

RE: WESTCHASE COMMUNITY DEVELOPMENT DISTRICT

TRANSCRIPT OF: BOARD MEETING

DATE: September 10, 2013

TIME: 4:05 p.m. - 5:30 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:

SEVERN TRENT SERVICES:

Andy Mendenhall, District Manager

DISTRICT ENGINEER:

Tonja Stewart

WESTCHASE STAFF:

Doug Mays

Sonny Whyte

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1 The transcript of Westchase Community
2 Development District Board Meeting, on the 10th day
3 of September, 2013, at the Westchase Community
4 Association Office, 10049 Parley Drive, Tampa,
5 Florida, beginning at 4:05 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.
10 Welcome to the September 10, 2013 meeting of
11 the Westchase Community Development District.
12 The record should reflect that all supervisors
13 are present and accounted for.

14 Would everybody stand and join Mr. Argus
15 in leading us in the Pledge of Allegiance.

16 (The Pledge of Allegiance was recited.)

17 CHAIRMAN RAGUSA: Thank you. We're
18 going to go off agenda slightly today. I will
19 run the consent agenda first.

20 MR. ARGUS: So move.

21 CHAIRMAN RAGUSA: It should be noted
22 that Mr. Argus had a modification to Page 44,
23 Line 11. There is a scrivener error that
24 reads the word in the transcript is "come,"
25 c-o-m-e. It should read "couple of." That

1 was be the only change that we had in the
2 minutes.

3 We also have as part of the consent
4 agenda the acceptance of the financial
5 statements as of July 31, 2013. Do we have
6 any discussion on that?

7 (No response.)

8 Mr. Argus has moved. Do we have a
9 second?

10 MR. ZEIGLER: Second.

11 CHAIRMAN RAGUSA: All in favor please
12 raise your hand.

13 (All board members signify in the
14 affirmative.)

15 CHAIRMAN RAGUSA: That motion passes
16 unanimously.

17 (Motion passes.)

18 CHAIRMAN RAGUSA: For some reason, I
19 don't have my amended agenda. I know we have
20 -- one was added to the amended agenda, and I
21 know I was asked to recognize a longstanding
22 community representative in government,
23 homeowners association person.

24 Carlos, do you have something that you
25 wanted to bring up first?

1 MR. QUIROS: I just wanted to, on behalf
2 of the members of the villas of West Park
3 Village --

4 MR. ARGUS: Your name?

5 MR. QUIROS: -- Association -- Carlos
6 Quiros -- to give our strongest and most felt
7 thanks to the CDD, because both times that
8 these people have come to you, the end result
9 has been great.

10 About a year ago, they came to you
11 because the two water retention ponds,
12 whatever you want to call it, they had a lot
13 of grass, weeds, and couldn't see even the
14 water, and then in 30 days, your staff did
15 it. The water, now you can see in there from
16 front porches, and you can even see
17 Linebaugh.

18 About three months ago, a group of them
19 came to ask you, "How about a water fountain?"
20 I remember I was personally at the meeting,
21 that you said, "Let's see -- the idea is
22 good. Let's see if we can do it this year.
23 If we cannot do it this year, we'll budget it
24 for next year."

25 You know, that last Thursday, because we

1 had some of your supervisors present, the
2 fountain was lit, and so on behalf of the
3 owners, thank you, thank you, thank you.

4 CHAIRMAN RAGUSA: Thank you, Carlos.
5 The next item we have on the revised agenda is
6 the consideration of the WCA request to have
7 movies at the park. Who's going to present?

8 MR. ARRILLAGA: Yes. Hi, how are you?

9 CHAIRMAN RAGUSA: Good. Would you like
10 to come up and identify yourself for the
11 record?

12 MR. ARRILLAGA: Joaquin Arrillaga,
13 spelled J-o-a-q-u-i-n A-r-r-i-l-l-a-g-a.

14 Well, I want to ask, again, permission
15 to use the parks for the movies. Last time
16 you guys approved two, which were for the last
17 March, and the second would be this October,
18 but I wanted to ask for 2014 permission to use
19 the parks for the movies.

20 And the approval for last two was here
21 in the meeting of Montague.

22 CHAIRMAN RAGUSA: Joaquin, I'm looking
23 at your September 5, 2013 request. I just had
24 some questions for you.

25 MR. ARRILLAGA: Yes.

1 CHAIRMAN RAGUSA: You asked for October
2 11, November 8, and December 13. Correct?

3 MR. ARRILLAGA: Yes.

4 CHAIRMAN RAGUSA: Are you also asking
5 for January, February, March of '14?

6 MR. ARRILLAGA: Actually for the six
7 months of '14, January, February, March, and
8 then October, November, December.

9 CHAIRMAN RAGUSA: So you're asking for
10 three months in 2013 and six months in 2014?

11 MR. ARRILLAGA: Yes.

12 (Ms. Stewart enters the room.)

13 CHAIRMAN RAGUSA: And what I did not
14 glean from your proposal is the location for
15 those movies.

16 MR. ARRILLAGA: Well, it's no secret I
17 would rather have them here.

18 CHAIRMAN RAGUSA: "Here" being what?

19 MR. ARRILLAGA: Baybridge Park. We have
20 a popcorn machine, all the equipment, that we
21 can just roll there. But if it's more
22 convenient and more acceptable to this body,
23 we will do it at the Montague medium.

24 CHAIRMAN RAGUSA: Can I ask for your
25 take on how the movies in the park went at

<p style="text-align: right;">Page 9</p> <p>1 West Park Village?</p> <p>2 MR. ARRILLAGA: It went okay. I didn't</p> <p>3 do a sound search. That day, I wasn't present</p> <p>4 -- or a sound test. I was not present at the</p> <p>5 movie.</p> <p>6 It went good. The parking was not an</p> <p>7 issue. The kids playing around, which was my</p> <p>8 biggest concern, that was not an issue,</p> <p>9 because they stayed within the medium.</p> <p>10 They still have access to the roads</p> <p>11 right there. We're closer to the apartments,</p> <p>12 but it didn't seem to bother -- actually when</p> <p>13 the movies started, people starting calming</p> <p>14 down. So it was well accepted there. We</p> <p>15 didn't hear any complaints whatsoever.</p> <p>16 CHAIRMAN RAGUSA: Nor did I, and that's</p> <p>17 always important.</p> <p>18 MR. ARRILLAGA: Yes.</p> <p>19 CHAIRMAN RAGUSA: And I don't know that</p> <p>20 Andy got any, because I think I would have</p> <p>21 gotten them as well, which raises the</p> <p>22 conversation, if the West Park Village</p> <p>23 facility worked out well, we had no resident</p> <p>24 push-back, why -- other than the ease in the</p> <p>25 proximity to this building that we're in now,</p>	<p style="text-align: right;">Page 11</p> <p>1 thing.</p> <p>2 MR. CHESNEY: Yeah.</p> <p>3 CHAIRMAN RAGUSA: Mr. Ross.</p> <p>4 MR. ROSS: After the last movies over at</p> <p>5 Montague, I actually contacted the WCA staff</p> <p>6 to see if there were neighbor complaints. And</p> <p>7 they said there was none. And when it's</p> <p>8 appropriate, I would like to make a motion.</p> <p>9 MR. CHESNEY: I'll second it.</p> <p>10 MR. ROSS: I move that we approve movies</p> <p>11 in the park to the Montague Street location</p> <p>12 for the six requested time periods.</p> <p>13 CHAIRMAN RAGUSA: Okay. That would be</p> <p>14 the --</p> <p>15 MR. CHESNEY: Nine requested time</p> <p>16 periods.</p> <p>17 CHAIRMAN RAGUSA: Well, he said, "Six."</p> <p>18 I'm just trying to clarify.</p> <p>19 MR. ROSS: I didn't realize there were</p> <p>20 nine requested time periods.</p> <p>21 CHAIRMAN RAGUSA: Okay. So we have</p> <p>22 October, November, December of 2013, and then</p> <p>23 January through June of 2014.</p> <p>24 MR. ROSS: All of --</p> <p>25 CHAIRMAN RAGUSA: Is that your</p>
<p style="text-align: right;">Page 10</p> <p>1 the WCA's building, what advantage is there to</p> <p>2 having the movies in the park at Baybridge</p> <p>3 versus West Park Village?</p> <p>4 MR. ARRILLAGA: Beside that, none.</p> <p>5 That's why I'm willing to go both ways. It</p> <p>6 takes for us to grab a pickup truck, take the</p> <p>7 machines there. You know, there's extra work</p> <p>8 on it.</p> <p>9 There's the closer proximity to the</p> <p>10 buildings, but besides that, really, there is</p> <p>11 parking available. There's -- the place is</p> <p>12 humongous anyway. We're never going to fill</p> <p>13 it up.</p> <p>14 If we cannot use this one for a few</p> <p>15 months and we have to divide it and have to</p> <p>16 move there all the time, because people will</p> <p>17 expect to have it at one place.</p> <p>18 CHAIRMAN RAGUSA: Go ahead, Mr. Chesney.</p> <p>19 MR. CHESNEY: Well, I was going to say,</p> <p>20 I mean, I had talked to some of the businesses</p> <p>21 there, and they liked having it in West Park</p> <p>22 Village. I mean, they thought it drew some</p> <p>23 attention. I mean, I would be in support of</p> <p>24 them --</p> <p>25 CHAIRMAN RAGUSA: I heard the same</p>	<p style="text-align: right;">Page 12</p> <p>1 understanding?</p> <p>2 MR. ARRILLAGA: Yes.</p> <p>3 MR. ROSS: All at the Montague location.</p> <p>4 CHAIRMAN RAGUSA: All at Montague in</p> <p>5 West Park Village.</p> <p>6 MR. ROSS: Yes, sir.</p> <p>7 MR. CHESNEY: Those are the right</p> <p>8 months?</p> <p>9 MR. ARRILLAGA: Well, it was January,</p> <p>10 February, March, October, November, December</p> <p>11 of 2014 --</p> <p>12 CHAIRMAN RAGUSA: Oh, I'm sorry.</p> <p>13 MR. ARRILLAGA: -- October, November,</p> <p>14 December.</p> <p>15 CHAIRMAN RAGUSA: January, February and</p> <p>16 March of 2014, and then picking back up</p> <p>17 October, November, December '14.</p> <p>18 MR. ARGUS: You've still got six.</p> <p>19 CHAIRMAN RAGUSA: Plus the three this</p> <p>20 year.</p> <p>21 MR. ARGUS: Oh, okay.</p> <p>22 MR. ROSS: Let my motion be amended to</p> <p>23 reflect the dates.</p> <p>24 CHAIRMAN RAGUSA: Certainly. Okay. We</p> <p>25 have a second by Mr. Argus -- or excuse me --</p>

<p style="text-align: right;">Page 13</p> <p>1 by Mr. Chesney. I'm looking at you, Bob. 2 Sorry. 3 MR. ARGUS: Yeah. 4 CHAIRMAN RAGUSA: Discussion. 5 MR. ARGUS: Yes. It's my understanding 6 when we agreed to this, I was under the 7 impression we were going to have monitors 8 there, and you stated that there was not. I 9 knew there was none because I was there. 10 MR. ARRILLAGA: There was one here. 11 There was not one -- 12 MR. ARGUS: Right. But the sound is 13 still going to be an issue down there. 14 So what are your plans to make sure it's 15 monitored? 16 MR. ARRILLAGA: Well, we have a 17 monitoring system. Of course, we can 18 continue with monitoring. And we don't want 19 to disturb the people. 20 When we did it here last time and we 21 exceeded the time -- the volume, it was less 22 than three or four minutes. So we're 23 monitoring that closely. 24 There was nothing done that last time. 25 If I'm not there, nobody will -- you know, I</p>	<p style="text-align: right;">Page 15</p> <p>1 I raise this as a proposed amendment to the 2 current motion, that I would ask that the WCA 3 have someone doing sound -- 4 MR. ARRILLAGA: Sure. 5 CHAIRMAN RAGUSA: -- testing at every 6 one of the movie nights. And I say that for a 7 multitude of reasons, the least of which is, 8 if there is -- the sound levels are out of 9 spec or out of ordinance, I would like -- you 10 could probably adjust it on the fly, thereby 11 eliminating the risk of overly disturbing the 12 neighborhood. 13 I'd also like to have it in case we do 14 get complaints from neighbors or anyone in the 15 vicinity. 16 MR. ARRILLAGA: Yes, so we have an 17 answer. 18 CHAIRMAN RAGUSA: I would like to know 19 that we had objective testing going on at the 20 time, because I don't think it's incumbent 21 upon the CDD to perform that testing. 22 MR. ARRILLAGA: Okay. 23 CHAIRMAN RAGUSA: If you want to have 24 that use and that location, I think you guys 25 need to do it.</p>
<p style="text-align: right;">Page 14</p> <p>1 was the one trained with the little equipment 2 and all that, so it was -- 3 MR. ARGUS: Can you get somebody else 4 trained, so if you're not there -- 5 MR. ARRILLAGA: I suppose. That's the 6 first movie I missed, so -- so -- but, yeah, I 7 suppose if I'm not there, somebody else can 8 help me with that. 9 MR. ARGUS: I just want to make sure 10 we're within the county noise -- 11 CHAIRMAN RAGUSA: The WCA purchased the 12 sound metering equipment? 13 MR. ARRILLAGA: Yes. We purchased one 14 that measures everything, and the biggest 15 problem was the A band, because it includes 16 different noises at the -- if you download it 17 on your phone, as I did, it doesn't cover all 18 those bands. 19 And this one does. And it covers from 20 -- it records the highest volume, it records 21 the fluctuations, the minimum. It's actually 22 pretty good equipment. 23 CHAIRMAN RAGUSA: I'm going back to the 24 arrangement that we had for earlier this 25 year. I would, as the owner of the park -- and</p>	<p style="text-align: right;">Page 16</p> <p>1 So I am not hearing any resistance from 2 you. So if the mover and the seconder are 3 agreeable, I would ask that that approval be 4 contingent on the WCA monitoring the movie 5 nights. 6 MR. ARRILLAGA: That's not a problem. 7 MR. ROSS: No objection to adding that 8 to the motion. 9 CHAIRMAN RAGUSA: Mr. Chesney. 10 MR. CHESNEY: Sure. 11 CHAIRMAN RAGUSA: Okay. That's a no 12 objection. 13 MR. CHESNEY: Yeah. I don't know that 14 it's necessary, but, yeah, I would be 15 agreeable to that. 16 CHAIRMAN RAGUSA: Okay. Any further 17 questions or discussion? 18 (No response.) 19 CHAIRMAN RAGUSA: All in favor of the 20 motion as amended, please raise your hand. 21 (All board members signify in the 22 affirmative.) 23 CHAIRMAN RAGUSA: That motion passes 24 five to nothing. 25 (Motion passes.)</p>

