

RE: WESTCHASE COMMUNITY DEVELOPMENT DISTRICT

TRANSCRIPT OF: BOARD MEETING

DATE: February 5, 2013

TIME: 4:00 p.m. - 6:15 p.m.

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

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

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1 APPEARANCES:
2 WESTCHASE COMMUNITY DEVELOPMENT
3 DISTRICT BOARD MEMBERS:

4 Mark Ragusa, Chairman
5 Greg Chesney
6 Brian Ross
7 Brian Zeigler
8 Bob Argus

ALSO PRESENT:

WESTCHASE COUNSEL:

Erin McCormick, Esquire

SEVERN TRENT SERVICES:

Andy Mendenhall, District Manager

Alan Baldwin, Accounting

WESTCHASE STAFF:

Doug Mays
Sonny Whyte

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

* * * * *

9 CHAIRMAN RAGUSA: Good afternoon, ladies
10 and gentlemen. I'm Mark Ragusa. Welcome to
11 the February 5, 2013 Westchase Community
12 Development District meeting. The record will
13 reflect that all CDD supervisors are present
14 today, so we'll skip the roll call.

15 Mr. Zeigler, would you lead us in the
16 Pledge of Allegiance.

(The Pledge of Allegiance was recited.)

18 CHAIRMAN RAGUSA: Thank you. Address
19 the consent agenda items first. I understand
20 Mr. Argus has some proposed changes.

MR. MENDENHALL: That's correct.

22 CHAIRMAN RAGUSA: Okay. Do you see
23 anything in there, Andy?

MR. ARGUS: Mostly spelling type.

CHAIRMAN RAGUSA: I am not aware of

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1 anybody else submitting any changes, including
2 counsel.
3 MS. McCORMICK: Uh-uh.
4 CHAIRMAN RAGUSA: We also have on the
5 consent agenda approval of the financial
6 statements of 12/31/12.
7 MR. ARGUS: Acceptance, not approval of
8 them.
9 CHAIRMAN RAGUSA: Thank you. True. A
10 motion to approve the consent agenda with the
11 minutes as amended by Mr. Argus would be
12 appropriate.
13 MR. CHESNEY: So moved.
14 MR. ARGUS: Second.
15 CHAIRMAN RAGUSA: We have a motion,
16 seconded. Any further discussion?
17 (No response.)
18 CHAIRMAN RAGUSA: All in favor please
19 raise your hand.
20 (All board members signify in the
21 affirmative.)
22 CHAIRMAN RAGUSA: The record will
23 reflect that motion passed five to nothing.
24 (Motion passes.)
25 Alan, do you want to start right now

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1 with the 2012 financial audit?
2 MR. BALDWIN: Sure. Good afternoon.
3 The 2012 audit, Supervisor Argus has brought
4 to my attention that on Page 17, the first two
5 certificates of deposit have a date of 2/18/12
6 and 3/19/12, and I just verified with the
7 financials that are also in your agenda
8 package that those dates should have been '13,
9 not '12.
10 So I can have the auditors revise this
11 audit and then have it submitted to you next
12 month with those two date changes.
13 Other than that, on Page 25, there's a
14 report to management. And basically what this
15 is covering is, do we have any
16 recommendations, were there any findings; and
17 there were none. And then they wanted to know
18 whether or not we were in compliance in
19 multiple different areas, and we have met all
20 the compliances and we're not in default in
21 anything.
22 If the board has any questions or
23 concerns or issues beside the two dates, I'm
24 more than glad to answer.
25 CHAIRMAN RAGUSA: Anyone?

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1 MR. BALDWIN: Yes, sir.
2 CHAIRMAN RAGUSA: Mr. Ross.
3 MR. ROSS: This is our first audit since
4 the merger. Right?
5 MR. BALDWIN: This is your second audit
6 since the merger.
7 MR. ROSS: Second one. Okay.
8 MR. BALDWIN: 2011 audit was merged as
9 one audit.
10 MR. ROSS: Let me find my marked pages
11 here. I have a couple questions. One of them
12 was the page you were just talking about.
13 Did the auditor have any suggestions or
14 comments as to the way we have our funds in
15 those respective certificates of deposit? Any
16 suggested changes, good or bad?
17 MR. BALDWIN: No.
18 MR. ROSS: Just keep doing what we're
19 doing.
20 MR. BALDWIN: They're basically
21 reporting what we have invested is following
22 within the guidelines submitted by Florida
23 Statutes. I mean, they're not going to give
24 an opinion whether it's --
25 MR. ROSS: Okay. On Page Ten, we have

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1 our four major funds, and one of the four is
2 the capital projects fund. Am I reading that
3 correctly that at the end of the fiscal year
4 we have \$2,065 in that fund?
5 MR. BALDWIN: No. That's a change in
6 your fund balance, which means that would be
7 basically your interest and --
8 MR. ROSS: Thank you. I already see my
9 mistakes. Thanks.
10 MR. BALDWIN: Okay.
11 CHAIRMAN RAGUSA: Any other supervisor
12 comments?
13 MR. ROSS: In a minute.
14 MR. CHESNEY: Just a second. I didn't
15 know you were going to bring this up.
16 MR. ROSS: Oh, I did have another
17 question. On Page 18, Note Six, we talked
18 about the Series 2000 bond, and if you recall
19 we prepaid one of our last bonds before it
20 matured.
21 Will we end up doing the same thing with
22 regard to this Series 2000 bond?
23 MR. BALDWIN: As we approach the --
24 closer to the amortization end date, when that
25 budget season comes up, then we will also see

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1 whether or not there's enough money in your
2 reserve to cover the last payment the year
3 before, the actual maturity date, and then
4 we can move forward.
5 That was something we have in our notes
6 to look forward to.
7 MR. ROSS: And I was going to ask, I
8 don't know how that issue got identified for
9 us. And so it's automatically on your agenda,
10 and whether it's this year or next year or the
11 year after --
12 MR. BALDWIN: Correct.
13 MR. ROSS: -- you'll bring it to our
14 attention?
15 MR. BALDWIN: I believe it was Mr. Argus
16 or Mr. Kemerer, one of the two, brought up the
17 fact there is no reason to literally wait for
18 the very last year to pay it off because your
19 reserve is sitting there, and there is enough
20 money in your reserve account to make the last
21 payment instead of waiting for that very last
22 year, and then taking the reserve and either
23 returning it back to the residents that were
24 involved or giving it to the general fund or
25 however the indenture states the excess money

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1 goes to.
2 So that was brought up to a few years
3 ago. I think it was either the 1991 series
4 under Westchase, and then we did the same
5 thing with the '96.
6 MR. ROSS: And you'll engage in that
7 analysis for this one, too?
8 MR. BALDWIN: Yes.
9 MR. ROSS: Great. Nothing else?
10 CHAIRMAN RAGUSA: Any other supervisor
11 questions or comments? Yes, Mr. Argus.
12 MR. ARGUS: Not part of the audit, per
13 se, but something I would like to say.
14 If you look at Page Four, about three
15 quarters of the way down, the first item under
16 "Expenses," "General Government," in 2011,
17 there was 553,000, in 2012 it was three
18 hundred and -- I'm sorry -- 439,000, a
19 difference of about 120,000.
20 Is that -- is most of that because we
21 merged the boards together? Essentially what
22 my question involves into is, how much have we
23 saved by merging the boards?
24 I don't expect the answer today, but if
25 you can take a crack at that for next month, I

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1 would greatly appreciate that. Again, it has
2 nothing to do with the audit. That's where my
3 note was.
4 CHAIRMAN RAGUSA: A number of months ago
5 -- six or seven months ago -- we had a rough
6 number on what the anticipated savings were.
7 MR. ARGUS: Right. But we just
8 completed a full -- our first year as a merged
9 board under the audit, so it might be a good
10 time to look at it. I would be curious to
11 know what we saved.
12 CHAIRMAN RAGUSA: If all things were
13 equal, I think that would be a number we could
14 readily ascertain, but I don't know if that's
15 the case. And I think Alan will confirm that
16 that number is not a direct reflection of
17 savings for the merger.
18 MR. ARGUS: Right.
19 CHAIRMAN RAGUSA: Is there any way you
20 can give a reasonable approximation, because
21 there is a lot of variables in there?
22 MR. BALDWIN: There are a lot of
23 variables, because during the fiscal year
24 2012's budget cycle, we still kept a lot of
25 your administrative costs as everything being

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1 as two separate items, I guess, specifically
2 board members.
3 I mean, we literally kept it at ten even
4 though we knew it was going to be dropping
5 down to five.
6 MR. ARGUS: For the budget, yes.
7 MR. BALDWIN: But, of course, there's
8 some savings in regards to, you don't have
9 nearly as many agenda packages going out --
10 MR. ARGUS: Right.
11 MR. BALDWIN: -- so the printing, the
12 binding and the copying charges probably were
13 reduced. Am I able to be able to say -- give
14 you exact number of what it is?
15 MR. ARGUS: No.
16 MR. BALDWIN: I'm -- not particularly.
17 MR. ARGUS: It's accounting. It's not
18 going to be exact. It's like (inaudible).
19 It's going to be an approximation.
20 MR. BALDWIN: I don't see how it's going
21 vary that much between what the numbers that
22 were already provided versus the audit.
23 And the reason why I say that is because
24 there were no additional journal entries with
25 this audit. In other words, what we've

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1 already posted is already posted. Nothing has
 2 changed.
 3 Now, if there was something major that
 4 they did, moving this from here to here,
 5 that's different, but we didn't have any
 6 journal entries with the auditor. So what we
 7 posted last year and the number that we gave
 8 as a projected-type savings a few months ago
 9 is not going to change with the audit.
 10 MR. ARGUS: Okay. All right. I didn't
 11 expect it to. I was just curious as to what
 12 it was. My note happened to fall on the
 13 audit. That's why I brought it up now.
 14 MR. BALDWIN: Okay.
 15 CHAIRMAN RAGUSA: Let me ask you this:
 16 Andy, can you get with Alan and come back to
 17 us with a, you know, number --
 18 MR. MENDENHALL: Yeah. Sure.
 19 CHAIRMAN RAGUSA: -- that makes sense to
 20 you from a financial standpoint and accounting
 21 standpoint?
 22 MR. MENDENHALL: Yeah, no problem.
 23 CHAIRMAN RAGUSA: I don't think we need
 24 to go through line level detail. You know,
 25 let's just get a rough estimate of what we've

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1 realized in savings in the first full year.
 2 MR. MENDENHALL: Yeah, we can look at
 3 what we projected.
 4 CHAIRMAN RAGUSA: Alan, am I correct in
 5 saying we budgeted ten supervisors through
 6 September-October of '11 or '12?
 7 MR. BALDWIN: 2012.
 8 CHAIRMAN RAGUSA: All the way through
 9 last year.
 10 MR. ARGUS: Uh-huh.
 11 CHAIRMAN RAGUSA: So then any savings
 12 that we realized by only having five
 13 supervisors would go to unallocated reserves?
 14 MR. BALDWIN: Correct. Your fund
 15 balance.
 16 MR. MENDENHALL: Fund balance, yes.
 17 MR. BALDWIN: Unassigned fund balance.
 18 CHAIRMAN RAGUSA: Okay. All right. You
 19 guys can come back to with that number?
 20 MR. MENDENHALL: Yeah. Not a problem.
 21 CHAIRMAN RAGUSA: I'm sure Chris Barrett
 22 would like to hear that number as well.
 23 MR. BALDWIN: Now, for -- sorry -- for
 24 next month, typically there is always
 25 requested that the auditor show up possibly

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1 for the March meeting.
 2 Do you want the auditor to show up for
 3 your March meeting? The last three -- or two
 4 years you have not requested the auditor to
 5 show up.
 6 MR. ARGUS: Is it the same auditor?
 7 MR. BALDWIN: The same auditor.
 8 CHAIRMAN RAGUSA: I thought we switched
 9 auditors.
 10 MR. MENDENHALL: Well, we had --
 11 MR. BALDWIN: This is the third year for
 12 this auditor, Grau & Associates.
 13 MR. MENDENHALL: It used to be Berger.
 14 MR. BALDWIN: It used to be Berger. But
 15 in the last two years, you have not requested
 16 the auditor to appear at the board meeting.
 17 I was just asking, would you like them
 18 to. If you do, then I'll have them attend.
 19 MR. MENDENHALL: And I would piggy-back
 20 off that statement by saying it sounds like
 21 there's -- at least so far, there's only two
 22 corrections to be made related to dates. So
 23 if there aren't any other questions or
 24 concerns, I mean, certainly, as well, you can
 25 approve the audit, and they would basically

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1 just put it in final form.
 2 MR. BALDWIN: Correct.
 3 MR. MENDENHALL: You have that option as
 4 well.
 5 MR. CHESNEY: We can approve it today.
 6 Right?
 7 MR. MENDENHALL: Unless there's
 8 additional questions.
 9 MR. ARGUS: I'll make that motion.
 10 MR. CHESNEY: And I'll second.
 11 CHAIRMAN RAGUSA: We have a motion to
 12 approve the 2012 Westchase CDD audit, which
 13 has been seconded --
 14 MR. ARGUS: With the --
 15 CHAIRMAN RAGUSA: -- with the notations
 16 that were reflected in today's meeting with
 17 respect to the two dates.
 18 Any further discussion?
 19 (No response.)
 20 CHAIRMAN RAGUSA: All in favor please
 21 raise your hand.
 22 (All board members signify in the
 23 affirmative.)
 24 CHAIRMAN RAGUSA: That motion passes
 25 five to nothing as well.

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1 Alan, do you have anything else for us?

2 MR. BALDWIN: No. So I'm presuming you

3 don't want the auditors to appear next month.

4 CHAIRMAN RAGUSA: That's correct --

5 MR. BALDWIN: Okay.

6 CHAIRMAN RAGUSA: -- not since we

7 approved it. You can pat them on the back.

8 Other than that, I don't we can do very much

9 with them.

10 MR. ARGUS: When is the auditor contract

11 over? Is this the last year --

12 CHAIRMAN RAGUSA: This is the last one.

13 MR. MENDENHALL: Yeah, it's been three

14 years.

15 MR. ARGUS: So we need to go through the

16 bid process again?

17 MR. BALDWIN: I think there's a clause

18 in the engagement letter, which I will pull

19 and have submitted to you next month.

20 MR. MENDENHALL: I have it here.

21 MR. BALDWIN: A lot of times there's a

22 clause where you can keep them, and based upon

23 both parties agreeing, for another year and a

24 continuation clause.

25 But I know recently, and maybe on this

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1 one or may not be, we've been trying to get

2 away from the continuation clauses because

3 some boards -- there are some that were

4 originally like 10, 15 years old and never had

5 a new RFP done, and so I think -- I'll double

6 check to see if there is a continuation

7 clause.

8 CHAIRMAN RAGUSA: I'll throw this out to

9 the board members. When we had CPAs on the

10 board, they were always emphasizing it's

11 better to switch your auditor every three or

12 four years.

13 MR. CHESNEY: Well, put it out to bid.

14 CHAIRMAN RAGUSA: Well, we switched.

15 MR. CHESNEY: Well, that's because they

16 were cheaper and better and -- whatever. I

17 don't remember the criteria we used, but I

18 have it.

19 I would make the same suggestion we

20 don't continue it, that we -- I mean, we

21 invite them just like we did before.

22 MR. MENDENHALL: I mean, you certainly

23 have that option. You know, it's a process

24 where we basically set up an audit selection

25 committee, establish criteria and then, you

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1 know, advertise it, committee ranks them, and

2 you choose the highest ranked.

3 MR. CHESNEY: Frankly, we can use the

4 same criteria that we had before.

5 MR. MENDENHALL: Yes. It's pretty

6 standard, yes.

7 MR. CHESNEY: Quite frankly, it's the

8 same bid list.

9 MR. MENDENHALL: There are some new

10 firms that are doing this. Well, yes,

11 surprisingly, there's quite a number of them

12 now.

13 MR. CHESNEY: So, again, I would like to

14 do that. That's not --

15 CHAIRMAN RAGUSA: Any opposition?

16 MR. ARGUS: No.

17 MR. ZEIGLER: (Moves head from side to

18 side.)

19 MR. ROSS: (Moves head from side to

20 side.)

21 CHAIRMAN RAGUSA: All right. Can you

22 guys travel down that path for us?

23 MR. MENDENHALL: Yeah. Absolutely.

24 CHAIRMAN RAGUSA: Can't hurt.

25 MR. MENDENHALL: Get the process

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1 started.

2 CHAIRMAN RAGUSA: 13 months. Good

3 time. I don't see Tonja. Is she here?

4 MS. WHYTE: She's coming.

5 CHAIRMAN RAGUSA: She's coming. Okay.

6 Manager's report. Thank you.

7 MR. BALDWIN: Do you have any questions

8 in regards to your financials since I'm here?

9 (No response.)

10 MR. BALDWIN: For your budget season, do

11 you need me to attend the very first one where

12 I submit your proposed budget, if there's no

13 changes to the actual formatting?

14 MR. CHESNEY: No, I don't think so.

15 CHAIRMAN RAGUSA: No.

16 MR. BALDWIN: Okay. At this point then,

17 when I do the annual monitor review, find out

18 when you need me to attend during the budget

19 process, and then we'll move from there.

20 CHAIRMAN RAGUSA: Can I pick your

21 brain?

22 MR. BALDWIN: Sure.

23 CHAIRMAN RAGUSA: Non-financial, what

24 capital improvements are you seeing with your

25 CDD clients?

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1 MR. BALDWIN: I have about 40 of them.
2 I can't picture anything -- a lot of them are
3 doing road resurfacing, ponds are another big
4 issue, and then there are some that are trying
5 to -- and sidewalk issues are the major three
6 that I've seen come through where they're
7 pouring more money into those areas because of
8 different aspects.
9 It could be either trip and fall, ADA,
10 or it's because of the age of the asset
11 itself. But do I see new bond issuing? No.
12 Do I see re-funded bonds? There are a few
13 that are gone through.
14 MR. ARGUS: Any of them doing major
15 capital improvements, like parks or new
16 amenities?
17 MR. BALDWIN: Not so much new amenities,
18 but they are doing facelifts and things like
19 that.
20 MR. ARGUS: Okay.
21 MR. MENDENHALL: That's what I've seen a
22 lot, a lot of refurbishing existing amenities.
23 CHAIRMAN RAGUSA: Okay. Thanks, Alan.
24 Anybody else?
25 (No response.)

