

RE: WESTCHASE COMMUNITY DEVELOPMENT DISTRICT

TRANSCRIPT OF: PROCEEDINGS

DATE: July 9, 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

RICHARD LEE REPORTING
 (813) 229-1588

TAMPA: email: rlr@richardleereporting.com ST. PETERSBURG:
 100 North Tampa Street, Suite 2060 535 Central Avenue
 Tampa, Florida 33602 St. Petersburg, Florida 33701

APPEARANCES:
 WESTCHASE COMMUNITY DEVELOPMENT
 DISTRICT BOARD MEMBERS:

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

ALSO PRESENT:

WESTCHASE COUNSEL:

Erin McCormick, Esquire

SEVERN TRENT SERVICES:

Andy Mendenhall, District Manager

WESTCHASE STAFF:

Doug Mays
 Sonny Whyte

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1 The transcript of the Westchase Community
 2 Development District Board Meeting, on the 9th day
 3 of July, 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.

8 * * * * *

9 CHAIRMAN RAGUSA: Good afternoon. I'm
 10 Mark Ragusa. Welcome to the July 9, 2013
 11 Westchase Community Development District
 12 meeting. The record should reflect that all
 13 supervisors are present, along with the
 14 district manager and district counsel. If you
 15 would, please rise and join me in saying the
 16 Pledge of Allegiance.
 17 (The Pledge of Allegiance was recited.)
 18 CHAIRMAN RAGUSA: Please be seated.
 19 Again, I'd like to welcome again -- I know
 20 that we have a number of Boy Scouts from Troop
 21 46, which is the Boy Scout troop servicing the
 22 Westchase, Odessa, Citrus Park area. I'd like
 23 to welcome them to the meeting. We also have
 24 some of the adult leaders from that troop.
 25 This meeting is being videotaped for the

1 troop's purposes. We've cleared this with the
2 district manager. I understand that we have
3 no policy for or against videotaping public
4 meeting -- this public meeting, so unless
5 someone has an issue, I'm going to allow them
6 to continue with the videotape. Okay.
7 Hearing none.

8 The first thing we have is the consent
9 agenda. I know Mr. Argus has submitted a
10 scrivener error on one particular word from
11 the June 4, 2013 meeting minutes. Do we have
12 any other comments?

13 Okay. A motion to approve the consent
14 agenda would be appropriate.

15 MR. ARGUS: So moved.

16 CHAIRMAN RAGUSA: Do we have a second?

17 MR. CHESNEY: Second.

18 CHAIRMAN RAGUSA: Seconded by
19 Mr. Chesney.

20 All in favor please signify by saying
21 aye.

22 (All board members signify in the
23 affirmative.)

24 CHAIRMAN RAGUSA: Any opposition?

25 None noted. The consent agenda is

1 I do have a copy of the transcript in
2 case anybody is interested. I didn't attend
3 the meeting the last time. I did talk to the
4 counsel, though, for that project, and that's
5 the 84.6-acre property where they're
6 requesting to do 220 townhomes.

7 And they -- the concern that the
8 district had related to the easement that we
9 own along the southern and western boundary
10 has been addressed as far as the proposed
11 conditions by staff, by Hillsborough County
12 staff, so that there would not be any
13 buffering or screening that would be required
14 within that area.

15 CHAIRMAN RAGUSA: Okay.

16 MS. MCCORMICK: But if anybody is
17 interested in seeing more detail about the
18 staff report or the transcript or they're
19 interested in getting a copy of the zoning
20 hearing master's report, when that is
21 available, I can certainly give that to you
22 also.

23 MR. ZEIGLER: Yeah, I'd like one.

24 MS. MCCORMICK: Okay. I'll send you
25 one. Anybody else?

1 passed.

2 (Motion passes.)

3 CHAIRMAN RAGUSA: Engineer's report. I
4 don't see our district engineer present. Does
5 anybody have a report that she had submitted?

6 MS. WHYTE: I spoke to her earlier this
7 afternoon. If we need her, she is available
8 by phone. She has nothing to report at this
9 time.

10 CHAIRMAN RAGUSA: Okay. I'm going to go
11 out of order.

12 Erin, do you want to go ahead and
13 address the discussions that have taken place
14 with respect to some of the properties that
15 are being considered for development adjacent
16 to Westchase properties?

17 MS. MCCORMICK: Sure. First of all,
18 with respect to the larger project that is
19 proposed north of Westchase, and there was a
20 zoning hearing master hearing that was held on
21 June 24th. I checked this afternoon, and the
22 zoning hearing master report had not been
23 published yet, or at least it wasn't
24 available. I think that report is actually
25 due by the end of today.

1 MS. WHYTE: Can I get one for the
2 office?

3 MR. ARGUS: Yes, please.

4 MS. MCCORMICK: Yes. Okay. I'll send
5 you one.

6 MR. MAYS: Erin.

7 MS. WHYTE: Can I keep one in the
8 office?

9 MS. MCCORMICK: Yes. I'll send you one
10 as well.

11 MS. WHYTE: Thank you.

12 MS. MCCORMICK: And then on the other
13 property that we had the discussion about,
14 Mark and I met on June 18th with the proposed
15 developer of that project. They had asked for
16 a meeting to talk to us about their plans for
17 the project and whether there was an
18 opportunity to -- that the district -- or that
19 the residents might be interested in related
20 to that property.

21 They, I think -- you know, the idea is
22 that they're proposing to zone it for up to 20
23 units there and to include -- and also build a
24 pool, a clubhouse and a barbecue amenity.
25 They said they would probably need at least 12

1 units in order to make that a viable project.
 2 And they really were just interested in
 3 finding out if we, you know -- if there was an
 4 opportunity to collaborate so that they can
 5 use access through Stonebridge to access that
 6 project.

7 And we, you know, basically told them
 8 about the discussion that had occurred at the
 9 meeting -- at the CDD meeting that we had in
 10 June and the opposition that was expressed to
 11 that idea by the Stonebridge residents.

12 So at least their comments to us were
 13 that they really, you know, were only
 14 interested in that property and in development
 15 in the event that it could be a collaboration
 16 and that, you know, there wouldn't be a strong
 17 resistance by the community to the project.

18 And based on the input that we gave to
 19 them, I think that they, you know, got the
 20 impression that we felt like this -- there
 21 were at least a large number of the
 22 Stonebridge residents that weren't interested
 23 in any kind of collaboration to make that a
 24 part of the community.

25 But really I should say -- I mean, I

1 property yet from the bank?

2 MR. CHESNEY: It's not closed. Do you
 3 know what the anticipated closing date is?

4 MS. McCORMICK: I think they were in
 5 their due diligence period, but, no, they
 6 didn't indicate that either.

7 MR. BARRETT: Thank you.

8 CHAIRMAN RAGUSA: I actually got the
 9 impression that they had some type of a
 10 contingent contract, but they're not under
 11 contract, that they have some option, based on
 12 some of the comments that were made.

13 MR. CHESNEY: Based on permitting, you
 14 believe?

15 CHAIRMAN RAGUSA: Based on comments made
 16 there at the meeting.

17 MR. CHESNEY: What would be the
 18 contingency, the permitting?

19 CHAIRMAN RAGUSA: I think it was the
 20 viability of getting the community's
 21 cooperation. But, again, I'm not privy to
 22 that contract. The owners are lawyers, they're
 23 development lawyers, land use lawyers; they
 24 know what they're doing. It appears that
 25 they're expanding the development business.

1 think one of the main purposes that they
 2 wanted to meet with us was to understand what
 3 the process would be if the CDD did want to
 4 include that property within the boundaries of
 5 the district, what would be entailed in going
 6 through that process, which, you know, I think
 7 as we discussed at the last meeting would be a
 8 very involved process because of the fact that
 9 our district is now, because of its size,
 10 created by the state, by the Florida Land and
 11 Water Adjudicatory Commission rather than
 12 Hillsborough County, so there's not, you know,
 13 an easy way to amend the boundaries without
 14 going back through that whole state process.

15 CHAIRMAN RAGUSA: Any general questions
 16 from the supervisors?

17 Mr. Ross.

18 MR. ROSS: Did they happen to mention
 19 what price they had it under contract for?

20 MS. McCORMICK: No. I don't think so.

21 CHAIRMAN RAGUSA: They did not -- we did
 22 not ask.

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

24 CHAIRMAN RAGUSA: Mr. Barrett.

25 MR. BARRETT: They had not purchased the

1 It was a great meeting, and they walked
 2 away with a much better understanding of where
 3 Westchase and Stonebridge would stand if they
 4 were to go forward with that development.

5 MR. ARGUS: They're local attorneys?

6 CHAIRMAN RAGUSA: Yes. Yes.

7 MR. CHESNEY: So it was a meeting with
 8 all attorneys, and it was a great meeting.
 9 Sorry.

10 CHAIRMAN RAGUSA: There may have been
 11 one nonlawyer in the room.

12 Just for those in attendance -- and I'm
 13 going to let the Stonebridge people speak in a
 14 moment here. For those in attendance that may
 15 not understand this issue, there is a parcel
 16 of property on the fringe -- it's outside of
 17 Westchase where -- if you know where
 18 Stonebridge is, the property is adjacent to
 19 Stonebridge.

20 There is a TECO power line between the
 21 two parcels of property, and there is a
 22 development back there could support up to 20
 23 units. And the owners -- the various owners
 24 of that property over the years have tried
 25 to gain access through Westchase, through a

<p style="text-align: right;">Page 13</p> <p>1 gated community.</p> <p>2 In other words, they want to build their</p> <p>3 development going through a gated community to</p> <p>4 get to their property, and that property is</p> <p>5 not part of Westchase. And the residents in</p> <p>6 that gated community have no desire, as I</p> <p>7 understand it, to have another community that</p> <p>8 is not Westchase access through their gated</p> <p>9 and private road.</p> <p>10 So that is what is the issue, and that</p> <p>11 issue was litigated. There was a lawsuit</p> <p>12 filed that went on for a year or so a couple</p> <p>13 of years ago concerning whether they were</p> <p>14 entitled to access the gated road.</p> <p>15 That lawsuit was settled, and there are</p> <p>16 issues as to whether they have a right to</p> <p>17 access the road. So that's what the issue</p> <p>18 is. We have the president from Stonebridge</p> <p>19 here.</p> <p>20 Do you want to discuss the issue or</p> <p>21 raise any issues or questions?</p> <p>22 MR. BULLARD: Yes, I'd love to. Thank</p> <p>23 you.</p> <p>24 CHAIRMAN RAGUSA. Please.</p> <p>25 MR. BULLARD: Do you mind if I stand?</p>	<p style="text-align: right;">Page 15</p> <p>1 this, and we're going to tell you more about</p> <p>2 that in just a minute. We do understand that</p> <p>3 there are a number of factors to consider that</p> <p>4 affect the greater good of all Westchase, that</p> <p>5 affect the ability for Stonebridge Villas to</p> <p>6 potentially control the outcome of this, and</p> <p>7 we are -- we understand those options.</p> <p>8 They are -- in our opinion, they are the</p> <p>9 least desirable, but last case if we are put</p> <p>10 in that position.</p> <p>11 What we have before you today, and I</p> <p>12 will give you each a copy of the written</p> <p>13 petition that I'm going to place in your</p> <p>14 hands -- if you will distribute those for me</p> <p>15 at the table. I think I've got six copies</p> <p>16 there.</p> <p>17 Would it be all right if I simply read</p> <p>18 the petition as I start this?</p> <p>19 CHAIRMAN RAGUSA: Is it lengthy?</p> <p>20 MR. BULLARD: It will take me about</p> <p>21 three minutes.</p> <p>22 CHAIRMAN RAGUSA: If it's in the record,</p> <p>23 you know, we can attach this as part of the</p> <p>24 record. I don't think there's any need to</p> <p>25 read it. If you want to emphasize some</p>
<p style="text-align: right;">Page 14</p> <p>1 CHAIRMAN RAGUSA: Absolutely not.</p> <p>2 MR. BULLARD: I'm going to try and stand</p> <p>3 somewhere so -- I don't know if you guys</p> <p>4 really care, but -- I guess, yes, this is the</p> <p>5 third attempt to develop an easement through</p> <p>6 Stonebridge Villas. One was signed in, I</p> <p>7 believe it was, 1997. It was replaced by an</p> <p>8 agreement that was put in place in nineteen --</p> <p>9 in 2006.</p> <p>10 And this has recently surfaced as a</p> <p>11 result of that second agreement going into</p> <p>12 foreclosure, the bank assuming the property</p> <p>13 and the debt associated with it, which I think</p> <p>14 is estimated around a million four.</p> <p>15 The property was originally purchased</p> <p>16 for \$120,000 by the JBI Corporation, and</p> <p>17 apparently a loan was taken out for a</p> <p>18 approximately a million six. And at the time</p> <p>19 of forfeiture there was about a million four</p> <p>20 left on that loan. So the bank, I think,</p> <p>21 perceives themselves in the hole for a piece</p> <p>22 of property that sold for \$120,000, that they</p> <p>23 paid a million four or a million five, I'm not</p> <p>24 sure.</p> <p>25 The community is strongly opposed to</p>	<p style="text-align: right;">Page 16</p> <p>1 points, I think you're more than welcome to.</p> <p>2 MR. BULLARD: All right. Fine. Thank</p> <p>3 you.</p> <p>4 This is a small parcel. It's a -- I</p> <p>5 think it's approximately five and a half</p> <p>6 acres. There is marsh land on it. It's</p> <p>7 adjacent to Promise Lane, at the very western</p> <p>8 end of Promise Lane. And Promise Lane is a</p> <p>9 private road and, therefore, can block the use</p> <p>10 of that road.</p> <p>11 These people are seeking an easement</p> <p>12 through Bridgeton, which is a road which</p> <p>13 has -- is paved. It has two lanes to it. It</p> <p>14 is a gated community. And they would like to</p> <p>15 access their parcel of land and then cross</p> <p>16 through an easement through the TECO power</p> <p>17 lines to get to this small piece of property.</p> <p>18 We believe that if this easement is</p> <p>19 granted it will create substantial vehicular</p> <p>20 and pedestrian risk for the people in</p> <p>21 Stonebridge Villas, but also for the</p> <p>22 pedestrians and traffic on Montague. And so</p> <p>23 let me deal with the situation inside the gate</p> <p>24 of Stonebridge Villas.</p> <p>25 Stonebridge Villas is less than a</p>

1 quarter mile long. It has 66 villas located
2 on it. It was built in basically '96, 1997,
3 and it is a community that is dominated by
4 older citizens. We have citizens, probably
5 resident home owners, probably in their 20s
6 and 30s, but very few of them. The majority
7 of the homeowners there are senior citizens.

8 We have a sidewalk on the south side of
9 the street, not on the north side of the
10 street. So those who wish to walk out of the
11 neighborhood either walk up the street or they
12 cross that street to get to the south side.

13 The street itself is 21 feet wide, and
14 it allows parking during the day on both sides
15 of the street. And at any given time, for
16 example, it took me, weaving in and out, I
17 think it was approximately 11 vehicles today
18 to get out of there to come to this meeting.
19 We had four service trucks and I think it was
20 nine cars parked on the street.

21 I had to wait two or three times for
22 traffic coming in in order to get back out.
23 This was not a busy time, school is not in
24 session right now, and it still took me over
25 two minutes to get from my driveway at 9818

1 narrow.

2 People do drive very slowly there,
3 typically around 10 miles an hour to avoid
4 hitting somebody opening a door, or just
5 because it's difficult for some of the senior
6 citizens to weave their way through it.

7 In front of Stonebridge we have an
8 ingress and egress gate, which is radio
9 controlled, WI-FI controlled. The apron that
10 leads to those two gates is 63 feet wide from
11 the south end of that apron to the north end
12 of that apron.