<p style="text-align: right;">Page 17</p> <p>1 CHAIRMAN RAGUSA: Anything else?</p> <p>2 MR. ARRILLAGA: No. Appreciate it.</p> <p>3 I appreciate you taking care of this.</p> <p>4 CHAIRMAN RAGUSA: Thank you.</p> <p>5 MR. ARRILLAGA: Certainly I have the VMs</p> <p>6 meeting later.</p> <p>7 CHAIRMAN RAGUSA: I understand. We</p> <p>8 accommodate you when we can.</p> <p>9 UNIDENTIFIED SPEAKER: Invite him to the</p> <p>10 movie.</p> <p>11 MR. ARRILLAGA: There you go. You're</p> <p>12 invited to the movie, free popcorn.</p> <p>13 CHAIRMAN RAGUSA: Okay. Engineer's</p> <p>14 report, I did not receive anything. She's</p> <p>15 here live.</p> <p>16 MS. STEWART: I just snuck in.</p> <p>17 CHAIRMAN RAGUSA: I saw you.</p> <p>18 MS. STEWART: I have a few items. I do</p> <p>19 have the certifications on the Harbor Links</p> <p>20 and the Greens for Charlotte Diggs. Is Erin</p> <p>21 going to be here this afternoon?</p> <p>22 MR. MENDENHALL: She is. She's going to</p> <p>23 be a little bit delayed.</p> <p>24 MS. STEWART: Yes. Would you just give</p> <p>25 that to her, please?</p>	<p style="text-align: right;">Page 19</p> <p>1 We did an inspection on Friday, and</p> <p>2 there is no evidence of erosion along the</p> <p>3 bank. I did suggest to Doug that when we have</p> <p>4 the vegetation removed, that we do properly</p> <p>5 backfill and stabilize it because it's -- when</p> <p>6 you're in between the two houses, you do tend</p> <p>7 to have a point discharge, and it can wash out</p> <p>8 in between the houses, so we just need to make</p> <p>9 sure that we monitor it, stabilize really</p> <p>10 well.</p> <p>11 CHAIRMAN RAGUSA: Tonja, can I just put</p> <p>12 this in perspective? We were provided with</p> <p>13 this photograph.</p> <p>14 MS. STEWART: Uh-huh.</p> <p>15 CHAIRMAN RAGUSA: Is this the</p> <p>16 landscaping you're talking about?</p> <p>17 MS. WHYTE: Lower.</p> <p>18 CHAIRMAN RAGUSA: This part?</p> <p>19 MS. WHYTE: Yes.</p> <p>20 MR. MAYS: Down by the lake.</p> <p>21 MS. WHYTE: That part --</p> <p>22 CHAIRMAN RAGUSA: Down by the lake.</p> <p>23 Okay. So that tree's coming out as well?</p> <p>24 MS. WHYTE: That's a Cypress.</p> <p>25 CHAIRMAN RAGUSA: So the tree is not,</p>
<p style="text-align: right;">Page 18</p> <p>1 MR. MENDENHALL: Sure can. Yes. Sorry.</p> <p>2 MS. STEWART: And Doug and I were</p> <p>3 working on a couple of things. Yeah, Doug --</p> <p>4 MR. ARGUS: These certifications will</p> <p>5 certify what?</p> <p>6 MS. STEWART: Striping and signage for</p> <p>7 traffic enforcement. That basically has to be</p> <p>8 done every couple of years.</p> <p>9 Doug and I went on Friday and took a</p> <p>10 look at one resident who's been complaining</p> <p>11 about erosion, and I have a report from him.</p> <p>12 And you'll make it part of your report. Do I</p> <p>13 need to answer any questions?</p> <p>14 MR. MAYS: If the board has any</p> <p>15 questions on it, but you might want to bring</p> <p>16 it up to them. I don't know what you found</p> <p>17 out.</p> <p>18 MS. STEWART: It's Glenfield. Basically</p> <p>19 we did an inspection. There's some</p> <p>20 vegetation, I guess, that's located at the</p> <p>21 rear property line in between the two houses,</p> <p>22 and I think she's -- or the resident has been</p> <p>23 requested to remove it. And I think she put</p> <p>24 it there because of some erosion that may have</p> <p>25 occurred many, many years ago.</p>	<p style="text-align: right;">Page 20</p> <p>1 but the other greenery --</p> <p>2 MS. STEWART: Yeah. It was some kind</p> <p>3 of a --</p> <p>4 MR. MAYS: Line-of-sight complaint from</p> <p>5 the neighbor next door.</p> <p>6 MS. WHYTE: Well --</p> <p>7 MS. STEWART: The tree looks like a --</p> <p>8 MS. WHYTE: Like a palmetto or a --</p> <p>9 MS. STEWART: Yes. Thank you.</p> <p>10 MS. WHYTE: -- some sort of palmetto.</p> <p>11 MR. CHESNEY: Well, the tree was planted</p> <p>12 there.</p> <p>13 CHAIRMAN RAGUSA: At least two trees in</p> <p>14 there.</p> <p>15 MS. STEWART: Yeah, there's multiple --</p> <p>16 MR. CHESNEY: That tree's ours.</p> <p>17 MS. STEWART: -- multiple trees and some</p> <p>18 vegetation, I think, that are there, palm tree</p> <p>19 and --</p> <p>20 MR. MAYS: Palm tree, a Robellini, and</p> <p>21 some other vegetation, yeah.</p> <p>22 CHAIRMAN RAGUSA: Okay. So is there a</p> <p>23 recommendation then?</p> <p>24 MS. STEWART: My recommendation is that</p> <p>25 there is no erosion, that we can handle the</p>

1 erosion. So if there is a line-of-sight
2 issue, then there is no objection to removing
3 a tree from my end, from a technical
4 perspective.

5 CHAIRMAN RAGUSA: When you say "there is
6 no erosion," you compared original as-built --

7 MS. STEWART: We measured the length of
8 the lot to figure out where that lot line was
9 to make sure that there was no encroachment
10 onto their property, and the slope that is in
11 place is a reasonable, gradual slope.

12 In the spring when we do our typical
13 erosion inspection, we'll go through there and
14 see what's going on below the water level, but
15 everything above the water level was in
16 acceptable shape.

17 CHAIRMAN RAGUSA: Mr. Ross.

18 MR. ROSS: So from an engineering
19 perspective, you don't really take a position
20 either in favor or against the removal of that
21 vegetation.

22 MS. STEWART: Correct. I just want to
23 make sure that either by keeping it or
24 removing it, we don't have a problem or we
25 don't create a problem.

1 MR. ARGUS: This little pipe here --

2 MS. STEWART: Yes.

3 MR. ARGUS: -- do you know what that's
4 for?

5 MS. STEWART: I think it's probably
6 the --

7 MR. ARGUS: Oh. Okay.

8 MR. MAYS: The what?

9 MR. ARGUS: She may have a French
10 drain --

11 MS. STEWART: -- I'm not saying it very
12 well.

13 MR. CHESNEY: I thought it was French
14 drain.

15 MR. ARGUS: Well, I think she has
16 installed a French drain in there.

17 MS. STEWART: Yeah. Unfortunately,
18 that's not necessary what we would like to
19 have, so --

20 MR. ARGUS: Right.

21 MR. CHESNEY: That's very common,
22 though, throughout --

23 MS. STEWART: It is. The same thing
24 with conditioners, water conditioners, so --

25 CHAIRMAN RAGUSA: We don't have water

1 conditioners draining into our lakes, do we?

2 MS. STEWART: Unfortunately, some people
3 will connect them. I mean --

4 MR. MAYS: I checked with the county.
5 It's perfectly legal.

6 CHAIRMAN RAGUSA: Salt discharge is
7 perfectly legal?

8 MS. STEWART: Except for it will cause
9 erosion on our pond bank.

10 MR. MAYS: Even pools can be discharged
11 down into the lakes, too. We try to refrain
12 against the residents to know that -- to make
13 sure it's far enough so that they don't cause
14 an erosion problem. And, yeah, I checked with
15 the county. It's not illegal to even dump the
16 chlorine in the lakes.

17 MS. STEWART: The problem is, is that
18 there is no other place to put it.

19 MR. ARGUS: Right.

20 MS. STEWART: There's no acceptable
21 place, so we don't really have any good
22 options.

23 MR. ARGUS: If you flow it through your
24 storm drain, it's going to wind up in the
25 ponds.

1 MS. STEWART: That's correct.

2 MR. MAYS: Correct.

3 MR. ZEIGLER: Do you know how old this
4 photo is?

5 MS. WHYTE: This was taken last
6 Thursday. The one that I emailed you?

7 MR. ZEIGLER: Uh-huh.

8 MS. WHYTE: Yes. It was taken on
9 Thursday of last week.

10 MR. MAYS: Yeah.

11 MR. ZEIGLER: The water line, does it
12 routinely creep up beyond up into this grassy
13 area?

14 MS. WHYTE: On that side it doesn't.
15 Inside that area, it does into the -- into
16 that --

17 MS. STEWART: And that area is an old,
18 lower natural area. We walked back there.
19 There is some area back there that has no
20 vegetation on it because the water stands in
21 that area, but you can see where the base of
22 the tree is. It's kind of like the old
23 natural area.

24 MR. ZEIGLER: So this satellite photo in
25 1998, which reflects this larger area to the

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1 right side of the property in question, this
 2 is all -- was intended by the builder to be
 3 left there as lowlands, or what is that?
 4 MS. STEWART: I did not check the
 5 construction plans to see if that area was to
 6 be preserved, similar to the situation we had
 7 previously at another house, where they left
 8 the tree there and then it wound up being
 9 removed.
 10 I can go back and double-check to see if
 11 that was intended to be preserved. My gut
 12 feeling tells me no, because that tree is now
 13 15, 16, 17 years old, and it's not really that
 14 big.
 15 I don't think there's any regulation.
 16 It's probably protected it at the time. So
 17 somebody just liked it and kept it. That
 18 would be my gut instinct.
 19 CHAIRMAN RAGUSA: Without Erin here -- I
 20 just need clarification. Is this the same
 21 property that we received a letter from the
 22 homeowner's counsel?
 23 MR. CHESNEY: I believe so.
 24 MS. WHYTE: It's from the homeowner?
 25 CHAIRMAN RAGUSA: Homeowner's counsel.

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1 MS. WHYTE: Yes, that is the one we got
 2 from her. Excuse me. These are some images
 3 from Google Earth from over the years --
 4 CHAIRMAN RAGUSA: Okay.
 5 MS. WHYTE: -- on the same parcel of
 6 property, going back to what Brian Zeigler was
 7 referring to.
 8 CHAIRMAN RAGUSA: I'm going to -- given
 9 the fact that Erin is involved in these
 10 issues, I am going to hold off on any
 11 significant discussion, at least, on taking
 12 action until she gets here.
 13 Do you have anything else to report on
 14 this issue?
 15 MS. STEWART: The other issue I have is
 16 that Saville Rowe, we met with the HOA
 17 president, I guess is who it was --
 18 MR. MAYES: Yes.
 19 MS. STEWART: -- at Saville Rowe, and
 20 they're experiencing some drainage problems in
 21 their yards -- their side yards. And the one
 22 resident had a problem with his foundation.
 23 So they asked me to take a look at it.
 24 And I wanted to talk to the board about
 25 it, because I think the request is to be able

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1 to use the funds reserved for their community
 2 for maybe an improvement in this area.
 3 MR. MAYES: It's on our report. You'll
 4 see that.
 5 MR. CHESNEY: I saw it.
 6 MS. STEWART: In talking to the resident
 7 and taking a look around, it's a very common
 8 problem. It's kind of like -- I remember
 9 Glenclyff Park many years ago somebody calling
 10 and telling me about there being drainage
 11 problems.
 12 You know, when you -- you put a lot of
 13 impervious surface in a small area and you
 14 have little grass spots, it tends to, when
 15 there's heavy rainfall, elevated groundwater
 16 conditions, you just have this stagnant,
 17 saturated grass. Okay? That's somewhat what
 18 we have.
 19 We had the problem at the aquatic
 20 center, and I actually designed an underdrain
 21 system around the tennis courts -- all those
 22 tennis courts to drain that out.
 23 We could do the same thing at Saville
 24 Rowe. In order to really do it correctly, we
 25 would want to do a combination of underdrain.

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1 The landscaping, everything is going to have
 2 to come out, everything is going to have to be
 3 regraded and resodded in order to really do
 4 this properly, which gets into obviously
 5 higher dollar figures.
 6 I didn't know how much money they
 7 actually had available to them.
 8 MS. WHYTE: Depends if the board allows
 9 their money to be used or not.
 10 MR. CHESNEY: Well, it's the association
 11 asking us?
 12 MS. STEWART: (Moves head up and down)
 13 MR. CHESNEY: I wasn't clear on that
 14 part.
 15 MS. WHYTE: Okay. The reason we're not
 16 assessing them this year on certain -- on
 17 their thing is because they had a higher fund
 18 balance. And so he was wondering whether or
 19 not they could pull from that fund balance to
 20 do some of these repairs. And that's why we
 21 respectfully ask the board to make that
 22 decision.
 23 I didn't know, you know, whether or not
 24 it could. We did ask Tonja to look at it.
 25 MR. CHESNEY: I didn't see an estimate

1 of pricing.

2 MS. STEWART: No. I just looked at it
3 on Friday. I do know that the resident got a
4 proposal from another engineering firm of
5 about \$10,000 to do a design.

6 And my response to Doug was, to be
7 honest with you, you're better at using that
8 money for the work, not for surveying and
9 engineering services.

10 This type of repair, this type of work,
11 doesn't need a design. We just need to get in
12 there and rework the land, put some underdrain
13 in and connect it to the pond.

14 The one thing I'll tell you, if there is
15 real clay soil out there which could be
16 holding the water -- we may have pockets of
17 clay soil there -- even if we put the
18 underdrain in, you may not be able to
19 completely dry out the whole area.

20 I mean, we can't underdrain the whole
21 piece of property. You know what I mean?
22 There is a cone of influence that the
23 underdrain will work.

24 MR. ARGUS: Is there much clay in
25 Westchase? I thought it was mostly all sand.

1 two buildings, and then one area is in front
2 of his home.

3 CHAIRMAN RAGUSA: What are we being
4 asked to consider?

5 MR. CHESNEY: Put in underdrain.

6 MS. WHYTE: No.

7 MR. MAYS: No.

8 MS. WHYTE: We're asking if they could
9 use some of the funds that they -- we have a
10 surplus in our account to facilitate this
11 particular work.

12 MR. CHESNEY: To put in underdrain.

13 MR. MAYS: Yes.

14 MR. ARGUS: It's not for to us do it.
15 It's not our responsibility.

16 MS. WHYTE: It's not for us to do it,
17 but to give them the funds to do it so they
18 can pull the funds from our account -- from
19 their account.

20 CHAIRMAN RAGUSA: Mr. Ross.

21 MR. ROSS: My reaction to their request
22 is, it's a function as to how much is the
23 overall cost. At least for me, I would need
24 to know generally what we think the overall
25 cost for the work would need to be done.

1 MS. STEWART: I don't know. I don't
2 know the answer to that.

3 So it's one of those things, if they had
4 to import fill, you know, was it a problem?
5 So once we remove the grass and take a look
6 around, we'll get a better idea of what kind
7 of conditions we've got.

