

**WESTCHASE
COMMUNITY DEVELOPMENT DISTRICT**

AGENDA PACKAGE

NOVEMBER 6, 2018

Westchase Community Development District

Inframark, Infrastructure Management Services

210 North University Drive Suite 702, Coral Springs, Florida 33071 Phone: 954-603-0033 Fax: 954-345-1292

October 30, 2018

Board of Supervisors
Westchase Community Development District

Dear Board Members:

A meeting of the Board of Supervisors of the Westchase Community Development District will be held on Tuesday November 6, 2018 at **4:00 p.m.** at the **Westchase Community Association Office, 10049 Parley Drive, Tampa, Florida.** Following is the advance agenda for this meeting:

1. Roll Call
2. Consent Agenda
 - A. Approval of the October 2, 2018 Meeting Minutes with Any Corrections Submitted
 - B. Acceptance of Financial Statements as of September, 2018
3. Consideration of Engagement Letter with Grau & Associates to Perform the Fiscal Year 2018 Financial Audit
4. Engineer's Report
5. Attorney's Report
6. Manager's Report
7. Field Manager's Report
8. Audience Comments
9. Supervisors' Requests
10. Adjournment

Any items not included in the agenda package will either be distributed under separate cover or presented at the meeting. In the meantime if you have any questions, please contact me.

Sincerely,



Andrew P. Mendenhall, PMP/sd
Manager

cc: Erin McCormick
Tonja Stewart
Christopher Barrett
Sonny Whyte

Second Order of Business

2A.

<div>Page 1</div> <p>RE: WESTCHASE COMMUNITY DEVELOPMENT DISTRICT</p> <hr/> <p>TRANSCRIPT OF: BOARD MEETING</p> <p>DATE: October 2, 2018</p> <p>TIME: 4:05 p.m. - 6:45 p.m.</p> <p>PLACE: Westchase Community Association Office 10049 Parley Drive Tampa, Florida</p> <p>REPORTED BY: Kimberly Ann Roberts Notary Public State of Florida at Large</p>	<div>Agenda Page 5 Page 3</div> <table> <tr> <th>INDEX</th><th>PAGE</th></tr> <tr> <td>Meeting called to order</td><td>5</td></tr> <tr> <td>Roll Call</td><td>5</td></tr> <tr> <td>Consent Agenda</td><td>5</td></tr> <tr> <td>Motion to set up workshop schedule</td><td>12</td></tr> <tr> <td>Motion to remove meeting minutes (Motion passes)</td><td>13</td></tr> <tr> <td>Motion to approve the consent agenda (Motion passes)</td><td>14</td></tr> <tr> <td>Vertex Communications presentation</td><td>17</td></tr> <tr> <td>Attorney report</td><td>88</td></tr> <tr> <td>Insurance requirements for Westchase events</td><td>88</td></tr> <tr> <td>Westchase mapping update</td><td>90</td></tr> <tr> <td>Manager's report</td><td>110</td></tr> <tr> <td>Employee reviews and raise process</td><td>110</td></tr> <tr> <td>Motion to approve raises</td><td>113</td></tr> <tr> <td>Further discussion (Motion passes)</td><td>113 122</td></tr> <tr> <td>Motion to approve holiday bonuses (Motion passes)</td><td>123 129</td></tr> <tr> <td>Further discussion</td><td>129</td></tr> </table>	INDEX	PAGE	Meeting called to order	5	Roll Call	5	Consent Agenda	5	Motion to set up workshop schedule	12	Motion to remove meeting minutes (Motion passes)	13	Motion to approve the consent agenda (Motion passes)	14	Vertex Communications presentation	17	Attorney report	88	Insurance requirements for Westchase events	88	Westchase mapping update	90	Manager's report	110	Employee reviews and raise process	110	Motion to approve raises	113	Further discussion (Motion passes)	113 122	Motion to approve holiday bonuses (Motion passes)	123 129	Further discussion	129
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<div>Page 2</div> <p>APPEARANCES: WESTCHASE COMMUNITY DEVELOPMENT DISTRICT BOARD MEMBERS:</p> <p>Jim Mills, Chairman Greg Chesney, Vice Chairman Matthew Lewis Brian Ross Barbara Griffith</p> <p>ALSO PRESENT:</p> <p>DISTRICT MANAGER: Andy Mendenhall, Inframark</p> <p>DISTRICT ATTORNEY: Erin McCormick</p> <p>WESTCHASE STAFF: Doug Mays Sonny Whyte</p>	<div>Page 4</div> <table> <tr> <td>Field manager's report</td><td>129</td></tr> <tr> <td>Installed fencing update</td><td>129</td></tr> <tr> <td>Landscaping update</td><td>134</td></tr> <tr> <td>Pond erosion discussion</td><td>139</td></tr> <tr> <td>Plant material increase discussion</td><td>143</td></tr> <tr> <td>Glenclyff Park issues update</td><td>146</td></tr> <tr> <td>Traffic construction update</td><td>153</td></tr> <tr> <td>Mom's Club request</td><td>156</td></tr> <tr> <td>Audience comments</td><td>157</td></tr> <tr> <td>Supervisor requests</td><td>160</td></tr> <tr> <td>Motion to authorize monument work (Motion passes)</td><td>174 174</td></tr> <tr> <td>Motion to adjourn (Motion passes)</td><td>175 175</td></tr> <tr> <td>Adjournment</td><td>175</td></tr> </table>	Field manager's report	129	Installed fencing update	129	Landscaping update	134	Pond erosion discussion	139	Plant material increase discussion	143	Glenclyff Park issues update	146	Traffic construction update	153	Mom's Club request	156	Audience comments	157	Supervisor requests	160	Motion to authorize monument work (Motion passes)	174 174	Motion to adjourn (Motion passes)	175 175	Adjournment	175								
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<p style="text-align: right;">Page 5</p> <p>1 The transcript of Westchase Community 2 Development District Board Meeting, on the 2nd day 3 of October, 2018, 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 * * * * *</p> <p>9 CHAIRMAN MILLS: Let's call the October 10 2nd CDD meeting to order. Let's let the record 11 reflect all supervisors are here this month, 12 as well as district staff, district manager. 13 District counsel, I'm guessing, is on her way 14 because I talked to her earlier today. So 15 we'll start with the Pledge of Allegiance. 16 (The Pledge of Allegiance recited.) 17 CHAIRMAN MILLS: The first item on the 18 agenda is the consent agenda. It includes the 19 approval of the August meeting minutes, with 20 any corrections that have been submitted, 21 acceptance of the financial statements for 22 August, and the proposed meeting schedule for 23 fiscal year 2019 beginning this month. 24 MR. MENDENHALL: Yeah. This month is 25 advertised, but we put it on there just</p>	<p style="text-align: right;">Agenda Page 6 Page 7</p> <p>1 can save some dollars. 2 MR. MENDENHALL: Yeah, if you advertise 3 them all now, you're not required to have 4 them, and you do it in one shot, rather than 5 an iterative basis, which would cost you for 6 each ad. 7 MR. CHESNEY: Can we do them at a 8 different interval, like instead of right 9 before the meeting? 10 MR. MENDENHALL: Yeah. You could do 11 that at whatever is your convenience. 12 CHAIRMAN MILLS: What do you recommend? 13 MR. CHESNEY: Two weeks prior to the 14 meeting maybe. Yeah. 15 CHAIRMAN MILLS: Mr. Ross. 16 MR. ROSS: Every month? Every quarter? 17 MR. CHESNEY: Well, we can always cancel 18 them. 19 MR. ROSS: No. I mean -- I'm just 20 looking for direction. 21 MR. CHESNEY: Yeah, I would say -- I 22 mean, I'd say we advertise them every month. 23 I definitely don't think we would need them 24 except for really periodically. But this way, 25 I guess we're done with it.</p>
<p style="text-align: right;">Page 6</p> <p>1 because it's part of the year. 2 CHAIRMAN MILLS: Right. Okay. 3 MR. MENDENHALL: And the only other 4 thing I would mention, if I could, is we don't 5 -- as you can see, we don't have a workshop 6 scheduling that we kind of talked about doing 7 and not doing them, but we currently don't 8 have that, so that -- I made that to the 9 board, so if you do want to advertise 10 workshops similar to last year, which was 11 basically the day before, you can always 12 cancel them, or you cannot advertise them, and 13 if you need to have one, we can advertise them 14 in the future. 15 CHAIRMAN MILLS: On an ad hoc basis. 16 MR. MENDENHALL: Exactly. 17 CHAIRMAN MILLS: It pretty much looks 18 like spent the need for that currently -- 19 right? -- unless anyone feels differently. 20 Mr. Chesney. 21 MR. CHESNEY: I mean, I am having a 22 meeting next week. I mean, you never know. 23 CHAIRMAN MILLS: Well, we can -- we can 24 -- we reconvene them as needed. 25 MR. CHESNEY: But if you do them now, we</p>	<p style="text-align: right;">Page 8</p> <p>1 (Ms. McCormick enters the room.) 2 MR. CHESNEY: And we could announce them 3 at the meeting, whether or not we're going to 4 have them. 5 MR. MENDENHALL: Whether you're going to 6 have them, sure. Yeah, because if it's two 7 prior, then it's, you know, two weeks after. 8 So you would have a good idea if you need it. 9 MR. CHESNEY: That would be my 10 suggestion. 11 MR. ROSS: Well, when we've cancelled 12 them in the past, have we received any 13 negative feedback from residents? They showed 14 up, they didn't know. Anything like that? 15 MR. MENDENHALL: No, sir, not that I've 16 heard. 17 CHAIRMAN MILLS: Is there any cost to 18 notice them to cancel? 19 MR. MENDENHALL: No. You do not have to 20 advertise to cancel. Usually what we would do 21 is, we would notate it on the website, maybe 22 put a sign on the door wherever the meeting 23 was going to be held to let folks know. 24 CHAIRMAN MILLS: Okay. Okay. So what's 25 the recommendation? Tuesdays, two weeks</p>

<p style="text-align: right;">Page 9</p> <p>1 prior? Ms. Griffith.</p> <p>2 MS. GRIFFITH: Yes, I'm just curious.</p> <p>3 Have we been advertising them at the entrance</p> <p>4 of the community, the board, the white board?</p> <p>5 MR. MENDENHALL: That, I'm not sure.</p> <p>6 MS. WHYTE: No, because they actually</p> <p>7 don't have lot of space or enough letters or</p> <p>8 something. They advertise CDD meeting, and</p> <p>9 that's it.</p> <p>10 Even last time when we had to cancel,</p> <p>11 they just took it off the board because</p> <p>12 according to them, they didn't have the</p> <p>13 right -- there were so many things on there,</p> <p>14 there wasn't enough room or letters to cancel.</p> <p>15 MR. MENDENHALL: Gotcha.</p> <p>16 MS. WHYTE: So -- but we do advertise.</p> <p>17 Like our last board meeting, I had sent an</p> <p>18 email and had her put it on the board. I put</p> <p>19 it on the website immediately the same day</p> <p>20 that it was cancelled. So everything was</p> <p>21 uploaded.</p> <p>22 We hadn't confirmed anything on the</p> <p>23 workshop, and as soon as I knew the workshops</p> <p>24 were cancelled, I went on the website and</p> <p>25 cancelled those. That's it.</p>	<p style="text-align: right;">Agenda Page 7 Page 11</p> <p>1 enough time?</p> <p>2 MR. MENDENHALL: Let's see here.</p> <p>3 MS. WHYTE: Is there a specific date?</p> <p>4 MR. ROSS: Well, would it be October</p> <p>5 23rd?</p> <p>6 MR. MENDENHALL: If it's the 23rd, yeah.</p> <p>7 MR. CHESNEY: It's two weeks prior to</p> <p>8 two weeks after.</p> <p>9 MR. ROSS: I'm sorry.</p> <p>10 MS. WHYTE: Okay. Do you want me to</p> <p>11 reserve the schedule?</p> <p>12 MR. CHESNEY: It doesn't matter right</p> <p>13 now. I think I said location devised by</p> <p>14 staff.</p> <p>15 MR. MENDENHALL: So we'll go with those</p> <p>16 dates and pick a location for each. Hopefully</p> <p>17 it's here every time, but if it's not --</p> <p>18 MS. WHYTE: So every two weeks prior to</p> <p>19 a board meeting.</p> <p>20 MR. CHESNEY: Yeah. And be flexible, I</p> <p>21 mean, you need it to be --</p> <p>22 MS. WHYTE: Tuesdays -- right? -- you</p> <p>23 said?</p> <p>24 MR. CHESNEY: Well, it's just that way</p> <p>25 it's more consistent. The more consistent we</p>
<p style="text-align: right;">Page 10</p> <p>1 MR. CHESNEY: Would it be a problem, you</p> <p>2 think, two weeks before the meeting if this</p> <p>3 room is available?</p> <p>4 MS. WHYTE: This room is challenging</p> <p>5 because they have meetings here. I'd have to</p> <p>6 know and I'd have to -- if you give me a date,</p> <p>7 we can certainly check.</p> <p>8 MR. CHESNEY: Well, we can always change</p> <p>9 the location. Right? We would advertise the</p> <p>10 location.</p> <p>11 MR. MENDENHALL: You'd have to advertise</p> <p>12 the location.</p> <p>13 MR. CHESNEY: Well, I'd say leave it up</p> <p>14 to staff to figure out the locations.</p> <p>15 MR. MENDENHALL: Yeah. I mean we cannot</p> <p>16 -- I mean, we have time to advertise,</p> <p>17 obviously. We cannot advertise until we hear</p> <p>18 the specific availability of this room or</p> <p>19 someplace else, you know. But the intent of</p> <p>20 it being Tuesday, two weeks before --</p> <p>21 MR. CHESNEY: Yeah, I would make that</p> <p>22 motion.</p> <p>23 MR. ROSS: So the first would be October</p> <p>24 16th?</p> <p>25 MR. CHESNEY: Yeah. Right? Is that</p>	<p style="text-align: right;">Page 12</p> <p>1 make it, the better.</p> <p>2 MR. MAY: We might have to make it when</p> <p>3 the room is available, too, like a Wednesday</p> <p>4 before, if it's available.</p> <p>5 MR. CHESNEY: Perhaps, yeah, or, you</p> <p>6 know, the library is usually fairly available.</p> <p>7 MS. WHYTE: Yeah, the library is pretty</p> <p>8 flexible. They have plenty of room, so I</p> <p>9 would recommend we go to the library.</p> <p>10 MR. CHESNEY: Yeah. The library, too --</p> <p>11 MS. WHYTE: If we had to change from the</p> <p>12 library for whatever reason, then I could see</p> <p>13 if this would be the only alternative, but the</p> <p>14 library is always available. They have like</p> <p>15 ten rooms.</p> <p>16 MR. CHESNEY: Okay.</p> <p>17 CHAIRMAN MILLS: Mr. Ross.</p> <p>18 MR. ROSS: But to Greg's point, we ought</p> <p>19 to try to have consistency. So if we start</p> <p>20 with the library, then let's keep doing it at</p> <p>21 the library.</p> <p>22 MR. CHESNEY: Yeah, I agree. That's why</p> <p>23 I made that motion. Anyone second?</p> <p>24 MR. ROSS: I'll second.</p> <p>25 MR. CHESNEY: Okay.</p>

<p style="text-align: right;">Page 13</p> <p>1 CHAIRMAN MILLS: Okay. So basically an 2 amendment to the consent agenda. Right? 3 MR. MENDENHALL: Yes, sir. 4 MR. CHESNEY: I guess my motion is 5 really to take the meeting minutes off the 6 consent agenda. Okay? So then we only need a 7 second for that. 8 MR. ROSS: Second. 9 CHAIRMAN MILLS: So all in favor of that 10 motion. All in favor? 11 (All board members signify in the 12 affirmative.) 13 (Motion passes.) 14 MR. CHESNEY: Now, we have to approve 15 the consent agenda, and then we have to make 16 the motion for the other one. 17 CHAIRMAN MILLS: Correct. Now, the 18 consent agenda consists of approval of last 19 month's -- I'm sorry -- August meeting minutes 20 since we did not have a meeting last month, 21 and acceptance of the financial statements for 22 August. 23 Need a motion to approve the consent 24 agenda. 25 MR. CHESNEY: So moved.</p>	<p style="text-align: right;">Agenda Page 8 Page 15</p> <p>1 guys? 2 CHAIRMAN MILLS: Why is that different 3 from -- 4 MR. CHESNEY: I'll add to my motion 5 subject to staff's recommendations. 6 MS. WHYTE: Okay. Okay. The reason is, 7 is that they have workshops that they do, 8 or -- God, it's been six weeks since we talked 9 about this. They have MOD meetings and 10 things like that and pre-set them up. 11 MR. CHESNEY: Yeah, but not at the 12 library. 13 CHAIRMAN MILLS: She's talking about the 14 board meetings. 15 MS. WHYTE: About board meeting dates. 16 MR. CHESNEY: Yeah. Okay. 17 MS. WHYTE: So I will review with them 18 again, and hopefully at the next meeting -- I 19 think, Andy, I sent them to you, did I not? 20 MR. MENDENHALL: Possible. I can take a 21 look. 22 MS. WHYTE: Yeah. They said they wanted 23 to see if you guys were flexible before it 24 went to their committee, so -- but it's like 25 six days, which means their changes are from</p>
<p style="text-align: right;">Page 14</p> <p>1 MR. LEWIS: Second. 2 CHAIRMAN MILLS: All in favor. 3 (All board members signify in the 4 affirmative.) 5 CHAIRMAN MILLS: That motion passes five 6 to zero. 7 (Motion passes.) 8 MR. CHESNEY: Now, I'll make the motion 9 to authorize -- 10 MR. MENDENHALL: Approval to advertise 11 two weeks prior to regular meeting -- 12 MR. CHESNEY: Well, the amended meeting 13 schedule to include workshops two weeks prior 14 to the stated board meeting. 15 MR. ROSS: Second. 16 CHAIRMAN MILLS: And that includes the 17 proposed board meeting schedule for fiscal 18 2019. 19 MR. CHESNEY: Yes. 20 MS. WHYTE: 2019 board meeting. There 21 are a number of conflicted dates with the HOA 22 where they have to relocate about six 23 meetings. 24 MR. CHESNEY: Okay. Well -- 25 MS. WHYTE: Is that a problem for you</p>	<p style="text-align: right;">Page 16</p> <p>1 every second -- you know, first Tuesday of the 2 month. 3 MR. ROSS: Are you talking about the 4 regular board meetings? 5 MS. WHYTE: Uh-huh, the 2019. 6 MR. ROSS: I'm still in the workshop 7 mind set. 8 MR. CHESNEY: Yeah. I mean, we had our 9 board meetings the same for 20 years, at 10 least. 11 MS. WHYTE: Okay. That's all I needed 12 to hear. Okay. I'll let that be known. 13 MR. CHESNEY: 16 years. 14 MR. ROSS: Yeah. And that comment is 15 from the perspective of residents, that the 16 residents get into habits, we all get into 17 habits, and they know for 20 years, we ought 18 to try to stick with resident expectations. 19 MS. WHYTE: Thank you. 20 MR. ROSS: And then as to your revised 21 or amended motion, my second still holds. 22 CHAIRMAN MILLS: Okay. Now, there is a 23 motion for the -- well, the meeting schedule 24 for fiscal year 2019, including schedule for 25 workshops two weeks prior, subject to</p>

<p style="text-align: right;">Page 17</p> <p>1 verification location, likely to be the 2 library. All in favor. 3 (All board members signify in the 4 affirmative.) 5 CHAIRMAN MILLS: All say "yes." So 6 that's approved. 7 (Motion passes.) 8 CHAIRMAN MILLS: Okay. Next on the 9 agenda is Vertex Communications. 10 MS. WHYTE: Let me go get them. 11 CHAIRMAN MILLS: Go get them. 12 Good afternoon. If you would, please 13 state your names and who you're with and why 14 you're here. 15 MR. RUIZ: My name is Alan Ruiz. I'm 16 with Vertex Development. 17 MR. HOLMES: My name is Brian Holmes. 18 I'm also with Vertex. 19 MR. RUIZ: So we were asked to come in 20 and speak to you all about potentially putting 21 up a cell phone tower in your neighborhood, or 22 what's involved, I guess, because you had some 23 questions about it. Does that sound right? 24 CHAIRMAN MILLS: Yes. So far. 25 MR. RUIZ: I brought Brian along. Brian</p>	<p style="text-align: right;">Agenda Page 9 Page 19</p> <p>1 DropBox under Vertex. It was uploaded this 2 afternoon. 3 MR. HOLMES: When you all have it up, I 4 have it here as well. So we just can kind of 5 walk through it together. Let me know when 6 you're ready. It's loading. 7 MS. WHYTE: Erin, do you want mine? 8 MS. McCORMICK: Yeah. I did get a 9 message from DropBox that something got 10 uploaded today. 11 MS. WHYTE: Pass that to Erin while it's 12 loading. 13 CHAIRMAN MILLS: All right. Back to 14 you, gentlemen. Alan. 15 MR. RUIZ: If you look at the color 16 pictures -- I'll do my best. You know, I can 17 actually put this right here maybe. Yeah, 18 let's do this. 19 If anybody wants to try -- I can try to 20 set it like right here. Does that -- 21 MR. ARGUS: If Sonny called up the unit 22 you had up there and start the map of 23 Westchase, that will probably do just as 24 well as -- 25 MS. WHYTE: Hold on a second. Let me</p>
<p style="text-align: right;">Page 18</p> <p>1 knows Hillsborough County Land Development 2 Code for towers really well, and he knows the 3 area pretty well, too, so he's pretty useful 4 for answering questions down the road. 5 So the presentation I emailed over, is 6 there any way to get it up on the screen? 7 CHAIRMAN MILLS: She's going to answer 8 that in one second. 9 MR. RUIZ: Okay. 10 CHAIRMAN MILLS: Are you able to get the 11 presentation up? 12 MS. WHYTE: No, that's not that 13 presentation. Do you guys all have your -- on 14 your iPads. This is different -- this is GIS. 15 CHAIRMAN MILLS: Oh, okay. 16 MS. WHYTE: He was generous enough to 17 send it over to me this afternoon, so we 18 weren't sure we were going to get it up on the 19 screen for you because of the new technology 20 and cables. 21 So you all had -- there you go. Every 22 one of you have the actual program, except for 23 you guys, but maybe you can buddy up and 24 share. 25 Andy, you should have -- it should be on</p>	<p style="text-align: right;">Page 20</p> <p>1 try something. 2 MR. RUIZ: So this is kind of -- 3 CHAIRMAN MILLS: Hold on. Let's gather 4 back, for the recorder, please, so she can 5 hear. 6 MR. RUIZ: Yes. So start from the 7 beginning? 8 CHAIRMAN MILLS: Yes, please. 9 MR. RUIZ: Alan Ruiz with Vertex 10 Development, and Brian Holmes is with us as 11 well, and we were asked to come in and speak 12 to you all about basically what would be 13 involved in installing a cell phone tower in 14 your community to improve reception and 15 service. 16 When you look at this first slide, 17 surrounding towers map, if you look at towers 18 in general in highly populated urban areas, 19 the optimal space you're going to need is 20 between a mile, a mile and a quarter, a mile 21 and a half apart. 22 If you look at these existing towers 23 that are on this map, they're denoted by an 24 orange teardrop with a .75 mile radius is the 25 green circle around it, so one and a half mile</p>

<p style="text-align: right;">Page 21</p> <p>1 in diameter.</p> <p>2 And you can see at the very top, right</p> <p>3 under the word "map," there is a site that we</p> <p>4 can barely get into the screen, and then as</p> <p>5 you come down to the intersection of Linebaugh</p> <p>6 and Countryway, you have another site in the</p> <p>7 northeast corner there.</p> <p>8 Continue on down south, Countryway, on</p> <p>9 the west side, you have three sites where all</p> <p>10 the carriers are on one of the three towers.</p> <p>11 If you keep going down, I want to say --</p> <p>12 what is that, that these are marked -- Tampa</p> <p>13 Road? Is that right? Tampa Road?</p> <p>14 And, again, if you just kind of keep</p> <p>15 going around, around the clock</p> <p>16 counterclockwise, so to speak, you'll see that</p> <p>17 you have towers all around your community that</p> <p>18 really can handle about a three-quarter-mile-</p> <p>19 radius coverage area.</p> <p>20 And where there's some overlap, what</p> <p>21 they'll do is they'll shrink the area, just</p> <p>22 reuse the frequencies. For example, in the</p> <p>23 lower right of the map, you see there is some</p> <p>24 big coverage overlaps, but it's also extremely</p> <p>25 densely populated.</p>	<p style="text-align: right;">Agenda Page 10 Page 23</p> <p>1 underserved, and even on the fringes of these</p> <p>2 green circles. This is -- the green circles,</p> <p>3 I put them there for interpretation -- or just</p> <p>4 for demonstration purposes.</p> <p>5 The carriers, they really customize,</p> <p>6 like I said, the coverage area that they have.</p> <p>7 But you can tell just by looking at this map,</p> <p>8 there is a pretty big coverage gap right</p> <p>9 there.</p> <p>10 MR. BARRETT: And it's represented by</p> <p>11 the red circle?</p> <p>12 MR RUIZ: Yes. So the red circle is</p> <p>13 drawn off of -- the center point that the</p> <p>14 radius is drawn off for the red circle is the</p> <p>15 community association property, almost to the</p> <p>16 intersection of Countryway and Linebaugh,</p> <p>17 which, realistically, in an ideal world,</p> <p>18 that's where you'd like to put a tower,</p> <p>19 somewhere in that area.</p> <p>20 You can see by that red circle that</p> <p>21 that's why you would want to put it there.</p> <p>22 The property to the south, I want to say is</p> <p>23 Glenclyff Park.</p> <p>24 Glenclyff Park is a little close to the</p> <p>25 property -- to the tower to the south off of</p>
<p style="text-align: right;">Page 22</p> <p>1 So a lot like you would have a</p> <p>2 flashlight turned upside down, and the lower</p> <p>3 you go, the smaller the circle gets. The</p> <p>4 higher you go, the bigger the circle gets.</p> <p>5 Well, regardless of the height of the</p> <p>6 tower, they could mount their antennas at</p> <p>7 different heights on the tower, they can down</p> <p>8 tilt their antennas until they shrink the</p> <p>9 circles a little bit in different areas.</p> <p>10 They're not true circles. The coverage</p> <p>11 areas for beginning site for a carrier really</p> <p>12 probably comes to having anywhere from eight,</p> <p>13 ten, 15 sites to it. They're kind of</p> <p>14 irregular shapes.</p> <p>15 This is really just to illustrate the</p> <p>16 idea behind how cell towers work, how coverage</p> <p>17 works. And so you can see that you have this</p> <p>18 big gap in the middle right here. I guess</p> <p>19 that's Countryway. Yeah. Yeah, that's</p> <p>20 Countryway. Yeah. So going down Countryway</p> <p>21 from Linebaugh to the south --</p> <p>22 CHAIRMAN MILLS: Here. Right?</p> <p>23 MR. RUIZ: Yes, sir.</p> <p>24 You have in that general area right</p> <p>25 there where you have kind of an area that's</p>	<p style="text-align: right;">Page 24</p> <p>1 Tampa Road. However, carriers oftentimes can</p> <p>2 make not optimal sites work when it's their</p> <p>3 only option.</p> <p>4 You know, I can sit here and tell you</p> <p>5 all about the Hillsborough County Tower</p> <p>6 Ordinance and where you can put towers and</p> <p>7 where you can't. You know, we have driven</p> <p>8 these two properties. There aren't a lot of</p> <p>9 places you can put a tower.</p> <p>10 Another option that might relieve the</p> <p>11 need for a tower in this area isn't</p> <p>12 necessarily community property. If there is a</p> <p>13 maintenance facility just to the south of</p> <p>14 those tennis courts for the golf course -- we</p> <p>15 haven't reached out to that company that owns</p> <p>16 that property to see if they would be</p> <p>17 interested.</p> <p>18 MR. CHESNEY: What about behind the</p> <p>19 library? No?</p> <p>20 MR. RUIZ: I'm not sure where the</p> <p>21 library is.</p> <p>22 MS. WHYTE: It's right up here. Just</p> <p>23 outside the parameter of our community. There</p> <p>24 is --</p> <p>25 MR. CHESNEY: We have about eight swampy</p>

<p style="text-align: right;">Page 25</p> <p>1 acres.</p> <p>2 MS. WHYTE: -- there's TECO power lines</p> <p>3 right there.</p> <p>4 MR. RUIZ: So that was another thing I</p> <p>5 wanted to talk to you all about was, what</p> <p>6 properties would be available for us to</p> <p>7 consider? And we can really get into -- the</p> <p>8 carriers have wanted to cover this area for a</p> <p>9 long time.</p> <p>10 What properties would the community, the</p> <p>11 association, the CDD -- you know, I'm not sure</p> <p>12 how it all works together, who's what and who</p> <p>13 makes what decisions, but what properties is</p> <p>14 the community going to entertain as a whole?</p> <p>15 I can tell you right now if we tried to</p> <p>16 put it down at the park to the south, the</p> <p>17 neighbors to the north will go ballistic. I</p> <p>18 mean, the only -- if you look at here --</p> <p>19 MS. WHYTE: Where the yellow line is, in</p> <p>20 the bottom left?</p> <p>21 MR. RUIZ: See, if you jump to Slide</p> <p>22 Number Three, really, when you look at this</p> <p>23 property, you have wetlands along the</p> <p>24 southeast and to the east.</p> <p>25 So you have to have a 30-foot setback</p>	<p style="text-align: right;">Agenda Page 11 Page 27</p> <p>1 CHAIRMAN MILLS: And your address, sir?</p> <p>2 MR. EDDLEMAN: I'm sorry?</p> <p>3 MS. WHYTE: Your address.</p> <p>4 MR. EDDLEMAN: Oh. 12121 Glencloff</p> <p>5 Circle.</p> <p>6 CHAIRMAN MILLS: Thank you.</p> <p>7 MR. RUIZ: Did you have a question,</p> <p>8 ma'am?</p> <p>9 AUDIENCE SPEAKER: No.</p> <p>10 MR. CHESNEY: Well, I mean, we can</p> <p>11 provide some thoughts. I mean, I would think</p> <p>12 that -- you know, the CDD owns land throughout</p> <p>13 the community. I mean, some areas are just,</p> <p>14 you know, I mean, you might not even think</p> <p>15 about them, like over on the other side of --</p> <p>16 and it's probably not appropriate.</p> <p>17 I'm just going to give you an example,</p> <p>18 so don't look at me and go, "We wouldn't put</p> <p>19 one there."</p> <p>20 But like over near Publix, over on the</p> <p>21 entrance into Westchase, I mean, we own</p> <p>22 something back there where the wall is, and</p> <p>23 kind of back where the canal is.</p> <p>24 And, I mean, there's lots of property in</p> <p>25 different places, so I don't know exactly -- a</p>
<p style="text-align: right;">Page 26</p> <p>1 off those wetlands. And when you draw that</p> <p>2 30-foot setback off, in order to get anything</p> <p>3 done, starting from the south going north, you</p> <p>4 have those basketball courts you can encroach</p> <p>5 on, you have a field that you're going to put</p> <p>6 the tower site in the middle of, and, again,</p> <p>7 if you keep going north, really the only</p> <p>8 location that we think that can work is where</p> <p>9 we drew it in; and if you stand at the spot</p> <p>10 and look to the north, you're literally -- you</p> <p>11 can throw a tennis ball and hit the guy's</p> <p>12 front door.</p> <p>13 And so I really believe the community</p> <p>14 would be very upset -- or that part of the</p> <p>15 community would be upset about that.</p> <p>16 MR. EDDLEMAN: You've got members of</p> <p>17 that community here, so let's wait on that.</p> <p>18 MR. RUIZ: That's just my opinion.</p> <p>19 Please, I'm not trying to --</p> <p>20 AUDIENCE SPEAKER: Could you explain to</p> <p>21 me --</p> <p>22 CHAIRMAN MILLS: Excuse me. If you</p> <p>23 speak, ma'am -- if you speak, you have to give</p> <p>24 your name for the record, please.</p> <p>25 MR. EDDLEMAN: Bill Eddleman.</p>	<p style="text-align: right;">Page 28</p> <p>1 lot of it depends on how much land you would</p> <p>2 actually need.</p> <p>3 I mean, ideally for that location,</p> <p>4 providing we could -- it's kind of swampy, but</p> <p>5 there's no actual restrictions on it, but we</p> <p>6 own, like I said, about eight acres behind the</p> <p>7 library that is actually right in that red</p> <p>8 circle.</p> <p>9 MR. RUIZ: Is it a designated wetland?</p> <p>10 MR. CHESNEY: No. It was just too wet</p> <p>11 and inaccessible, because we looked at</p> <p>12 building on it in the past, and I don't recall</p> <p>13 Tonja indicating that we couldn't do it, other</p> <p>14 than it would be a real pain and we'd have</p> <p>15 some access issues, but for something that</p> <p>16 doesn't get accessed a lot, because I looked</p> <p>17 at putting a dog park back there.</p> <p>18 Bob, do you want to clarify my memory?</p> <p>19 MR. ARGUS: No, you are correct. I just</p> <p>20 wanted to enhance what you were saying.</p> <p>21 MR. CHESNEY: Oh, okay.</p> <p>22 MR. ARGUS: I happen to be on the</p> <p>23 Hillsborough County Library Board, and the</p> <p>24 library in the past has accepted cell towers</p> <p>25 on library property.</p>

Page 29	Agenda Page 12 Page 31
<p>1 It so happens that the Upper Tampa Bay</p> <p>2 Library has more land than most of the</p> <p>3 libraries. We actually bought an additional</p> <p>4 five acres, and we need it just to have a</p> <p>5 future opportunity to do stuff with it.</p> <p>6 So there is a ton of land up there, all</p> <p>7 -- as I understand it, all buildable.</p> <p>8 MR. CHESNEY: Yeah. So, I mean, I</p> <p>9 didn't -- so there's even another five. So</p> <p>10 there's really like almost 14 acres, I'm</p> <p>11 guessing. It's been a while since I've looked</p> <p>12 at it.</p> <p>13 MR. ARGUS: And if it was to be placed</p> <p>14 on library land, any payments would go to</p> <p>15 support the local library.</p> <p>16 MR. CHESNEY: Yeah. Bob's on -- are you</p> <p>17 still on the library board?</p> <p>18 MR. ARGUS: Yeah.</p> <p>19 MR. CHESNEY: Yeah, the county library</p> <p>20 board.</p> <p>21 So, I mean, for that red circle, that</p> <p>22 jumps out at me just because --</p> <p>23 MR. RUIZ: Sure. And Sonny told me</p> <p>24 where it was. It would make sense to put it</p> <p>25 there.</p>	<p>1 park.</p> <p>2 MR. RUIZ: You're talking about where</p> <p>3 we're sitting right now?</p> <p>4 MR. SHEBANEK: Where we're sitting right</p> <p>5 now.</p> <p>6 MS. WHYTE: We're right here.</p> <p>7 MR. BARRETT: We're in the red circle,</p> <p>8 where West Park Village is, where that red dot</p> <p>9 is.</p> <p>10 MR. ARGUS: The red circle is hard to</p> <p>11 see from back here.</p> <p>12 MS. WHYTE: The red circle is on the</p> <p>13 left-hand side. It sort of covers the woods</p> <p>14 from the Shires, all the way down to Glenclyff</p> <p>15 to --</p> <p>16 MR. SHEBANEK: I see it now.</p> <p>17 MS. WHYTE: -- on that side of the</p> <p>18 community.</p> <p>19 MR. CHESNEY: I mean, we do have some</p> <p>20 other areas kind of in that red circle, but</p> <p>21 they would definitely have wetland</p> <p>22 restrictions on them, but not all of the land</p> <p>23 has wetland restrictions, so we would have to</p> <p>24 really get it -- discuss it with our engineer,</p> <p>25 which might be the best step is for you to</p>
Page 30	Page 32
<p>1 Again, we took a stab at a couple of</p> <p>2 parks in the general area where you have like</p> <p>3 a hole in coverage. But we would be more than</p> <p>4 happy to evaluate any property that you think</p> <p>5 you could make work, you know. For whatever</p> <p>6 reason, if it does or doesn't work, we can let</p> <p>7 you know.</p> <p>8 MR. CHESNEY: I mean, behind the</p> <p>9 elementary school, we own a tremendous amount</p> <p>10 of property that's just wide open field that's</p> <p>11 easily accessible. But I don't know if that</p> <p>12 would really help you for this red.</p> <p>13 MR. RUIZ: Yeah. When you think about</p> <p>14 it, the tower has to be in the center point</p> <p>15 of the area you want it to provide the</p> <p>16 coverage to, not -- I mean, ideally it needs</p> <p>17 to be in the center, it just needs to be</p> <p>18 somewhere in the area.</p> <p>19 MR. SHEBANEK: I have a question. I'm</p> <p>20 Ron Shebanek, 12203 Glenclyff Circle. And are</p> <p>21 we in the red area right here?</p> <p>22 MR. RUIZ: So I want to say that we are.</p> <p>23 We're like right on that --</p> <p>24 MS. WHYTE: This is where they are.</p> <p>25 They are literally on the other side of the</p>	<p>1 discuss some of this -- now that you've</p> <p>2 identified where we need one -- with our</p> <p>3 engineer.</p> <p>4 MR. RUIZ: Besides, generally speaking,</p> <p>5 with wetlands what we do is, we'll have an</p> <p>6 environmental firm come out, and they'll put</p> <p>7 little flags in the ground and delineate the</p> <p>8 line, and then we'll have the surveyors come</p> <p>9 out and pick up those spots and draw the line</p> <p>10 on a survey, and then you have to just be</p> <p>11 offset 30 feet from any building, like your</p> <p>12 fence, everything has to be 30 feet off of</p> <p>13 that wetland line.</p> <p>14 So if you could even look at an area and</p> <p>15 you'd kind of know where the wetlands are and</p> <p>16 you'd kind of offset 30 feet from that line,</p> <p>17 then you can kind of figure out, okay, is</p> <p>18 there a space to put a tower or here or not.</p> <p>19 And with regards to how much space do we</p> <p>20 need, you know, again, an ideal situation,</p> <p>21 you're looking at a 50 by 50 perfect square</p> <p>22 compound. You put the tower in the center,</p> <p>23 and you can sublease each quadrant to TMobile,</p> <p>24 AT&T, Verizon, and Sprint.</p> <p>25 We have a tower site right now we're</p>