13 During school days we have an excess of
14 100 students that will cross twice a day, once
15 going to the school and once coming home from
16 the school. It's a very broad area. It's --
17 people are rushing in and out to try and pick
18 up.

19 During the school hours, Montague is
20 backed up for virtually the entire distance
21 from Linebaugh to the Davidsen Middle School,
22 and that's from about perhaps 8:00 or 8:15 in
23 the morning to perhaps 9:00 or five after 9:00
24 in the morning, and on a typical day when
25 school closes, around 4:00, it's from

1 Bridgeton Drive to the front, which is
2 approximately less than a quarter of a mile by
3 some 20 percent or so.

4 With that traffic parked that way, it is
5 difficult for cars to leave in and out, it
6 creates blind spots, and we believe it creates
7 risk for people who are trying to cross that
8 street.

9 We have a lot of pets in the
10 neighborhood, and older citizens are not
11 necessarily as agile and adept and hear as
12 well or see as well, and we're afraid that
13 there will be potential harm to those people
14 as they're trying to cross that street if we
15 have a dramatic increase in traffic.

16 We estimate that 20 townhomes would
17 produce -- I'm not going to give you the
18 formula right now -- would produce between 150
19 and 200 additional trips in, and, or out of
20 Stonebridge Villas per day on average.
21 Vehicular trips, not pedestrian trips.

22 So the situation within Stonebridge
23 Villas is already very congested. We have had
24 a number of accidents and cars simply backing
25 out into each other because the street is so

1 somewhere around 3:30 to perhaps quarter of
2 5:00 in the evening.

3 So those times correspond also with
4 commuters trying to get in and out, not all of
5 them, but many commuters are traveling on that
6 same schedule trying to get in and out there.

7 We have a very large number of parents
8 who choose to drive their children to school.
9 We have -- I don't know the exact number of
10 buses, but I've counted in excess of 15 buses
11 every morning that I'm watching and trying to
12 go by and get out of there.

13 It currently takes up -- I don't know --
14 two to three minutes per car to be able to
15 exit onto Montague. It takes an average of
16 about five minutes to get from where we enter
17 Montague --

18 CHAIRMAN RAGUSA: Let me hold you up for
19 a second.

20 Are you all right?

21 THE REPORTER: I'm alright. Please
22 continue.

23 MR. BULLARD: It takes approximately
24 five minutes to get -- from the time you
25 actually can get into a lane to get to

<p style="text-align: right;">Page 21</p> <p>1 Linebaugh to get out when you go in. So it 2 can take maybe eight to ten minutes to get out 3 Stonebridge the way it is right now. 4 The other side of Bridgeton is also 5 trying to merge. One block from us, south on 6 Montague, is another flow of traffic trying to 7 get into a pre-school, going in and coming 8 out, creating additional traffic congestion in 9 that area. 10 And we believe that this already is 11 causing difficulties with the students trying 12 to get there, that sometimes they're not 13 paying attention, and we have to hit our 14 brakes, and at the moment you're just trying 15 to get in when somebody's stopped to let you 16 out. 17 If we were to back up to the gate, that 18 gate opens, there is no way to keep it open. 19 It will close, and it will damage your car if 20 you happen to get stuck coming through that 21 gate, and that gate closes. 22 So there's a lot of risks and damage. 23 Now, the gate is simply a timed gate. It does 24 not have -- 25 MR. MAYS: It does have ground sensors.</p>	<p style="text-align: right;">Page 23</p> <p>1 And our petition is very short, so if 2 you don't mind, I will read the specific 3 petition. That was a summary of the preamble. 4 "We, the undersigned, request that the 5 CDD advise Tiger," which is Tiger Investment 6 Group, "or any subsequent owner to request an 7 easement through SVA," Stonebridge Villas 8 Association, "and works with Tiger or any 9 subsequent owner to plan an acceptable 10 alternative easement and/or commits to 11 preventing this easement through all available 12 relevant means." 13 We do understand that this is a 14 complicated issue and that there is a lot to 15 consider, but this is our petition and our 16 request. 17 Did you have any questions for me? 18 CHAIRMAN RAGUSA: Mr. Argus. 19 MR. ARGUS: I assume this was circulated 20 among the 66 residents of Stonebridge. 21 MR. BULLARD: It was circulated. We 22 have 52 of the 66, and I will give you those 23 now. And they're coming in still, so I'm 24 guessing we'll get more. 25 We have 15 or 16 residents currently not</p>
<p style="text-align: right;">Page 22</p> <p>1 MR. BULLARD: It does have ground 2 sensors. 3 CHAIRMAN RAGUSA: Yes. 4 MR. BULLARD: But once you cross a 5 ground sensor -- 6 MR. MAYS: Yes. Once you pass it, yes, 7 it can close if you try to back up, after you 8 pass the sensor. 9 MR. BULLARD: If somebody has pulled up 10 behind you, there is no way to get back. 11 So we are deeply concerned about the 12 congestion, the frustration that causes, the 13 risk that that causes, vehicular risk and 14 pedestrian risk. 15 And so it is our strong request that we 16 do everything, that we appeal to this board to 17 do everything in your power to prevent this 18 easement going through, and that may take many 19 different forms. 20 Stonebridge Villas does not have the 21 financial resources to defend this or to 22 prosecute this or whatever it is we would do, 23 to say we don't want this to go through. And 24 so we would look to the CDD to help us in that 25 regard.</p>	<p style="text-align: right;">Page 24</p> <p>1 resident there, so they're literally returning 2 these by mail, but we're 88 percent of the 3 residents having signed this, and I receive 4 daily support for our strong resistance to 5 this. 6 CHAIRMAN RAGUSA: Okay. So you provided 7 the manager with 52 signed petitions? 8 MR. BULLARD: That's correct. There are 9 actually more signed petitions, but some of 10 them are duplicates to homeowners for a 11 particular year. 12 CHAIRMAN RAGUSA: But you have signed 13 petitions from 52 of the 66 units? 14 MR. BULLARD: That's correct. 15 CHAIRMAN RAGUSA: The record should also 16 reflect that we have a blank petition that was 17 presented to us as well. 18 Any other questions? 19 (No response.) 20 CHAIRMAN RAGUSA: Erin, unless I'm 21 mistaken, at this moment we don't have any 22 formal requests for the CDD or any other 23 entity within Westchase to take any action 24 with respect to what I'm going to call the 25 Bailey property or the Tiger property. Is</p>

1 that right?

2 MS. McCORMICK: I don't -- I mean, Andy,
3 do we have anything that has come in that
4 requires a formal response? I don't think so.

5 MR. MENDENHALL: No, nothing, nothing
6 recently. The last time that I had anything
7 was --

8 MS. McCORMICK: From the bank.

9 MR. MENDENHALL: Yeah, that was from the
10 bank, and that was in November of 2012.

11 MS. McCORMICK: Right.

12 MR. CHESNEY: That's correct.

13 MR. ZEIGLER: Do we know if the Tiger
14 Investment is petitioning the private road on
15 the -- I guess it's Promise Lane equally as
16 well as they're pursuing us for easement?
17 Because, I mean, from a definition standpoint,
18 we have a private road, they have a private
19 road; I don't know what -- if there's a legal
20 difference between the two.

21 CHAIRMAN RAGUSA: Mr. Ross.

22 MR. ROSS: I don't know, because
23 (inaudible) information, but when I met with
24 the representative of Tiger, she made it clear
25 they were not going to be pursuing an easement

1 effort. I don't think any supervisor here
2 believes that anyone in that community wants
3 another development accessing through it.

4 I think this may become more relevant if
5 we get a formal petition or if someone files
6 suit, or someone takes more formal steps to
7 try to enforce some type of right they believe
8 that they may have to access the property.

9 But at the moment, I don't think we have
10 anything to do. And I don't think anybody
11 here wants to take any type of an active
12 approach, because I just don't know what we
13 could do.

14 Again, I would defer to counsel, but I
15 just don't know if there's anything we could
16 do.

17 MR. BULLARD: No. What we hope, that
18 should that happen, since it seems to be an
19 active project for Tiger Development Corp. to
20 find a developer, and the bank seems to have a
21 very strong financial incentive to do that,
22 but it's likely they will continue to look for
23 developers.

24 CHAIRMAN RAGUSA: If you would, just
25 identify your name and address for the record.

1 through properties.

2 CHAIRMAN RAGUSA: I think the folks that
3 Erin and I met with, they recognized the need
4 to go talk to those property owners. They
5 also recognized that there were 15-plus --

6 MS. McCORMICK: Right.

7 CHAIRMAN RAGUSA: -- property owners,
8 and actually that road is a -- it's one
9 contiguous easement over at least 15 different
10 parcels of property, and so every homeowner
11 owns the road, multiple ownership. So they're
12 looking at that as there's 15 landowners that
13 they need to appease versus one.

14 And that's, I think, the mentality of
15 anybody trying to develop that property would
16 probably have.

17 MR. BULLARD: And the other issue, I
18 think, is the fact that that is a very long,
19 very narrow, very poorly paved road. It would
20 need substantial improvement.

21 CHAIRMAN RAGUSA: Obviously doesn't
22 access through Westchase.

23 MR. BULLARD: Right.

24 CHAIRMAN RAGUSA: And we appreciate you
25 coming in, and we appreciate the petition

1 MR. BULLARD: Yes, I'm sorry. My name
2 is Dave Bullard. I live at 9818 Bridgeton
3 Road in Stonebridge Villas. And I am the
4 president of the homeowners' association.

5 CHAIRMAN RAGUSA: Any other questions on
6 this issue?

7 Yes, ma'am.

8 MS. CANNON: I'm Susan Cannon. I'm the
9 treasurer of Stonebridge. And I was looking
10 at another angle of -- has anybody talked to
11 TECO? Because they need two sets of
12 permission through Westchase, Stonebridge, and
13 then across TECO.

14 I mean, if TECO doesn't allow them, it's
15 a done deal; they're not going to have
16 access.

17 Has anybody addressed that issue, to see
18 if we can stop it from that standpoint, that
19 TECO is saying no?

20 CHAIRMAN RAGUSA: I don't know that
21 anyone from the CDD has approached TECO. I
22 got the impression from the information I have
23 seen is that the purchasers and/or developers
24 believe that they have an easement, that TECO
25 will give them an easement, which is kind of

1 contrary to what our history has been with
2 TECO.

3 MS. CANNON: Exactly. From the 2006
4 agreement, it was very difficult for Bailey to
5 get that through -- passed through TECO, and
6 he had a rough time with that.

7 CHAIRMAN RAGUSA: And the CDD has had --
8 we've made multiple attempts through easements
9 under those same power lines by the
10 maintenance facility, and we had no success
11 even when we had some people on this board who
12 thought they could have some success.

13 So I don't know that that's something
14 that we could do. If it comes to it, that's
15 something that's certainly an option that we
16 would have to explore, as to whether that's a
17 possibility that we could do it.

18 But it's always been presented to me
19 that they have secured a TECO easement, or it
20 would not be difficult for them to secure a
21 TECO easement.

22 MS. CANNON: That's what they have
23 implied to you?

24 CHAIRMAN RAGUSA: I've been told that.

25 MS. CANNON: Oh.

1 MS. McCORMICK: With the Enclaves?

2 MR. CHESNEY: Yeah.

3 MS. McCORMICK: I have not. On the
4 street light issue you're talking about?

5 MR. CHESNEY: Yeah. I have Enclaves,
6 and I have Saville Rowe. You were working on
7 the Enclaves?

8 MS. McCORMICK: Yeah. We resolved the
9 Saville Rowe issue. It's the Enclaves that is
10 outstanding. So, I mean, I have, but I need
11 to, again, follow up with their homeowner's
12 association attorney.

13 MR. CHESNEY: So are we making -- we
14 don't really have enough information to make
15 any budget adjustments then.

16 MR. MENDENHALL: I mean, right now, it's
17 in there. I wouldn't recommend taking it out
18 unless we heard something affirmative from
19 them, that they were willing to take it over.

20 Although we don't have any closure on
21 it, so far it seems like they were not
22 interested.

23 MS. McCORMICK: Their issue that they
24 have said is that they cannot raise the
25 assessments in order to pay for the street

1 CHAIRMAN RAGUSA: Mr. Barrett.

2 MR. BARRETT: It was actually the vice
3 president of Tiger Investment, the bank who
4 appeared, I want to say, February, March, and
5 she actually stated that they did have the
6 agreement with TECO in hand. I don't know if
7 that's accurate. I haven't checked, but she
8 did state that.

9 CHAIRMAN RAGUSA: It's not recorded, so
10 we don't know.

11 Anything else on this issue?

12 (No response.)

13 CHAIRMAN RAGUSA: Thank you.

14 MR. BULLARD: Thank you.

15 CHAIRMAN RAGUSA: Erin, we kind of
16 jumped in there -- moved you up a little bit.
17 Do you want to go ahead? Do you have anything
18 else on your report?

19 MS. McCORMICK: No. Those were the only
20 two things to follow up.

21 CHAIRMAN RAGUSA: I know Mr. Chesney has
22 at least one follow-up, as he always does.

23 MR. CHESNEY: Well, weren't you working
24 with one of our neighborhoods on their road
25 issue? Did you have any headway on that?

1 lights without having a vote and approval by
2 all of the members --

3 MR. CHESNEY: Yeah, I understand, but --

4 MS. McCORMICK: -- in that community.

5 MR. CHESNEY: -- then aren't we -- then
6 we should have an agreement with them.

7 MS. McCORMICK: For them to deed the
8 roads to us --

9 MR. CHESNEY: Or at least for us to
10 maintain them, yeah.

11 MR. MENDENHALL: I mean, when I
12 originally spoke with the gentleman, I
13 explained to him that as part of the process,
14 they would actually receive funds. So at
15 least in the initial year --

16 MR. CHESNEY: Well, if we did it that
17 way, but if --

18 MR. MENDENHALL: -- they wouldn't have
19 to -- yeah. No. But what I'm saying is,
20 their concern about assessments isn't really
21 valid, because, at least for this year, the
22 residents have been assessed. We have the
23 funds. We would basically hand it over to
24 them if they took ownership of -- or not
25 ownership, but their responsibility of it.

1 CHAIRMAN RAGUSA: Can we bring that
 2 issue to a head before the next meeting?
 3 MS. McCORMICK: Yes. Yes.
 4 CHAIRMAN RAGUSA: Anything else,
 5 Mr. Chesney?
 6 MR. CHESNEY: I don't have anything, no.
 7 CHAIRMAN RAGUSA: Mr. Argus.
 8 MR. ARGUS: I believe last month we were
 9 talking about the pavers and -- any change on
 10 the paver situation for homeowners in --
 11 MR. MAYS: Harbor Links?
 12 MR. CHESNEY: Oh, yeah.
 13 MR. ARGUS: In the gated communities.
 14 CHAIRMAN RAGUSA: Any chance we're going
 15 to have a recorded document evidencing the
 16 landowner's obligation to maintain?
 17 MS. McCORMICK: Right. Okay. Well, no,
 18 I don't have any update on that, but I'll
 19 follow up on that.
 20 CHAIRMAN RAGUSA: Okay. Do you want to
 21 get that?
 22 MS. McCORMICK: Yes.
 23 MR. CHESNEY: I didn't put that on my
 24 list. That could be -- I did some thinking
 25 about your comments. That could be a really

1 interesting one.
 2 CHAIRMAN RAGUSA: Any other questions or
 3 issues for counsel?
 4 MR. MAYS: We've got a couple.
 5 CHAIRMAN RAGUSA: Do you want to address
 6 them now?
 7 MR. MAYS: Like the soccer agreement, do
 8 that in our report?
 9 CHAIRMAN RAGUSA: Why don't we bring
 10 them up during the field manager's report.
 11 Andy, let's go to the manager's report.
 12 MR. MENDENHALL: Sure. The main item
 13 that I have, which, of course, you're probably
 14 all aware of, is the budget discussion, the
 15 budget for fiscal year 2014. Obviously we had
 16 some discussion at the last meeting about
 17 various projects, and I understand there's
 18 been some further communication outside of the
 19 meeting with staff about, I guess, some more
 20 specifics about those budgets.
 21 So today is your opportunity, obviously
 22 as a board, to, if you want to narrow down any
 23 other projects, put them in, if we have any
 24 real numbers, or obviously direct us to go
 25 further to get more info.