8 But the fact that we've got wet,
9 saturated ground kind of leads me to believe
10 we're not getting any kind of movement of the
11 water. And I did tell him, "Please do not
12 over-irrigate. Over-irrigating exacerbates the
13 problem tremendously."

14 So if, indeed, they are over-irrigating,
15 I mean, just by eliminating that might
16 actually solve a lot of the problem.

17 MR. ARGUS: How many homes are affected
18 by this?

19 MS. STEWART: He was telling me maybe
20 it's more on the north end.

21 MS. WHYTE: I think there's --

22 MR. MAYS: Two buildings.

23 MS. WHYTE: -- two buildings.

24 MR. ARGUS: Two buildings.

25 MS. STEWART: Yeah. One area in between

1 And then, number two, I would want some
2 indication that a significant number of those
3 residents have been notified and had the
4 opportunity to be involved in the
5 understanding that there's a big -- a
6 potential big financial hit coming down the
7 road, somewhat similar that we did in, I
8 guess, Harbor Links, when they worked so hard
9 to try to let all the residents know of the --
10 I think it was the mailbox changes.

11 MR. ARGUS: The lights.

12 MR. CHESNEY: The street lights.

13 MR. ROSS: Oh, street lights. I'm
14 sorry. But I just think we need to have a lot
15 more information before we would say yes on
16 that.

17 MS. STEWART: And this kind of work is
18 not cheap. This kind of work can get into
19 several -- tens of thousands of dollars. I
20 mean, it's like you're in a developed
21 community. It is a complete disruption, so it
22 does get to be a little, you know, difficult
23 to work --

24 CHAIRMAN RAGUSA: What's the fund
25 balance?

<p style="text-align: right;">Page 33</p> <p>1 MS. WHYTE: I'm thinking sixty --</p> <p>2 MR. CHESNEY: We can look it up, but --</p> <p>3 MS. WHYTE: -- sixty, but we're eating</p> <p>4 away from that this year due to the fact that</p> <p>5 were not assessing for their association.</p> <p>6 MR. CHESNEY: I think there's three</p> <p>7 years left or something like that.</p> <p>8 CHAIRMAN RAGUSA: Well, I just toss this</p> <p>9 out there. Are we inclined to have the</p> <p>10 district engineer and staff get involved in</p> <p>11 that project?</p> <p>12 MS. WHYTE: At this particular point, I</p> <p>13 asked -- I mentioned all of our pros and cons,</p> <p>14 that, you know, this is district engineer,</p> <p>15 these are association -- the sub</p> <p>16 associations. You guys tell us what -- you</p> <p>17 know. Folkert unfortunately couldn't be here.</p> <p>18 MR. CHESNEY: I mean, it doesn't seem</p> <p>19 unreasonable. That would be -- I mean, the</p> <p>20 drainage would be our original</p> <p>21 infrastructure. I don't know --</p> <p>22 CHAIRMAN RAGUSA: Unless I'm mistaken,</p> <p>23 the percolating issue area is probably common</p> <p>24 area to the community. Correct?</p> <p>25 MS. STEWART: Yes.</p>	<p style="text-align: right;">Page 35</p> <p>1 there something else -- you could like put</p> <p>2 some different landscaping, take away</p> <p>3 irrigation or something else?</p> <p>4 MS. STEWART: Well, that was my first</p> <p>5 thing. I did tell them that obviously</p> <p>6 over-irrigating will hugely exacerbate the</p> <p>7 problem. So that would be the first thing</p> <p>8 that I would suggest. I got the impression</p> <p>9 from him that they were not over-irrigating.</p> <p>10 MR. MAYS: That's what he said, is</p> <p>11 that --</p> <p>12 MR. CHESNEY: Well, I'm just saying it's</p> <p>13 a problem now because it's in the middle of</p> <p>14 summer. I can tell you if we go in January,</p> <p>15 it probably won't be a problem.</p> <p>16 MS. STEWART: That's -- that's -- that's</p> <p>17 true.</p> <p>18 MR. CHESNEY: Maybe plant some different</p> <p>19 trees. It probably will be a lot cheaper.</p> <p>20 MR. MAYS: Well, they've already --</p> <p>21 they've used their existing landscape service</p> <p>22 to put in a drainage system that's poor. They</p> <p>23 just did a terrible job on it, so I don't even</p> <p>24 think that's working the way they felt like it</p> <p>25 was going to work.</p>
<p style="text-align: right;">Page 34</p> <p>1 MR. MAYS: Yes, a couple of the areas</p> <p>2 are in common areas.</p> <p>3 CHAIRMAN RAGUSA: It just so happens</p> <p>4 that runoff or water should feed into our</p> <p>5 lake and just doesn't?</p> <p>6 MS. STEWART: No. It's operating the</p> <p>7 way it was designed to operate. Okay?</p> <p>8 CHAIRMAN RAGUSA: Okay.</p> <p>9 MS. STEWART: And it's just we had an</p> <p>10 excessive amount of rainfall, and as we've had</p> <p>11 for several years, elevated groundwater</p> <p>12 conditions, so we just have water that is --</p> <p>13 has nowhere to go still. Okay?</p> <p>14 Until everything starts to drain back</p> <p>15 down again, it won't give a place for that</p> <p>16 water to go.</p> <p>17 MR. ARGUS: The ponds that service that</p> <p>18 are on the golf course. We don't own those</p> <p>19 ponds.</p> <p>20 MR. MAYS: The golf course ponds.</p> <p>21 CHAIRMAN RAGUSA: Okay.</p> <p>22 MR. CHESNEY: But the area, it's common</p> <p>23 area to the association, at least parts of it,</p> <p>24 yeah. I mean -- I don't know.</p> <p>25 When I read that, I was wondering, isn't</p>	<p style="text-align: right;">Page 36</p> <p>1 MS. STEWART: The landscape drainage</p> <p>2 stuff that they put in generally don't work</p> <p>3 because everything is so flat. You really</p> <p>4 don't have anywhere -- you're putting one box</p> <p>5 here and one box here, and you're hoping it's</p> <p>6 not that way. You're hoping it's this way,</p> <p>7 you know. It's so flat out there.</p> <p>8 MR. MAYS: And after listening to</p> <p>9 Mr. Ross and what he suggests, I think I could</p> <p>10 have a good conversation with Folkert to find</p> <p>11 out where they think they need to go or where</p> <p>12 they should go, and if there is a possibility,</p> <p>13 but we need to go a little bit further, at</p> <p>14 least get a dollar amount for them, but I</p> <p>15 don't know who would -- you know, we would</p> <p>16 want to even go through our engineer to do</p> <p>17 that.</p> <p>18 MR. CHESNEY: I would think that,</p> <p>19 wouldn't you, our engineer?</p> <p>20 MR. MAYS: And can you use the funds?</p> <p>21 That was our question: Can we use those funds</p> <p>22 that are set aside for -- I would imagine</p> <p>23 they're set aside for anything other than</p> <p>24 just --</p> <p>25 CHAIRMAN RAGUSA: It's the community's</p>

1 money.
 2 MR. MAYS: Right.
 3 CHAIRMAN RAGUSA: So I echo Mr. Ross'
 4 concern, that we, as CDD supervisors, have
 5 always done, if the community wants to expend
 6 large sums of their own money out of their own
 7 funds, we need the reassurance that the
 8 majority or a large portion of the community
 9 actually wants that money to be spent.
 10 So I think we have to go back to the
 11 community and say, "Show us that there's" --
 12 MR. MAYS: Right.
 13 CHAIRMAN RAGUSA: -- "community support
 14 for this action."
 15 I think we're all better off if we have
 16 an estimate, or at least a plan of action,
 17 that makes sense. And you may want to talk to
 18 them about the options.
 19 "We have the district engineer who knows
 20 the property very well, who has a very large
 21 company. You're welcome to use your own
 22 folks, but everybody needs a level of comfort
 23 with what you're doing."
 24 MR. MAYS: Okay. Yeah. I think he's --
 25 I agree now, too, after hearing this, that I

1 think that we need to go back to him and tell
 2 him just that "This is community funds" -- and
 3 this is what I'm hearing from you guys. "This
 4 is community funds. It would be like voting
 5 on anything else. You need at least 51
 6 percent of your residents to agree that there
 7 an erosion -- or a drainage problem here and
 8 they're willing to put up a fair percentage of
 9 their funds for this protect, because it's not
 10 all affecting the guys at the south end of the
 11 property. It's only affecting the people at
 12 the north end" --
 13 CHAIRMAN RAGUSA: Mr. Chesney.
 14 MR. MAYS: -- if I'm hearing you guys.
 15 MR. CHESNEY: Also my suggestion is that
 16 you try to be creative and we allow them to
 17 utilize Tonja to eliminate the extent and see
 18 if there's other options that make sense,
 19 because, like I said, I go back to the fact
 20 that it's a problem now, but in February, it
 21 won't be a problem at all and we'll forget all
 22 about it.
 23 So if there is different landscaping,
 24 some different -- other ideas of how you can
 25 minimize the water --

1 MS. STEWART: Downspouts.
 2 MR. CHESNEY: Down -- yeah, you know,
 3 whatever. Maybe a ditch.
 4 MR. MAYS: Yeah, most of the -- most of
 5 the downspouts weren't even hooked into
 6 drainage pipes or any kind of drainage. And I
 7 -- I did get the feeling that he said it was
 8 off, but I also got the feeling that maybe the
 9 irrigation isn't off, and he really doesn't
 10 know. So this is something I would want to
 11 look at his clock and see. So that's why I
 12 say --
 13 MR. CHESNEY: Well, part of it might be
 14 that he's not willing to turn off the zone,
 15 the way it's -- it's -- or maybe you need to
 16 review the zone so that doesn't have any
 17 irrigation, but then the rest of can keep it,
 18 so --
 19 MR. MAYS: You can look at the sod and
 20 see that it's been well over-irrigated for
 21 years, so -- I mean, I can see the wild
 22 Bermuda that's growing in it, and that's a
 23 common problem, and it's caused by
 24 over-irrigating. So I would like him to show
 25 me his clock and double-check and talk to him

1 about, you know, getting the community's
 2 support behind him first.
 3 CHAIRMAN RAGUSA: What I don't want is,
 4 I don't want our staff and our engineer to
 5 over -- or micro-manage their property.
 6 MR. MAYS: Okay.
 7 CHAIRMAN RAGUSA: You know, if they
 8 welcome us in and ask for our assistance and
 9 expertise, then let's certainly take them up
 10 on that.
 11 MR. MAYS: Which is what he did. He
 12 called --
 13 CHAIRMAN RAGUSA: I'm not suggesting
 14 anything other than that.
 15 MR. MAYS: Okay. Okay.
 16 CHAIRMAN RAGUSA: But what I don't want
 17 to do is come in as the government agency,
 18 "We're here, here's what we're going to do."
 19 MR. MAYS: I see.
 20 CHAIRMAN RAGUSA: I think we have to
 21 work hand in hand with them.
 22 MR. MAYS: Okay.
 23 CHAIRMAN RAGUSA: I think you'd to
 24 recognize the economy of scale and the cost of
 25 efficiency of using our engineer and staff and

<p style="text-align: right;">Page 41</p> <p>1 how it ultimately -- ultimately, my greatest</p> <p>2 concern is that they've got 50,000 in the</p> <p>3 account, someone says it's a hundred thousand</p> <p>4 dollar solution.</p> <p>5 MR. MAYS: Right.</p> <p>6 CHAIRMAN RAGUSA: That's my biggest</p> <p>7 concern. And how does the community take</p> <p>8 that, and how do they budget for it, and how</p> <p>9 do we pay it if we're requested to pay for it?</p> <p>10 So I'd like to -- I'm hopeful that</p> <p>11 Mr. Chesney is right, that this is only a wet</p> <p>12 season problem. Hopefully, they're looking</p> <p>13 forward and trying to find a more permanent</p> <p>14 solution.</p> <p>15 MR. MAYS: Okay.</p> <p>16 CHAIRMAN RAGUSA: Anything else on the</p> <p>17 issue, guys?</p> <p>18 MR. ARGUS: You had said that -- the</p> <p>19 "he" referred to, is he the homeowner or</p> <p>20 the --</p> <p>21 MR. MAYS: The homeowner president or</p> <p>22 what --</p> <p>23 MS. WHYTE: Folkert Koelman is the</p> <p>24 voting member for Saville Rowe. He sits on</p> <p>25 their board.</p>	<p style="text-align: right;">Page 43</p> <p>1 CHAIRMAN RAGUSA: Anything else, Tonja?</p> <p>2 MS. STEWART: No. That's it.</p> <p>3 CHAIRMAN RAGUSA: Do we need Tonja to</p> <p>4 stay around?</p> <p>5 MS. STEWART: Yeah, would you like me</p> <p>6 to?</p> <p>7 CHAIRMAN RAGUSA: Let's wait a little</p> <p>8 bit and see when Erin shows up.</p> <p>9 MS. STEWART: Okay. I'll wait until</p> <p>10 5:00.</p> <p>11 CHAIRMAN RAGUSA: Well, we'll be gone</p> <p>12 before 5:00.</p> <p>13 MS. STEWART: Oh.</p> <p>14 CHAIRMAN RAGUSA: Manager's report.</p> <p>15 MR. MENDENHALL: Well, I had the one</p> <p>16 item that I emailed to everybody. We had</p> <p>17 talked two meetings ago about staff and how</p> <p>18 they're really -- the conversation was how</p> <p>19 their sick, as well as vacation, time is</p> <p>20 handled; and from that meeting, we also</p> <p>21 obviously determined that there wasn't really</p> <p>22 an issue or a question about the vacation time</p> <p>23 as much, because staff is using it, and that</p> <p>24 sort of thing.</p> <p>25 However, with the sick time, there was</p>
<p style="text-align: right;">Page 42</p> <p>1 MR. ARGUS: So he's the president of the</p> <p>2 HOA?</p> <p>3 MS. WHYTE: Of the association, that's</p> <p>4 correct.</p> <p>5 MR. ARGUS: And he's also the one who's</p> <p>6 the victim of this?</p> <p>7 MS. WHYTE: One, in particular, but he</p> <p>8 was okay with that, that it was one resident</p> <p>9 in particular that has gone as far as to send</p> <p>10 written legal notices, and that's why they --</p> <p>11 CHAIRMAN RAGUSA: To who?</p> <p>12 MS. WHYTE: To their association,</p> <p>13 because they have a problem, and that's --</p> <p>14 they have water damage of some sort.</p> <p>15 MR. MAYS: And their concern is, the</p> <p>16 funds that they have as an HOA would not fix</p> <p>17 the problem as Tonja, you know, stated to you</p> <p>18 guys, the money they need would be a much</p> <p>19 larger number, so that's why they're wondering</p> <p>20 if they could use the funds that are available</p> <p>21 to address the problem.</p> <p>22 CHAIRMAN RAGUSA: Okay. Is everybody on</p> <p>23 same page? Do you guys understand?</p> <p>24 MR. MAYS: Yes.</p> <p>25 MS. WHYTE: Yes, sir.</p>	<p style="text-align: right;">Page 44</p> <p>1 some question on how to deal with it because</p> <p>2 of accumulation of sick time.</p> <p>3 So what I had emailed out obviously is</p> <p>4 essentially just a summary of a couple of</p> <p>5 other comparable districts, also including how</p> <p>6 Severn Trent handles sick time, just as a, you</p> <p>7 know, general reference. And I wanted to get</p> <p>8 your feedback or thoughts or questions on this</p> <p>9 in general.</p> <p>10 As you may recall, you don't currently</p> <p>11 have an employee manual. You always have the</p> <p>12 ability to develop one. And we have plenty of</p> <p>13 templates that other attorneys have created</p> <p>14 for other districts to look over, you know,</p> <p>15 cherry pick the best pieces from and that sort</p> <p>16 of thing.</p> <p>17 But I don't even know if you're</p> <p>18 necessarily at the point that you want to go</p> <p>19 there, but certainly I think you probably at</p> <p>20 some point in the near term want to determine</p> <p>21 how you do handle, at least from a policy</p> <p>22 perspective, how you handle sick time,</p> <p>23 vacation time and that sort of thing.</p> <p>24 CHAIRMAN RAGUSA: Mr. Argus.</p> <p>25 MR. ARGUS: Could you refresh my memory?</p>