<p style="text-align: right;">Page 33</p> <p>1 working on at Port of Palm Beach. It's a 2 rectangle. It's 20 feet wide by 100 feet 3 long. 4 So we have done irregular shape, we've 5 done polygons. I mean, we can make it work. 6 We need square footage. And, again, if we get 7 close to 2,000 square feet, that would be 8 enough ground space to accommodate the tower, 9 sublease to the four carriers in the market, 10 have electrical rack, a hand-hold for fiber 11 that comes in, those things. 12 MR. CHESNEY: So, personally, what's the 13 advantage of doing this? 14 MR. RUIZ: What's the advantage of doing 15 the tower? 16 MR. CHESNEY: Yeah. I mean, I know we'll 17 get better service. 18 MR. RUIZ: Obviously, so you'll have 19 better service. There's the revenue stream 20 from the ground income. There's enhanced 911 21 services. I want to say Hillsborough County 22 is right around 75 percent of all 911 calls 23 that are made from a cell phone. 24 As 5G gets rolled out down the road, you 25 guys are in a unique situation, especially</p>	<p style="text-align: right;">Agenda Page 13 Page 35</p> <p>1 Now, in your communities, it's going to 2 be harder to do that because we don't have 3 that much public right of way. You have 4 private right of way. 5 So like I did back in 2011, when I came 6 and spoke to you all, you're going to have 7 someone who's going to be interested in 8 putting in poles in the right of way, but 9 yours are going to be way too expensive. 10 The landowners, more than likely, are 11 going to be looking for some sort of rent for 12 each pole, whereas the House bill that was 13 passed by the Florida Senate last year doesn't 14 require C-Lex pay anything to put poles in the 15 right of way. 16 So you're going to have carriers 17 focusing on areas that you have public right 18 of way before they're going to come in here 19 and pay high dollar rent just to put the pole 20 in the ground. 21 You guys aren't going to accept wood or 22 concrete or steel poles. You're going to want 23 decorative poles. So each pole, instead of it 24 costing between twenty and thirty thousand 25 dollars, it's going to cost between fifty and</p>
<p style="text-align: right;">Page 34</p> <p>1 being a CDD like this, where you own your own 2 right of way. Right? Don't you own 3 everything but Linebaugh? Doesn't the CDD own 4 it? 5 MS. McCORMICK: Yeah -- 6 MR. CHESNEY: We have significant 7 amounts of right of way. I was going to say 8 that -- that's a good way of saying it. 9 MR. RUIZ: So as 5G deployment comes 10 down the pike next year and the years after, 11 you can really expect it to start being rolled 12 out in 2019 and 2020 and 2021 being the big 13 years of deployment. 14 Florida Senate passed a bill that allows 15 C-Lex (phonetic) to install 40-foot poles in 16 public right of way. Right? And that's the 17 majority of 5G deployment is going to be macro 18 network, which is the existing network with 19 enhancements from small cells. Right? 20 So in communities -- let's just say, for 21 example, on Hillsborough -- right? -- you 22 might start seeing -- every 500 to 750 feet or 23 so, you might start seeing 40-foot poles being 24 put into the right of way with antennas on 25 them. Right? And that's 5G deployment.</p>	<p style="text-align: right;">Page 36</p> <p>1 to sixty thousand dollars. 2 So you're just going to fall in the list 3 of priorities for 5G deployment. And it's not 4 just your community. It's any community that 5 has the same type setup where you don't have 6 public right of way. 7 Unless the carriers are able to cut some 8 type of a deal with the community, where the 9 community says, "Look, we'll let you come in 10 hear and do it for free, we just want the 5G 11 service," just you have to follow these types 12 of requirements. And that's really where 13 that's going to go. 14 So a tower in this area will aid 5G 15 deployment to the extent that they'll be able 16 to put 5G-capable antennas on the tower and at 17 least offer those services to some degree. 18 Now, you won't get the full 5G 19 experience, as they like to call it, without 20 the small cell in the community, but that's 21 something that's going to have to be addressed 22 down the road, but it will give you some 5G 23 capabilities. 24 MS. WHYTE: I'm pretty sure this year 25 they sent -- last year, when Linebaugh was dug</p>

<p style="text-align: right;">Page 37</p> <p>1 up by the utilities, by -- was it Spectrum, or</p> <p>2 a contractor for Spectrum? -- we asked them</p> <p>3 what they were doing, because we already had</p> <p>4 fiber optic. They said they're laying the 5G</p> <p>5 line. It's already down on Linebaugh, all the</p> <p>6 way down.</p> <p>7 MR. RUIZ: Now, we got it through</p> <p>8 Linebaugh because it's a public right of way,</p> <p>9 and they can do that.</p> <p>10 MS. WHYTE: It's already there.</p> <p>11 MR. RUIZ: Without having to pay the CDD</p> <p>12 or an HOA or whoever any rent to do that.</p> <p>13 CHAIRMAN MILLS: Ms. Griffith.</p> <p>14 MS. GRIFFITH: Thank you. So does it</p> <p>15 have to be a tower? Does it have to be a</p> <p>16 pole?</p> <p>17 MR. RUIZ: Yes. Yes. You need to get</p> <p>18 the antennas in the air.</p> <p>19 MS. GRIFFITH: Okay. And I'm only</p> <p>20 asking you because I have done a little</p> <p>21 research. But my understanding is that in big</p> <p>22 cities, New York City -- right? -- they have</p> <p>23 sort of a box that's attached to like a street</p> <p>24 light, something to that effect.</p> <p>25 MR. RUIZ: Yeah. That's what we're</p>	<p style="text-align: right;">Agenda Page 14 Page 39</p> <p>1 come in here and cut a deal with Westchase to</p> <p>2 use the poles to install more poles if they're</p> <p>3 not close enough -- I'm not sure how far apart</p> <p>4 your poles are -- if they're not close enough,</p> <p>5 and the ones that they're going to use,</p> <p>6 they're going to have to replace.</p> <p>7 They're going to have to swap them out,</p> <p>8 and they'll get them as close as they can.</p> <p>9 MS. GRIFFITH: Do you mind -- can you</p> <p>10 pull up that first map that shows the big red</p> <p>11 -- so looking at our gap, how many small poles</p> <p>12 would it take to cover that?</p> <p>13 MR. RUIZ: It depends on the degree of</p> <p>14 coverage and what the objective is. If you're</p> <p>15 looking for just voice and data, you can</p> <p>16 probably do Westchase as a whole with four to</p> <p>17 eight poles, somewhere in that range,</p> <p>18 depending on where they're able to put them.</p> <p>19 But if you're trying to offer high data</p> <p>20 speeds, the whole idea behind 5G is wireless</p> <p>21 companies want to come in and they want to be</p> <p>22 your internet provider, they want to be your</p> <p>23 TV company, you know, they want to get rid of</p> <p>24 Spectrum or whoever you have, Frontier or</p> <p>25 whoever, they want to not only be able to do</p>
<p style="text-align: right;">Page 38</p> <p>1 talking about. That's 5G deployment. Right?</p> <p>2 So they put them on 30-to-40-foot poles in the</p> <p>3 right of way.</p> <p>4 MS. GRIFFITH: Okay. So the pole is</p> <p>5 already there. So we can leverage the poles</p> <p>6 that exist now.</p> <p>7 MR. RUIZ: The existing poles, yes.</p> <p>8 MS. GRIFFITH: We're not talking about</p> <p>9 installing 40-foot poles.</p> <p>10 MR. RUIZ: Well, you can leverage the</p> <p>11 poles you have today, but what you've got</p> <p>12 today is probably closer to 20 feet -- right?</p> <p>13 -- 25 feet maybe. Right?</p> <p>14 So what they would probably do in a</p> <p>15 community like this, if you have them close</p> <p>16 enough, or maybe they would install</p> <p>17 similar-type poles, they would just have to do</p> <p>18 more of them.</p> <p>19 Again, the flashlight -- remember that</p> <p>20 example? -- so instead of going 40 feet,</p> <p>21 you're going 25 feet, so they have to be</p> <p>22 closer together.</p> <p>23 So they would still have to come in and</p> <p>24 cut -- for example, let's say Verizon wants to</p> <p>25 deploy in this community. They would have to</p>	<p style="text-align: right;">Page 40</p> <p>1 that, but at a much higher rate than you can</p> <p>2 even get through cable right now. Right?</p> <p>3 So for that to happen, you have to have</p> <p>4 a very, very dense network to be able to</p> <p>5 provide that service, and so -- yeah.</p> <p>6 CHAIRMAN MILLS: Alan, do the green</p> <p>7 circles, do those poles have all the carriers</p> <p>8 on them?</p> <p>9 MR. RUIZ: It varies, but for the most</p> <p>10 part, yes. That's -- for example, to the</p> <p>11 southwest there, you have three towers, and so</p> <p>12 you have one pole that has two, and then I</p> <p>13 think each of the other two have one, or maybe</p> <p>14 another one has two, and another one is a</p> <p>15 county tower.</p> <p>16 The answer is that, for the most part,</p> <p>17 yes.</p> <p>18 CHAIRMAN MILLS: Okay.</p> <p>19 MR. RUIZ: And we can put together the</p> <p>20 information for you, if you like.</p> <p>21 CHAIRMAN MILLS: So just as an example,</p> <p>22 so this circle, if I live in that circle, like</p> <p>23 here, and my neighbor has to be out on his</p> <p>24 lanai behind his house to speak on his phone,</p> <p>25 and I have one bar at my house.</p>

<p style="text-align: right;">Page 41</p> <p>1 MR. RUIZ: So who do you guys use?</p> <p>2 CHAIRMAN MILLS: I use AT&T. And I</p> <p>3 think he's the same.</p> <p>4 MR. RUIZ: Okay. Now, I mean, every</p> <p>5 carrier is different, and their exact network,</p> <p>6 you know, where they are --</p> <p>7 CHAIRMAN MILLS: Where the coverage is.</p> <p>8 MR. RUIZ: -- yeah. If we went further</p> <p>9 on down the road, I would happy to get that</p> <p>10 data for you and put it together.</p> <p>11 CHAIRMAN MILLS: I mean, the challenge</p> <p>12 to all of this -- right? -- is the number of</p> <p>13 home-based residents today that are working</p> <p>14 out of their homes without sufficient</p> <p>15 wireless. Right?</p> <p>16 MR. CHESNEY: Yeah. He wants to talk.</p> <p>17 CHAIRMAN MILLS: Yes, sir.</p> <p>18 MR. EDDLEMAN: Bill Eddleman, 12121</p> <p>19 Glendcliff Circle. I have a petition here, in</p> <p>20 my pudgy fingers, with 26 signatures,</p> <p>21 addressing the same issue. And I'm really</p> <p>22 going back to Mr. Chesney's comment of what</p> <p>23 the advantages are.</p> <p>24 We really have lousy service. And it</p> <p>25 borderlines from one resident in Glendcliff who</p>	<p style="text-align: right;">Agenda Page 15 Page 43</p> <p>1 Mr. Ross and I met at the alternate CDD</p> <p>2 location, Publix supermarket, a couple days</p> <p>3 ago, and we talked about this. And so I know</p> <p>4 you've talked about this in the past.</p> <p>5 I was here when Ms. Griffith brought it</p> <p>6 up sometime ago, and then at that time it was</p> <p>7 said, "No, we don't want to talk about towers</p> <p>8 near the Glendcliff park area."</p> <p>9 But I really think if Westchase is</p> <p>10 supposed to remain the up and coming and the</p> <p>11 home of all the nouveau riche and the people</p> <p>12 who have technology on their side, then we need</p> <p>13 to do something, and we need to do it sooner</p> <p>14 rather than later, because it's really gotten</p> <p>15 bad.</p> <p>16 That circle, those coinciding circles</p> <p>17 where we're currently sitting that you pointed</p> <p>18 out earlier --</p> <p>19 MR. RUIZ: Uh-huh. Uh-huh.</p> <p>20 MR. EDDLEMAN: -- we should have</p> <p>21 tremendous cell phone coverage right here. We</p> <p>22 don't. Sit right in this building, we don't.</p> <p>23 MR. RUIZ: I have tried to use it. I had</p> <p>24 to go outside.</p> <p>25 MR. EDDLEMAN: Exactly. So what those</p>
<p style="text-align: right;">Page 42</p> <p>1 had outstanding service with Verizon, one who</p> <p>2 had mediocre service with Verizon, all the way</p> <p>3 to the more technical term of "it sucks."</p> <p>4 So the bottom line is that most people</p> <p>5 have a problem with their home's reception --</p> <p>6 in-home reception. Outside generally, you can</p> <p>7 find a place outside.</p> <p>8 MR. CHESNEY: In Glendcliff.</p> <p>9 MR. EDDLEMAN: So to go back -- in</p> <p>10 Glendcliff. I didn't go to Woodbay, although I</p> <p>11 wouldn't be surprised if Woodbay has the very</p> <p>12 same issue.</p> <p>13 So to answer your question as to what</p> <p>14 advantages there are, right now, before the 5G</p> <p>15 and all these other up and coming things</p> <p>16 happen, we have very, very poor cell phone</p> <p>17 reception within the houses. Okay?</p> <p>18 People that are working within their</p> <p>19 houses are, in one case, even considering</p> <p>20 leaving Westchase because of the fact that</p> <p>21 they cannot use their cell phones effectively</p> <p>22 within the house.</p> <p>23 So I really appreciate you all taking</p> <p>24 the time now to do this. I know it was</p> <p>25 something that you talked about before.</p>	<p style="text-align: right;">Page 44</p> <p>1 circles represent are maybe, you know, like</p> <p>2 they're a pie in the sky, because in reality,</p> <p>3 they really don't represent the actual</p> <p>4 coverage and capabilities that we have.</p> <p>5 So I just point out to you, we really do</p> <p>6 need to do something. And I appreciate your</p> <p>7 time.</p> <p>8 CHAIRMAN MILLS: Thank you for that.</p> <p>9 Does your petition support a tower in</p> <p>10 Glendcliff Park?</p> <p>11 MR. EDDLEMAN: My petition, we didn't</p> <p>12 talk about the specific location. We thought</p> <p>13 that would something that you all address</p> <p>14 here. I personally support a tower in my</p> <p>15 lanai. I don't care. You know, I really</p> <p>16 don't care.</p> <p>17 I'm not worried about EMF. I'm too old</p> <p>18 to worry about that sort of stuff, so put it</p> <p>19 anywhere you want.</p> <p>20 But, in all honesty, we didn't -- to</p> <p>21 address your question without being so</p> <p>22 flippant, we didn't talk about the location,</p> <p>23 but we knew it would be something beyond our</p> <p>24 control.</p> <p>25 At some point, when you start talking</p>

<p style="text-align: right;">Page 45</p> <p>1 about towers, you'll ask about where, and then 2 I thought we could get into it. 3 CHAIRMAN MILLS: Well, because that's 4 been the obstacle in the past. 5 MR. EDDLEMAN: Yeah, I know the 6 anonymity thing, you know, not in my back 7 yard. 8 CHAIRMAN MILLS: Yeah, exactly. 9 Mr. Ross. 10 MR. ROSS: I personally don't know if 11 this is best format to work out a location, 12 like, we all think pros and cons and on and on 13 and on. 14 If I could suggest how I would like to 15 approach it, it seems to me that we need to 16 have two towers on the Countryway corridor, if 17 you will -- and I'm just using this by way of 18 example -- one at the Glenclyff Park and one 19 at the library, then you're going to have that 20 entire corridor of the Countryway homes that 21 are covered. 22 And then the other gap you've got is 23 over by Brentford and Tavistock, and that 24 seems to be more appropriate to what he was 25 talking about where you can do a lower 5G</p>	<p style="text-align: right;">Agenda Page 16 Page 47</p> <p>1 think that's a little bit premature. 2 MR. EDDLEMAN: I gotcha. 3 MS. GRIFFITH: So here's the thing. 4 This is the way I look at it. So I get that 5 we have gaps -- yada, yada -- we have some 6 towers that are AT&T, some have Verizon. 7 What I would like to see, frankly, is 8 state of the art. Right? So what does state 9 of the art communication look like for 10 Westchase? 11 MR. RUIZ: State of the art 12 communication? 13 MS. GRIFFITH: Right. So what -- just 14 across the board. 15 MR. RUIZ: Yeah. So you have -- okay. 16 If we had all the money in the world -- 17 MS. GRIFFITH: Right. 18 MR. RUIZ: -- I could tell you exactly 19 how to answer that. Right? 20 Now, the carriers, you know, they have 21 budgets, and they have a site list that's 22 prioritized. Right? And they may have enough 23 money to build 70 sites this year, so they go 24 after the top in priority, and they go after 25 those. Westchase may be in there, and it may</p>
<p style="text-align: right;">Page 46</p> <p>1 tower or something like that. 2 What I would love to hear is maybe a 3 little bit of cultivation of the ideas by our 4 staff, meeting with the gentlemen, perhaps 5 coming back with a revised map showing these 6 concentric circle approaches to what would be 7 covered if we did this or that, or Greg may 8 know some better location, or any other 9 supervisor may, but let's just keep plowing 10 forward on the issue. 11 MR. EDDLEMAN: Well, just let me 12 interrupt one more time. Just as a reminder, 13 the area we're in -- sitting in right now is 14 supposed to have tremendous cell phone 15 coverage. It does not. This building right 16 now does not. 17 MR. ROSS: But let me just finish my 18 thought. I'm not advocating a specific 19 solution, rather what I'm saying is, let's 20 keep working on the idea, let's keep plowing 21 forward, let's recognize there's a benefit to 22 our community wherever it may be, whatever 23 technology, et cetera. 24 So I don't want you to hang on this is 25 the right place or that's the right place. I</p>	<p style="text-align: right;">Page 48</p> <p>1 not be in there. 2 I got a feeling they would probably kick 3 it to the curb because people have been trying 4 to get into Westchase for years, I mean, 5 years. 6 I'm sure someone in this room has had 7 some knowledge of someone trying to put a 8 tower up or wanting to put a tower up in the 9 area. 10 Everyone has pretty much said, "Okay, it 11 just isn't going to be done right now on macro 12 site." 13 So state of the art would be, yes, you 14 know, one at the park to the south, one at the 15 library to the north, and small cells 16 throughout. And that would be your own little 17 smart city. Right? 18 MS. GRIFFITH: I see the smart city. I 19 like that. 20 MR. RUIZ: Right. So that would be like 21 where you could monitor wastewater, you can 22 monitor electric flow, you can monitor all 23 these things that cities want to do with the 24 smart city approach. You're monitoring all 25 kinds of great stuff that will help the city</p>

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<p>1 manage it more efficiently out of deploy of 2 fires, station resources, police resources -- 3 all kind of resources, the best way to deploy 4 them, and you have sensors and cameras and 5 dimming lights. 6 It's a wonderful thing for a smart city. 7 That's kind of out there still. That's state 8 of the art. 9 Best-case scenario for you right now 10 is -- the suggestion I would make would be if 11 you all would look at the property that you 12 own and say to yourselves -- right? -- 13 where -- I mean, make a list of every single 14 one you have and scratch off the ones that you 15 are absolutely not going to put a tower on, no 16 matter what, and then what you have left, let 17 me take those to Verizon and AT&T. 18 Sprint and TMobile right now, TMobile is 19 actually kind of active right now, but they 20 got their hands full with the merger, those 21 two are merging, and they're going to have to 22 kind of shake out who's got coverage where so 23 they'll kind of put development on the back 24 burner because they won't want to go after a 25 site that TMobile needs because Sprint already</p>	<p>1 people working from home, this is students and 2 kids, my son is playing Fortnite all the time. 3 Right? And he needs access. 4 So, you know, it's one of those things 5 where it's just going to continue -- right? -- 6 because it's going to play more and more of a 7 role in our lives, and I don't want Westchase 8 to be left with that. I want to be in the 9 forefront, so -- 10 MR. RUIZ: Sure. Sure. 11 MS. GRIFFITH: -- so if we can -- to 12 your point, you know, if we provide to you 13 that list of candidate sites, and you can come 14 back -- and I don't know -- maybe this would 15 be a workshop topic at some point, you know, 16 as it were. 17 CHAIRMAN MILLS: Perhaps, yeah. 18 MS. GRIFFITH: The note about timing, 19 let's look at timing on something like this. 20 MR. RUIZ: It's going to take a lot, to 21 be perfectly honest with you. 22 Typically, for an organization such as 23 you all's to come up with a location that you 24 are comfortable with, it's going to take 60, 25 90 days. I mean, does anything think you can</p>
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<p>1 has coverage there. They're about to merge, 2 and they'll have that coverage as soon as that 3 merger is approved. 4 But what I would do is go back to AT&T 5 and Verizon and say to them, "Look, these are 6 -- Westchase is tired of not having 7 communications, wireless communications." 8 Today, I have their ear, and that will perk 9 them up. And I'll say to them, "Look, these 10 are the properties that we have available 11 right now. How can we maximize the coverage 12 in that community for your network, AT&T, 13 Verizon?" 14 And then have them give us the answers, 15 and I can come back to you with the 16 information and, say, "Okay, this is where 17 they would ideally like to have a tower of 18 XYI," and I could -- then you guys could 19 consider those locations. 20 MS. GRIFFITH: Because my thought is 21 twofold; you know, one is, we need some 22 reprieve. Right? We need to take care of the 23 gap that exists today. 24 But then, you know, the role technology 25 plays in our lives, you know, we talk about</p>	<p>1 do it faster? 2 MR. CHESNEY: No. We're way slower than 3 that, so -- 4 MR. RUIZ: So let's start with how many 5 number of days it takes for you all to say, 6 hey, what about this spot? All right? Then I 7 have to market it to the carriers. 8 MR. EDDLEMAN: I was going back to 9 Mr. Chesney's comment. Why does it take 10 longer? You know a location that you 11 currently own. 12 MR. CHESNEY: Yeah. I mean, plus -- 13 yeah, if I -- 14 CHAIRMAN MILLS: Go ahead, Greg. 15 MR. CHESNEY: So, I mean, we, in theory, 16 should have a map of our community. I haven't 17 seen it yet. 18 MR. LEWIS: We got it. 19 MR. CHESNEY: We got it? It's there? 20 Okay. I don't know exactly how complete it 21 is. There might be a few places. I'm 22 assuming it's complete, because we do have 23 these pocket parks and things like that. 24 I don't really quite understand how big 25 of a spot you need, but, I mean, we can give</p>

<p style="text-align: right;">Page 53</p> <p>1 you that map. And I would think at this</p> <p>2 stage, everything is kind of available that we</p> <p>3 own, and then we can make some suggestions on</p> <p>4 some other areas that, you know, the HOA owns.</p> <p>5 I mean, I happen to know the guy that</p> <p>6 owns the golf course very well. I mean, it's</p> <p>7 interesting that you had talked about that.</p> <p>8 Him and I specifically talked about cell phone</p> <p>9 towers at one time.</p> <p>10 And I don't want to speak for him, but,</p> <p>11 you know, my impression was that there was not</p> <p>12 interest on the cell phones, whoever had</p> <p>13 contacted him, not on his end.</p> <p>14 MR. BARRETT: If I can correct you, he</p> <p>15 actually came before the WCA and requested a</p> <p>16 cell phone tower probably ten, 12 years ago,</p> <p>17 and they got the dramatic thumbs down from</p> <p>18 Harbor Links. All of Harbor Links opposed it</p> <p>19 at the time. That's why it died.</p> <p>20 MR. CHESNEY: About where it was?</p> <p>21 MS. WHYTE: Uh-huh.</p> <p>22 MR. BARRETT: Yeah.</p> <p>23 MR. CHESNEY: I don't remember the full</p> <p>24 conversation, but --</p> <p>25 MR. ROSS: But to Bill's question,</p>	<p style="text-align: right;">Agenda Page 18 Page 55</p> <p>1 want that. He doesn't want us to say, "Here's</p> <p>2 a possible site," and then here six months</p> <p>3 later there's a community fight over whether</p> <p>4 it's appropriate or not.</p> <p>5 He sort of wants us to vet it in advance</p> <p>6 so that he can present it -- if I heard him</p> <p>7 correctly -- present it to the carriers as</p> <p>8 I've got this site available.</p> <p>9 MR. RUIZ: Yeah. There is not a lot of</p> <p>10 sense in picking a spot, getting the carriers</p> <p>11 to approve it, and then when it comes time to</p> <p>12 sign a ground lease and trying to put it</p> <p>13 through zoning, you have 500 people show up</p> <p>14 and --</p> <p>15 MR. CHESNEY: Well, yeah, like I can</p> <p>16 think of some locations where, I mean, no one</p> <p>17 even knows, yeah, it's back there.</p> <p>18 MR. RUIZ: So it has to be something the</p> <p>19 community supports. For the community to</p> <p>20 decide that they would be okay with a given</p> <p>21 location, if it's CDD property, it needs to go</p> <p>22 through an RFP process. Right? Anything over</p> <p>23 value of \$25,000 or something like that?</p> <p>24 MS. WHYTE: No.</p> <p>25 MR. RUIZ: That's not a rule?</p>
<p style="text-align: right;">Page 54</p> <p>1 that's exactly why it's not done in one</p> <p>2 meeting, or it's a 60/90 days -- like if you</p> <p>3 pick Glenclyff Park, there may be some people</p> <p>4 who will say, "Well, last thing I want is a</p> <p>5 tower in the park." You know, it does just</p> <p>6 sometimes takes time to work through some</p> <p>7 specific locations.</p> <p>8 There may be some that are a no brainer,</p> <p>9 "Let's put it right there," like the one</p> <p>10 you're talking next to the library.</p> <p>11 MR. EDDLEMAN: I guess what I was trying</p> <p>12 to say, Brian, was that basically if you know</p> <p>13 the locations that you have available and you</p> <p>14 put those out to the people who are the</p> <p>15 technology gurus that can tell you where the</p> <p>16 ideal locations are, then they can take it</p> <p>17 from there, boil it down to those that you can</p> <p>18 come back to you guys and through all of us</p> <p>19 and say, "Hey, these are the most likely spots</p> <p>20 from what you provided that you have</p> <p>21 available."</p> <p>22 And then we can go through the ballot of</p> <p>23 who wants it there and who doesn't.</p> <p>24 MR. ROSS: I hear you. But what I heard</p> <p>25 the gentleman saying is, he doesn't really</p>	<p style="text-align: right;">Page 56</p> <p>1 MS. WHYTE: It's higher than that.</p> <p>2 MR. MENDENHALL: Yeah, there's</p> <p>3 maintenance contracts and individual</p> <p>4 purchases, but it's much higher than that.</p> <p>5 MR. RUIZ: Okay. Okay. Well, so --</p> <p>6 okay. So you have the time it takes to</p> <p>7 actually sign a ground lease.</p> <p>8 And just from experience, when it's just</p> <p>9 a one individual owning a commercial piece of</p> <p>10 property, it still takes roughly 30 days. You</p> <p>11 send it to them, he sends it to his attorney,</p> <p>12 the attorney reviews it, they get it back.</p> <p>13 We review the comments, we accept some,</p> <p>14 we make and suggest some changes. We kind of</p> <p>15 go back and forth. You have a conference</p> <p>16 call, you work through all the issues, and you</p> <p>17 sign a lease and that takes roughly 30 days.</p> <p>18 60 days to get it into zoning, because</p> <p>19 you have to do a survey; then once you have</p> <p>20 your survey back of the land, you send it to</p> <p>21 the architectural engineering firm for zoning</p> <p>22 drawings and you put together the rest of</p> <p>23 your zoning package.</p> <p>24 You get the support from the carriers</p> <p>25 that you need, operator frequency propagation</p>

<p style="text-align: right;">Page 57</p> <p>1 map to support for the need for the site in</p> <p>2 the area. You submit it into zoning.</p> <p>3 Typically they have a 30-day review</p> <p>4 process, they take every day. They're --</p> <p>5 we're generally pretty good about getting a</p> <p>6 completeness letter, but if we missed</p> <p>7 something or if they want something that</p> <p>8 wasn't on the checklist, they let us know.</p> <p>9 They have another 30 days to review,</p> <p>10 deem it complete. We got to put it on a</p> <p>11 hearing schedule.</p> <p>12 Again, from the time that we sign a</p> <p>13 ground lease to the time we have zoning</p> <p>14 approval and building permits, it would be</p> <p>15 nine, ten months; and that's from when we had</p> <p>16 a signed ground lease on approved location</p> <p>17 where the lease agreement has been fully</p> <p>18 negotiated.</p> <p>19 So this isn't a quick -- this isn't</p> <p>20 going to happen quickly, no. The slow-down</p> <p>21 will never be on our end. Generally speaking,</p> <p>22 we can turn around a lease, and we can do what</p> <p>23 we need to do quicker, but you guys have a lot</p> <p>24 more people trying to nail down decisions than</p> <p>25 we do.</p>	<p style="text-align: right;">Agenda Page 19 Page 59</p> <p>1 tower. So each carrier is going to want</p> <p>2 between 12 or 14 feet of vertical space.</p> <p>3 Right? So let's just --</p> <p>4 MR. EDDLEMAN: We're talking about --</p> <p>5 what? -- about six carriers?</p> <p>6 MR. RUIZ: So, right now, you have four</p> <p>7 options for a cell phone: AT&T, Verizon,</p> <p>8 TMobile, and Sprint. And you're about to lose</p> <p>9 one of those. Sprint is about to get consumed</p> <p>10 by TMobile.</p> <p>11 So we have three days up there for the</p> <p>12 carriers to install their antennas. They</p> <p>13 would be anywhere from 12 to 14 feet tall.</p> <p>14 So you have to consider the lowest bay</p> <p>15 is -- you know, you can't make a tower 100</p> <p>16 feet and then when you put in that third bay,</p> <p>17 the carrier can't make it work. They can't</p> <p>18 get enough coverage for it to be worth</p> <p>19 anything to them.</p> <p>20 So ideally 130 feet. We can work with</p> <p>21 130. We can get them to -- look, this is what</p> <p>22 you get and make that work. But really 125,</p> <p>23 130 feet is really as low as you can go in</p> <p>24 this type of area.</p> <p>25 And, you know, again, the higher you go</p>
<p style="text-align: right;">Page 58</p> <p>1 CHAIRMAN MILLS: Mr. Barrett.</p> <p>2 MR. BARRETT: In terms of the macro</p> <p>3 towers, how tall are they these days?</p> <p>4 MR. RUIZ: So typically speaking, in an</p> <p>5 urban area like this, you would love -- love</p> <p>6 to put up a 150-foot tower. Carriers --</p> <p>7 because what you want to do is, you want to</p> <p>8 have an ideal amount of vertical space and</p> <p>9 height for each tower -- right? -- or for each</p> <p>10 carrier.</p> <p>11 If you go, Brian, to the last slide --</p> <p>12 no, not last. Five. Go to five. Probably</p> <p>13 all seen these. The flag pole tag is up on</p> <p>14 the tower. Right? This is what we would</p> <p>15 recommend for a community like this.</p> <p>16 So that's what it looks like at the base</p> <p>17 without any landscaping. To give you an idea</p> <p>18 of a six-foot-tall PVC fence. We can go to</p> <p>19 eight feet.</p> <p>20 Then if you go to the next slide, we can</p> <p>21 overdo it with landscaping as well, and that's</p> <p>22 what it looks like when it matures a little</p> <p>23 bit, so it hides the base of the tower.</p> <p>24 The base will be going back to the</p> <p>25 previous site. It's says it's a viable-type</p>	<p style="text-align: right;">Page 60</p> <p>1 the better the coverage is going to be, the</p> <p>2 further out it's going to outreach. And when</p> <p>3 you look at towers, I can tell you right now,</p> <p>4 as long as I've been doing this, since '97, if</p> <p>5 I take these two different towers, and they</p> <p>6 could be 50 feet difference in height, if I</p> <p>7 make you stand in the right location, you</p> <p>8 couldn't tell me which one is which.</p> <p>9 CHAIRMAN MILLS: Mr. Lewis.</p> <p>10 MR. LEWIS: Thank you. So I thought I</p> <p>11 heard you say earlier, so this would have all</p> <p>12 three carriers on it?</p> <p>13 MR. RUIZ: Uh-huh.</p> <p>14 MR. LEWIS: So some of these other ones</p> <p>15 that they had on their earlier picture with</p> <p>16 the green circles, they only had one?</p> <p>17 MR. RUIZ: So the towers will be built</p> <p>18 and capable of -- structurally built and</p> <p>19 capable of holding all three carriers. Right?</p> <p>20 MR. LEWIS: Okay.</p> <p>21 MR. RUIZ: I'm just the infrastructure.</p> <p>22 Right? Vertex or any tower building company</p> <p>23 is just the infrastructure. We're just the</p> <p>24 stick in the air.</p> <p>25 You still need Verizon to dedicate the</p>

<p style="text-align: right;">Page 61</p> <p>1 funds to go on the tower, the equipment costs, 2 their installation, construction costs. Their 3 equipment costs are in the neighborhood of two 4 hundred fifty, three hundred thousand dollars 5 for a given site. 6 It costs them about a hundred to a 7 hundred twenty five thousand to pay a general 8 contractor to do the construction and install 9 the site. It's a significant capital 10 investment up front, along with whatever 11 rental payments they're making to the tower 12 land. 13 So it's a big financial commitment. So 14 you'd have to -- Verizon would have to want it 15 -- need and want to go on that tower, allocate 16 the funds and then do it. 17 When you build a tower in a neighborhood 18 like this, where there has been a need for 19 such a long time, generally speaking, you're 20 going to start it with an anchor tenant, and 21 once we have a ground lease in place, I'd 22 market it as to everyone out there. 23 And in a place like this, you're 24 probably going to get a second tenant before 25 you even build the tower, and by the time the</p>	<p style="text-align: right;">Agenda Page 20 Page 63</p> <p>1 MR. CHESNEY: No, hold the phone up to 2 their -- 3 MR. RUIZ: By the way, you get more from 4 your phone than you do from the tower. And 5 the third is devaluing the property values, 6 the property values going down. 7 I can vouch to you on all three. You 8 know, we have done multiple property value 9 studies where we'll take a community that's 10 similar to Westchase that had a tower put into 11 it, and we'll do a study on -- or we'll hire 12 an appraiser and do a study on home values 13 prior to the tower going in, home values after 14 the tower going in, and show that nothing 15 really changed. 16 Electromagnetic radiation, this is non- 17 ionizing radiation versus ionizing radiation, 18 that's what scares people. Ionizing radiation 19 is -- 20 MR. CHESNEY: But has that gone down 21 over the years? 22 MR. RUIZ: Yes. So -- absolutely. So 23 the FCC -- the amount of radiation output, you 24 mean, or concerns? 25 MR. CHESNEY: Well, no, I meant the</p>
<p style="text-align: right;">Page 62</p> <p>1 tower is built, the third one is trying to 2 figure out where to get budget money for it. 3 Now, that's because we're in Westchase. 4 You know, there are plenty of sites out there 5 that we own that have single tenant and they 6 have had a single tenant for a while, or just 7 two tenants. 8 We're building, like I said earlier, a 9 tower in Port of Palm Beach. We just stacked 10 the steel, we have three signed leases ready 11 to go on it. 12 MR. LEWIS: Thank you. 13 CHAIRMAN MILLS: Mr. Chesney. 14 MR. CHESNEY: Yeah, I'm curious. What 15 type of -- when you get feedback from 16 residents, he had talked about Harbor Links 17 residents ten years ago, 15 years ago. 18 MR. RUIZ: Yeah. 19 MR. CHESNEY: Has what changed recently? 20 Is that aesthetic or is it -- 21 MR. RUIZ: Yes. The biggest concerns -- 22 there are three major concerns. Right? 23 Aesthetics, visual blight, whatever you want 24 to call it. People are concerned with 25 electromagnetic radiation and it harming them.</p>	<p style="text-align: right;">Page 64</p> <p>1 concern -- 2 MR. RUIZ: No. 3 MR. CHESNEY: -- because I can think of 4 enough locations that would fit, but they 5 would be close to people's homes. 6 MR. RUIZ: People still are concerned 7 about it. You know, it's stuff unknown. 8 People used to think that -- you know, they 9 don't -- you know, there have been plenty of 10 studies on it. Right? 11 But let's be honest, this is a 1996 12 Telecommunications Act that started all this. 13 Right? So it's been around, you know, like 22 14 years or whatever it's been. 15 So it really -- someone who is afraid of 16 it and against the tower and has that concern 17 can look at it and say, "Look, this hasn't 18 been around long enough for you to tell me it 19 doesn't cause harm." 20 And there is an argument you really 21 can't refute. World Health Organization, 22 American Cancer Society, the FCC themselves 23 prior to auctioning off the licenses in 1996, 24 they all studied this, and they've all found 25 that within the limits of the FCC has set for</p>