1 And I see doing the projects, but
 2 obviously there are all the other budget line
 3 items as well.
 4 MR. CHESNEY: So the budget that we
 5 received in our agenda packet has been updated
 6 from the results of the last meeting?
 7 MR. MENDENHALL: There was no updates
 8 that I'm aware of from the last meeting, no
 9 specific updates. There was some takeaways to
 10 get more info.
 11 MR. ROSS: Can I follow up on that?
 12 CHAIRMAN RAGUSA: Mr. Ross.
 13 MR. ROSS: That's not what the cover
 14 document says to us.
 15 MR. MENDENHALL: Okay.
 16 MR. ROSS: The cover document says to us
 17 -- and it's an unnumbered page, so it will be
 18 before the actual budget. It says
 19 specifically it includes updated actual
 20 columns through May 2013 and projections
 21 updated. So if it includes the projections,
 22 we passed several motions last month that made
 23 it clear, by way of example, we were going to
 24 get a chipper this fiscal year. I can only
 25 take it that those numbers have been inserted.

1 Now, it may be that they haven't, and
 2 you're right, but I would just then point out
 3 to you as manager that your office is
 4 providing us an incorrect cover sheet.
 5 MR. MENDENHALL: Well, let me address
 6 that.
 7 MR. ROSS: Sure.
 8 MR. MENDENHALL: I understood what we
 9 were just talking about were specific projects
 10 that were still being discussed. What's on
 11 that cover sheet is the latest actuals, which
 12 are what normally comes in your financials and
 13 would now be inserted, and those are based on
 14 what was spent over the past month, not
 15 necessarily discussion of projects that were
 16 going to be done in the next year.
 17 As far as projections, that's sort of
 18 along the same lines. Those are updated based
 19 on when the actuals come in. That potentially
 20 changes the projections, if we're looking at
 21 the trending, but it doesn't necessarily
 22 reflect changes to next year's budget. So I
 23 may have been confused by the question.
 24 MR. ROSS: And, I'm sorry, I interrupted
 25 on your question. But it was an important

1 issue to me as well, but I accept answer, but
2 you and we all prepare for this meetings
3 seriously, and when I read that the
4 projections were updated, I would only
5 construe that to say whatever motions we
6 passed last month.

7 Specifically we're going to go ahead and
8 do a chipper this fiscal year, we're going to
9 go ahead and do the fountain this fiscal
10 year. I would think that they would have
11 included those numbers. What I'm hearing you
12 say is, no, that's not necessarily the case.

13 MR. MENDENHALL: It's my understanding,
14 from discussions outside of the meeting, that
15 we don't have all of the final numbers on
16 those. Although the motions were made to
17 pursue, we didn't have the final numbers to
18 include them in this particular budget. And
19 that's --

20 CHAIRMAN RAGUSA: They're not in the
21 budget, though.

22 MR. ARGUS: They're in the projections
23 that the budget's based on.

24 MR. MENDENHALL: Correct. Yeah. That's
25 what it would change.

1 MR. CHESNEY: So then these projections,
2 based on the assessments are based just upon
3 the original work that staff and I did when we
4 did --

5 MR. MENDENHALL: Correct.

6 MR. CHESNEY: -- okay -- and then minus
7 the stuff we took out.

8 MR. MENDENHALL: Yeah. And, of course,
9 also, when we take into account every month we
10 have new actuals. So if there was something
11 that came in, that could potentially change
12 the projections as well.

13 MR. CHESNEY: In fact, that's what I'm
14 specifically about is the 2014 budget.

15 MR. MENDENHALL: Sure.

16 MR. CHESNEY: So -- okay. So help me
17 with my time table. It's next month is
18 normally when we approve the budget.

19 MR. MENDENHALL: Correct.

20 MR. CHESNEY: So normally Alan is at
21 this meeting, is he not? No?

22 MR. MENDENHALL: Not usually. Usually
23 he comes to the introductory meeting and to
24 the final meeting, or obviously by request,
25 he'll come to any of them.

1 MR. CHESNEY: Yeah. I just was
2 expecting him here today.

3 MR. MENDENHALL: He definitely could
4 have.

5 MR. CHESNEY: I understand. It was just
6 a misunderstanding on my part.

7 MR. MENDENHALL: And we could probably
8 call him, if necessary.

9 MR. CHESNEY: No. I'm just trying to
10 think of the best way to go because -- so we
11 don't really have a lot of -- going back to
12 your point, because we don't have really any
13 way to verify without taking out last month
14 and looking to see if there are any changes.

15 MR. MENDENHALL: Well --

16 MR. CHESNEY: I mean, because if you
17 look at the minutes, it does indicate that we,
18 you know, went ahead and approved those
19 projects. So you'd think they would be in the
20 budget. And that's where my comment was
21 going.

22 MR. MENDENHALL: I understand
23 completely. And I did pursue that between
24 meetings to see if we had any actual numbers.
25 And it was my understanding that while there

1 were conversations going on about the chipper
2 and the various other projects, that we didn't
3 have concrete numbers to update the budget,
4 which -- I don't know -- Sonny and Doug could
5 probably speak to a little bit as well.

6 MR. ARGUS: But in most cases, we pass
7 the motion with a limit not to exceed a number
8 of -- I would have thought you would have used
9 those not-to-exceed numbers --

10 MR. MENDENHALL: Well, I can look back
11 to the specific motions. But, once again,
12 they were also -- you know, when we talked
13 about the overall list of projects, there were
14 numbers that were put into the budget
15 originally.

16 So, for example, let's just assume that
17 \$100,000 was put in for six projects. Without
18 a specific number, just saying that we're
19 approving these several projects, that number
20 would stay the same.

21 I mean, if we started excluding things,
22 we could take funds out. But if the money is
23 already in there, you wouldn't have to add
24 anymore or, you know, specify it.

25 MR. CHESNEY: Okay.

1 CHAIRMAN RAGUSA: But, Andy, correct me
2 -- from a very simplistic perspective, we
3 started with a -- what I'm going to call an
4 unreserved capital amount, much bigger than
5 \$100,000. It's currently sitting at 100,000.

6 Part of what we did last month was
7 remove items from the 2014 capital budget to
8 cover a chipper/shredder that was sixteen,
9 eighteen thousand dollars, to cover the
10 fountain, which was estimated up to \$20,000.

11 So I think the hundred was to cover any
12 additional capital improvements that we wanted
13 to do this year or that we needed -- excuse me
14 -- that we needed to do next year, and that is
15 really -- as far as I can tell, that's the
16 only issue that there may be any disagreement
17 amongst these supervisors on.

18 MR. CHESNEY: Well, that's where I was
19 going, because I would make a motion to bring
20 it down if the other items were already in
21 there, but they're not, so -- well -- okay.

22 MR. MENDENHALL: They're in there.
23 They're just commingled with --

24 MR. CHESNEY: I know, but there's
25 \$100,000 in there, not -- we only need 40 or

1 MR. CHESNEY: Okay. Well, that's going
2 to be coming up at the budget meeting.

3 CHAIRMAN RAGUSA: Well, we've got to
4 address it today.

5 Mr. Ross.

6 MR. ROSS: Since you raised the issue, I
7 actually support the idea of lowering that
8 capital item line from 100,000 to a smaller
9 number. The only unidentified item that we
10 talked about seriously is the community
11 signage. I think everybody knows my
12 viewpoint. I think we agreed to do that out
13 of the reserves.

14 MR. CHESNEY: Yeah, I know. I just want
15 to make sure we're on the same page.

16 MR. ROSS: Yeah, we are. So I think the
17 only items that we haven't agreed to tackle is
18 the signage. And if we are not agreed to do
19 it, then we ought not to put it in the budget,
20 is my only point. So then the issue is, what
21 is that 100,000 for?

22 And my only encouragement would be let's
23 take a course that we do every year to
24 recognize, you know, there's always something
25 we haven't budgeted for. Whether it's storm

1 50. Okay.

2 MR. MENDENHALL: Right. You know, once
3 again, I mean, I sent out several emails
4 trying to pinpoint the exact numbers. It was
5 my understanding it was still being discussed.

6 MR. CHESNEY: I understand. I'm trying
7 to understand the process.

8 MR. MENDENHALL: Yeah.

9 MR. CHESNEY: So we have four weeks. So
10 within the next four weeks, we need either
11 actual pricing or we need to just put in line
12 items at the not-to-exceed price that we
13 approved at.

14 MR. MENDENHALL: Sure.

15 MR. CHESNEY: And, I mean, my suggestion
16 is -- and this is the part where we might
17 disagree, so I'll just bring it up now -- my
18 suggestion is that we then back it out of that
19 \$100,000 line item.

20 CHAIRMAN RAGUSA: Back what out?

21 MR. CHESNEY: Those individual line
22 items we already approved.

23 MR. ARGUS: No.

24 MR. CHESNEY: Okay.

25 MR. ARGUS: I would disagree with that.

1 baskets or this or that, have some small,
2 modest number in the capital line item. Maybe
3 set it at two percent of our annual budget or
4 something like that. That, to me, would make
5 sense, instead of just arbitrarily saying
6 \$100,000. That, to me, is literally
7 arbitrary.

8 So I actually support your idea of
9 lowering it off of the \$100,000 to a smaller
10 number.

11 CHAIRMAN RAGUSA: Guys, do we have a
12 hard estimate on the splash park?

13 MR. MAYS: We tried to get that. He
14 really couldn't get us anything. And, plus,
15 after going and looking at the Ballast Point
16 one, it's similar to what we're looking at, I
17 was thinking of talking to you guys about
18 that.

19 I went down there and visited that
20 thing, and it could cause some problems, some
21 big problems.

22 MR. ZEIGLER: As some notes to causing
23 problems, I went down to Cypress Preserve, I
24 think the name of it is.

25 MR. CHESNEY: Cypress Forest, perhaps?

1 MR. ZEIGLER: Yes, Cypress Forest. And
2 just today, 1:00, I observed -- and I just
3 wanted to kind of get a perspective of how
4 many kids and parents and amenities that would
5 be needed and things like that -- and there
6 were 21 children, there were 12 adults, there
7 were 11 cars all at that one given point in
8 time. More coming in as I left, just, you
9 know, from an observation standpoint.

10 So with that little snapshot, given the
11 fact that we're in summer vacation, kids are
12 out, kids want to go out and play, but we're
13 middle of the day, I don't know if that's a
14 good or bad time to assess the number of kids
15 there, I'm just -- I'm concerned that there
16 may be an influx of people from the outside
17 coming in once they see a very attractive-
18 looking park, or a splash park, in addition
19 to the children that are already residents in
20 the community that are going to use the splash
21 park.

22 I don't know if we're taking into
23 account seating for parents that are watching
24 kids and any other infrastructure necessarily
25 that would come up as opposed to just having a

1 raw splash park.

2 The park there is about twice the size
3 maybe of what maybe we have proposed. I'm not
4 sure.

5 MR. CHESNEY: I would say at least three
6 times, yeah.

7 MR. ZEIGLER: But it only had a faint
8 six or seven, you know, features, so to speak.

9 MR. CHESNEY: Yeah.

10 MR. ZEIGLER: But I think that would be
11 something we may need to explore a little bit
12 further when we draw down to a hard number so
13 that we can really know what the cost and the
14 impact is going to be. There's not a lot of
15 parking over there, and it gets rough.

16 When people come home from work and
17 there's kids at the splash park, especially
18 when people from the outside community finding
19 out about it and coming in, which will happen,
20 I think it's something to think about.

21 MR. CHESNEY: Well, I mean, that's the
22 conversation -- I want to go back just to the
23 budget conversation. I mean, that's
24 definitely something we should talk about
25 before we begin. But I'd like to go back to

1 that number, that contingency number.

2 Historically, we still run a surplus. I
3 mean, it's gotten smaller and smaller over the
4 years, so your suggestion is we lower the hard
5 dollar, 100,000, to a contingency percentage
6 essentially, a fudge factor. You suggested
7 two percent. So what would that be, about
8 \$40,000, somewhere around in there?

9 I mean, personally I mean, I like zero,
10 but I definitely don't want a hundred. So I'd
11 support that.

12 CHAIRMAN RAGUSA: Here's your
13 disagreement, guys.

14 There is a debate amongst the
15 supervisors as to what is the right amount to
16 reserve for the community? I have always
17 proposed that we have our assessments high
18 enough and that we maintain enough capital and
19 surplus funds in order to handle a
20 catastrophic event that may happen in
21 Westchase. It would be really monies that we
22 could use to cover uninsured assets.

23 In other words, we have insurance on
24 certain assets, but some of the stuff you
25 cannot get insurance for.

1 I have, over the last number of years,
2 along with the boards have had assessments
3 that allow for surplus at the end of the year,
4 and we have amassed a pretty substantial
5 capital reserve which could be used in case of
6 emergency. It also could be used in case we
7 wanted to build some kind of a structure or
8 approve a park without having to borrow the
9 money.

10 So in recent years I and others have
11 come down on the number that we want to
12 reserve and budget. But Mr. Chesney is
13 advocating a zero line item. I still think we
14 need to continue to budget something. In the
15 event we have a need for capital improvement,
16 we would have the money out of the funds
17 assessed that year to do it.

18 MR. CHESNEY: Well, but being fiscally
19 responsible, I understand that our current
20 reserving practices in excess of 50 percent of
21 our annual budget, which seems satisfactory --

22 CHAIRMAN RAGUSA: Small.

23 MR. CHESNEY: -- and greater than any
24 other municipality in this general area. Most
25 are in the 20 to 25 percent range, so we're

1 double that. So I'm comfortable with zero.
 2 But to move it along, I'd be willing to
 3 support the two percent number. As long as
 4 it's two percent, 40,000 should be -- you're
 5 talking about the operating budget. Right?
 6 MR. ROSS: About 44,000.
 7 MR. CHESNEY: Yeah. okay. So if you
 8 make the motion, I'll second it.
 9 MR. ROSS: I'm waiting to hear people
 10 speak. I don't --
 11 CHAIRMAN RAGUSA: Mr. Zeigler.
 12 MR. ZEIGLER: Traditionally, have we
 13 been accruing or reserving approximately
 14 \$100,000 over the past several years, or has
 15 it been --
 16 CHAIRMAN RAGUSA: It varied.
 17 MR. CHESNEY: Yeah, it varies. But
 18 we'll still potentially run a surplus. A lot
 19 of it has been because your field manager
 20 there, who has been very effective over the
 21 years at reducing our overall expenditure
 22 level for the year, I mean, it's gone from --
 23 what was it? -- we looked at it last year.
 24 Was it three million? It's gone down to
 25 two million on an operating basis over the

1 last eight years or something like that.
 2 MR. MENDENHALL: Something like that.
 3 It's along those lines.
 4 MR. CHESNEY: I mean, it's just --
 5 there's no other municipality that has
 6 happened at regardless, so -- yeah. So -- but
 7 we still run a surplus.
 8 You remember last month I gave you --
 9 because my suggestion on the splash park, it
 10 didn't have reserves, is over the last two
 11 years we hit a surplus of -- you have to
 12 refresh my memory -- 150,000, 175,000? I sent
 13 it to --
 14 CHAIRMAN RAGUSA: It was 67,000 last
 15 year.
 16 MR. CHESNEY: Right. But over the last
 17 two years, it's been approaching \$200,000, the
 18 surplus.
 19 CHAIRMAN RAGUSA: It wasn't that high.
 20 MR. CHESNEY: I can look it up.
 21 MR. ROSS: The aggregate over three
 22 years was two hundred plus.
 23 MR. CHESNEY: Is that what it was?
 24 Whatever the number that I stated last month.
 25 So we still continue to run a surplus.