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1 MR. BALDWIN: Okay. Everybody have a
2 great day.
3 CHAIRMAN RAGUSA: Have a safe trip back.
4 MR. MENDENHALL: Thanks, Alan.
5 CHAIRMAN RAGUSA: Manager's report,
6 Andy.
7 MR. MENDENHALL: Well, my main item was
8 the gas light lamp conversion, which Tonja
9 might provide some input.
10 CHAIRMAN RAGUSA: We'll wait. I know we
11 have some residents who are here to talk about
12 a couple of issues. Why don't we go ahead and
13 move that? I don't know who was here first.
14 Ramesh, are you here?
15 MR. KOLLI: Yes.
16 CHAIRMAN RAGUSA: Just come up and
17 identify yourself and give us an address, and
18 go ahead and tell us what you want to talk
19 about.
20 MR. KOLLI: I'm Ramesh. I live in the
21 Bridges community. And I'm here to request
22 for the volleyball court facilities in case
23 the WCA decides to remove it and replace it
24 with a kid's tennis court. And I have sent
25 mail to the CDD office on January 11th and

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1 explaining the same reason.
2 We have some reports to convince the WCA
3 to keep the facilities, so I have a signature
4 petition I cannot show if this is going to
5 help, but there is also a letter from a
6 resident.
7 She lives in Berkeley Square. Her name
8 is Ms. Maggie McGee. So it's the WOW magazine
9 saying that she and her friends, they use the
10 court -- the volleyball court, which is on
11 swim and tennis center. And so she asks the
12 question like -- the WCA wanted a petition to
13 keep the volleyball court. She can get the
14 petition done with the residents' signatures.
15 So here is the letter.
16 MS. WHYTE: I have it.
17 MR. KOLLI: And some of my friends are
18 here, and many of them could not make it
19 because of the timing. But, otherwise, we
20 play early on Sunday mornings, 7:30 to 10:30.
21 Otherwise, it is for us like going to church,
22 like play, have some exercise.
23 So I would say it's really an added
24 value to have the volleyball court facility.
25 I, myself, started playing volleyball first

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1 before moving to Westchase because I met so
2 many -- and some of my friends, sometimes they
3 join with us, and they really like the
4 facility -- I mean, the community, and they
5 started looking for residence here.
6 So if the WCA is not going to keep the
7 facility, I want to -- I am requesting if CDD
8 can promise us a place where we can play,
9 that will be -- I appreciate that.
10 CHAIRMAN RAGUSA: Any questions?
11 MR. KOLLI: Thank you.
12 CHAIRMAN RAGUSA: Mr. Argus.
13 MR. ARGUS: Are you looking specifically
14 for a sand volleyball court, or could it be a
15 hard surface?
16 MR. KOLLI: Adult facility is fine,
17 otherwise, yeah -- I mean, she's starting with
18 sand volleyball court here, but we can check
19 with her. We have been communicating with
20 her, got in touch with her, and she's started
21 -- Ms. Maggie McGee started doing the
22 signature petition.
23 MR. ARGUS: Several years ago the WCA
24 was looking into a multi-purpose court to play
25 volleyball, badminton, even a thing called

<p style="text-align: right;">Page 25</p> <p>1 pickle ball could be played on this court. So</p> <p>2 if we've got to build a court, that might be</p> <p>3 something that we might want to look into.</p> <p>4 But if their request is specifically for a</p> <p>5 sand court, then that's obviously something</p> <p>6 different.</p> <p>7 CHAIRMAN RAGUSA: Anybody else?</p> <p>8 MR. ZEIGLER: What are the dimensions of</p> <p>9 the court you're looking at?</p> <p>10 MR. KOLLI: It's like - I would say on</p> <p>11 one side, it is around -- one side of the</p> <p>12 court 12 feet.</p> <p>13 MR. YALAMANCHLI: 11 yards by 22 yards.</p> <p>14 MR. ZEIGLER: 11 by 20?</p> <p>15 MR. YALAMANCHLI: 22.</p> <p>16 MR. ZEIGLER: How many people do you</p> <p>17 have participate each weekend?</p> <p>18 MR. KOLLI: Each week, around 12.</p> <p>19 MR. YALAMANCHLI: 16 to 18.</p> <p>20 MR. KOLLI: I think -- yeah -- this week</p> <p>21 there were more people, but, otherwise,</p> <p>22 sometimes -- like, on average, would say 10 to</p> <p>23 12.</p> <p>24 MR. ZEIGLER: And do people use it</p> <p>25 throughout the week as well, or is it mostly</p>	<p style="text-align: right;">Page 27</p> <p>1 January --</p> <p>2 CHAIRMAN RAGUSA: Yes, I saw that, but I</p> <p>3 got the impression that you're asking them to</p> <p>4 reconsider that. Where along in that process</p> <p>5 are you?</p> <p>6 MR. KOLLI: We sent mail, but there is</p> <p>7 no response from the WCA, so we are planning</p> <p>8 to meet them I think on -- WCA is going to</p> <p>9 meet Thursday. Okay. Maybe that date has</p> <p>10 changed.</p> <p>11 MR. ARGUS: Yeah, two weeks.</p> <p>12 MR. KOLLI: Two weeks.</p> <p>13 MR. YALAMANCHLI: 21st.</p> <p>14 MR. BARRETT: This gentleman is right.</p> <p>15 I think they moved it to the 21st.</p> <p>16 CHAIRMAN RAGUSA: 14, 21.</p> <p>17 MR. CHESNEY: Have they confirmed that</p> <p>18 they're going to put in a new tennis court?</p> <p>19 CHAIRMAN RAGUSA: That's what is in that</p> <p>20 plan.</p> <p>21 MR. KOLLI: Yeah, I think there is a</p> <p>22 note from the vice president of the WCA saying</p> <p>23 that they're -- they started looking for</p> <p>24 something bigger -- extending the tennis court</p> <p>25 and -- moving the volleyball court, and they</p>
<p style="text-align: right;">Page 26</p> <p>1 just weekends?</p> <p>2 MR. KOLLI: We are using it on weekends;</p> <p>3 otherwise, we have seen people using it on</p> <p>4 weekdays, come from swimming, come out to the</p> <p>5 volleyball court there, and we have seen them</p> <p>6 play, and during summer camp also we have seen</p> <p>7 people using it.</p> <p>8 CHAIRMAN RAGUSA: Mr. Argus.</p> <p>9 MR. ARGUS: I was just going to point</p> <p>10 out that part of the summer camp program</p> <p>11 historically has used the sand volleyball</p> <p>12 courts for volleyball and other activity.</p> <p>13 CHAIRMAN RAGUSA: I'm going to say, in</p> <p>14 my 18 years in Westchase, I have never seen</p> <p>15 anybody playing volleyball. I've seen people</p> <p>16 in it, but I've never seen anybody play</p> <p>17 volleyball there.</p> <p>18 Has the WCA made a decision that they</p> <p>19 are eliminating the volleyball court?</p> <p>20 MR. ROSS: (Moves head from side to</p> <p>21 side.)</p> <p>22 CHAIRMAN RAGUSA: You don't know?</p> <p>23 MR. ROSS: (Moves head from side to</p> <p>24 side.)</p> <p>25 MR. KOLLI: It came out in the</p>	<p style="text-align: right;">Page 28</p> <p>1 want to have tennis court.</p> <p>2 CHAIRMAN RAGUSA: Doug, do we have a</p> <p>3 plot of land that we could put a sand</p> <p>4 volleyball court in? In Glenciff somewhere?</p> <p>5 MR. MAYS: In Glenciff? I was trying</p> <p>6 to measure the area. I don't think we have</p> <p>7 enough area in Glenciff. We would disrupt</p> <p>8 the softball field or the soccer, but it's</p> <p>9 possible we do have some area that's a little</p> <p>10 bit longer in West Park Village right in the</p> <p>11 center where the bandstand is, at the end --</p> <p>12 at the very end -- you know where I'm talking</p> <p>13 about? --</p> <p>14 CHAIRMAN RAGUSA: Yes.</p> <p>15 MR. MAYS: -- that pool for the</p> <p>16 apartment complex. You don't need a large</p> <p>17 area for volleyball, as they said. There's no</p> <p>18 trees in the area, and, you know, it would be</p> <p>19 really easy to build one right there, and it</p> <p>20 wouldn't really disrupt any of the events that</p> <p>21 go on in that park, because you can still --</p> <p>22 you can set up things in the sand.</p> <p>23 You know, you can set up a beach chair,</p> <p>24 watch the movies or listen to a band. So I</p> <p>25 don't think it would disrupt anything by</p>

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1 putting one over there.

2 MR. CHESNEY: And you think sand versus

3 like a hard court of some kind -- because I

4 know there is no -- I mean, there's a lot of

5 kids in Westchase that play volleyball school-

6 wise. We have a very active school program.

7 But there is no youth facility. I mean,

8 Forest whatever Rec, I mean, that's largely

9 dominated by adults.

10 They don't have any youth volleyball.

11 Yet, there's a ton of kids in Westchase that

12 do play youth volleyball.

13 MR. ROSS: Isn't the new addition to the

14 recreational center supposed to be for

15 volleyball, basketball, indoor activities?

16 That's my understanding.

17 MR. CHESNEY: It could be. I don't

18 know.

19 MR. ROSS: It's supposed to be 10,000

20 square feet.

21 MR. CHESNEY: Yeah. I don't know how

22 it's divided up.

23 MR. KOLLI: I spoke with Ms. Donna

24 there. She -- she said like a basketball

25 court, but volleyball, you know, there will be

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1 just basketball.

2 MR. ROSS: I looked online before this

3 meeting, and my recollection is the

4 Hillsborough County website said it's for

5 volleyball, basketball, and one other activity

6 that I'm drawing a blank on.

7 MR. KOLLI: Okay.

8 MR. CHESNEY: On a basketball court you

9 can play volleyball. I mean, I'll buy them a

10 net.

11 MR. KOLLI: I mean, maybe we can only

12 play on Saturdays, like once a month, at the

13 rec center. They're open Monday, Tuesday --

14 they're open seven to nine p.m.

15 MR. ROSS: Please check it out for

16 yourself. Don't rely upon what I'm saying.

17 Check it out for yourself. I just went online

18 and looked.

19 MR. KOLLI: Thank you.

20 CHAIRMAN RAGUSA: Mr. Argus.

21 MR. ARGUS: I guess Debbie stepped in to

22 update us on what the WCA's plans are.

23 MS. SAINZ: The volleyball court is

24 actually going to be converted to a quick

25 start court. That is one of the many projects

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1 under the master plan that we've been

2 undergoing for the last year and a half.

3 They had thought about doing a multi-

4 purpose court, but because we're going to be

5 getting funding from the USTA, it's designed

6 just as quick start court.

7 MR. ARGUS: Tennis specific, tennis

8 only?

9 MS. SAINZ: Uh-huh.

10 MR. CHESNEY: Ten and under has a

11 different playing area now. They don't play

12 on traditional-sized courts. The USTA has a

13 grant program under their funding of

14 conversion or addition of these courts.

15 MR. ARGUS: Thank you.

16 MS. SAINZ: That's what we're doing.

17 CHAIRMAN RAGUSA: Well, let me ask,

18 Doug, could you go back and look and confirm

19 the size of a regulation volleyball court --

20 MR. MAYS: Uh-huh.

21 CHAIRMAN RAGUSA: -- and see if we have

22 room in any of our public land for that

23 footprint?

24 MR. MAYS: Okay.

25 MR. CHESNEY: For sand court.

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1 CHAIRMAN RAGUSA: Sand court. Yeah. A

2 hard court would not be consistent with West

3 Park Village.

4 MR. CHESNEY: Yeah. I forgot about

5 that. I mean, if you have a basketball court,

6 you're going to have a volleyball court. Over

7 there.

8 MR. MAYS: Okay.

9 CHAIRMAN RAGUSA: Take a look at that.

10 And I don't know if you can give us a rough

11 estimate of what one would cost.

12 MR. MAYS: Okay. I can do that.

13 CHAIRMAN RAGUSA: And you can come back

14 to us with that.

15 MR. MAYS: Will do.

16 CHAIRMAN RAGUSA: What we can do is

17 explore the option. If the WCA proceeds

18 forward to eliminate take volleyball court, at

19 least we can take a look to see if we can

20 build something.

21 MR. KOLLI: Really appreciate it. It

22 would be helpful. Thank you very much.

23 CHAIRMAN RAGUSA: Thank you. Thanks for

24 coming.

25 Brian Rieth, are you here?

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1 MR. RIETH: I am here, yes.

2 CHAIRMAN RAGUSA: Great. Want to --

3 same thing?

4 MR. RIETH: Yes. Thank you for having

5 me. I've come to ask permission to use the

6 fields at Glenduff for a summer kickball

7 program, but before I could tell you about

8 those details, let me introduce myself for

9 just one moment.

10 I am a Westchase resident. I live at

11 10326 Lightner Bridge Drive. These are my two

12 little ones, Paul and Emily. Recently I've

13 transitioned out of overseeing contracts in

14 the corporate world. I've overseeing these

15 two guys.

16 And we -- well, there's a couple of

17 things that I want to kind of walk through

18 just initially just the high level. The first

19 -- really three primary reasons why I want to

20 talk with you about permission to use the

21 fields over at Glenduff, one, even more

22 recently than watching these guys, I started a

23 little kids fitness program.

24 It's an after-school program called

25 Middle Strides Fitness. That's at Westchase

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1 elementary and other neighboring schools. And

2 I believe that an activity like kickball

3 would allow the fun, friendly atmosphere that

4 I'm trying to encourage in my own fitness

5 programs.

6 And I think that would be an opportunity

7 for us to do that in the summer for the type

8 of activity that really is something that's

9 welcoming to any child of any skill set in

10 that kind of activity.

11 I think that would be a good one to do

12 that. So primarily it's, I think, in line

13 with the thinking of a fun, friendly

14 activity.

15 The second -- second major reason for

16 using that facility versus some of the others

17 might be the convenience of it. The community

18 -- right centered in the community, so I'm

19 hoping to draw from the Westchase population,

20 and so I think that's an opportunity to do

21 that.

22 And the third reason for me to run this

23 program, which is something I think might

24 cause some -- we'll have some discussion about

25 is, I am looking to generate some modest

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1 profit from doing this.

2 My Middle Strides Fitness Program is an

3 after-school enrichment program, so during the

4 summer months this might be an opportunity for

5 me to generate some -- because I am looking to

6 charge a small participation fee for those

7 people that are doing that.

8 The program itself, I'm looking at

9 reserving one or two nights a week, depending

10 on what the participation might be. For a

11 five-week program starting in July, on July

12 15th, and running into August, there is a

13 potential for me to ask for sixth date just

14 because I know the summer months have a lot of

15 rain, so I would possibly use that as a rain

16 -- scheduled rain date.

17 The program will be for school-aged

18 children from elementary school-aged

19 children. My program, Middle Strides Fitness,

20 has the website. I would provide all the

21 information in the back-end processing for

22 that. It's a fully insured program.

23 So given the approval to run with this,

24 I would also make sure I have a fully insured

25 kickball program as well and -- let's see. I

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1 think there's a couple of other details. It

2 would be in the evenings, and I've requested

3 Monday or Tuesday evening.

4 I'm flexible with those dates. I think

5 we can manage around that and -- sometime

6 between six and eight p.m. in the evening.

7 Outside of that, I think that's the

8 general gist of the program. So do you have

9 any questions?

10 CHAIRMAN RAGUSA: Gentlemen? Mr. Ross.

11 MR. ROSS: My initial reaction is the

12 purpose of your request is laudable. We

13 certainly want our kids being active, and

14 that's a good thing.

15 You've already touched on one issue

16 that's of concern to me, to ask that the park

17 be reserved exclusively for a for-profit

18 venture to the exclusion of residents who are

19 already essentially paying for that is

20 troublesome.

21 You may not be aware, but we've also

22 recently received or dealt with some issues

23 regarding the use of Glenduff Park and how it

24 impacts the residents time and use, et cetera.

25 MR. RIETH: Yeah.

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1 MR. ROSS: So with all of that, there is
 2 already an initial uphill battle with regard
 3 to me to receiving your request.
 4 What would be helpful is to explain what
 5 other efforts you've undertaken to get
 6 alternative locations, whether it be Ed Radice
 7 Park, the vacant land over here behind the
 8 activity center, or even approach using indoor
 9 kickball, which I know they do up north.
 10 Have you explored any of those three
 11 other options?
 12 MR. RIETH: I have not. This is my
 13 first time to ask for those fields because of
 14 the fact that it was centrally located, and I
 15 do prefer to for it to be outdoors. I think
 16 it would help us as a community and I also
 17 think that because of the location would lend
 18 itself to neighbors that would participate.
 19 This is my first step in that process.
 20 I haven't explored those other options, but if
 21 this is not an option, I will explore some of
 22 those other options.
 23 CHAIRMAN RAGUSA: Anyone?
 24 MR. ZEIGLER: How many people do you
 25 expect to have enrolled in such a program?

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1 MR. RIETH: I was hoping to have enough
 2 to fill two teams in each of the age groups.
 3 So roughly two teams of ten, and I have four
 4 different age groups, so that's twenty -- 80
 5 people. I think I'd be real happy for the
 6 inaugural program to have even half that and
 7 especially with the summer months.
 8 But, like I said, I think being the
 9 first of its kind of generation, I'm not
 10 expecting a huge turnout, although I don't.
 11 And so I'm hopefully optimistic that this
 12 would be of interest.
 13 I do -- I have put on paper that I would
 14 charge \$35 a participant. I think that's a
 15 modest rate, so I don't think it would
 16 discourage someone if they happen to miss a
 17 week in the five-week series to participate.
 18 And so I was thinking along those lines.
 19 MR. ZEIGLER: Would it be on the
 20 softball diamond over there, or where would
 21 you be playing?
 22 MR. RIETH: I would prefer to have that
 23 section of the softball diamond and the field
 24 surrounding it in case I need two fields, one
 25 facing that for the younger kid.

