

**WESTCHASE
COMMUNITY DEVELOPMENT DISTRICT**

AGENDA PACKAGE

JANUARY 8, 2019

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

December 31, 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, January 8, 2019 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 December 4, 2018 Meeting Minutes with Any Corrections Submitted
 - B. Acceptance of Financial Statements as of November, 2018
3. Engineer's Report
4. Attorney's Report
5. Manager's Report
6. Field Manager's Report
7. Audience Comments
8. Supervisors' Requests
9. 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.

<p style="text-align: right;">Page 1</p> <p>RE: WESTCHASE COMMUNITY DEVELOPMENT DISTRICT /</p> <p>TRANSCRIPT OF: BOARD MEETING</p> <p>DATE: December 4, 2018</p> <p>TIME: 4:03 p.m. - 5:40 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>	<p style="text-align: right;">Agenda Page 5 Page 3</p> <table> <tr> <th>INDEX</th><th>PAGE</th></tr> <tr> <td>Meeting called to order</td><td>4</td></tr> <tr> <td>Roll Call</td><td>4</td></tr> <tr> <td>New board member</td><td>4</td></tr> <tr> <td>Motion to approve resolution for election of of officers</td><td>5</td></tr> <tr> <td>(Motion passes)</td><td>5</td></tr> <tr> <td>Consent Agenda</td><td>5</td></tr> <tr> <td>Motion to approve the consent agenda</td><td>6</td></tr> <tr> <td>(Motion passes)</td><td>7</td></tr> <tr> <td>Attorney's report</td><td>8</td></tr> <tr> <td>Update of TECO street lights issue</td><td>8</td></tr> <tr> <td>Cell tower update</td><td>31</td></tr> <tr> <td>Manager's report</td><td>54</td></tr> <tr> <td>Update on ADA website compliance requirements</td><td>54</td></tr> <tr> <td>Field manager's report</td><td>64</td></tr> <tr> <td>Resident requests</td><td>64</td></tr> <tr> <td>Audience comments</td><td>96</td></tr> <tr> <td>Supervisor requests</td><td>102</td></tr> <tr> <td>Motion to adjourn</td><td>108</td></tr> <tr> <td>(Motion passes)</td><td>108</td></tr> <tr> <td>Adjournment</td><td>109</td></tr> </table>	INDEX	PAGE	Meeting called to order	4	Roll Call	4	New board member	4	Motion to approve resolution for election of of officers	5	(Motion passes)	5	Consent Agenda	5	Motion to approve the consent agenda	6	(Motion passes)	7	Attorney's report	8	Update of TECO street lights issue	8	Cell tower update	31	Manager's report	54	Update on ADA website compliance requirements	54	Field manager's report	64	Resident requests	64	Audience comments	96	Supervisor requests	102	Motion to adjourn	108	(Motion passes)	108	Adjournment	109
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<p style="text-align: right;">Page 2</p> <p>APPEARANCES: WESTCHASE COMMUNITY DEVELOPMENT DISTRICT BOARD MEMBERS:</p> <p>Jim Mills, Chairman Greg Chesney, Vice Chairman Matthew Lewis Brian Ross Forrest Baumhover</p> <p>ALSO PRESENT:</p> <p>INFRAMARK:</p> <p>Andy Mendenhall, District Manager</p> <p>DISTRICT ATTORNEY:</p> <p>Erin McCormick</p> <p>WESTCHASE STAFF:</p> <p>Doug Mays Sonny Whyte</p>	<p style="text-align: right;">Page 4</p> <p>1 The transcript of Westchase Community 2 Development District Board Meeting, on the 4th day 3 of December, 2018, at the Westchase Community 4 Association Office, 10049 Parley Drive, Tampa, 5 Florida, beginning at 4:03 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: All right. I'll call 10 to order the Tuesday, December 4th, 2018, the 11 regular meeting of the Westchase Community 12 Development District. 13 Let the record reflect that all 14 supervisors are present -- I'll get to that in 15 a second -- as is district counsel and 16 district manager and district staff. 17 So we welcome back Mr. Chesney in Seat 18 Number One, uncontested, and we welcome 19 Mr. Baumhover, Seat Number Two, also 20 uncontested. I understand you both took your 21 oaths prior to the beginning of the meeting, 22 so we have taken care of that. 23 So the next order of business before we 24 get to the consent agenda, this is the time of 25 the year where we do a resolution for the</p>																																										

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<p>1 election of officers of the board. 2 So it would be appropriate for somebody 3 to make a motion for chairman or vice chair. 4 Mr. Ross. 5 MR. ROSS: I move that Mr. Mills be our 6 chairman, Mr. Chesney be our vice chairman, 7 that we have the Inframark employees 8 re-appointed to the positions that was as 9 stated in the handout on our agenda. 10 MR. LEWIS: I'll second that. 11 CHAIRMAN MILLS: Okay. Any discussion? 12 All in favor. 13 (All board members signify in the 14 affirmative.) 15 CHAIRMAN MILLS: Okay. That resolution 16 and that motion passes, and I thank you for 17 the continued confidence and for the ability 18 for you to fill in when I'm not here, 19 hopefully not as much as we've had. 20 (Motion passes.) 21 CHAIRMAN MILLS: The second order of 22 business is the consent addenda, which 23 includes the approval of the November meeting 24 minutes. Any corrections or adjustments to 25 that?</p>	<p>1 CHAIRMAN MILLS: You can always, if you 2 saw something, bring it back up -- 3 MR. BAUMHOVER: I've just been on boards 4 before where if you weren't present in a 5 meeting you can't approve. 6 MR. CHESNEY: It's actually a good -- 7 you actually always have to vote here. You 8 can't abstain. 9 MS. McCORMICK: Right. Yes. 10 MR. BAUMHOVER: Just wanted to make 11 sure I -- 12 CHAIRMAN MILLS: No. Fair question. 13 So we have a motion, seconded. All in 14 favor of the consent agenda. 15 (All board members signify in the 16 affirmative.) 17 CHAIRMAN MILLS: That motion is 18 approved. 19 (Motion passes.) 20 CHAIRMAN MILLS: I don't see Tonja. Do 21 we have nothing from her this month? 22 MS. WHYTE: No, sir. 23 CHAIRMAN MILLS: Okay. 24 MS. WHYTE: She's at a number of 25 meetings.</p>
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<p>1 (No response.) 2 CHAIRMAN MILLS: None. 3 Also acceptance of the October financial 4 statements, and there is also a motion that 5 was your package assigning the fund balances 6 as of the end of the fiscal year -- right? -- 7 to -- 8 MR. CHESNEY: Uh-huh. To match up to 9 actual. 10 CHAIRMAN MILLS: Okay. So barring 11 any discussion or concerns, it would be 12 appropriate for a motion to approve the 13 consent agenda. 14 MR. CHESNEY: So moved. 15 CHAIRMAN MILLS: Is there a second? 16 MR. LEWIS: Second. 17 CHAIRMAN MILLS: Seconded by Mr. Lewis. 18 Any discussion? 19 MR. BAUMHOVER: Since I wasn't a 20 supervisor at the November meeting, I don't 21 know if I can vote to approve minutes. 22 MS. McCORMICK: You can still vote to 23 approve the minutes even though you weren't 24 here. 25 MR. BAUMHOVER: Okay.</p>	<p>1 MR. CHESNEY: I have something relating 2 to Tonja later. 3 CHAIRMAN MILLS: Okay. Okay. That 4 brings us to attorney's report. Erin. 5 MS. McCORMICK: Yeah. And I really 6 don't have anything specific today, too. I 7 know there's been some work that's been going 8 on regarding the TECO streetlights issue, and 9 I've had a couple of conversations with Sonny 10 about that, and she's been talking with the 11 TECO representative about getting copies of 12 all of the streetlight agreements that we 13 have. 14 So we had talked about that at last 15 month's meeting. And I have seen some emails 16 from Tonja today, too, about the cell tower 17 issue, but I don't have anything specific for 18 it. 19 CHAIRMAN MILLS: So we're still working 20 on that. 21 MS. McCORMICK: Right. 22 CHAIRMAN MILLS: Okay. Well, yeah, as 23 Sonny and I have talked about, we need to talk 24 (inaudible). We've apparently got some sort 25 of a beehive on our hands with respect to TECO</p>