1 It's gotten to be much, much smaller over the
 2 last three years, to the point where this year
 3 it's darn near even.
 4 MR. ZEIGLER: Is there a standard of
 5 other --
 6 MR. MENDENHALL: There's no -- there's
 7 no standard really. You know, depending on
 8 the needs of a district and also what's in
 9 their bank account, that's usually what drives
 10 it.
 11 If a district is mature and it has a
 12 healthy reserve, sometimes they will slow it
 13 down, or, you know, in the opposite case, if
 14 they have a situation where they had a lot of
 15 maybe emergency pond repairs, then they might
 16 increase the reserves for a couple of years.
 17 But there is no hard and fast reserve this
 18 percentage.
 19 You can say what's typical. And I think
 20 as Greg alluded to, you guys are a little bit
 21 on the higher end of what's typical, at least,
 22 in the past. That's not a bad thing. That
 23 just means you have more money that sets you
 24 up for any unexpected debts.
 25 However, it also gives you some

1 flexibility to change that, if necessary, or
 2 if desired.
 3 CHAIRMAN RAGUSA: Mr. Ross.
 4 MR. ROSS: Not to dilute the
 5 conversation, but my own advocacy is that if
 6 we're budgeting for capital items, which is
 7 what we're talking about, we shouldn't be sort
 8 of fooling ourselves or falsely labeling that
 9 that's actually the reserve. My own view is
 10 I'm talking about capital items. I don't
 11 think it should be at 100,000. We don't have
 12 anything that we've been talking about or
 13 agreed to do that costs 100,000.
 14 I do note, though, that every single
 15 year that I've been on this board, there are
 16 capital items things that come up during the
 17 year that we haven't budgeted, whether it's
 18 storm water baskets, whether it's park
 19 benches, whether it's new trash cans, whether
 20 it's doing sidewalk.
 21 And so my own view is that we ought to
 22 have an allocated capital line item; it ought
 23 to be something, and whatever the number is
 24 doesn't matter.
 25 I happen to agree with the policy in

1 which we take our surplus and put it into
 2 reserves, but that's really different than
 3 from what Mark's talking about. And I will
 4 speak to you that what Mark is saying that
 5 he's advocating is we actually ought to have
 6 a, if you will, line item that says let's
 7 reserve. And I think that's a separate
 8 conversation, that if we want to set up a
 9 reserve account, or reserve line item, we can
 10 do that.

11 But my focus now is just on the capital
 12 items and should we be budgeting 100,000,
 13 zero, or some number in between.

14 MR. ZEIGLER: So are you indicating you
 15 want a line item for some fixed dollar amount
 16 plus a two percent --

17 MR. ROSS: No. I'm actually saying
 18 that right now we have an unallocated capital
 19 line item of 100,000. I'm saying if we're
 20 going to have unallocated line item, it ought
 21 to be a smaller number. And the logical
 22 approach, to me, is make it a percentage of
 23 our annual budget.

24 And I threw out, merely as an example,
 25 two percent. If we accepted it, that means

1 our unallocated capital line item would be
 2 \$44,000. So six months from now we find out
 3 that we got to go buy some new park benches,
 4 we'd use that, or if we have to replace the
 5 fence at the ballpark, we'd use that, if we
 6 don't have it elsewhere in our budget.

7 Flip side, if we don't use it up, then
 8 as we've done historically, we roll that into
 9 our reserves. My own view would be roll that
 10 into reserves.

11 MR. ZEIGLER: But if we have, say, for
 12 example, a truck failure, and, you know, we
 13 need to buy a new truck all of a sudden, we
 14 might consume all of that.

15 MR. CHESNEY: Yeah.

16 MR. ROSS: We might. And -- but we also
 17 have other line items that we regularly do
 18 allocate something specifically.

19 For example, I know we now have a line
 20 item for sidewalk repair. I think it's
 21 \$15,000. So we would obviously first go to
 22 the designated line item for any particular
 23 thing.

24 So I would put it more this is sort of
 25 the give ourselves some room that there's

1 things that come up through the year that we
 2 haven't identified, and to be truthful
 3 with ourselves, we ought to say let's have a
 4 little bit of money in the budget so that we
 5 can deal with those instead of scramble and
 6 say which line item are we going to steal from
 7 in order to pay for that new item that we
 8 hadn't identified before.

9 CHAIRMAN RAGUSA: Right.

10 MR. CHESNEY: Yes.

11 CHAIRMAN RAGUSA: Well, I must have
 12 misspoken, because let me just clarify your --
 13 what you think my position is, because I think
 14 it's different.

15 A couple of years ago we went away from
 16 an unallocated capital item in the budget.

17 MR. MENDENHALL: Correct.

18 CHAIRMAN RAGUSA: And I understand the
 19 accounting reasons for why we did that, and I
 20 fully agree with that.

21 I'm not advocating that we just build a
 22 capital line item with the intention that that
 23 will always just roll into surplus.

24 MR. ROSS: I didn't think you were
 25 saying that, and if I suggested that, I

1 apologize.

2 CHAIRMAN RAGUSA: I'm not looking to
 3 build up an unallocated asset line item in the
 4 budget.

5 What I want to do is, A, I don't ever
 6 want to dip below our current reserves. In my
 7 mind, if it's 50 percent of our operating
 8 budget, that's still not high enough for me.
 9 But then again, I'm fiscally conservative. I
 10 want to make sure we have money in the bank in
 11 case we have a catastrophic situation.

12 Now, others may think that we don't need
 13 50 percent, we need 30 percent or 20, some
 14 other amount. I think we should be proud of
 15 the fact that we have a high value here and we
 16 have the financial wherewithal to deal with a
 17 situation if it comes up. And hopefully it
 18 never will. I hope we will never have to use
 19 that money.

20 But as long as our budget takes into
 21 consideration some of the things you've talked
 22 about, the need for a vehicle, the need for
 23 maybe an extra fountain, the need for some
 24 type of capital improvement, not on a grand
 25 scale, I have no problem with that. And I'm

1 not trying to just build up a surplus.
 2 I want to have the flexibility that we
 3 could -- if we need to buy a capital item,
 4 that we can do it without having to take from
 5 other line item budgets. And that's my
 6 biggest concern.
 7 And I also don't want to have to dig
 8 into our existing reserve. And 100,000 is
 9 high, I have to agree, and whether 44 or 66 is
 10 right, I don't know what the number is, but
 11 somewhere in there.
 12 Mr. Chesney.
 13 MR. CHESNEY: Well, I will say, though,
 14 44 plus the chipper and the fountain are
 15 almost to hundred. I mean -- you know what I
 16 mean? -- that we had originally put in there,
 17 because the chipper was, what, 16, the
 18 fountain is 20?
 19 MR. MAYS: Yeah.
 20 MR. CHESNEY: The chipper was 20.
 21 MR. MENDENHALL: The chipper is 20.
 22 MR. CHESNEY: So 40 and 44 is 84, we're
 23 almost up to a hundred.
 24 MR. ROSS: Since you're looking at me --
 25 and I didn't mean to interrupt you. I

1 apologize -- but I think the approach you
 2 suggested earlier is the correct approach.
 3 Let's let staff go ahead and update the
 4 budget, make sure that the chipper and the
 5 fountain are in this year's budget, make sure
 6 we've got all the adequate room that we
 7 thought we had approved, and then next month
 8 we could then look at lowering that capital
 9 line item, and I've already pointed out I
 10 think we should lower it to two percent of the
 11 annual budget. Whether everybody embraces
 12 that or not, we can wait and see.
 13 But I happen to agree with you, to
 14 tackle it today, and as Mark is now correctly
 15 noting as well, we may be unintentionally
 16 shooting ourselves in the foot if we lower
 17 that capital item and they run the numbers
 18 and it turns out there's been a
 19 miscalculation.
 20 MR. MENDENHALL: Well, can I speak to
 21 that briefly?
 22 MR. ROSS: Sure.
 23 MR. MENDENHALL: I had a chance to look
 24 at that. There were three motions and one
 25 action item from the last meeting. The only

1 one that actually had a dollar figure in it,
 2 it was approved, was not to exceed, for the
 3 chipper, 20,000.
 4 For the splash park, staff was going to
 5 come back with a contract with a price, it
 6 wasn't approved for any certain dollar figure,
 7 or asked to change --
 8 MR. ROSS: Well, more importantly, we
 9 put an estimate in the budget. We said that
 10 was going to be paid out of the reserves.
 11 MR. MENDENHALL: I understand. I
 12 understand completely. And as well for --
 13 CHAIRMAN RAGUSA: We did say that.
 14 MR. CHESNEY: That's what you said, and
 15 he was saying, I was in the middle.
 16 MR. MENDENHALL: Right.
 17 CHAIRMAN RAGUSA: We did not take board
 18 action --
 19 MR. CHESNEY: That's correct.
 20 MR. MENDENHALL: And, finally, the
 21 fountain was to bring back the current
 22 proposal as well.
 23 So we didn't have numbers, which is
 24 fine, but more importantly, what I want to
 25 bring out is that if we do get numbers -- and

1 that's fine, because there is some money in
 2 there, obviously -- the 100,000 used for
 3 whatever the case might be, the walkaway from
 4 this meeting should be, where do you want it in
 5 the budget?
 6 In other words, do we -- wherever we're
 7 going to expense the chipper out of this year,
 8 or if we're going to do it next year,
 9 whatever, you just have to let us know, and
 10 we'll update that. But I need -- what I need
 11 is directions not just are we doing a project,
 12 but are we doing it this year or next year?
 13 If we're doing it this year or next year, what
 14 particular line item?
 15 And then, instead of having that catch-
 16 all bucket of \$100,000, we can decrease that
 17 and put it where it appropriately goes.
 18 CHAIRMAN RAGUSA: Well, I thought there
 19 was no question that the chipper was going to
 20 be purchased out of '12, '13 funds --
 21 MR. MENDENHALL: Okay.
 22 MR. MAYS: That's what we thought.
 23 CHAIRMAN RAGUSA: -- out of the existing
 24 budget.
 25 MR. MENDENHALL: Yeah, that's how I

1 understood it also.

2 MR. ROSS: And I think it was clear also
3 the fountain was out of this year's budget.

4 CHAIRMAN RAGUSA: Yes. That's what I
5 understood.

6 MR. ROSS: So what I was advocating, at
7 least, was that the splash park was going to
8 be out of reserves.

9 MR. MENDENHALL: Okay.

10 MR. ROSS: And I further advocated that
11 the volleyball court was being tabled. So I
12 feel like all of the issues that we had been
13 talking about had been either allocated to the
14 2012-13 budget or reserves and, therefore,
15 would not be in the 2014 budget at all. I
16 felt like that was pretty clear.

17 MR. MENDENHALL: And that's fine. But
18 if, for example, the splash park being used
19 out of reserves, if we're going to back that
20 out of the 2014 budget, I just need to know
21 what amount to back out. That was not
22 determined at the last meeting.

23 MR. CHESNEY: It doesn't mean it
24 wasn't --

25 MR. ROSS: It wasn't in the budget, I

1 I'm just looking for where we're --

2 MR. ROSS: I'm not saying you're wrong.

3 It's your view --

4 CHAIRMAN RAGUSA: No, I'm just reading
5 the minutes and remembering back.

6 MR. CHESNEY: It's not in the 2014
7 budget.

8 MR. MENDENHALL: That's what I'm
9 understanding right now.

10 MR. CHESNEY: Yeah, then it's correct.
11 None of it goes in the 2014 budget.

12 CHAIRMAN RAGUSA: What is "none"?

13 MR. CHESNEY: Just it keeps it just the
14 same, just like we have it. Just like this --
15 go back to my very beginning statement, this
16 is correct as of right now.

17 MR. MENDENHALL: (Moves head up and
18 down.)

19 MR. CHESNEY: Because the 2013 -- I
20 mean, the fountains and the chipper are paid
21 out of 2013. We did not put any dollars in
22 for the splash park.

23 MR. MENDENHALL: Right.

24 MR. CHESNEY: I did originally, and then
25 we took it out. We needed the hundred

1 mean --

2 CHAIRMAN RAGUSA: Some of that is. Some
3 of that is because, if you'll recall, we had
4 the discussion, we couldn't reach a consensus
5 on it. You were advocating that we use
6 reserves -- existing reserves to fund the
7 splash park regardless of the cost.

8 I was saying I would not be comfortable
9 with doing that, and I think Mr. Argus agreed.

10 MR. ARGUS: Yes.

11 CHAIRMAN RAGUSA: I would be in favor of
12 using some portion of the current reserves,
13 but I also wanted some of the capital for the
14 2014 to pay for some of that. So it would be
15 split between existing reserves and future
16 assessment. That's where I was on that.

17 MR. CHESNEY: 2013 is going to be gone,
18 for the most part, after the chipper and the
19 fountain.

20 CHAIRMAN RAGUSA: Yes. That's my
21 concern.

22 MR. CHESNEY: Yeah. Okay.

23 MR. ROSS: I'm not disputing that. I
24 just -- I didn't have that same --

25 MR. MENDENHALL: That's fine.

1 thousand number.

2 MR. MENDENHALL: And for the chipper,
3 certainly we could forecast that, the 20,000
4 out of the 2013 and change the projections,
5 but we would just need to know specifically
6 where, and we can do that.

7 For the fountains, we didn't have a
8 figure yet. But we could do the same thing
9 once we have that figure. We could project it
10 on a certain line item so that you'll see
11 bigger projections for 2013 would change.

12 MR. ROSS: Well, when you say where it
13 should come from, we wouldn't be telling you
14 necessarily where it would come from. Last
15 meeting, you reported we had in excess, I
16 think, 82,000 projected at the end of the
17 year. I don't think you reported which line
18 items had those excesses.

19 MR. MENDENHALL: Right.

20 MR. ROSS: But theoretically, assuming
21 we had the money there, the excess 80,000,
22 once you tell us which line items had
23 excesses, then we could tell you, yeah, let's
24 move this line here.

25 MR. MENDENHALL: Oh, yeah, I know that's

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1 a conversation we can have with staff. That's
 2 one of the things that --
 3 MR. ROSS: Yeah. Okay. That's not a
 4 ball in our court.
 5 MR. MENDENHALL: No. No. When I say --
 6 I mean, generally speaking, the district, your
 7 employees know.
 8 CHAIRMAN RAGUSA: Well, where do we
 9 stand then? Are we leaving the hundred in?
 10 MR. ARGUS: Yes.
 11 MR. CHESNEY: At least for right now,
 12 there's no motion to change it.
 13 MR. ROSS: We have no choice but to
 14 leave it.
 15 MR. CHESNEY: That's fine. Just leave
 16 it. I want to go through it one more before
 17 the meeting.
 18 CHAIRMAN RAGUSA: Can we have Alan the
 19 next meeting?
 20 MR. MENDENHALL: Sure.
 21 CHAIRMAN RAGUSA: All right. Anything
 22 else on the budget items?
 23 MR. ZEIGLER: The -- sorry.
 24 MR. CHESNEY: No. No.
 25 CHAIRMAN RAGUSA: Mr. Zeigler.