<p style="text-align: right;">Page 65</p> <p>1 the radiation outputs, it's perfectly safe.</p> <p>2 CHAIRMAN MILLS: Alan, our good friends</p> <p>3 at Glenclyff understand it's going to be</p> <p>4 disguised as a tree. That does not look like</p> <p>5 a tree. Can you address that for them,</p> <p>6 please?</p> <p>7 MR. RUIZ: Sure. There are tree poles</p> <p>8 out there. We can take -- okay. So if you</p> <p>9 look at this tower, the first hundred and</p> <p>10 probably ten feet -- it's 150-foot tower.</p> <p>11 Right? The 110 feet or 100 feet of it is just</p> <p>12 a mono-pole-type tower. It's just a steel</p> <p>13 pole, like a light pole.</p> <p>14 And then at the very top of that, you</p> <p>15 have a wagon-wheel-type looking structure with</p> <p>16 a spline in the middle, which is just a pole</p> <p>17 that goes straight up, and then you put covers</p> <p>18 -- and the antenna is attached to that pole</p> <p>19 and then you put covers around that, and it</p> <p>20 looks like one seamless pole. Right?</p> <p>21 Well, if you take the bottom portion</p> <p>22 out, just the mono-pole portion, and you just</p> <p>23 make it taller, you can paint it brown and</p> <p>24 attach branches to it. But, ultimately, me</p> <p>25 personally -- and the carriers like that</p>	<p style="text-align: right;">Agenda Page 21 Page 67</p> <p>1 Palm Harbor that we're going to build, but --</p> <p>2 so we do them. I personally think if I wasn't</p> <p>3 in the tower business, to me, that's the best</p> <p>4 -- that's it.</p> <p>5 Like, nowadays, they make them a little</p> <p>6 thicker. That's a 36-inch. Everyone is going</p> <p>7 to 48-inch now, just to get more inside. I</p> <p>8 personally like it without the flag and</p> <p>9 without the ball at the top, and it's just a</p> <p>10 white stick. And that's all you see in the</p> <p>11 distance is a white stick.</p> <p>12 CHAIRMAN MILLS: Bill, does that change</p> <p>13 your residents' petition any?</p> <p>14 MR. EDDLEMAN: No. I think the whole</p> <p>15 issue of the appearance of it is something</p> <p>16 that until such time as a concrete discussion</p> <p>17 takes place and something is going to happen,</p> <p>18 it's a little premature to speak for them.</p> <p>19 However, I can say that speaking to the</p> <p>20 EMF, they -- and I want to be the first to</p> <p>21 admit that I'm not technically qualified to</p> <p>22 talk about this, nor much of anything else.</p> <p>23 But the EMF signal, as I understand it,</p> <p>24 the closer you are to the tower, the lower the</p> <p>25 amount of signal.</p>
<p style="text-align: right;">Page 66</p> <p>1 better, because they can get exterior antennas</p> <p>2 that they can hide in the branches, and so</p> <p>3 exterior antennas allow them to put more</p> <p>4 antennas up and allow them to put their radio</p> <p>5 units up next to the antennas instead of down</p> <p>6 with their ground equipment, which is what</p> <p>7 they'll do have here. I think for performance</p> <p>8 reasons they prefer them high.</p> <p>9 So they prefer the tree poles. So what</p> <p>10 I have found is, aesthetically, you might</p> <p>11 think you want one until you see one and you</p> <p>12 drive by everything, and it looks like a baby</p> <p>13 bottle brush.</p> <p>14 MR. BARRETT: It really looks -- they</p> <p>15 have one in south Tampa. It's the ugliest</p> <p>16 thing you have ever seen.</p> <p>17 MR. RUIZ: The one on Dale Mabry, I live</p> <p>18 around the corner from that one. We call it</p> <p>19 Charlie Brown's brown Christmas tree. So the</p> <p>20 branches fall off -- they don't harm anything,</p> <p>21 you know, but they do, they fall off. The</p> <p>22 paint chips, and you have to stay on top of</p> <p>23 the maintenance, which is fine, and we do. We</p> <p>24 got tree poles.</p> <p>25 In fact, we just got one approved in</p>	<p style="text-align: right;">Page 68</p> <p>1 MR. RUIZ: Yeah, so it does a rainbow</p> <p>2 effect. Right? When it comes out, the signal</p> <p>3 -- yeah, if you're right under it, you're not</p> <p>4 getting as much.</p> <p>5 MR. EDDLEMAN: From what I understand,</p> <p>6 the power necessary to transmit to the outer</p> <p>7 edges of the array, if you will, is lessened</p> <p>8 in the closer it is to the home owner's use.</p> <p>9 MR. RUIZ: No. No. Your best signal is</p> <p>10 probably 200 feet away from the tower. If you</p> <p>11 think about it, you have to boost it out.</p> <p>12 Think of your hose. When you just push your</p> <p>13 hose straight out like this, power goes</p> <p>14 straight out, and it just kind of rainbows</p> <p>15 down and it falls, and then draw that circle</p> <p>16 around you.</p> <p>17 MR. EDDLEMAN: Okay.</p> <p>18 MR. RUIZ: And so as you get further</p> <p>19 away from the tower, you get the rate of</p> <p>20 the -- the strength of the radiation. It</p> <p>21 drops at an inverse proportional rate, so it</p> <p>22 drops very, very fast.</p> <p>23 MR. EDDLEMAN: So we have other</p> <p>24 residents from Glenclyff here that can maybe</p> <p>25 speak to what their thoughts are.</p>

<p style="text-align: right;">Page 69</p> <p>1 CHAIRMAN MILLS: I just wanted to 2 acknowledge that that's going to be a future 3 discussion. Right? 4 MR. EDDLEMAN: Sure. 5 MR. RUIZ: Again, there are different 6 types of poles. 7 CHAIRMAN MILLS: Mr. Ross and then 8 Ms. Griffith. 9 MR. ROSS: I may not use the precise 10 correct words. I don't have as much interest 11 in building a tower to help you or your 12 company make money. I want to help Westchase 13 address its coverage issue. 14 So if I interpret that as we have a 15 problem at the southern part of Countryway, 16 the northern part of Countryway, then I'm 17 going to be interested in having two towers. 18 If I perceive that there is a gap over 19 at the Tavistock, Brentford area, then I'm 20 going to want some sort of tower or whatever, 21 the G5, whatever it is, there as well. You 22 know, I may not be using the right words. 23 What sort of leverage do we have to say 24 if you do one fix, you want all the fixes, so 25 everybody in Westchase gets enhanced cell use?</p>	<p style="text-align: right;">Agenda Page 22 Page 71</p> <p>1 Again, you have no leverage? 2 MR. RUIZ: I don't -- I don't see how 3 you would be able to leverage that, them to go 4 onto another tower that's already built, that 5 they've already chose -- like default chosen 6 not to go onto at this point, because I'm sure 7 whoever owns that tower has marketed it. 8 MR. ROSS: Separate from your sort of 9 company, which essentially makes money off of 10 building towers and getting leases, are there 11 enterprises or organizations that, in essence, 12 advocate communities' interest for a more 13 global approach than I'm describing? 14 MR. RUIZ: Not that I know of. 15 What I would suggest, if you wanted to 16 do that, was to approach them either as the 17 CDD or the HOA and just hit them up at 18 customer service. 19 I mean, I know it sounds lame, but 20 really they pay attention to the call-in 21 numbers, and if they receive enough complaints 22 from a given area they do pay attention to it. 23 But I guess I can go to the Verizon 24 offices and I can go to the AT&T offices and 25 advocate on behalf of Westchase and say,</p>
<p style="text-align: right;">Page 70</p> <p>1 MR. RUIZ: I don't know that you can 2 leverage Verizon Wireless or AT&T. I think 3 what we could do is go to them and say, "Look, 4 here's a community that you've wanted to get 5 into for a long time." 6 Now, if you put together a coverage 7 package for them that sells them that they're 8 going to have good coverage, they'll open up 9 their doors to a tower. 10 So the leverage would be in saying to 11 them, "Hey, look, you know, we've needed -- 12 you've wanted to get in here for a long time, 13 here's your opportunity." 14 You know, but I don't know that you can 15 say to them -- well, you can say whatever you 16 want to. I don't know how effective it would 17 be to say, "We'll let you do three towers, but 18 not any" -- you know what I mean? 19 MR. ROSS: Uh-huh. And related to that, 20 what, if any, leverage do we have to say, 21 "Look, you got a tower sitting over here or 22 over there, and it only has one of the 23 carriers on there. If you build a tower here 24 and all three are put on this tower, we want 25 all three over on that nearby tower as well"?</p>	<p style="text-align: right;">Page 72</p> <p>1 "Look -- they have, everyone has wanted to get 2 in for a long time, and they want you right 3 now. They're interested in trying to advocate 4 on that end." 5 But I don't know that, you know -- I see 6 where you're coming from. It makes sense. 7 MR. EDDLEMAN: What if you made it all 8 or not type of thing? 9 MR. ROSS: Well, that's what I was 10 asking, and he's, in essence, telling me, good 11 luck. 12 MR. EDDLEMAN: They might do it. 13 MR. ROSS: That's what I'm saying. How 14 much leverage do we have? And I don't know, 15 and I don't frankly know how to evaluate that 16 or something like that. 17 MR. RUIZ: To what degree would it make 18 you satisfied if they came back and said to 19 you, "Hey, we can give you great coverage with 20 just this one"? 21 You know, you would have to take them at 22 their word. Right? Because they're radio 23 frequency engineers, and we're not. 24 MR. LEWIS: Even if you threw in the 5G 25 little small repeater -- I don't know if</p>

<p style="text-align: right;">Page 73</p> <p>1 that's the right term either -- but things 2 along the light pole, would that even be like 3 icing on the cake for us? 4 MR. RUIZ: It may be. It may be. And I 5 wouldn't to speak to them, but I would be glad 6 to go and speak to them on your behalf and -- 7 I can open the lines of communications between 8 you all directly, if you like. 9 MR. ROSS: Before I relinquish the 10 floor, I did want to raise what Greg alluded 11 to earlier. We do have the site up near the 12 library. Nobody has figured out any use of 13 that at any point that I've ever heard of. 14 Is it worth throwing -- he said if 15 you've got a site, throw it at me, and I can 16 tell whether it's doable within the framework 17 of what you're talking about. 18 MR. CHESNEY: I can think of a few 19 others. I'd like to talk to Doug first about 20 some of my thoughts. 21 CHAIRMAN MILLS: We'll wrap this up with 22 a couple more questions. 23 Ms. Griffith, did you have another 24 comment or question? 25 MS. GRIFFITH: Yeah. So -- and I guess</p>	<p style="text-align: right;">Agenda Page 23 Page 75</p> <p>1 your phone outside but you can't use it 2 inside. 3 And then the other problem you have is 4 the carriers only have so much bandwidth on 5 the frequencies that they're allowed to 6 operate on. They're each assigned -- well, 7 they each purchase certain parts of the 8 spectrum. 9 And so they -- just look at the spectrum 10 that they own as a tube. Right? That only 11 so much water can pass through that tube, so 12 that tube will hit maximum capacity. Right? 13 If you have a bunch of towers covering 14 smaller areas versus one tall one covering the 15 entire area, each tower can re-use that amount 16 of spectrum. 17 Let's just say, for example, Verizon has 18 from 1910 to 1980 megahertz. Right? They can 19 use that 70 megahertz of spectrum, they can 20 use it in this circle, in that circle, in that 21 circle, and they'll have that much more 22 capacity to be able to provide -- so for 23 example, when you're trying to download a 24 video, it may not be that you don't have 25 coverage, it might be -- and it's not</p>
<p style="text-align: right;">Page 74</p> <p>1 maybe it fits somewhere to where Mr. Ross is 2 going. 3 But it just seems to me, on one hand, 4 I'm hearing that there is an appetite for the 5 Westchase market, yet there is coverage in 6 Westchase. It just is not ideal. 7 So to what extent do we improve what we 8 have? Right? So if we have towers that only 9 have one -- you know, AT&T or whatever -- 10 MR. RUIZ: Uh-huh. 11 MS. GRIFFITH: -- how do we improve 12 that? 13 MR. RUIZ: The more towers you have, the 14 more -- the stronger the signal. Right? 15 So let's just, for example, let's say 16 you have 300-foot tower and you put the 17 antennas at 300 feet and you have no down 18 tilt. In fact, you up-tilt them. Right? You 19 can cover a five-mile radius -- right? -- in 20 that area. 21 Carriers, for one, your signal strength, 22 once you start getting further out is going to 23 weaken. So what they refer to as in-building 24 coverage will go away. Right? You'll have 25 outdoor coverage. This is where you can use</p>	<p style="text-align: right;">Page 76</p> <p>1 downloading, it might be that there is no 2 capacity because you're sharing that pipe 3 with 500 other people also trying to download 4 videos. 5 Now, if there were five towers, and each 6 one of them covering the equivalent of 100 7 people, now you're only sharing with 100 8 people. So the download happens very fast of 9 the video. So you're not sitting there 10 waiting for that little circle to stop 11 spinning. 12 So you have better capacity and you have 13 better in-building coverage. Those are the 14 two answers. 15 MS. GRIFFITH: So, because what I'm 16 hearing with this pole, that this is like the 17 mack daddy. All right. And we have seven 18 poles that already exist. If those were seven 19 mack daddy -- 20 MR. RUIZ: They are. They're all seven 21 macro sites. And, again, I can't speak to 22 each carrier as to what they're using them 23 for and who's on each one of them, but that's 24 how you have coverage outside is from that 25 right now.</p>

<p style="text-align: right;">Page 77</p> <p>1 What you're trying to do is get</p> <p>2 in-building coverage so that your phone works</p> <p>3 in here. I bet you right now, if you plug in</p> <p>4 your phone and try and download a video from</p> <p>5 You Tube, you can't. Right? And there's two</p> <p>6 reasons for that. There's a signal strength</p> <p>7 can't penetrate because you're starting from</p> <p>8 too far away and not you're inside a block</p> <p>9 building -- right? -- or you could be -- there</p> <p>10 could be a tower close enough by where it's</p> <p>11 not working -- I mean, I'm sorry -- where</p> <p>12 you're close enough to the tower where you</p> <p>13 think it will work, but there is not enough</p> <p>14 capacity because it's there just 500 people</p> <p>15 hitting the same site, trying to stream video</p> <p>16 or whatever.</p> <p>17 MS. GRIFFITH: Okay.</p> <p>18 CHAIRMAN MILLS: Okay. So what I'm</p> <p>19 hearing is that we want to identify potential</p> <p>20 sites on properties that the CDD owns, that</p> <p>21 staff and the folks from Vertex can look at</p> <p>22 and evaluate. Right, Alan?</p> <p>23 MR. RUIZ: Yes, sir.</p> <p>24 CHAIRMAN MILLS: And figure out, you</p> <p>25 know, from what I'm hearing, what's the best</p>	<p style="text-align: right;">Agenda Page 24 Page 79</p> <p>1 involved.</p> <p>2 MR. EDDLEMAN: I appreciate you all</p> <p>3 taking the time. And then only one thing I'm</p> <p>4 going to add to what you're saying, if it's</p> <p>5 possible, if at some point when you do get</p> <p>6 this site plan to the tower folks, if we can</p> <p>7 have some sort of an idea of a time line.</p> <p>8 You know, I know it's kind of pie in the</p> <p>9 sky, it will be a SWAG at best, but maybe you</p> <p>10 could have some sort of time line, so that way</p> <p>11 we know whether it's a nine-month process or a</p> <p>12 ten-year process, something along those lines.</p> <p>13 CHAIRMAN MILLS: I think we need to be</p> <p>14 further down the road to identify that.</p> <p>15 MR. RUIZ: What I would suggest is, if</p> <p>16 you could just give me the list of your</p> <p>17 properties and X off the ones that you just</p> <p>18 know are absolutely not going to use.</p> <p>19 You don't need to come to an agreement</p> <p>20 on which ones are yeses. Just swipe off the</p> <p>21 ones that are no, the untouchables. Right?</p> <p>22 Let us review those from an RF point of</p> <p>23 view, let us reach out to Verizon, AT&T, and</p> <p>24 then I can maybe come back to you and say,</p> <p>25 "Okay, you know what, there is an interest in</p>
<p style="text-align: right;">Page 78</p> <p>1 overlay to that map that fixes problems so</p> <p>2 that this woman can work from home, and I can</p> <p>3 work from home, and everybody can work from</p> <p>4 home -- Sonny, too, maybe, if possible.</p> <p>5 You always work from home. What are you</p> <p>6 talking about? And then come back to us and</p> <p>7 make further recommendations, and if we need</p> <p>8 to tackle this in a workshop for this spot,</p> <p>9 not that spot, this park, not that park, to</p> <p>10 your point, Mr. Ross, we're not going to solve</p> <p>11 that today.</p> <p>12 Anyway, I do appreciate you guys coming</p> <p>13 in and partnering with us to figure this out.</p> <p>14 As you can see, there is a need and perhaps</p> <p>15 finally the appetite because of the</p> <p>16 technological advances even in the last ten</p> <p>17 years, and the home-based demand for this that</p> <p>18 maybe didn't exist to that extent or was</p> <p>19 fully understood to that extent ten years ago.</p> <p>20 Right?</p> <p>21 MR. RUIZ: Uh-huh.</p> <p>22 CHAIRMAN MILLS: And certainly the</p> <p>23 folks, we appreciate your feedback and input.</p> <p>24 And this is -- you know, we're not going to</p> <p>25 solve this with five of us. We need everybody</p>	<p style="text-align: right;">Page 80</p> <p>1 the following four." Right?</p> <p>2 And then at that point you guys can</p> <p>3 decide, "All right, are we willing to do</p> <p>4 anything on these four?"</p> <p>5 CHAIRMAN MILLS: Okay.</p> <p>6 MR. RUIZ: But it's key to get their</p> <p>7 input for it.</p> <p>8 CHAIRMAN MILLS: Yes, ma'am. You have</p> <p>9 something?</p> <p>10 MS. KIELY: Hey, Danielle Kiely,</p> <p>11 9410 Edenton Way in Glenclyff. And, yes, I'm</p> <p>12 probably the biggest complainer about cell</p> <p>13 service in Glenclyff.</p> <p>14 What I can tell you is, in going around</p> <p>15 and getting signatures and talking to all the</p> <p>16 neighbors, I've only lived in Westchase for</p> <p>17 two years. So I understand the history with</p> <p>18 Harbor Links and the rumors of "We don't want</p> <p>19 a cell tower in the golf course or" -- I get</p> <p>20 all that.</p> <p>21 But, in Glenclyff, generally speaking,</p> <p>22 everyone is willing to probably attest to this</p> <p>23 as well, people aren't opposed. And the first</p> <p>24 question that happens is, "Where would you put</p> <p>25 it?"</p>

<p style="text-align: right;">Page 81</p> <p>1 We were thinking in the park, in the 2 conservation area, disguised like a tree. And 3 I know the one on Dale Mabry is an eyesore, 4 but there's nothing, no trees around it. But 5 the conservation area is so vast, if you had a 6 cell tower there, it would certainly take care 7 of our problem. And, frankly, I'm more 8 worried about mine, I'll be honest. 9 I work from home, and cell service is 10 horrible -- it's not just not a good cell 11 service, it's a horrible cell service. And 12 other than maybe two of our neighbors, for 13 some reason that have Verizon and the booster, 14 and I've tried the booster, I changed all the 15 companies, they have good service. No one 16 else does. 17 And when I have to get in my car and 18 drive out of my neighborhood and down the 19 street to make -- with my laptop, with my 20 notes, with everything else to make a phone 21 call when I work out of my home, that's 22 ridiculous, and, if anything, I think that 23 would hurt the property values of Westchase, 24 because I can tell you this: If I have to move 25 because of that, more people are going to know</p>	<p style="text-align: right;">Agenda Page 25 Page 83</p> <p>1 MR. RUIZ: Yeah. I mean, we could 2 really get tight, if we need to. Again, 3 ideally -- 4 CHAIRMAN MILLS: Danielle -- 5 MR. RUIZ: -- everybody can put their 6 full-size ground -- but, you know, it's tight. 7 The carriers have alternative solutions for 8 ground equipment. 9 CHAIRMAN MILLS: Can you see that? At 10 the end of the parking lot is what they're 11 proposing. 12 MR. EDDLEMAN: What's that? 13 CHAIRMAN MILLS: The end of the parking 14 lot is where they're proposing that it would 15 go. 16 Here's the playground parking. You 17 can't go over here. That's conservation. 18 MR. RUIZ: Yeah. That's almost that 19 tree line is what you have to look at, and 20 then offset from that tree line a little bit. 21 CHAIRMAN MILLS: So right here. 22 MR. RUIZ: Yeah. 23 CHAIRMAN MILLS: You guys are right 24 there. 25 MR. EDDLEMAN: Is there no way to go</p>
<p style="text-align: right;">Page 82</p> <p>1 about it than me, because I don't want to have 2 to move after two years. 3 But I run my business out of my house. I 4 need service. And I'm not talking about 5 downloading videos or any of the fancy stuff. 6 I'm just talking about calling, being at a 7 conference call. That's it. 8 CHAIRMAN MILLS: Well, for 9 clarification, though, we're not talking about 10 the conservation area. They can't go in a 11 conservation area. 12 MS. KIELY: Could you go on the edge? 13 You said you have a 30-foot setback. 14 MR. RUIZ: Right. So anything that's 15 wetlands or anything that's been deeded like 16 to be a conservation area, generally you can't 17 do anything on it. Right? 18 MR. KIELY: And I'm not sure where -- 19 CHAIRMAN MILLS: Can you go to the 20 photo -- oh, did you take it off already? 21 MR. CHESNEY: Were those supposed to be 22 those spots that he put on that map, that's 23 all the space you need. 24 CHAIRMAN MILLS: Number Three. Number 25 Three, Brian.</p>	<p style="text-align: right;">Page 84</p> <p>1 back down that -- there's a trail that goes 2 down there along that tree line. Is there no 3 way -- 4 MS. WHYTE: Underneath, at the bottom. 5 Down. 6 CHAIRMAN MILLS: Down here? 7 MS. WHYTE: Yeah, and then go over back 8 to the right. Keep going. 9 CHAIRMAN MILLS: Nope. You can't go 10 past the tree line. 11 MR. EDDLEMAN: No. You're going the 12 wrong way, Sonny. The other way. 13 MS. WHYTE: We have no property back 14 that way. 15 MR. CHESNEY: I think -- yeah. 16 CHAIRMAN MILLS: Again, we can 17 finalize -- I don't want any misunderstanding 18 that it's going to go back here and no one is 19 going to see it. 20 MR. RUIZ: Right. 21 CHAIRMAN MILLS: That's not a reality. 22 MR. RUIZ: Right. 23 MS. KIELY: When I said "conservation 24 area," I say that loosely because I don't know 25 where your boundaries are. I only know that</p>

<p style="text-align: right;">Page 85</p> <p>1 there's is conservation area that looks like 2 that it's part of Glenclyff. 3 Some of it may be an easement, none of 4 it is wetland. I'm certain of that. In that 5 area, you know, and you just said you thought 6 the tree would be an eyesore, but -- 7 MR. BARRETT: I actually think if you 8 showed Westchase the two options, the straight 9 white pole or the tree, the vast majority of 10 the people would pick the straight white pole, 11 because the tree -- the straight white pole you 12 couldn't ignore essentially, whereas the tree, 13 you immediately look at and say, "What the 14 hell is that," because it doesn't look like a 15 tree at all. 16 CHAIRMAN MILLS: One at a time, please, 17 for the record. 18 Let's wrap this up. Mr. Ross. 19 MR. ROSS: Yeah. The one thing that I 20 would respond to your comments is, I think 21 we're way beyond residents feeling they need 22 to convince the supervisors or anybody else 23 there's a problem. I think we're way beyond 24 that. 25 As Jim suggested, just with the passage</p>	<p style="text-align: right;">Agenda Page 26 Page 87</p> <p>1 MR. ROSS: Revenue stream. 2 CHAIRMAN MILLS: Okay. More to come on 3 this, Alan. I think you got what you need, 4 and we appreciate -- 5 MR. RUIZ: I need a list of available 6 properties then. As a matter of fact, I -- 7 (Multiple speakers speaking at once.) 8 CHAIRMAN MILLS: Can we keep one voice, 9 please? Mr. Lewis, one voice, please, for the 10 recorder. 11 MR. RUIZ: I have a meeting tomorrow 12 morning at 9:00 with Verizon RF engineers, so 13 actually I'll have a lot to say about this 14 tomorrow at that meeting, as well. I'll be in 15 touch with Sonny, and I'll let her know what 16 their thoughts are and let you know what 17 Verizon looks like, you know. 18 CHAIRMAN MILLS: Well, thank you to you 19 guys, thank you to the Glenclyff folks. More 20 to come on this, I think. Right? 21 All right. Next up, engineer report, 22 but I don't see Tonja. Do we have anything 23 from her? 24 MR. MENDENHALL: Well, the only other 25 item would be the GIS access, which Sonny had</p>
<p style="text-align: right;">Page 86</p> <p>1 of time and the evolution of technology and 2 the evolution of uses, I don't think anybody 3 up here is debating, do we need to explore an 4 enhancement of it? 5 So I don't anticipate having a lot of 6 discussion as to whether there's a need for 7 enhancement. I think it's what is the 8 solution -- or what are the workable 9 solutions. I hope that's where we stay the 10 course. 11 CHAIRMAN MILLS: Yeah. And -- 12 MS. KIELY: I just wanted to make a 13 point that the residents in our neighborhood, 14 the majority of them are not opposed to having 15 one near our neighborhood, just to have cell 16 service, not just me. 17 But Bill and I have spoken to all the 18 neighbors, and fortunately we have a very 19 small community, and it would probably impact 20 us more than anyone, although I'm sure a lot 21 of people would see it as if it was -- 22 CHAIRMAN MILLS: Well, Bill volunteered 23 his lanai, so we'll take that. 24 MS. KIELY: That would be the perfect 25 spot.</p>	<p style="text-align: right;">Page 88</p> <p>1 hooked up earlier. I don't know if she -- 2 MS. WHYTE: It's going to take a minute. 3 CHAIRMAN MILLS: Well, while she's 4 pulling that up, Erin, do you want to go to 5 your report? 6 MS. McCORMICK: Yeah. 7 CHAIRMAN MILLS: Can we -- please. One 8 voice, please. 9 MS. McCORMICK: I don't have anything 10 specific, although we do have an item on here 11 which is the insurance requirements for 12 district events. 13 This came up because there was a 14 question that was raised, and so I had asked 15 Andy's office to include it on the agenda, and 16 we really addressed it. 17 I mean, it was specific to The Great 18 West Chase and what the requirements were for 19 insurance. There was some confusion that an 20 umbrella policy which required for that event, 21 which has not been consistent with what we 22 required in the past. 23 I think we've required the umbrella 24 policy for outside vendors to use, so that's 25 why that was on here. But other than that, I</p>

<p style="text-align: right;">Page 89</p> <p>1 don't have anything unless there is, you know, 2 issues or questions that you have that you 3 want me to address. 4 CHAIRMAN MILLS: Mr. Barrett, is that 5 consistent with your understanding of the 6 insurance? 7 MR. BARRETT: Right. Greg was kind 8 enough to kind of interface with me about 9 those insurances. 10 MS. McCORMICK: Right. 11 MR. BARRETT: Basically he determined 12 that the insurance things that were quoted to 13 us were actually for contractors who were 14 doing work as opposed to people who just 15 wanted to use the park. 16 CHAIRMAN MILLS: Okay. So it's been 17 resolved. 18 MR. CHESNEY: I don't know. Did you buy 19 anything? 20 MR. BARRETT: We did. We could have 21 probably gotten it a little cheaper. I just 22 went with a carrier that we had. 23 We ended up -- our issue is the alcohol 24 policy because we have so many people show up. 25 We have a beer truck there, and then that</p>	<p style="text-align: right;">Agenda Page 27 Page 91</p> <p>1 is one, Stantec has one, which is the 2 administrator, as well as Tonja; she can 3 access theirs, five board members -- we're up 4 to seven. Andy, needless to say, he'd like 5 one, so that's eight -- 6 CHAIRMAN MILLS: He can pay for his own. 7 MS. WHYTE: And Erin would like one, and 8 that's nine. 9 CHAIRMAN MILLS: She can definitely pay 10 for her own. 11 MS. WHYTE: And if we add anything other 12 than prior to, if you decide as a board that 13 you would like other people, you know, I -- we 14 could possibly -- it's \$100 a year to add. 15 MR. BARRETT: To add how many? One? 16 MS. WHYTE: Add one. So that's what 17 I've read so far. And, again, I was in the 18 middle when you asked me to pull -- 19 CHAIRMAN MILLS: So back to access. 20 MS. WHYTE: So access, I have got you 21 guys, the five board members are set up right 22 now. I have to give you passwords. I have to 23 create a password because we want to keep it 24 as generic -- not generic, but so that it's 25 not your password that you use when your</p>
<p style="text-align: right;">Page 90</p> <p>1 pushes it to about a thousand dollars. 2 CHAIRMAN MILLS: Okay. Is that it, 3 Erin? 4 MS. McCORMICK: Yes. 5 CHAIRMAN MILLS: Okay. Thank you. All 6 right. Are you ready, Sonny? 7 MS. WHYTE: So this is basically the GIS 8 map that we have received from Stantec that we 9 have been working at. It is layered. I 10 worked on it a little bit this afternoon. 11 Most of you know I was away for two 12 weeks. So I typed in "The Shires" and ended 13 up in England. So I think the suggestion is, 14 is that I'm going to speak to them about 15 parameters, breaking it down and just bringing 16 it into, you know, get rid of everything else. 17 We don't need that. 18 In case any board member decides that 19 they would like to go into it -- 20 MR. CHESNEY: So can we access this? 21 MS. WHYTE: I just -- I was just reading 22 her email -- I asked her this afternoon -- and 23 we have ten users on our contract. 24 We have ten users on our contract, and 25 we have used up, myself and Doug, our office</p>	<p style="text-align: right;">Page 92</p> <p>1 position is gone, and we want to make sure 2 that that computer is accessible to anybody 3 sitting in that position. 4 So I'll create some passwords, I'll give 5 them to each one of you, then you guys have 6 your access to this basic map. 7 CHAIRMAN MILLS: There's nothing that we 8 can change on this. It's view only. Right? 9 MS. WHYTE: I think we can change 10 things. 11 CHAIRMAN MILLS: "We" being -- 12 MS. WHYTE: No, I don't recommend you 13 guys do it, but, yes, it is open to -- and 14 that's what I have to figure out. I have to 15 talk to her on this. I had a brief 16 conversation with her today. Let's just go 17 here. 18 CHAIRMAN MILLS: So should we all have 19 the same password? 20 MS. WHYTE: No, I don't think so. 21 MR. ROSS: But to Jim's point, some of 22 us are knuckleheads, and I don't want to 23 accidentally do something that changes 24 something. I want to be blocked. 25 MS. WHYTE: Okay. I will mention that</p>

<p style="text-align: right;">Page 93</p> <p>1 to her, see if that is an option.</p> <p>2 MR. CHESNEY: But I do want to -- I want</p> <p>3 to test it. Like, I want to think of all</p> <p>4 these little pieces of property over the years</p> <p>5 that I can remember that we accumulated or is</p> <p>6 there, I want to see if it shows up.</p> <p>7 MS. WHYTE: Okay. So, right now, what I</p> <p>8 have done is, I have left off the CDD boundary</p> <p>9 and the wetlands, and that is what you see</p> <p>10 right now. Hold on, I think I left the golf</p> <p>11 course -- yes, I left the golf course. Let me</p> <p>12 delete the golf course.</p> <p>13 CHAIRMAN MILLS: Okay.</p> <p>14 MS. WHYTE: So that's the boundaries,</p> <p>15 and our wetlands, the shaded areas. Okay.</p> <p>16 CHAIRMAN MILLS: Okay.</p> <p>17 MS. WHYTE: So, as far as I know, they</p> <p>18 went according to -- and, again, we -- Doug</p> <p>19 and I haven't gone over it today, but I had</p> <p>20 the pleasure of working on this while we were</p> <p>21 setting it up. Matt was with us.</p> <p>22 They actually went on the Hillsborough</p> <p>23 County Property Appraiser's site, their</p> <p>24 records, and they imposed this as our</p> <p>25 boundaries of our property.</p>	<p style="text-align: right;">Agenda Page 28 Page 95</p> <p>1 uploaded it this afternoon.</p> <p>2 MR. BARRETT: You can make it bigger by</p> <p>3 going up to the plus sign in the upper left.</p> <p>4 MS. WHYTE: Upper left?</p> <p>5 MR. BARRETT: Your other left.</p> <p>6 MS. WHYTE: My other left? Hold on.</p> <p>7 Where's my pointer? I've lost my pointer.</p> <p>8 Oh, yeah, there it is. Hold on. I've</p> <p>9 lost my pointer -- come back. Where did you</p> <p>10 go? Oh, there you are. I'm sorry. I'm still</p> <p>11 a little jet lagged.</p> <p>12 Okay. So there's the two houses right</p> <p>13 here Greg was referring to. They actually own</p> <p>14 a lot of the area, but there is a lot between</p> <p>15 the two. I'll define that, and I'll double</p> <p>16 check to make sure, Greg.</p> <p>17 MR. CHESNEY: Yeah, but I'm confident --</p> <p>18 I don't want to say it wrong, but I think we</p> <p>19 actually own that lot. I think it's an actual</p> <p>20 separate lot, and I'm confident because I --</p> <p>21 I'm going from memory, but I remember</p> <p>22 saying --</p> <p>23 MS. WHYTE: It was going to be a park.</p> <p>24 MR. CHESNEY: Well, I also thought we</p> <p>25 could surplus it and someone could build a</p>
<p style="text-align: right;">Page 94</p> <p>1 See anything that you didn't like, Greg?</p> <p>2 MR. CHESNEY: Well, I would want to go</p> <p>3 in and like -- not the boundaries, I want to</p> <p>4 know, like, in the Fords, we own a little</p> <p>5 parcel between two people's houses. Is that</p> <p>6 in there?</p> <p>7 MS. WHYTE: We were just talking about</p> <p>8 that, Greg.</p> <p>9 MR. CHESNEY: Is that in there? Did</p> <p>10 they pick up on that?</p> <p>11 MR. LEWIS: The other thing, too --</p> <p>12 MS. WHYTE: Yes, there's -- well, Greg,</p> <p>13 it is not ours. It technically belongs to the</p> <p>14 two property owners that are on either side.</p> <p>15 MR. CHESNEY: But we have an easement.</p> <p>16 MR. ARGUS: We have an easement.</p> <p>17 MS. WHYTE: We have an easement. It's</p> <p>18 not ours. We own the wetlands behind there,</p> <p>19 the tree lots.</p> <p>20 As you can see, if you go up right there</p> <p>21 where my pointer is, see this little pocket in</p> <p>22 here? This is what Greg was referring to.</p> <p>23 If you go down -- if you look, and I</p> <p>24 don't know how to -- again, I'm not too</p> <p>25 familiar with it because I literally just</p>	<p style="text-align: right;">Page 96</p> <p>1 half a house.</p> <p>2 MS. WHYTE: I don't know, but like I</p> <p>3 said, I'm going to go community by community</p> <p>4 and double-check all of this.</p> <p>5 MR. CHESNEY: I'm just using it as an</p> <p>6 example. I can think of some others.</p> <p>7 CHAIRMAN MILLS: Mr. Ross.</p> <p>8 MR. ROSS: On the issue that we're</p> <p>9 talking about, I personally would advocate</p> <p>10 that we not only track properties in which we</p> <p>11 have a fee interest, but also if we have an</p> <p>12 interest less than the whole fee, such as an</p> <p>13 easement, because the reality is, if we have</p> <p>14 an easement on some property and we're not</p> <p>15 monitoring, being aware of it, you can</p> <p>16 unintentionally waive or compromise your</p> <p>17 rights.</p> <p>18 And so, in theory, if we had a map of</p> <p>19 all the properties in which we had an</p> <p>20 interest, we ought to have on here some way of</p> <p>21 verifying that we're regularly checking on our</p> <p>22 property.</p> <p>23 So, by example, on what I just mentioned</p> <p>24 easement, are we going out there every year to</p> <p>25 make sure that the adjacent property owners</p>