<p style="text-align: right;">Page 9</p> <p>1 and the lights and the changes that they're 2 making to the fixtures, and we don't have a 3 clear line of sight -- right? -- of who owns 4 what, what's under lease, what's under 5 contract, what's not under contract -- 6 MS. McCORMICK: Right. 7 CHAIRMAN MILLS: -- and until we know 8 that, we really aren't even at a starting 9 point to even have any meaningful discussions 10 with them to understand what the path forward, 11 both in terms of any continuing liability or 12 exposure or costs or any of it. Right? 13 MS. McCORMICK: Right. Right. 14 CHAIRMAN MILLS: So we need to get our 15 arms around that. 16 MS. McCORMICK: Yeah. And I think Sonny 17 has requested that they get -- collect all of 18 the agreements for the streetlights that the 19 CDD has entered into. I've got printouts that 20 Sonny had forwarded to me of the invoices for 21 the different geographical areas within the 22 district, but I don't have copies of the 23 underlying agreement, so -- 24 CHAIRMAN MILLS: Andy, do we have 25 anything in the records that your folks are</p>	<p style="text-align: right;">Agenda Page 7 Page 11</p> <p>1 is a financial -- 2 MS. WHYTE: There is a financial 3 agreement. For those board members, the 4 reason we didn't bring it to you -- and I 5 spoke to Jim, I've been speaking to Greg, I've 6 been speaking to Erin -- we went -- and you 7 were at that meeting at the HOA a couple of 8 weeks ago. 9 They had a representative from TECO, 10 because a lot of residents in our community 11 have been voicing their concerns and their 12 upset regarding some of the change-out of the 13 streetlights that have been occurring, you 14 know, from when we had the yellow hue, to this 15 bright white lumen that is now -- you know, 16 you can probably see from space, and some of 17 the residents are not happy with it. 18 We've had some incidences where 19 apparently, I believe, two or three have been 20 painted black, the residents have gone up and 21 covered them because it was too bright in 22 their homes and stuff. And that's what 23 started all of this with TECO. 24 They were at the HOA meeting, which -- 25 because of what happened the day before, when</p>
<p style="text-align: right;">Page 10</p> <p>1 able to dig out? 2 MR. MENDENHALL: No, nothing that we 3 were able to locate. 4 MR. BAUMHOVER: Can I ask a clarifying 5 question, just because I was at that 6 informational meeting in a different capacity? 7 My impression was for any new 8 initiatives with TECO there would be an 9 agreement that would need to be signed, but my 10 impression, just being in an information 11 received mode on that in that meeting, was it 12 didn't appear that there were any existing 13 agreements. 14 It's that if -- whether it's the CDD or 15 the HOA, to any extent the HOA would have 16 authority, if that community wanted to have 17 that agreement, they would have to establish a 18 lease agreement that committed to a certain -- 19 was it a ten-year period? -- 20 MS. WHYTE: Ten years. 21 MR. BAUMHOVER: -- of -- that basically 22 leaving the lights in place, not a financial 23 obligation per se, just a commitment that they 24 would not remove the lights. 25 You're under the impression that there</p>	<p style="text-align: right;">Page 12</p> <p>1 I got my invoices, I asked for permission if 2 it would be all right if I went to that 3 meeting, and both Doug and I attended that 4 meeting, and we listened in and got some 5 information, and then afterwards, I went and 6 spoke to him. 7 And he offered to assist us with 8 locating a lot of our -- whether or not if 9 they're lease agreements, whether or not 10 they're -- how we got into this agreement, 11 were done by developer -- 12 MR. BAUMHOVER: Right. 13 MS. WHYTE: -- and then from developer 14 to -- going back 25 years. 15 MR. BAUMHOVER: Right. 16 MS. WHYTE: So TECO, he is researching 17 at his end. He is trying to pull the 18 contracts for us so we have better 19 understanding what our obligation and our 20 responsibilities are as a district. 21 We are -- Greg, correct me if I'm wrong 22 -- I think we're a lighting district all 23 around, or is it partially -- 24 MR. CHESNEY: Yes. 25 MS. WHYTE: -- because I don't see all</p>

<p style="text-align: right;">Page 13</p> <p>1 of the invoice for some of this stuff, so --</p> <p>2 MR. CHESNEY: So there is a lighting</p> <p>3 district that everyone sees on their tax bill,</p> <p>4 and that covers a large number of the street</p> <p>5 lights. I hate to give a percentage. And</p> <p>6 then there are individual agreements between</p> <p>7 the CDD and TECO, and those are the agreements</p> <p>8 we're trying to find.</p> <p>9 MS. WHYTE: And that is where it</p> <p>10 started. And the gentleman was kind enough.</p> <p>11 And, of course, our HOA representatives and</p> <p>12 the voting members were more concerned about</p> <p>13 the aesthetics and about the street lights</p> <p>14 versus what was going on behind with us and to</p> <p>15 the billing purposes, and what they offered is</p> <p>16 a ten-year lease if the residents didn't want</p> <p>17 to wait to have all of the streetlights</p> <p>18 changed out --</p> <p>19 MR. CHESNEY: All at the same time.</p> <p>20 MS. WHYTE: -- as they -- you have an</p> <p>21 option. One is they wait and do them as they</p> <p>22 need the service, and they'll change them,</p> <p>23 which is what's occurring now; or the</p> <p>24 gentleman made the offer if a community chose</p> <p>25 or Westchase chose, that we could change out</p>	<p style="text-align: right;">Agenda Page 8 Page 15</p> <p>1 constituents in his community, and they all</p> <p>2 came back saying they would like them changed</p> <p>3 out, all the lights, rather than individually</p> <p>4 as they needed to be replaced, which, at this</p> <p>5 point, until we know what contracts we have</p> <p>6 and who we're with and what is our</p> <p>7 responsibility, we need to wait until we got</p> <p>8 those documents from TECO.</p> <p>9 And that's where we're at, for those</p> <p>10 board members who didn't know what was going</p> <p>11 on, so --</p> <p>12 MR. BAUMHOVER: Would it be possible to</p> <p>13 have that same gentleman from TECO kind of do</p> <p>14 a CDD specific discussion? I kind of feel</p> <p>15 like the HOA discussion --</p> <p>16 MS. WHYTE: Well, ours is a little</p> <p>17 different than the HOA discussion. I --</p> <p>18 personally, I would think we would like to</p> <p>19 wait until we have all of the facts before --</p> <p>20 MR. BAUMHOVER: Yeah. Right. Right.</p> <p>21 Right.</p> <p>22 MS. WHYTE: -- and, yes, he is willing</p> <p>23 to come. He already indicated that.</p> <p>24 MR. BAUMHOVER: I mean, for the public</p> <p>25 perception, when we get to the point where</p>
<p style="text-align: right;">Page 14</p> <p>1 all of the streetlights at once, but we would</p> <p>2 have to go into a ten-year commitment contract</p> <p>3 with them, and, of course, we would be billed</p> <p>4 for that service because --</p> <p>5 MR. BAUMHOVER: Right. Well --</p> <p>6 MS. WHYTE: -- which is, from what I</p> <p>7 understand, is about a thousand -- \$1100,</p> <p>8 Forrest, remind me -- but that was for the</p> <p>9 light.</p> <p>10 MR. BAUMHOVER: There were -- well, that</p> <p>11 was for the replacement of the light.</p> <p>12 My impression was that we wouldn't be</p> <p>13 billed in the same manner that we would be</p> <p>14 billed to replace a defaced light.</p> <p>15 MS. WHYTE: Well, we don't know that,</p> <p>16 and that's what we're getting at.</p> <p>17 MR. BAUMHOVER: Right. My impression</p> <p>18 was that the ten-year commitment was to agree</p> <p>19 to be billed for lighting services, you know,</p> <p>20 for ten years so that they don't put capital</p> <p>21 commitment to a light that we have removed a</p> <p>22 year from now.</p> <p>23 MS. WHYTE: And just for those members</p> <p>24 who weren't in on the conversations, one</p> <p>25 community, in particular, sent it out to his</p>	<p style="text-align: right;">Page 16</p> <p>1 we're ready to make a decision, I think that</p> <p>2 decision one way or another needs to be</p> <p>3 supported by --</p> <p>4 MS. WHYTE: Oh.</p> <p>5 MR. BAUMHOVER: -- a public CDD meeting</p> <p>6 where that person comes back, gives a</p> <p>7 presentation that's different from the way he</p> <p>8 presented it to the HOA.</p> <p>9 MS. WHYTE: Yeah, it didn't -- it didn't</p> <p>10 -- we're two different entities, so it's a</p> <p>11 little different. So we figured that until we</p> <p>12 had all of the facts --</p> <p>13 MR. BAUMHOVER: Yeah.</p> <p>14 MS. WHYTE: -- we couldn't make a</p> <p>15 decision based on what we have so far, and</p> <p>16 that is why we're working with TECO. I'm</p> <p>17 going to plot all of our maps of where we have</p> <p>18 lights and where the meters are as the lights</p> <p>19 were being built onto maybe not our GIS map,</p> <p>20 but on a separate map so that you guys have</p> <p>21 that, because I don't want to -- but I'll put</p> <p>22 it on a map and put the meters, and maybe I</p> <p>23 can sort of funnel out where the lights go and</p> <p>24 who they belong to and which ones are on what</p> <p>25 grid.</p>

<p style="text-align: right;">Page 17</p> <p>1 CHAIRMAN MILLS: Let me go back to 2 Mr. Ross. He had his hand up. 3 MR. ROSS: I'll pass. 4 CHAIRMAN MILLS: Okay. 5 MR. LEWIS: I was just going to bring up 6 maybe it might be a good idea to put that on 7 our GIS map, just because if it's a graphical 8 area or somehow they can do that, you know, 9 that's -- 10 MS. WHYTE: But we're not there yet. 11 We're not there. 12 MR. LEWIS: No. I know. But when we 13 get to that point, yeah, I know, eventually. 14 MS. WHYTE: Yeah, we can, eventually. 15 But we only have so many layers we can work 16 with at the beginning. 17 MR. LEWIS: Yeah, just a thought. 18 MS. WHYTE: And right now we're working 19 now, I think, the fourth layer, which I'll 20 report after. 21 CHAIRMAN MILLS: Okay. Mr. Chesney. 22 MR. CHESNEY: So in reviewing my skimpy 23 documentation on this particular issue, but 24 also documentation that goes way, way, way 25 back, I notice that -- it's difficult for me</p>	<p style="text-align: right;">Agenda Page 9 Page 19</p> <p>1 MR. CHESNEY: And also I did -- and I'm 2 just throwing this out there -- I did, also 3 when I was looking through this issue, I found 4 an email from a guy way back in 2006 named 5 Brian Ross, and I forwarded it to Doug and 6 Sonny. 7 I said, "Somebody needs to call this guy 8 and see what this is all about." But what it 9 was all about is Brian had written to me about 10 there are companies that will come in and 11 privatize the streetlights. And I don't know 12 exactly if that ever made it to any meeting. 13 So I'm just letting you know that I did 14 forward the email. I don't know if any action 15 had been taken in 2006. 16 MR. ROSS: I appreciate the timely 17 follow-up, though. 18 MR. CHESNEY: Exactly. 19 MS. WHYTE: I can tell you that in 2006 20 I wouldn't have done that, but we are working 21 on -- with one of our residents on possibly in 22 the future -- he had approached me in August. 23 I didn't think at the time we had enough 24 information to pursue it any further. We may 25 have an option here.</p>
<p style="text-align: right;">Page 18</p> <p>1 to see from the minutes and some of the other 2 information if we had all of the information 3 when we determined how we were billing for the 4 streetlights. 5 So, Andy, if you could do me a favor. 6 MR. MENDENHALL: Sure. 7 MR. CHESNEY: And I meant to call Alan 8 in advance. But if you could find out, for 9 the West Park Village streetlights, are we 10 assigning those across the community? 11 I'll tell you, in December 2012, we took 12 a vote where we assigned the streetlights 13 across the community, and that might have 14 been, in my mind, an error, because it came -- 15 I don't think that we might have realized that 16 the West Park Village area or homeowners are 17 not part of the lighting district. 18 MR. MENDENHALL: Okay. 19 MR. CHESNEY: So someone, let's say, in 20 the Fords is part of the lighting district, 21 and it shows up on their tax bill that -- 22 MR. MENDENHALL: They're going to get 23 billed twice potentially. 24 MR. CHESNEY: Yeah, you got it. 25 MR. MENDENHALL: Yeah.</p>	<p style="text-align: right;">Page 20</p> <p>1 So in the future, that might be 2 something we might bring back to you guys as a 3 potential what's your thought on, but not at 4 this point, until we all of our -- 5 MR. CHESNEY: It did look like Sonny did 6 respond, so it did look like she did look into 7 it. But I don't know if anyone reached out to 8 you. If so, here we are. 9 CHAIRMAN MILLS: And it is realistic -- 10 right? -- to anticipate with the evolution of 11 technology and companies that are getting into 12 specialized everything -- 13 MS. WHYTE: Absolutely. 14 CHAIRMAN MILLS: -- that where those 15 types of companies -- I had a conversation 16 with a resident about this -- where that level 17 of service potentially may be verse TECO is 18 much different in 2018 probably than it was in 19 2006, so -- 20 MR. CHESNEY: Just to enlighten -- I 21 mean, the specific issue was, one of those 22 ten-year leases was coming up in 2007, and 23 that was when Bill Kemerer was kind of helping 24 -- we were doing the accounting, and we 25 thought that the lease payments would stop</p>