1 What is our current annual accrual for our
 2 employees' sick time?
 3 MR. MENDENHALL: I thought I had sent
 4 that out as well. Let me pull --
 5 CHAIRMAN RAGUSA: It's not in the chart.
 6 MR. MENDENHALL: It's not in the chart?
 7 CHAIRMAN RAGUSA: Uh-uh.
 8 MR. MENDENHALL: Okay. Let me --
 9 CHAIRMAN RAGUSA: Do the employees
 10 know?
 11 MS. WHYTE: No.
 12 MR. MAYS: It came up today, and we
 13 didn't even have an answer for the guys.
 14 MR. MENDENHALL: Yeah, I have it.
 15 That's a question that I've asked. I'm sorry.
 16 I thought I did include it in there. I must
 17 not have.
 18 MS. WHYTE: Severn Trent has --
 19 CHAIRMAN RAGUSA: The question I have
 20 is, is it pure -- what is your workday? Is it
 21 eight hours?
 22 MR. MAYS: Yes.
 23 CHAIRMAN RAGUSA: So 80 hours is ten
 24 days?
 25 MR. MAYS: Correct.

1 MR. CHESNEY: Tell them the exact
 2 workday. It's 7:00 to --
 3 MR. MAYS: 7:00 to 4:30.
 4 CHAIRMAN RAGUSA: But how many hours is
 5 that -- how many work hours?
 6 MR. MAYS: It works out to be 40.
 7 MS. WHYTE: 40.
 8 CHAIRMAN RAGUSA: Okay.
 9 MR. MAYS: But we're set on Fridays from
 10 7:00 till 11:00, and we go a half a day there,
 11 and nine hour days the other four days.
 12 CHAIRMAN RAGUSA: Right.
 13 MR. MAYS: But most of the time we're
 14 obviously past that all the time, so -- but
 15 that's what it's set up, yes, 40 hours a
 16 week.
 17 CHAIRMAN RAGUSA: Andy, I don't know
 18 that -- I'm going to throw something out there
 19 for discussion. I don't know that it will --
 20 that's one of the question I have, what we
 21 currently accrue.
 22 I think that we need to have a cap and a
 23 carryover -- cap on the carryover, and I don't
 24 know whether that's 20 hours or what it is or
 25 how many -- how we do it. But I think we need

1 a cap.
 2 I think we also need to have a -- Doug,
 3 you're kind of the anomaly here. You're way
 4 up there. I think we need to have in the
 5 short time some period of time to let you
 6 reduce the carryover and/or compensate you for
 7 the carryover.
 8 I think -- and the two always had always
 9 the expectation that you'd be compensated for
 10 the time you didn't use the sick time?
 11 MR. MAYS: Yes, because that's we were
 12 told when we first started by other
 13 employees. They said, yeah, that when they
 14 left or people leave, they were always given
 15 the check to compensate them for their
 16 overtime -- or sick hours or their vacation
 17 that wasn't used.
 18 CHAIRMAN RAGUSA: And going back many,
 19 many years, that was my understanding, that
 20 the employees who departed were paid their
 21 accumulated sick leave.
 22 MR. MAYS: Right.
 23 CHAIRMAN RAGUSA: I think we've got to
 24 get this formalized. I think that Doug needs
 25 to be compensated for his significant accrued

1 sick time.
 2 MR. ARGUS: Well, it depends on what we
 3 put the cap at.
 4 MR. CHESNEY: Yeah.
 5 CHAIRMAN RAGUSA: Well, it's not going
 6 to be 50 days.
 7 MR. ARGUS: Severn Trent has 70 days.
 8 MR. ZEIGLER: Yeah, that's an anomaly.
 9 MR. CHESNEY: Yeah. I mean, you
 10 remember last time my suggestion is we could
 11 -- remember, the last time we suggested we
 12 could butt it up against his -- to act as like
 13 a short-term disability policy, because you
 14 have a 180-day wait on long-term disability.
 15 MR. MAYS: I'm not sure.
 16 MS. WHYTE: Never used it.
 17 MR. MAYS: Never used it, so I haven't
 18 even looked at that.
 19 MR. CHESNEY: I think it's 180 days,
 20 which maybe you could stop the accrual -- I
 21 think you could stop the accrual at 90. I
 22 know what you're trying to accomplish, but --
 23 CHAIRMAN RAGUSA: Well, I'm not trying
 24 to penalize anybody, and I don't think --
 25 MR. CHESNEY: Yeah, I know. I know

<p style="text-align: right;">Page 49</p> <p>1 you're trying --</p> <p>2 CHAIRMAN RAGUSA: I mean, it's</p> <p>3 definitely unrealistic to think that you're</p> <p>4 going to let people accrue time to the point</p> <p>5 of a disability policy. I don't -- we don't</p> <p>6 supply short-term disability.</p> <p>7 MR. CHESNEY: Right.</p> <p>8 CHAIRMAN RAGUSA: But I just think that</p> <p>9 would be absolutely inappropriate.</p> <p>10 It allows for someone to accrue a -- I</p> <p>11 want to say half a year of their compensation,</p> <p>12 which would have a significant economic</p> <p>13 impact. I would rather buy him short-term</p> <p>14 disability.</p> <p>15 MR. CHESNEY: Well, yeah. I was</p> <p>16 suggesting half of it, but -- like half of</p> <p>17 whatever the waiting period is, because you</p> <p>18 don't want to butt it up so that there is no</p> <p>19 disincentive to come back to work.</p> <p>20 CHAIRMAN RAGUSA: True.</p> <p>21 MR. CHESNEY: Yeah.</p> <p>22 CHAIRMAN RAGUSA: From the insurance</p> <p>23 guy, I have to agree with you.</p> <p>24 MR. CHESNEY: Yeah. Yeah. I mean --</p> <p>25 CHAIRMAN RAGUSA: Point well taken. I</p>	<p style="text-align: right;">Page 51</p> <p>1 accumulated, and anything in excess of that,</p> <p>2 by the ends of the year we'll compensate him</p> <p>3 at whatever his normal compensatory rate is,</p> <p>4 and that would be our go-forward plan.</p> <p>5 MR. MENDENHALL: Can I speak to the one</p> <p>6 I --</p> <p>7 MR. ROSS: yeah.</p> <p>8 MR. MENDENHALL: -- the reason why it's,</p> <p>9 for example, 52.79, it's basically I translated</p> <p>10 -- it's calculated on an hourly basis, but I</p> <p>11 wanted you to be able to have a direct</p> <p>12 comparison on a day's basis, because that's how</p> <p>13 I had the information with the other five</p> <p>14 examples. Rather than put down hours for them,</p> <p>15 I chose to put down days for this, just for --</p> <p>16 MR. ROSS: And I appreciate that</p> <p>17 clarification. I just think that's odd.</p> <p>18 MR. MENDENHALL: Well, I could have put</p> <p>19 hours, and then we'd have to sit here and just</p> <p>20 divide and figure out how many days it was. I</p> <p>21 figured it would be easier this way.</p> <p>22 CHAIRMAN RAGUSA: That's 400-something</p> <p>23 hours.</p> <p>24 MR. MENDENHALL: Yeah -- or I could</p> <p>25 round it off.</p>
<p style="text-align: right;">Page 50</p> <p>1 throw it out there. What are you guys'</p> <p>2 thoughts? Mr. Ross.</p> <p>3 MR. CHESNEY: 60 days.</p> <p>4 MR. ROSS: We have all different sets of</p> <p>5 experiences. Whether they're good or bad, I</p> <p>6 don't know. I can say in my 30 years of doing</p> <p>7 businesses I have never seen an accrued sick</p> <p>8 pay of 28.47. That in and of itself tells me</p> <p>9 we have an odd system.</p> <p>10 I'm not challenging anybody's word. I'm</p> <p>11 just saying I don't know how we're recording</p> <p>12 that or tracking that to get up to a decimal</p> <p>13 of .7 or .79. It's odd for me. I can't</p> <p>14 translate that into how we were tracking our</p> <p>15 sick days.</p> <p>16 So separate from that observation, I</p> <p>17 would advocate a system in which they're</p> <p>18 capped at a 20-day accumulation, there is no</p> <p>19 pay-out upon termination and that between now</p> <p>20 and the end of the calendar year, we satisfy</p> <p>21 the promises that were made to our employees</p> <p>22 that they would be cashed out on their sick</p> <p>23 days.</p> <p>24 And so by way of example, using Doug as</p> <p>25 an example, you would be able to have 20 days</p>	<p style="text-align: right;">Page 52</p> <p>1 MR. ROSS: So that's what I would</p> <p>2 support.</p> <p>3 CHAIRMAN RAGUSA: Brian, run the</p> <p>4 proposal by us again.</p> <p>5 MR. ROSS: Cap it at a 20-day</p> <p>6 accumulation. Upon termination there is no</p> <p>7 cash pay-out. To the extent we have employees</p> <p>8 presently who have more than 20 days</p> <p>9 accumulated, we would cash them out,</p> <p>10 consistent with the original representations</p> <p>11 made to them when they were retained.</p> <p>12 CHAIRMAN RAGUSA: Any further comments?</p> <p>13 Mr. Zeigler.</p> <p>14 MR. ZEIGLER: I like that concept, and</p> <p>15 ever furthermore to clean this thing up</p> <p>16 possibly by the end of the year, and you start</p> <p>17 off with an employee manual that's got a</p> <p>18 standardized set of rules for vacation or sick</p> <p>19 pay and all the -- you know, all the things</p> <p>20 that are pertinent to standard employment,</p> <p>21 using one of the templates that we can all</p> <p>22 agree upon.</p> <p>23 MR. MENDENHALL: Yeah. I mean,</p> <p>24 basically there's any number of them that we</p> <p>25 have. You can take a look at them, and</p>

1 obviously when you've made your changes that
2 are, you know, relevant to this particular
3 district, but just have Erin give it a once-
4 over.

5 MR. ZEIGLER: I could say clearly if
6 we're going to use any of these examples here,
7 we strike out the high and the low. Severn
8 Trent is exceptional.

9 MR. MENDENHALL: I won't talk about my
10 vacation.

11 CHAIRMAN RAGUSA: They may not be
12 supplying short-term disability.

13 MR. ARGUS: I like Greg's idea about the
14 -- sort of the stopgap for disability. I
15 prefer to see more days than the 20.

16 MR. CHESNEY: In my mind, I was thinking
17 like 45 or 60 days, but --

18 MR. ARGUS: I think it's a 40 --

19 MR. CHESNEY: I know that -- I know that
20 is atypical, but most -- you know, most
21 companies have -- you know, most standard
22 companies, I'll say, have a little bit richer
23 benefit plans than we do.

24 I mean, we're, you know, fairly -- I
25 mean, we offer health insurance. Doug is an

1 because, you know, we already pay better than
2 all the other CDDs.

3 CHAIRMAN RAGUSA: I know.

4 MR. ROSS: And I think we have better
5 employees than other CDDs.

6 MR. CHESNEY: I agree with that.

7 MR. ROSS: And to that end, thanks for
8 doing the training session. Thank you for
9 doing that. I'm glad to see that.

10 CHAIRMAN RAGUSA: Andy, can you do us a
11 favor --

12 MR. MENDENHALL: Sure.

13 CHAIRMAN RAGUSA: -- before the next
14 meeting? Can you provide us with a list of
15 the benefit package we offer to the district's
16 employees?

17 MR. MENDENHALL: Yes, sure can.

18 CHAIRMAN RAGUSA: We don't necessarily
19 need to know who takes the benefit. I would
20 like to know if the CDD pays for it or the
21 employee pays for it.

22 MR. MENDENHALL: Yeah, I can get the
23 info.

24 CHAIRMAN RAGUSA: So I would like the
25 whole list of whether it's short-term

1 exception because we did a -- you know, a
2 match to get him here in the first place, but,
3 I mean, in general, our benefit plan is
4 nothing spectacular. I mean, we pay well.

5 MR. ROSS: And to be clear, I wasn't
6 making a positive or a negative comment on any
7 other benefits that we believe are
8 appropriate, whether it be long-term, short-
9 term, disability or anything else; and so if
10 the conclusion of this conversation is we
11 just need to fine-tune everything and there is
12 no rush to decide it today, let's, by the end
13 of this calendar year, have it resolved, I'd
14 be all in favor of that, doing the entire
15 employee manual and the entire employee
16 benefit package, and let's just resolve it and
17 agree upon it.

18 I don't feel strongly about resolving
19 something today, and, frankly, I don't feel
20 strongly about the 20 days, other than I do
21 note that the other entities are apparently
22 CDDs. And I think, to some degree, we have
23 some obligation to be the best CDD, but not
24 necessarily far exceeding the other CDDs.

25 MR. CHESNEY: I'm just snickering,

1 disability, long-term, health insurance.

2 MR. MENDENHALL: Yes.

3 CHAIRMAN RAGUSA: Whatever the benefit
4 is, I would like to know that whole packet so
5 we can look at it in its entirety.

6 MR. CHESNEY: Retirement and --

7 MR. MENDENHALL: Okay. Yes.

8 MR. ROSS: Vacation days, sick days.

9 MR. MENDENHALL: I just need to get with
10 Deana, she's your payroll person, so she will
11 be able to --

12 CHAIRMAN RAGUSA: So I'd like to know
13 all of the non-salary benefits that we offer,
14 even if it's vehicles.

15 MR. MENDENHALL: Okay.

16 CHAIRMAN RAGUSA: Throw that in. I
17 would like to know who has the vehicles,
18 though. I certainly want to know that.