<p style="text-align: right;">Page 97</p> <p>1 aren't building an encroachment into the</p> <p>2 property that impedes our easement? And so --</p> <p>3 MS. WHYTE: We'll have that on the map.</p> <p>4 MR. ROSS: You'll have that on the map,</p> <p>5 the easement --</p> <p>6 MS. WHYTE: Well, what I will do is, I</p> <p>7 will ask. We started with baby steps.</p> <p>8 MR. ROSS: Okay. I get it.</p> <p>9 MS. WHYTE: I wrote it down, and I'll</p> <p>10 let her know. These are baby steps where we</p> <p>11 started with communities, roads, wetlands.</p> <p>12 What else was there, Matt? Roads, wetlands --</p> <p>13 MR. MAYS: Ponds.</p> <p>14 MS. WHYTE: -- ponds, just the basics --</p> <p>15 just the basics.</p> <p>16 MR. CHESNEY: I can go here, like that's</p> <p>17 not an accurate.</p> <p>18 MS. WHYTE: No, it's not. I noticed</p> <p>19 that Baybridge Park has to be that color. So</p> <p>20 these are wetlands.</p> <p>21 MR. CHESNEY: Yeah. But then also, even</p> <p>22 the back here behind Stockbridge, we own that</p> <p>23 lake now.</p> <p>24 MS. WHYTE: It's right there.</p> <p>25 MR. CHESNEY: No. They went above it.</p>	<p style="text-align: right;">Agenda Page 29 Page 99</p> <p>1 MR. ROSS: Well, back to the point, we</p> <p>2 also need to document the ones we have a</p> <p>3 maintenance obligation on. So separate</p> <p>4 easement rights. Make anything that we have</p> <p>5 some right or interest in it, we should be</p> <p>6 having it on here, in my opinion.</p> <p>7 MS. WHYTE: Well, we kind of maintain</p> <p>8 all the ponds.</p> <p>9 MR. ROSS: But, no, I'm saying if there</p> <p>10 is some other nearby property, adjacent</p> <p>11 property, property shared where we have either</p> <p>12 a contractual obligation or we've taken it on,</p> <p>13 that should be noted on here.</p> <p>14 So if in the future we're talking about</p> <p>15 like where the Burger King is, do we maintain</p> <p>16 that? What are our obligations to do it? Why</p> <p>17 do we do it, that kind of thing?</p> <p>18 MR. CHESNEY: Yeah. So like -- I guess</p> <p>19 so we could keep going on this. So like over</p> <p>20 there near Davidsen, do we actually own that</p> <p>21 wetlands --</p> <p>22 MS. WHYTE: I've got the top one. I'm</p> <p>23 not sure. I didn't --</p> <p>24 MR. CHESNEY: -- because we don't</p> <p>25 maintain it?</p>
<p style="text-align: right;">Page 98</p> <p>1 MS. WHYTE: No. We own this one.</p> <p>2 MR. CHESNEY: Well, maybe it's not</p> <p>3 scrolled over or something.</p> <p>4 MS. WHYTE: No. That's ours now.</p> <p>5 MR. MAYS: It shouldn't be marked like</p> <p>6 that, Sonny.</p> <p>7 MS. WHYTE: No. No. No. We'll change</p> <p>8 it, but keep in mind, that's marked as a</p> <p>9 wetland, and it should be a pond.</p> <p>10 MR. CHESNEY: Is that the Vineyards over</p> <p>11 there? We own that lake.</p> <p>12 CHAIRMAN MILLS: Which is the one we</p> <p>13 just took from M/I Homes.</p> <p>14 MR. LEWIS: Well, I think we have the</p> <p>15 pond on the layer turned on --</p> <p>16 MS. WHYTE: Yeah, I don't have the ponds</p> <p>17 on, so bear with me, and I will turn on the</p> <p>18 ponds.</p> <p>19 MR. BARRETT: Yeah, there it is.</p> <p>20 MS. McCORMICK: And those are the pond</p> <p>21 numbers?</p> <p>22 MS. WHYTE: Those are the pond numbers.</p> <p>23 So when we refer -- like Doug says to you,</p> <p>24 "We're doing the restoration on Pond 55," now</p> <p>25 you can find Pond 55.</p>	<p style="text-align: right;">Page 100</p> <p>1 MS. WHYTE: We don't maintain wetlands</p> <p>2 in general because they have to be left in</p> <p>3 their natural vegetative state.</p> <p>4 MR. CHESNEY: Well, and the school mows</p> <p>5 in front of it.</p> <p>6 MS. WHYTE: In front of it. I'm not</p> <p>7 sure about that one. I'd be questioning about</p> <p>8 that.</p> <p>9 Are you familiar with that one up there,</p> <p>10 right there by Davidsen?</p> <p>11 MR. MAYS: That's our pond, yeah.</p> <p>12 MR. CHESNEY: No. No, not the pond.</p> <p>13 MS. WHYTE: That's why I'm -- the</p> <p>14 wetland, it's right next to the school.</p> <p>15 MR. CHESNEY: Remember, that's like the</p> <p>16 kids call it "The Spooky Forest."</p> <p>17 MR. MAYS: That's down there by --</p> <p>18 what's it called? -- that community, Lake</p> <p>19 Chase. Lake Chase.</p> <p>20 MS. WHYTE: Lake Chase is up here.</p> <p>21 Anyway, I'll verify that. There is a lot of</p> <p>22 stuff we have to go through.</p> <p>23 MR. CHESNEY: I mean, you're right, this</p> <p>24 could take --</p> <p>25 MS. WHYTE: It's going to take -- right</p>

<p style="text-align: right;">Page 101</p> <p>1 now, what our basic concept was, was to start</p> <p>2 the GIS map. You guys all have great ideas,</p> <p>3 and as Matt well knows, it was to start</p> <p>4 layering the basic layers and then work our</p> <p>5 way out from the basic layers as we go on. So</p> <p>6 they just wanted to show you what we've done</p> <p>7 so far.</p> <p>8 CHAIRMAN MILLS: So hold on for a</p> <p>9 second, Sonny. Go back to one of Mr. Ross'</p> <p>10 questions all along. So you guys maintain,</p> <p>11 Doug, a list of the ponds, and the last time</p> <p>12 maintenance or restoration or anything was</p> <p>13 done to that?</p> <p>14 MR. MAYS: And one of the things she's</p> <p>15 going to be identifying --</p> <p>16 CHAIRMAN MILLS: And the inspection</p> <p>17 schedules to go out and look at 43 and 45, and</p> <p>18 for some reason, the residents around 37 are a</p> <p>19 perpetual violator of something, I mean, are</p> <p>20 you guys going to start to get your arms</p> <p>21 around that level of knowledge?</p> <p>22 MS. WHYTE: I don't know if you want to</p> <p>23 go into that much detail. Keep in mind --</p> <p>24 like let's just use Pond 43, which is</p> <p>25 Mr. Chesney's pond.</p>	<p style="text-align: right;">Agenda Page 30 Page 103</p> <p>1 there are pen, too, add a marker, but the</p> <p>2 marker then is something else. It's latitude</p> <p>3 and longitude.</p> <p>4 So I think I can get them to add -- give</p> <p>5 me an opportunity to add our history of what</p> <p>6 we need to add.</p> <p>7 CHAIRMAN MILLS: Notes?</p> <p>8 MR. CHESNEY: Notes?</p> <p>9 MS WHYTE: And that will be added to it</p> <p>10 eventually.</p> <p>11 So, again, as I mentioned to Matt, Doug</p> <p>12 and I have a lot of knowledge of what's gone</p> <p>13 on in the last 13 years since we've been here,</p> <p>14 and we do have paper trails in our computers,</p> <p>15 or my computer, as well as anything that the</p> <p>16 vendor has given us, A & B Aquatics, but we'll</p> <p>17 put as much as we can into this as we go.</p> <p>18 MR. ROSS: And what I would add, Sonny,</p> <p>19 is, don't take our remarks as criticism or</p> <p>20 unhappiness. I would encourage you to take it</p> <p>21 as enthusiasm that we're seeing the potential</p> <p>22 for this product and how it could really be</p> <p>23 useful to us and supervisors, to the</p> <p>24 residents, et cetera.</p> <p>25 So I don't want you to get down in the</p>
<p style="text-align: right;">Page 102</p> <p>1 So if I put over here that Mr. Chesney's</p> <p>2 perpetual problem (inaudible), do you want</p> <p>3 that on your records?</p> <p>4 CHAIRMAN MILLS: No. No. No. I'm not</p> <p>5 talking about that on the map. I'm talking</p> <p>6 about that on the map.</p> <p>7 I'm talking about using the map to build</p> <p>8 a list that says "We took care of Pond 43 in</p> <p>9 2018, but we had an issue we identified, you</p> <p>10 know, here that we need to follow up on in six</p> <p>11 months that we got to check," that kind of</p> <p>12 thing.</p> <p>13 MS. WHYTE: There you go. My</p> <p>14 understanding is, you have requested that you</p> <p>15 wanted us to do -- let's say it was Biomass.</p> <p>16 Right behind Mr. Chesney's home, we made a</p> <p>17 restoration five years ago, eight years ago?</p> <p>18 MR. MAYS: Ask Mr. Chesney.</p> <p>19 MR. CHESNEY: I don't remember. A while</p> <p>20 ago.</p> <p>21 MS. WHYTE: And so that will be listed</p> <p>22 on the pond as a next layer, and I have to</p> <p>23 figure out how to identify that with our team.</p> <p>24 See, if Pond Number 43, you can zoom,</p> <p>25 but there are so many options that are written</p>	<p style="text-align: right;">Page 104</p> <p>1 dumps over anything I said or anybody else,</p> <p>2 that we're unhappy.</p> <p>3 CHAIRMAN MILLS: Two thoughts, and I'll</p> <p>4 go to Erin.</p> <p>5 One is, I agree with you. I think this</p> <p>6 is -- you know, you just hit on a key reason</p> <p>7 why we want this in a map, and that is when</p> <p>8 you're not here anymore, and the knowledge is</p> <p>9 gone, it's gone.</p> <p>10 But if it's in here in notes on every</p> <p>11 drop down that whoever follows you can pick</p> <p>12 right up and not skip a beat, critical.</p> <p>13 Right? Number One.</p> <p>14 Number Two, more reason that supervisors</p> <p>15 should only have read-only access, because if</p> <p>16 you put Mr. Chesney's address in there as a</p> <p>17 Biomass, you know, restoration, and he doesn't</p> <p>18 like that and goes in and deletes it, we</p> <p>19 shouldn't have that capability as supervisors.</p> <p>20 MS. WHYTE: Okay. I appreciate that.</p> <p>21 CHAIRMAN MILLS: Right?</p> <p>22 MR. CHESNEY: Yeah. I don't think we</p> <p>23 should have any capability. Other than read</p> <p>24 it, yeah.</p> <p>25 CHAIRMAN MILLS: Read only.</p>

<p style="text-align: right;">Page 105</p> <p>1 Erin.</p> <p>2 MS. McCORMICK: Yeah, I just had a</p> <p>3 question. I mean, you mentioned that we can</p> <p>4 have ten users of the map. But we had talked</p> <p>5 with Stantec about like the agreement, the</p> <p>6 contract that we have with them for the use of</p> <p>7 this map for ownership for licensing for</p> <p>8 public records, and I haven't seen anything</p> <p>9 like that. We haven't received anything --</p> <p>10 MS. WHYTE: No, we haven't got that.</p> <p>11 MS. McCORMICK: So I think that's</p> <p>12 something we need to follow up to make sure</p> <p>13 that that's spelled out clearly.</p> <p>14 CHAIRMAN MILLS: And so that raises the</p> <p>15 next question, and that is should we be</p> <p>16 cognizant of what notes we're putting in here</p> <p>17 under public records.</p> <p>18 MS. WHYTE: Andy.</p> <p>19 MS. McCORMICK: Well, I think that's</p> <p>20 something we need to sort through.</p> <p>21 CHAIRMAN MILLS: So that's something to</p> <p>22 give some thought to.</p> <p>23 MR. MENDENHALL: And we were talking</p> <p>24 about that earlier because obviously some of</p> <p>25 the ADA particulars are that the websites are</p>	<p style="text-align: right;">Agenda Page 31 Page 107</p> <p>1 seeing -- I mean, obviously we all have</p> <p>2 opinions on what you'd like to see.</p> <p>3 First of all, now that you've seen it, I</p> <p>4 will -- as soon as I get your links set up,</p> <p>5 you can play on it, you can look at it, send</p> <p>6 me feedback.</p> <p>7 MR. ROSS: That's a great start.</p> <p>8 MS. WHYTE: Brian, I have gotten your</p> <p>9 requests, Jim, as well as yours. Give me</p> <p>10 feedback, let me know what it is, you know,</p> <p>11 and whether or not it's in the layer in the</p> <p>12 first Phase One, Two, or Three, so at least</p> <p>13 I know where we're going with it and how far</p> <p>14 you want to go.</p> <p>15 MR. LEWIS: Show the aerial, too. You</p> <p>16 can show the background as like an aerial</p> <p>17 photo. So if you wanted to see kind of what</p> <p>18 we were looking at with the cell phone towers,</p> <p>19 we can look at it, not as much as a cartoon,</p> <p>20 but as an actual aerial.</p> <p>21 CHAIRMAN MILLS: In here?</p> <p>22 MR. LEWIS: Yeah, it's like looking at</p> <p>23 Google Maps.</p> <p>24 CHAIRMAN MILLS: Oh, really.</p> <p>25 MR. LEWIS: Yeah. But it still has all</p>
<p style="text-align: right;">Page 106</p> <p>1 the biggest flaw.</p> <p>2 If the websites have pictures and that</p> <p>3 sort of thing, which are hard to have or</p> <p>4 challenging, especially when you have a lot of</p> <p>5 pictures, to have all of the attributes apply</p> <p>6 to them, it's when somebody goes on there with</p> <p>7 the software, it reads off what the picture</p> <p>8 is. This would kind of take it to a whole</p> <p>9 other level.</p> <p>10 CHAIRMAN MILLS: This isn't going to be</p> <p>11 on the website, is it?</p> <p>12 MR. MENDENHALL: Well, I thought it was</p> <p>13 talked about originally, yeah.</p> <p>14 MR. ROSS: I was going to say I think it</p> <p>15 was. But my suggestion is, having been</p> <p>16 counseled about the ADA difficulties and --</p> <p>17 I'm not diminishing anybody's ADA issues, but,</p> <p>18 I mean, from a district perspective, I think</p> <p>19 we should not have it on the website so that</p> <p>20 we don't unintentionally incur obligations</p> <p>21 that are very, very costly and in some</p> <p>22 instances litigious.</p> <p>23 MR. MENDENHALL: Sure.</p> <p>24 MR. ROSS: So I don't want to go there.</p> <p>25 MS. WHYTE: At this point, how are you</p>	<p style="text-align: right;">Page 108</p> <p>1 these layers and attributes you can turn on</p> <p>2 and off. So it adds little bit more of a</p> <p>3 real --</p> <p>4 MR. CHESNEY: So I noticed I got a link</p> <p>5 to join this. You don't want us to do that,</p> <p>6 because you're going to say --</p> <p>7 MS. WHYTE: I prefer you hold on until</p> <p>8 you -- I've created a -- so I can put in my</p> <p>9 little handy dandy book, which is my cheat</p> <p>10 sheet.</p> <p>11 For those of you who are interested, I</p> <p>12 have a handy dandy book. That's if I do --</p> <p>13 something happens tomorrow morning, Doug has a</p> <p>14 laptop, follow our passwords, everything will</p> <p>15 be in there. Everything with your iPads,</p> <p>16 everything with your tablets. You know, we</p> <p>17 have everything on record.</p> <p>18 MR. LEWIS: I think it was this one,</p> <p>19 Sonny.</p> <p>20 MR. BARRETT: Could you guys put a layer</p> <p>21 that shows the popular places for high school</p> <p>22 beer parties in case I want to meet a future</p> <p>23 Supreme Court justice?</p> <p>24 MS. WHYTE: So this gives you a better</p> <p>25 view. I personally like this view much better</p>

<p style="text-align: right;">Page 109</p> <p>1 because I can relate much better to it rather 2 than -- you know. 3 CHAIRMAN MILLS: That's cool. 4 MS. WHYTE: So I would appreciate your 5 feedback if you can give me feedback. Shoot 6 me emails, what you think you'd like to see, 7 see if it's possible, doable. 8 MS. GRIFFITH: Yeah. I will tell you, 9 considering this, the guidance that we gave 10 was probably quite minimal. And to see what 11 you guys came up with, I would say it's pretty 12 impressive. 13 CHAIRMAN MILLS: Pretty good start. 14 MS. GRIFFITH: It's pretty slick. So it 15 is not only active, but you guys did it pretty 16 quickly and didn't break the bank doing it. 17 So I say kudos, and, you know, more than 18 in the right direction, and so I -- yeah, I 19 think this is fantastic. 20 MR. LEWIS: I will say, being at the 21 meeting, and I'm not going to take any credit 22 for it because Sonny was definitely the driver 23 of that bus, and the two people from Stantec 24 were really, really good. 25 They were very open and receptive, and</p>	<p style="text-align: right;">Agenda Page 32 Page 111</p> <p>1 meeting and ask the board, you know, what you 2 would like to do this year as far as raises, 3 bonuses, that sort of thing. 4 So that being said, of course, I sent 5 out some information. If you have any 6 questions, comments, I'm looking for a little 7 guidance, I guess, and I'm happy to go over 8 what we have done in previous years and kind 9 of give a summary of that, if needed. 10 MS. GRIFFITH: You sent something out? 11 MR. MENDENHALL: Yes. And I have copies 12 of it as well, so -- oh, well, there you go. 13 Basically what I typically send out, or 14 what I've sent out in the past couple years, is 15 just a summary of payroll over, you know, 16 several years to give an idea of where we've 17 been, where we are, how we've progressed along 18 the way so you guys can get an understanding 19 of where all of our payroll levels are, you 20 know, kind of how you have been handling the 21 compensation aspect. 22 Yes, sir. 23 MR. ROSS: In the past, my recollection, 24 Greg, is that you've tackled this issue, and 25 you've made recommendation to the board as to</p>
<p style="text-align: right;">Page 110</p> <p>1 then also, you know, they knew where to steer 2 us, you know. This is what you're probably 3 going to want and what you need so -- yeah, 4 very good. Good job. 5 CHAIRMAN MILLS: Very good. 6 MS. GRIFFITH: So I do need to leave in 7 about ten minutes. 8 MS. WHYTE: Okay. Are we okay with 9 this? Are you comfortable with it? 10 CHAIRMAN MILLS: Yes. Great start. 11 MS. WHYTE: Please, please email me any 12 of your notes. 13 CHAIRMAN MILLS: Great start. 14 MS. WHYTE: Thank you. All right. 15 CHAIRMAN MILLS: Thank you. Manager's 16 report. 17 MR. MENDENHALL: Okay. I have a couple 18 items. The first item I have is, I emailed 19 out yesterday, and I have copies if anybody 20 needs any, of the -- and this is the time of 21 the year that we go through our review process 22 with employees. Doug does all of his staff, I 23 do all of my staff, which is Doug basically. 24 And so we have gone through that 25 process, and we typically come back to this</p>	<p style="text-align: right;">Page 112</p> <p>1 how to balance the issue of climbing salary 2 and balancing that against either a holiday 3 bonus or year-end bonus, or whatever you want 4 to call it. I'd welcome your take on it and 5 your suggestions. 6 MR. CHESNEY: Sure. Well, I mean, I 7 have a specific suggestion on the payroll. 8 Just I think that Doug and Sonny are kind of 9 at the top end of the payroll. So I always 10 look to the CPI so -- which is 2.1. So I 11 would recommend two percent there. 12 And then on our two lower paid 13 employees, as I mentioned personally, I would 14 like to see them have a higher wage. They do 15 get overtime, eight hours a week on average, 16 but I would recommend five percent salary 17 increase for the two lower paid employees. 18 And then, you know, the bonus is always 19 very subjective. You know, last year, and in 20 the last two years, we've given fairly high 21 bonuses. But Doug and Sonny especially have 22 done especially a large amount of work with 23 the parks. They always do, in my view, an 24 excellent job. 25 But if you were to ask me, and I thought</p>

<p style="text-align: right;">Page 113</p> <p>1 about, you know, writing this out or whatever, 2 if you were to ask me I would just say, like, 3 a five percent across the board bonus for each 4 employee, and that would be my -- 5 MR. ROSS: All four of them? 6 MR. CHESNEY: All four. That would be 7 my suggestion, if I were to make a motion. 8 CHAIRMAN MILLS: Is that a motion? 9 MR. CHESNEY: Sure. 10 MR. ROSS: Thank you. 11 MR. CHESNEY: I mean, we already have 12 fairly highly paid employees. We would 13 definitely continue that. Even our lower end 14 employees would be above market. 15 But one of the two has been here an 16 extremely long time, and I mean, I don't want 17 to speak for Doug, but I know firsthand that 18 he could see him eventually maybe even taking 19 over for Doug possibly. 20 And the other one, who I won't comment 21 publicly since I'm on the record, but Doug 22 hadn't fired him and -- 23 So, you know, he is able to work 24 independently, and he does what you ask him, 25 and he works hard.</p>	<p style="text-align: right;">Agenda Page 33 Page 115</p> <p>1 MR. CHESNEY: No, that's not my 2 intention at all. 3 MR. MENDENHALL: Okay. 4 CHAIRMAN MILLS: Have we done that in 5 the past? 6 MR. CHESNEY: I know we did it, we've 7 done it in the past, I don't remember doing it 8 last year, but whatever. 9 MR. MENDENHALL: I'm pretty sure at 10 least as long as I have been here, we have 11 done that way. 12 MR. CHESNEY: No, that's not -- no, it's 13 not. Net gross. 14 MR. MENDENHALL: Okay. 15 MS. GRIFFITH: So a couple things. So 16 the CPI, the two percent, where do we get 17 that? 18 MR. CHESNEY: Government. I just happen 19 to know it. I mean, I didn't look it up 20 specifically for this month, but I track it 21 fairly often. 22 MS. GRIFFITH: Okay. 23 MR. CHESNEY: I mean, I want to say the 24 last time I looked at it, it was 2.1. Give me 25 a second, it will come in.</p>
<p style="text-align: right;">Page 114</p> <p>1 MR. ROSS: I'll second your motion. 2 CHAIRMAN MILLS: So the motion is five 3 -- no. I'm sorry -- two percent salary for 4 staff, five percent for the workers? 5 MR. CHESNEY: Well, two percent for Doug 6 and Sonny specifically, and five percent for 7 the other two. 8 CHAIRMAN MILLS: For the other two. 9 MR. CHESNEY: The other two. 10 CHAIRMAN MILLS: And straight line five 11 percent merit bonus for all. 12 MR. CHESNEY: All. 13 CHAIRMAN MILLS: Okay. Any discussion? 14 MS. GRIFFITH: Yes. I want to talk 15 about the holiday bonus. 16 MR. MENDENHALL: Okay. Can I just have 17 a clarification? For the bonus, typically we 18 go with the five percent is -- 19 MR. CHESNEY: Off of base salary. 20 MR. MENDENHALL: Yes, but also it is the 21 net amount is five percent. That's typically 22 what we have done in the past. 23 MR. CHESNEY: Net amount. 24 MR. MENDENHALL: Yes. So you gross it 25 out to consider the tax aspect.</p>	<p style="text-align: right;">Page 116</p> <p>1 CHAIRMAN MILLS: If we had cell service, 2 we could this look this up. 3 MR. MATTHEWS: Can I ask a question, 4 Doug? Did you say that somebody was let go? 5 Did I understand -- 6 MR. MAYS: No. 7 MR. LEWIS: Maybe I misunderstood. I'm 8 not trying to bring it up -- 9 MR. CHESNEY: No. I meant just he 10 hadn't let him go. It's a reigning joke. 11 Okay. 12 MR. MATTHEWS: Okay. Okay. 13 MR. MAYS: We're just saying that he is 14 a good employee, but is he somebody that can 15 possibly run the community or take over? 16 He's a sharp employee. He's not that 17 type of material. 18 MR. CHESNEY: Yeah. 19 Let's see. CPI is -- August it was .2 20 -- so, I mean, it all depends on what month 21 you look at it. Last month it was actually on 22 chart for 2.7 percent. It was 2.2 the month 23 before. I'll still stand by my motion of two 24 and five, but -- yeah. 25 MS. GRIFFITH: Okay. So --</p>

<p style="text-align: right;">Page 117</p> <p>1 MR. CHESNEY: That's actually higher</p> <p>2 than I thought it was.</p> <p>3 MS. GRIFFITH: Yeah. So I guess my head</p> <p>4 honestly went to three percent for an increase</p> <p>5 to just sort of keep pace, but -- and then,</p> <p>6 you know, I'm okay with the five percent on</p> <p>7 the merit bonus.</p> <p>8 I just am not a fan of holiday bonuses,</p> <p>9 period. So I think I'm just a strong believer</p> <p>10 in paying for performance. And, to me, a</p> <p>11 merit bonus is that, it's based on</p> <p>12 performance. Right?</p> <p>13 There are some years where we're asking</p> <p>14 them to do a lot of work, building new parks,</p> <p>15 yada, yada. Other years it's BAU, business as</p> <p>16 usual. All right. And so I think the merit</p> <p>17 bonus is where we compensate them for that.</p> <p>18 The holiday bonus, to me, honestly, I</p> <p>19 just don't think it's a responsible thing for</p> <p>20 us to do. We just decide whether or not we</p> <p>21 think that there's going to be a holiday</p> <p>22 bonus. Right? There's nothing tied to that.</p> <p>23 MR. CHESNEY: Yeah.</p> <p>24 MS. GRIFFITH: So I can be okay with the</p> <p>25 five percent merit bonus, which looks like</p>	<p style="text-align: right;">Agenda Page 34 Page 119</p> <p>1 MR. LEWIS: I agree, in part, with what</p> <p>2 Ms. Griffith said. I actually do like a small</p> <p>3 holiday bonus personally, but I do favor a</p> <p>4 more merit-based bonus being a little bit</p> <p>5 larger.</p> <p>6 You know, I think what we've done in</p> <p>7 line with the 500, somewhere in there, 1250,</p> <p>8 I'm okay with for the holiday. But that's my</p> <p>9 thoughts on it.</p> <p>10 MS. GRIFFITH: When does the merit bonus</p> <p>11 get paid?</p> <p>12 MR. MENDENHALL: Usually sometime</p> <p>13 shortly after this meeting, and we do it</p> <p>14 retroactively to the beginning of the fiscal</p> <p>15 year, which would be October 1.</p> <p>16 MR. CHESNEY: The salary increase part.</p> <p>17 MS. GRIFFITH: Okay.</p> <p>18 MR. MENDENHALL: Yeah. And then the</p> <p>19 holiday would be somewhere in December</p> <p>20 typically.</p> <p>21 MS. GRIFFITH: Okay.</p> <p>22 MR. CHESNEY: Give me a second. You</p> <p>23 work a 40-hour work week, Sonny?</p> <p>24 MS. WHYTE: Uh-huh.</p> <p>25 MR. CHESNEY: And getting rid of the</p>
<p style="text-align: right;">Page 118</p> <p>1 traditionally where merit bonuses have been</p> <p>2 less than five percent. Right?</p> <p>3 MR. CHESNEY: It varies. Last year it</p> <p>4 was --</p> <p>5 MR. MENDENHALL: Depends on the year,</p> <p>6 yeah.</p> <p>7 MR. CHESNEY: And I look at it, it's</p> <p>8 2.2 percent is the CPI for the trailing 12,</p> <p>9 as of September 13th.</p> <p>10 MS. GRIFFITH: Okay. Okay. So I guess</p> <p>11 I just may meet in the middle at two and a</p> <p>12 half percent.</p> <p>13 But -- but, yeah, my thought was, you</p> <p>14 know, I'm, again, okay with a slightly higher</p> <p>15 merit bonus because I do know they have done</p> <p>16 good work this year. And I don't know that we</p> <p>17 asked a whole lot this year, compared to</p> <p>18 building parks.</p> <p>19 But, you know, we did have a hurricane,</p> <p>20 and I know that we compensated the staff for</p> <p>21 that. But I would -- my thought is that we</p> <p>22 scrap the holiday bonus and we wrap it into</p> <p>23 the merit bonus.</p> <p>24 CHAIRMAN MILLS: Any other thoughts on</p> <p>25 that?</p>	<p style="text-align: right;">Page 120</p> <p>1 holiday, I mean, especially in Sonny's case,</p> <p>2 that's a significant percentage.</p> <p>3 MS. GRIFFITH: Percentage.</p> <p>4 MR. CHESNEY: Because you figure</p> <p>5 approximately 47,000, 1250, that's like six</p> <p>6 percent. So, I mean, I'm just -- you know, the</p> <p>7 holiday bonuses, I'll tell you the history of</p> <p>8 that.</p> <p>9 That has been here since before I got</p> <p>10 here. I mean, that was here from back when we</p> <p>11 had 60 employees, or whatever it was, 45</p> <p>12 employees, and they used to be a lot smaller.</p> <p>13 And what happened was, I mean, I want to</p> <p>14 say they were like 250 each, or something like</p> <p>15 that, and as Doug and Sonny shined right out</p> <p>16 of the bag, our fellow -- some of our fellow</p> <p>17 supervisors -- remember, we had ten people on</p> <p>18 at that time -- a lot of them, you know, would</p> <p>19 use that as a -- as a way to garner more</p> <p>20 income to our staff.</p> <p>21 So we went from, you know, like I said,</p> <p>22 40 employees to five. Yeah.</p> <p>23 MR. ROSS: Your motion didn't address</p> <p>24 holiday bonus either positively or negatively.</p> <p>25 It simply --</p>

<p style="text-align: right;">Page 121</p> <p>1 MR. CHESNEY: Yeah, well, it's always</p> <p>2 two motions.</p> <p>3 MR. ROSS: Okay. And so what we've done</p> <p>4 before then is a motion to do the salary</p> <p>5 increase and what's called the merit bonus.</p> <p>6 Right?</p> <p>7 MR. CHESNEY: Yeah, correct.</p> <p>8 MR. ROSS: And I call for the question</p> <p>9 on the motion.</p> <p>10 CHAIRMAN MILLS: Okay. So to reiterate,</p> <p>11 five percent for Doug and Sonny, five percent</p> <p>12 for everybody?</p> <p>13 MR. CHESNEY: Five percent bonus across</p> <p>14 the board, five percent salary increase for</p> <p>15 the two field employees --</p> <p>16 MR. MAYS: Lavon and Christian.</p> <p>17 MR. CHESNEY: -- and two percent for</p> <p>18 Doug and Sonny.</p> <p>19 CHAIRMAN MILLS: Okay. And that motion</p> <p>20 has been seconded. So let's address that, and</p> <p>21 then we'll attack the holiday bonus.</p> <p>22 Any further discussion on that?</p> <p>23 MS. GRIFFITH: Sorry. Can you repeat it</p> <p>24 again?</p> <p>25 CHAIRMAN MILLS: Go ahead, Greg.</p>	<p style="text-align: right;">Agenda Page 35 Page 123</p> <p>1 maintain the holiday day bonuses of 1250 for</p> <p>2 Doug and Sonny and 500 for our field</p> <p>3 employees, Lavon and Christian.</p> <p>4 MR. ROSS: I'll second that.</p> <p>5 CHAIRMAN MILLS: Okay. Discussion.</p> <p>6 MS. GRIFFITH: I prefer it all to be</p> <p>7 merit based, so I just -- and I think that</p> <p>8 with, you know, the five percent merit bonus,</p> <p>9 I think that that --</p> <p>10 MR. CHESNEY: I'm going to tell you, I</p> <p>11 actually many years ago also tried to get rid</p> <p>12 of these holiday bonuses. I mean, where I</p> <p>13 struggle with now, to be frank, is mostly -- I</p> <p>14 mean, if you do that, that's so you have to</p> <p>15 give a much higher merit bonus, especially in</p> <p>16 Sonny's case.</p> <p>17 MS. GRIFFITH: You don't have to.</p> <p>18 Right? Because this isn't guaranteed money,</p> <p>19 it's not obligated.</p> <p>20 MR. CHESNEY: Well, I mean, just because</p> <p>21 it's as a percentage.</p> <p>22 MS. GRIFFITH: So here's what I'm asking</p> <p>23 for, is for us to shift our thinking. Put the</p> <p>24 numbers aside, put the history aside. Really,</p> <p>25 what is the value of the position, and how do</p>
<p style="text-align: right;">Page 122</p> <p>1 MR. CHESNEY: I'm sorry. Two percent</p> <p>2 salary increase for Doug and Sonny's</p> <p>3 positions; five percent for the field</p> <p>4 positions; and a five percent across the board</p> <p>5 bonus for all four positions.</p> <p>6 CHAIRMAN MILLS: Merit bonus.</p> <p>7 MR. CHESNEY: Merit bonus.</p> <p>8 CHAIRMAN MILLS: All in favor.</p> <p>9 (Board members signify all in the</p> <p>10 affirmative.)</p> <p>11 CHAIRMAN MILLS: Any opposed.</p> <p>12 MS. GRIFFITH: I would like to see two</p> <p>13 and a half percent.</p> <p>14 CHAIRMAN MILLS: So that's an opposed.</p> <p>15 MS. GRIFFITH: An opposed.</p> <p>16 (Board member signifies in the</p> <p>17 negative.)</p> <p>18 CHAIRMAN MILLS: Okay. Motion passes</p> <p>19 four to one.</p> <p>20 (Motion passes.)</p> <p>21 CHAIRMAN MILLS: All right. So second</p> <p>22 motion then to address the holiday bonus.</p> <p>23 MR. CHESNEY: Well, I'll make the</p> <p>24 motion. How about that?</p> <p>25 Is I make the motion that we, you know,</p>	<p style="text-align: right;">Page 124</p> <p>1 we drive performance? Because, to me, again,</p> <p>2 to just write a check simply because it's the</p> <p>3 holidays is not a responsible thing for this</p> <p>4 board to do. That's my thought.</p> <p>5 CHAIRMAN MILLS: Mr. Ross.</p> <p>6 MS. GRIFFITH: So -- hold on a second.</p> <p>7 So, again, I'm sort of challenging the board</p> <p>8 to really stretch your thinking, guys.</p> <p>9 This is -- this is one of those things</p> <p>10 that when I joined the board, I found</p> <p>11 frustrating. It's one of these things, well,</p> <p>12 it's that time of the year, all right, let's</p> <p>13 just check that box and let's just go home.</p> <p>14 Let's think about this, because here's</p> <p>15 the thing, we know we have super-talented</p> <p>16 employees, and we also know that we pay them</p> <p>17 well. Right? But there's going to come a</p> <p>18 time when Doug moves on, and we bring somebody</p> <p>19 else in who may not be as talented. Right?</p> <p>20 What is the value of the position? What</p> <p>21 is the value of the work? That's the salary.</p> <p>22 And then the merit base is their performance.</p> <p>23 Did they overachieve? Did they</p> <p>24 underachieve? And, to me, again, the holiday</p> <p>25 bonus is just -- it's come to be expected,</p>

<p style="text-align: right;">Page 125</p> <p>1 we're just going to go "Yes," "Yes," "Yes." 2 "We've done it every year, so might as well do 3 it again." It's another, you know, whatever, 4 \$3,000 that we want the community to pay for 5 just because it's the holidays. 6 It's -- it's -- I can't wrap my head 7 around it, and I can't support it. 8 CHAIRMAN MILLS: Mr. Ross. 9 MR. ROSS: I respect your viewpoint but 10 totally disagree. I think I am thinking it 11 through. I believe I am being thoughtful. I 12 believe I am contemplating the totality of the 13 circumstances. 14 I don't believe my position is based on, 15 well, this is the way we've always done it and 16 so, therefore, we have to do it this way now. 17 I just think that, using your 18 phraseology, the value, in general, I think 19 Doug is fairly paid. I believe Sonny is 20 underpaid. I don't know so much about the 21 other two. And that's not intended to say 22 anything to anybody, I just -- based on my 23 experience in businesses. 24 MR. MAYES: You did not say I was 25 overpaid.</p>	<p style="text-align: right;">Agenda Page 36 Page 127</p> <p>1 just made my point. When you say that they 2 have done a fantastic job, that's merit. 3 That's not holiday. That's merit, and you 4 recognize them for their merits in the merit 5 bonus. 6 And, again, along the lines of 7 stretching our thinking, I would even question 8 why is Sonny paid hourly? Why isn't she on 9 salary? If she consistently is working 40 10 hours a week, why isn't she on salary? 11 MR. CHESNEY: I'm not a lawyer. I 12 mean -- I mean, her position, as originally 13 hired, was as an administrative office person. 14 Now she tackles way more than that, and she 15 comes to these meetings and things. 16 But when she was hired, we did not 17 originally anticipate her level of 18 involvement. 19 MS. GRIFFITH: So -- and there is 20 more -- 21 MR. CHESNEY: Which is why she also got 22 fairly large salary increases early on. 23 MS. GRIFFITH: So -- and that's where 24 we're getting into the -- originally, and then 25 I hear the never, never, ever, ever. But,</p>
<p style="text-align: right;">Page 126</p> <p>1 MR. ROSS: Yeah, I said you're fairly 2 paid, and I stand by that. And that being 3 said, and I can't think of a single business 4 that I have been involved in in which there 5 has not been a holiday appreciation. 6 I just -- I can't think about it. And 7 so for me, personally, it would be difficult 8 for me to get my head around an instance in 9 where we don't show our appreciation at the 10 holidays to our employees. 11 And I will add as a footnote, I don't 12 believe I've ever, ever, ever received a 13 complaint about Doug or Sonny. How many times 14 have we been in a business where you have gone 15 without a single complaint about somebody? 16 I'm not saying they're perfect, I'm not 17 saying they walk on water, but that's fairly 18 extraordinary. That's just extraordinary. 19 And so I have no problem with the holidays, 20 saying, "Thank you so much, you have done a 21 great year, I appreciate you, I value you," on 22 and on and on. 23 So I just a hundred percent disagree 24 with Ms. Griffith. 25 MS. GRIFFITH: Sorry. So you actually</p>	<p style="text-align: right;">Page 128</p> <p>1 again, let's put the past aside. What should 2 it be? What should the compensation plan look 3 like? Right? 4 And, you know, to me, I just have a hard 5 time believing that today's world is the same 6 as it was back in 2009. Right? I would 7 venture to say the role has probably changed. 8 I don't even think I've seen the job 9 description. 10 Like what is Doug's job description? 11 What is Sonny's job description, you know? 12 MR. CHESNEY: We do have those 13 somewhere -- 14 MR. MENDENHALL: Yes. 15 MR. CHESNEY: -- because we did an 16 employee manual at one point. 17 MS. GRIFFITH: Okay. So -- 18 CHAIRMAN MILLS: Okay. Any further 19 discussion? 20 (No response.) 21 CHAIRMAN MILLS: Okay. Motion is for 22 the holiday bonuses to duplicate prior years. 23 All in favor. 24 (Board members signify in the 25 affirmative.)</p>