<p style="text-align: right;">Page 21</p> <p>1 then.</p> <p>2 Well, they didn't stop. And when we</p> <p>3 investigated, they were like, "Oh, no. If</p> <p>4 they stop, we come and" -- they claim they</p> <p>5 came and got the lights. I'm like, "Okay," so</p> <p>6 we just continued it.</p> <p>7 MS. WHYTE: That's what they told --</p> <p>8 CHAIRMAN MILLS: Which is why we need</p> <p>9 the documents --</p> <p>10 MS. WHYTE: Absolutely.</p> <p>11 CHAIRMAN MILLS: -- because we can't</p> <p>12 proceed if we don't know where we are yet.</p> <p>13 Right? And all the questions I've asked, we</p> <p>14 don't know where we are today, so it doesn't</p> <p>15 make sense --</p> <p>16 MS. WHYTE: Just to give you guys -- I'm</p> <p>17 working at it from the back office, and I'm</p> <p>18 waiting to hear back from TECO. If I haven't,</p> <p>19 I'll pass it on to Alan -- Andy and to Erin.</p> <p>20 MR. MENDENHALL: Yes, that's fair</p> <p>21 enough.</p> <p>22 MS. WHYTE: And we'll go from there, and</p> <p>23 I'll give you an update on that. I'll follow</p> <p>24 up with the gentleman from TECO probably</p> <p>25 tomorrow and see if he has had any luck.</p>	<p style="text-align: right;">Agenda Page 10 Page 23</p> <p>1 I was trying to see if he had any information.</p> <p>2 MR. CHESNEY: Weren't also -- you and I</p> <p>3 talked -- weren't you also going to look for</p> <p>4 the files in storage from whatever the</p> <p>5 attorney --</p> <p>6 MS. McCORMICK: On the streetlight</p> <p>7 district, because I think that Susan Johnson</p> <p>8 Velez, who was with Fowler White, was working</p> <p>9 on the streetlights agreement and potentially</p> <p>10 modifying this with the county, so I think</p> <p>11 that what we probably would benefit from is</p> <p>12 getting all the information about where the</p> <p>13 geographic areas are that we have the</p> <p>14 streetlight agreements with TECO versus where</p> <p>15 the geographic areas are throughout the</p> <p>16 community that are in the streetlighting</p> <p>17 district, because I'm thinking that the</p> <p>18 streetlighting district is probably for the</p> <p>19 main thoroughfares, like Countryway and</p> <p>20 Linebaugh.</p> <p>21 So I think if we can identify where</p> <p>22 those areas are, because I think the</p> <p>23 streetlight agreements with TECO that the</p> <p>24 district has individually, are not just for</p> <p>25 West Park Village from the invoices that I saw.</p>
<p style="text-align: right;">Page 22</p> <p>1 It will require going back some 20-odd</p> <p>2 years, 25 years, maybe more so.</p> <p>3 CHAIRMAN MILLS: But they're billing us</p> <p>4 under some authority, and that's what we need</p> <p>5 to know. Right?</p> <p>6 MR. MENDENHALL: What is the</p> <p>7 justification of that --</p> <p>8 CHAIRMAN MILLS: Yes.</p> <p>9 MS. McCORMICK: Yes, that's -- I mean, I</p> <p>10 think when they're doing the search for the</p> <p>11 agreements, we need to make sure that they're</p> <p>12 looking not only under Westchase CDD or</p> <p>13 Westchase East CDD, but also under the</p> <p>14 developer's names, and it could be Westchase</p> <p>15 Associates or it could be Westchase, LLP.</p> <p>16 You had mentioned something about</p> <p>17 general -- American General, but I don't think</p> <p>18 that most of these agreements are going to</p> <p>19 be --</p> <p>20 MS. WHYTE: That was only a name that a</p> <p>21 previous board member threw out at me who I</p> <p>22 like to call when he -- he actually called me</p> <p>23 about it, you know, and he was able -- because</p> <p>24 he -- and it was Bill Kemerer, because he was</p> <p>25 in with all of that, and it goes way back. So</p>	<p style="text-align: right;">Page 24</p> <p>1 It looks like they're throughout the community,</p> <p>2 in different areas of the community.</p> <p>3 MR. CHESNEY: Well, I think that pulling</p> <p>4 the streetlight district information as well,</p> <p>5 because it goes back to this billing thing in</p> <p>6 West Park Village. They're not part of the</p> <p>7 streetlights. I mean, they're not paying for</p> <p>8 the lights on Linebaugh, which obviously they</p> <p>9 benefit from.</p> <p>10 So that's -- what I'm thinking is, I</p> <p>11 hate to redo something we already decided in</p> <p>12 December 2012, but I think, because all of</p> <p>13 this is coming up, we should all take a quick</p> <p>14 peek at why we did something a certain way.</p> <p>15 MS. McCORMICK: Okay.</p> <p>16 MS. WHYTE: Bill's recollection on this</p> <p>17 is that -- when the lighting district was</p> <p>18 developed or you guys decided or whoever</p> <p>19 decided, Bill indicated they put so many</p> <p>20 lights on a lighting district, and then when</p> <p>21 they maxed out is when they started billing</p> <p>22 individually.</p> <p>23 That's his recollection, because there's</p> <p>24 so many lights they can put on -- and, again,</p> <p>25 I don't know. This is what he remembered.</p>

<p style="text-align: right;">Page 25</p> <p>1 And he just -- like I threw him for a loop</p> <p>2 when I called, but --</p> <p>3 MR. MENDENHALL: Yes, I've seen the</p> <p>4 lighting districts done as, you know, there's</p> <p>5 geographical reference points, a village, a</p> <p>6 road, those sorts of things, so --</p> <p>7 MS. WHYTE: So that's what we have to --</p> <p>8 and that's why he suggested Fowler White --</p> <p>9 MR. CHESNEY: All I'm saying is that not</p> <p>10 only the TECO guy, but we also should go into</p> <p>11 storage and get these streetlight district</p> <p>12 documents as well.</p> <p>13 MS. WHYTE: All right.</p> <p>14 MS. McCORMICK: Yes. So I think you</p> <p>15 need to keep up with -- yeah, I think you need</p> <p>16 to --</p> <p>17 MS. WHYTE: Do you have the actual names</p> <p>18 that go -- again, you know, it was before my</p> <p>19 time. If you can let me know, I would --</p> <p>20 email them to me, and then I will email them</p> <p>21 to him in the proper words.</p> <p>22 I did tell him to look at Westchase East</p> <p>23 and Westchase CDD because I know we were two</p> <p>24 different districts at the time.</p> <p>25 MS. McCORMICK: I think that none of</p>	<p style="text-align: right;">Agenda Page 11 Page 27</p> <p>1 MR. BAUMHOVER: But -- no. I mean, like</p> <p>2 geographically here are the lights that are in</p> <p>3 -- here's -- whether we define geographical</p> <p>4 coordinates or --</p> <p>5 MS. WHYTE: I don't know that --</p> <p>6 MR. LEWIS: I would think so, because I</p> <p>7 think they're tied to a load center, which is</p> <p>8 tied to a meter.</p> <p>9 MR. BAUMHOVER: Right. That's what I'm</p> <p>10 saying. If we just say, "Here, are all the</p> <p>11 lights," all -- whatever -- a thousand lights</p> <p>12 that we have in our CDD that we believe that</p> <p>13 -- and then we just say, "Here, you find the</p> <p>14 agreements that you're billing under for all</p> <p>15 these lights," and then --</p> <p>16 MR. CHESNEY: Well, some of them, like</p> <p>17 you might be covered under a lighting</p> <p>18 district, which we negotiated, but that's</p> <p>19 probably on your tax bill, versus some we get</p> <p>20 on a monthly bill.</p> <p>21 MS. McCORMICK: Yes, but --</p> <p>22 MR. BAUMHOVER: Right. I just -- I</p> <p>23 mean, they should be able to provide all of</p> <p>24 the agreements.</p> <p>25 CHAIRMAN MILLS: One at a time. She</p>
<p style="text-align: right;">Page 26</p> <p>1 those agreements would be with the district,</p> <p>2 because if they were, we would have copies of</p> <p>3 them.</p> <p>4 MR. MENDENHALL: Yeah.</p> <p>5 MS. WHYTE: But if we're being billed</p> <p>6 for them, wouldn't you think that we would --</p> <p>7 they would have it?</p> <p>8 MS. McCORMICK: Well, I don't know. I</p> <p>9 think that there may have been some language</p> <p>10 in the agreements that says that they go to a</p> <p>11 successor in interest.</p> <p>12 MS. WHYTE: Okay. If you can send me a</p> <p>13 list of the names that you want me to look --</p> <p>14 if you send me a list of the names you</p> <p>15 recommend that they should look for, that</p> <p>16 would help, and maybe that's what they're</p> <p>17 struggling with.</p> <p>18 MR. BAUMHOVER: Would it help -- I mean,</p> <p>19 would we be able to -- this is like a two-part</p> <p>20 question: Would we be able to, A, define the</p> <p>21 streetlights that are in the CDD, and then,</p> <p>22 B, tell TECO -- ask them to come up with all</p> <p>23 the agreements they have for those lights?</p> <p>24 MS. WHYTE: Well, that's what we're</p> <p>25 doing right now, anything that's in our name.</p>	<p style="text-align: right;">Page 28</p> <p>1 cannot record more than one at a time.</p> <p>2 MS. McCORMICK: We could give a list of</p> <p>3 the lights that are referenced in the invoices</p> <p>4 that we're receiving, and that should help</p> <p>5 them then to go and back find the agreements</p> <p>6 that you're discussing.</p> <p>7 MR. BAUMHOVER: Well, only to the extent</p> <p>8 that we're being accurately invoiced.</p> <p>9 So what if we're -- what if, while we're</p> <p>10 going through all of this, we find that</p> <p>11 they've been billing us improperly for lights</p> <p>12 that we don't own, or we haven't been billed</p> <p>13 for lights that we do own? So we just -- no.</p> <p>14 We just -- I mean, it goes either way.</p> <p>15 This assumes that they have 100 percent</p> <p>16 accurate records, which after 20 years I'm not</p> <p>17 sure I am willing to take that side of --</p> <p>18 MS. WHYTE: I know. We will work on</p> <p>19 that, and that's part of cross referencing. I</p> <p>20 mean, I have looked. I have -- going back,</p> <p>21 when I first started in 2005, because Greg and</p> <p>22 I have been talking about this for a long,</p> <p>23 long, long time.</p> <p>24 I have original accounts. I have --</p> <p>25 it's been going on for a while. We'll get to</p>