19 MR. CHESNEY: We don't allow personal
20 use of vehicles.

21 CHAIRMAN RAGUSA: Yes, we do. They go
22 home. Mr. Argus.

23 MR. ARGUS: To that, I would also like
24 to add any other benefits that the other CDDs
25 are offering their employees that we don't

<p style="text-align: right;">Page 57</p> <p>1 offer our employees. I would like to know 2 what those are. 3 MR. MENDENHALL: Okay. So any 4 exceptions, or do you want a comparison? 5 MR. ROSS: A chart. 6 CHAIRMAN RAGUSA: Just look for 7 anomalies. 8 MR. ARGUS: Anomalies. 9 MR. MENDENHALL: Okay. 10 CHAIRMAN RAGUSA: Do you have any that 11 offer short-term disability? 12 MR. MENDENHALL: Not currently any of 13 the districts that I manage. Now, there might 14 be other districts managed out of my office, 15 but I'd have to check. 16 MR. CHESNEY: Very few companies have 17 it. 18 MR. MENDENHALL: It does vary -- the 19 benefits offered vary quite a bit among CDDs, 20 from nothing to, you know, Cadillac. 21 CHAIRMAN RAGUSA: Now, are we 22 underwritten group of five, or are we in a 23 larger pool or group? 24 MR. MENDENHALL: I'd have to find out 25 specifically. I mean, I have seen -- I have</p>	<p style="text-align: right;">Page 59</p> <p>1 we pay him out -- we buy it back at 60 days 2 and so he starts back at zero? 3 MR. ROSS: I would be very receptive to 4 that, and I appreciate you sharpening my 5 comments, because, you're right, I didn't 6 focus on that issue. 7 I don't want us in any way to be 8 reneging on promises or representations that 9 have been made to our employees, even if it 10 was by a prior board or prior operator. 11 If they were promised that, then we 12 honor those promises. So thank you for fine- 13 tuning that a little bit. 14 CHAIRMAN RAGUSA: All right. So we 15 prefer to come back and address this next 16 month when we have more information. 17 Is there anything pressing from the 18 staff's perspective that we need to address it 19 tonight? 20 MR. MAYS: No. 21 CHAIRMAN RAGUSA: Okay. All right. 22 MR. MAYS: You're talking about this 23 issue? 24 CHAIRMAN RAGUSA: Yes. 25 MR. MAYS: Okay. No.</p>
<p style="text-align: right;">Page 58</p> <p>1 seen the policy itself, but I don't know if 2 it's attached to a larger group or it's just 3 specifically for your staff. 4 CHAIRMAN RAGUSA: Okay. I would -- as 5 part of this process, I would like staff to 6 communicate with you Andy -- 7 MR. MENDENHALL: Yes. 8 CHAIRMAN RAGUSA: -- and talk to you 9 about insurance benefits. I'm not suggesting 10 that we're going to vote to put new benefits 11 in place, but I would like to know where we 12 stand and what benefits are being used. 13 Just as a preview of what I think we're 14 going address next month, I have a problem 15 with going to a policy that eliminates the 16 payout upon departure of an employee. That's 17 a dramatic change in the history. 18 I think if we're going to do that, I 19 think 20 hours is too high. A 20-hour 20 forfeiture is pretty substantial. And I think 21 -- and I think maybe I didn't catch it in your 22 comment, Mr. Ross, but using Doug as an 23 example, he's got 60 days there, but -- just 24 near 60 days of accumulated sick time. 25 Would you contemplate a situation where</p>	<p style="text-align: right;">Page 60</p> <p>1 CHAIRMAN RAGUSA: Okay. 2 MR. MAYS: Me anyway. Maybe Sonny. 3 MS. WHYTE: No. Could you just add 4 into that -- this just came up today -- 5 vacation? 6 CHAIRMAN RAGUSA: I would expect 7 vacation to be in there. 8 MS. WHYTE: Okay. Because we had a 9 young man who started as an employee for us 10 who -- it's been five years, and Severn Trent 11 asked me to send out the policy -- the book, 12 the manual, so that she could figure it out, 13 because he's supposed to start accumulating 14 his three weeks. And, of course, my manual 15 was Paula, because we don't have one. 16 MR. MENDENHALL: Yeah. 17 MS. WHYTE: That's why I -- you know -- 18 MR. MENDENHALL: Part of the problem. 19 MS. WHYTE: -- please include, if you 20 can, what your thought is on vacation and -- 21 MR. MENDENHALL: Yes. 22 MS. WHYTE: -- if we're going to do it, 23 let's -- 24 MR. MENDENHALL: Yeah. I was looking at 25 it as the totality of benefits and --</p>

<p style="text-align: right;">Page 61</p> <p>1 MS. WHYTE: Thank you.</p> <p>2 CHAIRMAN RAGUSA: Are you telling me</p> <p>3 that we don't have a recorded vacation</p> <p>4 policy?</p> <p>5 MS. WHYTE: Not that I'm aware of. I</p> <p>6 mean, we go by what Severn Trent tells us.</p> <p>7 MR. MENDENHALL: Yes. We use what has</p> <p>8 historically been in place since -- and I</p> <p>9 wasn't here at the time, but my understanding</p> <p>10 is, you had a larger staff, and then you went</p> <p>11 down to basically where you're at now with a</p> <p>12 smaller staff, and so whatever was instituted</p> <p>13 at that time, which was a certain amount of</p> <p>14 vacation hours, as well as sick time for full-</p> <p>15 time employees. And that's been carried on</p> <p>16 for each new employee that has come in.</p> <p>17 MR. CHESNEY: Plus health insurance</p> <p>18 benefits --</p> <p>19 MR. MENDENHALL: Correct. Correct.</p> <p>20 MR. CHESNEY: -- plus we pay for the</p> <p>21 employees, except for --</p> <p>22 CHAIRMAN RAGUSA: Yes, but thinking</p> <p>23 back, we never had a board policy on what</p> <p>24 those benefits were.</p> <p>25 MR. CHESNEY: No. It was (inaudible).</p>	<p style="text-align: right;">Page 63</p> <p>1 continue the conversations and --</p> <p>2 CHAIRMAN RAGUSA: Is Paula still with</p> <p>3 Severn Trent?</p> <p>4 MS. WHYTE: Yes.</p> <p>5 MR. MENDENHALL: Yes, she is.</p> <p>6 CHAIRMAN RAGUSA: Anything else, Andy?</p> <p>7 MR. MENDENHALL: No. That was the --</p> <p>8 that's the main issue.</p> <p>9 CHAIRMAN RAGUSA: All right. Let's go</p> <p>10 with -- Erin is not here yet. We'll wait for</p> <p>11 her a little bit longer.</p> <p>12 Doug, field manager's report.</p> <p>13 MR. MAYS: Other than if you have any</p> <p>14 questions off of the report about, you know,</p> <p>15 the stuff we've got on our report there.</p> <p>16 We did have an additional thing that we</p> <p>17 didn't get on the report in time, a request</p> <p>18 from the residents of Radcliffe -- a few</p> <p>19 residents, I'm not sure how many yet.</p> <p>20 The pocket park we have in front of</p> <p>21 Radcliffe -- as you go in Radcliffe, there is</p> <p>22 a little park there. In front of it, there is</p> <p>23 a -- well, the whole park is owned by the</p> <p>24 CDD.</p> <p>25 You have your county easement in between</p>
<p style="text-align: right;">Page 62</p> <p>1 CHAIRMAN RAGUSA: Yes. It was never --</p> <p>2 it was never a board policy.</p> <p>3 MR. MENDENHALL: Okay.</p> <p>4 MR. CHESNEY: Jim --</p> <p>5 CHAIRMAN RAGUSA: Yeah, it would have</p> <p>6 been Jim Ward. Mr. Ross.</p> <p>7 MR. ROSS: Can I underscore the comment</p> <p>8 that Mr. Ragusa made a moment ago, that if you</p> <p>9 could make this a conversation between you and</p> <p>10 the staff, Andy --</p> <p>11 MR. MENDENHALL: Oh, yeah.</p> <p>12 MR. ROSS: -- I don't want anybody</p> <p>13 prejudge what we're going to do. We're</p> <p>14 working through this just like everybody else</p> <p>15 is, and I think it's important that if there</p> <p>16 are other expectations or understandings or</p> <p>17 promises that they had --</p> <p>18 MR. MENDENHALL: Yes.</p> <p>19 MR. ROSS: -- I'd much rather them share</p> <p>20 that with you and let's work it out at our</p> <p>21 next meeting and come up with a smart</p> <p>22 solution.</p> <p>23 MR. MENDENHALL: And Doug and I have had</p> <p>24 some conversations already in general about</p> <p>25 benefits and this exact subject, so we can</p>	<p style="text-align: right;">Page 64</p> <p>1 the road and the sidewalk. That grassy area,</p> <p>2 they had a request to be able to tile it,</p> <p>3 brick it, do something there to make it more</p> <p>4 permanent for -- because it's a bus stop for</p> <p>5 the children, and it's a young group of</p> <p>6 children, and it's always quite wet in the</p> <p>7 morning when they get in there.</p> <p>8 So we had a request from some of the</p> <p>9 residents, that they can get the stuff donated</p> <p>10 -- but they would like to know if they can get</p> <p>11 permission to get that front strip, basically</p> <p>12 like a sleeve of a driveway or a sidewalk that</p> <p>13 continues onto the street -- so they would</p> <p>14 like to have your permission to be able to put</p> <p>15 the brick pavers, the travertine, whatever</p> <p>16 they can get donated.</p> <p>17 You know, my feeling is that it would</p> <p>18 definitely have to match the brick that's</p> <p>19 there now, but -- and we got with Tonja.</p> <p>20 Tonja has checked on it. It shouldn't be an</p> <p>21 issue.</p> <p>22 It's a county easement. The only thing</p> <p>23 is, they would have to apply for the permit,</p> <p>24 we told them, with the county, because it's</p> <p>25 like seating a driveway and now you're</p>

1 changing it, so if they would ever have to dig
2 up there -- a piece of their easement to do
3 some repairs, or Verizon, or anybody that
4 comes through, they would reap the cost of
5 that, but again, it's on CDD property. So
6 their request is to try to make that more
7 permanent.

8 CHAIRMAN RAGUSA: Correct me -- about
9 four or five years ago, the CDD changed the
10 gravel U to paver. Correct?

11 MR. MAYS: Correct.

12 CHAIRMAN RAGUSA: How much linear feet
13 are we talking about?

14 MR. MAYS: I'm not sure they want to go
15 the whole distance. Where we're at now, I
16 imagine they would like to do a couple
17 cut-outs here and here, so probably linear
18 feet of maybe a hundred feet.

19 MR. CHESNEY: Why wouldn't we just
20 (inaudible) --

21 CHAIRMAN RAGUSA: Well, we would, we've
22 built on before.

23 MS. WHYTE: The resident -- one of the
24 residents that I spoke to owns the travertine
25 company or stone company, and she is willing

1 quality and kind of tile and the actual
2 installation work to be done by CDD staff.

3 CHAIRMAN RAGUSA: Mr. Chesney.

4 MR. CHESNEY: Well, normally I'm
5 agreeable to free stuff, but, I mean, I'm
6 familiar with that park. I mean, I don't --
7 if all you're saying is that it's just not big
8 enough in that area, why wouldn't we just
9 expand what we already did there with the
10 pavers to accommodate the bus stop?

11 I don't think the cost would be -- I
12 can't imagine it would be more than \$2500.

13 MS. WHYTE: Oh, no, not even. I don't
14 think even it would be --

15 MR. CHESNEY: I mean, I would -- if I
16 were to make a motion, I would say, you know,
17 we just go ahead and do that.

18 MR. ROSS: I don't have a sense as to
19 which is the better option. I would have to
20 rely on staff.

21 MR. CHESNEY: I think travertine, first
22 of all, would be a mistake in that area.

23 MS. WHYTE: Slippery.

24 MR. MAYS: My suggestion would be to
25 match what we have, you know, so I wouldn't

1 to donate the travertine tiles, which, I said,
2 I -- you know, that we'd appreciate that very
3 much, but aesthetically it would have to be,
4 as Tonja indicated, permeable, so that for
5 drainage and stuff, it would have to be
6 probably brick pavers to match.

7 CHAIRMAN RAGUSA: What is the substrate
8 on that park? Full-sized brick or just paver,
9 or what is it?

10 MR. MAYS: It's a full paver, full
11 brick, full --

12 CHAIRMAN RAGUSA: Over sand or
13 something?

14 MR. MAYS: Yes.

15 CHAIRMAN RAGUSA: Would that work for
16 that slope?

17 MR. MAYS: Yes. It gives it the
18 drainage that it needs. It's got the cracks
19 and the seepage, so it wouldn't cause
20 problems.

21 CHAIRMAN RAGUSA: Mr. Ross.

22 MR. ROSS: I was just going to move that
23 we allow the work to be performed, subject to
24 contribution of the tile and no cost to the
25 CDD, subject to the CDD staff approving the

1 want to put anything other than what we have
2 there just for that reason mainly. I would be
3 afraid something -- like travertine, that can
4 be slippery. You know, some of it is not as
5 coarse. We need something coarse through
6 there.

7 MR. CHESNEY: It would probably help
8 preserve that park, because if that's the bus
9 stop now, the kids have got to be running over
10 on the grass and stuff.