<p style="text-align: right;">Page 129</p> <p>1 CHAIRMAN MILLS: All opposed. 2 (Board member signifies in the 3 negative.) 4 (Motion passes.) 5 CHAIRMAN MILLS: Okay. What else, Andy? 6 MR. MENDENHALL: The only other thing, 7 less controversial, I have the slight update 8 -- so we have the ADA that we talked about 9 last month. 10 We had a gentleman from -- I understand 11 he's from the community, isn't he? -- 12 MR. ARGUS: Yes. 13 MR. MENDENHALL: -- from the community 14 that consults on this basis. I reached out to 15 him. I passed along his information to Sonny 16 to reach out to get some more of the specifics 17 from our website to him. 18 In addition, I looked at that as kind of 19 a first step. In addition, I mentioned last 20 month that we have two firms that basically do 21 an audit of the website, so they can kind of 22 take it to that next step. 23 And then, finally, the last step would 24 be if you had some sort of changes that needed 25 to be made, and then we'd obviously find a</p>	<p style="text-align: right;">Agenda Page 37 Page 131</p> <p>1 but she does bring up an interesting point. 2 Sonny, I don't -- you generally just bill your 3 normal hours anyways. Right? 4 MS. WHYTE: Yes. The reason -- just for 5 clarity, the reason is when I was hired to 6 answer phones back in 2005, it was strictly 7 just an hourly wage, and Doug had agreed, 8 because my husband travels a fair amount, my 9 parents live in Canada, and I said, "Look, I 10 really didn't need to work, I will work, but I 11 need to have time off." 12 Doug agreed at the time that that would 13 be an appropriate thing for me to take what I 14 need, and that's why I stay on hourly. If I'm 15 not here and my vacation is used up, I don't 16 pay myself. So I am very flexible on that, 17 you know, and luckily enough, now we do get a 18 fair amount of vacation, but still, that is 19 the main reason that I stay on hourly versus 20 going on salary, because then I would feel 21 even worse, though. 22 I mean, as most of you know, I do add 23 onto -- I do a lot of after hours and Fridays 24 and weekends and nights and whatever. 25 MR. CHESNEY: I guess that's my point.</p>
<p style="text-align: right;">Page 130</p> <p>1 firm that would do that, whether it's your 2 current website company or whether it's one 3 of these consultants that we use. 4 I know Sonny had mentioned, talking just 5 before the meeting, that she had heard some 6 information from the website company that we 7 work with, that they were not as concerned 8 about the ADA stuff based on some information 9 that they had, and I got Sonny to forward that 10 on to myself and Erin to look at it. 11 CHAIRMAN MILLS: Okay. 12 MS. GRIFFITH: I have to duck out. 13 CHAIRMAN MILLS: Okay. 14 (Ms. Griffith exits the meeting.) 15 MR. MENDENHALL: So more to come is the 16 short answer, but it's a work in progress, and 17 we should have some more details shortly, 18 so -- 19 CHAIRMAN MILLS: Okay. 20 MR. MENDENHALL: And that's all I had 21 today. 22 MR. CHESNEY: Can I ask Andy for one 23 thing? 24 MR. MENDENHALL: Yes. 25 MR. CHESNEY: Is Barbara -- she left --</p>	<p style="text-align: right;">Page 132</p> <p>1 I'll be blunt. You're not going to like -- I 2 mean, you even it all out somehow with you 3 two. 4 MS. WHYTE: Oh, definitely. 5 MR. MAYS: Yes, definitely. 6 MS. WHYTE: Definitely. 7 MR. CHESNEY: So, in general, I don't 8 look at your time slips. I mean, I look at 9 the overall payroll, so you're not billing for 10 60 hours. 11 MS. WHYTE: Oh, God, no. No. No, I 12 would never. To this day, I have not billed 13 for overtime. 14 CHAIRMAN MILLS: So you're good with the 15 current arrangement. 16 MS. WHYTE: Hey, I'm lucky I have a job. 17 CHAIRMAN MILLS: Yes, you are. 18 MS. WHYTE: And to work with such lovely 19 people. 20 CHAIRMAN MILLS: That, too. 21 Thank you. Anything else, Mr. Chesney? 22 MR. CHESNEY: No. I just wanted to -- 23 CHAIRMAN MILLS: Now, the report -- 24 field manager's report. 25 MR. MAYS: Did we turn one in?</p>

<p style="text-align: right;">Page 133</p> <p>1 MS. WHYTE: Where is it?</p> <p>2 MR. LEWIS: (Moving head up and down.)</p> <p>3 MR. MAYS: So really with Sonny gone for</p> <p>4 the past two weeks, we've shrugged off a few</p> <p>5 things, like getting the field manager's</p> <p>6 report turned in, but apparently we did do it</p> <p>7 somehow.</p> <p>8 MS. WHYTE: I think in my computer</p> <p>9 somewhere it's started.</p> <p>10 MR. ROSS: It's not in mine.</p> <p>11 MS. WHYTE: I'll send it to you tomorrow</p> <p>12 morning.</p> <p>13 MR. MAYS: I think you got some pictures</p> <p>14 of the fence that we did that ties around</p> <p>15 Stonebridge, the TECO power lines, that turned</p> <p>16 out real well.</p> <p>17 Like I said, you can see the cattle</p> <p>18 gate, and it looks real -- it turned out real</p> <p>19 nice.</p> <p>20 I really don't have a lot. We have -- I</p> <p>21 did promise a resident that I would bring</p> <p>22 something up to you guys for him.</p> <p>23 As you know, usually like once a year,</p> <p>24 we cut back the oleanders along Montague and</p> <p>25 the Fords, the ones that are behind people's</p>	<p style="text-align: right;">Agenda Page 38 Page 135</p> <p>1 I've got residents -- we've got residents that</p> <p>2 are total opposite thought of what you think."</p> <p>3 I said, "So what I try to do is, I try</p> <p>4 to balance this. I try to make some residents</p> <p>5 happy this year, some residents happy next</p> <p>6 year."</p> <p>7 But he's the more boisterous in the</p> <p>8 neighborhood. He complains a little bit more</p> <p>9 often about certain things. Yeah, it's you.</p> <p>10 MS. WHYTE: Sorry, I can't help you.</p> <p>11 MR. MAYS: So, anyway, I had that</p> <p>12 conversation with him today and I told him</p> <p>13 what my thought process was and why I didn't</p> <p>14 want to do really do it at this time, you</p> <p>15 know, because, here we go. It's getting close</p> <p>16 to the holidays, you know, so I hate to cut</p> <p>17 them now because they're -- you know, they're</p> <p>18 blooming, and we're fixing to get into</p> <p>19 Thanksgiving.</p> <p>20 And I had a resident one time say, "Why</p> <p>21 would you cut it now? I've got guests coming</p> <p>22 in town, and they're cut off and look like" --</p> <p>23 you know.</p> <p>24 So it's tough to make everybody happy,</p> <p>25 as you guys know, but I always try. So this</p>
<p style="text-align: right;">Page 134</p> <p>1 houses, along those two main boulevards.</p> <p>2 But last year, we put what we call a</p> <p>3 growth inhibitor on to slow it down so we</p> <p>4 could possibly keep the flowers on there a</p> <p>5 little bit longer and -- but not have to trim</p> <p>6 them as much.</p> <p>7 So because we had had -- through the</p> <p>8 years, I get various comments from various</p> <p>9 residents, obviously. One doesn't want us to</p> <p>10 cut it back. One wants us to cut it further.</p> <p>11 One wants us to only go halfway, you know.</p> <p>12 And one doesn't want to cut it this time of</p> <p>13 year because we're cutting the flowers off.</p> <p>14 So there has been so much controversy</p> <p>15 over, from residents, and input from residents</p> <p>16 through the years, I've kind of tried to mix</p> <p>17 it up.</p> <p>18 Well, this year we didn't cut back at</p> <p>19 this time, and the one resident that really</p> <p>20 wanted it cut back called me up, and he wanted</p> <p>21 to come to the board and voice his</p> <p>22 disagreement with me and his concern, and I</p> <p>23 respectfully told him, "I respect your</p> <p>24 opinion, but also you've got to understand</p> <p>25 you're not the only person that lives on this.</p>	<p style="text-align: right;">Page 136</p> <p>1 time, I told him, "I would bring it to the</p> <p>2 board's attention for you, and I'll get their</p> <p>3 opinion on what I should do. They'll probably</p> <p>4 tell me, do what you think needs to be done</p> <p>5 properly," which you guys have always</p> <p>6 supported me and Sonny in what we do in this</p> <p>7 community.</p> <p>8 So unless somebody tells me, you know,</p> <p>9 "Cut them back," my plan is to cut them back</p> <p>10 after the holidays, you know, before -- early</p> <p>11 enough so that I don't get the complaint from</p> <p>12 the lady that complained about the flowers not</p> <p>13 being on there for Easter.</p> <p>14 So, you know, we try to get them after.</p> <p>15 And then you got to be careful, you know, you</p> <p>16 cut the wrong plant back in wintertime, then</p> <p>17 here comes the new growth, and now you just</p> <p>18 killed all the plants while the new growth</p> <p>19 isn't froze, if we happen to have one of those</p> <p>20 freezing winters that come around once every</p> <p>21 ten, 20 years.</p> <p>22 So sometimes it's a balancing act to try</p> <p>23 to make sure that we do the proper cutbacks</p> <p>24 and the proper trims at the right times to</p> <p>25 make sure the plants and everything still</p>

<p style="text-align: right;">Page 137</p> <p>1 looks good and it's maintained properly.</p> <p>2 So that's my information from this</p> <p>3 resident. I told him I would speak to you</p> <p>4 guys about it, so if you got any thoughts or</p> <p>5 answers for me to give back to him, you know,</p> <p>6 I would appreciate it.</p> <p>7 MR. BARRETT: I support you, Doug.</p> <p>8 CHAIRMAN MILLS: Mr. Ross.</p> <p>9 MR. ROSS: I do have strong thoughts</p> <p>10 about this because this sort of goes to the</p> <p>11 heart of what we do in many respects.</p> <p>12 To me, there's a meaningful difference</p> <p>13 between us missing something, you know,</p> <p>14 dropping the ball. We failed to cut back the</p> <p>15 palms along a certain road or we failed to</p> <p>16 de-moss these group of trees or we failed to</p> <p>17 weed this bed.</p> <p>18 You know, that, to me, is okay for us as</p> <p>19 a board to be saying, "Hey, did you all miss</p> <p>20 that? Would you take a look at that?"</p> <p>21 That's different than someone saying,</p> <p>22 "We, as a board, should be getting involved as</p> <p>23 to whether something should be trimmed back 12</p> <p>24 inches or 14 inches or six" -- I don't see</p> <p>25 that ever being a board function. I don't</p>	<p style="text-align: right;">Agenda Page 39 Page 139</p> <p>1 On your report that you mysteriously put in</p> <p>2 here, you have a pond proposal from this</p> <p>3 Dragonfly?</p> <p>4 MR. MAYS: That's right. I forgot about</p> <p>5 that.</p> <p>6 MR. CHESNEY: I'm interested just in</p> <p>7 that. It seems a lot less expensive than</p> <p>8 Biomass.</p> <p>9 MR. MAYS: It's totally different</p> <p>10 material.</p> <p>11 MR. CHESNEY: I understand. I read it.</p> <p>12 MR. MAYS: You've asked me to check on</p> <p>13 Biomass and see if there was another company</p> <p>14 that does that same application out there.</p> <p>15 I couldn't find anybody that does it</p> <p>16 after talking to two or three different</p> <p>17 companies that do it. The reason they don't</p> <p>18 is because the material is more expensive, the</p> <p>19 equipment it takes to put this material down</p> <p>20 is bigger, larger, and it entails a lot more</p> <p>21 work.</p> <p>22 So these companies prefer not to do it</p> <p>23 that way, so I couldn't find anybody to</p> <p>24 compare you to the way Biomass does it, which</p> <p>25 we think it looks like it holds up a lot</p>
<p style="text-align: right;">Page 138</p> <p>1 want it to ever become a board function.</p> <p>2 And so I personally would affirm what</p> <p>3 you said. There's a reason why you work for</p> <p>4 us, to exercise your professional judgment and</p> <p>5 talents and skills, and I would feel very</p> <p>6 comfortable having you share with any</p> <p>7 resident.</p> <p>8 Does it really make sense for the board</p> <p>9 to get involved as to how much something</p> <p>10 should be trimmed or not trimmed? I don't</p> <p>11 think that's the best use of any of our</p> <p>12 talents and skills, and we might end up coming</p> <p>13 out with a worse outcome than they really</p> <p>14 wanted.</p> <p>15 So I think we should just keep the</p> <p>16 status quo, you keep working your magic in the</p> <p>17 community, and board members should stay out</p> <p>18 of that, in my view.</p> <p>19 CHAIRMAN MILLS: I'll echo that with far</p> <p>20 less words than Mr. Ross. And that is thank</p> <p>21 you for bringing it to our attention, keep</p> <p>22 doing what you're doing.</p> <p>23 Anybody else?</p> <p>24 MR. MAYS: Is that what he said?</p> <p>25 MR. CHESNEY: I have a question, Doug.</p>	<p style="text-align: right;">Page 140</p> <p>1 better than some of these materials that are</p> <p>2 out there to do this lake restoration stuff.</p> <p>3 You know, Mr. Lewis has mentioned his</p> <p>4 lake seems to be holding up good, and I think</p> <p>5 it's only been like two or three years.</p> <p>6 MR. CHESNEY: So are you suggesting,</p> <p>7 though, we try this stuff?</p> <p>8 MR. MAYS: No, I just wanted to give you</p> <p>9 a comparison price and explain to you why.</p> <p>10 It's cheaper, a lot cheaper. It's about half</p> <p>11 the cost, isn't it?</p> <p>12 MR. CHESNEY: Oh, yeah, maybe a third.</p> <p>13 I mean, this 220 feet.</p> <p>14 MR. MAYS: But I'm just worried --</p> <p>15 that's the thing. I'm just worried if it will</p> <p>16 last, because we've had every material --</p> <p>17 MR. CHESNEY: I mean, what this is, is</p> <p>18 they bring it up, and then they use the</p> <p>19 sediment from the --</p> <p>20 MR. MAYS: Right.</p> <p>21 MR. CHESNEY: -- and then it hardens.</p> <p>22 MR. MAYS: Right.</p> <p>23 MR. CHESNEY: So there is no concrete,</p> <p>24 whereas the other --</p> <p>25 MR. MAYS: Biomass brings in material.</p>

<p style="text-align: right;">Page 141</p> <p>1 They bring in dirt. They don't dredge the 2 pond and use the existing dirt. They bring in 3 new dirt, and they can make it out as far as 4 you want. So it just -- 5 CHAIRMAN MILLS: Mr. Lewis. 6 MR. LEWIS: I'm actually going to take 7 back what I said earlier, because you just 8 referenced it. I was fishing behind my house 9 the other day, and I noticed that not 10 necessarily behind my house, but literally 11 just onto my neighbor's, it had started to 12 collapse. 13 I could see the bag or the whatever it 14 is, the filter fabric material, sort of 15 starting to slough off a little bit. So I had 16 not noticed that when I originally told you 17 that. 18 And this is the same as Dragonfly quoted 19 us. It's a similar-type method. Right? So I 20 will say that, I have noticed that 21 construction degrade a bit. 22 MR. CHESNEY: So you're saying that 23 Dragonfly is what's behind your house? 24 MR. LEWIS: I believe so. The same 25 method. They sort of wrapped a bunch of</p>	<p style="text-align: right;">Agenda Page 40 Page 143</p> <p>1 maybe find another alternative as well at that 2 last meeting. And I would have to recommend 3 we go with the original quote, Biomass. 4 CHAIRMAN MILLS: Biomass. 5 MR. MAYS: And we can't do it right now. 6 Water levels are too high anyway. But we 7 definitely want to be prepared and get them on 8 the schedule for a couple months down the 9 road. 10 CHAIRMAN MILLS: There was also 11 something in here from West Orange Nurseries, a 12 planting increase -- 13 MR. MAYS: Okay. 14 CHAIRMAN MILLS: -- since we didn't meet 15 last month. 16 MR. MAYS: Right. That's where all 17 this is coming from. Yeah, I guess they had 18 an increase on their plant material. 19 CHAIRMAN MILLS: So does that affect 20 Davey or -- 21 MR. MAYS: It affects Davey technically, 22 but they're asking us if we can make it 23 unchanged, as far as making an addendum to the 24 contract to adjust for the new increase that 25 they're being required to pay for the plants.</p>
<p style="text-align: right;">Page 142</p> <p>1 material they dredged out of the pond and 2 that's what covers it, and then they stake it 3 into the ground and then put a finish floor 4 layer over it and then some sod. 5 MR. CHESNEY: Why do you have Dragonfly 6 in your area though? I don't remember that. 7 MS. WHYTE: We tried it. 8 MR. MAYS: Because it was cheaper, we 9 wanted to try it. 10 MR. MATTHEWS: Yeah. But I have noticed 11 that there is about a 20-foot section where 12 I'm starting to see the bag kind of slide 13 down. 14 MR. MAYS: Well, then we need to check 15 the warranty then and find whoever did that. 16 CHAIRMAN MILLS: Sonny. 17 MS. WHYTE: I personally have Biomass 18 did the restoration on the back of our lakes 19 in the back, and it has been probably about 20 maybe close to eight or nine -- maybe even ten 21 years and it's been holding up really well. 22 You get what you pay for. 23 CHAIRMAN MILLS: Yeah. 24 MR. LEWIS: Yeah. Because I think I was 25 one of the people that mentioned to Doug to</p>	<p style="text-align: right;">Page 144</p> <p>1 CHAIRMAN MILLS: What was it before? It 2 doesn't say that. 3 MR. MAYS: The plants, theirs was 117, I 4 believe, per plant. 5 MS. WHYTE: It's about a \$3,000 increase 6 to Davey. 7 MR. CHESNEY: Per year? 8 MS. WHYTE: Yeah. It's a lot. We added 9 15,000 plants for change-out three times a 10 year. 11 MR. CHESNEY: Are they billing us for 12 the hand trimming in the front? 13 MS. WHYTE: Uh-huh. 14 MR. MAYS: It's billed like every other 15 month though. It's not every month. 16 MS. WHYTE: I think it's quarterly. 17 They're not billing us regularly on it. 18 MR. CHESNEY: Oh, they're not? 19 MS. WHYTE: No. It was basically just 20 to let you guys know what's coming, what 21 Davey's been proposed with, so you know that 22 they're possibly -- 23 MR. MAYS: There is definitely an 24 increase to the annuals to them, and they're 25 just asking us to --</p>

<p style="text-align: right;">Page 145</p> <p>1 CHAIRMAN MILLS: Do we need a motion?</p> <p>2 MR. BARRETT: Can they actually do that?</p> <p>3 Can they change the contract since it was</p> <p>4 pre-authorized because there was no increase?</p> <p>5 MS. McCORMICK: That is a good question.</p> <p>6 I mean, we could do a change order, yes. I</p> <p>7 don't think we would have to rebid it just to</p> <p>8 provide for a change order to increase the</p> <p>9 amount for the annuals, but we're not</p> <p>10 obligated.</p> <p>11 I mean, they are contractually bound to</p> <p>12 provide what we contracted for with them.</p> <p>13 CHAIRMAN MILLS: What's the pleasure of</p> <p>14 the board?</p> <p>15 MR. ROSS: No action.</p> <p>16 CHAIRMAN MILLS: Okay.</p> <p>17 MR. MAYS: The price stays the same.</p> <p>18 CHAIRMAN MILLS: Mr. Ross.</p> <p>19 MR. ROSS: I do have a couple questions</p> <p>20 about field manager, though. Can I go ahead</p> <p>21 with it?</p> <p>22 CHAIRMAN MILLS: Sure.</p> <p>23 MR. ROSS: There was some stuff posted</p> <p>24 online, which is always dangerous, about</p> <p>25 Glenclyff Park. It was flooded, and it was a</p>	<p style="text-align: right;">Agenda Page 41 Page 147</p> <p>1 water out of there, the underneath is still</p> <p>2 draining, and drains down the way it's</p> <p>3 supposed to.</p> <p>4 But we actually went out and bought a</p> <p>5 sump pump, and we've got one, now we have two,</p> <p>6 so that we can in the future, we'll be able to</p> <p>7 go out there as soon as we see it happening</p> <p>8 and go ahead and pump the water out.</p> <p>9 So, yeah, there were some things on that</p> <p>10 Westchase neighborhood news. Thank you very</p> <p>11 much for creating that website, by the way.</p> <p>12 But even my doctor, my doctor is a</p> <p>13 Westchase resident, she even wrote something</p> <p>14 on there, wondered whose idea was this. And I</p> <p>15 said, "Need to talk to the CDD board, they</p> <p>16 picked out the equipment."</p> <p>17 But I'll be honest with you, we had</p> <p>18 three -- three different options, and we were</p> <p>19 given drawings of all this stuff. And</p> <p>20 residents had input, Mr. Barrett put it in the</p> <p>21 magazine. You know, we had a few people</p> <p>22 comment, and most of the people loved this</p> <p>23 Dragon Fish and that Merry Go Round.</p> <p>24 They're concerned about the Merry Go</p> <p>25 Around thing now because now people are seeing</p>
<p style="text-align: right;">Page 146</p> <p>1 pond, and then people complaining about access</p> <p>2 to the equipment.</p> <p>3 Once you got access, it wasn't the right</p> <p>4 kind, wasn't what they wanted, didn't look</p> <p>5 pretty, on and on and on. I was just</p> <p>6 wondering if you had a chance to look at that,</p> <p>7 and did you have any reaction? And more</p> <p>8 specifically as to the park itself, is it</p> <p>9 still under water?</p> <p>10 MR. MAYS: Oh, no. No.</p> <p>11 MR. ROSS: Was there any damage to the</p> <p>12 surface or anything like that?</p> <p>13 MR. MAYS: No. No, we took care of that</p> <p>14 within a couple of days.</p> <p>15 Unfortunately when it was built, we</p> <p>16 didn't have to put drainage in there. It was</p> <p>17 built on about 20 inches of what's called 57</p> <p>18 stone. So it was supposed to act as a drain</p> <p>19 field underneath it.</p> <p>20 And then the material, and more that's</p> <p>21 on top basically filters it in, so -- but</p> <p>22 because of having rain almost every day for</p> <p>23 that last couple of weeks, finally it just</p> <p>24 sort of hit a top level.</p> <p>25 And to this day, even though we got the</p>	<p style="text-align: right;">Page 148</p> <p>1 -- you didn't know it was going to happen</p> <p>2 because it was supposed to be slow enough that</p> <p>3 it could handle it, but kids can put their</p> <p>4 hands on that and sling around, and they look</p> <p>5 like they're flying in the air, and a few have</p> <p>6 lost their grip and they go flying.</p> <p>7 MR. BARRETT: That is awesome. What is</p> <p>8 the complaint?</p> <p>9 MR. MAYS: So we got a few residents who</p> <p>10 are a little concerned. If you read, you</p> <p>11 know, what was in the neighborhood thing, it</p> <p>12 was only 35 comments, and most of them were</p> <p>13 from ten people that kept going back and</p> <p>14 forth. My kids don't like it anymore.</p> <p>15 But we still get people saying they love</p> <p>16 that park. And when we get the slide in</p> <p>17 there, if that ever happens, that's going to</p> <p>18 make it even better. I mean, we got a slide</p> <p>19 now. You know, people complain. And you</p> <p>20 know, we still love this community.</p> <p>21 MR. ROSS: And wasn't part of the</p> <p>22 thought process when we did the playgrounds to</p> <p>23 sort of recognize there is different age</p> <p>24 groups, and one park may be more appropriate</p> <p>25 for one?</p>

<p style="text-align: right;">Page 149</p> <p>1 MR. MAYS: Yes. That's exactly what I 2 told her. I said, that's why we did two 3 different set-ups. The set-up over here is 4 for the bigger, the older kids, just something 5 different type. 6 But over here at Baybridge, go over 7 there. If you don't like this, go over here. 8 "Well, this one is walking distance, that's 9 why I liked it." Well, you know, I can't 10 please everybody. 11 But we did build one of the 12 original-type parks. You can climb all over, 13 you know, the tree-house-type, as she put it. 14 So I said, you know -- there's a 15 two-to-five-year-old tot lot over here now. 16 It was never -- we never had one of those in 17 the park for the little, little kids. 18 And she says, "I didn't even know that," 19 so, you know -- 20 MR. ROSS: Well, I just wanted to give 21 you a chance to reaffirm that there was some 22 thoughtfulness put into this. It wasn't willy 23 nilly, it wasn't without resident opportunity 24 for input, et cetera. So I appreciate it. 25 MR. MAYS: Yeah.</p>	<p style="text-align: right;">Agenda Page 42 Page 151</p> <p>1 MR. ROSS: I agree with that, but to 2 underscore your point, we have 3500 3 residential units. And if we only have ten 4 complaints, that's less than one percent. And 5 so I get it. 6 But I do think we owe it to our 7 residents to continue to let them know we take 8 their comments seriously, we take our jobs 9 seriously, and just as you articulated, I 10 think it's important if it ever comes up ever, 11 to let the residents know, "We put thought 12 into it, you were afforded an opportunity to 13 speak if you thought it should be designed 14 differently, that there is this odd notion of 15 different groupings for different age groups," 16 and on and on and on. 17 So I won't belabor the point. I just 18 wanted to hear you affirm that. 19 MR. MAYS: It had been up for two years, 20 and it's the first time it flooded. And now 21 we have the equipment to make sure it doesn't 22 stay flooded, so -- 23 CHAIRMAN MILLS: What is the status of 24 the slide, Doug? 25 MR. MAYS: We'll make a phone call on</p>
<p style="text-align: right;">Page 150</p> <p>1 MR. ROSS: There's one other thing I 2 wanted to ask you, but I didn't know if 3 Mr. Barrett wanted to address exactly what we 4 were just talking about. 5 MR. BARRETT: Yeah, I would just want to 6 encourage you guys. I actually looked at the 7 WCA occasionally will complain to me about the 8 negativity on Westchase Neighborhood News. 9 And whenever I go out and actually tally 10 up -- and there is -- I mean, there are some 11 people who just use it to gripe. But when I 12 went out that time, it probably was about six 13 or eight months ago, and I looked at the 14 number of comments that were anti-WCA or 15 anti-CDD, it averaged like two per month. 16 But we have more than like 10 or 12 17 posts per day. So the amount of griping that 18 actually goes on there, in comparison to the 19 total content that -- it's actually quite 20 small. But we just remember the griping. And 21 I think -- 22 MR. MAYS: Right. 23 MR. BARRETT: Your attitude is perfect. 24 There were ten people all feeding off each 25 other. So you've drained the thing. Move on.</p>	<p style="text-align: right;">Page 152</p> <p>1 that. 2 MS. WHYTE: There is a delay. The 3 company that produces the plastic portion of 4 the slide, the actual footing, everything is 5 ready to go. 6 The company had a fire, it was 7 completely destroyed, the company itself. So, 8 of course, every vendor who needs plastic 9 pieces has gone to this new company. Well, 10 they're swamped. 11 I mean, even the one that uses 12 Baybridge, he's backlogged because he can't 13 get his plastic from this company. 14 MR. MATTHEWS: Is it from Canada? 15 MS. WHYTE: The plastic, I believe, is 16 in the States. The aluminum is coming in from 17 Canada, the structure is ready to go. It is 18 the plastic company that produces the plastic 19 portion of our slide. 20 The last I checked before I went to -- 21 on vacation two weeks ago, and she was 22 supposed to get back to Doug on Friday that 23 week, and I obviously did not. So I will call 24 her tomorrow and get a follow-up, but I've 25 been on it.</p>

<p style="text-align: right;">Page 153</p> <p>1 MR. MAYS: It's got to be close.</p> <p>2 MR. ROSS: I'm sorry. My last question</p> <p>3 about being on it, I think when the county was</p> <p>4 here a couple months ago, they were hesitant</p> <p>5 to provide any sort of completion date for the</p> <p>6 work out at the Sheldon and Linebaugh.</p> <p>7 But my recollection is that the</p> <p>8 representation was, we'll keep you advised,</p> <p>9 we'll let you know.</p> <p>10 Have we heard any update as to when</p> <p>11 they're going to be out of here?</p> <p>12 MR. MAYS: Well with the one changeover,</p> <p>13 you know, to do this double lanes and added</p> <p>14 that turn lane for the CVS, redo all that.</p> <p>15 Garney's already started putting things back</p> <p>16 in order.</p> <p>17 I mean, they started covering things up.</p> <p>18 They're ready to repaint the road already at</p> <p>19 the turn lanes, those two sections that they</p> <p>20 took out. But they're still -- nobody has</p> <p>21 really signed, from what I understand, a</p> <p>22 contract in agreement to the other lane change</p> <p>23 portion that they've got, so they're just</p> <p>24 supposed to put it back as normal, and then</p> <p>25 they will tear it out again afterwards and do</p>	<p style="text-align: right;">Agenda Page 43 Page 155</p> <p>1 MR. MAYS: Right.</p> <p>2 CHAIRMAN MILLS: -- suggesting they're</p> <p>3 ready to repave.</p> <p>4 MR. MAYS: Yeah. They were putting</p> <p>5 base down today, and the base is the first</p> <p>6 sign of getting ready to put the road back.</p> <p>7 CHAIRMAN MILLS: It's a mess across</p> <p>8 where the old 7-Eleven is, but that's not our</p> <p>9 side.</p> <p>10 MR. BARRETT: Is that related to the</p> <p>11 sewer work as well?</p> <p>12 MR. MAYS: Yes, that's part of it --</p> <p>13 MR. BARRETT: Oh, okay.</p> <p>14 MR. MAYS: -- because apparently they're</p> <p>15 not closing that plant. They're just changing</p> <p>16 what it will do.</p> <p>17 CHAIRMAN MILLS: Oh, really.</p> <p>18 MR. MAYS: Yeah.</p> <p>19 CHAIRMAN MILLS: Oh, okay.</p> <p>20 MR. MAYS: They're building some new</p> <p>21 stuff over there, they told me. It won't be a</p> <p>22 sewer plant any longer, but it will still</p> <p>23 handle water.</p> <p>24 MR. ARGUS: Drinking water. Good.</p> <p>25 CHAIRMAN MILLS: Anything else, Doug?</p>
<p style="text-align: right;">Page 154</p> <p>1 this.</p> <p>2 So that -- the project they're on is</p> <p>3 supposed to be completed by the end of</p> <p>4 October.</p> <p>5 MR. ROSS: And then we still have</p> <p>6 another four to six months after that for the</p> <p>7 lane.</p> <p>8 MR. MAYS: The other lane. Right.</p> <p>9 MR. CHESNEY: Well, he didn't say four</p> <p>10 to six months, but --</p> <p>11 MR. MATTHEWS: I thought it was more.</p> <p>12 MS. WHYTE: I'll call tomorrow to the</p> <p>13 county gentleman, and I'll be here and I'll</p> <p>14 email you guys an update.</p> <p>15 MR. MAYS: I talked with Garney today.</p> <p>16 This is what they told me. They're getting</p> <p>17 the contract. It just hasn't been signed yet,</p> <p>18 is what he said.</p> <p>19 MR. ROSS: Okay. Thank you.</p> <p>20 CHAIRMAN MILLS: But it did look today,</p> <p>21 when I pulled in, like they're putting our</p> <p>22 corner, our median back together.</p> <p>23 There's no more equipment, they're</p> <p>24 covering the hole, and there's gravel on</p> <p>25 site --</p>	<p style="text-align: right;">Page 156</p> <p>1 Sonny?</p> <p>2 MR. MAYS: Unless you guys remind me of</p> <p>3 anything that's on that report that we --</p> <p>4 MS. WHYTE: Mr. Ross, might I just ask</p> <p>5 you regarding that email you sent out on</p> <p>6 August 30th about the Mom's Club, about the</p> <p>7 fence that was --</p> <p>8 MR. MAYS: Oh, around the water park.</p> <p>9 MS. WHYTE: Yeah, it's not a water park.</p> <p>10 Actually it's a fountain.</p> <p>11 Mom's Club sent out an email to all</p> <p>12 voting -- I don't know who it came to,</p> <p>13 Mr. Ross asked me to put it on the agenda, or</p> <p>14 asked somebody to put it on the agenda. But</p> <p>15 the Mom's Club --</p> <p>16 CHAIRMAN MILLS: It's American for Mom's</p> <p>17 Club.</p> <p>18 MS. WHYTE: The Westchase Mom's Club,</p> <p>19 regarding putting fencing around the splash</p> <p>20 pad. That is not a splash pad. It is</p> <p>21 actually just an actuating fountain, which is</p> <p>22 why we determined when we did the restoration</p> <p>23 that we weren't going to install a splash pad,</p> <p>24 because of the safety issues of the location.</p> <p>25 MR. CHESNEY: Well, regulation, too.</p>

<p style="text-align: right;">Page 157</p> <p>1 MS. WHYTE: And the regulations. And</p> <p>2 that is why I just wanted to remind you, you</p> <p>3 had called me on it, but I just wanted to make</p> <p>4 sure that everybody knew --</p> <p>5 MR. CHESNEY: I talked to someone, and</p> <p>6 then she was supposed to contact -- I told her</p> <p>7 to contact Doug, and Doug indicated no one</p> <p>8 ever contacted him, so --</p> <p>9 MS. WHYTE: Well, just wanted to make</p> <p>10 sure that everybody knew. It's an actuating</p> <p>11 fountain.</p> <p>12 CHAIRMAN MILLS: Perfect.</p> <p>13 MS. WHYTE: Thank you. That's all I</p> <p>14 have, unless you have questions for us.</p> <p>15 CHAIRMAN MILLS: Next is audience</p> <p>16 comments.</p> <p>17 Mr. Argus.</p> <p>18 MR. ARGUS: I have three things for</p> <p>19 right now. One is to congratulate Doug for</p> <p>20 surviving Sonny's vacation.</p> <p>21 Number Two, any update on the golf</p> <p>22 course?</p> <p>23 MR. CHESNEY: Actually, I was going to</p> <p>24 bring it up in supervisors' request. But I</p> <p>25 have a -- I've gotten to know Mr. Neubauer</p>	<p style="text-align: right;">Agenda Page 44 Page 159</p> <p>1 the future. According to the county attorney,</p> <p>2 you need minutes. If you have a stenographer</p> <p>3 at this meeting, you need to have a</p> <p>4 stenographer at the workshop, and the workshop</p> <p>5 meeting minutes would be approved at the next</p> <p>6 board meeting.</p> <p>7 MS. McCORMICK: Do you know who the</p> <p>8 assistant county attorney was?</p> <p>9 MR. ARGUS: Mary Ellen --</p> <p>10 MS. McCORMICK: Mary Ellen. Okay.</p> <p>11 MR. ARGUS: Do you know her?</p> <p>12 MS. McCORMICK: I do. I do. But that's</p> <p>13 not consistent unless something has changed,</p> <p>14 but I'll follow up on that.</p> <p>15 MR. ARGUS: Obviously something's</p> <p>16 changed, we went from ten minutes to an hour</p> <p>17 and 20.</p> <p>18 CHAIRMAN MILLS: Okay. Thank you.</p> <p>19 MR. ARGUS: All right. Thank you.</p> <p>20 CHAIRMAN MILLS: Since you mentioned the</p> <p>21 library, I mentioned this to Commissioner</p> <p>22 Hagan some time ago.</p> <p>23 Isn't the Maureen Gaza Regional Library</p> <p>24 sign wrong out front?</p> <p>25 MR. ARGUS: I'll take a look at it</p>
<p style="text-align: right;">Page 158</p> <p>1 well, so we get together. We are getting</p> <p>2 together next week for lunch. I don't know</p> <p>3 what will happen, but something might happen.</p> <p>4 CHAIRMAN MILLS: Okay.</p> <p>5 MR. ARGUS: And third -- thank you.</p> <p>6 Third, as I mentioned earlier, I'm on the</p> <p>7 library board for Hillsborough County.</p> <p>8 For those who don't know, that is an</p> <p>9 appointed position by the Board of County</p> <p>10 Commissioners. As such, the library's</p> <p>11 advisory board comes under the Sunshine laws</p> <p>12 of the State of Florida.</p> <p>13 And two meetings ago, we had our --</p> <p>14 going back decades, the little update on the</p> <p>15 Sunshine law, you stay five minutes.</p> <p>16 Two weeks ago, we had a special</p> <p>17 workshop, about an hour and 15 minutes, all</p> <p>18 about ethics and the Sunshine law. And one of</p> <p>19 the things mentioned in there were by the</p> <p>20 county attorney, was that since we had this as</p> <p>21 a workshop, we still had to have the same</p> <p>22 level of minutes taken and approved by the</p> <p>23 committee as if it was a regular meeting.</p> <p>24 And I just wanted to share that with</p> <p>25 all, since you all may be doing workshops in</p>	<p style="text-align: right;">Page 160</p> <p>1 tomorrow.</p> <p>2 CHAIRMAN MILLS: It says "Public</p> <p>3 Library," not "Regional Library."</p> <p>4 MR. LEWIS: What should it say?</p> <p>5 MR. ARGUS: They have struck the name</p> <p>6 "Regional" from that. I'll confirm what it</p> <p>7 should be.</p> <p>8 CHAIRMAN MILLS: Yeah, it should say</p> <p>9 regional library. Can you check on that for</p> <p>10 us?</p> <p>11 MR. ARGUS: I will be glad to.</p> <p>12 CHAIRMAN MILLS: Thank you.</p> <p>13 Ma'am, you've sat here patiently all</p> <p>14 evening. No?</p> <p>15 (No response.)</p> <p>16 CHAIRMAN MILLS: Okay. Next up,</p> <p>17 supervisor requests. Mr. Lewis.</p> <p>18 MR. LEWIS: I don't have anything.</p> <p>19 MR. ROSS: I would like clarity on what</p> <p>20 would be the best agenda for our workshop</p> <p>21 that's near the end of October.</p> <p>22 And I'm specifically thinking, I would</p> <p>23 be very curious to hear why Mr. Neubauer</p> <p>24 believes we're not making any progress.</p> <p>25 My perception is, we met his asking</p>