<p style="text-align: right;">Page 29</p> <p>1 the bottom of it. You know, that's one of the</p> <p>2 missions right now is we're going to try to</p> <p>3 figure out where we are and what -- you know,</p> <p>4 once I know what grids they're on, what bills</p> <p>5 they're on, then I can go check -- we can work</p> <p>6 on the lights, we can work on the numbers, we</p> <p>7 can work on everything all the way down once</p> <p>8 we have those grids.</p> <p>9 First, we have to identify what we own,</p> <p>10 what they're billing us for --</p> <p>11 MR. BAUMHOVER: Right.</p> <p>12 MS. WHYTE: -- and what lights are on</p> <p>13 that particular invoice.</p> <p>14 MR. CHESNEY: And where it gets coded.</p> <p>15 MS. WHYTE: Yes. And so that's -- well,</p> <p>16 that's the other thing that will be the next</p> <p>17 thing is where it gets coded.</p> <p>18 MR. MENDENHALL: Well, I mean, the</p> <p>19 coding should be pretty easy. You should be</p> <p>20 able to just kind of pull up the monthly slate</p> <p>21 and just tie it back to where it's being</p> <p>22 booked.</p> <p>23 MS. WHYTE: Yes. So I have a lot of</p> <p>24 information, which I didn't have before, and</p> <p>25 I'm hoping to get more, and then I'll start</p>	<p style="text-align: right;">Agenda Page 12 Page 31</p> <p>1 MS. WHYTE: Yeah, the three that were --</p> <p>2 the three that were covered up and painted.</p> <p>3 MR. BAUMHOVER: Right. I think they of</p> <p>4 kind of indicated going forward they can't</p> <p>5 make that guarantee.</p> <p>6 MS. WHYTE: Going forward, we'll have to</p> <p>7 see if they're part of what we own or what we</p> <p>8 are getting billed for, then it's something we</p> <p>9 will have to address.</p> <p>10 CHAIRMAN MILLS: Right. Okay. We beat</p> <p>11 that one to death. Erin, that was it?</p> <p>12 MS. McCORMICK: Yes.</p> <p>13 CHAIRMAN MILLS: And then the cell</p> <p>14 tower, you said, we're still kind of working</p> <p>15 on that issue?</p> <p>16 MR. CHESNEY: I have a little bit of</p> <p>17 information on the cell tower.</p> <p>18 CHAIRMAN MILLS: Okay.</p> <p>19 MR. CHESNEY: So on the cell tower, we</p> <p>20 looked at the mapping -- or excuse me -- Tonja</p> <p>21 looked at the mapping, and she doesn't think</p> <p>22 -- while technically it would fit, the rule --</p> <p>23 there is a rule that you have to be 20 feet</p> <p>24 away from the setback from the easement.</p> <p>25 So with that 20 feet, what that would</p>
<p style="text-align: right;">Page 30</p> <p>1 putting it into a map and the lines, and we'll</p> <p>2 go from there.</p> <p>3 I should hopefully have an update a</p> <p>4 month or two. Give me a little -- you know,</p> <p>5 it's going to take some time.</p> <p>6 CHAIRMAN MILLS: Last question on this</p> <p>7 issue. The ones that were painted out by</p> <p>8 residents, are those being shielded properly</p> <p>9 by TECO to address that issue?</p> <p>10 MS. WHYTE: I don't know. Again, this</p> <p>11 was an HOA conversation that was going on. I</p> <p>12 do believe --</p> <p>13 CHAIRMAN MILLS: But if there are</p> <p>14 lights --</p> <p>15 MS. WHYTE: Well, we don't know that</p> <p>16 yet, and I don't know what residents they're</p> <p>17 under. They did say that they are looking at</p> <p>18 doing reflectors or deflectors on the back end</p> <p>19 of it.</p> <p>20 They're going to -- but they will not</p> <p>21 bill us or fine the homeowner for those</p> <p>22 lights, from what I understand.</p> <p>23 CHAIRMAN MILLS: Okay.</p> <p>24 MR. BAUMHOVER: For the previously done</p> <p>25 lights?</p>	<p style="text-align: right;">Page 32</p> <p>1 cause is a potential of losing parking spaces.</p> <p>2 Now, we don't think the county would have a</p> <p>3 problem with losing parking spaces, but if we</p> <p>4 want to continue with this, it looks likely --</p> <p>5 I'll use the word "likely" -- that we would</p> <p>6 lose eight parking spaces in Glendiff Park.</p> <p>7 So I think that we need to -- I don't</p> <p>8 know -- Tonja asked for actual like direction</p> <p>9 to make sure that everyone was okay with</p> <p>10 moving forward, understanding that we would</p> <p>11 lose eight parking spaces -- likely lose eight</p> <p>12 parking spaces out of Glendiff Park.</p> <p>13 CHAIRMAN MILLS: Mr. Ross.</p> <p>14 MR. ROSS: I personally cannot commit to</p> <p>15 being okay with that without knowing what are</p> <p>16 the acceptable or possible alternative.</p> <p>17 MR. CHESNEY: Yeah, she hasn't -- I</p> <p>18 don't know what you mean, "alternatives"? I</p> <p>19 mean --</p> <p>20 MR. ROSS: Well, for example, if she</p> <p>21 were to come back and says -- or the cell</p> <p>22 tower company comes back and says, "This is</p> <p>23 your maximum preferred site, but you can go</p> <p>24 over here," wherever, "here maybe, and you're</p> <p>25 not going to lose any parking spaces, or</p>

<p style="text-align: right;">Page 33</p> <p>1 you're going to not be in the park," or 2 whatever it might be. 3 It may be that we're going to get 98 4 percent of what we want here without losing 5 eight spaces versus 100 percent in Glendcliff 6 Park and lose eight. I might choose to go 7 with the 98 percent option because I don't 8 lose the spaces. 9 MR. CHESNEY: The other thing was, in 10 Glendcliff Park, the only other place that you 11 wouldn't lose spaces would be closer to the -- 12 the townhomes, and it would literally be next 13 to the soccer field. 14 Remember the original spot that the 15 developer had identified? And the spots back 16 in the woods, he doesn't think he can get the 17 crane back there, so those aren't appropriate. 18 MR. ROSS: I'm not doubting what you 19 just said, but you're sort of making my point. 20 You put in the thought to analyze the 21 acceptability of the option. I haven't. 22 MR. CHESNEY: Yeah. I guess I just -- 23 Tonja just asked that I bring it up, and want 24 to make sure that she continues to work 25 forward, that the solution she comes back to</p>	<p style="text-align: right;">Agenda Page 13 Page 35</p> <p>1 like I said, the issues we have is, I 2 originally thought that you could put it back 3 in the woods. 4 The problem is that the power lines are 5 so low that we don't think -- the crane they 6 need to put it in there is pretty big, and 7 they don't think they can get it in the back. 8 So then we were thinking about in the 9 front the alternative -- the other side 10 parking where the basketball courts are, and 11 while that land is available, I guess there is 12 a 20-foot rule. 13 So I guess it would fit perfectly if it 14 wasn't for the 20 feet, and then the 20 feet 15 causes you to have to push it 20 feet into the 16 parking lot. 17 CHAIRMAN MILLS: Can we get a variance 18 for the 20 feet? 19 MR. CHESNEY: I don't know. 20 CHAIRMAN MILLS: Well, that would be 21 preferable. 22 MR. CHESNEY: That's what I mean. It 23 starts to get that -- that's what I mean, it 24 starts to get complicated there and -- 25 CHAIRMAN MILLS: I'm not sure I would</p>
<p style="text-align: right;">Page 34</p> <p>1 is that -- and also I was going to suggest 2 that maybe another board member kind of take 3 the lead on this, which is why I brought this 4 folder if anyone is interested. 5 MR. LEWIS: (Raises hand.) I was going 6 to follow up with a question, dang it. 7 MR. BAUMHOVER: Let the record show. 8 CHAIRMAN MILLS: Sold to the highest 9 bidder. 10 Mr. Lewis. 11 MR. LEWIS: Maybe without getting too 12 far in the weeds here, I thought we had 13 another alternate site between behind the swim 14 and tennis and firehouse area as well. Wasn't 15 that talked about? 16 CHAIRMAN MILLS: I don't recall. 17 MS. WHYTE: That's not our property. 18 MR. LEWIS: It's not. 19 MS. WHYTE: No, it's not. 20 MR. CHESNEY: We went and looked at 21 various spots, and those were the two we 22 picked out, behind the library and Glendcliff. 23 Those were the two -- Verizon was very excited 24 about the Glendcliff location, so -- but if you 25 look at Glendcliff -- we walked through it --</p>	<p style="text-align: right;">Page 36</p> <p>1 support losing eight parking spaces. 2 MR. LEWIS: There aren't that many there 3 to begin with personally. Sorry for not 4 raising my hand, but -- 5 MR. CHESNEY: He wants to ask a 6 question. 7 CHAIRMAN MILLS: Mr. Barrett. 8 MR. BARRETT: I remember that cell tower 9 -- I can't remember his name. 10 MR. MENDENHALL: Alan. 11 MR. BARRETT: Thank you. Didn't he also 12 suggest that instead of the preferred shape, 13 they can kind of elongate it? 14 MR. CHESNEY: Yeah. Right. So all I'm 15 asking -- or not all I'm asking. Tonja had 16 sent me an email earlier today indicating that 17 she wants to make sure that the board 18 understands that it won't just plop right in 19 there, and it's going to require some 20 additional engineering and potentially some 21 legal work that the developer wants done 22 before he commits his resources. Yes. 23 MR. ROSS: They're not asking that we 24 pay for that engineering and legal work, are 25 they?</p>