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1 MR. ZEIGLER: The item for the
 2 sidewalks, new account, that's added for
 3 \$15,000, is this stuff that we're strictly
 4 responsible for versus the county because --
 5 is not the county responsible for certain
 6 portions of the sidewalks? I mean, is that
 7 what I'm understanding?
 8 MR. MENDENHALL: Well, the county should
 9 be responsible for their sidewalks adjacent to
 10 their roads, but I would imagine that these
 11 are probably for sidewalks that are specific
 12 to the district? No?
 13 CHAIRMAN RAGUSA: Is it gated only?
 14 MR. MAYS: No. That's the one that we
 15 had talked about where we were going to put in
 16 some sidewalks, do some sidewalk repairs in --
 17 MS. WHYTE: The county didn't have the
 18 funds.
 19 MR. MAYS: -- the county areas because
 20 the county didn't have funds. And we have
 21 since held that project because there was a
 22 problem, so --
 23 MR. ZEIGLER: Does that put us in a
 24 liability situation since we're now taking
 25 active action on county property? Does that

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1 draw us in if there's a slip and fall, any
 2 stub your toe type of situation?
 3 CHAIRMAN RAGUSA: That's one of the
 4 reasons why it's being held.
 5 MR. ZEIGLER: Okay.
 6 CHAIRMAN RAGUSA: Now, is that in the
 7 2013 budget or the '14?
 8 MR. ZEIGLER: It's '14.
 9 MR. MAYS: The next one, too, probably.
 10 CHAIRMAN RAGUSA: Okay.
 11 MS. WHYTE: No, we don't have any
 12 capital outlay on these. There is a zero
 13 balance.
 14 MR. ROSS: But there's a line item there
 15 someplace.
 16 MR. ARGUS: Yeah. Page Three.
 17 CHAIRMAN RAGUSA: There is a line item.
 18 MR. CHESNEY: It's on Page Three. Yeah,
 19 because we changed the landscaping approach
 20 after we looked at it. We took it out.
 21 CHAIRMAN RAGUSA: The next line item,
 22 4(B), Consideration of the engagement letter.
 23 MR. ARGUS: I have a couple questions on
 24 the --
 25 CHAIRMAN RAGUSA: Certainly.

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1 MR. ARGUS: The same page, Page Three,
 2 we have a line for contract trees and
 3 trimming. It looks like we're going to spend
 4 about 19,000 on it, rounding up, this year,
 5 and we're budgeting zero for next year.
 6 Looking through the budget narrative,
 7 there's no mention of why it was decreased to
 8 zero, and my memory is failing me.
 9 MR. MAYS: Sonny, you got your answer?
 10 MS. WHYTE: It's part of the actual
 11 contract for Mainscapes. It's not an actual
 12 line item. Our accounting people have broken
 13 it up with that. It's part of the actual
 14 contract for maintenance.
 15 MR. ARGUS: All right. Thank you.
 16 That was my question.
 17 CHAIRMAN RAGUSA: But I don't
 18 understand. None of the other items in -- oh,
 19 I take that back.
 20 Was that number dropped now into the
 21 seasonal color perennials?
 22 MS. WHYTE: It actually only had, I
 23 believe, four line items in their contract
 24 which is -- it was the way that it was broken
 25 up onto Severn Trent's accounting. We only

1 billed to mulch and then plant replacement.
 2 MR. MAYS: Which is seasonal coloring.
 3 MS. WHYTE: Seasonal coloring. So we
 4 only had billed for -- on their contract at
 5 all.
 6 CHAIRMAN RAGUSA: Mr. Argus.
 7 MR. ARGUS: That was my question.
 8 CHAIRMAN RAGUSA: That's it?
 9 MR. ARGUS: Yeah.
 10 MR. CHESNEY: Andy, did you change --
 11 did Alan not change the payroll numbers from
 12 last time, because we had it in at 15 percent
 13 with a bonus amount, and then we went in and
 14 changed --
 15 MR. MENDENHALL: Well, we did the --
 16 MR. CHESNEY: -- the salary?
 17 MR. MENDENHALL: -- yeah, correct. We
 18 did the fire --
 19 MR. CHESNEY: The net should have been
 20 lower.
 21 MR. MENDENHALL: Correct. However, we
 22 didn't talk about potentially any of the
 23 bonuses or any of the other staff.
 24 MR. CHESNEY: Gotcha.
 25 MR. MENDENHALL: And so I would assume

1 that -- and granted, that's not going to go up
 2 to 15, but I would figure we'd want to have
 3 that discussion first. That was something I
 4 was going to bring up today.
 5 CHAIRMAN RAGUSA: Okay. Anything else
 6 on the budget?
 7 Mr. Zeigler.
 8 MR. ZEIGLER: One other small item. One
 9 of the residents brought up, since The Bridges
 10 are getting the new metal mailboxes and have
 11 the white ones removed, that there be one
 12 added at the fire station near Countryway, and
 13 then take out the old white mailbox.
 14 Should that be involved at all in this,
 15 or is that more of a contingency --
 16 miscellaneous-contingency-type item, if we
 17 were to think about that? It's a \$300 item.
 18 MR. CHESNEY: Our mailbox?
 19 MR. ZEIGLER: Uh-huh. Well, I --
 20 MR. MAYS: It's the fire department's.
 21 CHAIRMAN RAGUSA: The fire department's
 22 mailbox?
 23 MR. ZEIGLER: Yeah, there's -- I don't
 24 know if that even under -- it's part of ours.
 25 MS. WHYTE: The fire department mailbox

1 is white.
 2 MR. CHESNEY: Where is that mailbox
 3 located?
 4 MS. WHYTE: Right in front of the fire
 5 station.
 6 MR. CHESNEY: Someone has asked --
 7 MR. ZEIGLER: Yes.
 8 CHAIRMAN RAGUSA: Yeah, see if we could
 9 upgrade theirs to make it look more uniform
 10 with how the community is to change out the
 11 mailboxes?
 12 MR. CHESNEY: Which community?
 13 MR. ZEIGLER: The Bridges are getting
 14 it.
 15 CHAIRMAN RAGUSA: The Bridges want the
 16 fire station mailbox changed?
 17 MR. CHESNEY: Come on now.
 18 CHAIRMAN RAGUSA: Is there any desire to
 19 pay for the replacement of a mailbox we don't
 20 own?
 21 MR. CHESNEY: Come on. For the fire
 22 station.
 23 CHAIRMAN RAGUSA: We don't own it. It's
 24 county property.
 25 MR. ARGUS: So are the sidewalks.

1 CHAIRMAN RAGUSA: Well, we haven't spent
 2 a penny on sidewalks. They're county owned.
 3 MR. CHESNEY: We have.
 4 CHAIRMAN RAGUSA: Okay. I don't hear a
 5 motion.
 6 MR. CHESNEY: You make a motion, I'll
 7 second it.
 8 MR. ZEIGLER: I make a motion to pay for
 9 the new mailbox for the fire station.
 10 CHAIRMAN RAGUSA: Any further
 11 discussion?
 12 MR. ARGUS: Is that out of next year's
 13 budget, or is that something -- I'm curious as
 14 to why it's coming up in the budget.
 15 MR. CHESNEY: I don't think they'll have
 16 it in until the next year's budget, would
 17 they?
 18 CHAIRMAN RAGUSA: Mr. Ross.
 19 MR. ROSS: I think we need to have a
 20 dialogue with the fire department as to whether
 21 we have the right to change out their mailbox,
 22 and I have no desire to have legal counsel
 23 spending effort on that dialogue. So could I
 24 ask as part of the motion someone else
 25 volunteer to handle that dialogue?

<p style="text-align: right;">Page 73</p> <p>1 CHAIRMAN RAGUSA: Staff certainly</p> <p>2 could.</p> <p>3 MR. ROSS: So it's clear the motion is,</p> <p>4 who's going to be handling that?</p> <p>5 MR. CHESNEY: Second then.</p> <p>6 CHAIRMAN RAGUSA: Am I hearing you want</p> <p>7 to spend community assessments to replace an</p> <p>8 asset that we don't own so it's consistent --</p> <p>9 MR. CHESNEY: It's not unheard of in our</p> <p>10 community.</p> <p>11 CHAIRMAN RAGUSA: -- with mailboxes that</p> <p>12 are miles away?</p> <p>13 MR. CHESNEY: Well, that's the part that</p> <p>14 I struggle with a little bit.</p> <p>15 MR. ZEIGLER: Miles away?</p> <p>16 MR. CHESNEY: Not every neighborhood.</p> <p>17 It's mixing it up.</p> <p>18 MR. ZEIGLER: It's right outside the</p> <p>19 swim and tennis center.</p> <p>20 MR. CHESNEY: It's two miles from -- I'm</p> <p>21 trying to understand -- it's not every</p> <p>22 neighborhood has switched out their</p> <p>23 mailboxes.</p> <p>24 MR. ZEIGLER: The community across the</p> <p>25 street has.</p>	<p style="text-align: right;">Page 75</p> <p>1 affirmative.)</p> <p>2 CHAIRMAN RAGUSA: We have four voting.</p> <p>3 All opposed?</p> <p>4 (Board member signifies in the</p> <p>5 negative.)</p> <p>6 CHAIRMAN RAGUSA: Okay. Well, that</p> <p>7 motion passes four to one.</p> <p>8 (Motion passes.)</p> <p>9 CHAIRMAN RAGUSA: Any other issues?</p> <p>10 SCOUTMASTER: Members of the board,</p> <p>11 we'd like to thank you for letting us visit.</p> <p>12 We have to cut it short. We have many other</p> <p>13 things to cover with the boys tonight.</p> <p>14 Boys, do you have any questions for the</p> <p>15 board before we head out?</p> <p>16 (No response.)</p> <p>17 (Recess from 5:10 p.m. to 5:20 p.m.)</p> <p>18 CHAIRMAN RAGUSA: We're back on the</p> <p>19 record.</p> <p>20 I understood during the break,</p> <p>21 Mr. Bullard indicated that he wanted to</p> <p>22 correct an error on the number of petitions</p> <p>23 that were submitted. I understand that that</p> <p>24 number is 54 units as opposed to 52 units.</p> <p>25 MR. BULLARD: Yes, that's correct.</p>
<p style="text-align: right;">Page 74</p> <p>1 MR. CHESNEY: Have they? But it's just</p> <p>2 when you said "The Bridges," I mean, that's</p> <p>3 right here. The fire department is way down</p> <p>4 there.</p> <p>5 CHAIRMAN RAGUSA: Miles away.</p> <p>6 MR. CHESNEY: I didn't even know they</p> <p>7 had a mailbox.</p> <p>8 MR. ZEIGLER: The community across the</p> <p>9 street on Countryway has agreed on all the</p> <p>10 mailboxes.</p> <p>11 CHAIRMAN RAGUSA: Any further</p> <p>12 discussion? All in favor --</p> <p>13 MR. ARGUS: Well, I would like to table</p> <p>14 this until next month. There may be some</p> <p>15 other community-based organizations that might</p> <p>16 be interested in helping with this.</p> <p>17 MR. CHESNEY: That's a very good idea.</p> <p>18 CHAIRMAN RAGUSA: Who made the motion?</p> <p>19 Well, it's a motion to table. Do we have a</p> <p>20 second on the motion to table?</p> <p>21 MR. CHESNEY: I'll second it. I'm</p> <p>22 sorry.</p> <p>23 CHAIRMAN RAGUSA: Okay. All in favor of</p> <p>24 the motion to table, please raise your hand.</p> <p>25 (Board members signify in the</p>	<p style="text-align: right;">Page 76</p> <p>1 CHAIRMAN RAGUSA: All right. Thank</p> <p>2 you.</p> <p>3 MR. BULLARD: Thank you.</p> <p>4 CHAIRMAN RAGUSA: All right. We were in</p> <p>5 the discussion -- I think we were moving along</p> <p>6 to the next agenda item, which deals with the</p> <p>7 audit contract with Grau.</p> <p>8 MR. ROSS: Move to approve.</p> <p>9 MR. ARGUS: Second.</p> <p>10 CHAIRMAN RAGUSA: Any further</p> <p>11 discussion?</p> <p>12 All in favor, please raise your hand.</p> <p>13 (All board members signify in the</p> <p>14 affirmative.)</p> <p>15 CHAIRMAN RAGUSA: That motion passes</p> <p>16 five to nothing.</p> <p>17 MR. BARRETT: What is it? Is it a</p> <p>18 three-year?</p> <p>19 MR. ARGUS: One year.</p> <p>20 MR. BARRETT: One year. Okay. Thank</p> <p>21 you.</p> <p>22 CHAIRMAN RAGUSA: Field manager's</p> <p>23 report.</p> <p>24 MR. MENDENHALL: Actually, I have one</p> <p>25 more item.</p>

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1 CHAIRMAN RAGUSA: Manager's report.
 2 MR. MENDENHALL: Just one more item.
 3 One of the things that we discussed at the
 4 last meeting was vacation/sick time for
 5 employees currently and lack of policy.
 6 So I want to put that at least as a
 7 place mark on your mind, whether you wanted to
 8 change that, keep the same, develop an
 9 employee manual, anything -- you know, however
 10 far you want to take it or however little you
 11 want to modify it.
 12 But as things stand right now, without
 13 any further direction from the board by motion
 14 or whatnot, then the vacation and sick time
 15 would accumulate, as it has been from lack of
 16 any policy. It doesn't mean you can't have a
 17 policy, but --
 18 CHAIRMAN RAGUSA: Mr. Ross.
 19 MR. ROSS: I'm taking it that we have no
 20 written policy at present.
 21 MR. MENDENHALL: No written policy that
 22 I've come across.
 23 MR. ROSS: My experience is the best
 24 time to create policy is when you have good
 25 employees. The bad time is to wait until you

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1 have bad employee, and then it creates a
 2 nightmare.
 3 So the best time to establish a written
 4 policy is right now because we have fantastic
 5 employees. What that policy should be, I
 6 frankly haven't put in substantial thought,
 7 but I would like that to be on our agenda at
 8 some point so that we reduce that to writing.
 9 Because we're not a large organization,
 10 it's hard for me to envision spending a lot of
 11 legal fees and other fees in preparing a
 12 written policy. So I would ask that our
 13 management company provide us some draft
 14 policy, something like that, without running
 15 it by legal counsel so that it gets us
 16 thinking, and then maybe we can work our way
 17 through it. So that's my only suggestion.
 18 CHAIRMAN RAGUSA: Mr. Argus. I thought
 19 you had your hand up.
 20 MR. ARGUS: No. No, I didn't have my
 21 hand up. I was just nodding in agreement.
 22 CHAIRMAN RAGUSA: From a fundamental
 23 perspective -- we touched on this last month
 24 -- I believe, for some of the reasons you just
 25 talked about, Mr. Ross, that we need to go to

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1 a policy of use it or lose it.
 2 I have great -- we have some really hard-
 3 working employees who are carrying, I would
 4 imagine, a good bit of time. And I don't know
 5 how we book that. Is it some type of an
 6 accrued obligation? I just don't know how we
 7 would deal it with from an accounting
 8 perspective.
 9 I don't want to force the staff to cash
 10 it all out at this moment, but I think that
 11 from some -- some logical going forward time,
 12 they need to use the vacation time, sick time,
 13 or lose it, because I don't want to have a
 14 15-year employee leave employment for whatever
 15 reason it is and have ten months of salary,
 16 vacation time, and sick time. That's a
 17 massive financial undertaking for the CDD, to
 18 allow someone to carry that much time.
 19 And that's not unrealistic. I think,
 20 you know, Doug doesn't take a lot of vacation,
 21 I don't think Sonny does either. And we have
 22 to figure out a -- we have to work with our
 23 employees on how we deal with the currently
 24 accrued time.
 25 I'm not asking that they be forced to

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1 cash it out or anything, but I think we need
 2 to look at what's on the books now, and then
 3 we need to set a policy going forward, maybe
 4 January 1.
 5 I don't know if you do a fiscal year or
 6 a calendar year, but I think we need a
 7 policy -- I would advocate a use it or lose it
 8 for the calendar year, or the fiscal year,
 9 whichever makes more logical sense.
 10 I mean, I have a concern with people
 11 accruing enormous amounts.
 12 MR. ROSS: My own belief and experience
 13 is use it or lose it is the best way to go,
 14 and then, frankly, the reason I believe that
 15 is, I think good, hard-working employees need
 16 to take vacations. They burn themselves out.
 17 They get tired of all the rigmarole. It
 18 catches up on them they don't even realize it.
 19 And so, frankly, we want our employees
 20 to take their vacations. There's a reason we
 21 give it to them. It's so that they can
 22 refresh and come back and keep working hard.
 23 So I happen to agree with you.
 24 CHAIRMAN RAGUSA: Mr. Zeigler.
 25 MR. ZEIGLER: I agree with Mr. Ross as

1 well. But also on top of that, it probably
2 wouldn't be a bad idea, since we don't have
3 anything etched in stone, for an employee
4 handbook perspective, also include things that
5 they do in the field all the time with respect
6 to safety controls, HazMat, things like that,
7 that they need to be aware of.