11 CHAIRMAN RAGUSA: Who did the brick
12 paver work in there?

13 MR. MAYS: Eagle Pavers.

14 CHAIRMAN RAGUSA: Did they do the paving
15 in West Park Village as well?

16 MR. MAYS: Yes -- oh. West Park
17 Village, the main area?

18 CHAIRMAN RAGUSA: Yes.

19 MR. MAYS: No. That was done before we
20 got here.

21 CHAIRMAN RAGUSA: No. We did some
22 parks. We transferred some walkways.

23 MS. WHYTE: Eagle.

24 MR. MAYS: All the cut -- all the
25 cut-through areas, Eagle has done them all,

1 yes.
 2 CHAIRMAN RAGUSA: Okay. And we still
 3 have a relationship with them?
 4 MR. MAYS: We haven't had to do anything
 5 in probably three or four years, so it's been
 6 awhile.
 7 CHAIRMAN RAGUSA: This isn't something
 8 we would do in-house, is it?
 9 MR. MAYS: No. That's just something
 10 that's a specialty thing. Our guys are pretty
 11 good, but they have better -- the right
 12 equipment to do it.
 13 CHAIRMAN RAGUSA: Yeah, they do --
 14 MR. MAYS: I would rather it be done
 15 with the limestone or what needs to be done.
 16 CHAIRMAN RAGUSA: You know, your time
 17 isn't free, but I think it would make sense if
 18 we went out and got Eagle to give a quote --
 19 Eagle, plus somebody to give us a quote to
 20 match the brick pavers that are in there.
 21 I want to move forward, but I'm also
 22 cognizant of the fact that is the first thing
 23 you see coming into that neighborhood.
 24 MR. ARGUS: Uh-huh.
 25 CHAIRMAN RAGUSA: And I want to make

1 sure that the community is supportive of
 2 removing the grass and putting brick paver in.
 3 I understand the goal of it, and I
 4 understand that we're in the school season.
 5 And I want to move rapidly on this. That's
 6 why I want to get a quote. But I want to make
 7 sure the community knows that that park, it's
 8 a very nice park now.
 9 It's highly visible. You come in the
 10 road, and there it is. I want the residents
 11 know that they're going from grass to paver.
 12 MS. WHYTE: Couldn't we just do the
 13 U-shape and continue that extension of the
 14 U-shape directly onto the -- so it wouldn't
 15 really -- you still have grass in between.
 16 CHAIRMAN RAGUSA: That's what the
 17 community needs to tell us.
 18 MS. WHYTE: Okay.
 19 CHAIRMAN RAGUSA: Mr. Ross.
 20 MR. ROSS: I withdraw my motion.
 21 CHAIRMAN RAGUSA: Thank you.
 22 MR. MAYS: With what Mr. Chesney
 23 mentioned there, too, the grass is always
 24 banged up in that area anyway, so --
 25 MR. CHESNEY: Right. That's what I was

1 saying. I mean --
 2 MS. WHYTE: It's terrible.
 3 CHAIRMAN RAGUSA: Really?
 4 MS. WHYTE: Oh, yeah.
 5 MR. MAYS: The kids tromple on it all
 6 the time. There's one section, you can see
 7 right where the bus stops.
 8 MR. CHESNEY: Which is why -- I don't
 9 know that the U would be -- I mean, you're
 10 right, she's right, too, but I think if you do
 11 the U, I don't know that that would improve it
 12 enough. I guess --
 13 MS. WHYTE: The U on this side would
 14 definitely match up. It could match up on
 15 that side if you ask the bus driver to stop at
 16 that, if he knows that that's where the kids
 17 are. I'll send an email.
 18 MR. CHESNEY: Yes, you're right --
 19 you're right, if you're going to remove the
 20 grass, it will look different when you go in,
 21 but --
 22 MS. WHYTE: Keith -- oh, no, not Keith
 23 -- Eric --
 24 MR. MAYS: Plus you've got a drain
 25 basket right there, too, also, so I think we

1 might not be able to do the U without
 2 incorporating that drain -- not the basket,
 3 the drain run-off --
 4 CHAIRMAN RAGUSA: Right.
 5 MR. MAYS: -- we may have to brick paver
 6 all around it to make it look right instead of
 7 just doing the U, but we'll look into that,
 8 too.
 9 CHAIRMAN RAGUSA: Can you do us a favor
 10 and get us some pictures and get a quote or
 11 two?
 12 MS. WHYTE: Uh-huh. We'll have
 13 something for you.
 14 MR. MAYS: Okay.
 15 CHAIRMAN RAGUSA: Mr. Barrett.
 16 MR. BARRETT: The practical thing,
 17 because they shift bus stops, has this been a
 18 bus stop for many, many years?
 19 MS. WHYTE: Uh-huh.
 20 MR. BARRETT: Okay.
 21 CHAIRMAN RAGUSA: Mr. Argus.
 22 MR. ARGUS: Since we're doing
 23 modifications there and it's a bus stop, is
 24 there need for more benches or anything along
 25 those lines, any other capital improvements at

1 the time?

2 MR. MAYS: We're looking at a few areas

3 for some more benches, yes.

4 MR. ARGUS: But specifically at this bus

5 stop?

6 MR. MAYS: I don't think so. You

7 mean --

8 CHAIRMAN RAGUSA: There's two benches in

9 that park.

10 MR. MAYS: There's two benches in there.

11 They're ceramic benches, not the ones -- they

12 were before we got here. I'm sorry, not

13 ceramic, concrete.

14 CHAIRMAN RAGUSA: They're the old ones?

15 MR. MAYS: Yes.

16 CHAIRMAN RAGUSA: Okay. There is a

17 garbage can right there, though, isn't there?

18 MR. MAYS: Yes.

19 MS. WHYTE: Uh-huh.

20 CHAIRMAN RAGUSA: Okay. Any further

21 discussion on that point?

22 MR. MAYS: No, sir.

23 CHAIRMAN RAGUSA: Thank you. Anything

24 else we need to -- be brought to our

25 attention, Doug?

1 MR. MAYS: Nothing other than the OSHA

2 class was quite beneficial to us and staff and

3 everything, so it was actually a pretty good

4 idea to go.

5 It really reiterated the issue of

6 safety, safety, safety and training, training,

7 training; and that's what we're trying to do

8 more of.

9 MR. ARGUS: So all of you went to OSHA.

10 MR. MAYS: All three of us did.

11 MR. ARGUS: Sonny didn't go.

12 MR. MAYS: No, Sonny didn't go --

13 MS. WHYTE: Somebody has to hold the

14 fort down.

15 MR. ARGUS: But we have Sonny out on

16 airboats and other things. Shouldn't she be

17 going to OSHA as well?

18 MR. BARRETT: She operates the chipper.

19 MR. ARGUS: Okay. Oh, that's a

20 different (inaudible).

21 MS. WHYTE: No, I don't think --

22 MR. MAYS: Actually we brought back

23 some --

24 MS. WHYTE: -- I really don't --

25 MR. MAYS: -- we brought back some tips

1 that were beneficial for her also that were

2 given to me by the gentleman who had the

3 course, so we discussed --

4 MS. WHYTE: And they are coming to the

5 office --

6 MR. MAYS: -- taking courses that she

7 needs to take, you know, for helping her with

8 her computer skills and stuff like that. So

9 we talked about that, so --

10 CHAIRMAN RAGUSA: Well, why wouldn't you

11 take the ten-hour OSHA course?

12 MR. MENDENHALL: Yeah, I think it's

13 worthwhile.

14 MS. WHYTE: Because I don't operate any

15 equipment or do anything of that sort, and if

16 I do do anything, I direct them to wear safety

17 vests and the helmets and the ear muffs and --

18 MR. MENDENHALL: Those are the reasons

19 why, because you're in the facility and in the

20 area, and you're the eyes on the vendors a lot

21 of times. You know, Doug is in the field.

22 All the more reason to be trained so you can

23 pick things out if you see somebody walking

24 around.

25 You probably know it from being around

1 it, but to be officially trained probably

2 helps out.

3 MS. WHYTE: Oh, come on. Really?

4 CHAIRMAN RAGUSA: You'd be the only

5 female probably.

6 MS. WHYTE: I definitely would be.

7 CHAIRMAN RAGUSA: All right. Well,

8 I would -- I'm going to request -- I thought

9 you had taken it. I didn't see --

10 MS. WHYTE: We can't all four be out of

11 the office.

12 CHAIRMAN RAGUSA: Fair enough. I think

13 in the next 30 days you need to find time to

14 take the ten-hour class.

15 MS. WHYTE: Not in the next 30 days.

16 CHAIRMAN RAGUSA: How about 60 days?

17 MR. MAYS: I think his course runs not

18 again until December, so --

19 CHAIRMAN RAGUSA: So you have a reprieve

20 until December. I would also like --

21 MS. WHYTE: I wouldn't know what he's

22 talking about.

23 CHAIRMAN RAGUSA: -- while we're setting

24 policy here, I would like the board to

25 consider a policy which would require --

1 MS. WHYTE: Yes.
 2 CHAIRMAN RAGUSA: -- all of our
 3 employees after some probationary period to
 4 take the OSHA ten-hour course.
 5 Whether that's a 30-day, 60-day, 90-day
 6 probationary period, I don't know, but I think
 7 it's money well spent. If we have indication
 8 that we have now hired a long-term employee, I
 9 think we should invest the money in having the
 10 OSHA training, the ten-hour course.
 11 MR. ZEIGLER: I would even approve that
 12 before the 90-day probation period, just to
 13 make sure that they're fully aware of it.
 14 MR. ARGUS: It hasn't been 90 days yet.
 15 MR. MAYS: I would agree, because it's
 16 very -- it's very eye opening, so I would
 17 agree.
 18 MR. ROSS: I would almost say it would
 19 be a condition precedent before they come on
 20 the job site.
 21 MR. ZEIGLER: Correct. Correct.
 22 MR. ROSS: Now, who pays for it is a
 23 different issue.
 24 CHAIRMAN RAGUSA: That's the issue, yes.
 25 MR. ROSS: But I'm saying it ought to be

1 a condition precedent before you come on site,
 2 now that we know it's a valuable training
 3 course.
 4 MR. ARGUS: But it's only like every 90
 5 days they offer it, or it's not offered all
 6 the time?
 7 CHAIRMAN RAGUSA: We can get it from a
 8 number of different suppliers, the education.
 9 MR. ARGUS: Oh, okay.
 10 CHAIRMAN RAGUSA: My concern is, we have
 11 one of our line-level employees leave, we hire
 12 someone with no experience with -- the first
 13 day we pay for him to take a class, they don't
 14 show up the next day, then now they've got an
 15 OSHA ten-hour certificate that they can go and
 16 get more money from somewhere else, in theory.
 17 MR. ROSS: We could -- but the way with
 18 that is to say, "We'll reimburse you after 30
 19 days of employment" or whatever the time
 20 period is.
 21 CHAIRMAN RAGUSA: My concern is --
 22 MR. ROSS: I don't want to over-
 23 complicate it. I just -- I don't think that
 24 should drive the analysis. If we think it's a
 25 valuable -- I'm sorry. I cut you off.

1 CHAIRMAN RAGUSA: No.
 2 MR. ROSS: If we think it's a valuable
 3 training course and we think all of our
 4 employees should be doing it, I think Brian is
 5 right, that you could almost make the powerful
 6 argument, while they're in their probationary
 7 period, while they're learning, we want them
 8 to already have that training under their
 9 belt.
 10 CHAIRMAN RAGUSA: I see it, but I also
 11 recognize that during that probationary
 12 period, they're probably going to be working
 13 with a certified person.
 14 MR. ROSS: I hear you.
 15 CHAIRMAN RAGUSA: You just don't turn
 16 them loose, do you?
 17 MR. MAYS: Oh, no.
 18 CHAIRMAN RAGUSA: So I have a level of
 19 comfort level during some period of time that
 20 they're not going to be do anything unsafe or
 21 using unsafe equipment.
 22 This is obviously something we need to
 23 discuss, and let's put -- can you put this on
 24 or our agenda for next month?
 25 MR. MENDENHALL: Sure thing.

1 CHAIRMAN RAGUSA: Do we have a
 2 probationary period?
 3 MR. ARGUS: No.
 4 MR. MAYS: No.
 5 CHAIRMAN RAGUSA: No.
 6 MS. WHYTE: Only for full benefits is a
 7 probationary period.
 8 MR. ZEIGLER: That's going to be part of
 9 the handbook.
 10 (Multiple speakers speaking at once.)
 11 CHAIRMAN RAGUSA: Realistically, could a
 12 new hire afford to pay \$150 for this class?
 13 MS. WHYTE: No.
 14 MR. MAYS: Not a new hire.
 15 MS. WHYTE: It's not eight hours. It's
 16 10 to 12 hours.
 17 MR. MAYS: I think it depends on the new
 18 hire we get. What did the course cost us?
 19 MS. WHYTE: 104.
 20 CHAIRMAN RAGUSA: I thought it was 150.
 21 MR. ARGUS: 104.
 22 MS. WHYTE: It was \$104 because we
 23 joined the membership for the year.
 24 CHAIRMAN RAGUSA: Oh, okay.
 25 MS. WHYTE: And that gave us a \$30

1 discount, so that covered -- pretty well
 2 covers a fair amount of stuff.
 3 MR. MAYS: Gives us the right to call
 4 him and ask anything we want any time.
 5 MS. WHYTE: And he will come out and
 6 assess our property for free.
 7 MR. MAYS: It's an OSHA inspection.
 8 MS. WHYTE: Give us an OSHA inspection
 9 where that's actually OSHA.
 10 MR. ROSS: Let's have him do it then.
 11 MR. MAYS: So he's already set to do
 12 it.
 13 MS. WHYTE: Oh, yeah, it's already
 14 done.
 15 MR. MAYS: It's a surprise.
 16 CHAIRMAN RAGUSA: Good idea, Mr. Zigler.
 17 MR. ARGUS: Excellent. I like --
 18 CHAIRMAN RAGUSA: You guys are to be
 19 congratulated for doing that. Please pass
 20 that along to staff. Thank you for doing
 21 that. You know, for any employee, that
 22 certificate is worth a lot of money. It is.
 23 That's a fact for -- and maybe not for you,
 24 Sonny, but to folks who are in this industry,
 25 that means a lot. That means a lot to their

1 employer as well.
 2 Where else do we stand on any of those
 3 types of issues? Anything? I know you got
 4 the chipper/shredder training.
 5 MR. MAYS: Uh-huh.
 6 CHAIRMAN RAGUSA: The manufacturer did
 7 that for free?
 8 MR. MAYS: Actually there's a video that
 9 comes with it. The manufacturer doesn't do
 10 it. The video comes with it.
 11 MS. WHYTE: They supplied it to us.
 12 MR. ZEIGLER: Do they have a sign-off
 13 form showing that someone has acknowledged the
 14 watching of that?
 15 MS. WHYTE: We have it at the office.
 16 MR. MAYS: We have it in the office.
 17 MS. WHYTE: We made them sign for it in
 18 the office.
 19 MR. ZEIGLER: Good.
 20 MR. MAYS: We were there when they
 21 watched it. So other than that, no.
 22 MR. ARGUS: You watched them watch it?
 23 MR. MAYS: Well, it was in Spanish, so
 24 -- I don't know. It was really --
 25 MS. WHYTE: They offered it in English

1 and Spanish, and they chose Spanish.
 2 CHAIRMAN RAGUSA: Fair enough. Anything
 3 else, Doug?
 4 MR. MAYS: No, unless -- like I say,
 5 unless you have questions on any other parts
 6 of the report.
 7 CHAIRMAN RAGUSA: Okay. Supervisor
 8 comments. Mr. Ross.
 9 MR. ROSS: To an old topic, that land
 10 that abuts Stonebridge, I heard that the
 11 prospective purchaser canceled their
 12 contract.
 13 (Ms. Stewart leaves the meeting.)
 14 MR. ROSS: I believe the CDD should
 15 contemplate purchasing, and to the extent
 16 there is interest in the board, I would like
 17 to advance that possibility.
 18 MR. CHESNEY: So moved.
 19 MR. ARGUS: I'll second your motion.
 20 CHAIRMAN RAGUSA: Okay.
 21 MR. CHESNEY: It's what you're willing
 22 to do --
 23 MR. ROSS: I'd be willing to do it, or
 24 Mark would be very competent. He especially
 25 apparently --

1 CHAIRMAN RAGUSA: I think you're the
 2 better person for it.
 3 MR. ROSS: I'm happy to do it.
 4 CHAIRMAN RAGUSA: All right. The motion
 5 is to explore the possibility of acquiring the
 6 adjacent parcel.
 7 MR. CHESNEY: I don't know we need a
 8 motion.
 9 CHAIRMAN RAGUSA: I think we do, because
 10 he is a service representative.
 11 MR. ARGUS: Yes.
 12 MR. ROSS: The way I would typically do
 13 it in my own business is, I would try to go
 14 get the property under contract and have the
 15 due diligence period sufficiently long enough
 16 so that it expends beyond our next board
 17 meeting, so that I can come to the board,
 18 saying, "We've already got it under contract.
 19 Do you want to move forward with it, or do you
 20 want to cancel it?"
 21 MR. CHESNEY: Okay. So we need to give
 22 you the authority to enter into the contract.
 23 MR. ROSS: The difficulty there is the
 24 issue of price. Do you really want to give me
 25 the authority?