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1 However, I'm realistic in knowing that
 2 these rainy -- the rainy season may cause the
 3 field to rain out a lot quicker than the field
 4 across from it where the soccer is playing.
 5 So I'd be open to doing it there and setting
 6 up bases. The one thing about kickball that
 7 is nice, you can set out working with four
 8 bases, so --
 9 MR. ZEIGLER: The soccer field, one side
 10 of it, tends to have water-logging issues to
 11 begin with.
 12 MR. RIETH: Okay.
 13 MR. ZEIGLER: Would your games be
 14 staggered, or would you be playing two at a
 15 time?
 16 MR. RIETH: I would play two at a time,
 17 and I would start -- and the games would run
 18 45 minutes in length roughly. So I'd
 19 anticipate starting the first game around 6:00
 20 or 6:15, and the second game running around
 21 7:00 or 7:15 so that they could be done by
 22 8:00.
 23 MR. ZEIGLER: Okay.
 24 CHAIRMAN RAGUSA: Anybody else? Brian,
 25 let me just tell you, I thought the idea was

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1 really great. And it's interesting, no one
 2 has approached us with that concept.
 3 And I just wanted to echo what Mr. Ross
 4 pointed out. It's an issue that we, as a
 5 government body, have to be mindful of
 6 whenever we consider these types of requests.
 7 I looked at the Florida Secretary of
 8 State to figure out how your entity was
 9 structured, and it's obviously an LLC.
 10 MR. RIETH: Yes.
 11 CHAIRMAN RAGUSA: And because it doesn't
 12 say nonprofit or not for profit, I assume it's
 13 for profit.
 14 MR. RIETH: Correct.
 15 CHAIRMAN RAGUSA: The CDD's historically
 16 have not allowed its facilities to be used by
 17 for-profit entities, especially under a
 18 contract or any type of an exclusive
 19 arrangement.
 20 And I can't think of a single time when
 21 we've ever allowed it in 10, 12 years. So
 22 that's -- fundamentally that's an issue that
 23 we, as a governmental entity, face. I think
 24 you would be in a different situation if you
 25 were coming to us as a nonprofit or not for

<p style="text-align: right;">Page 41</p> <p>1 profit.</p> <p>2 MR. RIETH: Right.</p> <p>3 CHAIRMAN RAGUSA: So, you know, I</p> <p>4 commend you, and I'm curious -- I would have</p> <p>5 liked to have known what the surrounding</p> <p>6 facilities have told you, because that would</p> <p>7 be interesting as well.</p> <p>8 MR. RIETH: I -- you know, in the coming</p> <p>9 year, I knew that was going to be a discussion</p> <p>10 point. And so I can appreciate the feedback</p> <p>11 and understand there's a bigger picture here</p> <p>12 than a five-week kickball program.</p> <p>13 And I know that there is a soccer</p> <p>14 program that's run, and obviously that has</p> <p>15 created some different complications into</p> <p>16 itself. So I'm aware that there is a bigger</p> <p>17 picture than this.</p> <p>18 I was hoping to use that facility just</p> <p>19 because there is a diamond. So it would lend</p> <p>20 itself well to it, because of, you know, the</p> <p>21 other reasons that I mentioned, but I won't --</p> <p>22 there's -- if this doesn't happen for this</p> <p>23 program, I'm going to pursue those other</p> <p>24 options and hope that we can do a program.</p> <p>25 I think it would be fun for the kids. I</p>	<p style="text-align: right;">Page 43</p> <p>1 CHAIRMAN RAGUSA: Okay.</p> <p>2 MR. RIETH: Is it -- I mean, if there is</p> <p>3 an option to either not having the fields or</p> <p>4 have the fields for a fee, then, yes, I'll</p> <p>5 explore it. I don't know what kind of</p> <p>6 participation we'll have, but it's certainly</p> <p>7 worth -- certainly worth exploring.</p> <p>8 CHAIRMAN RAGUSA: I threw that out</p> <p>9 merely to figure out if you've gone down the</p> <p>10 path of, you know, running your revenue</p> <p>11 numbers if you had to pay for a facility</p> <p>12 either here or elsewhere.</p> <p>13 And, again, I come back to the same</p> <p>14 issue. I don't -- I don't know that we would</p> <p>15 be able to do it even if you paid us \$30 a</p> <p>16 participant. That's just what my gut tells</p> <p>17 me, because of the nature of your business</p> <p>18 structure. And I think you --</p> <p>19 MR. RIETH: Being for profit versus</p> <p>20 not.</p> <p>21 CHAIRMAN RAGUSA: Being for profit. I</p> <p>22 think ultimately you've got a great cause and</p> <p>23 how you structure it is how you structure it,</p> <p>24 and I understand.</p> <p>25 MR. RIETH: Sure.</p>
<p style="text-align: right;">Page 42</p> <p>1 think I'll have fun with it.</p> <p>2 CHAIRMAN RAGUSA: Sure.</p> <p>3 MR. RIETH: But I still think there's an</p> <p>4 -- I still think this would be the best option</p> <p>5 for the community to have it there, given</p> <p>6 that, you know, there are other obstacles</p> <p>7 that you've described. I understand.</p> <p>8 CHAIRMAN RAGUSA: Doug and Sonny, the</p> <p>9 WSA, do they -- they don't run July and</p> <p>10 August, do they?</p> <p>11 MS. WHYTE: No.</p> <p>12 CHAIRMAN RAGUSA: Doug, when were we</p> <p>13 going to take those fields out?</p> <p>14 MR. MAYS: We usually typically do it in</p> <p>15 July, the month of July, to re-sod.</p> <p>16 MR. CHESNEY: Mostly the soccer field --</p> <p>17 CHAIRMAN RAGUSA: Right. Right.</p> <p>18 MR. MAYS: But it's mostly the soccer</p> <p>19 fields.</p> <p>20 CHAIRMAN RAGUSA: Okay. And just as a</p> <p>21 -- you were asking for use of the fields free</p> <p>22 of charge?</p> <p>23 MR. RIETH: Yes. But if there is a fee,</p> <p>24 then we can discuss what that would be as</p> <p>25 well.</p>	<p style="text-align: right;">Page 44</p> <p>1 CHAIRMAN RAGUSA: But as I sit here as a</p> <p>2 supervisor, I have a difficult time using</p> <p>3 public lands for a for-profit enterprise.</p> <p>4 MR. RIETH: Okay.</p> <p>5 CHAIRMAN RAGUSA: Do we have a motion?</p> <p>6 (No response.)</p> <p>7 CHAIRMAN RAGUSA: Okay. It doesn't</p> <p>8 sound like there is any support here. And I'm</p> <p>9 sorry. We have our hands tied, to be honest</p> <p>10 with you.</p> <p>11 MR. RIETH: I understand. And so this</p> <p>12 was my first step, and I wanted to -- I was</p> <p>13 hoping to have a different outcome, but I</p> <p>14 understand, and I appreciate your candid</p> <p>15 feedback.</p> <p>16 And I do look forward to exploring some</p> <p>17 of the other options because I think this</p> <p>18 would be a fun thing for the community.</p> <p>19 CHAIRMAN RAGUSA: I think you're right.</p> <p>20 MR. RIETH: Okay.</p> <p>21 CHAIRMAN RAGUSA: Thank you for coming.</p> <p>22 MR. ROSS: Good luck.</p> <p>23 MR. RIETH: Thank you. Thank you.</p> <p>24 CHAIRMAN RAGUSA: Joe Odda, you're</p> <p>25 here.</p>

<p style="text-align: right;">Page 45</p> <p>1 MR. ODDA: Yes, I'm here.</p> <p>2 CHAIRMAN RAGUSA: Thank you.</p> <p>3 MR. ODDA: Well, good afternoon,</p> <p>4 everyone. Thank you for this opportunity. I</p> <p>5 am Joe Odda, O-d-d-a. I live at 9980</p> <p>6 Stockbridge Drive -- 9980 Stockbridge Drive.</p> <p>7 I'm a 12-and-a-half-year resident of Westchase</p> <p>8 with my wife, Linda.</p> <p>9 I have shared with you some background</p> <p>10 information about a problem that seems to be</p> <p>11 growing rather than diminishing on Stockbridge</p> <p>12 Drive. It relates to the issue of people</p> <p>13 parking up to the stop sign within 30-foot</p> <p>14 limit and blocking the right lane exit from</p> <p>15 Stockbridge Drive onto Montague.</p> <p>16 As you know, we are diagonally across</p> <p>17 the street from Davidsen Middle School, so</p> <p>18 parents like to park there, and particularly</p> <p>19 in the afternoon to wait for their children to</p> <p>20 come home -- come out of school and get their</p> <p>21 ride home.</p> <p>22 There is also an issue in the morning in</p> <p>23 that high school kids are dropped off there</p> <p>24 and for the school bus pick-up at that point.</p> <p>25 About two weeks ago an event occurred that</p>	<p style="text-align: right;">Page 47</p> <p>1 He said, first, he said, he will talk</p> <p>2 with the traffic coordinator to see if they</p> <p>3 can increase the patrols at these points for</p> <p>4 that intersection.</p> <p>5 I happen to believe that once you begin</p> <p>6 citing and ticketing people and it starts</p> <p>7 costing them money, word is going to get</p> <p>8 around they shouldn't be parking there and you</p> <p>9 will be ticketed.</p> <p>10 He does admit, however, it's the real</p> <p>11 world. The sheriff's office cannot sustain</p> <p>12 that patrol on an ongoing basis. There's just</p> <p>13 many things going on in other places. It was</p> <p>14 also suggested by our community resource</p> <p>15 officer that CDD does have some resources to</p> <p>16 provide supplemental patrol of trouble spots</p> <p>17 in our area of Westchase and that that might</p> <p>18 be an opportunity or an alternative to help</p> <p>19 solve the situation.</p> <p>20 I present that question to you. Is that</p> <p>21 feasible and might that be done as a way of</p> <p>22 addressing this?</p> <p>23 There are some other alternatives that</p> <p>24 have been generated. I have talked with the</p> <p>25 traffic engineer and asked them about a -- two</p>
<p style="text-align: right;">Page 46</p> <p>1 illustrated what this problem is.</p> <p>2 My neighbor, who is my first alternate</p> <p>3 as voting member for Stockbridge Drive, that's</p> <p>4 the position I hold, was coming home at about</p> <p>5 4:00 from the store, turned coming down</p> <p>6 Montague and turning left into Stockbridge.</p> <p>7 There was a pickup truck parked right up</p> <p>8 to the stop sign blocking that right exit</p> <p>9 lane. Unbeknownst to Ron Boyington, the</p> <p>10 person who was the victim, as he turned left</p> <p>11 in, an SUV pulled out from behind the pickup</p> <p>12 truck to exit not having seen him coming from</p> <p>13 the left.</p> <p>14 Ron avoided the head-on collision by</p> <p>15 driving up onto the tree lawn, and unbeknownst</p> <p>16 to him, following him in the turn was a</p> <p>17 Bright House truck which nearly rear-ended</p> <p>18 him. This is a dangerous situation.</p> <p>19 We've looked at it from a number of</p> <p>20 points of view. I've had -- I've asked, and</p> <p>21 he's responded very promptly, master deputy</p> <p>22 Phil Cobb, our community resource person from</p> <p>23 the sheriff's office, came out about two weeks</p> <p>24 ago and looked the situation over with me and</p> <p>25 said two things.</p>	<p style="text-align: right;">Page 48</p> <p>1 signs or a sign 30 feet from that stop sign</p> <p>2 that says "No Stopping or Standing From Here</p> <p>3 to Corner." And we have seen signs like that.</p> <p>4 He said, "Well, we believe the law is</p> <p>5 such that it clearly states you're not to stop</p> <p>6 or stand or park within 30 feet of the stop</p> <p>7 sign. We think that's good enough. People</p> <p>8 are supposed to understand that."</p> <p>9 He said, "But if you want to try to get</p> <p>10 a sign put up there, the owner of -- the</p> <p>11 residents must request it, the residents that</p> <p>12 it's right in front of that -- or right behind</p> <p>13 that zone."</p> <p>14 I talked to the owner of -- the</p> <p>15 residents, he doesn't want to do that.</p> <p>16 MR. CHESNEY: Then he can't park in</p> <p>17 front of his own house.</p> <p>18 MR. ODDA: Pardon? Exactly. Exactly.</p> <p>19 MR. CHESNEY: Well, did you talk with</p> <p>20 the deputy at the school?</p> <p>21 MR. ODDA: The deputy at the school?</p> <p>22 MR. CHESNEY: Yeah, at Davidsen.</p> <p>23 MR. ODDA: Yes. The deputy --</p> <p>24 MR. CHESNEY: I know historically we</p> <p>25 have had these issues on and off over the</p>

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1 years.

2 MR. ODDA: Yeah. They have another

3 owner in the Westchase, David Rogers told me,

4 he talked with the deputy there.

5 And he said, "You know," he said, "he's

6 busy with the intersections there where the

7 people are -- kids are crossing streets and so

8 on and other functions within the school.

9 It's not terribly easy for him to get down and

10 observe and patrol that area."

11 MR. CHESNEY: I can talk about how our

12 sheriff's patrol works is we -- or Sonny

13 notifies them of resident input, but the

14 sheriff patrol is somewhat autonomous in that

15 it's managed by one of the deputies there.

16 So, I mean, we can surely present that

17 as one of the problem area that, you know,

18 residents have identified. So, I mean, if

19 that's what you're asking, I'm sure we can

20 that.

21 MR. ODDA: Yes. I think that is

22 certainly going to help. Another thought was

23 to red stripe or red -- red stripe the zone

24 and/or red paint the curb as a visual

25 reference to people they shouldn't be parking.

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1 MR. CHESNEY: That is a county road, so

2 the county would actually have to do that or

3 at least approve it.

4 CHAIRMAN RAGUSA: Mr. Ross.

5 MR. ROSS: There used to be a program in

6 Hillsborough County called the "Traffic

7 Calming Program," and all it required was the

8 signature of five citizens of Hillsborough

9 County, not the immediate property owner, but

10 five citizens affected by the issue; and if

11 you got those five signatures, the county on

12 their dime would study the situation on their

13 dime, would implement any corrective measures,

14 everything from putting in a median to

15 effecting the curb cuts, a whole number of

16 things -- putting up signs, et cetera -- a

17 whole number of things that they will study

18 and look at and do.

19 I don't know if the program still

20 exists, but if it was called "Traffic

21 Calming," I'm sure you could use Google, you

22 could use Hillsborough Traffic Calming or MPO

23 Traffic Calming and you'll -- it was a very

24 easy program. I did it for myself for an

25 intersection at my house, and it's easy as can

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1 be.

2 MR. ODDA: You know, it's interesting

3 that you should mention that. I think it is

4 still on there. I have been surfing through

5 that website, which is very extensive, and I

6 thought I seen traffic calming, but you know,

7 I keep thinking of speed bumps --

8 MR. ROSS: They can do so much more than

9 that.

10 MR. ODDA: They can do more than that.

11 MR. ROSS: They can make the street

12 curbing go in, go out, they can put a median,

13 planters, signs, any number of things to

14 address the situation.

15 MR. ODDA: This was alluded to in one of

16 my alternatives here. I was wondering if it

17 might be possible to mandate the placement of

18 the signs. You're saying that perhaps that's

19 feasible with five or more citizen.

20 MR. ROSS: That's the way it used to

21 work. And, again, I did it myself and all I

22 needed was five signatures.

23 MR. ODDA: It doesn't guarantee that

24 people are never going to do that. Just

25 having laws worked all the time, we wouldn't

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1 have police departments and courts.

2 CHAIRMAN RAGUSA: Mr. Zeigler.

3 MR. ZEIGLER: Just so I'm clear, is the

4 parking issue on Montague, on Stockbridge or

5 both?

6 MR. ODDA: It's on Stockbridge.

7 MR. ZEIGLER: It's just on Stockbridge.

8 MR. ODDA: It's on Stockbridge.

9 MR. ZEIGLER: okay.

10 MR. ODDA: If you look at the map and

11 the aerial view on Stockbridge, you'll see

12 that little -- little hook out there, that

13 little -- that comes out to Montague. That's

14 where it is, right between those two points

15 there, Point A and B.

16 CHAIRMAN RAGUSA: Doug, do you have this

17 picture?

18 MR. MAYS: I know the intersection.

19 CHAIRMAN RAGUSA: In our picture,

20 there's an A and a B. What is the gray area

21 on the south side of Stockbridge?

22 So, in other words, between the last

23 home -- or the closest home to Montague, what

24 is that?

25 MS. WHYTE: Monument.

1 MR. MAYS: Just --
 2 MR. ODDA: It's sidewalk.
 3 MR. MAYS: It's sidewalk, monuments, and
 4 there's a little bit of vegetation.
 5 MR. CHESNEY: It's sidewalk and not a
 6 monument.
 7 CHAIRMAN RAGUSA: But there's a lot of
 8 gray there. It almost looks like --
 9 MR. ARGUS: It's the road.
 10 MR. CHESNEY: There's probably is a
 11 brick wall there --
 12 CHAIRMAN RAGUSA: Who owns that land,
 13 Doug? Is that our CDD land?
 14 MR. MAYS: It's the county easement
 15 that's parts of our land that we maintain,
 16 yes.
 17 CHAIRMAN RAGUSA: Okay.
 18 MR. ODDA: And I've noted Point A and B
 19 across the street on the north side for a
 20 particular reason.
 21 We had a problem with parking over there
 22 until about two and a half years ago when
 23 finally they put up two signs that said "No
 24 Standing," you know, pointing, you know, one
 25 at one corner and one at the other corner

1 pointing this way toward each other, and that
 2 has largely solved that problem.
 3 MR. ARGUS: The problem is generally
 4 during school bus hours.
 5 MR. ODDA: Yes. School bus and school
 6 -- the hours when school ends around, quarter
 7 to four to about 4:45.
 8 MR. ARGUS: And the high school kids you
 9 mentioned that congregate there are all from
 10 Stockbridge where --
 11 MR. ODDA: Well, I think they come from
 12 a number of directions. But the other morning
 13 I was walking my dog at 6:00 a.m., and there
 14 was a car that came in off Montague, went down
 15 about 90 feet, did a U-turn and turned around
 16 and stopped right up against the stop sign,
 17 just parked right there.
 18 He made a special effort to do that.
 19 But, finally, after about three minutes, as I
 20 was on my way toward him, I asked them if they
 21 would back up to a clearer area when they
 22 pulled away after dropping their daughter off.
 23 But that's an example.
 24 CHAIRMAN RAGUSA: Doug, do you have any
 25 suggestions? You know the area.

1 MR. MAYS: Other than trying to see if
 2 we can get the county to change the bus stop
 3 possibly, we might be able to do something
 4 there that alleviates one of the problems, but
 5 it's not going to alleviate the whole problem,
 6 other than that suggestion that he had with
 7 getting with our after-hours deputies and
 8 having them patrol that corner at that certain
 9 time of the day and see what is really going
 10 on.
 11 MR. CHESNEY: I'm not sure where you
 12 would put --
 13 CHAIRMAN RAGUSA: In terms of timing, is
 14 the problem when the high schoolers are
 15 waiting for the school bus early, or is it
 16 caused by middle school traffic --
 17 MR. ODDA: Both.
 18 MR. MAYS: Both.
 19 CHAIRMAN RAGUSA: -- because the middle
 20 school is an hour and a half, two hours later
 21 than high schoolers?
 22 MR. ODDA: No. It really is in the
 23 afternoon.
 24 MR. CHESNEY: It's the middle schoolers
 25 that park there.

1 MR. ODDA: It's when people are waiting
 2 for their kid to get out of school.
 3 CHAIRMAN RAGUSA: Okay.
 4 MR. ODDA: And they pick them up and off
 5 they go, because I don't think they can park
 6 along Montague. I don't think they're allowed
 7 to --
 8 MR. MAYS: Yeah, I'm not sure where --
 9 CHAIRMAN RAGUSA: How far down
 10 Stockbridge do the cars stack up waiting for
 11 kids?
 12 MR. ODDA: Oh, I've seen them probably
 13 five to six deep.
 14 CHAIRMAN RAGUSA: Okay.
 15 MR. ARGUS: Have you talked to the
 16 school about expanding pick-up? Parking.
 17 MR. CHESNEY: It's as big as it's going
 18 to get right now. I'm familiar with that.
 19 MR. ODDA: Speaking of schools, Deputy
 20 Cobb has said -- Master Deputy Cobb said,
 21 "You know," he said, "we've" -- I've mentioned
 22 that to him. "You know, we've tried to do
 23 things through the school, through the school
 24 association to get the message out to parents
 25 and so on." He said, "It doesn't work."

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1 People just don't take that message home with
2 them."

3 MR. CHESNEY: Ticketing works.

4 MR. ODDA: Ticketing works.

5 MR. CHESNEY: We had an issue on
6 Montague and --

7 CHAIRMAN RAGUSA: I think the key is get
8 cooperation from the sheriff's office.

9 MR. CHESNEY: Yeah, because it's usually
10 just a handful of -- I mean, I live right
11 there. I'm familiar with that issue.

12 MR. ODDA: Where do you live?

13 MR. CHESNEY: I live on Lightner
14 Bridge.

15 MR. ODDA: Oh, Lightner Bridge.

16 MR. CHESNEY: I live on that
17 intersection. I mean, my house looks out onto
18 to it. So, I mean, some increased enforcement
19 will go a long way.