<p style="text-align: right;">Page 161</p> <p>1 price, and we've made no progress. And if it</p> <p>2 would be helpful in your conversation, I'd</p> <p>3 welcome the opportunity to hear from him at</p> <p>4 the workshop, and if there is something that</p> <p>5 he perceives about us that we're not doing</p> <p>6 right, or you think you're not doing right,</p> <p>7 I'd welcome an honest, transparent conversation</p> <p>8 about that.</p> <p>9 MR. CHESNEY: Well, just also for</p> <p>10 clarification, at our last meeting, I did</p> <p>11 involve our golf course consultant and Erin,</p> <p>12 so it wasn't just my surprise at the whole</p> <p>13 thing.</p> <p>14 I mean, we thought we had kind of a</p> <p>15 deal, and then it didn't, so we'll see. He</p> <p>16 called me independently to set up next week,</p> <p>17 so I didn't badger him. I said -- I mean,</p> <p>18 what I left for him at that meeting was, you</p> <p>19 know, "Hey, I don't particularly want to" -- I</p> <p>20 used your words actually. "To steal from you,</p> <p>21 I did give you credit -- is that I said, "You</p> <p>22 know, I don't particularly want to buy the</p> <p>23 golf course, but we don't want a bad outcome.</p> <p>24 You know, we want to preserve the asset for</p> <p>25 our community."</p>	<p style="text-align: right;">Agenda Page 45 Page 163</p> <p>1 to this meeting specifically, but he said no.</p> <p>2 MR. ROSS: That was it.</p> <p>3 CHAIRMAN MILLS: Nothing else?</p> <p>4 Mr. Chesney?</p> <p>5 MR. CHESNEY: So I wanted to bring up</p> <p>6 that I do have a meeting with the golf course</p> <p>7 next week, I don't remember which day. And</p> <p>8 also I wanted to talk about, do we want to</p> <p>9 utilize the workshop for this cell phone</p> <p>10 thing?</p> <p>11 Because, if so, I'd be willing to, next</p> <p>12 week, meet with Doug and go through a couple</p> <p>13 of spots that I was thinking in my head, in</p> <p>14 the community, and we can bring them out</p> <p>15 there, but I don't know if that would be</p> <p>16 enough time for Alan to get back or -- I don't</p> <p>17 know. It seems like a workshop would be good</p> <p>18 use of that -- for that.</p> <p>19 MR. LEWIS: Sorry.</p> <p>20 MR. CHESNEY: You know.</p> <p>21 MR. LEWIS: I would agree, because I was</p> <p>22 sitting here as that conversation was ending,</p> <p>23 I was thinking, how are we going to</p> <p>24 communicate with each other? Because you</p> <p>25 mentioned you were going to try to get with</p>
<p style="text-align: right;">Page 162</p> <p>1 MR. ROSS: Well, I think we have a lot</p> <p>2 of experience at this table, and in my</p> <p>3 experience it's not about somebody being a</p> <p>4 good person or a bad person or well intended</p> <p>5 or ill intended, just sometimes deals crater.</p> <p>6 And in this instance, I'm just totally</p> <p>7 unclear as to what happened, and I would</p> <p>8 welcome clarification.</p> <p>9 MR. CHESNEY: I -- honestly, I think</p> <p>10 that he doesn't particularly want to sell it.</p> <p>11 I think he would want to sell if he got his</p> <p>12 money back. I don't think he wants to sell it</p> <p>13 at a loss. I think that just bothers him.</p> <p>14 I that's a large part of it, and then we</p> <p>15 kind of put a -- for lack of a better term, we</p> <p>16 put a sales push on him.</p> <p>17 I mean, he's a super nice guy, so far my</p> <p>18 experience has been. I mean, he might turn</p> <p>19 out to be different, but, you know --</p> <p>20 MR. ROSS: I just wanted to say, at</p> <p>21 least from my perspective, if he wanted to</p> <p>22 come to the workshop --</p> <p>23 MR. CHESNEY: I've invited him. I</p> <p>24 actually invited him to this meeting instead</p> <p>25 of meeting next week. I invited him to come</p>	<p style="text-align: right;">Page 164</p> <p>1 these guys.</p> <p>2 And then that means I was probably going</p> <p>3 to try to go and pick out what I thought were</p> <p>4 spots, and, you know, I already had some in my</p> <p>5 head.</p> <p>6 MR. CHESNEY: I mean, it could be a</p> <p>7 short workshop, but that way we could at least</p> <p>8 all get together with all maps and everything</p> <p>9 out there and our lists and coordinates and</p> <p>10 computers and try to hash it out.</p> <p>11 MS. WHYTE: Can you guys give me your</p> <p>12 thoughts? Because I'm going to talk to him</p> <p>13 tomorrow morning.</p> <p>14 I'm going to give him an aerial of what</p> <p>15 we know that's our property that would meet</p> <p>16 the criteria of what he asked.</p> <p>17 I believe one of the things I didn't ask</p> <p>18 him was the power portion of it, which is --</p> <p>19 MR. CHESNEY: I don't think that will be</p> <p>20 a big deal.</p> <p>21 MS. WHYTE: I don't know. He indicated</p> <p>22 something under his breath with power, so I've</p> <p>23 got to check with him tomorrow.</p> <p>24 If you guys have specific ideas, let me</p> <p>25 know. I'll pull those maps, and I'll make</p>

<p style="text-align: right;">Page 165</p> <p>1 sure that we -- you know.</p> <p>2 MR. CHESNEY: Because I thought it</p> <p>3 always had to be a lot bigger. And now I'm</p> <p>4 thinking of -- I can think of a lot of places.</p> <p>5 The big thing to me is that we'd have to</p> <p>6 look to see what -- I don't remember exactly</p> <p>7 what's included in the wetland setbacks.</p> <p>8 Because some stuff is broadly wetland, but</p> <p>9 it's not all wetland. Like, you know what I</p> <p>10 mean? It's like along the road maybe. It</p> <p>11 might not be even though it is back there.</p> <p>12 So some of it we'd actually have to</p> <p>13 research and figure it out.</p> <p>14 MS. WHYTE: That's why it would be good</p> <p>15 if each of you kind of sent me where your</p> <p>16 thoughts are, and in the meantime, I'll talk</p> <p>17 to Tonja and say, "Okay, here" -- before the</p> <p>18 board, before our workshop, and just say,</p> <p>19 "Okay, Tonja, is this strictly designated as a</p> <p>20 wetland, or do we have any kind of" -- you</p> <p>21 know.</p> <p>22 MR. CHESNEY: Yeah, because I just think</p> <p>23 that the more input you get from the</p> <p>24 community, the more that -- I don't know.</p> <p>25 I think if you invite people -- I don't</p>	<p style="text-align: right;">Agenda Page 48 Page 167</p> <p>1 CHAIRMAN MILLS: Erin has to leave, but</p> <p>2 before you go, can we get clarification on the</p> <p>3 Sunshine history Bob raised before our</p> <p>4 workshop on the 23rd, whether we need to</p> <p>5 record it and minutes and --</p> <p>6 MS. McCORMICK: Yes, we can.</p> <p>7 Absolutely.</p> <p>8 CHAIRMAN MILLS: It would be appropriate</p> <p>9 to have that clarification.</p> <p>10 MR. CHESNEY: And my only other thing</p> <p>11 was actually for you, Erin, though --</p> <p>12 MS. McCORMICK: Yes.</p> <p>13 MR. CHESNEY: -- is, so we had that</p> <p>14 request, document request. Was there anything</p> <p>15 that came out of that? Figure out who the</p> <p>16 person was that requested the golf course</p> <p>17 documents?</p> <p>18 MS. McCORMICK: No, I don't think so. I</p> <p>19 mean, after we had responded, I don't think</p> <p>20 there was any scuttlebutt.</p> <p>21 MR. CHESNEY: He disappeared?</p> <p>22 MS. McCORMICK: Yeah. Right. Did you</p> <p>23 hear anything --</p> <p>24 MR. MENDENHALL: No, nothing additional.</p> <p>25 MS. McCORMICK: -- after we worked out a</p>
<p style="text-align: right;">Page 166</p> <p>1 know that anyone will come -- but at least</p> <p>2 then we can say, "Hey, man, we have open</p> <p>3 meetings the whole time."</p> <p>4 CHAIRMAN MILLS: I totally thought the</p> <p>5 Glendcliff petition was going to be opposed to</p> <p>6 a tower across the street.</p> <p>7 MS. WHYTE: Oh, no. They're the ones</p> <p>8 that called Barbara, and they're the ones that</p> <p>9 have been calling me for the last two -- you</p> <p>10 know, last month.</p> <p>11 MR. BARRETT: Just don't paint it as a</p> <p>12 soccer player.</p> <p>13 MS. WHYTE: But the key factor is, if</p> <p>14 you write your article on the -- when you</p> <p>15 post, saying, "Hey, the community, the CDD is</p> <p>16 discussing cell towers," it could go either</p> <p>17 way. I'll be very honest with you. I've been</p> <p>18 at the receiving end of both phone calls.</p> <p>19 MR. ROSS: But that's all the more</p> <p>20 reason to do it in a workshop.</p> <p>21 CHAIRMAN MILLS: Yeah.</p> <p>22 MR. ROSS: I'd rather have that huge</p> <p>23 turnout at a workshop, and we'll just be</p> <p>24 patient and work our way through it, and then</p> <p>25 let this meeting be a business meeting.</p>	<p style="text-align: right;">Page 168</p> <p>1 response on that? No.</p> <p>2 MR. CHESNEY: We received a public</p> <p>3 document request in regards to the golf course</p> <p>4 memo, which was very specific. Something I</p> <p>5 wasn't specifically wanting to put out there,</p> <p>6 and then we put it out there, and the guy</p> <p>7 didn't respond. Right?</p> <p>8 MS. McCORMICK: Right. Right.</p> <p>9 MR. MENDENHALL: I'll double-check with</p> <p>10 that recording, Erin, just to make sure it</p> <p>11 didn't come in.</p> <p>12 MS. McCORMICK: Yeah. And Sandra was</p> <p>13 the one that was corresponding with him</p> <p>14 directly.</p> <p>15 MR. MENDENHALL: I'll double-check that.</p> <p>16 CHAIRMAN MILLS: Okay. Good. Thanks.</p> <p>17 Anything else?</p> <p>18 So the only thing I had, we had -- I</p> <p>19 think sometime back we had a conversation</p> <p>20 about the missing Greendale monument wall, and</p> <p>21 for full disclosure, I live on Greendale.</p> <p>22 Right?</p> <p>23 So Sonny has and Doug had worked for</p> <p>24 sometime now back and forth with one company's</p> <p>25 quotes. And then I asked them to get a second</p>

<p style="text-align: right;">Page 169</p> <p>1 quote, and to my surprise, we're in the mid 2 30s on both quotes now. 3 And so, you know, that lends some 4 validation to the first one. Right? Because 5 if the second one was considerably more or 6 less, then something is amiss. Right? 7 But we did authorize movement on that, 8 and so I'll just bring it back up and forward 9 that you know, about polls. You know, we've 10 talked about excess -- 11 MR. CHESNEY: We have plenty of cash in 12 that fund, so, yeah. 13 CHAIRMAN MILLS: So is there any 14 opposition knowing what the number range is 15 going to be for her to continue to develop 16 that project and fund it out of unassigned 17 cash for the Greens? 18 MR. MATTHEWS: Remind me. I'm sorry, I 19 don't recall where this is exactly. 20 CHAIRMAN MILLS: Every village has a 21 monument that has the village name on it. 22 Greendale is the only village in Westchase 23 that does not. 24 MR. LEWIS: And this is the Greens. 25 CHAIRMAN MILLS: It's in the Greens.</p>	<p style="text-align: right;">Agenda Page 47 Page 171</p> <p>1 MR. ROSS: No heartburn. I would want 2 to make sure that we've thought through issues 3 such as reworking irrigation. You mentioned 4 plant material. 5 And the other thing that I've heard 6 percolate a little bit is some people have 7 talked about having electricity at these 8 monuments, particularly at holiday time. 9 CHAIRMAN MILLS: Right. 10 MR. ROSS: So as long as you're in there 11 doing work, I would actually say go ahead and 12 do the electrical work. 13 CHAIRMAN MILLS: We talked about that 14 earlier today as a precursor to if we proceed 15 forward community wide with that, this 16 particular one would make sense to pre-plumb 17 it. 18 MR. LEWIS: Yeah. I completely agree 19 with that. Is it there one on the other side? 20 It's just missing on the other side? 21 CHAIRMAN MILLS: No, it doesn't have one 22 at all. 23 MR. LEWIS: And you're only going to put 24 it on one side. 25 CHAIRMAN MILLS: Only going to put it on</p>
<p style="text-align: right;">Page 170</p> <p>1 Well, you've got Greencrest, they've got some 2 of that, too. Right? Greencrest, 3 Greenhedges, Green -- 4 MR. MAYS: Greensprings, Greenmont. 5 CHAIRMAN MILLS: -- Greenmont. 6 MR. MATTHEWS: And this is like the 7 travertine looking -- it's not orange-red 8 brick. 9 MR. MAYS: Yes. It's part brick, part 10 inlay. 11 CHAIRMAN MILLS: It's part brick, part 12 inlay, yeah. And then Greenpointe behind 13 Greendale has one, and so -- 14 MR. CHESNEY: Fund balance is \$377,000, 15 so it wouldn't -- 16 MR. LEWIS: And that's both sides? 17 CHAIRMAN MILLS: No. Just one side. 18 MR. LEWIS: Just one side. 19 CHAIRMAN MILLS: And it's in a CDD 20 owned -- the proposal is to put it into a CDD 21 owned corner where we have plants and brick 22 stands now, so I'm just -- now that we have 23 some numbers and validation of the first 24 quote, any heartburn over proceeding? 25 Mr. Ross.</p>	<p style="text-align: right;">Page 172</p> <p>1 one side because that's really the traffic 2 flow. 3 MR. LEWIS: Okay. Because what I was 4 going to say is, if there's one over there, go 5 ahead and see what the quote is to put the 6 electricity there, too. 7 CHAIRMAN MILLS: No, there isn't one. 8 And I didn't think it justifies -- certainly 9 at 35,000, it doesn't justify two. Right? 10 But there is -- you know, we've talked about 11 it before. There's 53 or 55 homes on that 12 street, and it's the only village that we turn 13 into again. So to self-identify, I live on 14 that street. 15 But it's the only village in the 16 community that doesn't have a monument 17 identifying that village. 18 MR. ROSS: Do we need a further motion 19 whether it's as to the little incidental -- 20 CHAIRMAN MILLS: I think we've got a 21 motion that approved it, subject to getting 22 some quotes. So I'm just bringing it back up 23 for -- 24 MS. WHYTE: I don't think there was any 25 final -- you guys approved it to go ahead and</p>

<p style="text-align: right;">Page 173</p> <p>1 do it, but you didn't feel comfortable at the</p> <p>2 time, so we got quotes to -- pricing, and we</p> <p>3 reworked it and reworked it and reworked it,</p> <p>4 and we brought it down to where it's at right</p> <p>5 now and got a competitive bid.</p> <p>6 And that competitive bid is pretty</p> <p>7 accurate and very closely to -- you know, the</p> <p>8 only thing that's still left open is the new</p> <p>9 vendor just gave us, when I read it, was that</p> <p>10 the final permitting costs are not on that bid</p> <p>11 because they don't know what they are. And</p> <p>12 that we would have to absorb those.</p> <p>13 MR. ROSS: What's the bid for the</p> <p>14 underlying --</p> <p>15 MS. WHYTE: One is thirty seven, and the</p> <p>16 other one, I think, is thirty -- I don't want</p> <p>17 to give you the wrong amount. It's</p> <p>18 comparable.</p> <p>19 MR. CHESNEY: How about I'll make a</p> <p>20 motion to do it, not to exceed \$40,000?</p> <p>21 MS. WHYTE: Perfect.</p> <p>22 MR. CHESNEY: And go ahead.</p> <p>23 CHAIRMAN MILLS: Does that include</p> <p>24 everything, including the electrical, the</p> <p>25 plans, reworking the irrigation? Will that be</p>	<p style="text-align: right;">Agenda Page 48 Page 175</p> <p>1 Greens.</p> <p>2 MS. WHYTE: Oh, it will be. Keep in</p> <p>3 mind, according to Tonja, apparently the</p> <p>4 monument was in the original design build, but</p> <p>5 it was never built.</p> <p>6 MR. CHESNEY: System developer, yeah.</p> <p>7 There was things like that when we first came</p> <p>8 in.</p> <p>9 CHAIRMAN MILLS: Well, for the record,</p> <p>10 I'm just fixing a 25-year mess.</p> <p>11 MR. ROSS: We'll get there sooner or</p> <p>12 later. It may take us 35 years.</p> <p>13 MR. MAYS: 25 years aren't up yet. It</p> <p>14 ain't built yet.</p> <p>15 CHAIRMAN MILLS: That's right. Motion</p> <p>16 to adjourn would be appropriate.</p> <p>17 MR. CHESNEY: So moved.</p> <p>18 MR. MATTHEWS: Second.</p> <p>19 CHAIRMAN MILLS: All in favor.</p> <p>20 (All board members signify in the</p> <p>21 affirmative and motion passes.)</p> <p>22 CHAIRMAN MILLS: Thanks, everybody.</p> <p>23 (At 6:45 p.m., meeting adjourns.)</p> <p>24</p> <p>25</p>
<p style="text-align: right;">Page 174</p> <p>1 sufficient?</p> <p>2 MS. WHYTE: Keep in mind, the electrical</p> <p>3 is a little bit of a challenge, as I indicated</p> <p>4 to Jim. Doug said, we don't have electrical</p> <p>5 there. So my thought was to Jim, was if we're</p> <p>6 talking about it, is maybe just run the</p> <p>7 conduit, so that when the time came, hey,</p> <p>8 we've got conduit here, it's easy to run the</p> <p>9 wire through.</p> <p>10 MR. ROSS: True. But is this number</p> <p>11 sufficient for all that incidental work?</p> <p>12 MS. WHYTE: Yeah.</p> <p>13 MR. MAYS: Yeah.</p> <p>14 MS. WHYTE: I think so.</p> <p>15 MR. ROSS: Okay. I'll second that</p> <p>16 motion.</p> <p>17 CHAIRMAN MILLS: Okay. Any further</p> <p>18 discussion?</p> <p>19 (No response.)</p> <p>20 CHAIRMAN MILLS: All in favor.</p> <p>21 (All board members signify in the</p> <p>22 affirmative.)</p> <p>23 CHAIRMAN MILLS: Okay. Great.</p> <p>24 (Motion passes.)</p> <p>25 MR. CHESNEY: Remember to code it to the</p>	<p style="text-align: right;">Page 176</p> <p>1 REPORTER'S CERTIFICATE</p> <p>2 STATE OF FLORIDA:</p> <p>3 COUNTY OF HILLSBOROUGH:</p> <p>4 I, Kimberly Ann Roberts, certify that I was</p> <p>5 authorized to and did stenographically report the</p> <p>6 foregoing proceedings and that the transcript is a</p> <p>7 true and complete record of my stenographic notes.</p> <p>8 I further certify that I am not a</p> <p>9 relative, employee, attorney or counsel of any of</p> <p>10 the parties, nor am I a relative or employee of any</p> <p>11 of the parties' attorney or counsel connected with</p> <p>12 the action, nor am I financially interested in the</p> <p>13 action.</p> <p>14 DATED October 16, 2018.</p> <p>15</p> <p>16</p> <p>17</p> <p>18</p> <p>19</p> <p>20</p> <p>21 <u>James P. Mills, Chairman</u></p> <p>22</p> <p>23</p> <p>24</p> <p>25</p>

2B.

**Westchase
Community Development District**

*Financial Report
September 30, 2018*

Prepared by



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**Westchase
Community Development District**

Financial Statements

(Unaudited)

September 30, 2018

Balance Sheet
September 30, 2018

ACCOUNT DESCRIPTION	GENERAL FUND (001)	GENERAL FUND - HARBOR LINKS (002)	GENERAL FUND - THE ENCLAVE (003)	GENERAL FUND - SAVILLE ROW (004)	GENERAL FUND - COMMERCIAL ROAD (005)	GENERAL FUND - RADCLIFFE (008)	GENERAL FUND - THE GREENS (102)	GENERAL FUND - STONEBRIDGE (103)	GEN FUND - WEST PARK VILLAGE (323,4,5A,6) (104)
ASSETS									
Cash - Checking Account	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Accounts Receivable	1,281	-	-	-	-	-	-	-	-
Due From Other Gov'tl Units	16,997	754	114	58	44	-	1,892	104	749
Due From Other Funds	2,943,257	243,537	20,655	36,834	23,621	810	367,056	58,151	10,533
Investments:									
Certificates of Deposit - 12 Months	-	-	-	-	-	-	-	-	-
Certificates of Deposit - 24 Months	-	-	-	-	-	-	-	-	-
Certificates of Deposit - 36 Months	-	-	-	-	-	-	-	-	-
Certificates of Deposit - 6 Months	-	-	-	-	-	-	-	-	-
Money Market Account	-	-	-	-	-	-	-	-	-
Prepayment Account	-	-	-	-	-	-	-	-	-
Reserve Fund	-	-	-	-	-	-	-	-	-
Revenue Fund	-	-	-	-	-	-	-	-	-
Prepaid Items	5,112	-	-	-	-	-	-	-	-
Deposits	6,389	3,628	4,043	20	-	-	7,425	800	18,600
TOTAL ASSETS	\$ 2,973,036	\$ 247,919	\$ 24,812	\$ 36,912	\$ 23,665	\$ 810	\$ 376,373	\$ 59,055	\$ 29,882

Balance Sheet
September 30, 2018

ACCOUNT DESCRIPTION	GEN FUND - WEST PARK VILLAGE (324-C5) (105)	GENERAL FUND - VINEYARDS (106)	SERIES 2000 DEBT SERVICE FUND	SERIES 2007-2 DEBT SERVICE FUND	SERIES 2007-3 DEBT SERVICE FUND	WESTCHASE UNINSURABLE ASSETS FUND	ENTERPRISE GOLF FUND	CLEARING FUND	TOTAL
ASSETS									
Cash - Checking Account	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 264,650	\$ 264,650
Accounts Receivable	-	-	-	-	-	-	-	-	1,281
Due From Other Gov'tl Units	49	167	1,107	1,366	3,184	-	-	-	26,585
Due From Other Funds	15,243	166,687	-	7,066	-	-	-	-	3,893,450
Investments:									
Certificates of Deposit - 12 Months	-	-	-	-	-	272,867	-	683,654	956,521
Certificates of Deposit - 24 Months	-	-	-	-	-	415,978	-	934,173	1,350,151
Certificates of Deposit - 36 Months	-	-	-	-	-	-	-	105,121	105,121
Certificates of Deposit - 6 Months	-	-	-	-	-	-	-	339,217	339,217
Money Market Account	-	-	-	-	-	-	-	1,517,635	1,517,635
Prepayment Account	-	-	12,000	-	-	-	-	-	12,000
Reserve Fund	-	-	34,000	-	-	-	-	-	34,000
Revenue Fund	-	-	91,264	-	167,753	-	-	-	259,017
Prepaid Items	-	-	3,717	-	-	-	-	-	8,829
Deposits	-	-	-	-	-	-	-	-	40,905
TOTAL ASSETS	\$ 15,292	\$ 166,854	\$ 142,088	\$ 8,432	\$ 170,937	\$ 688,845	\$ -	\$ 3,844,450	\$ 8,809,362

Balance Sheet
September 30, 2018

ACCOUNT DESCRIPTION	GENERAL FUND (001)	GENERAL FUND - HARBOR LINKS (002)	GENERAL FUND - THE ENCLAVE (003)	GENERAL FUND - SAVILLE ROW (004)	GENERAL FUND - COMMERCIAL ROAD (005)	GENERAL FUND - RADCLIFFE (008)	GENERAL FUND - THE GREENS (102)	GENERAL FUND - STONEBRIDGE (103)	GEN FUND - WEST PARK VILLAGE (323,4,5A,6) (104)
LIABILITIES									
Accounts Payable	\$ 46,314	\$ 3,706	\$ 1,524	\$ 351	\$ -	\$ -	\$ 18,977	\$ 495	\$ 25,522
Accrued Expenses	-	-	-	-	-	-	100	-	-
Accrued Wages Payable	12,883	-	-	-	-	-	-	-	-
Accrued Taxes Payable	1,080	-	-	-	-	-	-	-	-
Sales Tax Payable	74	-	-	-	-	-	9	-	-
Deferred Compensation-Current	169	-	-	-	-	-	-	-	-
Due To Other Funds	-	-	-	-	-	-	-	-	-
TOTAL LIABILITIES	60,520	3,706	1,524	351	-	-	19,086	495	25,522
FUND BALANCES / NET ASSETS									
<i>Fund Balances</i>									
Nonspendable:									
Prepaid Items	5,112	-	-	-	-	-	-	-	-
Deposits	6,389	3,628	4,043	20	-	-	7,425	800	18,600
Restricted for:									
Debt Service	-	-	-	-	-	-	-	-	-
Capital Projects	-	-	-	-	-	-	-	-	-
Assigned to:									
Operating Reserves	692,291	3,466	4,372	2,893	17	-	64,469	2,571	-
Reserves - Erosion Control	60,000	-	-	-	-	-	-	-	-
Reserves - Roadways	502,031	30,546	-	3,686	4,647	-	89,160	13,787	-
Unassigned:	1,646,693	206,573	14,873	29,962	19,001	810	196,233	41,402	(14,240)
<i>Net Assets</i>									
Unrestricted/Unreserved	-	-	-	-	-	-	-	-	-
TOTAL FUND BALANCES / NET ASSETS	\$ 2,912,516	\$ 244,213	\$ 23,288	\$ 36,561	\$ 23,665	\$ 810	\$ 357,287	\$ 58,560	\$ 4,360
TOTAL LIABILITIES & FUND BALANCES / NET ASSETS	\$ 2,973,036	\$ 247,919	\$ 24,812	\$ 36,912	\$ 23,665	\$ 810	\$ 376,373	\$ 59,055	\$ 29,882

Balance Sheet
September 30, 2018

ACCOUNT DESCRIPTION	GEN FUND - WEST PARK VILLAGE (324-C5) (105)	GENERAL FUND - VINEYARDS (106)	SERIES 2000 DEBT SERVICE FUND	SERIES 2007-2 DEBT SERVICE FUND	SERIES 2007-3 DEBT SERVICE FUND	WESTCHASE UNINSURABLE ASSETS FUND	ENTERPRISE GOLF FUND	CLEARING FUND	TOTAL
LIABILITIES									
Accounts Payable	\$ 1,301	\$ 106	\$ -	\$ 833	\$ 833	\$ -	\$ -	\$ -	\$ 99,962
Accrued Expenses	-	-	-	-	-	-	-	-	100
Accrued Wages Payable	-	-	-	-	-	-	-	-	12,883
Accrued Taxes Payable	-	-	-	-	-	-	-	-	1,080
Sales Tax Payable	-	7	-	-	-	-	-	-	90
Deferred Compensation-Current	-	-	-	-	-	-	-	-	169
Due To Other Funds	-	-	-	-	-	-	49,001	3,844,449	3,893,450
TOTAL LIABILITIES	1,301	113	-	833	833	-	49,001	3,844,449	4,007,734

FUND BALANCES / NET ASSETS
Fund Balances
Nonspendable:

Prepaid Items	-	-	3,717	-	-	-	-	-	8,829
Deposits	-	-	-	-	-	-	-	-	40,905

Restricted for:

Debt Service	-	-	138,371	7,599	170,104	-	-	-	316,074
Capital Projects	-	-	-	-	-	688,845	-	-	688,845

Assigned to:

Operating Reserves	1,330	6,636	-	-	-	-	-	-	778,045
Reserves - Erosion Control	-	-	-	-	-	-	-	-	60,000
Reserves - Roadways	7,206	66,441	-	-	-	-	-	-	717,504

Unassigned:

	5,455	93,664	-	-	-	-	-	1	2,240,427
<i>Net Assets</i>									
Unrestricted/Unreserved	-	-	-	-	-	-	(49,001)	-	(49,001)

TOTAL FUND BALANCES / NET ASSETS	\$ 13,991	\$ 166,741	\$ 142,088	\$ 7,599	\$ 170,104	\$ 688,845	\$ (49,001)	\$ 1	\$ 4,801,628
TOTAL LIABILITIES & FUND BALANCES / NET ASSETS	\$ 15,292	\$ 166,854	\$ 142,088	\$ 8,432	\$ 170,937	\$ 688,845	\$ -	\$ 3,844,450	\$ 8,809,362

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending September 30, 2018

ACCOUNT DESCRIPTION	SEP-18 ACTUAL	YEAR TO DATE ACTUAL	ANNUAL ADOPTED BUDGET	YTD ACTUAL AS A % OF ADOPTED BUD
<u>REVENUES</u>				
Interest - Investments	\$ 10,481	\$ 15,305	\$ 3,000	510.17%
Interest - Tax Collector	-	626	-	0.00%
Special Assmnts- Tax Collector	-	2,701,118	2,701,123	100.00%
Special Assmnts- Discounts	-	(96,457)	(108,045)	89.27%
Other Miscellaneous Revenues	230	6,113	-	0.00%
Pavilion Rental	1,077	12,380	4,000	309.50%
TOTAL REVENUES	11,788	2,639,085	2,600,078	101.50%
<u>EXPENDITURES</u>				
<u>Administration</u>				
P/R-Board of Supervisors	1,000	16,800	13,000	129.23%
FICA Taxes	77	1,285	995	129.15%
ProfServ-Engineering	4,431	24,471	36,000	67.98%
ProfServ-Legal Services	5,984	108,085	90,000	120.09%
ProfServ-Mgmt Consulting Serv	9,008	108,093	108,093	100.00%
ProfServ-Recording Secretary	-	10,480	11,000	95.27%
Auditing Services	-	7,500	7,592	98.79%
Postage and Freight	34	636	1,200	53.00%
Insurance - General Liability	-	35,801	39,383	90.90%
Printing and Binding	-	278	600	46.33%
Legal Advertising	251	6,317	3,000	210.57%
Misc-Assessmnt Collection Cost	(16,997)	35,096	54,022	64.97%
Misc-Credit Card Fees	29	523	220	237.73%
Misc-Contingency	-	-	100	0.00%
Office Supplies	-	70	550	12.73%
Annual District Filing Fee	-	175	175	100.00%
Total Administration	3,817	355,610	365,930	97.18%
<u>Flood Control/Stormwater Mgmt</u>				
Contracts-Lake and Wetland	9,833	106,000	100,000	106.00%
Contracts-Fountain	500	7,520	7,020	107.12%
R&M-Aquascaping	-	8,650	15,000	57.67%
R&M-Drainage	-	9,600	28,000	34.29%
R&M-Fountain	-	2,284	3,000	76.13%
Total Flood Control/Stormwater Mgmt	10,333	134,054	153,020	87.61%

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending September 30, 2018

ACCOUNT DESCRIPTION	SEP-18 ACTUAL	YEAR TO DATE ACTUAL	ANNUAL ADOPTED BUDGET	YTD ACTUAL AS A % OF ADOPTED BUD
<u>Right of Way</u>				
Payroll-Salaries	22,388	188,282	178,145	105.69%
Payroll-Benefits	4,208	60,185	62,454	96.37%
Payroll - Overtime	2,205	19,265	17,500	110.09%
Payroll - Bonus	-	18,085	33,652	53.74%
FICA Taxes	2,999	27,146	25,954	104.59%
Contracts-Police	15,785	145,227	180,000	80.68%
Contracts-Other Services	1,630	19,560	19,560	100.00%
Contracts-Landscape	43,801	532,358	525,608	101.28%
Contracts-Mulch	-	147,592	147,592	100.00%
Contracts-Plant Replacement	-	52,959	52,959	100.00%
Contracts-Road Cleaning	-	6,959	8,351	83.33%
Contracts-Security Alarms	-	481	641	75.04%
Contracts-Pest Control	48	556	576	96.53%
Contracts-Other Landscape	480	5,760	-	0.00%
Fuel, Gasoline and Oil	338	11,355	13,000	87.35%
Communication - Teleph - Field	551	4,984	11,600	42.97%
Utility - General	3,681	24,142	32,000	75.44%
Utility - Reclaimed Water	372	8,887	11,000	80.79%
Insurance - General Liability	-	3,427	3,770	90.90%
R&M-General	6,889	28,633	58,009	49.36%
R&M-Equipment	284	5,984	20,000	29.92%
R&M-Grounds	20,424	132,918	177,153	75.03%
R&M-Irrigation	-	82,318	25,000	329.27%
R&M-Sidewalks	1,200	1,400	17,000	8.24%
R&M-Signage	468	943	6,000	15.72%
R&M-Walls and Signage	4,700	27,706	32,500	85.25%
Misc-Holiday Decor	(1,987)	4,714	5,000	94.28%
Misc-Taxes (Streetlights)	-	34,084	28,724	118.66%
Misc-Contingency	-	937	5,000	18.74%
Office Supplies	212	1,914	3,500	54.69%
Cleaning Services	140	2,240	1,680	133.33%
Op Supplies - General	33	2,689	6,000	44.82%
Op Supplies - Uniforms	-	770	600	128.33%
Supplies - Misc.	-	272	600	45.33%
Subscriptions and Memberships	-	249	400	62.25%
Conference and Seminars	-	70	1,000	7.00%
Cap Outlay - Vehicles	-	41,029	-	0.00%
Capital Outlay	-	9,871	-	0.00%
Total Right of Way	130,849	1,655,951	1,712,528	96.70%

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending September 30, 2018

ACCOUNT DESCRIPTION	SEP-18 ACTUAL	YEAR TO DATE ACTUAL	ANNUAL ADOPTED BUDGET	YTD ACTUAL AS A % OF ADOPTED BUD
<u>Common Area</u>				
R&M-General	3,808	19,350	17,000	113.82%
R&M-Boardwalks	-	-	700	0.00%
R&M-Brick Pavers	-	-	1,200	0.00%
R&M-Grounds	-	5,410	1,500	360.67%
R&M-Signage	-	-	1,400	0.00%
R&M-Walls and Signage	-	-	900	0.00%
Misc-Internet Services	613	7,373	5,400	136.54%
Impr - Park	-	38,593	340,500	11.33%
Total Common Area	4,421	70,726	368,600	19.19%
TOTAL EXPENDITURES	149,420	2,216,341	2,600,078	85.24%
Excess (deficiency) of revenues				
Over (under) expenditures	(137,632)	422,744	-	0.00%
<u>OTHER FINANCING SOURCES (USES)</u>				
Interfund Transfer - In	-	5,874	-	0.00%
TOTAL FINANCING SOURCES (USES)	-	5,874	-	0.00%
Net change in fund balance	\$ (137,632)	\$ 428,618	\$ -	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2017)		2,483,898	2,483,898	
FUND BALANCE, ENDING		\$ 2,912,516	\$ 2,483,898	