1 MR. CHESNEY: Sure.

2 MR. ROSS: But the beauty of it is, you
3 have a better chance of getting it, because
4 then the seller knows you're prepared to go
5 under contract. It's not, "I'll get back with
6 you in three weeks."

7 MR. CHESNEY: I'll amend my motion to
8 whatever he said.

9 MR. ARGUS: I'll accept that.

10 CHAIRMAN RAGUSA: We're obviously at the
11 disadvantage of back in the sunshine. I don't
12 know what you value that property at, nor
13 could we talk about it outside of the
14 sunshine.

15 My concern is putting you in a position
16 where you have negotiated a purchase price
17 with material terms without the board's
18 approval, even if we were subsequently to come
19 back in.

20 And you may -- you may get a contract
21 for \$10 or 10,000, whatever the number is, and
22 my concern is that unless that contract is
23 contingent on board approval, in addition to
24 due diligence, it would make it hard to do
25 that deal.

1 MR. ROSS: Well, I would not move
2 forward without counsel's participation. And
3 I see your point. That's the kind of detail
4 that I'm sure she would have on her radar
5 screen. But we don't have to go that way.

6 Certainly I can just go and try to
7 establish a price and try to establish the
8 parameters of a contract, just not sign it.

9 I just know from experience the seller
10 is going to be less than enthusiastic of that
11 approach.

12 MR. CHESNEY: When you said subject to
13 your -- I mean, my understanding was that you
14 would be able to negotiate the terms but they
15 have to come back for approval. I mean, is
16 that how it's different?

17 MR. ROSS: Well, I'm saying I have no
18 problem -- and I actually agree with what he's
19 saying. I'm just expanding it to ultimately
20 it's either I throw it under a -- we either
21 throw it under contract or we don't.

22 If you're not willing to put it under a
23 contract, you have a much higher risk, you're
24 going to lose the opportunity to acquire it.
25 And so I'm advocating, in my business, is the

1 best approach is to worry about the details
2 later, but first get it under contract. And
3 you may want to challenge that and say, "That
4 doesn't make sense to me."

5 I'm just saying this kind of transaction
6 is the perfect thing. The bank, who is the
7 holder, they just want to -- they just want to
8 cash out. That's all they want. I mean, they
9 were asking, I think, two sixty five before
10 for it. I don't know what the contract price
11 is. What is it, five acres of land? It's
12 worth whatever --

13 CHAIRMAN RAGUSA: The lot is not built,
14 though.

15 MR. ROSS: No, but it's worth what it's
16 worth.

17 CHAIRMAN RAGUSA: All right. I'm going
18 to reverse myself on my comment. You know the
19 property, and I trust your judgment. I would
20 vote in favor of the motion authorizing you to
21 proceed forward with discussions with the
22 bank, with the understanding that we have a
23 period of time -- a significant period of time
24 to do due diligence, and the contract would be
25 subject to approval by the board, because I

1 don't think you can bind -- even with
2 approval, I don't think you can bind --

3 MR. ROSS: That's fine.

4 CHAIRMAN RAGUSA: -- the CDD's
5 acquisition of real property. Erin may be
6 able to tell us differently, but that's a
7 concern of mine. I think you need a full
8 court vote.

9 I guess that we've kind of butchered the
10 original motion. But is there agreement?

11 MR. ARGUS: I would sort of like to see
12 the opportunity to have two board meetings just
13 in case something comes up in the first one.

14 MR. ROSS: To respond to that, we'd all
15 like to have a great contract.

16 MR. ARGUS: Right.

17 MR. ROSS: But something like this, you
18 may have an increased chance of getting better
19 terms with a quick close. And so while
20 ideally it would be fantastic to have 60, 90
21 days to have it under contract to go close, I
22 just think you may lessen the opportunity of
23 getting the best price or other terms.

24 And I say that only based on my own
25 experiences, which take with a grain of salt.

<p style="text-align: right;">Page 89</p> <p>1 MR. ARGUS: For example, the end of</p> <p>2 September is the end of the fiscal quarter for</p> <p>3 many companies, so that might have some</p> <p>4 bearing on -- okay. I see what you're</p> <p>5 saying.</p> <p>6 MR. CHESNEY: Okay. Yes. So I will be</p> <p>7 more clear as -- the motion I intended to make</p> <p>8 was closer to what Mark said.</p> <p>9 MR. ROSS: And so that I understand it,</p> <p>10 if the motion passes, I have the authority to</p> <p>11 negotiate a contract, sign the contract,</p> <p>12 provided the contract provides in there that</p> <p>13 the due diligence doesn't expire until after</p> <p>14 our next board meeting and then contingent</p> <p>15 upon board approval at one of those public</p> <p>16 meetings.</p> <p>17 CHAIRMAN RAGUSA: Yes. Yes.</p> <p>18 MR. CHESNEY: So that's it.</p> <p>19 CHAIRMAN RAGUSA: All in favor of motion</p> <p>20 please raise your hand.</p> <p>21 (All board members signify in the</p> <p>22 affirmative.)</p> <p>23 CHAIRMAN RAGUSA: That motion passes</p> <p>24 five to nothing.</p> <p>25 (Motion passes.)</p>	<p style="text-align: right;">Page 91</p> <p>1 many courtiers, and it's not easy to do</p> <p>2 something there.</p> <p>3 Any other supervisor comments?</p> <p>4 Mr. Argus.</p> <p>5 MR. ARGUS: In reading through the</p> <p>6 minutes, there were two things that we said</p> <p>7 would be on the agenda today. One was</p> <p>8 Castleford fence. And counsel is not here to</p> <p>9 discuss that.</p> <p>10 The other was the slash park. We were</p> <p>11 going to discuss the splash park a little bit</p> <p>12 more today.</p> <p>13 MR. CHESNEY: I have a meeting with</p> <p>14 staff tomorrow with the contractor. He was</p> <p>15 unable to meet before this meeting, so next</p> <p>16 month you'll have more information.</p> <p>17 MR. ARGUS: Okay.</p> <p>18 CHAIRMAN RAGUSA: Anything else?</p> <p>19 MR. ARGUS: That's it.</p> <p>20 CHAIRMAN RAGUSA: Let me just say that</p> <p>21 the fountain looks outstanding.</p> <p>22 MR. CHESNEY: It does, really.</p> <p>23 CHAIRMAN RAGUSA: It really looks good.</p> <p>24 It's bigger than I thought.</p> <p>25 MR. MAYS: The same here.</p>
<p style="text-align: right;">Page 90</p> <p>1 CHAIRMAN RAGUSA: All right.</p> <p>2 MR. BARRETT: I'm just going to own</p> <p>3 right now that when I reported on Westchase</p> <p>4 land purchases before, it's complicated them,</p> <p>5 for the entity trying to acquire the</p> <p>6 property. I think you know who I'm referring</p> <p>7 to in the back of Montague Street.</p> <p>8 MR. CHESNEY: Yes.</p> <p>9 MR. BARRETT: So I don't normally do</p> <p>10 this, but I think it's in the best interest of</p> <p>11 residents. I probably will withhold this</p> <p>12 portion of reporting of the meeting just for a</p> <p>13 month until the contract is done, and so --</p> <p>14 but I don't -- I didn't -- you know, I wanted</p> <p>15 to be up front and just say, you know, I don't</p> <p>16 normally make these exceptions, but I think</p> <p>17 this is probably in the best interest of the</p> <p>18 community to do it, so --</p> <p>19 CHAIRMAN RAGUSA: We appreciate that.</p> <p>20 MR. CHESNEY: Yes.</p> <p>21 CHAIRMAN RAGUSA: It is difficult</p> <p>22 sitting here in the sunshine to do what I'm</p> <p>23 going to call a tough business -- what could</p> <p>24 be a tough business deal.</p> <p>25 And that property's had many suitors and</p>	<p style="text-align: right;">Page 92</p> <p>1 CHAIRMAN RAGUSA: It's way taller. The</p> <p>2 water stream is much higher than I thought it</p> <p>3 was, it's nice. It's very impressive.</p> <p>4 Everybody's noticed it and I'm hearing a lot of</p> <p>5 input about it.</p> <p>6 MR. MAYS: There was a valve that's</p> <p>7 available. He had the choice of the tall</p> <p>8 valve or a shorter -- shoots just a little bit</p> <p>9 shorter and fatter stream of water. So he</p> <p>10 said, "If you don't want this" --</p> <p>11 MR. CHESNEY: I think it looks good.</p> <p>12 MR. MAYS: And I like this.</p> <p>13 CHAIRMAN RAGUSA: I like it.</p> <p>14 MR. MAYS: If you don't want this, he</p> <p>15 can put that on there and test it out, too.</p> <p>16 MR. CHESNEY: My wife came home and she</p> <p>17 was like, "You know, if you had one of these</p> <p>18 houses, that would really look nice."</p> <p>19 MS. WHYTE: The response has been very</p> <p>20 favorable by a lot of residents. Brian and</p> <p>21 Brian were both at the flipping of the switch,</p> <p>22 and the response was very, very good from the</p> <p>23 residents. They were very excited.</p> <p>24 Actually, quite a few drove in and drove</p> <p>25 over, because we did notify the HOA and sent</p>

<p style="text-align: right;">Page 93</p> <p>1 it out to the voting members to let them that</p> <p>2 if they wanted to attend, it will be on.</p> <p>3 CHAIRMAN RAGUSA: What hours does it</p> <p>4 operate?</p> <p>5 MR. MAYS: 7:00 a.m. to about 11:30,</p> <p>6 12:00.</p> <p>7 CHAIRMAN RAGUSA: And the residents</p> <p>8 haven't said it's too late.</p> <p>9 MR. MAYS: The lights don't come on</p> <p>10 until 7:00 until midnight, but, no -- well, I</p> <p>11 had it 9:00 till 2:00. Nobody complained, but</p> <p>12 all the traffic was driving by and was</p> <p>13 wondering why it wasn't on yet, so Sonny</p> <p>14 suggested and a couple of other people maybe</p> <p>15 we want to start it earlier and end it a</p> <p>16 little bit earlier. So, no, no complaints</p> <p>17 yet. If anything, they're waiting for the one</p> <p>18 on Countryway, so --</p> <p>19 MR. ARGUS: Are the lights on a timer or</p> <p>20 on a sensor?</p> <p>21 MR. MAYS: Yes, they're both on separate</p> <p>22 timers.</p> <p>23 MR. ARGUS: Okay.</p> <p>24 CHAIRMAN RAGUSA: Are we watching the</p> <p>25 electrical -- I'm sorry. Go ahead.</p>	<p style="text-align: right;">Page 95</p> <p>1 time to tether it again. And we're trying to</p> <p>2 -- we got 90 days to make a decision, but we'd</p> <p>3 like to, you know, work on the extended</p> <p>4 warranty on it.</p> <p>5 And obviously we already talked about a</p> <p>6 program to come out every three months to</p> <p>7 maintain it, to keep an eye on it, check it.</p> <p>8 And there's also lenses available. If you,</p> <p>9 during the holiday seasons, if we want to</p> <p>10 change the colors of the lenses, so --</p> <p>11 MR. CHESNEY: Red and green.</p> <p>12 MR. MAYS: -- if the board likes that,</p> <p>13 just, you know, recommend it and let us know,</p> <p>14 and we can see if we can change the colors.</p> <p>15 CHAIRMAN RAGUSA: I'm not seeing the</p> <p>16 proposals on the three-month check-up yet.</p> <p>17 MS. WHYTE: I haven't received them yet.</p> <p>18 CHAIRMAN RAGUSA: Okay. If you would</p> <p>19 get those to the supervisors, and maybe we can</p> <p>20 address that real quick.</p> <p>21 MR. MAYS: Yes, sir.</p> <p>22 MS. WHYTE: I'll send an email. If we</p> <p>23 buy the extended warranty, if we take a</p> <p>24 maintenance contract through them, we get an</p> <p>25 extended warranty for three years, instead of</p>
<p style="text-align: right;">Page 94</p> <p>1 MR. MAYS: That's the one we want to</p> <p>2 monitor first, the first bill that comes in on</p> <p>3 that particular electric meter and see what</p> <p>4 that does.</p> <p>5 CHAIRMAN RAGUSA: Okay. Mr. Zeigler.</p> <p>6 MR. ZEIGLER: I was noticing that the</p> <p>7 retaining cables that hold it together and you</p> <p>8 hold it in place, you're starting to notice</p> <p>9 where the --</p> <p>10 MR. MAYS: Yeah.</p> <p>11 MR. ZEIGLER: -- even now there is moss</p> <p>12 build-up on the one going up to Linebaugh.</p> <p>13 Okay.</p> <p>14 MR. MAYS: Right. I saw that.</p> <p>15 MR. ZEIGLER: So I don't know if they're</p> <p>16 able to sink them so they're not noticeable.</p> <p>17 MR. MAYS: Well, I think once the water</p> <p>18 levels get to their lowest point, that's when</p> <p>19 I need them to come out and re-tether it so</p> <p>20 that they can sink it lower, because we don't</p> <p>21 want -- we don't want it visible, you know, so</p> <p>22 we don't have to reset.</p> <p>23 The water levels are high, Tonja</p> <p>24 mentioned earlier, so once they do drop down,</p> <p>25 which we all know they will, that will be the</p>	<p style="text-align: right;">Page 96</p> <p>1 one year, because they're going to be</p> <p>2 maintaining that on a regular basis, which</p> <p>3 would make sense in the long run.</p> <p>4 CHAIRMAN RAGUSA: Mr. Ross.</p> <p>5 MR. ROSS: I forgot this. I should have</p> <p>6 mentioned it. There were probably about 50</p> <p>7 residents there when they flipped the fountain</p> <p>8 on, and I must have had five to ten who</p> <p>9 specifically came up to me and said, "Please</p> <p>10 let the CDD supervisors know that we</p> <p>11 appreciate it and thank them. They actually</p> <p>12 listened to us. This is a good instance of</p> <p>13 government in action."</p> <p>14 And they were genuinely appreciative.</p> <p>15 You could tell that some of them were a little</p> <p>16 bit jaded, that, "Oh, yeah, we go down and</p> <p>17 make our pitch, and who knows what's going to</p> <p>18 happen. I get lost in the abyss."</p> <p>19 They were very, very appreciative that</p> <p>20 we listened and we acted, and so --</p> <p>21 MR. ZEIGLER: That was after their third</p> <p>22 glass of wine, though.</p> <p>23 MR. CHESNEY: For some clarity, though,</p> <p>24 it's one of the few things -- I mean, it -- I</p> <p>25 don't want it to think that it's just for</p>