20 MR. ARGUS: And the traffic calming
21 idea.

22 MR. CHESNEY: Yeah, it's a good idea.
23 I mean, we've tried it there. I don't -- I
24 have a feeling the program might have been
25 defunded, but it's a great program. I

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1 actually tried it along Montague there, but I
2 had some resistance from Tree Tops, so --

3 MR. ODDA: But you think that increased
4 patrolling might be a possibility,
5 supplemental patrols?

6 CHAIRMAN RAGUSA: Well, I'll -- let me
7 go on record, I am not in favor of using our
8 paid-for sheriff's deputies to handle traffic
9 control. That's not a good use of resources
10 in my book. That's what the sheriff's
11 department is for, because our deputies really
12 should not be patrolling for the purpose of
13 giving tickets.

14 I don't see that as a crime. And that's
15 what I -- that's a traffic infraction. And I
16 don't see why the entire community should pay
17 to clear out one intersection at two times
18 during the day. That's my gut.

19 I recognize there is an issue there, and
20 I want to do what we can do to encourage the
21 sheriff's department on their dollar with
22 their manpower and their vehicles to clean
23 that intersection up.

24 I don't want to pay \$40, \$50 an hour on
25 a four-hour shift minimum for to us clean up

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1 that intersection up twice a day -- or once a
2 day. That's what my gut tells me. I think we
3 have more pressing issues than that in terms
4 of crime. Mr. Chesney.

5 MR. CHESNEY: I would say that our role
6 of the sheriff's department is to maintain the
7 overall quality of the community, and
8 depending on if traffic is a particular issue,
9 at times it might be appropriate. And we have
10 always in general have solved that issue by
11 letting the deputies kind of manage where they
12 see is the trouble spots. And that's just
13 what I alluded to earlier.

14 CHAIRMAN RAGUSA: And we have also
15 directed sheriffs into certain areas at
16 certain times.

17 MR. CHESNEY: Right. Like I said -- I
18 actually disagree -- I agree with the latter
19 part, that, you know, the sheriffs should do
20 it on their dime, but I do agree -- I do
21 disagree with what you said, it would not be
22 unreasonable as a function of this board to
23 utilize the sheriff's patrol in the protection
24 of assets and the overall quality of the
25 community.

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1 CHAIRMAN RAGUSA: We both have different
2 opinions. I don't see that protecting the
3 assets of the community or enhancing the
4 assets of the community.

5 MR. CHESNEY: Get a lot of traffic, they
6 ride up on the grass.

7 CHAIRMAN RAGUSA: Put some landscaping
8 there.

9 MR. ARGUS: Traffic calming.

10 CHAIRMAN RAGUSA: Mr. Ross.

11 MR. ROSS: I lean more towards
12 Mr. Chesney's description than yours. I don't
13 think it's one of those things where one is
14 right or wrong. The reason I lean toward
15 Mr. Chesney's description is I think in terms
16 of we're all going to feel bad if some child
17 gets hit by a car because we have cars lined
18 and somebody, admittedly wrongfully, darts out
19 from behind a car or something like that.

20 And so that, in my mind, justifies the
21 involvement of the sheriff's deputy even if
22 it's privately funded in this instance. So
23 ultimately I come back around -- I'm not a
24 traffic cop, I'm not a Hillsborough sheriff's
25 deputy.

1 I like us to bring things to their
2 attention, ask them to look at it, and let
3 them handle it as they see appropriately. If
4 they see it, well, this is a safety problem
5 yeah, some kid accidentally may get run over,
6 let's now start paying attention to it, then
7 that's their decision.

8 If they say, no, this is just a bunch of
9 -- a fender bender, it's not really our job to
10 look at that, I'll defer to that as well.

11 CHAIRMAN RAGUSA: Well, just briefly, we
12 all don't want -- we don't want anybody to get
13 hit by a car.

14 MR. ROSS: Of course not.

15 CHAIRMAN RAGUSA: But if that was the
16 sole purpose of our directing sheriff's
17 patrol, they would be sitting at Linebaugh and
18 Montague. That's where the kids are getting
19 hit. Okay. That's where the accidents caused
20 by the traffic from that school. That's where
21 the problem is.

22 It's not sitting up there at
23 Stockbridge. You can look back at the traffic
24 history. There was a kid that got hit playing
25 chicken running across Linebaugh coming out of

1 the middle school. So there's -- there's --
2 there's more dangerous intersections if you
3 want to direct our resources for controlling
4 pedestrian flow and safety than Stockbridge in
5 my opinion.

6 MR. ROSS: Well, that's why I say, from
7 my viewpoint, bringing this situation to
8 their attention, it may be already on their
9 radar screen, and then let them make the
10 professional judgment as to how diligent they
11 should be in monitoring it.

12 CHAIRMAN RAGUSA: Well, the concern I
13 got was the first response from the master
14 deputy, "Hey, talk to the CDD. They'll pay us
15 to go out there in overtime," what they should
16 be doing in District 3's regular time.

17 MR. CHESNEY: Right. Right. And that's
18 what I mean. I agree with that. I picked up
19 on that, too.

20 CHAIRMAN RAGUSA: And so I see the -- I
21 understand how much money those guy make, and
22 they serve a valuable purpose.

23 MR. CHESNEY: Yeah. I just don't want
24 to get screwed.

25 CHAIRMAN RAGUSA: But I don't want them

1 using our directed patrol to cover what I
2 believe the sheriff's office should cover.

3 Now, I've not heard that -- two
4 supervisors talk -- but what I understand is,
5 staff is going to go to the sheriff's office
6 and say, "Use your discretion." And if they
7 decide they want to go out there and ticket
8 people or move people along, then they'll do
9 it.

10 I'm not going to instruct them not to do
11 it. I will tell you that. I would not do
12 that. So I just don't want them using the
13 CDD's directed patrol, which is overtime pay
14 at double time and a half, as the source of
15 any community problem. They need to look into
16 their own time and their own resources.

17 CHAIRMAN RAGUSA: Gentlemen, Mr. Argus,
18 Mr. Zeigler.

19 MR. ARGUS: I have to say I've come down
20 somewhere between you and the other two. I
21 understand the safety aspects, and I also
22 understand the budget.

23 I would be very concerned about starting
24 a precedent of us paying the police
25 department, our off-duty sheriff's patrols,

1 to do what they normally should be doing for
2 us.

3 MR. ZEIGLER: My thought process is
4 basically, if there is some way you can
5 encourage the Hillsborough County Sheriff's
6 Department on their own accord to do two
7 things. And these are the most effective ways
8 of handling this. What's the best way of
9 getting someone's attention, get in their
10 wallet. How do you spread the word? Through
11 negative publicity.

12 If you get a few people fined, bad news
13 spreads fast. So my thought process was to
14 encourage them to -- one week, go out there
15 and write a handful of tickets. That bad news
16 should generally spread pretty fast.

17 And my guess is that they're probably
18 the same folks that are repeat offenders who
19 are coming up there and parking on the street.

20 CHAIRMAN RAGUSA: So we're clear, it's
21 up to the sheriff's department directed patrol
22 to decide whether they wanted to go there.
23 We're not going to instruct them.

24 MR. ARGUS: Correct.

25 MR. ROSS: (Moves head up and down.)

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1 CHAIRMAN RAGUSA: Doug. Mrs. Whyte has
2 already talked to Deputy Gundersen and passed
3 on this information as we've done with other
4 issues.
5 So the information has been passed on to
6 him so that he can address it with who he
7 needs to address it with, which he has in the
8 past. He's addressed the different units, the
9 units that do speeding tickets or whatever.
10 The different departments handling it,
11 he has talked to them. And when he sees a
12 problem and it's really bad, generally that's
13 what he does, he does address it to his
14 superiors at the sheriff's office, and then
15 they get the proper units out there to check
16 on the problem and see what kind of problem we
17 do have and if they need to write tickets.
18 MR. ODDA: But for my clarification, who
19 is Deputy Gundersen?
20 MR. MAYS: Deputy Gundersen is our
21 liaison that we deal with for our after-hours
22 patrol.
23 MR. ODDA: Oh, all right.
24 CHAIRMAN RAGUSA: He's a good guy to
25 know.

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1 MR. MAYS: Yeah, he's on our side. So,
2 like I said, we pass this information on. We
3 will reiterate the concerns and see if we can,
4 you know, see how it's pushing it. I'll check
5 with him to see how he's pushing it.
6 CHAIRMAN RAGUSA: Anything else we can
7 do for you at all?
8 MR. ODDA: Appreciate it. No. Thank
9 you for your time.
10 MR. ROSS: Thanks for coming.
11 MR. MAYS: Mr. Ragusa, if you need
12 Tonja, we're going to have to get her on the
13 phone. She will not be here.
14 CHAIRMAN RAGUSA: What was hers, the
15 Harbor Links gas lights?
16 MR. ARGUS: The gas lights.
17 MR. MAYS: If there are any questions
18 about the street light, but I don't know
19 what --
20 CHAIRMAN RAGUSA: What has she done with
21 respect to the street lights?
22 MR. MAYS: What has she --
23 CHAIRMAN RAGUSA: In the last 30 days.
24 MR. MAYS: I couldn't tell you, but I
25 don't think she's doing anything yet.

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1 CHAIRMAN RAGUSA: Oh, that's --
2 MR. MAYS: I think she's waiting for the
3 RFP.
4 CHAIRMAN RAGUSA: If we have a question,
5 we'll call her. Are you ready to go on now?
6 MR. MENDENHALL: Yeah. Yeah.
7 CHAIRMAN RAGUSA: All right, then.
8 MR. MENDENHALL: Well, basically just to
9 kind of recap where we were at the last
10 meeting, at the last meeting we had held off
11 on advertising for a couple reasons.
12 The first reason was I believe -- at the
13 last meeting, one of the things that the board
14 was interested in doing was waiting until
15 Harbor Links had their meeting and have that
16 input and that sort of thing.
17 I'm not sure of the follow-up on that.
18 But another company, which I don't know -- it
19 sounds like Tonja maybe hasn't done any
20 update, but there is also some question about
21 the document itself.
22 And I know Erin has worked on it and
23 passed out a document here today, and as well,
24 for your part, as the board, there's also your
25 input as far as the evaluation criteria,

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1 whether it meets what you want or if you want
2 to change anything to it, that sort of thing.
3 Once we're all settled with that
4 document, then it's -- and as well with any
5 input from Harbor Links, we can go ahead and
6 advertise it and get your responses back, and
7 then, of course, you can evaluate it and
8 choose a vendor that you would like to move
9 forward with. So that's kind of where we are
10 right now.
11 MR. CHESNEY: Did you go to the
12 meeting?
13 CHAIRMAN RAGUSA: Yes.
14 MS. MCCORMICK: And I don't have any
15 information about that Harbor Links HOA
16 meeting, but I have gone through and revised
17 the document that Tonja started out with, and
18 I changed some of the insurance and
19 indemnification provisions.
20 I added in liquidated damages. That's a
21 thousand dollars right now per day for if they
22 go over the schedule. I added in for them to
23 provide a schedule that right now is based on
24 120 days to complete the project in the time
25 that we entered the contract.

<p style="text-align: right;">Page 69</p> <p>1 And then I redid the evaluation</p> <p>2 criteria, and I passed this out to everybody.</p> <p>3 You know, Tonja's original proposal already</p> <p>4 had, I think, the pricing in there as well as</p> <p>5 experience and references, but this is just a</p> <p>6 format that I've used on other projects, and I</p> <p>7 thought, you know, if we talk about this and</p> <p>8 come up with an evaluation criteria on future</p> <p>9 RFPs that the district may be doing, this</p> <p>10 might help us to -- so that we can use it as a</p> <p>11 format for other projects.</p> <p>12 And the points, I mean, can be adjusted,</p> <p>13 but essentially what it does is it tries to,</p> <p>14 you know, give a certain weighting to the</p> <p>15 price. In this case, 50 points would be</p> <p>16 awarded for price, 100 point scale, but then</p> <p>17 also there would be points that would be</p> <p>18 awarded based on the financial capability,</p> <p>19 because I know that was one of the issues that</p> <p>20 we talked about last month that we wanted to</p> <p>21 make sure that, you know, we would need the</p> <p>22 financial resources of whoever would be</p> <p>23 awarded the project, to make sure that they</p> <p>24 would be able to be there and address any</p> <p>25 issues, if there were warranty issues, after</p>	<p style="text-align: right;">Page 71</p> <p>1 MS. McCORMICK: Right. Right.</p> <p>2 (Multiple speakers talking at the same</p> <p>3 time.)</p> <p>4 MS. McCORMICK: So it should be -- so it</p> <p>5 should be included in there as a line item.</p> <p>6 MS. WHYTE: The bond item is in the</p> <p>7 request to the RFP already.</p> <p>8 MR. CHESNEY: Okay. So I want the</p> <p>9 pricing in there.</p> <p>10 MR. MENDENHALL: "Not just you have to</p> <p>11 get a bond, but include that in the price that</p> <p>12 you provide us."</p> <p>13 MR. CHESNEY: Right.</p> <p>14 MS. McCORMICK: Right.</p> <p>15 MR. MENDENHALL: We'll make sure it</p> <p>16 does.</p> <p>17 CHAIRMAN RAGUSA: Are you looking for</p> <p>18 the risk factor, so to speak?</p> <p>19 MR. CHESNEY: Yeah. That, to me, is</p> <p>20 much more important than -- that's the biggest</p> <p>21 credit score you can get, right there, so, I</p> <p>22 mean, that's just the way it needs to be done.</p> <p>23 CHAIRMAN RAGUSA: But for a project of</p> <p>24 this size, do we have that much variance?</p> <p>25 MR. CHESNEY: Well, I mean, you'll be</p>
<p style="text-align: right;">Page 70</p> <p>1 the street light conversion was done.</p> <p>2 Looking at, you know, the experience,</p> <p>3 the references, where the firm is located,</p> <p>4 whether they've done similar projects for CDD</p> <p>5 communities or other, you know, similar types</p> <p>6 of communities, whether their proposal shows</p> <p>7 that they understand what they need to do</p> <p>8 and, you know, it's clearly responsive to the</p> <p>9 bid and they've looked at the engineering</p> <p>10 documents that have been done, and then there</p> <p>11 would be 15 points, or it could be less than</p> <p>12 that, for the schedules, and whether that's a</p> <p>13 realistic schedule, we asked them to provide</p> <p>14 that.</p> <p>15 MR. CHESNEY: My only comment is on the</p> <p>16 financial capability.</p> <p>17 MS. McCORMICK: Uh-huh.</p> <p>18 MR. CHESNEY: I know we -- we indicated</p> <p>19 that we wanted to require a bond, but I'd like</p> <p>20 the quotes to include the cost of the bond.</p> <p>21 MS. McCORMICK: I can do that. I think</p> <p>22 it would -- that the line item proposal --</p> <p>23 MR. CHESNEY: Because in the past when</p> <p>24 we've been bidding stuff, we bid it out, and</p> <p>25 then we require the bond, remember --</p>	<p style="text-align: right;">Page 72</p> <p>1 able to tell if someone's, you know, bond cost</p> <p>2 is a half a point or five points, you know.</p> <p>3 CHAIRMAN RAGUSA: That's true. That's a</p> <p>4 big spread, though.</p> <p>5 MR. CHESNEY: Yeah. But I'm just</p> <p>6 saying, then you'll be able to determine --</p> <p>7 you'll be able to -- that alone will determine</p> <p>8 a lot on the credit worthiness of the firm.</p> <p>9 MR. ARGUS: Yeah.</p> <p>10 CHAIRMAN RAGUSA: Gentlemen, any other</p> <p>11 issues? Mr. Ross.</p> <p>12 MR. ROSS: I would be deferring to other</p> <p>13 people on the point allocation. I have my own</p> <p>14 sense, but I don't think I have the expertise</p> <p>15 in that. What I don't see is the concept of</p> <p>16 responsiveness to the bid. Is that here</p> <p>17 someplace?</p> <p>18 MS. McCORMICK: Well, it's set out in</p> <p>19 instructions to bidders that it's a</p> <p>20 requirement that they have to address all of</p> <p>21 the information that's required to be</p> <p>22 submitted with the bid, and if it's not</p> <p>23 responsive -- that their proposal is not</p> <p>24 responsive, then the district board, whenever</p> <p>25 it is that you might determine that, that bid</p>

<p style="text-align: right;">Page 73</p> <p>1 wouldn't be considered because it's</p> <p>2 nonresponsive.</p> <p>3 MR. ROSS: So that's where that comes</p> <p>4 up.</p> <p>5 MS. McCORMICK: But I think it -- you</p> <p>6 know, it's also incorporated a little bit into</p> <p>7 the understanding that it's similar to, as far</p> <p>8 as the, you know -- that's a little bit more</p> <p>9 subjective at that point as to whether or not</p> <p>10 there may be something in the proposal that</p> <p>11 indicates that, you know, there is not a clear</p> <p>12 understanding of what the project consists</p> <p>13 of.</p> <p>14 MR. ZEIGLER: Have you, by any chance,</p> <p>15 had a third party look at this, like a general</p> <p>16 contractor, that would do a broad scope type</p> <p>17 of, you know, commercial work, look at this</p> <p>18 and say, "Yeah, this makes sense, this doesn't</p> <p>19 make sense"?</p> <p>20 MS. McCORMICK: Yes. This has been used</p> <p>21 in a lot of other construction projects, but</p> <p>22 -- I mean, similar evaluation criteria to this</p> <p>23 have been used in a wide range of construction</p> <p>24 projects by other engineering firms and</p> <p>25 developers that have done projects. So it's</p>	<p style="text-align: right;">Page 75</p> <p>1 set out what their schedule is. I mean, you</p> <p>2 know, sometimes boards may set up an evaluation</p> <p>3 committee that would be comprised of other</p> <p>4 professionals that would review the proposals,</p> <p>5 rank them and make a recommendation to the</p> <p>6 board --</p> <p>7 MR. ARGUS: Right.</p> <p>8 MS. McCORMICK: -- which ultimately the</p> <p>9 board would decide whether or not it was going</p> <p>10 to go with that recommendation or not. That's</p> <p>11 not the way that we've done it with this board</p> <p>12 before.</p> <p>13 MR. ARGUS: I think the problem I have</p> <p>14 is with the phrase "the most realistic," but</p> <p>15 if there's no other concerns about that, I'll</p> <p>16 get over it.</p> <p>17 CHAIRMAN RAGUSA: Anything else?</p> <p>18 MR. ARGUS: No.</p> <p>19 CHAIRMAN RAGUSA: I just have two</p> <p>20 comments. Bob touched on one of them. Given</p> <p>21 the fact that we're going to cap the</p> <p>22 construction schedule at 120 days, the</p> <p>23 schedule at 15 points is overweighted in my</p> <p>24 opinion.</p> <p>25 Bob, I think part of that is a</p>
<p style="text-align: right;">Page 74</p> <p>1 something that, you know, it's not just a</p> <p>2 legal document, but it's also something that's</p> <p>3 been used by engineers and contractors.</p> <p>4 CHAIRMAN RAGUSA: Anybody else?</p> <p>5 Mr. Argus.</p> <p>6 MR. ARGUS: Each of the five of us would</p> <p>7 assign the points for each of the five</p> <p>8 categories and we sort of total it?</p> <p>9 MS. McCORMICK: Well, the way that this</p> <p>10 board has typically handled RFPs like this is</p> <p>11 to have the board of supervisors be the</p> <p>12 evaluation committee, and each individual</p> <p>13 board member runs the proposals, and then</p> <p>14 they're tallied to determine who -- how the</p> <p>15 different proposals would be ranked.</p> <p>16 MR. ARGUS: On the schedule, Number</p> <p>17 Five, "Points awarded to the proposal</p> <p>18 submitting the most realistic schedule, based</p> <p>19 on scope of work," et cetera. How are we to</p> <p>20 -- I'm trying to figure out how I'm supposed</p> <p>21 to determine whether or not who is the most</p> <p>22 realistic as a --</p> <p>23 MS. McCORMICK: Right.</p> <p>24 MR. ARGUS: How do you do that?</p> <p>25 MS. McCORMICK: Well, they're going to</p>	<p style="text-align: right;">Page 76</p> <p>1 subjective determination. If you have a</p> <p>2 two-man crew and they think that they're going</p> <p>3 to run all the electrical wiring in two days,</p> <p>4 I think that's unrealistic.</p> <p>5 But with a capping -- if the project has</p> <p>6 to be completed in 120 days, I don't know that</p> <p>7 that scheduling is all that critical, unless</p> <p>8 they tell us from day 90 to 120 is when</p> <p>9 they're going to do the work, that would give</p> <p>10 me some concern.</p> <p>11 MR. ARGUS: Yeah.</p> <p>12 CHAIRMAN RAGUSA: So how I look at this,</p> <p>13 I would de-emphasize schedules down to</p> <p>14 probably ten points. In looking at the</p> <p>15 financial capability, I would emphasize that</p> <p>16 more. And I would have made a reference in</p> <p>17 there to the ability of the winning contractor</p> <p>18 to service the lights and to handle a warranty</p> <p>19 repair claim after they were installed.</p> <p>20 And that's another big factor. You</p> <p>21 don't want them going out of business --</p> <p>22 MR. ARGUS: Right.</p> <p>23 CHAIRMAN RAGUSA: -- right after they</p> <p>24 close the project. That's -- that's -- Erin,</p> <p>25 that wasn't mentioned on the financial</p>