<p style="text-align: right;">Page 37</p> <p>1 MR. CHESNEY: We had asked Tonja to 2 determine if there was a suitable site, and so 3 Tonja's very basic overview is, "Those sites 4 look fine, except for the Glenciff spot. It 5 looks like you would potentially lose eight 6 spaces." 7 So, no, they're not asking -- but once 8 they commit those resources, they want to have 9 an agreement that you're willing to put up a 10 tower. 11 MR. ROSS: Okay. And so my position 12 then, to sharpen it a little bit, now that I'm 13 better understanding the options, if you will, 14 I certainly would support that we authorize 15 our company representative to go forward with 16 finalizing a proposal for putting a tour at 17 the Glenciff Park location provided they pay 18 for all the permitting, legal, engineering, et 19 cetera, and it doesn't take any of our parking 20 spaces. 21 MR. CHESNEY: Well, you want to -- okay. 22 I think we're going to say the exact same 23 thing. 24 MS. McCORMICK: I don't know -- I don't 25 know if we are. But, I mean, I will say that</p>	<p style="text-align: right;">Agenda Page 14 Page 39</p> <p>1 My impression is, the community is 2 excited about these possibilities, and so I'm 3 at the point of diving off from Greg's 4 observation, let's send a positive signal back 5 to them, "Give us your proposal, give us the 6 economics, give us whatever" -- I didn't know 7 you had a draft agreement -- "whatever it may 8 be that you want to give to us, under the 9 assumption that you would be having this 10 location and the other location," with the 11 proviso that I said, they don't take our eight 12 spaces, they do the permitting, engineering, 13 legal stuff; and if they can figure out how to 14 jimmy the tower in there, then bring the 15 proposal to us, and let's vote it up or down. 16 MR. CHESNEY: Okay. So that was exactly 17 what I was going to bring up -- 18 MS. McCORMICK: Okay. 19 MR. CHESNEY: -- what she did. But to 20 provide some clarity is that we have been 21 working with this one developer. And it's 22 fine to continue to work with that developer. 23 That's the same developer we looked at 24 previously. 25 So I want to make sure that's the will</p>
<p style="text-align: right;">Page 38</p> <p>1 they have provided us with a draft agreement, 2 land use agreement, utilization agreement, for 3 the site. 4 And I really haven't gone through it in 5 detail at this point, because, I think, you 6 know, maybe a threshold issue is, do we want 7 to commit to do this with Vertex? Do we 8 want to, you know, explore other options, look 9 at maybe what other governmental entities are 10 doing? 11 So I think we're at a point where if 12 you're asking for a proposal, are you asking 13 -- you know, are you saying we're committing 14 to Vertex. We want you to go ahead and 15 provide us with a proposal to move forward, or 16 do we want to do more exploration? 17 MR. ROSS: Again, great conversation. 18 We continue to sharpen it. And since you 19 posed the question to me, I agree with your 20 observation that we need to attend to the 21 details as we go through the process. 22 I'm personally, though, of the mind-set 23 we've sort of dealt with the issue for a long 24 time now, and we're sort of at the point where 25 we need to move forward.</p>	<p style="text-align: right;">Page 40</p> <p>1 of the board, that that's the direction we're 2 heading. We're not putting it out for any 3 type of RFP. I looked at my old paper, and we 4 did talk to one other company once, but they 5 did something different. 6 Bill Casale, when he was here, looked at 7 the same issue, and he looked at doing a 8 distributed network. 9 MR. MENDENHALL: Right. Repeaters 10 and -- 11 MR. CHESNEY: Yeah, real small stuff. 12 MR. ROSS: Since you're looking at me, 13 and I'm not trying to cut anybody off, 14 speaking for myself, I have the understanding 15 that staff solicited other people or Andy did, 16 whoever, they tried to get other people that 17 expressed interest, and Vertex is the only one 18 that came to the table. 19 So I personally don't feel either the 20 need or even necessarily the benefit of going 21 further than trying to identify other 22 possibilities. Again, I think, to some 23 degree, we've got the community enthusiastic 24 about moving forward with this, and there's a 25 benefit of bringing the project to closure.</p>

<p style="text-align: right;">Page 41</p> <p>1 If anything, I would be more focusing on 2 something that I've mentioned before: I wish 3 Vertex could come with a solution to there is 4 that one little area in the middle of the 5 community that still will be outside of all 6 the rings, and I wish -- I think it's 7 Stockbridge or someplace around there. And I 8 wish they would come up with a solution for 9 that little area. 10 CHAIRMAN MILLS: It was Tonja's 11 observation about the eight parking spaces, 12 not Vertex. Right? 13 MR. CHESNEY: Correct. And it's 14 Tonja -- 15 CHAIRMAN MILLS: Well, we really need 16 her -- 17 MS. WHYTE: No. It was Vertex. Vertex 18 came back with a plan. 19 MR. CHESNEY: Oh, they did. Okay. 20 Tonja did not -- I didn't get anything from 21 Vertex. I got it from Tonja. 22 MS. WHYTE: No. It's actually been 23 communicated through me through Tonja, and on 24 Thursday morning we're going to have a 25 conference call, Greg, myself, Vertex, Jenna,</p>	<p style="text-align: right;">Agenda Page 15 Page 43</p> <p>1 we're just -- we would only be leasing our 2 property to another entity that would be using 3 it to build a cell tower on that, but then 4 we're going to receive a revenue stream from 5 that party, from Vertex, and the district will 6 presumably be using that revenue stream for 7 the purposes that the district is already 8 undertaking to offset some of our other 9 expenses that we have. That's what I'm 10 assuming. 11 MR. CHESNEY: (Moves head up and down.) 12 MS. McCORMICK: So from that standpoint, 13 we're also entering into this for a public 14 purpose. So I think those things are good 15 bases for us to move forward with this. 16 I still do think it's a good idea for 17 Andy to check with the other district managers 18 that Severn Trent has in other communities and 19 see if there's any other districts that are 20 doing this because -- 21 MR. MENDENHALL: Uh-huh. Yeah. We've 22 reached out, and I'm waiting to hear back 23 specifically related to these. We have one 24 manager in the southeast that has done this 25 with a city.</p>
<p style="text-align: right;">Page 42</p> <p>1 Doug, and Tonja, I think it is, and we're 2 going to hopefully -- because Alan was 3 traveling when I spoke to him the other day, 4 and so we've set up a conference call on 5 Thursday, and hopefully we'll come and we can 6 ask a lot more questions. 7 CHAIRMAN MILLS: Okay. Mr. Lewis. 8 MR. LEWIS: Erin, last meeting there was 9 talk about whether there was a preclusion 10 whether as a governmental entity we could not 11 put one of these in and make -- 12 MS. McCORMICK: Yeah. 13 MR. LEWIS: -- or get revenue. 14 MS. McCORMICK: Right. 15 MR. LEWIS: Have we gotten past that, or 16 is that -- 17 MS. McCORMICK: Well, I think that we 18 talked about a couple of ways of looking at 19 this and that it's going to provide enhanced 20 emergency services, security services, 21 recreational and cultural capacity for the 22 district. 23 I think the fact that it's not the 24 district that is actually going to be 25 undertaking this cell tower, it's really</p>	<p style="text-align: right;">Page 44</p> <p>1 MS. McCORMICK: Okay. 2 MR. MENDENHALL: So it's probably a 3 little different. 4 MR. CHESNEY: Is that Westin? 5 MR. MENDENHALL: You know, I'm not sure 6 if it's Westin. He handles three cities. So 7 I'm not sure of which one it is. He didn't 8 mention. 9 He talks about some of the things to 10 look for in the agreement, so it's in best 11 interest of the CDD, because actually the 12 terms or what to look for, would be saying how 13 many carriers would be on it, and you're 14 getting co-revenue on each carrier on the 15 actual antenna. 16 They have a 20-year lease that's 17 five-year renewals. He also mentioned making 18 sure that if the site gets sold, that there is 19 the ability for your agreement to stay into 20 effect if it does get sold. So obviously that 21 doesn't cause any issues. So it's just kind 22 of, I guess, some of the things that he's 23 gotten involved with specifically. 24 But, once again, from the set-up 25 perspective, it's a city, so I don't know if</p>