<p style="text-align: right;">Page 97</p> <p>1 those residents, because it really enhances 2 the whole community. 3 When you drive through, you notice it. 4 You see it. I mean, if you go -- if you're 5 just going out to dinner in the Avenues or 6 something, you're going to Tijuana Flats, I 7 mean, I really -- it adds to the community as 8 a whole. 9 I don't know how many areas there are 10 like that, that, you know, we could get the 11 same impact. So really it was them bringing 12 it to us, to our attention. 13 MR. ROSS: But I think that's the 14 point. I feel like that sort of sparked the 15 conversation. Instead of us shutting them 16 down or shuffling them to the side, we 17 actually listened and took action. 18 So I think that's important. If there 19 is interest in a second fountain, I'd be all 20 in favor of it. 21 MR. CHESNEY: I don't know where -- 22 MR. ZEIGLER: I'm already hearing 23 interest -- 24 MR. ARGUS: Down by Keswick Forest. 25 MR. ZEIGLER: Right across the street</p>	<p style="text-align: right;">Page 99</p> <p>1 over the bridge. 2 CHAIRMAN RAGUSA: A water feature. 3 MR. ARGUS: Yeah. 4 MR. CHESNEY: Well, Radcliffe, are you 5 talking about on the other side -- on the 6 other side, on the, you know, west side? 7 MR. MAYS: Either side. Either side. 8 MR. CHESNEY: I think the west side 9 might have a similar impact than that one. 10 MR. MAYS: Is it north side or south 11 side? 12 MR. CHESNEY: South side, because you 13 have that same scenic backdrop that was carved 14 out and you have an aerator already there. 15 CHAIRMAN RAGUSA: It's real low. 16 MR. MAYS: I don't think that pond is -- 17 MS. WHYTE: It's huge. 18 MR. ARGUS: Well, it's got the bigger 19 sized pump. 20 CHAIRMAN RAGUSA: Well, we can talk 21 about locations all night long. 22 MR. MAYS: Right. 23 CHAIRMAN RAGUSA: If the staff has a 24 recommendation or if a supervisor wants staff 25 to look at a particular location, go ahead and</p>
<p style="text-align: right;">Page 98</p> <p>1 over there, I'm already getting hit. 2 MR. ARGUS: On the pond across the 3 street from McDonald's. 4 MS. WHYTE: The fire station -- 5 MR. MAYS: The fire station already 6 has -- 7 MR. CHESNEY: Like I said, with these 8 things, just think about the impact on the 9 community as a whole. 10 MR. MAYS: The fire station -- 11 MR. CHESNEY: There, it gets a ton of 12 traffic. I mean, there is -- that was a good 13 place to put one. 14 CHAIRMAN RAGUSA: Yes. 15 MR. MAYS: The fire station already has 16 the existing power pole that we had to tap 17 into that's already been, you know, drawn for 18 the area that's there. 19 The one on -- across from McDonald's, 20 there's too much foliage there. You really 21 wouldn't see it as well. So that's why I 22 always thought that one or Radcliffe, because 23 they both already have preexisting power. 24 MR. CHESNEY: Radcliffe has -- 25 MR. ARGUS: Radcliffe, we can shoot it</p>	<p style="text-align: right;">Page 100</p> <p>1 communicate with staff and come back to us if 2 you think it's worth considering another -- I 3 like Mr. Chesney's idea: Let's don't go 4 fountain happy. 5 MR. MAYS: Oh, yeah, I wouldn't put them 6 all over the place. 7 CHAIRMAN RAGUSA: Anything else? 8 MR. CHESNEY: I have one request of Andy 9 is, When we get our agenda packages, when you 10 get it via paper, you get these nice tabs 11 here, it make it's easier. 12 When I get it on here, I don't get any 13 tabs. 14 MR. MENDENHALL: Okay. 15 MR. CHESNEY: And it takes me a long 16 time to figure out where we are on things. 17 MR. MENDENHALL: Okay. 18 MR. CHESNEY: This day was easy, but 19 like last month was a bear. I don't know what 20 you can do about it, but I need to have some 21 kind of tab or you can come up with some page 22 numbers or something. 23 MR. MENDENHALL: Are there not page 24 numbers on it? We can do page numbers. 25 MR. CHESNEY: The page numbers --</p>

1 CHAIRMAN RAGUSA: They're not
 2 consistent.
 3 MR. CHESNEY: -- yeah, they're not all
 4 the way through it.
 5 MR. MENDENHALL: Well, we can do page
 6 numbers all the way -- we can do that going
 7 forward, page numbers all the way through the
 8 pdfs --
 9 MR. CHESNEY: That would work fine.
 10 MR. MENDENHALL: -- like a master page
 11 number.
 12 MR. CHESNEY: Yeah.
 13 MR. MENDENHALL: We have done it at
 14 other places. No problem.
 15 CHAIRMAN RAGUSA: I also need to thank
 16 staff for being immediately responsive to the
 17 concerns that were raised in Harbor Links and
 18 the Estates about the power pole locations and
 19 placement.
 20 MR. CHESNEY: Your neighborhood looked
 21 scary with all those flags.
 22 CHAIRMAN RAGUSA: Well, that's just a
 23 bit of it. There were 12 or 13 short concrete
 24 power poles installed with electrical boxes,
 25 and they were installed in the general

1 vicinity of the green metal boxes. And they
 2 were installed by the subcontractor in less
 3 than ideal locations, and quite a few of the
 4 homeowners woke up to those power poles --
 5 that were not really happy, and I can tell you
 6 they unleashed on me, including someone I'm
 7 pretty close to, and unleashed quite a fury on
 8 me, and also called staff late at night, and
 9 then really early in the morning because I got
 10 the same calls.
 11 And I will tell you by 7:00 in the
 12 morning Doug and Sonny had it under control.
 13 They were already on the line with Tonja, they
 14 were on the line with the contractor and
 15 subs. I think it's been resolved to
 16 everybody's satisfaction.
 17 MR. MAYES: I think so.
 18 MS. WHYTE: I think so.
 19 CHAIRMAN RAGUSA: It's much less a
 20 dramatic impact on the homeowners. That --
 21 you know, like you said, the project seems to
 22 be on schedule, not overly invasive, and I
 23 think it ultimately will be a very nice
 24 project.
 25 MR. MAYES: I think so, too.

1 CHAIRMAN RAGUSA: You guys did a great
 2 job in responding to some challenging folks
 3 who were really upset. And part of it was
 4 lack of education, and it wasn't because we
 5 didn't advertise and didn't tell them what was
 6 going to happen.
 7 MR. MAYES: Well, there were a few
 8 communication issues between us -- not us,
 9 but, I mean, from when we passed it on to our
 10 contractor and his people --
 11 CHAIRMAN RAGUSA: Yes.
 12 MR. MAYES: -- he didn't pass on
 13 something, and that's why those poles wound up
 14 where they did. So once we corrected that,
 15 they straightened it right out, no problem.
 16 CHAIRMAN RAGUSA: The contractor and its
 17 subcontractors responded very quickly, and
 18 they've done a nice job.
 19 Anything else? Sonny?
 20 MS. WHYTE: Ms. Sells just commented on
 21 that. Ms. Sells told me today that she's
 22 received a number of emails from residents who
 23 are very impressed with the way this
 24 contractor and the boring company has serviced
 25 the community because you can barely see that

1 they've been there. They're very thorough,
 2 very clean and very fast.
 3 MR. CHESNEY: That's amazing, because at
 4 the beginning, when they laid those flags
 5 down, I was thinking, holy mackerel.
 6 CHAIRMAN RAGUSA: Oh, my God. That's
 7 the wrong -- and they're coming around the
 8 corner. It's just pretty impressive.
 9 MR. CHESNEY: I was joking. I was like,
 10 "Mark is going to get a million calls."
 11 That's all I kept thinking.
 12 MS. WHYTE: As soon as -- as soon as
 13 they start doing the electrical, we can go
 14 through right after them and power wash and
 15 get all that paint off.
 16 CHAIRMAN RAGUSA: The guys who do the
 17 lawn service in Harbor Links are not happy.
 18 They were really messed up by this.
 19 Anybody else? Somebody else had a
 20 comment? Mr. Zeigler.
 21 MR. ZEIGLER: One more thing. Going
 22 back to the property at the end of
 23 Stonebridge, I think -- I guess we need to
 24 consider the possibilities of usage should we
 25 go through with this and the whole concept of

<p style="text-align: right;">Page 105</p> <p>1 access. But also aren't we not under some</p> <p>2 constraints or have to re -- have some type of</p> <p>3 re-approval from the county of expanding our</p> <p>4 boundaries, you know, on the existing</p> <p>5 acreage?</p> <p>6 CHAIRMAN RAGUSA: I understood from</p> <p>7 Erin's comments that we would not actually</p> <p>8 incorporate the property into the CDD, but we</p> <p>9 can own adjacent or other property.</p> <p>10 MR. ZEIGLER: Okay.</p> <p>11 CHAIRMAN RAGUSA: So, technically,</p> <p>12 without it wouldn't be in the CDD PUD.</p> <p>13 MR. ZEIGLER: Right.</p> <p>14 CHAIRMAN RAGUSA: But we can still own</p> <p>15 it.</p> <p>16 MR. ZEIGLER: Okay.</p> <p>17 CHAIRMAN RAGUSA: And that's a</p> <p>18 discussion you have if we go under contract.</p> <p>19 MR. ZEIGLER: Okay.</p> <p>20 CHAIRMAN RAGUSA: And that is something</p> <p>21 that we'll certainly need --</p> <p>22 MR. CHESNEY: A skate park.</p> <p>23 CHAIRMAN RAGUSA: We can have a true</p> <p>24 Mays Park. That's something we'll certainly</p> <p>25 need the community's input on --</p>	<p style="text-align: right;">Page 107</p> <p>1 MR. ROSS: We can talk -- if we get to</p> <p>2 that point, we'll figure out the right way to</p> <p>3 proceed.</p> <p>4 MR. ZEIGLER: And I would say even the</p> <p>5 greater concern would be access, because it's</p> <p>6 going to be used as a community type of</p> <p>7 property. We'd be right back at square one</p> <p>8 with the residents of Stonebridge.</p> <p>9 MR. ROSS: Well, the reality is, we may</p> <p>10 get it under contract and conclude we don't</p> <p>11 want to proceed with the transaction.</p> <p>12 MR. ZEIGLER: I'm just -- just some</p> <p>13 thought starters.</p> <p>14 MR. ROSS: Yeah, right. I hear you.</p> <p>15 CHAIRMAN RAGUSA: Anything else?</p> <p>16 MR. BARRETT: But certainly -- I mean,</p> <p>17 obviously notify you'd notify the Stonebridge</p> <p>18 HOA president to be at the next meeting, so --</p> <p>19 CHAIRMAN RAGUSA: Yes.</p> <p>20 MR. ROSS: This would all be part of the</p> <p>21 things that we need to think through.</p> <p>22 MR. CHESNEY: Yeah.</p> <p>23 MR. ROSS: But I don't know how much</p> <p>24 optimism we're going to get under contract.</p> <p>25 We'll have to wait and play it out.</p>
<p style="text-align: right;">Page 106</p> <p>1 MR. CHESNEY: A skate park.</p> <p>2 CHAIRMAN RAGUSA: -- when that meeting</p> <p>3 comes up.</p> <p>4 MR. BARRETT: When the contract's going</p> <p>5 to be discussed?</p> <p>6 CHAIRMAN RAGUSA: If we go under</p> <p>7 contract. Ultimately, what -- if we go under</p> <p>8 contract, the board is going to have to</p> <p>9 approve that contract, and as part of that</p> <p>10 discussion, I think the board would have to</p> <p>11 have a pretty good understanding of the</p> <p>12 potential use for that property.</p> <p>13 MR. BARRETT: Could you, Brian, notify</p> <p>14 me when it's under contract, and then maybe I</p> <p>15 can do an update online.</p> <p>16 MR. ROSS: Could I? Yes. I want to</p> <p>17 think about that, if that's really the way we</p> <p>18 want to proceed as a community. So I don't</p> <p>19 want to you to take my response as negative.</p> <p>20 I just -- I'm not sure.</p> <p>21 MR. BARRETT: It's just I can't -- I</p> <p>22 can't do both.</p> <p>23 CHAIRMAN RAGUSA: I understand. I'm</p> <p>24 going to defer to Brian. He's been authorized</p> <p>25 to act on behalf of the CDD.</p>	<p style="text-align: right;">Page 108</p> <p>1 CHAIRMAN RAGUSA: Anything else?</p> <p>2 MR. CHESNEY: I didn't think Brian was</p> <p>3 so cheap. I wouldn't have been this</p> <p>4 supportive.</p> <p>5 CHAIRMAN RAGUSA: Anything else?</p> <p>6 MR. ARGUS: Yes.</p> <p>7 CHAIRMAN RAGUSA: Yes, Mr. Argus.</p> <p>8 MR. ARGUS: The storm drain baskets,</p> <p>9 what's the status of those, the installation?</p> <p>10 MR. MAYS: I think that's in Erin's</p> <p>11 court, too.</p> <p>12 MR. ARGUS: I thought it was we approved</p> <p>13 it. Was it just going into --</p> <p>14 MR. MAYS: We approved it. We're</p> <p>15 waiting on something between Erin and the</p> <p>16 county.</p> <p>17 MR. ARGUS: Okay.</p> <p>18 MS. WHYTE: Do we want to call Erin and</p> <p>19 let her know she doesn't have to come?</p> <p>20 CHAIRMAN RAGUSA: Yeah, we will. Any</p> <p>21 resident comments?</p> <p>22 UNIDENTIFIED SPEAKER: Well, my concern</p> <p>23 was the same as has already been expressed, is</p> <p>24 if you by that property -- the CDD buys the</p> <p>25 property, if there is the same issues,</p>

1 depending on how it's developed.
 2 If you buy it just as a buffer zone for
 3 the benefit of Stonebridge basically, or if
 4 you're going to turn it into a Westchase
 5 community property with access and use and all
 6 of those other things that go along with it.
 7 And I'm not sure buying it as a buffer
 8 for Stonebridge is a wise move for our funds.
 9 CHAIRMAN RAGUSA: Well, it would be --
 10 right now, it's set up for community's funds.
 11 UNIDENTIFIED SPEAKER: Sorry?
 12 CHAIRMAN RAGUSA: Right now, it would be
 13 from community funds, not Stonebridge funds.
 14 UNIDENTIFIED SPEAKER: I know. That's
 15 why I'm saying that use of the property then
 16 for anything other than just a buffer for
 17 Stonebridge wouldn't be acceptable. So where
 18 do you access it, and what do you use it for?
 19 CHAIRMAN RAGUSA: Yes, I can't speak for
 20 the other supervisors, but I'm not interested
 21 in buying buffers, just not -- you can buy
 22 swamp land for really cheap.
 23 All right. Anything else?
 24 (No response.)
 25 CHAIRMAN RAGUSA: A motion to adjourn

1 would be appropriate.
 2 MR. ROSS: So move.
 3 CHAIRMAN RAGUSA: Do we have a second?
 4 MR. ZEIGLER: Second.
 5 CHAIRMAN RAGUSA: All in favor please
 6 raise your hand.
 7 (All board members signify in the
 8 affirmative.)
 9 CHAIRMAN RAGUSA: That motion passes.
 10 (At 5:30 p.m., the meeting adjourns.)
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Mark Ragusa
 Chairman, Westchase CDD

Andrew P. Mendenhall, PMP
 Secretary, Westchase CDD