<p style="text-align: right;">Page 77</p> <p>1 capability, that we're looking for the ability 2 of the contractor to do the service of 3 warranty post installation. 4 MS. McCORMICK: No. Right now, the way 5 the contract is set up, there's a -- I think I 6 changed it to be a two-year warranty period 7 for, you know, something that wasn't a latent 8 defect that we have a requirement that they 9 have to, from the time that the project is 10 complete, warranty for two years. 11 CHAIRMAN RAGUSA: Okay. So that's even 12 -- financial capability is even a greater 13 concern and emphasis in my book. If it's two 14 years, it may be more possibly than one year -- 15 MR. ARGUS: Right. 16 CHAIRMAN RAGUSA: -- you know. 17 MS. McCORMICK: Let me make sure. 18 CHAIRMAN RAGUSA: I think we need to 19 agree on the points and the weighting and the 20 criteria. 21 Do you need us to approve the criteria 22 and the weights now before it goes out to 23 bid? 24 MS. McCORMICK: Yes. We should include 25 the evaluation criteria in the bid package,</p>	<p style="text-align: right;">Page 79</p> <p>1 back to them once we have the bids in and take 2 input from them as to whether they were still 3 interested in going forward based on the 4 amount of the bids. 5 If it came back a million dollars, they 6 certainly would want to have some input as to 7 whether they were going forward. They seemed 8 receptive to that. 9 We talked about the notion that the 10 voting members and the other representatives 11 would need to get a consensus from the 12 community on once they have those numbers, and 13 they seemed to be -- they understood the need 14 for the CDD to have input from a number of 15 people in that community. 16 Everybody seemed to be in favor of it. 17 A couple of people -- at least two people went 18 to Deland with staff and -- you guys were 19 there. And they talked about that, they liked 20 it. It was a positive response. 21 And I think everybody recognizes that 22 the long-term benefit and savings are kind of 23 -- unless it comes back cost prohibitive, it 24 needs to be done. 25 MS. McCORMICK: Okay.</p>
<p style="text-align: right;">Page 78</p> <p>1 and, you know, then that's going to be 2 included in the manual that's going to be 3 picked up by the people that are going to be 4 submitting bids. 5 CHAIRMAN RAGUSA: Okay. 6 MR. MENDENHALL: Does the criteria have 7 to be included in the advertisement at all? 8 MS. McCORMICK: No, because we're going 9 to just reference that the evaluation criteria 10 is set out in the project manual. And we need 11 to -- we need to get together, Tonja and Andy 12 and I do, to finalize the dates for the notice 13 and for the whole bid process at this point. 14 And, like I said, I don't know what the 15 outcome was at Harbor Links. Do they want to 16 move forward? 17 CHAIRMAN RAGUSA: While we're -- let's 18 think about what you guys want to do with the 19 criteria and weighting scale. 20 At the Harbor Links meeting, it was 21 discussed -- that we had held it in order to 22 get input from the community. We told them it 23 was going to go out to bid in the next 30 days 24 or so. 25 We also told them that we would come</p>	<p style="text-align: right;">Page 80</p> <p>1 CHAIRMAN RAGUSA: So that's how the 2 meeting was. Am I right, guys? 3 MR. MAYES: Yes. Push forward. 4 MR. CHESNEY: So what do we need to do, 5 approve these with the changes we've noted? 6 CHAIRMAN RAGUSA: Well, we need to agree 7 on those percentages. If you guys want to 8 make other changes, let's talk about it. 9 MR. CHESNEY: Well, I've made my 10 suggestion. Outside of that, I'm good. 11 MS. McCORMICK: So we're going to reduce 12 the schedule to how many points? 13 CHAIRMAN RAGUSA: I suggested ten. 14 MS. McCORMICK: Ten points. Okay. And 15 where is the extra five points going to go? 16 CHAIRMAN RAGUSA: Financial capability. 17 MS. McCORMICK: Financial capability. 18 Okay. 19 MR. ARGUS: I would suggest we reduce 20 the personnel to 20 and add that extra five 21 percent to financial to make financial a total 22 of 15. 23 MR. ZEIGLER: I would say stick with the 24 25 because the personnel staff and on-hand 25 folks are going to be the lion's share of the</p>

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1 project.

2 MR. CHESNEY: I would concur. The

3 financial, like I said, their ability to get a

4 bond is going to be --

5 CHAIRMAN RAGUSA: Right.

6 MR. CHESNEY: -- the biggest part of

7 that, so -- I mean, the only reason you want

8 it is because you're asking for a two-year

9 warranty. So that's really the only reason to

10 even -- bonds aren't the -- bond companies

11 aren't the best about paying out a warranty

12 claim.

13 CHAIRMAN RAGUSA: Anybody -- any other

14 suggestions?

15 (No response.)

16 CHAIRMAN RAGUSA: I show "Personnel" at

17 twenty five points, "Understanding the Scope

18 of Work" at five, "Financial Capability" at

19 ten, "Price" at fifty, and "Schedule" at ten.

20 Are we in concurrence on that?

21 (No response.)

22 CHAIRMAN RAGUSA: Do we need a formal

23 motion?

24 MS. McCORMICK: Yes, please.

25 MR. ROSS: So move.

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1 MR. ARGUS: Second.

2 CHAIRMAN RAGUSA: We have a motion to

3 approve the evaluation criteria as just set

4 forth. Any further discussion?

5 (No response.)

6 CHAIRMAN RAGUSA: All in favor please

7 raise your hand.

8 (All board members signify in the

9 affirmative.)

10 CHAIRMAN RAGUSA: That motion passes

11 five to nothing.

12 MS. McCORMICK: I only have one more

13 question on the warranty period, because the

14 documents that were prepared by the designer

15 that we had worked with us on this had

16 provided for a one-year warranty, I changed

17 that to two years.

18 Do you want to stick with a two-year

19 warranty period, or do you want me to get some

20 input from Tonja about whether that's a

21 problem to go for a two-year warranty period?

22 MR. ZEIGLER: What is going to be

23 warrantied? Everything? Workmanship or --

24 MS. McCORMICK: They're warranting the

25 work that has been constructed, you know, in a

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1 manner that is professionally consistent with

2 the design standards, that it's been performed

3 in a good and workmanlike manner, free from

4 defects. This is all the work that's part of

5 the project.

6 They've utilized materials that are of

7 good quality, and then they are required to

8 repair or replace any contestement of

9 work that's materially -- or that has a

10 non-conformancy during the warranty period.

11 And then it says, except as to latent defects

12 or defects that are concealed or not disclosed

13 due to fraud, the warranty period.

14 Right now, it says, will expire on the

15 second anniversary after the date of final

16 payment to the contractor.

17 MR. ZEIGLER: The one thing I see is the

18 warranty of workmanship and the installation,

19 and then you have warranty of the components

20 that are going in.

21 MS. McCORMICK: Uh-huh.

22 MR. ZEIGLER: The components being

23 usually supplied by, you know, Company X, Y,

24 Z. They generally have their own warranty on

25 their own components.

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1 MS. McCORMICK: Right.

2 MR. ZEIGLER: What if they're not a --

3 what if they're only a one-year warranty?

4 MS. McCORMICK: Right. I usually only

5 see one-year warranty period in, you know,

6 most of the construction contracts that I work

7 on for residential development projects, so --

8 MR. ZEIGLER: Well, I agree with the

9 two-year. I mean, it's great --

10 MS. McCORMICK: Right.

11 MR. ZEIGLER: -- but if there's

12 component problems, you know, there's an

13 issue with, you know, whatever piece goes bad,

14 then it's beyond one year of the manufacturer

15 warranty, is the contractor going to pick up

16 the tab on that?

17 MS. McCORMICK: Right.

18 MR. ZEIGLER: That's going to be a

19 challenge.

20 CHAIRMAN RAGUSA: It's part of the

21 financial assessment.

22 MR. ZEIGLER: I mean, they have that

23 risk exposure themselves.

24 CHAIRMAN RAGUSA: Does the warranty

25 cover the LEDs themselves?

1 MS. McCORMICK: I think it would. I
2 mean, that would be a component of the work
3 that's being installed into the project, so --

4 MR. ARGUS: So the batteries and the
5 LEDs, yeah.

6 MS. McCORMICK: Uh-huh.

7 CHAIRMAN RAGUSA: Okay. All right.
8 What else do you need from us?

9 MS. McCORMICK: So should I get some
10 input from Tonja about that, or do you
11 definitely want to go with a two-year warranty
12 period?

13 CHAIRMAN RAGUSA: I like the two-year
14 warranty.

15 MS. McCORMICK: All right.

16 CHAIRMAN RAGUSA: Mr. Ross.

17 MR. ROSS: I like the two-year warranty,
18 but the way you phrased the question, I think
19 the more information we have, the better.

20 MS. McCORMICK: Uh-huh.

21 MR. ROSS: So, by way of example, once
22 the warranty period goes away, there's
23 obviously going to be service work that needs
24 to be performed.

25 To the extent we have an understanding,

1 are they going to be proposing a service
2 contract? Are we going to bid it out? What's
3 the anticipated life span of the components?
4 All that stuff is relevant information that I
5 think would be helpful for all of us to
6 collectively have to know, and maybe staff
7 already does have that information.

8 MS. WHYTE: Doug.

9 MR. MAYS: On the warranties?

10 MR. ROSS: No. More after the two
11 years. Do we have an understanding as to
12 what's the life span of the components? Are
13 we intending on --

14 MR. MAYS: Not necessarily.

15 MR. ROSS: -- going to the successful
16 bidder for follow-up service work? Is that
17 going to be under a contract or a case-by-case
18 basis?

19 MR. MAYS: I would say most of the time
20 on stuff like this, any time you've got
21 electronics, it starts to wear down, you get
22 your local electrician out there. Somebody
23 who's not capable of handling LED, we find
24 somebody that is.

25 But, first, we would want to go to the

1 contractor that did the install, but there are
2 warranties that are issued on the bulbs, on
3 the LED bulbs themselves.

4 So, yeah, there's -- but I already
5 talked to electricians, and they think this
6 project is great -- a great idea. Of course,
7 it gives them more work, but I don't see it
8 being a problem for a long time.

9 Deland's project is working great.
10 They're very happy with that program out
11 there, and that's a year ago we went and
12 visited it. We haven't heard anything bad
13 about it yet.

14 MR. ZEIGLER: Are the LEDs -- I'm sorry
15 -- are the LEDs supplied by the same company?

16 CHAIRMAN RAGUSA: Yes.

17 MR. MAYS: Yes.

18 CHAIRMAN RAGUSA: Sorry. The technology
19 has improved --

20 MR. MAYS: Yes.

21 MR. ROSS: Do you know if they got a
22 two-year warranty or a one-year warranty?

23 MR. MAYS: No, I don't know. It seems
24 like it was one year, though. I was just
25 fixing to text Tonja and see what -- you know,

1 is a two-year warranty feasible on projects
2 like this and see what she says.

3 CHAIRMAN RAGUSA: Brian.

4 MR. ZEIGLER: The reason why I ask about
5 the supplier is, at the shop I'm at, we're
6 considering converting over to LEDs, and I
7 have 136 fixtures to consider to change out.

8 And in doing that, I found this one
9 company that does -- has really neat
10 technology. It's got a self-cooling system in
11 it that creates a greater longevity on the
12 LEDs.

13 I like them -- I love them. We've got
14 two installed right now temporarily to see how
15 they work out. They look great. But the
16 hangup is, they're a new company. They're only
17 five years old, and they're proprietary on
18 their stuff.

19 So if one goes bad, I'm kind of back to
20 the drawing board. So I just to make sure
21 whoever the supplier is, is going to be fair
22 six or seven years down the road.

23 The other thing with this company that
24 I'm looking at is, they have a guaranteed
25 lumen -- you know, no loss of lumen over a

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1 certain period of time, you know, type of
 2 guarantee that hopefully this new company --
 3 and I'm sorry if I don't know this information
 4 yet, but, you know, hopefully they have a
 5 similar type of guarantee.
 6 MR. MAYS: This company that's putting
 7 these lights together, that they get, you
 8 know, the project -- the type of lights that
 9 we're looking for, this company has been
 10 around for ages.
 11 MR. ZEIGLER: Okay.
 12 MR. MAYS: And they're the company that
 13 -- their biggest thing is they're the company
 14 that developed the light for --
 15 MS. WHYTE: Hummers.
 16 MR. MAYS: -- the 1970s Corvettes, so
 17 they worked with Chevrolet on developing
 18 lighting. Now, they're doing the Hummers.
 19 I mean, they're just into so many aspects of
 20 lighting.
 21 MR. ZEIGLER: Okay.
 22 MR. MAYS: They're very large in this
 23 industry.
 24 CHAIRMAN RAGUSA: Have they been to the
 25 Superdome?

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1 MR. MAYS: They did the lights, but they
 2 didn't provide the electricity.
 3 MR. BARRETT: That's the Mercedes Benz
 4 Superdome.
 5 CHAIRMAN RAGUSA: Oh, is it?
 6 MS. WHYTE: Yeah, they just got the
 7 funding to upgrade --
 8 MR. ROSS: You getting a royalty check
 9 now?
 10 (Multiple speakers speaking at once.)
 11 MR. MENDENHALL: A motion --
 12 MS. McCORMICK: Say that again.
 13 MR. MENDENHALL: Just a motion to
 14 authorize the RFP --
 15 MS. McCORMICK: Yes. Yes.
 16 MR. MENDENHALL: -- and we should be
 17 set.
 18 MR. ROSS: So move.
 19 CHAIRMAN RAGUSA: Do we have a second?
 20 MR. ZEIGLER: Second.
 21 CHAIRMAN RAGUSA: Any further
 22 discussion?
 23 (No response.)
 24 CHAIRMAN RAGUSA: All in favor please
 25 raise your hand.

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1 (All board members signify in the
 2 affirmative.)
 3 CHAIRMAN RAGUSA: That motion passes
 4 five to nothing as well.
 5 (Motion passes.)
 6 CHAIRMAN RAGUSA: Anything else, Erin?
 7 MS. McCORMICK: No. That's all I have.
 8 And I'm going to have to leave, unless anybody
 9 has any questions for me.
 10 CHAIRMAN RAGUSA: No. I think we're
 11 good.
 12 MS. McCORMICK: Okay.
 13 CHAIRMAN RAGUSA: Field manager, Doug, I
 14 think you have a couple items.
 15 MR. MAYS: On the repaving project, it
 16 says tentatively. We did get that confirmed
 17 today. We do have a schedule now. I think
 18 the starting date for that project for the
 19 repaving, it will start on the 11th, and they
 20 believe the project is a five-day project for
 21 as long as we don't have any rain or any
 22 weather problems.
 23 CHAIRMAN RAGUSA: Can I interrupt you
 24 for a moment?
 25 MR. MAYS: Yes. Go ahead.

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1 CHAIRMAN RAGUSA: We got the EPC report
 2 today on the Baybridge movie night, and it has
 3 momentary peaks that violate the EPC. We need
 4 to know your thought on that. And I have the
 5 WCA's response.
 6 In a general sense, what's your input
 7 there, Erin? And I know you haven't seen this
 8 report.
 9 MS. McCORMICK: Yeah. I just saw it
 10 this morning, and it does show that there is
 11 some violation of the standards, the noise
 12 standards that the EPC has. And it looked
 13 like they had done the monitoring on January
 14 11th. So, you know --
 15 MS. WHYTE: And I apologize for the
 16 delay.
 17 MS. McCORMICK: -- I think at this point
 18 there was a request to the agency to go out
 19 and do this. They did it. They came back and
 20 they showed that it's not compliant, which is
 21 you know, the first -- this is the first
 22 information that we as a district about that,
 23 but I think certainly it's something -- new
 24 information that needs to be taken into
 25 consideration by the district and how you want

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1 to proceed.

2 CHAIRMAN RAGUSA: Okay. Doug.

3 MR. MAYS: I did make a phone call to

4 the gentleman that's in charge of the project

5 with the EPC, Marvin Blunt. He addressed to

6 me that the problem is only during small

7 peaks. It was very small. He said, it's so

8 small that it would be easily adjusted with a

9 simple switch of the volume, just a little bit

10 of an adjustment.

11 He sent us a list, and we forwarded it

12 to the WCA, a list of companies that can come

13 out and tell you the issues and problems

14 you're having, where they think you're too

15 high and how to correct these problems.

16 So he said that they are so small, so

17 far -- so close, that it's not really a big

18 problem. It could easily be adjusted.

19 CHAIRMAN RAGUSA: Okay.

20 MS. McCORMICK: Who said that EPC or the

21 company that --

22 MR. MAYS: The EPC. The EPC.

23 MS. McCORMICK: Okay.

24 CHAIRMAN RAGUSA: Okay. Do you have any

25 questions of Erin on this issue before she

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1 takes off?

2 MR. CHESNEY: I have a question just for

3 -- what did we authorize last meeting? So

4 this coming Friday is --

5 MS. WHYTE: Two months or three months?

6 MR. MAYS: This is the last one. They

7 have to be completed by 9:00.

8 MR. CHESNEY: Yeah, I remember all

9 that. I just couldn't remember if it was one

10 or two.