<p style="text-align: right;">Page 45</p> <p>1 that causes him any --</p> <p>2 MS. McCORMICK: Yes, that may -- that</p> <p>3 probably would impact, you know, the issue of</p> <p>4 whether or not this is something that the CDD</p> <p>5 has the authority to undertake, but I think it</p> <p>6 would definitely be helpful for the district</p> <p>7 to be able to use the -- you know, take a look</p> <p>8 at a copy of that agreement --</p> <p>9 MR. MENDENHALL: Yeah.</p> <p>10 MS. McCORMICK: -- to see some of the</p> <p>11 points that were negotiated --</p> <p>12 MR. MENDENHALL: Yeah, I'll get a copy</p> <p>13 of it.</p> <p>14 MS. McCORMICK: -- because we just have</p> <p>15 this form agreement that they provided to us,</p> <p>16 and I'm sure there's going to be issues to be</p> <p>17 negotiated once we get to that point.</p> <p>18 MR. MENDENHALL: Yeah, we'll get a copy</p> <p>19 of it, and hopefully out of the 60 or 70</p> <p>20 districts, there's got to be -- I would think</p> <p>21 there should be a few that have done lease</p> <p>22 agreements on this, although in my office,</p> <p>23 there hasn't, as far as I know.</p> <p>24 CHAIRMAN MILLS: Mr. Ross.</p> <p>25 MR. ROSS: Then I'm probably going to</p>	<p style="text-align: right;">Agenda Page 16 Page 47</p> <p>1 to get the 5G by coming up with whatever</p> <p>2 agreement you all deem necessary to do that,</p> <p>3 which would also help supposedly increase the</p> <p>4 value or maintain the value of Westchase. So</p> <p>5 I would encourage you to tie the two together.</p> <p>6 CHAIRMAN MILLS: Greg.</p> <p>7 MR. CHESNEY: Yeah. So just to respond</p> <p>8 back what's in my head, I think at this time</p> <p>9 he did not have enough information to</p> <p>10 determine what we would do for 5G. And also</p> <p>11 we don't necessarily own the right of way</p> <p>12 along Linebaugh, which is big part of the 5G</p> <p>13 installation.</p> <p>14 And, Brian -- I don't know -- I got</p> <p>15 from our conversation last month that -- I</p> <p>16 mean, we talked about this. I mean, there's</p> <p>17 lots of public purposes that makes the cell</p> <p>18 phone okay.</p> <p>19 I think I'm completely comfortable with</p> <p>20 the fact by putting in the cell phone tower is</p> <p>21 the purpose that qualifies under our</p> <p>22 designation as a community development</p> <p>23 district.</p> <p>24 MR. ROSS: And I had the same</p> <p>25 conclusion, but listening to the two</p>
<p style="text-align: right;">Page 46</p> <p>1 change my position. What I'm sort of hearing</p> <p>2 is, the answer to Matt's question is, "No, we</p> <p>3 haven't fully resolved that issue. We're</p> <p>4 relatively positive, but we haven't resolved</p> <p>5 it."</p> <p>6 I don't think it's fair to Vertex to</p> <p>7 start telling them to work on stuff if it's</p> <p>8 possible we're going to end up coming back and</p> <p>9 saying, "Sorry, we can't do it, or there's</p> <p>10 limitations on what we can do." We should</p> <p>11 know that in advance, in my view.</p> <p>12 CHAIRMAN MILLS: Mr. Argus.</p> <p>13 MR. ARGUS: Thank you. I attended the</p> <p>14 Vertex presentation, and it seems to me like</p> <p>15 we're trying to play catchup now with the</p> <p>16 cell phone coverage in Westchase. It's my</p> <p>17 understanding that somewhere between 9 and 24</p> <p>18 months is what it's going to take to resolve</p> <p>19 our current issue.</p> <p>20 I also seem to remember from his</p> <p>21 presentation that somewhere between two or</p> <p>22 three years from now, they'll be coming out</p> <p>23 with 5G. So since we're talking to them now,</p> <p>24 it seems like we might want to pre-position</p> <p>25 ourselves to be one of the first communities</p>	<p style="text-align: right;">Page 48</p> <p>1 professionals that we rely on --</p> <p>2 MR. CHESNEY: She's a lawyer; she's</p> <p>3 always going to be cautious.</p> <p>4 MR. ROSS: And we value her</p> <p>5 cautiousness.</p> <p>6 But if you're correct in what you just</p> <p>7 said and what I thought was the position as</p> <p>8 well, then why do we need to go look at what</p> <p>9 these other agreements may say?</p> <p>10 It just sent me a mixed signal that</p> <p>11 there's a hesitation with him.</p> <p>12 MR. CHESNEY: It seems like so we don't</p> <p>13 -- that we don't get taken advantage of</p> <p>14 necessarily.</p> <p>15 MS. McCORMICK: I mean, it's a 19-page</p> <p>16 agreement. There's going to be things that</p> <p>17 we're going to want to negotiate with Vertex</p> <p>18 about that.</p> <p>19 For example, it provides for they would</p> <p>20 have an option on this property for 36 months,</p> <p>21 during which time they would be pursuing the</p> <p>22 permitting and construction of the tower. So</p> <p>23 we could be three years from now before there</p> <p>24 is ever a tower in place and we would start</p> <p>25 getting lease revenue.</p>

<p style="text-align: right;">Page 49</p> <p>1 MR. ROSS: I understand the difference 2 between looking at documents to educate 3 ourselves, to enhance our negotiating 4 position. That being one point. 5 And the other points being, looking at 6 documents to resolve questions or 7 uncertainties in our mind. And I just was 8 kind of hearing your discussion as being, no, 9 we haven't fully resolved it. 10 And if I misunderstood you and you're 11 saying no, you're 100 percent confident, we 12 can move forward with this, there's no 13 limitations or hesitations, then I -- let's go 14 back to where I originally started. Let's go 15 to Vertex. 16 I'm standing by what I'm saying, though. 17 If there's a possibility where we're going to 18 go to them and say, "Oops, we've now learned 19 we can't do this" -- 20 MS. McCORMICK: Right. 21 MR. ROSS: -- that's being a bad 22 business partner. We shouldn't do that to 23 them, and we shouldn't do it to ourselves. We 24 should resolve it in advance, if there's that 25 possibility.</p>	<p style="text-align: right;">Agenda Page 17 Page 51</p> <p>1 location. So it's been those reasons that it 2 hasn't been done in my specific districts; but 3 outside of my district, we probably have 50 to 4 60 more that it may have been done. So we'll 5 find that out. 6 CHAIRMAN MILLS: Okay. 7 MR. LEWIS: I'll take the folder. 8 MR. CHESNEY: Okay. So that means 9 Thursday you're on the call. 10 MR. LEWIS: Okay. 11 MR. CHESNEY: 11:00. 12 CHAIRMAN MILLS: Well done, Mr. Chesney. 13 Well done. 14 MR. CHESNEY: Yeah. So just to let you 15 know, all of that is just a bunch of old 16 stuff. That was just so you have pricing 17 guidance on it. 18 MR. LEWIS: Okay. 19 CHAIRMAN MILLS: More work to do on this 20 initiative as well. 21 Mr. Ross. 22 MR. ROSS: Are we still on legal report? 23 CHAIRMAN MILLS: Yes. 24 MR. ROSS: I also asked Erin that she 25 look at that letter agreement regarding the</p>
<p style="text-align: right;">Page 50</p> <p>1 MS. McCORMICK: Okay. Well, I 2 understand, and I think that does make sense. 3 I mean, I would like to find out, of all the 4 districts that are out there, if there is any 5 that are doing a cell tower lease, because if 6 they're not, that would raise a red flag in my 7 mind: Why is nobody else doing this, and why 8 are we the only one? So I think that it's 9 worthwhile to check into that. 10 MR. MENDENHALL: Yeah. And out of -- 11 MR. CHESNEY: There's lots of things we 12 did that no other community development 13 district has done. 14 MR. MENDENHALL: Yeah. And it has comes 15 up in -- I can tell you, although, as a 16 reference point, I don't have any of the 17 current districts I manage, which is 11 of 18 them, it's come in a number of them, and it 19 hasn't been -- it hasn't been rejected or not 20 done from a legal standpoint or from a you 21 can't do it. 22 It's only been a decision by the board, 23 that in their particular circumstance, they 24 had residents that didn't want it, or they 25 found some reason, they didn't have a</p>	<p style="text-align: right;">Page 52</p> <p>1 golf course -- 2 MS. McCORMICK: Yes. 3 MR. ROSS: -- whether that presents any 4 issues for us. 5 MS. McCORMICK: Yes. Yes, I did want to 6 bring that up. Thank you for reminding me. 7 So back in March, we had presented a 8 letter of intent and worked through that with 9 the owner of the golf course, and then we went 10 back and forth -- I mean, this is just for a 11 little bit of history. I don't know how much 12 you know about it. 13 But we went back and forth with a couple 14 of versions of a purchase and sale agreement, 15 which we never agreed to terms on the purchase 16 and sale agreement. So we still have a letter 17 of intent that's been sitting out there since 18 March that basically is just an expression by 19 the parties that we're going to use our best 20 efforts to see if we can arrive at a purchase 21 and sale agreement. 22 So the issue that's been raised is, you 23 know, is it a good idea to keep that letter of 24 intent out there indefinitely? I don't think 25 it's a good idea for us to keep it out there</p>