8 Me being in a shop, I'm, you know,
9 always having to deal with hazardous items,
10 hazardous situations, chemicals, things like
11 that. And not to go through a long and
12 lengthy process, but there are some basic
13 training courses that they have,
14 acknowledgment from the staff as well as the
15 employees that would keep us a little more
16 safe, so to speak, that would duly train
17 them.

18 With -- whether it be a learning video
19 or something like that, that would allow them
20 to have basic understanding of safety
21 practices, even all the way down to, you know,
22 discrimination practices, you know,
23 harassment, things like that as well.

24 CHAIRMAN RAGUSA: There are contracted
25 entities that can provide all of that for our

1 employees, especially in a small group setting
2 like we have.

3 MR. ZEIGLER: Correct.

4 CHAIRMAN RAGUSA: Mr. Chesney, do you
5 want to pipe up?

6 MR. CHESNEY: I mean, I don't have an
7 opinion on it either way. I mean, I agree
8 with you guys that, you know, employees should
9 take their vacation time. I mean, as a matter
10 of principle, that's just good business sense.

11 As far as safety programs and all that's
12 concerned, I mean, obviously I know how to put
13 them in, and I can help do that. But, I mean,
14 I don't have an opinion. I mean, it's only --
15 it's a small shop.

16 CHAIRMAN RAGUSA: Okay. Mr. Mays.

17 MR. MAYS: My opinion on this use it or
18 lose it is, when you tell people they're
19 losing their sick, they tend to be out even
20 when they're not sick. They're going to use
21 it, you know, then, to me, you're mandating
22 telling them to take a day off even though
23 they're not sick.

24 Presently there's nobody that really
25 banks any kind of vacation because as, you

1 know, Mr. Ross says, we all agree that we do
2 take our vacations. In the last -- I just
3 took two weeks off myself. So I just
4 presently used a couple of my weeks. So
5 generally we don't roll over a lot of
6 vacations. Just the banking of the sick
7 hours.

8 Like I said, that just worries me when
9 you say use it or lose it, now you tell your
10 guys, hey -- and they will do that. My
11 experience being in the industry that I've
12 been in, always they -- if you tell them that,
13 they will use it. So I just think you condone
14 that.

15 MR. CHESNEY: Okay.

16 MR. MAYS: I mean, if you tell them you
17 pay back half or something like that, if they
18 don't use it or bonus them with something with
19 a little extra at the end of the year for
20 saving all five of them, well, because I think
21 they only get five, you only get five sick
22 days a year --

23 MR. CHESNEY: Okay.

24 CHAIRMAN RAGUSA: Mr. Chesney.

25 MR. CHESNEY: Mark, I just had some

1 suggestions.

2 What we have done with other companies
3 or with companies in general is, I was always
4 of the opinion that you could accrue your sick
5 time up to a point and use it as kind of a
6 short-term disability in case they, you know,
7 got out. So do we even offer you guys any
8 type of disability at all?

9 MR. MAYS: Well, we have -- we do have
10 an insurance plan that's there so --

11 MR. CHESNEY: That you can purchase.

12 MR. MAYS: -- there is some short-term
13 insurance.

14 MR. CHESNEY: Well, I meant long-term
15 disability. So it probably starts at 90 days
16 or 180 days?

17 MR. MAYS: I don't think there is
18 anything like that.

19 MS. WHYTE: I don't think we have
20 anything like that.

21 MR. CHESNEY: Or we could do 30. I
22 mean, we'd have to look at it, but we could
23 have them accrue the sick time up to 30 days.

24 The vacation time, you know, maybe allow
25 them to roll over three days for one year or

1 something like, and that would solve that.

2 And that way -- I mean, so that way
3 they'd have at most 30 days or something
4 they'd have to pay back. And that way if one
5 of them actually got sick, a significant
6 disability, that it would provide some
7 protection for them.

8 CHAIRMAN RAGUSA: Andy, let me ask, who
9 assembles the CDD employee benefit package?

10 MR. CHESNEY: What's her name?

11 MR. MENDENHALL: Paula Davis from my
12 office, and now we have another person working
13 with her named George Miller, but historically
14 she's done it.

15 CHAIRMAN RAGUSA: Is that a cafeteria
16 plan? For example, if one of our
17 employees says, "I want to buy long-term
18 disability," or "I want to buy long-term care
19 insurance," is that something Severn Trent has
20 to offer?

21 MR. MENDENHALL: I believe -- I believe
22 to a certain degree, it's a la carte. They
23 can choose --

24 MR. CHESNEY: Yes. But we call it a
25 cafeteria plan because we don't give them

1 money for it.

2 CHAIRMAN RAGUSA: Well said.

3 MR. CHESNEY: Yeah. Okay.

4 MR. MENDENHALL: Right. But option-
5 wise, that's my understanding.

6 CHAIRMAN RAGUSA: Are there insurance
7 plans or programs you'd be interested in that
8 you're not taking advantage of?

9 MR. MAYS: At this time, no. No. I
10 mean, Sonny's got her insurance through her
11 husband.

12 MS. WHYTE: I don't use --

13 MR. MAYS: So she doesn't even use the
14 insurance that's offered.

15 I presently take one that was worked out
16 with me during my original hiring years ago, a
17 set rate. And our employees, both of them
18 take it just for themselves, not for their
19 families, I believe --

20 MS. WHYTE: That's correct.

21 MR. MAYS: -- because it's too expensive
22 for them.

23 MR. CHESNEY: Because we only pay for
24 the family for them.

25 MR. MAYS: Right. So we just --

1 MS. WHYTE: We pay for individuals.

2 CHAIRMAN RAGUSA: Reflected in the
3 budget --

4 MR. MAYS: I presently never had
5 anything offered to us, any additional long-
6 term disability or anything like that, no.

7 CHAIRMAN RAGUSA: I was of the mistaken
8 belief that you guys have a lot of accrued
9 time.

10 MR. MAYS: I do in sick time only.

11 MS. WHYTE: And I do, too.

12 MR. MAYS: And Sonny has probably about
13 half of what I got.

14 CHAIRMAN RAGUSA: Can you meet with them
15 and talk with your folks at Severn Trent and
16 see if we can come up with a working solution
17 so that we have a policy going forward?

18 MR. MENDENHALL: Yeah. Well, let me ask
19 -- I mean, so that can be done. You can
20 develop a policy specific to it, but at the
21 same time, I think, at least I heard at the
22 beginning, there was some desire to have some
23 sort of a template at least for an employee
24 manual, which would, of course, include that.
25 So what direction do you want me to go?

1 We can go either.

2 MR. MAYS: Why couldn't you pay it out
3 at a certain rate? If they don't use up to 30
4 days, they don't use it. You know, it gets
5 past that, then you pay out 30. Then you
6 don't have a huge amount hitting you at the
7 end of their careers.

8 CHAIRMAN RAGUSA: That's the type of
9 working solution I want you to go get with Andy
10 on and see what we could do.

11 MR. MAYS: Okay.

12 CHAIRMAN RAGUSA: I like Greg's idea
13 that you could bank up to 30 days as a kind of
14 de facto short-term disability policy.

15 MR. MAYS: I can see that as an
16 employee, and I think it would, you know,
17 inspire employees not to have to take
18 their sick days because they're going to lose
19 them.

20 CHAIRMAN RAGUSA: Yeah. I don't like
21 the practice of people using sick days as
22 vacation time.

23 MR. MAYS: Right.

24 CHAIRMAN RAGUSA: That's human nature, I
25 think.

1 MR. MAYS: I try to encourage them to be
2 here. You get more done when they're here
3 than they're not, so --

4 CHAIRMAN RAGUSA: Sure.
5 Mr. Ross.

6 MR. ROSS: To provide some direction,
7 why don't we ask that in two months come back
8 with a draft of a memo or a recommendation for
9 both, put it in writing, the employee benefits
10 or employee benefit policies, as well as just
11 the template of a general employee manual or
12 office manual, whatever you want to call it?

13 I don't think this is a high priority
14 where we need to drop what we're doing, but I
15 hope we all agree we ought to have something
16 in writing that evidences what our policies
17 are, both specifically as to their benefits,
18 as well as all the good points that Brian just
19 made. I'd like to tackle both projects.

20 CHAIRMAN RAGUSA: My concern is the
21 creation of a comprehensive employee policy
22 and manual set can be very expensive.

23 MR. ROSS: I happen to agree with that.
24 And that's why I said earlier I was hoping
25 that our management company would have enough

1 We don't have videos, but our employees
2 that work for the Mainscapes, they do videos
3 all the time.

4 CHAIRMAN RAGUSA: And there are outside
5 contractors who are not lawyers who generate
6 policy and procedure manuals and who come in
7 and will do safety training, whether it's OSHA
8 or any other regulatory body.

9 MR. MAYS: Right.

10 MR. ROSS: Yeah, those things are all
11 over the place.

12 And I appreciate everything you're
13 saying. It doesn't surprise me that you do
14 those things now.

15 The kind of concerns I get is the God
16 forbid moment. God forbid you and Sonny are
17 in a car wreck together and you both pass
18 away. We have a business operation here that
19 needs to be run the next day.

20 MR. MAYS: Sure.

21 MR. ROSS: Do we have the policies, the
22 written guidelines to that stranger who has to
23 come in here so that they can literally hit
24 the ground running?

25 I frankly don't know. And that's what

1 experience with the issue and would have
2 templates or other things where we wouldn't
3 have to engage counsel in a detailed manner.

4 If we have to engage Counsel in a
5 detailed manner, we're talking about big
6 bucks, then I'd probably recede from my
7 position.

8 CHAIRMAN RAGUSA: Mr. Mays.

9 MR. MAYS: Well, presently we sit down
10 with them one to two times per year and go
11 over safety anyway, because in my past
12 experience, in the things I've done in my
13 industries, I've seen a need for this also, so
14 we sit -- a minimum of one time a year, we sit
15 down with them, reiterate the safety vest,
16 reiterate the equipment that we use, the type
17 of things to look out for, you know, just
18 generally be safe on safety and also talk to
19 them even about being safe. You know, don't
20 bring it to work, those kind of things. So we
21 do sit down.

22 We took it upon ourselves to do a lot of
23 things around here, and that's just one of
24 them between me and Sonny that we know we
25 need to do every year, so we do.

1 I'm advocating. I see you shaking your head
2 no, but --

3 MR. MAYS: I knew what we were given
4 when we got here, and I had no book for me,
5 so --

6 MR. ROSS: I just feel very strongly
7 that as a governmental agency we need to have
8 a road map for our future employees.

9 MR. MAYS: Me and Sonny have talked
10 about that a few times. Like you said, God
11 forbid, but we have talked about if something
12 was to happen, if both of us weren't here, how
13 would somebody come in and how would they take
14 over and continue to run with it, so --

15 CHAIRMAN RAGUSA: Well, I believe, going
16 back to the Chuck Adams days, when that
17 turnover was going, there was a job
18 description done for all those positions.

19 MS. WHYTE: Never found a thing.

20 MR. CHESNEY: We had a severance policy,
21 too, I remember, because we kept paying out.

22 MR. MAYS: Yeah, you did, because there
23 were employees who were getting them when I
24 got here, so --

25 CHAIRMAN RAGUSA: Yeah, we had that

<p style="text-align: right;">Page 93</p> <p>1 material. He did that he, as he was asked --</p> <p>2 he had a different title than you had, Doug.</p> <p>3 But we asked, what are your responsibilities,</p> <p>4 what are the responsibilities for all the</p> <p>5 employees who are dedicated to the district?</p> <p>6 And that was created.</p> <p>7 They -- it would go way back. And I do</p> <p>8 not have those materials anymore. I would</p> <p>9 have tossed them out.</p> <p>10 MR. MENDENHALL: Yeah. I searched, and</p> <p>11 we didn't have any in the file. I don't know</p> <p>12 how many years ago -- I've been here eight</p> <p>13 years, I guess.</p> <p>14 The only thing I would add is, I think</p> <p>15 that -- so what I'm hearing, obviously I can</p> <p>16 bring back a template more or less, an</p> <p>17 employee manual as well as a specific policy.</p> <p>18 You know, I would still obviously</p> <p>19 recommend it. The point, if it looks good or</p> <p>20 not, you still want to have it reviewed by a</p> <p>21 labor attorney of some sort.</p> <p>22 I would recommend it only because I have</p> <p>23 other districts where they've had some pretty</p> <p>24 serious issues with unsound employee manuals.</p> <p>25 And it's, you know, Brian brings up a good</p>	<p style="text-align: right;">Page 95</p> <p>1 it, and go from there.</p> <p>2 MR. ROSS: Yeah. And do you think you</p> <p>3 can come back with something in 60 days, or do</p> <p>4 you need more time?</p> <p>5 MR. MENDENHALL: No. We have</p> <p>6 templates. I can shoot you various templates</p> <p>7 to look at, to ponder over in a matter of</p> <p>8 days.</p> <p>9 You know, tailoring it specifically to</p> <p>10 what you're currently doing and what you</p> <p>11 potentially want to do, yeah, that can be done</p> <p>12 in 60 days. But the general concept, we've</p> <p>13 got that already.</p> <p>14 MR. ROSS: That's my request, come back</p> <p>15 in two months.</p> <p>16 CHAIRMAN RAGUSA: Can we also look at</p> <p>17 in-house safety program? Whether you guys do</p> <p>18 it, whether Severn Trent -- I don't know if</p> <p>19 you have a safety officer or whether we hire</p> <p>20 a contractor, there are a number of</p> <p>21 contractors who would tailor a presentation to</p> <p>22 our individual needs and workload.</p> <p>23 MR. MENDENHALL: Yeah. We usually bring</p> <p>24 in folks to do our training internally because</p> <p>25 we have larger sites over in Orlando and we</p>
<p style="text-align: right;">Page 94</p> <p>1 point. Everything's fine when you have good</p> <p>2 employees, but as soon as you maybe get an</p> <p>3 employee that's not ideal, then that employee</p> <p>4 manual becomes so very important.</p> <p>5 So although it might cost a little bit,</p> <p>6 you know, money-wise, I think it's probably</p> <p>7 one of your safest investments to make, or</p> <p>8 most important investments to make. Maybe not</p> <p>9 right now with current employees.</p> <p>10 MR. CHESNEY: There are two perspectives</p> <p>11 on that, but, yeah. I had a client that for a</p> <p>12 number of years he would never let me put one</p> <p>13 in, and it was because he liked to just govern</p> <p>14 by law, as he would say. And it's just -- you</p> <p>15 know.</p> <p>16 MR. MENDENHALL: And you can have your</p> <p>17 employee manual defer to statute any number of</p> <p>18 ways and times. And that's fine. But lack of</p> <p>19 having anything in place or having a manual</p> <p>20 that hasn't been legally reviewed, I would</p> <p>21 suggest might not be a good way to go.</p> <p>22 MR. CHESNEY: Yeah.</p> <p>23 MR. MENDENHALL: But as a template and a</p> <p>24 starting point for discussion, I think it's a</p> <p>25 great idea. Bring something forth, look at</p>	<p style="text-align: right;">Page 96</p> <p>1 have field folks and stuff. I can find out</p> <p>2 some of those details.</p> <p>3 CHAIRMAN RAGUSA: Good. I think it</p> <p>4 would be worthwhile.</p> <p>5 MR. ARGUS: As well as the expense of</p> <p>6 any of that so we can put it in the budget.</p> <p>7 CHAIRMAN RAGUSA: We have some capital</p> <p>8 reserves there. 100,000 at the moment.</p> <p>9 Mr. Bullard, you had your hand up</p> <p>10 earlier.</p> <p>11 MR. BULLARD: I did. I would like to</p> <p>12 make a comment, only if you're finished with</p> <p>13 this discussion.</p> <p>14 CHAIRMAN RAGUSA: All right. Do you</p> <p>15 know your marching orders?</p> <p>16 MR. MENDENHALL: Yeah.</p> <p>17 CHAIRMAN RAGUSA: Okay. Anything else</p> <p>18 from the manager?</p> <p>19 MR. MENDENHALL: No.</p> <p>20 CHAIRMAN RAGUSA: Field manager.</p> <p>21 MR. MAYS: You got the report that we</p> <p>22 sent. There was a couple of things that came</p> <p>23 across our desk during the last few days since</p> <p>24 I'm just getting back.</p> <p>25 But getting back to the issue about the</p>