11 MR. MAYS: I'm pretty sure you did three

12 months.

13 MS. WHYTE: I thought it was three --

14 two months?

15 MR. ARGUS: It was two.

16 MR. MAYS: That was January and

17 February.

18 MR. ARGUS: Right.

19 MR. MAYS: And we're coming up on

20 February, so --

21 CHAIRMAN RAGUSA: Okay. Thanks, Erin.

22 MS. McCORMICK: Okay. Sure.

23 (Ms. McCormick leaves the meeting.)

24 CHAIRMAN RAGUSA: All right. Let's

25 address this issue. We'll come back to Doug.

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1 Any thoughts or comments?

2 You received the WCA's letter today. It

3 should be in front of you.

4 MR. BARRETT: Would you share the gist

5 of that, please?

6 CHAIRMAN RAGUSA: It talks about the WCA

7 was made aware of the EPC's monitoring

8 results, and it lists the steps that they have

9 taken in response. Does anybody have an extra

10 copy of it that they can give to Chris?

11 MS. WHYTE: I just gave it to him.

12 CHAIRMAN RAGUSA: Oh, thank you.

13 MR. BARRETT: Thank you.

14 CHAIRMAN RAGUSA: What does that

15 equipment cost, Debbie?

16 MS. SAINZ: It only costs \$125. It's a

17 hand-held device that you can set the levels

18 and it'll test it.

19 CHAIRMAN RAGUSA: Okay.

20 MR. CHESNEY: Did you determine the cost

21 on the movie and the screen, adding

22 electricity?

23 MR. MAYS: Yes. The first bid that we

24 got to put an additional outlet there and also

25 at Glencliff, either one of them, would be

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1 close to \$1500 to run almost, let's say, 100

2 feet of wire, and it has to be an upgraded

3 wire because of the distance, and then to put

4 an outlet in there properly adds about \$1500.

5 CHAIRMAN RAGUSA: Per?

6 MR. MAYS: Per.

7 MR. CHESNEY: Okay. So move.

8 CHAIRMAN RAGUSA: Well, hold on. I hear

9 your motion. Would those -- would those

10 additional outlets serve any purpose other

11 than for a movie?

12 MR. MAYS: No, because about the only

13 thing we authorize in the park only requires

14 one or two receptacles for the bounce houses.

15 We haven't not anybody at a party request

16 additional outlets, you know, yet.

17 MS. WHYTE: Well, we had one when they

18 bring the double one in, but we tell them that

19 they need to bring in a generator when they

20 bring in anything over 15 amps.

21 MR. MAYS: Very seldom.

22 MS. WHYTE: But we don't -- it's not

23 often.

24 CHAIRMAN RAGUSA: All right. Any other

25 comments?

1 MR. ZEIGLER: What I experienced when I
2 went to the actual movie in the park on the
3 last showing was, I had my kids, wife settled
4 down. I later went after the movie -- or
5 during the movie, whatever, to see Mr. Allen --
6 I believe that was his name -- who lives right
7 behind the park, and didn't realize that the
8 folks were doing the study there, so the --
9 EPC.

10 So I saw Mr. Allen, shook his hand
11 and said hi. He did not offer me the beer
12 that he said he was going to offer me. And he
13 was actually pretty tuned up. He was really
14 fired up that the sound was down and I -- you
15 know, I just listened to him.

16 I didn't, you know, give much feedback
17 to him. But he was mad. He's like, "They're
18 doing this on purpose. They're turning it
19 down." And I'm thinking to myself, That's
20 kind of part of what you want is so you don't
21 hear it.

22 But he did state that his daughter did
23 hear some sound in the house, and he just
24 goes, "It needs to be somewhere else. End of
25 story." I kind of feel that no matter, you

1 park by -- on the sidewalk, stood there, and
2 for about a half hour measured decibels coming
3 in, and it was pretty much what the EPC
4 found.

5 It was interesting doing that. I had --
6 it was as easy for me to hear the movie where
7 I was standing as it was the conversation
8 going on in one of the back yards on the other
9 side of the trees.

10 And, at times, the sounds from the
11 roadway were louder than the movie, at least
12 to my ear.

13 MR. ZEIGLER: I think they only had two
14 speakers, didn't they?

15 MR. ARGUS: Normally only has two
16 speakers.

17 MR. ZEIGLER: My thought is a simple
18 tweaking of the volume and positioning of the
19 speakers, you know, or location of the screen
20 and the speakers aiming away would probably
21 solve the lion's share of it.

22 Again, my take on his demeanor was that
23 he's still going to be a topic of
24 conversation.

25 MR. ARGUS: Most --

1 know, if we get the sound down, I think he's
2 still going to be a topic.

3 CHAIRMAN RAGUSA: Mr. Argus.

4 MR. ARGUS: Yes. I was at the movie as
5 well talking to the projectionist or -- I'm
6 not sure what else to call him -- asked him
7 several questions about related to testimony
8 given to us last month.

9 According to him, the owner of the
10 business, there is no exit music after the
11 movies. There never has been, other than
12 what's on the reel for the credits. There's
13 no jokes or kids speaking into the microphones
14 after the movies. It's only before the
15 movies, waiting for it to get dark enough to
16 start the movie.

17 And he says he does not do any
18 adjustments for the treble or bass because he
19 doesn't want to distort how the producers and
20 directors wanted the movie to sound. So he
21 has them all center line. He does not
22 normally make adjustments to that. He uses
23 the original mix of the movies.

24 While I was there I happened to download
25 a sound meter app, went out to the back of the

1 CHAIRMAN RAGUSA: The speakers currently
2 face the backs of the homes?

3 MR. ARGUS: Last month they were
4 projected toward Linebaugh so that the
5 majority of the people lost stereo effect of
6 the movie, but as a test to see what it would
7 do for the sound onto his house.

8 CHAIRMAN RAGUSA: So those speakers are
9 coming from the left as you're looking at the
10 screen?

11 MR. ARGUS: Correct, or they were last
12 month.

13 MR. ZEIGLER: I found them to be
14 completely adequate. Of course, I was more
15 center left sitting there. There was a pretty
16 big crowd. There was -- I counted 43 cars in
17 the parking lot, and I quit counting at about
18 120 people. So there's probably 150, 160
19 people there, my guess.

20 MR. ARGUS: It was one of the largest
21 movie attendances I've seen there.

22 CHAIRMAN RAGUSA: Brian, if that was
23 your house, would you have a problem?

24 MR. ZEIGLER: I'm too easygoing for
25 that stuff. No.

<p style="text-align: right;">Page 101</p> <p>1 CHAIRMAN RAGUSA: Mr. Ross, do you have 2 any comments? 3 MR. ROSS: Nothing to add other than 4 whatever I said last meeting. 5 CHAIRMAN RAGUSA: Okay. My concern is 6 that the volume has -- regardless of where it 7 is, it has to come underneath the EPC. 8 MR. ARGUS: Yes. 9 CHAIRMAN RAGUSA: And we're going to 10 need assurance -- if they're going to go 11 forward, we need assurances that they are 12 being monitored and that the volume, whether 13 it's the entire spectrum of the frequency 14 range or certain parts of it, are brought down 15 to be within compliance. That's what my gut 16 tells me. 17 We cannot -- it's one thing to have 18 someone say subjectively, "It's too loud in my 19 house." It's another thing if it violates the 20 noise ordinance. And we just cannot tolerate 21 the noise ordinance violation in the 22 community. That's -- you guys disagree? 23 MR. CHESNEY: Oh, no. I agree with that 24 part -- 25 MR. ZEIGLER: Agree.</p>	<p style="text-align: right;">Page 103</p> <p>1 Previously, they were headed towards the 2 west. This will allow us to turn them and 3 face them toward the east. 4 CHAIRMAN RAGUSA: Where will the screen 5 go? 6 MR. MAYS: On the east side. 7 CHAIRMAN RAGUSA: So the screen would be 8 towards the homes? 9 MR. MAYS: No. The back of the screen 10 would be towards the homes. 11 CHAIRMAN RAGUSA: Correct. 12 MR. MAYS: Yes. 13 CHAIRMAN RAGUSA: Yes. So the screen 14 would be toward the crowd -- 15 MR. MAYS: But you can see from the 16 sides all the way through it. Don't you 17 see -- 18 MR. ARGUS: Right. Yes. 19 MS. WHYTE: Yes, you can see both 20 sides. 21 MR. MAYS: The bushes are going to -- 22 MR. ARGUS: Are you saying the screen 23 changes to the west into the park? 24 MR. MAYS: That's my understanding, the 25 whole thing --</p>
<p style="text-align: right;">Page 102</p> <p>1 MR. CHESNEY: -- a hundred percent. 2 CHAIRMAN RAGUSA: So we're going to need 3 some strong assurances from the WCA that if 4 they go forward with more of these, we're not 5 going to have an EPC violation. 6 MS. SAINZ: Well, that's the first step 7 in trying with the handheld device, and we 8 will definitely be speaking with the movie 9 guy, whatever you want to call him, before he 10 the movie on Friday. 11 CHAIRMAN RAGUSA: If the volume comes 12 down a little bit more, can you still hear the 13 dialogue and everything going on in the 14 movie? 15 MR. ZEIGLER: Yes. I think if they 16 tighten up the speakers to the audience, it 17 would be even better. It might be a little 18 much for the people right there on them, but I 19 don't think it's a big deal. 20 CHAIRMAN RAGUSA: And, Doug, adding the 21 electrical outlet would allow us to do what? 22 MR. MAYS: It will only allow to us turn 23 the direction of the speakers towards the east 24 instead of west, which right now, he's got 25 them aimed to the south.</p>	<p style="text-align: right;">Page 104</p> <p>1 MR. CHESNEY: Well, yeah, as someone who 2 does not attend these, would that not improve 3 it, because, I mean, you have a nature 4 preserve on the other end? I mean, you have a 5 great distance between any homes. 6 MS. WHYTE: Does the sound carry 7 backward? 8 MR. ZEIGLER: Yeah, bass -- 9 MS. WHYTE: Will it go this way towards 10 the homeowners? 11 MR. ZEIGLER: -- the bass will travel. 12 No matter what, I mean, the base is the 13 biggest problem. If the guy running the movie 14 would tweak down the bass, I mean, you would 15 hear a whole lot less of the movie. 16 MS. WHYTE: Can I ask a question? Since 17 we moved the screen facing this way -- am I 18 correct? -- because I haven't been to the last 19 one. 20 MS. SAINZ: The screen faces that way, 21 but the speakers face the street. 22 MS. WHYTE: Oh, okay. We can't face the 23 screen this way, and the speakers this way 24 towards you guys over Linebaugh so that still 25 gives us -- that would take it away from him,</p>

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1 wouldn't it?

2 MR. MAYS: I don't know if you have

3 adequate seating to see the whole screen, is

4 the problem.

5 MS. WHYTE: Oh, I see.

6 MR. ARGUS: Right. The distance between

7 the projector and the screen and then -- you

8 know.

9 MR. CHESNEY: I mean, just trying to be

10 creative here. What if you closed the park and

11 did it in the parking lot and put the screen

12 back that way and the sound going this way?

13 CHAIRMAN RAGUSA: What are you going to

14 sit on?

15 MR. CHESNEY: That's true. Seating

16 would be an issue.

17 MR. MAYS: Yeah. You would disrupt the

18 homeowners on Baybridge Drive then probably.

19 MS. WHYTE: I mean, it doesn't have any

20 seating because you have the playground

21 equipment right there.

22 MR. CHESNEY: Yeah, I didn't think about

23 seating.

24 MR. ARGUS: But you can work out on our

25 equipment while you watched a movie.

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1 CHAIRMAN RAGUSA: Any other comments on

2 the issue?

3 MR. CHESNEY: So you didn't really

4 answer. So you don't think that having that

5 extra outlet would really make any

6 difference?

7 MR. MAYS: I couldn't tell you. I'm not

8 an expert on something like that. I would say

9 you need to check with the experts on that.

10 I'm not sure how speakers travel.

11 I mean, yes, you've got them facing this

12 way. It makes sense that it's going in that

13 direction, but it's now you put the speakers

14 actually closer to his house.

15 MR. ZEIGLER: Yeah, I don't think that

16 would be an improvement. I think it would

17 cause more problems. And the speakers, if

18 they were to put them where the backs of them

19 -- where the bass travels into the trees, less

20 so than, you know, you don't want to aim the

21 back of it away, because you'll still hear it.

22 Those windows, as he says, will shake.

23 MR. MAYS: That's my concern.

24 MR. ZEIGLER: I think they're about in

25 the best spot they can be probably.

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1 CHAIRMAN RAGUSA: Mr. Argus.

2 MR. ARGUS: As opposed to spending \$1500

3 for electrical, is there anything we could get

4 as a sound barrier that we could put up for

5 that same price?

6 MR. CHESNEY: Not for \$1500.

7 MR. ZEIGLER: Bose canceling earphones

8 for them.

9 MR. CHESNEY: Not for 1500 dollars. I

10 still like the idea of putting it in West Park

11 Village.

12 CHAIRMAN RAGUSA: Mr. Ross.

13 MR. ROSS: Coincidentally, to follow up

14 on the remark, if you look at the request,

15 they're asking that the movies be approved at

16 least two a year for the center greens on

17 Montague.

18 I move that we permit the WCA to hold

19 their next two movies at the park at the

20 greens on Montague provided they meet all the

21 other prior requirements, they comply with all

22 applicable law and ordinance, and they fund

23 any improvements that need to be done to

24 facilitate or effectuate the movies.

25 CHAIRMAN RAGUSA: Second.

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1 MR. CHESNEY: Okay. Is there a reason

2 why we don't have them in West Park Village?

3 I know I keep bringing this up. I never

4 really get an answer other than the office is

5 here.

6 MS. WHYTE: The only thing that I can --

7 that I see a problem in West Park Village is

8 when we had the WOW fair is the dog feces.

9 It is covered -- we couldn't -- we actually

10 had to put cardboard boxes on top of the

11 feces in that area because people use it for

12 their dogs. It is very nasty.

13 MS. SAINZ: When we had the concert.

14 MS. WHYTE: Yeah, the dog concert, it

15 had nothing but feces. You can't --

16 MR. CHESNEY: Can you run the sprinklers

17 heavy the night before?

18 MR. MAYS: My biggest concern would be

19 where the speakers are facing there. Now,

20 you're facing actually all these people that

21 live in these apartments.

22 MR. CHESNEY: Not if you face them

23 straight down. I mean, we have lots of events

24 there, and believe me, we've got lots of issues

25 in parking stuff. We've never had any noise

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1 issues.

2 I don't know. I have to say I would

3 like to just see them try it and see what we

4 get.

5 MR. MAYS: We try it, yeah.

6 CHAIRMAN RAGUSA: Okay. Mr. Argus.

7 MR. ARGUS: I assume the motion won't

8 count for lack of a seconded.

9 CHAIRMAN RAGUSA: I seconded it.

10 MR. ARGUS: Oh, you seconded it. Never

11 mind. Oh, as part of discussion then, I would

12 propose we do just the opposite, that we have

13 -- authorize the next two movies in Baybridge

14 Park, so we can test the -- finalize the

15 design and find out what else is necessary so

16 that we can continue having the movies there.

17 Give them a chance to test the system that they

18 already purchased.

19 MR. CHESNEY: Well, if I understand

20 correctly -- you said the next two. We

21 already had one authorized for this one, which

22 is this coming Friday.

23 MR. ROSS: Yeah. I'm talking about

24 after that.

25 MR. CHESNEY: After that.

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1 MR. ROSS: Yeah.

2 MR. ARGUS: They're doing three in the

3 spring, January, February and March. They're

4 taking the entire summer off. The next one is

5 going to be in October. So the only chance --

6 so it would have to wait until October,

7 November to do more testing.

8 MR. CHESNEY: You could test this

9 Friday. I'm not trying to be difficult here.

10 MR. ARGUS: No. It would be nice to

11 have two months of testing. Try things out,

12 make adaptations, make changes and have a second

13 time to try it.

14 CHAIRMAN RAGUSA: Mr. Ross.

15 MR. ROSS: Two responses. One, the WCA

16 is asking to hold two of these movies at the

17 greens on Montague. So it's their own

18 request.

19 And, number two, as the movant, I

20 decline the suggested amendment.

21 CHAIRMAN RAGUSA: All right. Let me --

22 why couldn't they do it -- set up the screen

23 on the baseball diamond at Glenclyff Park and

24 have people sitting between the baseball

25 diamond and that small parking lot?

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1 That way your speakers are shooting into

2 the woods.

3 MR. MAYS: We may have to -- that may be

4 a problem too. We don't know how much power

5 is over there. It seems like those are

6 similar to Baybridge Park for that -- for the

7 area where you're talking they would have to

8 hook up.

9 CHAIRMAN RAGUSA: But that's the least

10 invasive area that we own --

11 MR. MAYS: Yes.

12 CHAIRMAN RAGUSA: -- in my -- unless

13 you're going to put them out in the boardwalk

14 in the woods.

15 MR. CHESNEY: I mean, I would be

16 agreeable to that. I know that's more remote,

17 and they have probably less participation.

18 You've got to remember the bulk of the

19 population is here and walks to it. But I

20 would be a -- I would be a fan of

21 investigating that, putting electricity there.

22 CHAIRMAN RAGUSA: And the residents

23 aren't going to like the parking problems.

24 MR. CHESNEY: That's true, there's less

25 parking there.

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1 MR. ZEIGLER: You can put it in both

2 parking lots, though. Right?

3 CHAIRMAN RAGUSA: They can certainly

4 park in both parking lots, yes.

5 MR. CHESNEY: Yeah, but in general,

6 there's just less parking there.

7 MR. ZEIGLER: I mean, if there 50 or so

8 cars, that wouldn't be too bad.

9 CHAIRMAN RAGUSA: They'd have to go down

10 to Glenclyff and Baybridge and --

11 MR. CHESNEY: Yeah, that would be a --

12 anything over 30 cars would be a problem

13 there, because -- what is it? How many do

14 you have there, 25 and 12 something like?

15 MR. MAYS: No. It's more than that.

16 MS. WHYTE: There's about 60-some-odd

17 spots.

18 MR. MAYS: Yeah, in both parking lots.

19 MR. CHESNEY: There are that many?

20 CHAIRMAN RAGUSA: You don't remember the

21 numbers?

22 MR. CHESNEY: No, I don't remember the

23 numbers.