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending September 30, 2018

ACCOUNT DESCRIPTION	SEP-18 ACTUAL	YEAR TO DATE ACTUAL	ANNUAL ADOPTED BUDGET	YTD ACTUAL AS A % OF ADOPTED BUD
<u>REVENUES</u>				
Interest - Investments	\$ 706	\$ 1,046	\$ 125	836.80%
Special Assmnts- Tax Collector	-	66,483	66,483	100.00%
Special Assmnts- Discounts	-	(4,278)	(4,792)	89.27%
Capital Improvement	-	53,319	53,319	100.00%
Gate Bar Code/Remotes	-	533	-	0.00%
TOTAL REVENUES	706	117,103	115,135	101.71%
<u>EXPENDITURES</u>				
<u>Administration</u>				
Misc-Assessmnt Collection Cost	(754)	1,557	2,396	64.98%
Misc-Credit Card Fees	-	13	15	86.67%
Total Administration	(754)	1,570	2,411	65.12%
<u>Right of Way</u>				
Communication - Teleph - Field	234	2,815	3,500	80.43%
Electricity - Streetlighting	993	6,048	8,585	70.45%
Insurance - General Liability	-	1,522	1,674	90.92%
R&M-General	-	17,798	19,700	90.35%
R&M-Gate	4,186	12,452	6,340	196.40%
R&M-Streetlights	-	-	2,600	0.00%
1st Quarter Operating Reserves	-	-	1,733	0.00%
Reserve - Roadways	-	-	15,273	0.00%
Total Right of Way	5,413	40,635	59,405	68.40%
TOTAL EXPENDITURES	4,659	42,205	61,816	68.28%
Excess (deficiency) of revenues Over (under) expenditures	(3,953)	74,898	53,319	0.00%
<u>OTHER FINANCING SOURCES (USES)</u>				
Contribution to (Use of) Fund Balance	-	-	53,319	0.00%
TOTAL FINANCING SOURCES (USES)	-	-	53,319	0.00%
Net change in fund balance	\$ (3,953)	\$ 74,898	\$ 53,319	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2017)		169,315	169,315	
FUND BALANCE, ENDING		\$ 244,213	\$ 222,634	

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending September 30, 2018

ACCOUNT DESCRIPTION	SEP-18 ACTUAL	YEAR TO DATE ACTUAL	ANNUAL ADOPTED BUDGET	YTD ACTUAL AS A % OF ADOPTED BUD
<u>REVENUES</u>				
Interest - Investments	\$ 94	\$ 233	\$ 40	582.50%
Special Assmnts- Tax Collector	-	18,174	18,174	100.00%
Special Assmnts- Discounts	-	(649)	(727)	89.27%
TOTAL REVENUES	94	17,758	17,487	101.55%
<u>EXPENDITURES</u>				
<u>Administration</u>				
Misc-Assessmnt Collection Cost	(114)	236	363	65.01%
Total Administration	(114)	236	363	65.01%
<u>Right of Way</u>				
R&M-Streetlights	3,046	18,283	17,124	106.77%
Total Right of Way	3,046	18,283	17,124	106.77%
TOTAL EXPENDITURES	2,932	18,519	17,487	105.90%
Excess (deficiency) of revenues				
Over (under) expenditures	(2,838)	(761)	-	0.00%
Net change in fund balance	<u>\$ (2,838)</u>	<u>\$ (761)</u>	<u>\$ -</u>	<u>0.00%</u>
FUND BALANCE, BEGINNING (OCT 1, 2017)		24,049	24,049	
FUND BALANCE, ENDING		<u>\$ 23,288</u>	<u>\$ 24,049</u>	

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending September 30, 2018

ACCOUNT DESCRIPTION	SEP-18 ACTUAL	YEAR TO DATE ACTUAL	ANNUAL ADOPTED BUDGET	YTD ACTUAL AS A % OF ADOPTED BUD
REVENUES				
Interest - Investments	\$ 143	\$ 208	\$ 42	495.24%
Special Assmnts- Tax Collector	-	9,166	9,166	100.00%
Special Assmnts- Discounts	-	(327)	(367)	89.10%
Gate Bar Code/Remotes	-	65	-	0.00%
TOTAL REVENUES	143	9,112	8,841	103.07%
EXPENDITURES				
Administration				
Misc-Assessmnt Collection Cost	(58)	119	182	65.38%
Misc-Credit Card Fees	-	1	5	20.00%
Total Administration	(58)	120	187	64.17%
Right of Way				
Communication - Teleph - Field	150	1,958	1,425	137.40%
Insurance - General Liability	-	406	447	90.83%
R&M-General	-	-	1,500	0.00%
R&M-Gate	410	3,870	2,939	131.68%
R&M-Streetlights	56	332	500	66.40%
Reserve - Roadways	-	-	1,843	0.00%
Total Right of Way	616	6,566	8,654	75.87%
TOTAL EXPENDITURES	558	6,686	8,841	75.62%
Excess (deficiency) of revenues				
Over (under) expenditures	(415)	2,426	-	0.00%
Net change in fund balance	<u>\$ (415)</u>	<u>\$ 2,426</u>	<u>\$ -</u>	<u>0.00%</u>
FUND BALANCE, BEGINNING (OCT 1, 2017)		34,135	34,135	
FUND BALANCE, ENDING		<u>\$ 36,561</u>	<u>\$ 34,135</u>	

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending September 30, 2018

ACCOUNT DESCRIPTION	SEP-18 ACTUAL	YEAR TO DATE ACTUAL	ANNUAL ADOPTED BUDGET	YTD ACTUAL AS A % OF ADOPTED BUD
<u>REVENUES</u>				
Interest - Investments	\$ 69	\$ 74	\$ 10	740.00%
Special Assmnts- Tax Collector	-	6,956	6,956	100.00%
Special Assmnts- Discounts	-	(248)	(278)	89.21%
TOTAL REVENUES	69	6,782	6,688	101.41%
<u>EXPENDITURES</u>				
<u>Administration</u>				
Misc-Assessmnt Collection Cost	(44)	90	139	64.75%
Total Administration	(44)	90	139	64.75%
<u>Right of Way</u>				
R&M-General	-	-	5,000	0.00%
Reserve - Roadways	-	-	1,549	0.00%
Total Right of Way	-	-	6,549	0.00%
TOTAL EXPENDITURES	(44)	90	6,688	1.35%
Excess (deficiency) of revenues				
Over (under) expenditures	113	6,692	-	0.00%
Net change in fund balance	<u>\$ 113</u>	<u>\$ 6,692</u>	<u>\$ -</u>	<u>0.00%</u>
FUND BALANCE, BEGINNING (OCT 1, 2017)		16,973	16,973	
FUND BALANCE, ENDING		<u>\$ 23,665</u>	<u>\$ 16,973</u>	

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending September 30, 2018

ACCOUNT DESCRIPTION	SEP-18 ACTUAL	YEAR TO DATE ACTUAL	ANNUAL ADOPTED BUDGET	YTD ACTUAL AS A % OF ADOPTED BUD
<u>REVENUES</u>				
Interest - Investments	\$ -	\$ -	\$ -	0.00%
TOTAL REVENUES	-	-	-	0.00%
<u>EXPENDITURES</u>				
TOTAL EXPENDITURES	-	-	-	0.00%
Excess (deficiency) of revenues Over (under) expenditures	-	-	-	0.00%
Net change in fund balance	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>0.00%</u>
FUND BALANCE, BEGINNING (OCT 1, 2017)		810	-	
FUND BALANCE, ENDING		<u>\$ 810</u>	<u>\$ -</u>	

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending September 30, 2018

ACCOUNT DESCRIPTION	SEP-18 ACTUAL	YEAR TO DATE ACTUAL	ANNUAL ADOPTED BUDGET	YTD ACTUAL AS A % OF ADOPTED BUD
REVENUES				
Interest - Investments	\$ 1,444	\$ 2,336	\$ 500	467.20%
Special Assmnts- Tax Collector	-	300,624	300,625	100.00%
Special Assmnts- Discounts	-	(10,735)	(12,025)	89.27%
Gate Bar Code/Remotes	131	2,527	-	0.00%
TOTAL REVENUES	1,575	294,752	289,100	101.96%
EXPENDITURES				
Administration				
Misc-Assessmnt Collection Cost	(1,892)	3,906	6,013	64.96%
Misc-Credit Card Fees	4	70	120	58.33%
Total Administration	(1,888)	3,976	6,133	64.83%
Right of Way				
Contracts-Security Services	14,525	164,216	154,000	106.63%
Contracts-Pest Control	20	200	240	83.33%
Communication - Teleph - Field	170	1,986	4,000	49.65%
Insurance - General Liability	-	777	855	90.88%
R&M-General	69	49,747	21,760	228.62%
R&M-Gate	430	8,737	10,000	87.37%
R&M-Streetlights	8,698	52,107	48,000	108.56%
Reserve - Roadways	-	-	44,112	0.00%
Total Right of Way	23,912	277,770	282,967	98.16%
TOTAL EXPENDITURES	22,024	281,746	289,100	97.46%
Excess (deficiency) of revenues Over (under) expenditures	(20,449)	13,006	-	0.00%
Net change in fund balance	\$ (20,449)	\$ 13,006	\$ -	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2017)		344,281	344,281	
FUND BALANCE, ENDING		\$ 357,287	\$ 344,281	

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending September 30, 2018

ACCOUNT DESCRIPTION	SEP-18 ACTUAL	YEAR TO DATE ACTUAL	ANNUAL ADOPTED BUDGET	YTD ACTUAL AS A % OF ADOPTED BUD
REVENUES				
Interest - Investments	\$ 220	\$ 349	\$ 80	436.25%
Special Assmnts- Tax Collector	-	16,463	16,463	100.00%
Special Assmnts- Discounts	-	(588)	(659)	89.23%
Gate Bar Code/Remotes	-	229	-	0.00%
TOTAL REVENUES	220	16,453	15,884	103.58%
EXPENDITURES				
Administration				
Misc-Assessmnt Collection Cost	(104)	214	329	65.05%
Misc-Credit Card Fees	-	6	5	120.00%
Total Administration	(104)	220	334	65.87%
Right of Way				
Communication - Teleph - Field	117	1,406	1,700	82.71%
Insurance - General Liability	-	316	348	90.80%
R&M-General	-	-	1,000	0.00%
R&M-Gate	250	4,040	3,800	106.32%
R&M-Streetlights	961	5,777	5,596	103.23%
Reserve - Roadways	-	-	3,106	0.00%
Total Right of Way	1,328	11,539	15,550	74.21%
TOTAL EXPENDITURES	1,224	11,759	15,884	74.03%
Excess (deficiency) of revenues				
Over (under) expenditures	(1,004)	4,694	-	0.00%
Net change in fund balance	<u>\$ (1,004)</u>	<u>\$ 4,694</u>	<u>\$ -</u>	<u>0.00%</u>
FUND BALANCE, BEGINNING (OCT 1, 2017)		53,866	53,866	
FUND BALANCE, ENDING		<u>\$ 58,560</u>	<u>\$ 53,866</u>	

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending September 30, 2018

ACCOUNT DESCRIPTION	SEP-18 ACTUAL	YEAR TO DATE ACTUAL	ANNUAL ADOPTED BUDGET	YTD ACTUAL AS A % OF ADOPTED BUD
<u>REVENUES</u>				
Interest - Investments	\$ 470	\$ 1,132	\$ 300	377.33%
Special Assmnts- Tax Collector	-	119,005	119,005	100.00%
Special Assmnts- Discounts	-	(4,250)	(4,760)	89.29%
TOTAL REVENUES	470	115,887	114,545	101.17%
<u>EXPENDITURES</u>				
<u>Administration</u>				
Misc-Assessmnt Collection Cost	(749)	1,546	2,380	64.96%
Total Administration	(749)	1,546	2,380	64.96%
<u>Right of Way</u>				
R&M-Streetlights	17,320	103,489	99,900	103.59%
Capital Outlay	16,755	116,297	-	0.00%
Reserve - Roadways	-	2,499	12,265	20.38%
Total Right of Way	34,075	222,285	112,165	198.18%
TOTAL EXPENDITURES	33,326	223,831	114,545	195.41%
Excess (deficiency) of revenues Over (under) expenditures	(32,856)	(107,944)	-	0.00%
Net change in fund balance	<u>\$ (32,856)</u>	<u>\$ (107,944)</u>	<u>\$ -</u>	<u>0.00%</u>
FUND BALANCE, BEGINNING (OCT 1, 2017)		112,304	112,304	
FUND BALANCE, ENDING		<u>\$ 4,360</u>	<u>\$ 112,304</u>	

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending September 30, 2018

ACCOUNT DESCRIPTION	SEP-18 ACTUAL	YEAR TO DATE ACTUAL	ANNUAL ADOPTED BUDGET	YTD ACTUAL AS A % OF ADOPTED BUD
<u>REVENUES</u>				
Interest - Investments	\$ 72	\$ 128	\$ 25	512.00%
Special Assmnts- Tax Collector	-	7,847	7,847	100.00%
Special Assmnts- Discounts	-	(280)	(314)	89.17%
TOTAL REVENUES	72	7,695	7,558	101.81%
<u>EXPENDITURES</u>				
<u>Administration</u>				
Misc-Assessmnt Collection Cost	(49)	102	157	64.97%
Total Administration	(49)	102	157	64.97%
<u>Right of Way</u>				
R&M-Streetlights	838	5,028	4,999	100.58%
Capital Outlay	882	6,121	-	0.00%
Reserve - Roadways	-	-	2,402	0.00%
Total Right of Way	1,720	11,149	7,401	150.64%
TOTAL EXPENDITURES	1,671	11,251	7,558	148.86%
Excess (deficiency) of revenues Over (under) expenditures	(1,599)	(3,556)	-	0.00%
Net change in fund balance	<u>\$ (1,599)</u>	<u>\$ (3,556)</u>	<u>\$ -</u>	<u>0.00%</u>
FUND BALANCE, BEGINNING (OCT 1, 2017)		17,547	17,547	
FUND BALANCE, ENDING		<u>\$ 13,991</u>	<u>\$ 17,547</u>	

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending September 30, 2018

ACCOUNT DESCRIPTION	SEP-18 ACTUAL	YEAR TO DATE ACTUAL	ANNUAL ADOPTED BUDGET	YTD ACTUAL AS A % OF ADOPTED BUD
REVENUES				
Interest - Investments	\$ 610	\$ 882	\$ 150	588.00%
Special Assmnts- Tax Collector	-	26,617	26,617	100.00%
Special Assmnts- Discounts	-	(951)	(1,065)	89.30%
Gate Bar Code/Remotes	98	459	-	0.00%
TOTAL REVENUES	708	27,007	25,702	105.08%
EXPENDITURES				
Administration				
Misc-Assessmnt Collection Cost	(167)	346	532	65.04%
Misc-Credit Card Fees	4	12	25	48.00%
Total Administration	(163)	358	557	64.27%
Right of Way				
Communication - Teleph - Field	-	627	1,150	54.52%
Insurance - General Liability	-	317	349	90.83%
R&M-General	-	-	4,401	0.00%
R&M-Drainage	-	-	3,000	0.00%
R&M-Gate	-	3,198	5,000	63.96%
Misc-Internet Services	106	1,272	1,272	100.00%
Reserve - Roadways	-	-	9,973	0.00%
Total Right of Way	106	5,414	25,145	21.53%
TOTAL EXPENDITURES	(57)	5,772	25,702	22.46%
Excess (deficiency) of revenues Over (under) expenditures	765	21,235	-	0.00%
Net change in fund balance	\$ 765	\$ 21,235	\$ -	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2017)		145,506	145,506	
FUND BALANCE, ENDING		\$ 166,741	\$ 145,506	

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending September 30, 2018

ACCOUNT DESCRIPTION	SEP-18 ACTUAL	YEAR TO DATE ACTUAL	ANNUAL ADOPTED BUDGET	YTD ACTUAL AS A % OF ADOPTED BUD
REVENUES				
Interest - Investments	\$ 35	\$ 380	\$ -	0.00%
Special Assmnts- Tax Collector	-	175,899	175,900	100.00%
Special Assmnts- Discounts	-	(6,281)	(7,036)	89.27%
TOTAL REVENUES	35	169,998	168,864	100.67%
EXPENDITURES				
Administration				
ProfServ-Dissemination Agent	-	1,000	1,000	100.00%
ProfServ-Trustee Fees	-	3,717	3,717	100.00%
Misc-Assessmnt Collection Cost	(1,107)	2,285	3,518	64.95%
Total Administration	(1,107)	7,002	8,235	85.03%
Debt Service				
Principal Debt Retirement	-	105,000	110,000	95.45%
Principal Prepayments	-	30,000	-	0.00%
Interest Expense	-	33,193	33,725	98.42%
Total Debt Service	-	168,193	143,725	117.02%
TOTAL EXPENDITURES	(1,107)	175,195	151,960	115.29%
Excess (deficiency) of revenues Over (under) expenditures	1,142	(5,197)	16,904	0.00%
OTHER FINANCING SOURCES (USES)				
Contribution to (Use of) Fund Balance	-	-	16,904	0.00%
TOTAL FINANCING SOURCES (USES)	-	-	16,904	0.00%
Net change in fund balance	\$ 1,142	\$ (5,197)	\$ 16,904	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2017)		147,285	147,285	
FUND BALANCE, ENDING		\$ 142,088	\$ 164,189	

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending October 31, 2017

ACCOUNT DESCRIPTION	OCT-17 ACTUAL	YEAR TO DATE ACTUAL	ANNUAL ADOPTED BUDGET	YTD ACTUAL AS A % OF ADOPTED BUD
<u>REVENUES</u>				
Interest - Investments	\$ -	\$ -	\$ -	0.00%
TOTAL REVENUES	-	-	-	0.00%
<u>EXPENDITURES</u>				
TOTAL EXPENDITURES	-	-	-	0.00%
Excess (deficiency) of revenues				
Over (under) expenditures	-	-	-	0.00%
Net change in fund balance	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>0.00%</u>
FUND BALANCE, BEGINNING (OCT 1, 2017)		1,281	-	
FUND BALANCE, ENDING		<u>\$ 1,281</u>	<u>\$ -</u>	

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending September 30, 2018

ACCOUNT DESCRIPTION	SEP-18 ACTUAL	YEAR TO DATE ACTUAL	ANNUAL ADOPTED BUDGET	YTD ACTUAL AS A % OF ADOPTED BUD
REVENUES				
Interest - Investments	\$ -	\$ 213	\$ -	0.00%
Special Assmnts- Tax Collector	-	217,000	217,000	100.00%
Special Assmnts- Discounts	-	(7,749)	(8,680)	89.27%
TOTAL REVENUES	-	209,464	208,320	100.55%
EXPENDITURES				
Administration				
ProfServ-Arbitrage Rebate	-	-	200	0.00%
ProfServ-Dissemination Agent	300	300	333	90.09%
ProfServ-Trustee Fees	-	4,337	4,337	100.00%
Misc-Assessmnt Collection Cost	(1,366)	2,819	4,340	64.95%
Total Administration	(1,066)	7,456	9,210	80.96%
Debt Service				
Principal Debt Retirement	-	270,000	270,000	100.00%
Interest Expense	-	10,800	10,800	100.00%
Total Debt Service	-	280,800	280,800	100.00%
TOTAL EXPENDITURES	(1,066)	288,256	290,010	99.40%
Excess (deficiency) of revenues Over (under) expenditures	1,066	(78,792)	(81,690)	96.45%
OTHER FINANCING SOURCES (USES)				
Transfer to General Fund	-	(5,874)	-	0.00%
Contribution to (Use of) Fund Balance	-	-	(81,690)	0.00%
TOTAL FINANCING SOURCES (USES)	-	(5,874)	(81,690)	0.00%
Net change in fund balance	\$ 1,066	\$ (84,666)	\$ (81,690)	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2017)		92,265	92,265	
FUND BALANCE, ENDING		\$ 7,599	\$ 10,575	

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending September 30, 2018

ACCOUNT DESCRIPTION	SEP-18 ACTUAL	YEAR TO DATE ACTUAL	ANNUAL ADOPTED BUDGET	YTD ACTUAL AS A % OF ADOPTED BUD
REVENUES				
Interest - Investments	\$ 39	\$ 557	\$ -	0.00%
Special Assmnts- Tax Collector	-	506,017	506,017	100.00%
Special Assmnts- Discounts	-	(18,070)	(20,241)	89.27%
TOTAL REVENUES	39	488,504	485,776	100.56%
EXPENDITURES				
Administration				
ProfServ-Arbitrage Rebate	-	-	200	0.00%
ProfServ-Dissemination Agent	300	300	333	90.09%
ProfServ-Trustee Fees	-	4,337	4,337	100.00%
Misc-Assessmnt Collection Cost	(3,184)	6,575	10,120	64.97%
Total Administration	(2,884)	11,212	14,990	74.80%
Debt Service				
Principal Debt Retirement	-	415,000	415,000	100.00%
Interest Expense	-	55,463	55,463	100.00%
Total Debt Service	-	470,463	470,463	100.00%
TOTAL EXPENDITURES	(2,884)	481,675	485,453	99.22%
Excess (deficiency) of revenues Over (under) expenditures	2,923	6,829	323	0.00%
OTHER FINANCING SOURCES (USES)				
Contribution to (Use of) Fund Balance	-	-	323	0.00%
TOTAL FINANCING SOURCES (USES)	-	-	323	0.00%
Net change in fund balance	\$ 2,923	\$ 6,829	\$ 323	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2017)		163,275	163,275	
FUND BALANCE, ENDING		\$ 170,104	\$ 163,598	

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending September 30, 2018

ACCOUNT DESCRIPTION	SEP-18 ACTUAL	YEAR TO DATE ACTUAL	ANNUAL ADOPTED BUDGET	YTD ACTUAL AS A % OF ADOPTED BUD
<u>REVENUES</u>				
Interest - Investments	\$ 4,091	\$ 4,961	\$ -	0.00%
TOTAL REVENUES	4,091	4,961	-	0.00%
<u>EXPENDITURES</u>				
TOTAL EXPENDITURES	-	-	-	0.00%
Excess (deficiency) of revenues Over (under) expenditures	4,091	4,961	-	0.00%
Net change in fund balance	<u>\$ 4,091</u>	<u>\$ 4,961</u>	<u>\$ -</u>	<u>0.00%</u>
FUND BALANCE, BEGINNING (OCT 1, 2017)		683,884	-	
FUND BALANCE, ENDING		<u>\$ 688,845</u>	<u>\$ -</u>	

Statement of Revenues, Expenses and Changes in Net Assets
For the Period Ending September 30, 2018

ACCOUNT DESCRIPTION	SEP-18 ACTUAL	YEAR TO DATE ACTUAL	ANNUAL ADOPTED BUDGET	YTD ACTUAL AS A % OF ADOPTED BUD
<u>OPERATING REVENUES</u>				
Interest - Investments	\$ -	\$ -	\$ -	0.00%
TOTAL OPERATING REVENUES	-	-	-	0.00%
<u>OPERATING EXPENSES</u>				
<u>Personnel and Administration</u>				
ProfServ-Legal Services	-	49,001	-	0.00%
Total Personnel and Administration	-	49,001	-	0.00%
TOTAL OPERATING EXPENSES	-	49,001	-	0.00%
Operating income (loss)	-	(49,001)	-	0.00%
Change in net assets	\$ -	\$ (49,001)	\$ -	0.00%
TOTAL NET ASSETS, BEGINNING (OCT 1, 2017)		-	-	
TOTAL NET ASSETS, ENDING		\$ (49,001)	\$ -	

**Westchase
Community Development District**

Supporting Schedules

September 30, 2018

**Non-Ad Valorem Special Assessments
(Hillsborough County Tax Collector - Monthly Collection Distributions)
For the Fiscal Year Ending September 30, 2018**

					ALLOCATION BY FUND					
Date Received	Net Amount Received	Interest/ Discount Amount	Collection Costs	Gross Amount Received	001 General Fund Assessments	002 Harbor Links Fund Assessments	002 Harbor Links Fund Capital Improv.	003 The Enclave Fund Assessments	004 Saville Row Fund Assessments	005 Commercial Road Fund Assessments
Assessments Levied				\$ 4,224,695 100%	\$ 2,701,123 63.94%	\$ 66,483 1.57%	\$ 53,319 1.26%	\$ 18,174 0.43%	\$ 9,166 0.22%	\$ 6,956 0.16%
11/07/17	38,465	1,934	785	41,184	26,332	648	520	177	89	68
11/16/17	374,977	15,943	7,653	398,573	254,834	6,272	5,030	1,715	865	656
11/24/17	864,719	36,766	17,647	919,132	587,661	14,464	11,600	3,954	1,994	1,513
12/11/17	1,953,956	83,079	39,877	2,076,911	1,327,905	32,684	26,212	8,935	4,506	3,420
12/15/17	195,279	7,048	3,985	206,312	131,909	3,247	2,604	888	448	340
01/10/18	214,432	8,119	4,376	226,926	145,089	3,571	2,864	976	492	374
02/08/18	69,489	1,606	1,418	72,514	46,363	1,141	915	312	157	119
03/06/18	33,863	375	691	34,928	22,332	550	441	150	76	58
04/06/18	109,603	-	2,237	111,840	71,506	1,760	1,412	481	243	184
05/08/18	15,525	(378)	317	15,464	9,887	243	195	67	34	25
06/08/18	28,949	(860)	591	28,679	18,336	451	362	123	62	47
06/15/18	93,092	(2,767)	1,900	92,225	58,965	1,451	1,164	397	200	152
TOTAL	3,992,346	150,864	81,476	4,224,687	2,701,118	66,483	53,319	18,174	9,166	6,956
% COLLECTED				100%	100%	100%	100%	100%	100%	100%
TOTAL O/S				8	5	0	0	0	0	0

**Non-Ad Valorem Special Assessments
(Hillsborough County Tax Collector - Monthly Collection Distributions)
For the Fiscal Year Ending September 30, 2016**

ALLOCATION BY FUND									
Date Received	102 The Greens Fund Assessments	103 Stonebridge Fund Assessments	104 West Park Village Fund Assessments	105 West Park Village Fund Assessments	106 Vineyards Fund Assessments	254 DS 2000 Fund Assessments	256 DS 2007-2 Fund Assessments	257 DS 2007-3 Fund Assessments	
Assessmen \$	300,625 7.12%	\$ 16,463 0.39%	\$ 119,005 2.82%	\$ 7,847 0.19%	\$ 26,617 0.63%	\$ 175,900 4.16%	\$ 217,000 5.14%	\$ 506,017 11.98%	
11/07/17	2,931	160	1,160	76	259	1,715	2,115	4,933	
11/16/17	28,362	1,553	11,227	740	2,511	16,595	20,473	47,739	
11/24/17	65,404	3,582	25,891	1,707	5,791	38,269	47,211	110,090	
12/11/17	147,791	8,093	58,504	3,857	13,085	86,474	106,680	248,764	
12/15/17	14,681	804	5,812	383	1,300	8,590	10,597	24,711	
01/10/18	16,148	884	6,392	421	1,430	9,448	11,656	27,180	
02/08/18	5,160	283	2,043	135	457	3,019	3,725	8,685	
03/06/18	2,485	136	984	65	220	1,454	1,794	4,184	
04/06/18	7,958	436	3,150	208	705	4,657	5,745	13,396	
05/08/18	1,100	60	436	29	97	644	794	1,852	
06/08/18	2,041	112	808	53	181	1,194	1,473	3,435	
06/15/18	6,563	359	2,598	171	581	3,840	4,737	11,046	
TOTAL	300,624	16,463	119,005	7,846	26,617	175,899	217,000	506,016	
% COLLECTE	100%	100%	100%	100%	100%	100%	100%	100%	
TOTAL O/I	1	0	0	0	0	0	0	1	

**Cash & Investment Report
September 30, 2018**

<u>ACCOUNT NAME</u>	<u>DATE OPENED</u>	<u>MATURITY</u>	<u>BANK NAME</u>	<u>YIELD</u>	<u>BALANCE</u>
CLEARING FUND					
Public Funds Checking		n/a	CenterState Bank	n/a	264,650
Certificate of Deposit-8199	8-06-17	11/6/2018	CenterState Bank	0.50%	169,490
Certificate of Deposit-9344	1-20-17	1/20/2019	CenterState Bank	0.50%	169,727
			6 months Subtotal		339,217
Certificate of Deposit-5019	5-18-17	5/18/2019	CenterState Bank	1.00%	341,651
Certificate of Deposit-3719	6-19-17	6/19/2019	CenterState Bank	1.00%	342,002
			12 months Subtotal		683,654
Certificate of Deposit-1416	7-20-16	7/20/2020	CenterState Bank	1.25%	310,778
Certificate of Deposit-8473	5-18-16	5/18/2020	CenterState Bank	1.25%	311,983
Certificate of Deposit-1530	6-19-16	6/19/2020	CenterState Bank	1.25%	311,411
			24 months Subtotal		934,173
Certificate of Deposit-3385	5-18-15	5/18/2021	CenterState Bank	2.01%	35,103
Certificate of Deposit-6423	6-19-15	6/19/2021	CenterState Bank	2.01%	35,064
Certificate of Deposit-4544	7-20-15	7/20/2021	CenterState Bank	2.01%	34,954
			36 months Subtotal		105,121
Money Market Account	5-07-12	n/a	CenterState Bank	0.35%	1,517,635
			Subtotal		3,844,449
DEBT SERVICE FUNDS					
Series 2000 Prepayment Account			U.S. Bank	n/a	12,000 (1)
Series 2000 Reserve Account			U.S. Bank	n/a	34,000 (1)
Series 2000 Revenue Account			U.S. Bank	n/a	91,264 (1)
Series 2007-3 Revenue Account			U.S. Bank	n/a	167,753 (1)
			Subtotal		305,018
UNINSURABLE ASSETS					
Certificate of Deposit-4426	5-18-17	5/18/2019	CenterState Bank	1.00%	272,867 (2)
Certificate of Deposit-1338	5-18-16	5/18/2020	CenterState Bank	1.25%	415,978 (2)
			Subtotal		688,845
			Total	\$	4,838,312

(1) U.S. Bank Open Ended Monthly Commercial Paper Manual Sweep

(2) The two former uninsurable accounts are now held in these two Certificates of Deposit.

Westchase CDD

Bank Reconciliation

Bank Account No. 1160 CenterState Bank
Statement No. 09-18
Statement Date 9/30/2018

G/L Balance (LCY)	264,650.23	Statement Balance	290,799.19
G/L Balance	264,650.23	Outstanding Deposits	34.04
Positive Adjustments	0.00		
		Subtotal	290,833.23
Subtotal	264,650.23	Outstanding Checks	26,183.00
Negative Adjustments	0.00	Differences	0.00
Ending G/L Balance	264,650.23	Ending Balance	264,650.23
Difference	0.00		

Posting Date	Document Type	Document No.	Description	Amount	Cleared Amount	Difference
Outstanding Checks						
3/16/2018	Payment	8755	WINDOW DEPOT LLC	4,928.00	0.00	4,928.00
3/16/2018	Payment	8756	WINDOW DEPOT LLC	4,928.00	0.00	4,928.00
3/16/2018	Payment	8757	WINDOW DEPOT LLC	4,926.00	0.00	4,926.00
8/15/2018	Payment	8983	BRIAN M. ROSS	369.40	0.00	369.40
9/25/2018	Payment	DD3194	Payment of Invoice 020534	204.28	0.00	204.28
9/25/2018	Payment	9048	AG OUTSHINES LLC	3,930.29	0.00	3,930.29
9/25/2018	Payment	9049	CARD SERVICES CENTER	3,517.48	0.00	3,517.48
9/25/2018	Payment	9050	MOZART DESIGNS INC	250.00	0.00	250.00
9/28/2018	Payment	DD3195	Payment of Invoice 020549	117.08	0.00	117.08
9/28/2018	Payment	9055	MOZART DESIGNS INC	1,232.50	0.00	1,232.50
9/28/2018	Payment	9056	OLM INC	1,630.00	0.00	1,630.00
9/29/2018	Payment	DD3196	Payment of Invoice 020550	149.97	0.00	149.97
Total Outstanding Checks.....				26,183.00		26,183.00
Outstanding Deposits						
9/28/2018		SQUARE	M. LOCKWOOD/GREENS/GATE REMOTE G/L	34.04	0.00	34.04
Total Outstanding Deposits.....				34.04		34.04



CenterState Bank of Florida
PO Box 9602
Winter Haven FL 33883
Telephone: 855-863-2265
24 Hour Inquiry: 888-292-7005
Internet: www.centerstatebank.com

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WESTCHASE COMMUNITY DEVELOPMENT DISTRICT
210 N UNIVERSITY DR STE 702
CORAL SPRINGS FL 33071-7320

Account Number:
Statement Date: 9/30/18
Checks/Items Enclosed: 42

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SUMMARY OF ALL ACCOUNTS

CHECKING 290,799.19

PUBLIC FUNDS BUS ANALYSIS	WESTCHASE COMMUNITY DEVELOPMENT DISTRICT	Acct
Beginning Balance	9/01/18	524,309.89
Deposits / Misc Credits	11	1,588.04
Withdrawals / Misc Debits	63	235,098.74
** Ending Balance	9/30/18	290,799.19 **
Service Charge		.00
Minimum Balance		290,799
Enclosures		42

DEPOSITS AND OTHER CREDITS

Date	Deposits	Withdrawals	Activity Description
9/07	34.04		Square Inc/180907P2
9/07	33.88		Merchant Capture Deposit
9/10	34.04		Square Inc/180910P2
9/12	72.94		Square Inc/180912P2
9/12	554.65		Merchant Capture Deposit
9/13	67.40		Square Inc/180913P2
9/14	169.47		Square Inc/180914P2
9/17	34.04		Square Inc/180917P2
9/18	240.79		Square Inc/180918P2
9/27	33.62		Square Inc/180927P2



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WESTCHASE COMMUNITY DEVELOPMENT DISTRICT

Account Number:

Statement Date:

9/30/18

DEPOSITS AND OTHER CREDITS

Date	Deposits	Withdrawals	Activity Description
9/28	313.17		Square Inc/180928P2

MISCELLANEOUS DEBITS

Date	Deposits	Withdrawals	Activity Description
9/04		149.97	BRIGHT HOUSE NET/CABLE TV
9/04		143.59	WESTCHASE CDD SEVILLE
9/04		106.00	Sams BRC CC/SAMTELPAY 6046002021607378
9/06		9,524.56	BRIGHT HOUSE NET/CABLE TV
9/06		154.28	WESTCHASE *CDD
9/10		169.79	WESTCHASE COMMUN/payroll
9/11		3,211.59	WESTCHASE COMMUNITY DE
9/14		48.15	BRIGHT HOUSE NET/CABLE TV
9/14		26.47	WESTCHASE *CDD
9/14		23.04	BRIGHT HOUSE NET/CABLE TV
9/14		22.07	WESTCHASE CDD THE *GRE
9/18		180.85	IRS/USATAXPYMT
			WESTCHASE COMMUNITY DE
			TECO/PEOPLE GAS/UTILITYBIL
			WESTCHASE COMMUNITY AS
			TECO/PEOPLE GAS/UTILITYBIL
			WESTCHASE COMMUNITY AS
			TECO/PEOPLE GAS/UTILITYBIL
			WESTCHASE COMMUNITY AS
			STAPLES/PAYMENT
			WESTCHASE CDD



CenterState Bank of Florida
PO Box 9602
Winter Haven FL 33883
Telephone: 855-863-2265
24 Hour Inquiry: 888-292-7005
Internet: www.centerstatebank.com

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WESTCHASE COMMUNITY DEVELOPMENT DISTRICT

Account Number:

Statement Date:

9/30/18

MISCELLANEOUS DEBITS

Date	Deposits	Withdrawals	Activity Description
9/19		82.28	FLA DEPT REVENUE/C01 WESTCHASE COMMU
9/20		17,158.65	TECO/PEOPLE GAS/UTILITYBIL WESTCHASE COMM DEV DIS
9/20		9,743.73	WESTCHASE COMMUN/payroll 9. WESTCHASE COMMUNITY DE
9/24		3,144.02	IRS/USATAXPYMT WESTCHASE COMMUNITY DE
9/25		204.28	BRIGHT HOUSE NET/CABLE TV WESTCHASE *CDD
9/25		117.08	BRIGHT HOUSE NET/CABLE TV WESTCHASE CDD HARBOR *
9/25		117.08	BRIGHT HOUSE NET/CABLE TV WESTCHASE CDD HARBOR *
9/28		1,081.97	HC-WATER/INTERNET 043000091921870 WESTCHASE COMMUNITY DE
9/28		204.28	BRIGHT HOUSE NET/CABLE TV *WESTCHASE

CHECKS

* indicates skip in check numbers

Date	Check No.	Amount	Date	Check No.	Amount	Date	Check No.	Amount
9/04	9009	1,113.00	9/11	9018	835.74	9/18	9027	275.00
9/05	9010	3,231.39	9/18	9019	9,833.33	9/19	9028	3,913.50
9/05	9011	596.00	9/18	9020	4,421.17	9/19	9029	75.00
9/05	9012	1,000.00	9/19	9021	17,637.20	9/24	9030	29.00
9/04	9013	3,717.38	9/19	9022	1,306.50	9/18	9031	1,200.00
9/07	9014	315.00	9/20	9023	64,424.67	9/19	9032	45.16
9/06	9015	1,630.00	9/18	9024	2,500.00	9/17	9033	22,149.36
9/10	9016	3,702.28	9/18	9025	127.17	9/20	9034	875.50
9/11	9017	498.69	9/19	9026	1,963.25	9/19	9035	1,656.75



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WESTCHASE COMMUNITY DEVELOPMENT DISTRICT

Account Number:
Statement Date: 9/30/18

CHECKS								
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Date	Check No.	Amount	Date	Check No.	Amount	Date	Check No.	Amount
9/18	9036	500.00	9/21	9041	166.23	9/27	9046	196.02
9/24	9037	420.00	9/28	9042	1,750.00	9/27	9047	835.74
9/20	9038	480.00	9/25	9043	68.00	9/28	9051*	10.29
9/18	9039	6,651.16	9/27	9044	120.00	9/28	9052	16,476.98
9/17	9040	1,000.00	9/25	9045	11,510.72	9/18	91418*	227.83

DAILY BALANCE SUMMARY					
Date	Balance	Date	Balance	Date	Balance
9/04	519,079.95	9/12	494,940.18	9/20	326,904.09
9/05	514,252.56	9/13	495,007.58	9/21	326,737.86
9/06	502,943.72	9/14	495,057.32	9/24	323,144.84
9/07	502,696.64	9/17	471,942.00	9/25	311,127.68
9/10	498,858.61	9/18	446,266.28	9/27	310,009.54
9/11	494,312.59	9/19	419,586.64	9/28	290,799.19

WESTCHASE

Community Development District

Payment Register by Bank Account

For the Period from 9/1/2018 to 9/30/2018

(Sorted by Check / ACH No.)