1 water park, what I was telling you guys, when
2 I went over to Ballast Point, that water park
3 was so crowded, and it was about the size of
4 what we have over here. They added fence
5 around it, they added some serious chemical
6 application and filtering systems.

7 It's a very nice park, but I really
8 think with where we're at here, it possibly
9 could cause a lot of issues with -- I mean, we
10 had a kid throw a bench off of the bandstand
11 last week -- about three weeks ago -- and just
12 broke that.

13 So, I mean, with what's going on
14 sometimes with vandalism around here, I don't
15 think it's a good idea to do something like
16 that.

17 I think that the best idea would be to
18 keep what we have there but repair it, make
19 some changes. Sonny printed up some pictures
20 of some nice parks similar to what's downtown
21 by the children's museum, with just basic
22 water shooting out of the ground.

23 I know it's basic, but when I was at
24 Ballast Point, they had three city vehicles
25 there at all times. So they've got park

1 rangers in that park monitoring that. And
2 they also have a pier, too, but they -- and
3 they even have concessions out there for all
4 the people to come by.

5 But it's the same type of setup that
6 we're kind of looking at, maybe a little
7 cheaper. It just really looks like a lot of
8 possible liability issues, and I --

9 MR. CHESNEY: So you're talking about
10 actually ramping it up, though? I'm familiar
11 with the one in front of the children's
12 museum.

13 CHAIRMAN RAGUSA: No. Downgrading.

14 MR. ZEIGLER: Simplifying.

15 MR. MAYS: Simplifying --

16 MR. CHESNEY: I could see simplifying
17 it, because right now it sprinkles out.

18 MR. MAYS: Well, that's because when I
19 got here, it wasn't even doing that. So it
20 was actually actuated, you know. And since
21 then --

22 MR. CHESNEY: I've been here. Yes, it's
23 pretty. They even have lights that go off at
24 night.

25 MR. MAYS: Right.

1 CHAIRMAN RAGUSA: This is the homeless
2 shower in downtown Tampa. I see it every
3 single day. But that's what that is.

4 MR. MAYS: You can still put a timer on
5 ours, so you can shut it off at night to keep
6 the --

7 CHAIRMAN RAGUSA: Early morning, that's
8 when all the homeless people take their
9 showers.

10 MR. MAYS: Just do it during the day
11 when all the kids are around.

12 MR. CHESNEY: They used to do it at the
13 library.

14 CHAIRMAN RAGUSA: They still do it
15 there, too. And they also do it on Bayshore.

16 MR. MAYS: After seeing the numerous
17 parks that we went and looked at, I can just
18 really see some other liability issues and
19 bigger problems. Stuff gets damaged all the
20 time.

21 MR. CHESNEY: Personally I'd be okay
22 with it. But, I mean, I was under the
23 impression from when we looked at this several
24 years ago that that was more expensive than
25 putting these big mushrooms and stuff out.

1 MS. WHYTE: Well, we haven't priced
2 that.

3 MR. MAYS: Well, we haven't priced that
4 yet. I'm more inclined to downsize it a
5 little bit and make it not such a playground
6 area for too many kids.

7 MR. CHESNEY: That's really pretty,
8 doing something like that.

9 MR. MAYS: I mean, it doesn't have to be
10 as big --

11 CHAIRMAN RAGUSA: There's nothing there
12 but stone and nozzles.

13 MR. CHESNEY: It's the pump. I remember
14 when we looked at this the last time, you have
15 to replace the pump to get it to shoot up like
16 that.

17 CHAIRMAN RAGUSA: Clearly. And more
18 piping underneath.

19 MR. MAYS: But we can read -- you know,
20 you can clean the stones or you can replace
21 the stones. You can put new concrete down and
22 make it look brand new.

23 MR. CHESNEY: Fancy lights.

24 MR. MAYS: Yeah. Change -- at one time
25 it had lights.

1 MR. CHESNEY: Those are nice. We could
2 have concerts at night.

3 MR MAYS: At one time it had lights that
4 actually shot out of the ground. The lights
5 were gone when I got here. When you reached
6 in to try to repair it, you got shocked. So,
7 yeah, that was fun.

8 So just I would advise the board to
9 think about that and give us a little bit more
10 time to research something like this. I know
11 you're in a hurry. You'd like to get
12 something like that done. But even if you had
13 to push it back a year, I would really
14 encourage you guys to really think this one
15 through.

16 CHAIRMAN RAGUSA: And what's the board
17 leaning towards?

18 MR. ZEIGLER: After what I saw today and
19 hearing what I hear, and also there was one
20 item -- I haven't been able to find it. It's
21 in here in the packet, but I believe it said
22 there was some type of every other day
23 inspection that needed to be done on the water
24 quality.

25 MR. MAYS: Daily. Daily inspection.

1 MS. WHYTE: Daily inspection on water
2 quality.

3 CHAIRMAN RAGUSA: I don't know who would
4 do that. Would that be --

5 MR. MAYS: Well, we were talking about
6 doing it through a computer.

7 MS. WHYTE: All right.

8 MR. ZEIGLER: I'm starting to see the
9 complications that would go into this, greater
10 than what I probably thought it would be. I'm
11 certainly really leaning towards something
12 more simplistic than some of the pictures you
13 just showed.

14 CHAIRMAN RAGUSA: Mr. Argus.

15 MR. ARGUS: Nothing to add to that.

16 MR. CHESNEY: And we still don't have
17 anything either way. So I'd like to see a
18 proposal of some kind.

19 MR. MAYS: Well, without giving us
20 specific stuff that you want to see in there,
21 the gentleman cannot give us a proposal, he
22 said.

23 MR. CHESNEY: I like that. I like the
24 children's museum. Big pipes, pretty lights.

25 MR. MAYS: But you're talking

1 simplified, instead of toys.

2 CHAIRMAN RAGUSA: He's talking more
3 underground than the aboveground mushrooms
4 and --

5 MR. MAYS: Right. That's what I'm
6 saying. Give us a little bit of time, and
7 we'll work on something like that. Since
8 you --

9 CHAIRMAN RAGUSA: In fact, it's lower
10 maintenance, too.

11 MR. MAYS: Right. Exactly.

12 MS. WHYTE: We're talking with a company
13 from the -- Aqua Marine, and I know, Mark,
14 you've indicated you would like more
15 information, you know, about things that you
16 can add rather than, you know, cutting the
17 budget right away, you wanted more options.

18 And, clearly, as you can see by Ballast
19 Point, their pumps and their motors are much
20 larger than what we have, you know. I mean,
21 they're huge.

22 CHAIRMAN RAGUSA: Yeah, that's pretty
23 big.

24 MS. WHYTE: Right now, our pump covers
25 are broken, so, yes, it would need to be

1 upgraded. But it would be very difficult
2 unless he actually had something very specific
3 that we wanted it budgeted out as.

4 CHAIRMAN RAGUSA: Well, couldn't we
5 build a small structure to house the pumps?

6 MR. MAYS: Yes.

7 CHAIRMAN RAGUSA: Mr. Argus.

8 MR. ARGUS: If we're coming up with a
9 wish list as far as nozzles and water
10 features, that's less material to me than
11 having computerized monitoring system, and
12 then the automatic chlorination system so that
13 it's not as labor intensive. So more to the
14 technology behind it than the actual feature.

15 MR. MAYS: Okay.

16 MR. ARGUS: And some sort of a pump
17 house would also house the monitoring
18 equipment and the chemical --

19 CHAIRMAN RAGUSA: Okay.

20 MR. MAYS: But as I said, I'm just
21 coming off two weeks, and we're a little bit
22 behind on a few of those things like that.

23 CHAIRMAN RAGUSA: But we're also
24 switching gears completely on what the board
25 had envisioned because there was a desire to

1 go with the mushroom features and the other
 2 water features.
 3 MS. WHYTE: We can.
 4 CHAIRMAN RAGUSA: But it does sound like
 5 it could raise problems and issues going
 6 forward, and we don't want to overload that
 7 park area with a ton of people because that
 8 can cause traffic issues.
 9 And it can have -- unless you shut the
 10 thing off early, you're going to have a lot of
 11 kids migrating into the area to play. We
 12 still may, but --
 13 MR. MAYS: We always do.
 14 CHAIRMAN RAGUSA: Yeah.
 15 Mr. Ross.
 16 MR. ROSS: Since you're looking for two
 17 cents from everybody, I agree with everything
 18 Mr. Argus just said, and I would add to that,
 19 that the driving force should be meeting
 20 compliance with all health and safety
 21 requirements.
 22 The report a month or two ago was, I
 23 think if we're building the same project now,
 24 we wouldn't be code compliant. We need to be
 25 code compliant. And so to go forward, the

1 issue is not the bells and whistles, but what
 2 would allow us to have a nice, enjoyable water
 3 park for someone to take their child, to have
 4 plenty of seating for the parents to supervise
 5 their child, and from our perspective easily
 6 maintained, easily repaired, easily monitored,
 7 all that kind of stuff.
 8 So I'm very much in the same corner as
 9 Mr. Argus.
 10 MR. MAYS: Okay.
 11 CHAIRMAN RAGUSA: Is there seating
 12 around there?
 13 MR. MAYS: Around the Ballast Point one?
 14 CHAIRMAN RAGUSA: No. No.
 15 MR. MAYS: Around ours? Yeah, we have
 16 four benches, and then the bandstand, people
 17 sit on that.
 18 CHAIRMAN RAGUSA: Well, how close are
 19 those benches around the area?
 20 MS. WHYTE: They're around the edge.
 21 MR. MAYS: They're close.
 22 MR. ARGUS: Just outside the splash
 23 area.
 24 CHAIRMAN RAGUSA: I just can't picture
 25 that.

1 MR. MAYS: That's because we have plant
 2 material on the edge of that, so you probably
 3 don't even see them. Unless you actually
 4 physically look at them, you could easily miss
 5 them.
 6 CHAIRMAN RAGUSA: Anything else on that
 7 issue?
 8 MR. MAYS: Not on that issue.
 9 CHAIRMAN RAGUSA: Okay. Next item.
 10 MR. MAYS: We got a few phone calls this
 11 weekend -- I mean, this week, on the -- last
 12 week, 4th of July. The HOA sent out a memo to
 13 residents talking about the problem -- and not
 14 it's against the CC&Rs for fireworks,
 15 everything to be used in this community, but,
 16 yet, it still continued.
 17 We had quite a few phone calls from
 18 residents voicing concern and just really
 19 wanted to know -- especially in the Greens,
 20 where since we own the road, what can the CDD
 21 do.
 22 We answered, you know, call the
 23 deputies, call the sheriff. But sometimes
 24 that's not a priority for the sheriff's office
 25 to come out when they get a phone call

1 somebody that's just shooting fireworks. That
 2 obviously would fall into the bottom of the
 3 spectrum of priorities.
 4 So -- but they're concerned about it,
 5 because, they're -- you know, obviously
 6 they're worried that somebody can get hurt.
 7 Plus it goes on all hours of the night,
 8 sometimes late, animals get upset from it.
 9 Most of the people live there are older. They
 10 have animals, the animals don't like it, they
 11 get upset, so the residents are upset because
 12 their animals are being affected.
 13 And they just would really like to see
 14 if the CDD, is anything they can do or any
 15 kind of stand that they want to take on this
 16 issue? Maybe pass the information along
 17 during the next fireworks demonstrations that
 18 we have in this community.
 19 CHAIRMAN RAGUSA: Well, I think Erin
 20 will agree that we don't have law enforcement
 21 capacity. I think what we could offer, if the
 22 board were so inclined, we could offer for New
 23 Year's Eve to run one or more directed patrols
 24 with the intention of shutting down large
 25 firework displays. And it's a tough night to

1 get directed patrol.
 2 I imagine they would be out on the road
 3 looking for DUI and other more important type
 4 crime activities. But I think that's what
 5 could offer them.
 6 We certainly could pay attention to
 7 holidays -- national holidays, July 4th, Cinco
 8 de Mayo, those sort of things.
 9 MS. WHYTE: We had a deputy on July 4th,
 10 but they were busy making arrests.
 11 CHAIRMAN RAGUSA: That's for us or --
 12 MS. WHYTE: Yes, for us.
 13 CHAIRMAN RAGUSA: -- in assistance to?
 14 MS. WHYTE: No. Us. We had eight and
 15 half -- we had six-hour patrol in an eight-
 16 and-a-half-hour billing cycle because they did
 17 make an arrest.
 18 CHAIRMAN RAGUSA: Now, along with just
 19 diverting real quickly to the directed patrol,
 20 have we talked to them about have they shifted
 21 their schedules around because the kids are
 22 out of school?
 23 MS. WHYTE: Yes.
 24 CHAIRMAN RAGUSA: Did you tell them
 25 we're seeing more vandalism?