24 CHAIRMAN RAGUSA: Okay.

25 MS. WHYTE: Okay.

<p style="text-align: right;">Page 113</p> <p>1 MR. CHESNEY: All right. Well, I 2 guess that's -- 3 MS. WHYTE: More than -- 4 CHAIRMAN RAGUSA: Mr. Ross. 5 MR. ROSS: I, again, reiterate the WCA 6 asked for two movies at the greens. They 7 didn't ask for any at Glenclyff. 8 And, number two, my motion contemplates 9 the WCA would pay for the cost of any 10 electricity or other work that needs to be 11 done to facilitate showing the movies. 12 My reason for that is, using the W -- or 13 using whatever numbers we use, the movies 14 benefit maybe two percent of the community. 15 If you assume 150 people are going, most 16 people send at least two people in their 17 family. That's about 75 homes. That's about 18 two percent of the homes. 19 I wouldn't be in favor to spending \$1500 20 to benefit two percent of the community. If 21 the WCA think that's appropriate, I'm -- 22 that's okay. That's my motion, that they pay 23 the cost for any electrical work. 24 MR. CHESNEY: Well, Glenclyff doesn't 25 need any.</p>	<p style="text-align: right;">Page 115</p> <p>1 CHAIRMAN RAGUSA: Okay. I seconded it. 2 Further discussion, and then we're going to 3 cut this off and vote it. 4 MR. ARGUS: Yeah, unless you have the 5 movies at Baybridge Park a month from now -- a 6 month from Friday, how are you going to get 7 more information on the sound issue? 8 You physically have to have the movie, 9 test it out, make some changes, test it again 10 in order to get information on the sound 11 issue. 12 CHAIRMAN RAGUSA: It's going to be here 13 in February. 14 MR. ARGUS: Friday, yes. 15 MR. ZEIGLER: No matter where we go, we 16 have to comply -- 17 MR. ARGUS: Correct. 18 MR. ZEIGLER: -- or they have to comply. 19 CHAIRMAN RAGUSA: It's real simple. You 20 turn the volume down. This guy is not in a 21 THX theater in a movie with Sony 4-D. It's 22 not. He's blowing sound into a forest with an 23 open field there. I'm sorry. 24 He may be a purist and wants to keep it 25 as the director intended.</p>
<p style="text-align: right;">Page 114</p> <p>1 MR. ROSS: My motion is for the greens. 2 I'm not saying it does or doesn't need work. 3 I'm not the expert. But I'm saying, if it 4 needs any work for the Montague greens, then 5 they would incur the cost. 6 CHAIRMAN RAGUSA: Just have a 7 clarification then, under your motion that I 8 seconded, the February showing would be over 9 here at Baybridge, and then the -- 10 MR. ROSS: Yeah, they've already noticed 11 it for that and people may have made plans. 12 CHAIRMAN RAGUSA: They're only having 13 March and then October. That's what I'm 14 hearing. 15 MR. CHESNEY: Is there one in April? 16 MR. ROSS: I'm just going by Joaquin 17 Arrillaga's February 5th letter, which he says 18 at the top of the second page, "Our official 19 request is to allow two and not to exceed four 20 movies at the Baybridge Park per year and two 21 at the center field at Montague." 22 My motion is to grant the second part of 23 the request and not deal with the first part 24 until we get more information regarding this 25 whole sound issue.</p>	<p style="text-align: right;">Page 116</p> <p>1 MR. ARGUS: Well, yeah. 2 CHAIRMAN RAGUSA: But, I'm sorry, but he 3 could digitize, he can sensitize; he can do all 4 kinds of stuff to that sound and get it down. 5 So it's real simple. Turn the volume down. 6 And I'll be happy to tell the guy, "Turn the 7 volume down." 8 MR. ZEIGLER: And the complaints that 9 were coming from people couldn't hear well is 10 because there's a hundred kids yapping, and 11 that's the reason why. 12 It has nothing to do -- if everybody 13 stays quiet and watches the movie, then 14 everything is fine. 15 CHAIRMAN RAGUSA: Okay. Let's vote it. 16 MR. ZEIGLER: It's a parental problem. 17 MR. CHESNEY: Okay. Can I ask a 18 question? So they made a motion -- I mean, he 19 made a motion, you seconded it, to authorize 20 the next two at West Park Village. 21 I'm just curious, if that were to fail, 22 would, over here, there would be another 23 motion that would come after it? 24 MR. ARGUS: Probably. 25 MR. ZEIGLER: No.</p>

1 MR. CHESNEY: No. Okay.
 2 MR. ZEIGLER: There would be no other
 3 from me.
 4 MR. CHESNEY: There would be no other
 5 motion from you. Okay. That's all I need to
 6 know.
 7 CHAIRMAN RAGUSA: Anything else?
 8 MR. CHESNEY: No.
 9 CHAIRMAN RAGUSA: All in favor of the
 10 motion please raise your hand.
 11 (Board members signify in the
 12 affirmative.)
 13 CHAIRMAN RAGUSA: That motion passes
 14 four to one with Mr. Argus voting against.
 15 (Motion passes.)
 16 CHAIRMAN RAGUSA: All right. Anything
 17 else we can do to improve the condition and
 18 minimize resident impact for the movies? It
 19 will be at Glenclyff next month.
 20 MR. ARGUS: This month.
 21 CHAIRMAN RAGUSA: Baybridge this month,
 22 in February, and village green in Montague in
 23 March.
 24 MR. ARGUS: March.
 25 CHAIRMAN RAGUSA: Anything else we can

1 do?
 2 MR. ARGUS: March and October.
 3 CHAIRMAN RAGUSA: Apparently so.
 4 Nothing?
 5 (No response.)
 6 CHAIRMAN RAGUSA: All right. Next
 7 item. Doug, do you want to go back to where
 8 we were before we interrupted you?
 9 MR. MAYS: The repaving will start on
 10 the 11th -- the date is now finalized -- and
 11 complete by Friday if we have good weather,
 12 which is looking pretty good.
 13 The next thing, we've got a few
 14 requests. We had a request by the Greens
 15 residents. There is a street light in there
 16 that's near that bus stop that we already
 17 changed. Well, there's an additional one they
 18 would like to do the same thing with and make
 19 it a little bit brighter on that curve, too.
 20 So they just requested us to do the same light
 21 changing on the TECO pole.
 22 As you signed the contract with TECO
 23 last time, we did this so --
 24 CHAIRMAN RAGUSA: What was the cost
 25 associated with that?

1 MR. MAYS: What was additional --
 2 MS. WHYTE: I think an additional \$50,
 3 and it is a ten-year contract. It just adds
 4 on to the contract, the existing con -- I
 5 think it's twenty five, plus some tax. I
 6 think it came to \$50.
 7 CHAIRMAN RAGUSA: Per year?
 8 MS. WHYTE: Per month.
 9 MR. MAYS: It's like -- I think it's per
 10 year.
 11 MR. CHESNEY: I'm pretty sure it's per
 12 year.
 13 MS. WHYTE: I'm not quite sure.
 14 MR. MAYS: It's very minimal.
 15 MS. WHYTE: I didn't re-read it. The
 16 only thing I do know is that it extends the
 17 contract on the light to an additional ten
 18 years.
 19 MR. CHESNEY: Wait till -- it's not a
 20 big deal, because we've had these issues with
 21 them before --
 22 MS. WHYTE: Yes.
 23 MR. CHESNEY: -- and so their response
 24 is they turn the lights off, so -- just being
 25 the guy that was in that position before.

1 CHAIRMAN RAGUSA: We -- this is going to
 2 provide more illumination for the area where
 3 the kids --
 4 MR. MAYS: Yes.
 5 CHAIRMAN RAGUSA: -- the people parked
 6 in the bus stops and the crosswalks?
 7 MR. MAYS: Yes. It's an additional
 8 light right there in that corner, so, yes.
 9 CHAIRMAN RAGUSA: Is there any
 10 objection?
 11 (No response.)
 12 CHAIRMAN RAGUSA: All right. Go for
 13 it.
 14 MR. MAYS: We had another request from
 15 Relay for Life -- you probably have some
 16 paperwork on that -- requesting either
 17 Glenclyff Park or West Park Village greens for
 18 their Easter egg hunt. Their primary date --
 19 MS. WHYTE: March 24th.
 20 MR. MAYS: -- is March 24th.
 21 MS. WHYTE: They changed it.
 22 MR. MAYS: It's a Friday. They would
 23 like that, but if -- they can only get the
 24 29th. Right?
 25 MS. WHYTE: They originally asked for

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1 the 29th of March, which is a Friday, but due
 2 to parents' requests, because it is Good
 3 Friday and some parents do work, that they
 4 requested that they could do it the following
 5 -- the Sunday prior to, which would make it
 6 March 24th, and they would like to use
 7 Glenclyff Park for that. All of the profits
 8 would definitely go to Relay for Life.
 9 MR. MAYS: American Cancer Society.
 10 Yeah, the 24th is the Sunday that they would
 11 prefer.
 12 CHAIRMAN RAGUSA: Mr. Ross.
 13 MR. ROSS: Move to approve.
 14 MR. ARGUS: Second.
 15 CHAIRMAN RAGUSA: Any further
 16 discussion?
 17 (No response.)
 18 CHAIRMAN RAGUSA: All in favor please
 19 raise your hand.
 20 (All board members signify in the
 21 affirmative.)
 22 CHAIRMAN RAGUSA: That motion passes
 23 five to nothing.
 24 MR. MAYS: We also have another request
 25 from a resident. Let's see -- he's already

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1 done that. Very Good.
 2 Fitness boot camp request, we've got
 3 somebody that's interested in running a
 4 fitness boot camp in one of our parks,
 5 whichever park they can get. Baybridge Park
 6 is their first choice. They're doing it --
 7 they're not charging. They are asking for
 8 donations to run their fitness -- so they're
 9 trying to get around the --
 10 MR. CHESNEY: And the donations go to --
 11 CHAIRMAN RAGUSA: The instructors.
 12 MR. CHESNEY: -- the instructors? No.
 13 CHAIRMAN RAGUSA: They're already there.
 14 I see them in there.
 15 MR. MAYS: I've seen them --
 16 MS. WHYTE: Yeah, I know.
 17 MR. MAYS: They're not an organized
 18 group usually, but, yeah, I'll let them know
 19 they can't do it that way.
 20 CHAIRMAN RAGUSA: Is there any interest
 21 in taking action there?
 22 (No response.)
 23 CHAIRMAN RAGUSA: All right. Hearing
 24 none.
 25 MS. WHYTE: Thank you.

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1 CHAIRMAN RAGUSA: We also -- Mr. Ross
 2 had to deal with this issue a couple of weeks
 3 ago. We had some bees -- we've had a bee
 4 problem in Glenclyff Park numerous times.
 5 Those garbage cans that we have out
 6 there, when the people fill them up with their
 7 leftovers, their cakes, their garbage, the
 8 bees are somewhere in the woods. There's
 9 nothing we can do -- I mean, bees are bees.
 10 What are you going to do about it?
 11 They're not nesting, so we can get rid
 12 of this nest. They come in, I'm guessing, out
 13 of the conservation area. But every time
 14 there is cake -- because I went there today,
 15 and it's only like two or three, but every time
 16 the cakes are thrown away, bees pop out all
 17 over the place.
 18 So what we would do is, a few months ago
 19 we had requested some garbage cans to put
 20 throughout the community, the new additional
 21 garbage cans.
 22 What we would like to do is, instead of
 23 buying garbage cans throughout the community,
 24 we'll take the cans that are in the park now,
 25 the similar ones that we use in the community,

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1 and replace these with cans that have closed,
 2 sealed lids.
 3 MR. CHESNEY: Awesome. Great.
 4 MR. MAYS: And they're a little bit --
 5 they're a little bit bigger, too, so they can
 6 handle more. A lot of problem has to be --
 7 seems to be that they -- when they put the
 8 garbage, it doesn't even get inside the
 9 garbage can.
 10 When the guys go there Sunday morning,
 11 they end up changing garbage cans and most of
 12 the time it's because there's so much garbage
 13 just, you know, spilling out over the garbage
 14 cans. That's where these bees are coming
 15 from, but that's the main reason, we feel.
 16 MR. CHESNEY: Awesome. That's why
 17 you're the field manager.
 18 CHAIRMAN RAGUSA: What's the cost of
 19 this?
 20 MR. MAYS: They're the same as -- a
 21 little cheaper actually. We found some
 22 different ones. They're a little bit cheaper
 23 than the normal steel ones that we buy.
 24 MS. WHYTE: But we haven't got --
 25 there's shipping on them because they're an

1 aggregate, they're stone, concrete, so they'll
2 be a little bit more expensive to ship.

3 MR. MAYS: We're still waiting to see
4 the shipping cost, but --

5 MS. WHYTE: Roughly the most we got is
6 about a thousand and seventy, and that's the
7 top, top, top.

8 MR. CHESNEY: But we need to authorize
9 the expense.

10 MR. MAYS: Yeah. There are two or three
11 that I think we want -- we need four over
12 there. We're just really asking for
13 additional cans, but I think it something we
14 need to do to try to protect some of the
15 residents because -- they're not biting bees,
16 but people don't know that, you know.

17 MR. ZEIGLER: Not until you swing at
18 them.

19 MR. BARRETT: I just to know what kind
20 of animal throws away cake.

21 MR. ROSS: Don't give away my secrets.
22 I get the cake at the end of the weekend.

23 MR. ARGUS: You wear a little bee outfit
24 when you do that?

25 MR. ROSS: No. I actually go and get

1 if there was some issue or something.

2 MR. MAYS: No. The company that
3 installed the mulch didn't do it right, so
4 they got dinged some points because of the
5 contractor that they hired, so the contractor
6 had to pull the mulch out and trench it
7 properly and put it back in. So they got
8 dinged quite a few points because of that.

9 MS. WHYTE: I think I know why it went
10 in there, because I was asked to send all
11 documentation pertinent to what we do in field
12 office to Sandra.

13 MR. MENDENHALL: For records, yes.

14 MS. WHYTE: Maybe she presumed that it
15 needed to go into the board packet.

16 MR. MENDENHALL: Oh. Yeah. Just
17 specify if it's records or if it's for the
18 package.

19 MS. WHYTE: More?

20 MR. ROSS: On the report, Number Four
21 says, "North corner of the Anderson-Linebaugh
22 intersection"?

23 MR. MAYS: That's a misprint.

24 MR. ROSS: And I sent you guys a little
25 email about that. I didn't go through the

1 the cake. Why do you think I was complaining
2 about the bees?

3 CHAIRMAN RAGUSA: Anything else, Doug?

4 MR. MAYS: No, sir. Just --

5 MR. CHESNEY: Doug, can I ask you a
6 question? Why did you include the
7 maintenance, whatever the heck this thing is
8 called, when the guy comes out and does the --

9 MR. MAYS: OLM.

10 MR. CHESNEY: -- OLM inspection in here?

11 MR. MAYS: Say what?

12 MR. CHESNEY: Do you not -- I don't
13 recall you normally putting that in our
14 packet.

15 MS. WHYTE: We didn't. I -- we don't
16 get the packet.

17 MR. MAYS: I don't handle the packets.

18 MR. CHESNEY: Oh, okay.

19 MR. MAYS: No. That's something new, I
20 guess.

21 MR. MENDENHALL: I'll find out, yeah.

22 MR. CHESNEY: No. It's all right. I
23 just didn't know if there was a reason. I was
24 expecting like -- because they got a lower
25 score than they normally do. So I didn't know

1 math. I just think we need to let the OLM
2 people know we actually read these things and
3 they're meaningful and that when they identify
4 nonexistent intersections, it only makes them
5 look bad.

6 MR. ARGUS: Right.

7 MR. MAYS: Yeah. I think I was -- I
8 actually was out that day, so I didn't go on
9 the inspection. Sonny was in Canada helping
10 her mother.

11 MR. ROSS: No problem.

12 MR. MAYS: So I didn't make that
13 inspection, so I didn't catch that.

14 MR. ROSS: Just want them to know we
15 actually read these.

16 MR. ARGUS: Yes.

17 MR. MAYS: You got it. I'll let them
18 know. That's really all I got, unless there's
19 any questions?

20 CHAIRMAN RAGUSA: Thank you. Sonny,
21 anything?

22 MS. WHYTE: No, sir, not at this time.

23 CHAIRMAN RAGUSA: Supervisor requests.
24 Mr. Ross.

25 MR. ROSS: We got an email about some

<p style="text-align: right;">Page 129</p> <p>1 vacant land in Westchase, and I know a little 2 bit about that land. Obviously it would be 3 great if it ended up in the hands of the CDD. 4 I don't have any interest in the CDD 5 paying the owner what they paid for it, but if 6 there's -- worthy of having conversation about 7 the property ending up in our title, I would 8 love to pursue those conversations. 9 CHAIRMAN RAGUSA: Sonny. 10 MS. WHYTE: Apparently I got -- Greg and 11 I had this brief conversation, and that's why 12 the email went out. But Doug went over -- I 13 was out. Doug went over to look at the phone 14 numbers so that they could call, and lo and 15 behold the sign was taken down. 16 I send her an email as a general, "Hey, 17 congratulations. Looks like you got your 18 funding," but she hasn't responded. I'm not 19 sure whether or not it was taken off the 20 market by her and she got her funding or 21 something else. 22 MR. MAYS: That sign was up for a whole 23 two days. 24 MS. WHYTE: We caught it and jumped on 25 it, but --</p>	<p style="text-align: right;">Page 131</p> <p>1 the bank has it, and it's in limbo right now. 2 MR. ROSS: Well, if the bank owns it, 3 that even heightens the possibility for us to 4 end up owning it. 5 MR. CHESNEY: Like I said -- 6 MS. WHYTE: We're working on it. 7 MR. ROSS: Okay. We're working on it. 8 Okay. 9 CHAIRMAN RAGUSA: I thought you were 10 going to go -- 11 MS. WHYTE: Well, we are -- 12 CHAIRMAN RAGUSA: Would we be better off 13 with someone like Mr. Ross approaching the 14 lender or staff? 15 MR. CHESNEY: Yeah, I mean, quite 16 frankly, you're probably a lot better at all 17 of that. Maybe you -- 18 MR. ROSS: I'm happy to -- 19 MR. MENDENHALL: I think the expertise 20 is definitely something that -- 21 MR. CHESNEY: We'll also share with you 22 the other parcel -- 23 MR. ROSS: Okay. Yeah, I'll give you a 24 holler. 25 MR. CHESNEY: -- because you probably</p>
<p style="text-align: right;">Page 130</p> <p>1 MR. MAYS: So by the time I was told to 2 go over there and look at the number, and the 3 board was gone, so -- 4 MR. ROSS: Well, if it's available, I 5 would say to the board, I would love a 6 conversation with the owner about 7 possibilities it ended up in our -- 8 MR. CHESNEY: I had -- from that same 9 conversation, I had also identified an 10 additional property, but we're working on it, 11 so -- I don't know why she contacted Andy. 12 You guys can work through it. 13 CHAIRMAN RAGUSA: I think the confusion 14 is who owns it. 15 MS. WHYTE: I think the bank owns it. 16 CHAIRMAN RAGUSA: Okay. 17 MS. WHYTE: Well, the last I heard, the 18 bank owned it with her having the option to 19 -- what did she say? -- with her having the 20 option to possibly acquire it back. 21 MR. MAYS: Yeah. 22 MS. WHYTE: I'm not sure what that 23 means -- 24 MR. CHESNEY: What I think might have 25 happened, I think she had to list it, but now</p>	<p style="text-align: right;">Page 132</p> <p>1 know like how to get all that info and who to 2 call. 3 MR. ROSS: I've certainly as a lawyer 4 been involved in these sort of situations, and 5 so I'm happy to -- 6 MR. CHESNEY: Okay. 7 MR. MENDENHALL: Okay. 8 MR. ROSS: -- take a -- okay. I'll give 9 you a call. 10 MR. MENDENHALL: Sounds good. 11 CHAIRMAN RAGUSA: Is there any way we 12 can put a volleyball court on the land that's 13 back by the cell phone -- that we acquired 14 from the developer? 15 MR. ARGUS: By the library? 16 MR. CHESNEY: We were going to wait to 17 see what the library thing looked like first 18 before we started figuring out what we were 19 going to do there. 20 CHAIRMAN RAGUSA: I didn't realize 21 that. 22 MR. CHESNEY: That's what we talked 23 about because -- 24 CHAIRMAN RAGUSA: When did we talk about 25 that?</p>

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1 MR. CHESNEY: In a meeting, because we
2 also talked about potentially looking at
3 easement issues under TECO.
4 CHAIRMAN RAGUSA: Different meeting.
5 MR. ARGUS: What do you want to see from
6 the library?
7 MR. CHESNEY: Maybe I'm going crazy, but
8 I really thought we were going to wait until
9 the construction -- so we could have
10 understood what the footprint and parking
11 issues were going to be.
12 MR. ARGUS: I'll get you a copy of the
13 footprint.
14 MR. CHESNEY: That's fine.
15 CHAIRMAN RAGUSA: I've lost my mind
16 because I don't remember discussing it.
17 MR. CHESNEY: Maybe it wasn't this --
18 MR. ARGUS: It was another CDD.
19 MR. MAYS: To build anything back there
20 is going to require possibly some --
21 MR. ARGUS: Fill.
22 MR. MAYS: -- a road to get in there.
23 MR. CHESNEY: Yeah.
24 CHAIRMAN RAGUSA: And some fill.
25 MS. WHYTE: And lots of fill.