<p style="text-align: right;">Page 53</p> <p>1 indefinitely.</p> <p>2 Whether or not this is the time to, you</p> <p>3 know, send some correspondence to the seller</p> <p>4 about the fact that we're withdrawing that</p> <p>5 letter of intent, I think that's an issue for</p> <p>6 the board. But, I mean, I think it's</p> <p>7 definitely something that we need to circle</p> <p>8 back on and address at some point, you know,</p> <p>9 relatively soon.</p> <p>10 CHAIRMAN MILLS: Mr. Chesney.</p> <p>11 MR. CHESNEY: Just for the record is,</p> <p>12 I'm having lunch with the owner of the golf</p> <p>13 course tomorrow.</p> <p>14 MR. ROSS: And can I make a suggestion?</p> <p>15 Can we put that on next month's agenda, and</p> <p>16 then you can represent to the owner that it's</p> <p>17 coming up on the agenda as to status of that</p> <p>18 letter of intent and go from there?</p> <p>19 MR. CHESNEY: Sure.</p> <p>20 CHAIRMAN MILLS: That would be</p> <p>21 appropriate.</p> <p>22 MR. ROSS: What are you having for</p> <p>23 lunch? No. I'm just kidding.</p> <p>24 CHAIRMAN MILLS: And that's not</p> <p>25 appropriate.</p>	<p style="text-align: right;">Agenda Page 18 Page 55</p> <p>1 month.</p> <p>2 So, if you recall, what it basically</p> <p>3 comes down to is, the one firm, AudioEye,</p> <p>4 kind of offers one solution, and their</p> <p>5 solution is to go in and audit your site</p> <p>6 basically and offer suggestions on how to fix</p> <p>7 it and then continue a level of ongoing</p> <p>8 monitoring, where they will continue, of</p> <p>9 course, as times goes on throughout the year</p> <p>10 offering any -- or doing additional audits and</p> <p>11 offering suggestions to make sure that</p> <p>12 everything stays compliant.</p> <p>13 That service that they offer, if you</p> <p>14 look at that particular proposal, which we got</p> <p>15 awhile ago and I had to email it out to</p> <p>16 everybody, their service is \$10,595 a year.</p> <p>17 And if you do a multi-year contract, that</p> <p>18 price goes down a little bit, depending on how</p> <p>19 many years you would sign up for.</p> <p>20 With the other firm, ADA Compliance,</p> <p>21 they offer you a couple of options. Their</p> <p>22 main two options are that you can do -- they</p> <p>23 have a template, if you will, that they have</p> <p>24 set up and is already ADA compliant.</p> <p>25 They will then take your website and</p>
<p style="text-align: right;">Page 54</p> <p>1 MR. CHESNEY: I don't know. We always</p> <p>2 have it at my club. I ended up buying. This</p> <p>3 time I offered, I said, "Why not have it at</p> <p>4 Westchase Golf Club? You can buy my lunch for</p> <p>5 a change."</p> <p>6 CHAIRMAN MILLS: I'm not sure that's</p> <p>7 appropriate either.</p> <p>8 MR. CHESNEY: It would take a while till</p> <p>9 it's equal.</p> <p>10 CHAIRMAN MILLS: Manager's report, Andy.</p> <p>11 MR. MENDENHALL: I had one item. We had</p> <p>12 talked last month -- or actually the last</p> <p>13 couple of months, but we talked more</p> <p>14 specifically about vendors that were available</p> <p>15 to address, discuss your ADA needs for the</p> <p>16 website.</p> <p>17 So, as you may recall, there were two</p> <p>18 firms we were talking to. One is called ADA</p> <p>19 Compliance, the other one is called AudioEye.</p> <p>20 They both have submitted proposals. One of</p> <p>21 them came in a little bit late, so it's on</p> <p>22 the DropBox. I don't know if anybody has had</p> <p>23 a chance to look at it. But certainly you</p> <p>24 might you want to digest that; however, it</p> <p>25 does have the details that I went over last</p>	<p style="text-align: right;">Page 56</p> <p>1 basically fit it into that compliant template.</p> <p>2 That way, the idea, of course, being that</p> <p>3 everything gets compliant all at once, and</p> <p>4 going forward you're using a site that, at</p> <p>5 least in its template form, doesn't have any</p> <p>6 issues with ADA compliance.</p> <p>7 So for that, that cost is \$3900, and</p> <p>8 then there is an ongoing cost of \$1500, which</p> <p>9 is similar. They keep doing the audit.</p> <p>10 Obviously new things are going to be uploaded.</p> <p>11 So they kind of continually check, but you're</p> <p>12 still taking documents and information and</p> <p>13 putting it into a template that is compliant.</p> <p>14 So, overall, with something like that,</p> <p>15 you shouldn't have as many issues. It would</p> <p>16 just be more of a reviewing the documents and</p> <p>17 the info that are being brought onto the</p> <p>18 website.</p> <p>19 And the other option that they have</p> <p>20 offered is similar to the first company I</p> <p>21 mentioned. Basically you keep your existing</p> <p>22 website. They go ahead and do a review. They</p> <p>23 let you know what drops out from a compliance</p> <p>24 perspective. They offer suggestions for</p> <p>25 fixing it to get it compliant.</p>

<p style="text-align: right;">Page 57</p> <p>1 For that particular service, it is more 2 expensive. Their quote for that is \$7100, and 3 then the ongoing routine monitoring, they help 4 make suggestions for that particular path, is 5 \$2100. So there is an initial higher and an 6 initial yearly cost that is higher, due to the 7 fact that one would expect there would be a 8 little bit more work if you're keeping your 9 own websites. 10 So, at least right now, that's the two 11 companies with a few of the options that are 12 available, and we're still kind of in that 13 realm where -- and having dealt with this with 14 other districts, there's a lot of ambiguity 15 about how far you have to go and to what 16 extent you have to get everything ADA 17 compliant, because, of course, it is something 18 that is very expensive. That's kind of where 19 it sits right now. 20 CHAIRMAN MILLS: Mr. Ross. 21 MR. ROSS: I think there's no question 22 we need to comply with the law. We've got to 23 be ADA compliant. That's not even worth 24 discussing the merits whether that's a good 25 idea or a bad idea. You've just got to be</p>	<p style="text-align: right;">Agenda Page 19 Page 59</p> <p>1 option? 2 MR. MENDENHALL: Yeah. Probably ten 3 minutes ago I had them send me over sample 4 websites, if you will, so that way, not only 5 can staff look at it, but as well, I'll 6 forward it out to the board if you want to 7 take a look. And, you know, who knows, it 8 might be something you look at and intuitively 9 everything makes sense and looks wonderful, or 10 you might look at it and aesthetically it's 11 just a mess. 12 I don't know. I haven't even clicked 13 the link yet, but certainly it's something 14 we can get out to everybody and have staff as 15 well do some of the due diligence and really 16 plugging away at it as if it's a user 17 experience. 18 MR. BAUMHOVER: Well, correct me if I'm 19 wrong, but all of these firms do offer an 20 audit. 21 MR. MENDENHALL: Uh-huh. Yes. 22 MR. BAUMHOVER: At the end of the audit, 23 they would be able to say, "This is what's 24 wrong with your website, and we should be able 25 to" --</p>
<p style="text-align: right;">Page 58</p> <p>1 compliant with the law. 2 And then my next thought is and what my 3 worry is, the option that was the least 4 expensive may be shoe-horning us into a 5 website that isn't consistent with what I 6 believe our reputation and perception is. 7 I believe our team of CDD folks are 8 perceived as being very responsive, very 9 resident friendly, very constituent friendly, 10 and I would hate to have that shoe-horn 11 website be the exact opposite of that. People 12 complain, it's hard to maneuver, it's hard to 13 do this, whatever. 14 So I think the way for me personally to 15 resolve that is to have our team look at that 16 website that they're suggesting would be 17 shoe-horned in. 18 MR. MENDENHALL: I'm glad you mentioned 19 that. 20 MR. ROSS: Make sure that they're okay 21 with it. "Yeah, these are the kind of 22 questions we get." We see how residents would 23 maneuver through here or work through it, and 24 if they're okay with it, then I'd say, why 25 would we not go with the least expensive</p>	<p style="text-align: right;">Page 60</p> <p>1 MR. CHESNEY: We did do an audit. We 2 have that. 3 MR. BAUMHOVER: Well -- 4 MR. MENDENHALL: So two things -- and I 5 don't mean to interrupt you -- but just to 6 specifically talk about the audit part for 7 your benefit as well, so the one firm, ADA 8 Consultants -- or ADA Compliance, yes, they 9 offer for \$199 they do an initial review. 10 Generally speaking, it attaches like 30 11 percent. They have not done that yet. They 12 sent over a contract, which I think we're 13 still looking at, just to make sure it's okay 14 with -- 15 MR. BAUMHOVER: Is that the one you're 16 talking about? 17 MR. CHESNEY: Yeah, I thought we 18 received an initial document. 19 MR. BAUMHOVER: Right. 20 MR. MENDENHALL: That's just -- the 21 initial thing that you received, the email, 22 was just them looking at it, just them taking 23 a quick look at it. 24 MR. CHESNEY: Oh, I thought that was the 25 whole audit.</p>