1 MS. WHYTE: Yes.
 2 CHAIRMAN RAGUSA: Have you had that
 3 discussion with the shift commander?
 4 MS. WHYTE: That they still started out.
 5 MR. MAYS: Yeah, with Deputy Gundersen,
 6 yes.
 7 CHAIRMAN RAGUSA: Anything else on this
 8 issue then?
 9 Yes, sir.
 10 MR. ODDA: I have a comment. Excuse me,
 11 I've had some surgery. It affects my voice.
 12 It's getting better, believe it or not.
 13 I am a voting member for Stockbridge
 14 Drive. And I forwarded on the message from
 15 WCA about fireworks. And they are prolific in
 16 Westchase.
 17 I will tell you, first of all, just
 18 anecdotally, I think I heard the least amount
 19 of fireworks this 4th of July in my
 20 neighborhood I've heard in 13 years living
 21 here. It causes me to think and to suggest
 22 that this is not only an enforcement issue,
 23 it's an education issue, that we must get the
 24 message out on a year-round basis that
 25 fireworks are not really permitted and they're

1 not tolerated in Westchase, not just for a few
 2 days before 4th of July, when right down the
 3 road there's a huge stand selling all the
 4 fireworks you want.
 5 MR. CHESNEY: In Westchase?
 6 CHAIRMAN RAGUSA: In Westchase.
 7 MR. ODDA: In Westchase. So I think
 8 it's an education process, and it can be done
 9 in a friendly manner over a period of months.
 10 We can do WOW articles, we can get emails out,
 11 and just let people know we know it's a
 12 holiday, but, folks, in Westchase, it just
 13 isn't done.
 14 MR. CHESNEY: And it's somewhat related
 15 -- do we know exactly who owns that parcel,
 16 that they keep putting the tent stuff on
 17 there?
 18 MS. WHYTE: Yes.
 19 MR. MAYS: Alan Charron.
 20 MS. WHYTE: Alan Charron.
 21 MR. CHESNEY: Okay. It is Charron?
 22 Okay. I called the right person.
 23 MS. WHYTE: The HOA has sent letters
 24 apparently as well.
 25 MR. CHESNEY: I wouldn't have put mine

1 in writing, just --
 2 MR. MAYS: Just a couple other quick
 3 questions.
 4 CHAIRMAN RAGUSA: Sure.
 5 MR. MAYS: For Erin here, we're just
 6 wondering how have you come with the county on
 7 the drain baskets?
 8 MS. McCORMICK: Oh, on the agreement to
 9 the drain baskets? I sent them one. I will
 10 follow up on that because you're waiting to
 11 get those installed until they approve the
 12 agreement. Okay. Yeah, I'll check on that
 13 tomorrow.
 14 MR. MAYS: And the other one was the
 15 soccer agreement. Do we have that yet?
 16 MR. WHYTE: Do you have the soccer
 17 contract signed?
 18 MS. McCORMICK: I thought we were
 19 bringing that back to the board.
 20 MS. WHYTE: We approved it at the last
 21 meeting. Right, Mark?
 22 CHAIRMAN RAGUSA: I thought so.
 23 MS. WHYTE: Yeah. We signed it and sent
 24 back to me so Margo and Greg -- Margo and Greg
 25 are gone.

1 MS. McCORMICK: Uh-huh.
 2 MS. WHYTE: That was the beginning of
 3 August.
 4 MS. McCORMICK: When are they starting
 5 the soccer season then?
 6 MS. WHYTE: 25th.
 7 MS. McCORMICK: Of July or August?
 8 August. Okay.
 9 MS. WHYTE: They're gone, I believe,
 10 until shortly a couple of weeks -- a week
 11 before the -- they're out of the country.
 12 MS. McCORMICK: Yeah. I mean -- and my
 13 thought has always been on the soccer
 14 agreement to do it like the month before
 15 because we kind of want to do it on a regular
 16 basis. So I'll get that signed so that we get
 17 it to them by August.
 18 MR. MAYS: That's all we have.
 19 CHAIRMAN RAGUSA: Any questions?
 20 (No response.)
 21 CHAIRMAN RAGUSA: I had a real quick
 22 one. I thought we were going to take the
 23 fields out at Glenclyff Park.
 24 MR. MAYS: Well, we've had such good --
 25 we've had good luck with the -- our present

1 contract on their repairs and issues with the
 2 park that we haven't had to. It remains in
 3 good shape.
 4 We've got some weed issues on it right
 5 now, but that has nothing to do with the
 6 holes.
 7 We have a couple of holes in the
 8 softball field, in the outfield, that we had
 9 one board member contact us on and talk with
 10 our landscape company, and they feel that they
 11 can repair those without shutting the field
 12 down.
 13 So the field's in good shape, better
 14 shape than it's ever been after a soccer
 15 season. And listening to our maintenance
 16 guys, Sunday morning there's not as many
 17 people playing that soccer. There used to be
 18 that adult group that was always here. I
 19 don't know if it's because it's getting too
 20 hot or what the issue is, but it hasn't been a
 21 big issue with them.
 22 CHAIRMAN RAGUSA: Have you heard
 23 anything from the volleyball folks?
 24 MR. MAYS: No, not since the last
 25 meeting.

1 CHAIRMAN RAGUSA: I just don't know if
 2 they had any success with the rec center.
 3 MR. MAYS: I haven't heard.
 4 CHAIRMAN RAGUSA: Okay. Any other
 5 questions?
 6 MR. CHESNEY: The rec center, it does
 7 have volleyball.
 8 CHAIRMAN RAGUSA: They wanted access to
 9 it, though. Two different things.
 10 All right. Supervisor comments.
 11 Mr. Ross.
 12 MR. ROSS: With regard to the vacant
 13 parcel in West Park Village that's adjacent to
 14 the Alan Charron property, I had talked to
 15 the realtor. They have reached a verbal deal
 16 with some developer, and they're waiting for
 17 signed contracts. So that's the status of
 18 that parcel.
 19 MR. CHESNEY: That's interesting.
 20 CHAIRMAN RAGUSA: Will you continue to
 21 monitor that to see what the sale price was?
 22 MR. ROSS: Uh-huh.
 23 MR. ARGUS: Do you know how it's going
 24 to be planned to be developed?
 25 MR. ROSS: No. She would not disclose

1 any of that to me because they do not have a
 2 signed contract yet.
 3 CHAIRMAN RAGUSA: That is an assessed
 4 parcel though. Am I right, correct?
 5 MR. ROSS: Yes.
 6 CHAIRMAN RAGUSA: Depending on how it's
 7 ultimately developed, assessment methodology
 8 could change.
 9 MS. McCORMICK: Right.
 10 CHAIRMAN RAGUSA: I don't know that
 11 we're going to do a complete community
 12 reassessment over that, are we?
 13 MS. McCORMICK: No. But, I mean, our
 14 assessment is based on the use, so, yes --
 15 CHAIRMAN RAGUSA: Is it general
 16 commercial use?
 17 For example, if they put another
 18 7-Eleven in there, that's different than --
 19 MS. McCORMICK: It's based on the square
 20 footage of whatever is developed there. And I
 21 don't think it varies by type of general
 22 commercial use.
 23 CHAIRMAN RAGUSA: Sure it does. I
 24 remember going back and litigating the trip
 25 issues years and years ago.

1 The type of commercial use varies by
 2 some number of trips, and I thought there was
 3 different assessment methodology used by --
 4 oh, my gosh, what's his name, the economist?
 5 MS. McCORMICK: Fishkind.
 6 CHAIRMAN RAGUSA: Fishkind. I saw him
 7 ten times in the last month. I thought there
 8 was a different methodology.
 9 MR. CHESNEY: Yeah, there's that's
 10 little -- there's that manual as to each trip
 11 by each type of parcel.
 12 CHAIRMAN RAGUSA: Because I thought the
 13 Publix was assessed by a different methodology
 14 than the smaller stores.
 15 MR. MENDENHALL: I think you're correct
 16 in saying that. That would have all been
 17 established at the time, so it would be set.
 18 MS. McCORMICK: Right.
 19 MR. MENDENHALL: And you would, you
 20 know, potentially have to change it, which is
 21 a huge hurdle.
 22 CHAIRMAN RAGUSA: I'm not advocating
 23 that we do a reassessment.
 24 MS. McCORMICK: If it's set, it's set
 25 on the type of use. But if the use changes,

1 then you wouldn't have to change the
 2 assessment methodology. You would just apply
 3 that particular use to the property that's now
 4 been developed.
 5 CHAIRMAN RAGUSA: Let's see how -- let's
 6 see what comes out of the ground.
 7 MS. McCORMICK: Okay.
 8 MR. MENDENHALL: Yeah, because
 9 potentially you'd have a change in the funds
 10 that you brought in if you change -- you know,
 11 if a percentage changes in one area, it's got
 12 to change elsewhere. And that's usually why a
 13 new assessment stays set, generally speaking,
 14 even if the use changes.
 15 CHAIRMAN RAGUSA: What happens if they
 16 do a ten-story apartment complex?
 17 MR. MENDENHALL: I think -- well, I can
 18 only speak to what I think would happen. I'm
 19 not expert here, but I think you'd have to
 20 change your assessment methodology.
 21 MS. McCORMICK: Are you talking about
 22 the debt assessment, or are you talking about
 23 the O and M assessment?
 24 CHAIRMAN RAGUSA: O and M.
 25 MR. ARGUS: O and M.

1 CHAIRMAN RAGUSA: The debt, I don't
 2 think would change.
 3 MR. ARGUS: Right. The debt wouldn't
 4 change.
 5 CHAIRMAN RAGUSA: The O and M.
 6 MR. MENDENHALL: Okay.
 7 MS. McCORMICK: So --
 8 MR. MENDENHALL: Yeah. I don't know. I
 9 mean, I guess my thought is that typically,
 10 you know, even if the use changes, you don't
 11 usually see the assessment change from what's
 12 originally set, because, once again, I mean,
 13 once you change one percentage, you're
 14 affecting everybody else along the line,
 15 everybody else that has a piece of the pie.
 16 CHAIRMAN RAGUSA: I'm not advocating
 17 that.
 18 MR. MENDENHALL: Yeah. So I don't --
 19 I'm not sure.
 20 CHAIRMAN RAGUSA: I've been down that
 21 road twice. I don't want to go down there
 22 again.
 23 MR. MENDENHALL: Oh, yeah. I can
 24 imagine.
 25 CHAIRMAN RAGUSA: Okay. Mr. Ross,

1 anything else?
 2 MR. ROSS: No.
 3 CHAIRMAN RAGUSA: Any other supervisor
 4 comments?
 5 Mr. Chesney.
 6 MR. CHESNEY: Well, I'll just ask you
 7 guys here, but when Alan allows his people to
 8 put that tent out, I mean, are you allowed to
 9 put a tent -- commercial tent up if you own a
 10 piece of property, in general?
 11 I mean, I'm just trying to understand.
 12 I've called him on the sign ordinance, I've
 13 called him personally and asked him to stop
 14 leasing it out, which, obviously, that didn't
 15 go very well.
 16 So I'm just wondering, is there
 17 something -- another avenue I could pursue?
 18 You guys know that stuff better than I do.
 19 MR. ARGUS: The sign ordinance, you
 20 pursued it with Alan, or you pursued it with
 21 the county?
 22 MR. CHESNEY: With the county, with
 23 whoever had the tent up. That's why you don't
 24 have the signs there.
 25 MS. McCORMICK: Only if they keep the

1 tent up for several weeks or -- yeah, I mean,
2 it's a structure. It should be permitted, and
3 if the zoning doesn't allow that to have a
4 structure, then it could be a violation. You
5 just --

6 MR. CHESNEY: Who would I call to ask
7 them about that?

8 MR. BARRETT: Probably the fire code
9 enforcer.

10 MR. MENDENHALL: Hillsborough County
11 code enforcer?

12 MS. McCORMICK: Yeah.

13 CHAIRMAN RAGUSA: Well, you're also
14 wondering if there is some type of a
15 commercial CDD prohibition against temporary
16 structures.

17 MR. CHESNEY: Well, you know, he's
18 clearly damaging our lake by bringing all that
19 traffic in there, especially when -- I don't
20 know. I've had a very -- tried to have a very
21 reasonable conversation with him, because I
22 mean, you know, having extra commercial like
23 that, it's just, you know -- he also goes up
24 against everyone. I mean, Sickles, you know,
25 Phil's Christmas Trees.

1 Mr. Barrett.

2 MR. BARRETT: It's Supervisor Ross's
3 birthday today.

4 MS. WHYTE: Happy birthday.

5 (The board members wish Mr. Ross a happy
6 birthday.)

7 MR. ROSS: 55.

8 CHAIRMAN RAGUSA: Mr. Bullard.

9 MR. BULLARD: Yes. I would just like to
10 float a suggestion which was made to me about
11 an alternative approach to the easement
12 property, the type of property, and ask you to
13 consider it. I don't know if it works or not
14 or adds anything to the party.

15 But one possibility is that the CDD
16 purchases that property with an agreement that
17 that you would assess Stonebridge Villas
18 Association through a 30-year mortgage to pay
19 it back.

20 CHAIRMAN RAGUSA: And so who would --

21 MR. ARGUS: So you're saying Stonebridge
22 Villas wants to buy the property --

23 MR. BULLARD: I don't know that. I
24 don't know. I'm saying that I don't think we
25 want to, but I think that if it felt to people

1 CHAIRMAN RAGUSA: Westchase Elementary
2 sells trees across the street.

3 MR. CHESNEY: Trees. Cub Scouts sell,
4 you know, pumpkins. So I was trying to, you
5 know, kind of appeal to him as a community
6 leader, and that did not go very well.

7 And then I appealed to him that he needs
8 to put signs down, and tried to make it a
9 little difficult, and they still seemed to
10 keep coming.

11 If some of our neighbors wouldn't shop
12 there, maybe he wouldn't keep it there.

13 CHAIRMAN RAGUSA: Can you work with Erin
14 to see what --

15 MR. CHESNEY: I just didn't know what to
16 do. I thought about actually leasing the spot
17 for him and putting the Boy Scout tent there
18 and then having the Westchase Elementary put
19 the tree there. That was the only other idea
20 I had, since he's desperate to make cash.

21 CHAIRMAN RAGUSA: Okay.

22 MR. CHESNEY: Renting it from him. But
23 that's all.

24 CHAIRMAN RAGUSA: Any other supervisor
25 comments, audience comments?

1 that that was a solution, a permanent solution
2 to it, on a 30-year mortgage it wouldn't be a
3 horrific assessment per homeowner. And it
4 would be understood by each homeowner coming
5 in that it was part of the requirement.

6 It is a possibility. We have a hard
7 time selling things there, but it is a
8 possibility. It's an alternative approach to
9 dealing with that.

10 CHAIRMAN RAGUSA: I think the logical
11 alternative to your suggestion is that the CDD
12 buy it for the community, not for Stonebridge.

13 MR. CHESNEY: Yeah.

14 MR. BULLARD: Yes, that would be better.

15 MR. CHESNEY: How many units do you
16 have, 64?

17 CHAIRMAN RAGUSA: 66.

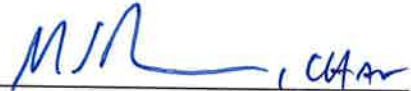
18 MR. CHESNEY: 66.


19 CHAIRMAN RAGUSA: But we'd still face
20 the issue of access.

21 MR. BULLARD: Yes. And depending on
22 what kind of access you're looking for, if it
23 was pedestrian only, I don't think there would
24 be a great deal of objection there.

25 MR. CHESNEY: That's actually not that

1 big, 180 bucks.
2 CHAIRMAN RAGUSA: Thank you for the
3 suggestion.
4 Anything else for the good of
5 Westchase?
6 (No response.)
7 CHAIRMAN RAGUSA: Motion to adjourn
8 would be appropriate.
9 MR. ROSS: So moved.
10 MR. CHESNEY: Second.
11 CHAIRMAN RAGUSA: Mr. Ross has moved,
12 Mr. Chesney has seconded.
13 All in favor, raise your hands.
14 (All board members signify in the
15 affirmative.)
16 CHAIRMAN RAGUSA: Motion passes five to
17 nothing.
18 (Motion passes.)
19 (The meeting adjourned at 6:15 p.m.)
20
21
22
23
24
25


Mark Ragusa
Chairman, Westchase CDD


Andrew P. Mendenhall, PMP
Secretary, Westchase CDD