so in the  
15 next 30 days.  
16 MR. MENDENHALL: Absolutely. And I  
17 apologize for not putting it out there  
18 specifically, but, of course, any type  
19 feedback that --  
20 MR. CHESNEY: You're talking about  
21 performance of the employee. Right?  
22 MR. MENDENHALL: Yeah.  
23 MR. CHESNEY: I mean, I could provide  
24 some input.  
25 MR. MENDENHALL: Yeah. Yeah.

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1 CHAIRMAN RAGUSA: I didn't know they  
2 were being evaluated at this time.  
3 MR. MENDENHALL: Like I said, it was a  
4 little bit earlier than usual. I wanted to  
5 get it done at the beginning of the budget  
6 season.  
7 That way, because especially we kind of  
8 discussed it, there were at least some board  
9 members that talked about, do we want to do  
10 increases and that sort of thing. So I  
11 figured as long as that's the date we started  
12 last month, I might as well kind of get ahead  
13 of the curve a little bit.  
14 CHAIRMAN RAGUSA: Okay.  
15 MR. MENDENHALL: Well, yeah, between now  
16 and the next meeting, obviously any input,  
17 I'll be happy to take it.  
18 CHAIRMAN RAGUSA: Anything else?  
19 MR. MENDENHALL: No. That's it.  
20 CHAIRMAN RAGUSA: Supervisor comments.  
21 MR. ZEIGLER: No.  
22 CHAIRMAN RAGUSA: Mr. Argus.  
23 MR. ARGUS: I raised two questions last  
24 month, and I haven't heard back on -- any  
25 feedback back on them.

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1 One was, had received a report from the  
2 movie in the park, the sound report that we  
3 were promised, and the other one was, I  
4 believe, Mr. Mays committed to looking into  
5 the electrical -- potential electrical above-  
6 ground service in Keswick Forest, so --  
7 MR. MAYS: Number one, we have not got  
8 that report. Thanks for reminding me --  
9 MR. ARGUS: Okay.  
10 MR. MAYS: -- because they were supposed  
11 to send it, but we never did receive it.  
12 MR. ARGUS: Right.  
13 MR. MAYS: So we'll check with Mr. Blunt  
14 on that.  
15 And, number two, I met with the resident  
16 over there that lives directly along that TECO  
17 easement back there. And, yes, their power is  
18 supplied by that above ground TECO power line  
19 that runs through there. It runs -- it's not  
20 a secondary that's above ground. It's a  
21 secondary that runs -- excuse me -- it's not a  
22 secondary -- it's a primary that runs  
23 underground.  
24 So it is underground, but it is attached  
25 to that. He said that they have argued with

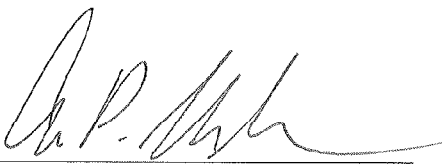
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1 TECO for years over that because they are one  
2 of the few areas that loses their power quite  
3 frequently. And he said that TECO has  
4 basically told them they're not going to  
5 change it, they're not planning on changing  
6 it, and they're just going to have to live  
7 with it. That's the way it is. And that's  
8 all the information he had.  
9 MR. CHESNEY: That's interesting, you  
10 have one part of Westchase that would be  
11 different.  
12 CHAIRMAN RAGUSA: It's out in the  
13 periphery.  
14 MR. MAYS: He made it sound like it was  
15 designed that way because of the fire  
16 station. That made not a lot of sense to  
17 me --  
18 MR. ARGUS: Doesn't make sense.  
19 MR. MAYS: -- but apparently it had  
20 something to do with the fire station. It  
21 doesn't make much sense to me, but --  
22 MR. ARGUS: It is my understanding we  
23 have three or four homeowners in that area  
24 that have health issues that require they have  
25 electricity as much as possible.

1 They are on ventilator or electric  
2 wheelchairs. So that's if -- if we can do  
3 anything to help them out.  
4 MR. CHESNEY: Well, let me help you on  
5 that from a budgetary standpoint. If we did  
6 do anything, we would have to assess them, and  
7 it would probably be cheaper for them to go  
8 out and buy a generator and attach it to their  
9 house than whatever we would assess them to  
10 fix that issue, just helping you think  
11 through that issue. It wouldn't be free.  
12 We couldn't --  
13 CHAIRMAN RAGUSA: What are we going to  
14 fix? Take down TECO's lines?  
15 MR. CHESNEY: You're getting into  
16 details. Let's say philosophically, I mean,  
17 we would have to charge them. It would be  
18 cheaper. I can guarantee you anything we  
19 would assess would be cheaper just to get a  
20 generator if they require power.  
21 MR. ARGUS: Thank you, Doug.  
22 MR. MAYS: You're welcome.  
23 MR. CHESNEY: It was like a long time  
24 ago. Remember that neighborhood that wanted  
25 different cable? Remember that?

1 CHAIRMAN RAGUSA: No.  
2 MR. CHESNEY: That was back when we were  
3 a split board. I'm like okay.  
4 CHAIRMAN RAGUSA: Any other resident  
5 comments or questions? Motion to adjourn  
6 would be appropriate.  
7 MR. CHESNEY: So moved.  
8 MR. ZEIGLER: Second.  
9 CHAIRMAN RAGUSA: All in favor.  
10 (All board members signify in the  
11 affirmative.)  
12 (At 5:55 p.m., the meeting concludes.)  
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Mark Ragusa  
Chairman, Westchase CDD

  
Andrew P. Mendenhall, PMP  
Secretary, Westchase CDD