Pymt Type	Check / ACH No.	Date	Payee Type	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
CENTERSTATE BANK - GF - (ACCT# XXXXX1160)									
Check	9016	09/04/18	Vendor	FLORIDA MUNICIPAL INS. TRUST	H0754-090118	SEPT 2018 HEALTH INSURANCE	Payroll-Benefits	001-512010-53901	\$3,702.28
Check	9017	09/07/18	Employee	DANIEL R. HEFFRON	PAYROLL	September 07, 2018 Payroll Posting			\$498.69
Check	9018	09/07/18	Vendor	FIRST CLEARING LLC	090718	ACCT# 6534-2106 P/D 9/7/18	Deferred Compensation-Current	235000	\$835.74
Check	9019	09/12/18	Vendor	A & B AQUATICS	2018969	SEPT AQUATIC MAINT/POND CLNG	Borrow Pit addendum to contract	001-534021-53801	\$9,833.33
Check	9020	09/12/18	Vendor	AG OUTSHINES LLC	000388	WPV/HAYFIELD PK PRSR WASH	R&M-General	001-546001-53901	\$1,280.50
Check	9020	09/12/18	Vendor	AG OUTSHINES LLC	000397	Greens Pressure Washing	R&M-Walls and Signage	001-546106-53901	\$3,140.67
Check	9021	09/12/18	Vendor	ARETE INDUSTRIES	CS/2018/4324	2ND INSTLLMNT/INSTALL 40 POSTS	Capital Outlay	104-564043-53901	\$16,755.34
Check	9021	09/12/18	Vendor	ARETE INDUSTRIES	CS/2018/4324	2ND INSTLLMNT/INSTALL 40 POSTS	Capital Outlay	105-564043-53901	\$881.86
Check	9022	09/12/18	Vendor	AVENTURA NURSERY	37007	WASHINGTONIA @12016 WADSWORTH	R&M-Grounds	001-546037-53901	\$690.00
Check	9022	09/12/18	Vendor	AVENTURA NURSERY	37016	SABAL/DAHOON HOLLY/IXORA/CROTO	R&M-Grounds	001-546037-53901	\$616.50
Check	9023	09/12/18	Vendor	DAVEY TREE EXPERT CO	912992983	ANNUALS/AUG IRR REPRS	Contracts-Plant Replacement	001-534075-53901	\$17,653.00
Check	9023	09/12/18	Vendor	DAVEY TREE EXPERT CO	912992983	ANNUALS/AUG IRR REPRS	R&M-Irrigation	001-546041-53901	\$2,971.00
Check	9023	09/12/18	Vendor	DAVEY TREE EXPERT CO	912997504	SEPT 2018 LANDSCAPE MAINT	Contracts-Landscape	001-534050-53901	\$43,800.67
Check	9024	09/12/18	Vendor	DAVID L. YATES	256-18	NO CLIMB FENCE-LABOR&FINAL	R&M-General	001-546001-53901	\$2,500.00
Check	9025	09/12/18	Vendor	DELBROCCO, INC.	INV-7444	TRUCK GRAPHICS/INSTALLED	R&M-General	001-546001-53901	\$127.17
Check	9026	09/12/18	Vendor	HILLSBOROUGH CTY SHERIFFS	33440	AUGUST PATROL SERVICES	Contracts-Police	001-534031-53901	\$1,963.25
Check	9027	09/12/18	Vendor	INSECT I. Q. INC	12442	WPV CLOCK TOWER-RMV YJ NEST	R&M-Grounds	001-546037-53901	\$275.00
Check	9028	09/12/18	Vendor	MARK LANE TONNY	588265	LINEBAUGH BRICK COLUMN RPR	R&M-General	001-546001-53901	\$500.00
Check	9028	09/12/18	Vendor	MARK LANE TONNY	588264	GLENFIELD WALL/COLMN RPR-FINAL	R&M-General	001-546001-53901	\$3,413.50
Check	9029	09/12/18	Vendor	MOZART DESIGNS INC	18-3486	GREENS BARCODE SCANNER	R&M-Gate	102-546034-53901	\$75.00
Check	9030	09/12/18	Vendor	NETWORK FACTOR INC	109595	SEPT OFFICE PHONE LINE	Communication - Teleph - Field	001-541005-53901	\$29.00
Check	9031	09/12/18	Vendor	QUALITY BRICK PAVERS, INC.	323306	PING PONG TABLE PAVERS	PARK RENOVATION	001-546084-53901	\$1,200.00
Check	9032	09/12/18	Vendor	QUALITY POWER	413229	HOSE/SProCKET	R&M-General	001-546001-53901	\$45.16
Check	9033	09/12/18	Vendor	REP SERVICES INC	14588.03.01	WPV/24x32 HIP, 4 Concrete Ftgs	Impr - Park	001-563004-57208	\$21,500.00
Check	9033	09/12/18	Vendor	REP SERVICES INC	15205.04.01	4 BENCHES INSTALL/PARK	R&M-General	001-546001-57208	\$649.36
Check	9034	09/12/18	Vendor	RICHARD LEE REPORTING	6420	8/7/18 MTG RECORDED	ProfServ-Recording Secretary	001-531036-51301	\$875.50
Check	9035	09/12/18	Vendor	SITE ONE LANDSCAPE SUPPLY	87799742	7 CONTROLLERS	R&M-Irrigation	001-546041-53901	\$690.56
Check	9035	09/12/18	Vendor	SITE ONE LANDSCAPE SUPPLY	87799742	7 CONTROLLERS	DISCOUNT	001-546041-53901	(\$13.81)
Check	9035	09/12/18	Vendor	SITE ONE LANDSCAPE SUPPLY	87799786	QTY 50/BOX OVERLAP LIDS	R&M-Irrigation	001-546041-53901	\$1,000.00
Check	9035	09/12/18	Vendor	SITE ONE LANDSCAPE SUPPLY	87799786	QTY 50/BOX OVERLAP LIDS	DISCOUNT	001-546041-53901	(\$20.00)
Check	9036	09/12/18	Vendor	TRIANGLE POOL SERVICE	9258	AUG 2018 FOUNTAIN MAINT	Contracts-Fountain	001-534023-53801	\$500.00
Check	9037	09/12/18	Vendor	ZEIGLER CLEANING INC	1864	JULY 2018 CLEANING SRVC	Cleaning Services	001-551008-53901	\$140.00
Check	9037	09/12/18	Vendor	ZEIGLER CLEANING INC	1860	JUNE 2018 CLEANING SRVC	Cleaning Services	001-551008-53901	\$140.00
Check	9037	09/12/18	Vendor	ZEIGLER CLEANING INC	1868	AUG 2018 CLEANING SRVC	Cleaning Services	001-551008-53901	\$140.00
Check	9038	09/14/18	Vendor	BAKER COMMERCIAL LANDSCAPING	420356	SEP LANDSCAPE/IRRIG/FERT MAINT	Contracts-Other Landscape	001-534135-53901	\$480.00
Check	9039	09/14/18	Vendor	ERIN McCORMICK LAW PA	10253	8/9-9/7/18 GEN COUNSEL	ProfServ-Legal Services	001-531023-51401	\$4,305.16
Check	9039	09/14/18	Vendor	ERIN McCORMICK LAW PA	10254	GOLF COURSE 8/15-9/07/18	ProfServ-Legal Services	401-531023-51401	\$2,346.00
Check	9040	09/14/18	Vendor	REP SERVICES INC	15205.05.01	8 BENCH FOOTING HOLES	R&M-General	001-546001-57208	\$1,000.00
Check	9041	09/21/18	Employee	DANIEL R. HEFFRON	PAYROLL	September 21, 2018 Payroll Posting			\$166.23
Check	9042	09/19/18	Vendor	GRIFF'S MULCH SERVICE	18002	50 YDS MULCH FIREHOUSE TRL	R&M-Grounds	001-546037-53901	\$1,750.00
Check	9043	09/19/18	Vendor	HUGHES EXTERMINATORS INC	31889456	8/30/18 OFFICE PEST CONTROL	Contracts-Pest Control	001-534125-53901	\$48.00

WESTCHASE

Community Development District

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For the Period from 9/1/2018 to 9/30/2018

(Sorted by Check / ACH No.)

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Check	9043	09/19/18	Vendor	HUGHES EXTERMINATORS INC	31944121/22	8/30/18 PEST CONTROL GH	Contracts-Pest Control	102-534125-53901	\$20.00
Check	9044	09/19/18	Vendor	MOZART DESIGNS INC	18-3510	GREENS GATE OP ARM REPRD	R&M-Gate	102-546034-53901	\$120.00
Check	9045	09/19/18	Vendor	SECURITAS SECURITY	E4154175	AUGUST SECURITY-THE GREENS	Contracts-Security Services	102-534037-53901	\$11,510.72
Check	9046	09/19/18	Vendor	SPRINT	589796416-198	8/7-9/6/18 FIELD PHONES	Communication - Teleph - Field	001-541005-53901	\$196.02
Check	9047	09/21/18	Vendor	FIRST CLEARING LLC	092118	6534-2106 P/D 9/21/18	Deferred Compensation-Current	235000	\$835.74
Check	9048	09/25/18	Vendor	AG OUTSHINES LLC	000398	Greens Sdwalks/NW and SW walls	R&M-Walls and Signage	001-546106-53901	\$3,930.29
Check	9049	09/25/18	Vendor	CARD SERVICES CENTER	090918-0566	08/21/18-09/06/18 CR CARD PURC	1.BALSAM HILL-6 WREATHS	001-549027-53901	\$1,614.60
Check	9049	09/25/18	Vendor	CARD SERVICES CENTER	090918-0566	08/21/18-09/06/18 CR CARD PURC	2.COMPLIANCE SIGNS	001-546085-53901	\$467.50
Check	9049	09/25/18	Vendor	CARD SERVICES CENTER	090918-0566	08/21/18-09/06/18 CR CARD PURC	3.WWW1AND1.COM	001-551002-53901	\$9.99
Check	9049	09/25/18	Vendor	CARD SERVICES CENTER	090918-0566	08/21/18-09/06/18 CR CARD PURC	4.SHELL OIL	001-540004-53901	\$55.89
Check	9049	09/25/18	Vendor	CARD SERVICES CENTER	090918-0566	08/21/18-09/06/18 CR CARD PURC	5.LASERESQUE	002-546106-53901	\$70.00
Check	9049	09/25/18	Vendor	CARD SERVICES CENTER	090918-0566	08/21/18-09/06/18 CR CARD PURC	6.LASERESQUE	002-546106-53901	\$700.00
Check	9049	09/25/18	Vendor	CARD SERVICES CENTER	090918-0566	08/21/18-09/06/18 CR CARD PURC	7.7-ELEVEN F-250	001-540004-53901	\$60.00
Check	9049	09/25/18	Vendor	CARD SERVICES CENTER	090918-0566	08/21/18-09/06/18 CR CARD PURC	8.WAWA-TOOLS	001-552001-53901	\$15.25
Check	9049	09/25/18	Vendor	CARD SERVICES CENTER	090918-0566	08/21/18-09/06/18 CR CARD PURC	9.VETERANS FORD-TIRE RPR	001-546022-53901	\$46.45
Check	9049	09/25/18	Vendor	CARD SERVICES CENTER	090918-0566	08/21/18-09/06/18 CR CARD PURC	10.RACETRAC-F-250	001-540004-53901	\$55.00
Check	9049	09/25/18	Vendor	CARD SERVICES CENTER	090918-0566	08/21/18-09/06/18 CR CARD PURC	11.VETERANS FORD	001-546022-53901	\$237.95
Check	9049	09/25/18	Vendor	CARD SERVICES CENTER	090918-0566	08/21/18-09/06/18 CR CARD PURC	12.RACETRAC F-250	001-540004-53901	\$59.59
Check	9049	09/25/18	Vendor	CARD SERVICES CENTER	090918-0566	08/21/18-09/06/18 CR CARD PURC	13.7-ELEVEN F-250	001-540004-53901	\$80.00
Check	9049	09/25/18	Vendor	CARD SERVICES CENTER	090918-0566	08/21/18-09/06/18 CR CARD PURC	14.RACETRAC-TOOLS	001-552001-53901	\$17.25
Check	9049	09/25/18	Vendor	CARD SERVICES CENTER	090918-0566	08/21/18-09/06/18 CR CARD PURC	15.QUICK MART-TRACTOR	001-540004-53901	\$5.00
Check	9049	09/25/18	Vendor	CARD SERVICES CENTER	090918-0566	08/21/18-09/06/18 CR CARD PURC	16.EXXONMOBILE-TRACTOR	001-540004-53901	\$23.01
Check	9050	09/25/18	Vendor	MOZART DESIGNS INC	18-3519	STNBRIDGE GATE:LOOP DETECTOR	R&M-Gate	103-546034-53901	\$250.00
Check	9051	09/26/18	Vendor	WESTCHASE CDD	092518-SER 2000	TFR SER 2000 FY18 DS ASSMNTS	Due To Other Funds	131000	\$10.29
Check	9052	09/26/18	Vendor	WESTCHASE CDD	092518-SER 2007-3	TFR SER 2007-3 FY18 DS ASSMNTS	Due To Other Funds	131000	\$16,476.98
Check	9053	09/28/18	Vendor	MOZART DESIGNS INC		***Voided Voided****			\$0.00
Check	9054	09/28/18	Vendor	OLM INC		***Voided Voided****			\$0.00
Check	9055	09/28/18	Vendor	MOZART DESIGNS INC	18-3524	HARBOR LINKS/CELLULAR INSTL	R&M-Gate	002-546034-53901	\$997.50
Check	9055	09/28/18	Vendor	MOZART DESIGNS INC	18-3525	GREENS GATE PHONE LINE RPR	R&M-Gate	102-546034-53901	\$235.00
Check	9056	09/28/18	Vendor	OLM INC	33693	9/20/18 LANDSCAPE INSPECTION	Contracts-Other Services	001-534033-53901	\$1,630.00
ACH	DD3151	09/02/18	Vendor	BRIGHT HOUSE NETWORKS LLC-ACH	045714001081318 ACH	8/18-9/17/18 OFFICE INTERNET	Communication - Teleph - Field	001-541005-53901	\$154.28
ACH	DD3152	09/02/18	Vendor	BRIGHT HOUSE NETWORKS LLC-ACH	072027101081218 ACH	8/17-9/16/18 VINEYARDS GATE	Misc-Internet Services	106-549031-53901	\$106.00
ACH	DD3153	09/06/18	Vendor	BRIGHT HOUSE NETWORKS LLC-ACH	065055401081718 ACH	8/22/18-9/21/18 GREENS GATE	Communication - Teleph - Field	102-541005-53901	\$169.79
ACH	DD3156	09/06/18	Vendor	BOCC - ACH WATER	081618-0000 ACH	7/11/18-08/12/18 WATER/SEWER	R&M-General	102-546001-53901	\$55.25
ACH	DD3156	09/06/18	Vendor	BOCC - ACH WATER	081618-0000 ACH	7/11/18-08/12/18 WATER/SEWER	Utility - General	001-543001-53901	\$555.18
ACH	DD3156	09/06/18	Vendor	BOCC - ACH WATER	081618-0000 ACH	7/11/18-08/12/18 WATER/SEWER	Utility - Reclaimed Water	001-543028-53901	\$516.08
ACH	DD3157	09/06/18	Vendor	TAMPA ELECTRIC - ACH	082318-ACH	TECO 7/20-8/17/18 ACH 9.13.18	Utility - General	001-543001-53901	\$119.73
ACH	DD3158	09/06/18	Employee	KRISTIAN GUNDERSEN	PAYROLL	September 06, 2018 Payroll Posting			\$747.55
ACH	DD3159	09/06/18	Employee	PATRICK J. MCLANE	PAYROLL	September 06, 2018 Payroll Posting			\$670.29
ACH	DD3160	09/06/18	Employee	KRISTOPHER D. KATZER	PAYROLL	September 06, 2018 Payroll Posting			\$141.23
ACH	DD3161	09/06/18	Employee	DOUGLAS R. MAYS	PAYROLL	September 06, 2018 Payroll Posting			\$2,184.99
ACH	DD3162	09/06/18	Employee	SONJA WHYTE	PAYROLL	September 06, 2018 Payroll Posting			\$1,369.15
ACH	DD3163	09/06/18	Employee	LIVAN SOTO VIEGO	PAYROLL	September 06, 2018 Payroll Posting			\$1,255.82

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ACH	DD3164	09/06/18	Employee	CRISTIAN A. GUABA	PAYROLL	September 06, 2018 Payroll Posting			\$1,115.87
ACH	DD3165	09/06/18	Employee	ROBERT M. DEMAR	PAYROLL	September 06, 2018 Payroll Posting			\$326.65
ACH	DD3166	09/06/18	Employee	CHAD E. FRISCO	PAYROLL	September 06, 2018 Payroll Posting			\$138.52
ACH	DD3167	09/06/18	Employee	RICKY E. BROCK, JR	PAYROLL	September 06, 2018 Payroll Posting			\$312.46
ACH	DD3168	09/06/18	Employee	KATHERINE A. LAMB	PAYROLL	September 06, 2018 Payroll Posting			\$326.65
ACH	DD3169	09/06/18	Employee	RYAN I. BRONSON	PAYROLL	September 06, 2018 Payroll Posting			\$602.92
ACH	DD3170	09/06/18	Employee	JASON C. BECKMAN	PAYROLL	September 06, 2018 Payroll Posting			\$332.46
ACH	DD3174	09/20/18	Employee	KRISTIAN GUNDERSEN	PAYROLL	September 20, 2018 Payroll Posting			\$458.29
ACH	DD3175	09/20/18	Employee	PATRICK J. MCLANE	PAYROLL	September 20, 2018 Payroll Posting			\$504.53
ACH	DD3176	09/20/18	Employee	KRISTOPHER D. KATZER	PAYROLL	September 20, 2018 Payroll Posting			\$174.48
ACH	DD3177	09/20/18	Employee	DOUGLAS R. MAYS	PAYROLL	September 20, 2018 Payroll Posting			\$2,184.99
ACH	DD3178	09/20/18	Employee	SONJA WHYTE	PAYROLL	September 20, 2018 Payroll Posting			\$1,369.15
ACH	DD3179	09/20/18	Employee	LIVAN SOTO VIEGO	PAYROLL	September 20, 2018 Payroll Posting			\$1,255.82
ACH	DD3180	09/20/18	Employee	DANIEL P. HAWKINS	PAYROLL	September 20, 2018 Payroll Posting			\$578.81
ACH	DD3181	09/20/18	Employee	CRISTIAN A. GUABA	PAYROLL	September 20, 2018 Payroll Posting			\$1,115.87
ACH	DD3182	09/20/18	Employee	ROBERT M. DEMAR	PAYROLL	September 20, 2018 Payroll Posting			\$326.65
ACH	DD3183	09/20/18	Employee	CHAD E. FRISCO	PAYROLL	September 20, 2018 Payroll Posting			\$332.46
ACH	DD3184	09/20/18	Employee	RICKY E. BROCK, JR	PAYROLL	September 20, 2018 Payroll Posting			\$633.30
ACH	DD3185	09/20/18	Employee	KATHERINE A. LAMB	PAYROLL	September 20, 2018 Payroll Posting			\$166.23
ACH	DD3186	09/20/18	Employee	RYAN I. BRONSON	PAYROLL	September 20, 2018 Payroll Posting			\$310.69
ACH	DD3187	09/20/18	Employee	JASON C. BECKMAN	PAYROLL	September 20, 2018 Payroll Posting			\$332.46
ACH	DD3188	09/17/18	Vendor	STAPLES CREDIT PLAN	083018-4315	STAPLES: 8/16 PURCH/PAPER	Office Supplies	001-551002-53901	\$180.85
ACH	DD3189	09/14/18	Vendor	LOWE'S	090218-0961 ACH	LOWES: 8/16-8/28/18 Purchs	R&M-General	001-546001-53901	\$227.83
ACH	DD3190	09/22/18	Vendor	BRIGHT HOUSE NETWORKS LLC-ACH	070237701090118-ACH	9/7-10/6/18 BAYBRIDGE INTERNET	Misc-Internet Services	001-549031-57208	\$204.28
ACH	DD3191	09/22/18	Vendor	BRIGHT HOUSE NETWORKS LLC-ACH	045720801090118 ACH	9/7-10/6/18 RADCLIFF GATE	Communication - Teleph - Field	002-541005-53901	\$117.08
ACH	DD3192	09/22/18	Vendor	BRIGHT HOUSE NETWORKS LLC-ACH	045720701090118 ACH	9/7-10/6/18 PEABODY GATE	Communication - Teleph - Field	002-541005-53901	\$117.08
ACH	DD3193	09/27/18	Vendor	BRIGHT HOUSE NETWORKS LLC-ACH	070300101090518 ACH	9/12-10/11/18 WPV INTERNET	Misc-Internet Services	001-549031-57208	\$204.28
ACH	DD3194	09/25/18	Vendor	BRIGHT HOUSE NETWORKS LLC-ACH	070300001090318 ACH	9/10-10/9/18 GLENCLIFF INTERNE	Misc-Internet Services	001-549031-57208	\$204.28
ACH	DD3195	09/28/18	Vendor	BRIGHT HOUSE NETWORKS LLC-ACH	064930101090618 ACH	9/13-10/12/18 STONEBRIDGE GATE	Communication - Teleph - Field	103-541005-53901	\$117.08
ACH	DD3196	09/29/18	Vendor	BRIGHT HOUSE NETWORKS LLC-ACH	058544801090718 ACH	9/14-10/13/18 SAVILLE GATE	Communication - Teleph - Field	004-541005-53901	\$149.97
Account Total									\$210,682.01

Total Amount Paid	\$210,682.01
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Third Order of Business



Grau & Associates

CERTIFIED PUBLIC ACCOUNTANTS

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 Boca Raton, Florida 33431
 (561) 994-9299 • (800) 299-4728
 Fax (561) 994-5823
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October 8, 2018

To Board of Supervisors
 Westchase Community Development District
 210 N. University Drive, Suite 702
 Coral Springs, FL 33071

We are pleased to confirm our understanding of the services we are to provide Westchase Community Development District, Hillsborough County, Florida ("the District") for the fiscal years ended September 30, 2018, 2019, and 2020. We will audit the financial statements of the governmental activities and each major fund, including the related notes to the financial statements, which collectively comprise the basic financial statements of Westchase Community Development District as of and for the fiscal years ended September 30, 2018, 2019, and 2020. In addition, we will examine the District's compliance with the requirements of Section 218.415 Florida Statutes. This letter serves to renew our agreement and establish the terms and fee for the 2018 audit.

Accounting standards generally accepted in the United States of America provide for certain required supplementary information (RSI), such as management's discussion and analysis (MD&A), to supplement the District's basic financial statements. Such information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. As part of our engagement, we will apply certain limited procedures to the District's RSI in accordance with auditing standards generally accepted in the United States of America. These limited procedures will consist of inquiries of management regarding the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We will not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

The following RSI is required by generally accepted accounting principles and will be subjected to certain limited procedures, but will not be audited:

- 1) Management's Discussion and Analysis.
- 2) Budgetary comparison schedule

Audit Objectives

The objective of our audit is the expression of opinions as to whether your financial statements are fairly presented, in all material respects, in conformity with U.S. generally accepted accounting principles and to report on the fairness of the supplementary information referred to in the second paragraph when considered in relation to the financial statements as a whole. Our audit will be conducted in accordance with auditing standards generally accepted in the United States of America and the standards for financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States, and will include tests of the accounting records of the District and other procedures we consider necessary to enable us to express such opinions. We will issue a written report upon completion of our audit of the District's financial statements. We cannot provide assurance that an unmodified opinion will be expressed. Circumstances may arise in which it is necessary for us to modify our opinion or add emphasis-of-matter or other-matter paragraphs. If our opinion on the financial statements is other than unmodified, we will discuss the reasons with you in advance. If, for any reason, we are unable to complete the audit or are unable to form or have not formed an opinion, we may decline to express an opinion or issue a report, or may withdraw from this engagement.

We will also provide a report (that does not include an opinion) on internal control related to the financial statements and compliance with the provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a material effect on the financial statements as required by *Government Auditing Standards*. The report on internal control and on compliance and other matters will include a paragraph that states (1) that the purpose of the report is solely to describe the scope of testing of internal control and compliance, and the results of that testing, and not to provide an opinion on the effectiveness of the District's internal control on compliance, and (2) that the report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the District's internal control and compliance. The paragraph will also state that the report is not suitable for any other purpose. If during our audit we become aware that the District is subject to an audit requirement that is not encompassed in the terms of this engagement, we will communicate to management and those charged with governance that an audit in accordance with U.S. generally accepted auditing standards and the standards for financial audits contained in *Government Auditing Standards* may not satisfy the relevant legal, regulatory, or contractual requirements.

Examination Objective

The objective of our examination is the expression of an opinion as to whether the District is in compliance with Florida Statute 218.415 in accordance with Rule 10.556(10) of the Auditor General of the State of Florida. Our examination will be conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants and will include tests of your records and other procedures we consider necessary to enable us to express such an opinion. We will issue a written report upon completion of our examination of the District's compliance. The report will include a statement that the report is intended solely for the information and use of management, those charged with governance, and the Florida Auditor General, and is not intended to be and should not be used by anyone other than these specified parties. We cannot provide assurance that an unmodified opinion will be expressed. Circumstances may arise in which it is necessary for us to modify our opinion or add emphasis-of-matter or other-matter paragraphs. If our opinion on the District's compliance is other than unmodified, we will discuss the reasons with you in advance. If, for any reason, we are unable to complete the examination or are unable to form or have not formed an opinion, we may decline to express an opinion or issue a report, or may withdraw from this engagement.

Other Services

We will assist in preparing the financial statements and related notes of the District in conformity with U.S. generally accepted accounting principles based on information provided by you. These nonaudit services do not constitute an audit under *Government Auditing Standards* and such services will not be conducted in accordance with *Government Auditing Standards*. The other services are limited to the financial statement services previously defined. We, in our sole professional judgment, reserve the right to refuse to perform any procedure or take any action that could be construed as assuming management responsibilities.

Management Responsibilities

Management is responsible for compliance with Florida Statute 218.415 and will provide us with the information required for the examination. The accuracy and completeness of such information is also management's responsibility. You agree to assume all management responsibilities relating to the financial statements and related notes and any other nonaudit services we provide. You will be required to acknowledge in the management representation letter our assistance with preparation of the financial statements and related notes and that you have reviewed and approved the financial statements and related notes prior to their issuance and have accepted responsibility for them. In addition, you will be required to make certain representations regarding compliance with Florida Statute 218.415 in the management representation letter. Further, you agree to oversee the nonaudit services by designating an individual, preferably from senior management, who possesses suitable skill, knowledge, or experience; evaluate the adequacy and results of those services; and accept responsibility for them.

Management is responsible for designing, implementing and maintaining effective internal controls, including evaluating and monitoring ongoing activities, to help ensure that appropriate goals and objectives are met; following laws and regulations; and ensuring that management and financial information is reliable and properly reported. Management is also responsible for implementing systems designed to achieve compliance with applicable laws, regulations, contracts, and grant agreements. You are also responsible for the selection and application of accounting principles, for the preparation and fair presentation of the financial statements and all accompanying information in conformity with U.S. generally accepted accounting principles, and for compliance with applicable laws and regulations and the provisions of contracts and grant agreements.

Management is also responsible for making all financial records and related information available to us and for the accuracy and completeness of that information. You are also responsible for providing us with (1) access to all information of which you are aware that is relevant to the preparation and fair presentation of the financial statements, (2) additional information that we may request for the purpose of the audit, and (3) unrestricted access to persons within the government from whom we determine it necessary to obtain audit evidence.

Your responsibilities include adjusting the financial statements to correct material misstatements and for confirming to us in the written representation letter that the effects of any uncorrected misstatements aggregated by us during the current engagement and pertaining to the latest period presented are immaterial, both individually and in the aggregate, to the financial statements taken as a whole.

You are responsible for the design and implementation of programs and controls to prevent and detect fraud, and for informing us about all known or suspected fraud affecting the government involving (1) management, (2) employees who have significant roles in internal control, and (3) others where the fraud could have a material effect on the financial statements. Your responsibilities include informing us of your knowledge of any allegations of fraud or suspected fraud affecting the government received in communications from employees, former employees, grantors, regulators, or others. In addition, you are responsible for identifying and ensuring that the government complies with applicable laws, regulations, contracts, agreements, and grants and for taking timely and appropriate steps to remedy fraud and noncompliance with provisions of laws, regulations, contracts or grant agreements, or abuse that we report.

Management is responsible for establishing and maintaining a process for tracking the status of audit findings and recommendations. Management is also responsible for identifying and providing report copies of previous financial audits, attestation engagements, performance audits or other studies related to the objectives discussed in the Audit Objectives

section of this letter. This responsibility includes relaying to us corrective actions taken to address significant findings and recommendations resulting from those audits, attestation engagements, performance audits, or other studies. You are also responsible for providing management's views on our current findings, conclusions, and recommendations, as well as your planned corrective actions, for the report, and for the timing and format for providing that information.

With regard to including the auditor's report in an exempt offering document, you agree that the aforementioned auditor's report will not be included in any such offering document without our prior permission or consent. Any agreement to perform work in connection with an exempt offering document, including an agreement to provide permission or consent, will be a separate engagement.

With regard to the electronic dissemination of audited financial statements, including financial statements published electronically on your website, you understand that electronic sites are a means to distribute information and, therefore, we are not required to read the information contained in these sites or to consider the consistency of other information in the electronic site with the original document.

Audit Procedures—General

An audit includes examining, on a test basis, evidence supporting the amounts and disclosures in the financial statements; therefore, our audit will involve judgment about the number of transactions to be examined and the areas to be tested. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements. We will plan and perform the audit to obtain reasonable rather than absolute assurance about whether the financial statements are free of material misstatement, whether from (1) errors, (2) fraudulent financial reporting, (3) misappropriation of assets, or (4) violations of laws or governmental regulations that are attributable to the government or to acts by management or employees acting on behalf of the government. Because the determination of abuse is subjective, *Government Auditing Standards* do not expect auditors to provide reasonable assurance of detecting abuse.

Because of the inherent limitations of an audit, combined with the inherent limitations of internal control, and because we will not perform a detailed examination of all transactions, there is a risk that material misstatements may exist and not be detected by us, even though the audit is properly planned and performed in accordance with U.S. generally accepted auditing standards and *Government Auditing Standards*. In addition, an audit is not designed to detect immaterial misstatements or violations of laws or governmental regulations that do not have a direct and material effect on the financial statements. Our responsibility as auditors is limited to the period covered by our audit and does not extend to later periods for which we are not engaged as auditors.

Our procedures will include tests of documentary evidence supporting the transactions recorded in the accounts, and may include tests of the physical existence of inventories, and direct confirmation of receivables and certain other assets and liabilities by correspondence with selected individuals, funding sources, creditors, and financial institutions. We will request written representations from your attorneys as part of the engagement, and they may bill you for responding to this inquiry. At the conclusion of our audit, we will require certain written representations from you about your responsibilities for the financial statements; compliance with laws, regulations, contracts, and grant agreements; and other responsibilities required by generally accepted auditing standards.

Audit Procedures—Internal Control

Our audit will include obtaining an understanding of the government and its environment, including internal control, sufficient to assess the risks of material misstatement of the financial statements and to design the nature, timing, and extent of further audit procedures. Tests of controls may be performed to test the effectiveness of certain controls that we consider relevant to preventing and detecting errors and fraud that are material to the financial statements and to preventing and detecting misstatements resulting from illegal acts and other noncompliance matters that have a direct and material effect on the financial statements. Our tests, if performed, will be less in scope than would be necessary to render an opinion on internal control and, accordingly, no opinion will be expressed in our report on internal control issued pursuant to *Government Auditing Standards*.

An audit is not designed to provide assurance on internal control or to identify significant deficiencies or material weaknesses. However, during the audit, we will communicate to management and those charged with governance internal control related matters that are required to be communicated under AICPA professional standards and *Government Auditing Standards*.

Audit Procedures—Compliance

As part of obtaining reasonable assurance about whether the financial statements are free of material misstatement, we will perform tests of the District's compliance with the provisions of applicable laws, regulations, contracts, agreements, and grants. However, the objective of our audit will not be to provide an opinion on overall compliance and we will not express such an opinion in our report on compliance issued pursuant to *Government Auditing Standards*.

Engagement Administration, Fees, and Other

We understand that your employees will prepare all confirmations we request and will locate any documents selected by us for testing.

The audit documentation for this engagement is the property of Grau & Associates and constitutes confidential information. However, subject to applicable laws and regulations, audit documentation and appropriate individuals will be made available upon request and in a timely manner to a cognizant or oversight agency or its designee, a federal agency providing direct or indirect funding, or the U.S. Government Accountability Office for purposes of a quality review of the audit, to resolve audit findings, or to carry out oversight responsibilities. We will notify you of any such request. If requested, access to such audit documentation will be provided under the supervision of Grau & Associates personnel. Furthermore, upon request, we may provide copies of selected audit documentation to the aforementioned parties. These parties may intend, or decide, to distribute the copies or information contained therein to others, including other governmental agencies. Notwithstanding the foregoing, the parties acknowledge that various documents reviewed or produced during the conduct of the audit may be public records under Florida law. The District agrees to notify Grau & Associates of any public record request it receives that involves audit documentation.

Our fee for these services will not exceed \$7,700 for the September 30, 2018 audit. The fees for fiscal year 2019 and 2020 will not exceed \$7,700 and \$7,700, respectively, unless there is a change in activity which results in additional time or if additional Bonds are issued.

The audit documentation for this engagement will be retained for a minimum of five years after the report release date. If we are aware that a federal awarding agency or auditee is contesting an audit finding, we will contact the party(ies) contesting the audit finding for guidance prior to destroying the audit documentation.

Our invoices for these fees will be rendered each month as work progresses and are payable on presentation. Invoices will be submitted in sufficient detail to demonstrate compliance with the terms of this agreement. In accordance with our firm policies, work may be suspended if your account becomes 60 days or more overdue and may not be resumed until your account is paid in full. If we elect to terminate our services for nonpayment, our engagement will be deemed to have been completed upon written notification of termination, even if we have not completed our report. You will be obligated to compensate us for all time expended and to reimburse us for all out-of-pocket costs through the date of termination. The above fee is based on anticipated cooperation from your personnel and the assumption that unexpected circumstances will not be encountered during the audit. If significant additional time is necessary, we will discuss it with you and arrive at a new fee estimate.

This agreement may be renewed each year thereafter subject to the mutual agreement by both parties to all terms and fees. The fee for each annual renewal will be agreed upon separately.


The District has the option to terminate this agreement with or without cause by providing thirty (30) days written notice of termination to Grau & Associates. Upon any termination of this agreement, Grau & Associates shall be entitled to payment of all work and/or services rendered up until the effective termination of this agreement, subject to whatever claims or off-sets the District may have against Grau & Associates.

We will provide you with a copy of our most recent external peer review report and any letter of comment, and any subsequent peer review reports and letters of comment received during the period of the contract. Our 2016 peer review report accompanies this letter.

We appreciate the opportunity to be of service to Westchase Community Development District and believe this letter accurately summarizes the significant terms of our engagement. If you have any questions, please let us know. If you agree with the terms of our engagement as described in this letter, please sign the enclosed copy and return it to us.

Very truly yours,

Grau & Associates



Racquel McIntosh

RESPONSE:

This letter correctly sets forth the understanding of Westchase Community Development District.

By: _____

Title: _____

Date: _____



PEER REVIEW PROGRAM

is proud to present this

Certificate of Recognition

to

Grau & Associates

For having a system of quality control for its accounting and auditing practice in effect for the year ended June 30, 2016 which has been designed to meet the requirements of the quality control standards for an accounting and auditing practice established by the AICPA and which was complied with during the year then ended to provide the firm with reasonable assurance of conforming with professional standards.

A handwritten signature in dark ink, appearing to read "Anita Ford", written over a horizontal line.

Anita Ford, Chair
AICPA Peer Review Board
2016