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1 MR. MAYS: It floods back there.
2 MR. CHESNEY: And part of the thing is
3 to look at the parcel. The library, you know,
4 it wraps around. We'd also have a little
5 easement issue. We can kind of go around this
6 way, and obviously we do have an easement to
7 our own property.
8 But if I remember correctly, the library
9 wraps around their property.
10 MR. ARGUS: The library does not -- the
11 land does not cross the --
12 MS. WHYTE: That road.
13 MR. ARGUS: -- the power lines.
14 MR. CHESNEY: No. I know that. But
15 what I'm saying is, if -- because we talked --
16 I went to that meeting with you. Now, that, I
17 know I went to, because we talked about using
18 their parking --
19 MR. ARGUS: Yes.
20 MR. CHESNEY: -- and then putting --
21 because we talked about it in relation to the
22 dog park --
23 MR. ARGUS: Right.
24 MR. CHESNEY: -- and putting it back
25 there. If I remember correctly, doesn't the

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1 library property go all the way in the back
2 there? So like here's the easement. Our
3 property goes like this over here, but like
4 this part is still library.
5 That's what I thought, but, like I said,
6 you know it better than I.
7 MR. ARGUS: I'll get the plats for you.
8 I'll get you some drawings, the entire board.
9 CHAIRMAN RAGUSA: Yes.
10 MS. WHYTE: What are we allowed to build
11 under the TECO easement? Did Erin ever find
12 out whether or not -- if anything?
13 MR. CHESNEY: Well, when we looked at it
14 for the soccer fields that I still think we
15 should have built --
16 MR. ARGUS: Uh-huh.
17 MR. CHESNEY: -- I was waiting for a
18 response there -- under there, is that they,
19 for the most part, don't care as long as we
20 can provide the necessary insurance and that
21 we are under the full understanding that they
22 can go in there whenever they want to rip it
23 up to access whatever that they need.
24 And we can't put anything there that's
25 so much of a barrier that it cost them any

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1 type of expense to get at whatever their power
2 lines are. So we thought the soccer -- that's
3 why we thought the soccer field would have
4 been great, because we can just lay down some
5 sod, and they needed to dig it up, they could,
6 but the way -- the issues of playing soccer in
7 these power lines.
8 MR. ROSS: Yeah. And just I defer to
9 our legal counsel giving us legal advice, but
10 in my general understanding of how an easement
11 can impact suburban owner's rights is
12 precisely as Greg described, that you can
13 construct things on your land but you can't
14 impede the easement.
15 CHAIRMAN RAGUSA: And TECO didn't want
16 anything going in there.
17 MR. CHESNEY: They -- they -- I had a
18 conversation with them that soccer fields
19 would have been fine.
20 CHAIRMAN RAGUSA: I was there in Fowler
21 White's offices many, many moons ago, and we
22 had a TECO officer on the CDD board, and they
23 didn't want anything to do with letting us put
24 a field in there.
25 MS. WHYTE: I was questioning that,

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1 because when we had -- just next door to us,
 2 when -- the TECO easement next to our office,
 3 when they came out, they actually informed us
 4 that it's their property. We can't do
 5 anything on it, like nothing.
 6 MR. CHESNEY: They've got a -- it's been
 7 crossed by other property owners in the
 8 Westchase area.
 9 MR. MAYS: The rumor that we were told
 10 is, you know, when they were building the
 11 Westchase Avenues over there, that the man
 12 that authorized that parking lot lost his
 13 job, so --
 14 MS. WHYTE: Over that.
 15 MR. MAYS: -- over that parking lot. If
 16 it was redone, it would not be authorized
 17 underneath that power line.
 18 MS. WHYTE: That's right.
 19 MR. CHESNEY: Well, the parking lot is
 20 paved.
 21 MR. MAYS: Right. It seems like that
 22 would be easier. They can work on it easily
 23 through a paved parking lot, but I'm not sure
 24 why.
 25 MS. WHYTE: I mean, we can explore

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1 options, if you tell us what we can build on
 2 there. I mean, we can put a volleyball court,
 3 we can put a dog park, we can put --
 4 CHAIRMAN RAGUSA: Volleyball court and a
 5 dog park.
 6 MS. WHYTE: -- basketball court then --
 7 MR. ARGUS: The dog park for the dogs
 8 and the volleyball court for the cats. That
 9 works.
 10 CHAIRMAN RAGUSA: Can you take a peek at
 11 that issue? And you're right, we have to put
 12 a lot of money into developing the land.
 13 Mr. Ross, you're going to look at the
 14 other properties -- potential properties.
 15 MR. ROSS: I'm not aware of properties
 16 plural, but I'm aware of a property, and I'm
 17 happy to --
 18 MR. MENDENHALL: There's two.
 19 MS. WHYTE: I'll address it.
 20 MR. ROSS: So who do I need to talk to?
 21 MS. WHYTE: (Raises hand.)
 22 CHAIRMAN RAGUSA: Any other issues --
 23 any other supervisor issues?
 24 MR. ROSS: Move to adjourn.
 25 CHAIRMAN RAGUSA: Any other residents'

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1 comments?
 2 MR. CHESNEY: Second.
 3 CHAIRMAN RAGUSA: Ms. Whyte.
 4 MS. WHYTE: I just want to remind
 5 everybody again, capital improvements, any
 6 kind of -- working on budget. Anything you'd
 7 like, now is a good time to tell me because it
 8 takes at least two -- you know, a couple
 9 months to get pricing, so we can put it in the
 10 budget and propose it to you. So anything
 11 that you have, please contact me.
 12 CHAIRMAN RAGUSA: Has anybody looked at
 13 anything along the lines of what Mr. Chesney
 14 espouses about every other meeting, and that
 15 is, improving the water features at West Park
 16 Village?
 17 MS. WHYTE: Well, we have pricing for
 18 that.
 19 MR. CHESNEY: Yeah, I have pricing for
 20 that from before.
 21 CHAIRMAN RAGUSA: Is it very expensive?
 22 MS. WHYTE: It could be.
 23 MR. CHESNEY: Depends on what you get
 24 and how you define expensive, if it's
 25 reasonable.

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1 CHAIRMAN RAGUSA: More than a thousand
 2 dollars.
 3 MS. WHYTE: Oh, yeah. We talked about
 4 developing that water feature area as long as
 5 -- at the bandstand we talked about possibly
 6 putting in some sort of green space with
 7 picnic tables and another playground at that
 8 end. Do you remember that, a few years back?
 9 CHAIRMAN RAGUSA: Yes.
 10 MS. WHYTE: We have all that pricing.
 11 MR. CHESNEY: But we have the pricing
 12 for the water feature separated. The problem
 13 is it requires so much additional plumbing.
 14 MS. WHYTE: Yes.
 15 CHAIRMAN RAGUSA: And electricity.
 16 MR. CHESNEY: I don't think the
 17 electricity was the issue. It was the pipe
 18 size.
 19 MS. WHYTE: Pipes and plumbing and --
 20 MR. BARRETT: Usually I try to hold my
 21 counsel here, but I'd say that's the only
 22 asset that -- you guys and the WCA take great
 23 pride in keeping up assets and having them
 24 work right and stuff like that.
 25 And it's always perplexed me as both a

<p style="text-align: right;">Page 141</p> <p>1 resident and publisher that it's now been --</p> <p>2 what? -- 12 years, and you know you've got an</p> <p>3 asset that doesn't function like it was</p> <p>4 designed or initially envisioned to function;</p> <p>5 and, yes, it will cost a lot of money to fix</p> <p>6 it, but why you wouldn't do it for the benefit</p> <p>7 of the community, because it would be, if it's</p> <p>8 done right, a tremendous draw to that</p> <p>9 commercial area.</p> <p>10 It's always perplexed me. And I'll just</p> <p>11 keep quiet now, but it doesn't seem like the</p> <p>12 Westchase way of doing things, which is why I</p> <p>13 always throw it into the candidate issues when</p> <p>14 I ask them, because it -- I've said enough.</p> <p>15 MR. CHESNEY: It will be in the -- it is</p> <p>16 in my request, I think.</p> <p>17 CHAIRMAN RAGUSA: I just raised it.</p> <p>18 I don't want to -- you know, just to address</p> <p>19 all the issues, but I think you're right, and</p> <p>20 I think this board needs to be looking for</p> <p>21 ways to prudently improve the community. And</p> <p>22 that is one of the only assets that we have</p> <p>23 that's never worked.</p> <p>24 It's actually never worked. It worked</p> <p>25 for a couple of months, and it would work and</p>	<p style="text-align: right;">Page 143</p> <p>1 playground and all of that stuff.</p> <p>2 CHAIRMAN RAGUSA: But, you know, I think</p> <p>3 we should talk to some folks that build those</p> <p>4 structures.</p> <p>5 MS. WHYTE: I have.</p> <p>6 CHAIRMAN RAGUSA: And I don't know that</p> <p>7 you use what we have in the ground right now</p> <p>8 or if you'd be better off tearing it all out.</p> <p>9 MR. MENDENHALL: Is that the idea of a</p> <p>10 splash park basically?</p> <p>11 CHAIRMAN RAGUSA: Yeah.</p> <p>12 MR. MENDENHALL: We did that in</p> <p>13 Oakstead up in Pasco County.</p> <p>14 CHAIRMAN RAGUSA: Really.</p> <p>15 MR. MENDENHALL: And, you know, it was a</p> <p>16 big success. They did it on the back end of</p> <p>17 -- they didn't do it as a center of the</p> <p>18 community feature as this would be, but they</p> <p>19 have their community pool and clubhouse in</p> <p>20 the -- out on the back end. They actually</p> <p>21 built basically a zero entry splash park,</p> <p>22 which --</p> <p>23 MR. CHESNEY: How big was it?</p> <p>24 MR. MENDENHALL: It's a fairly good</p> <p>25 size. I mean, I'm trying to think. I can get</p>
<p style="text-align: right;">Page 142</p> <p>1 break and work and break and work and break.</p> <p>2 It's never been consistent. It's never worked</p> <p>3 as intended.</p> <p>4 I'm almost inclined, if there's some</p> <p>5 support here from the board and the community,</p> <p>6 to take a look at tearing it all out and</p> <p>7 starting again, because you see a lot of</p> <p>8 county parks now that have those water</p> <p>9 features with the big mushrooms and the spray</p> <p>10 things, and I think that can be done fairly</p> <p>11 reasonably.</p> <p>12 And I think that's sort of thing, it</p> <p>13 does serve the purpose of boosting the</p> <p>14 commercial properties there. It could draw</p> <p>15 some traffic. And it's also that's the kind</p> <p>16 of thing, kind of like the Radcliffe bridge,</p> <p>17 and that could be the "Here's your</p> <p>18 community." It's a nice space in there.</p> <p>19 MS. WHYTE: Yeah. We could go down</p> <p>20 further onto the grass and utilize some of the</p> <p>21 grass on the other side.</p> <p>22 CHAIRMAN RAGUSA: But, you know, the</p> <p>23 Kempton Hardemon proposal we got was</p> <p>24 astronomically expensive, but --</p> <p>25 MS. WHYTE: But that was for the</p>	<p style="text-align: right;">Page 144</p> <p>1 the measurements and details.</p> <p>2 MR. CHESNEY: What was the budget?</p> <p>3 CHAIRMAN RAGUSA: I think it was a</p> <p>4 little bit over a hundred thousand in that</p> <p>5 case.</p> <p>6 MR. CHESNEY: Well, that's less than the</p> <p>7 pricing we got to fix the one we currently</p> <p>8 have.</p> <p>9 MR. MENDENHALL: Really?</p> <p>10 MR. CHESNEY: So --</p> <p>11 CHAIRMAN RAGUSA: Was that using the</p> <p>12 pump systems from the pool?</p> <p>13 MR. MENDENHALL: I was going to say it</p> <p>14 is tying into some of that system.</p> <p>15 MR. CHESNEY: Also we didn't have a pump</p> <p>16 system that's there.</p> <p>17 MR. MENDENHALL: Yeah. Well, I can get</p> <p>18 you the details just in general to, you know,</p> <p>19 give you ideas.</p> <p>20 MR. CHESNEY: Well, I think what I'd</p> <p>21 like is the contractor who did it --</p> <p>22 CHAIRMAN RAGUSA: Yes.</p> <p>23 MR. MENDENHALL: Well, the contractor --</p> <p>24 MR. CHESNEY: -- whoever designed it.</p> <p>25 MR. MENDENHALL: -- the contractor we've</p>

1 used in a number of places for different
2 applications -- pool applications. That's
3 actually -- that's the only splash park that
4 I've been involved in that that contractor
5 did, but they also worked on a number of other
6 pools and everything from refurbishing to, you
7 know, putting in other different features,
8 water slides, that sort of thing.

9 MR. CHESNEY: The time we had it looked
10 at before, it was \$200,000, if I remember it
11 correctly.

12 MR. MAYS: Yeah, but that was looking at
13 additional park on the other side, too, and
14 remodeling a whole bunch of stuff, wasn't it?

15 CHAIRMAN RAGUSA: When you added the
16 other park, it got to a half million dollars
17 at least.

18 MR. CHESNEY: The water feature was
19 200,000.

20 CHAIRMAN RAGUSA: Well, can you get that
21 contractor's --

22 MR. MENDENHALL: Yes.

23 CHAIRMAN RAGUSA: -- can you explore
24 that with them, ask them to come out on site
25 and talk to us?

1 MR. MENDENHALL: Yeah, I'll get you that
2 info.

3 MR. MAYS: Sure.

4 CHAIRMAN RAGUSA: I don't know that we
5 need a swimming pool.

6 MR. MENDENHALL: Yeah, it was -- like I
7 said, I mean, it's pretty nice. It just kind
8 of slopes down just ever so much --

9 CHAIRMAN RAGUSA: Right.

10 MR. MENDENHALL: -- and has all the
11 things you're talking about. It has a palm
12 tree shooting out some water and things that
13 move and --

14 MS. WHYTE: Cool features.

15 CHAIRMAN RAGUSA: They're there. Have
16 you seen the one in downtown -- what is it? --
17 Curtis Hixon Park downtown?

18 MR. MAYS: Yeah.

19 MR. CHESNEY: Yeah. That's pretty --

20 CHAIRMAN RAGUSA: There's kids there
21 every time I go by. I don't know where
22 they're coming from, but --

23 MR. ARGUS: The Children's Museum next
24 door.

25 CHAIRMAN RAGUSA: Yeah, you don't go to

1 museum and run and go get soaking wet in my
2 book.

3 MS. WHYTE: There is one in Oldsmar as
4 well.

5 MR. MAYS: Yeah.

6 CHAIRMAN RAGUSA: Yeah, if we can get
7 them going, because we would kind of need to
8 move down that path a little bit.

9 MR. MAYS: Yeah, with the budget coming
10 up. Okay.

11 CHAIRMAN RAGUSA: Mr. Argus.

12 MR. ARGUS: On the capital improvements,
13 it would be nice to receive the list of
14 proposed projects so I know how --

15 MS. WHYTE: What we are looking at?

16 MR. ARGUS: What's being looked at, and
17 it may key some other ideas on my part.

18 CHAIRMAN RAGUSA: There is none on the
19 list right now.

20 MS. WHYTE: Oh, yes, there is. You
21 haven't been to the office. We are proposing
22 -- I'll send you a list -- but one of those
23 big things that we're looking at right now is
24 we need a new maintenance vehicle. The F-350
25 is 1999. It has been shimmied, welded,

1 patched --

2 MR. MAYS: Quit beating up my truck.

3 MS. WHYTE: -- and it's starting to cost
4 a little bit of money, so it's time to
5 probably, with board approval, get -- we're
6 going to get some pricing for you, and maybe
7 in the next year's budget look at purchasing a
8 new maintenance vehicle.

9 CHAIRMAN RAGUSA: We don't have money in
10 this year's budget for that?

11 MS. WHYTE: We didn't budget for it in
12 the 2012 -- I mean, there is revenue, but I
13 figured we'd do it as a budget line item and
14 propose it to you that way.

15 CHAIRMAN RAGUSA: Is it going to make it
16 eight more months or nine more months?

17 MS. WHYTE: Oh, yeah.

18 MR. MAYS: Oh, yeah.

19 MS. WHYTE: Duct tape is good.

20 MR. MAYS: We've had to put money in it.
21 It's not near as much as we've had in a
22 payment, but it does the job, working --

23 CHAIRMAN RAGUSA: Is that a lease or a
24 buy?

25 MS. WHYTE: We've owned it for a long

time. Eight years ago when Doug and I started, when we purchased -- we cleaned out all the leases and everything.

MR. MAYS: We got rid of all those and kept the one truck that was paid for.

CHAIRMAN RAGUSA: We bought some trucks just a couple of years ago, didn't we?

MR. MAYS: Yeah, the smaller one, the F-150, yes.

MS. WHYTE: The F-150.

CHAIRMAN RAGUSA: Okay. Well, that certainly should be in the budget.

MS. WHYTE: Could be, but I'm proposing that as a budget line item. I will send you a list of what we're looking at and what we're working on pricing right now so that you have an idea what we're going to come back to you guys with.

CHAIRMAN RAGUSA: Know any Ford people, Brian?

MR. ZEIGLER: I do, but we've already traveled down that path.

MS. WHYTE: We've already been down that road.

MR. ARGUS: So we're going to get a

Chevy. Okay.

CHAIRMAN RAGUSA: All right. Any other thing good for the community? Anybody else?

(No response.)

CHAIRMAN RAGUSA: Okay. A motion to adjourn?

MR. ZEIGLER: Motion to adjourn.

MR. CHESNEY: Second.

CHAIRMAN RAGUSA: All in favor please raise your hand.

(All board members signify in the affirmative.)

CHAIRMAN RAGUSA: Motion passes five to one.

(At 6:15 p.m., the meeting adjourns.)



Mark Ragusa
Chairman, Westchase CDD



Andrew P. Mendenhall, PMP
Secretary, Westchase CDD