<p style="text-align: right;">Page 61</p> <p>1 MR. MENDENHALL: It was not.</p> <p>2 MR. CHESNEY: They do a lot for \$200.</p> <p>3 MR. MENDENHALL: You should get more</p> <p>4 than that email, based off that, but one thing</p> <p>5 I was --</p> <p>6 MR. CHESNEY: Looked fine to me.</p> <p>7 MR. MENDENHALL: No. It was pretty</p> <p>8 good, but you would wind up getting more for</p> <p>9 \$199. But when I did -- I spoke with the</p> <p>10 gentleman that sent us the proposal</p> <p>11 specifically about that today, and he said,</p> <p>12 you know, you might want -- they can do it,</p> <p>13 but you might want to hold off on that if the</p> <p>14 board is ready to make a decision within the</p> <p>15 near term, only because it would -- that would</p> <p>16 be covered through the, you know, standard</p> <p>17 process.</p> <p>18 But, you know, I don't know if you're a</p> <p>19 few months off, then the \$199 probably makes</p> <p>20 sense. And I think we did talk about for \$199</p> <p>21 to get that initial, not a stamp of approval,</p> <p>22 but at least the fact that it's been looked</p> <p>23 at and we're moving forward and that sort of</p> <p>24 thing, certainly have them do that. So back</p> <p>25 to your question. Yeah.</p>	<p style="text-align: right;">Agenda Page 20 Page 63</p> <p>1 Yeah.</p> <p>2 MR. BAUMHOVER: -- because there is no</p> <p>3 implied promise of doing future business, so,</p> <p>4 I mean, I don't know.</p> <p>5 MR. MENDENHALL: I don't see why that</p> <p>6 wouldn't be an option that either of those</p> <p>7 firms wouldn't provide for a fee, I mean,</p> <p>8 realistically, because they do it as part of</p> <p>9 their -- at least, potentially if you went</p> <p>10 with either one of them after the fact, I</p> <p>11 would expect that their overall price would go</p> <p>12 down, because, really, step one has been</p> <p>13 completed already and you paid for it.</p> <p>14 MR. BAUMHOVER: Right.</p> <p>15 MR. MENDENHALL: I can certainly -- I</p> <p>16 can certainly get that sort of quote for both</p> <p>17 of them, if you want.</p> <p>18 CHAIRMAN MILLS: Mr. Ross.</p> <p>19 MR. ROSS: I don't see my comments and</p> <p>20 Forrest's comments being inconsistent.</p> <p>21 MR. BAUMHOVER: Right.</p> <p>22 MR. ROSS: The crux of my comments was,</p> <p>23 I don't want to commit to something that our</p> <p>24 staff was not signed off on, because I want to</p> <p>25 make sure they think it's got a</p>
<p style="text-align: right;">Page 62</p> <p>1 MR. BAUMHOVER: So what I would like to</p> <p>2 see -- I mean, because there's a lot more than</p> <p>3 aesthetics. I mean, we can all sit there and</p> <p>4 look at a website and say, "Hey, it looks</p> <p>5 good," but if, you know, it doesn't fix the</p> <p>6 issues related to, you know, what a visually</p> <p>7 impaired person would, you know, encounter,</p> <p>8 then it does us no good.</p> <p>9 I think I would like to see a stand-</p> <p>10 alone audit, and then we then have some basis</p> <p>11 for us to be able to figure out the best</p> <p>12 vendor to provide the required services that</p> <p>13 address the issues that have been identified</p> <p>14 in that audit.</p> <p>15 MR. MENDENHALL: Okay. So I think</p> <p>16 that's a good idea. The challenge -- or at</p> <p>17 least the challenge I think I potentially see</p> <p>18 is, we would need to go back to them and ask</p> <p>19 for them to do kind of a third version, do the</p> <p>20 independent audit, and then we decide whether</p> <p>21 we're going with your template or whether</p> <p>22 we're going with our website.</p> <p>23 MR. BAUMHOVER: And I would expect us to</p> <p>24 pay more for an audit --</p> <p>25 MR. MENDENHALL: Yeah, for in depth one.</p>	<p style="text-align: right;">Page 64</p> <p>1 functionality that's relevant to our entire</p> <p>2 community, and that's not inconsistent with</p> <p>3 what he's saying, so --</p> <p>4 MR. BAUMHOVER: Absolutely. Yeah.</p> <p>5 MR. MENDENHALL: I agree. All right.</p> <p>6 So I know what info I need to get from them,</p> <p>7 and also I'll send out obviously the link to</p> <p>8 everybody to take a look and staff can see it</p> <p>9 as well, so --</p> <p>10 CHAIRMAN MILLS: Andy, anything else?</p> <p>11 MR. MENDENHALL: No, sir.</p> <p>12 CHAIRMAN MILLS: Okay. Field manager's</p> <p>13 report.</p> <p>14 MR. MAYS: We don't have a whole lot.</p> <p>15 We do have some information that some</p> <p>16 residents came forward with that they want us</p> <p>17 to ask the board.</p> <p>18 We really don't know how -- one is we</p> <p>19 have a resident that's requesting a fountain</p> <p>20 in one of the ponds to replace an aerator. We</p> <p>21 have had an aerator on this pond for years,</p> <p>22 Pond Number 30, over between Radcliffe and the</p> <p>23 Shires.</p> <p>24 She gave us a quote of like \$250. You</p> <p>25 know what you will get for \$250 in a fountain.</p>

<p style="text-align: right;">Page 65</p> <p>1 It won't be a whole lot, and it probably won't 2 even last that long. So some of my concerns 3 are, if we try to go to a fountain, we've got 4 to start doing that on every pond and spend 5 even more money on every pond. 6 We know that the aerator is cheaper to 7 run and the fountains are more expensive to 8 run, so our electric bill's going to go up 9 there, because these are usually lighted, plus 10 we had a resident on that particular pond that 11 instructed us to please turn it off at certain 12 times of the days because he sleeps, and it 13 makes -- that aerator even makes a little 14 rattling noise, so I'm kind of concerned about 15 this resident, you know, getting this fountain 16 or talking -- you know, dealing with this 17 resident on a fountain. 18 So I guess my question to the board is, 19 you know, should we ask every resident that 20 lives around that pond? What should we do? 21 Should we get a petition started? 22 MR. CHESNEY: Which -- which -- 23 MS. WHYTE: Ayrshire. 24 MR. MAYS: Off of Ayrshire, between the 25 Shires and Radcliffe communities off of --</p>	<p style="text-align: right;">Agenda Page 21 Page 67</p> <p>1 on -- 2 MR. MAYS: In my opinion, yeah, probably 3 25 to 30 homes that would -- 4 MS. WHYTE: And that will be the only 5 people that see it. 6 CHAIRMAN MILLS: So my take would be, we 7 have a budget cycle. 8 MS. WHYTE: 25,000 or 20,000. 9 CHAIRMAN MILLS: We identify projects 10 during the budget cycle. Let's bring this 11 back up during the next budget cycle. 12 MR. MAYS: Another thing that came up, 13 because I know the board got addressed from a 14 couple different residents on a couple of 15 different issues, so I wanted to make sure I 16 clear these things up with the board. 17 Mr. Cole, in the Greens, had an issue 18 with the guard one night (inaudible). After 19 my conversation with Mr. Cole, he understood 20 his guests were a little bit -- they were out 21 of line. You could tell they were inebriated, 22 so they were the ones that were out of line. 23 He did not like his response back from 24 the guard, though, when the guard said -- you 25 know, tried to get him off the phone, and the</p>
<p style="text-align: right;">Page 66</p> <p>1 MR. CHESNEY: So, first of all, like 2 you're driving down Countryway? 3 MR. MAYS: You won't even see it from 4 the main road. 5 MR. BAUMHOVER: Is it a fair statement 6 if -- to say that -- to the resident that's 7 asking for this fountain, that in the long 8 run, it would cost more. 9 MS. WHYTE: Did that. 10 MR. MAYS: It is a fair statement. 11 MR. BAUMHOVER: And she came back and, "I 12 want a fountain anyway"? 13 MS. WHYTE: She indicated she wanted 14 lights on the fountain, the aerator that was 15 there, because she really likes the lights on 16 Linebaugh and on Countryway, which I explained 17 to her, it's a common area that all the 18 residents in the community shared, which is 19 the previous board -- or our board had voted 20 on, that it would be shared amongst all of the 21 community members, you know, in a common area. 22 And, yeah, she just -- I said to her, I 23 said, all I can do is ask, because all we do 24 is we bring it to you, and you're the board, 25 you tell us what to do so. How many homes are</p>	<p style="text-align: right;">Page 68</p> <p>1 guard ended up using -- either said, "Get off 2 the phone, or I'll call the police on you." 3 And I talked to the officer, and he 4 understands that that wasn't the best way to 5 get somebody off the phone, to make, you know, 6 a comment like that. At the time he was 7 worried about traffic backing up and causing 8 an accident. So that was the best thing he 9 could come up with. 10 I told Mr. Cole this. He understood. 11 He seems to be satisfied now. So I think 12 we've resolved that one. Issue number two was 13 -- it was addressed to you guys -- was from a 14 resident that was concerned about my choice of 15 a tree in one of the communities, Green Links. 16 The difficult thing about Green Links in 17 particular is they have one road that's solid 18 sycamores, two roads with solid oaks, but then 19 the other roads on the side, and one on the 20 north side, which is on Green Links Drive, 21 have multiple different types of trees. 22 The resident in particular that made a 23 complaint is concerned because we took a maple 24 out and put in what's called Japanese 25 blueberry. Japanese blueberry is much less</p>

<p style="text-align: right;">Page 69</p> <p>1 root damaging.</p> <p>2 He thought it was a maple that we took</p> <p>3 out. We actually took a Shumard oak. The</p> <p>4 Shumard oaks are not doing well in this area.</p> <p>5 They're more of a northern-type oak tree. Even</p> <p>6 north Florida -- you don't see a lot of them</p> <p>7 around here.</p> <p>8 The ones we do have, very few of them</p> <p>9 have -- look decent. Half of them probably</p> <p>10 haven't even grown very much. They're not a</p> <p>11 very big species. So his concern is, up north,</p> <p>12 they've got canopies over the road.</p> <p>13 Well, down south, we do have them, too,</p> <p>14 but this type of tree was not, you know, the</p> <p>15 type of tree that they were really trying to</p> <p>16 grab for that canopy effect.</p> <p>17 They even have multiple hollies on the</p> <p>18 roadways, crape myrtles on those roadways, so</p> <p>19 these are never trees that are going to be</p> <p>20 canopy-type trees.</p> <p>21 I tried to tell him that the blueberry</p> <p>22 is the first one I've used in this community,</p> <p>23 and I plan on changing, as we change the</p> <p>24 hollies out, I would like to change the</p> <p>25 hollies with these Japanese blueberries,</p>	<p style="text-align: right;">Agenda Page 22 Page 71</p> <p>1 were planted in the Greens. And this is not</p> <p>2 even including the damage that the residents</p> <p>3 have had, where they had to put sod back,</p> <p>4 where they've had irrigation pipes, water</p> <p>5 pipes, sewer lines clog because of the wrong</p> <p>6 species of trees that were planted in this</p> <p>7 community. So that's why I finally went to</p> <p>8 this Japanese blueberry.</p> <p>9 CHAIRMAN MILLS: Mr. Chesney.</p> <p>10 MR. CHESNEY: So does this tree follow</p> <p>11 the guidelines that Neale had put out?</p> <p>12 MR. MAYS: Neale, it is one of the trees</p> <p>13 he specifically --</p> <p>14 MR. CHESNEY: Okay. I actually have the</p> <p>15 same issue to bring up. I kind of noticed</p> <p>16 through some of my neighbors on my street, you</p> <p>17 know, I'm kind of oblivious most of the time,</p> <p>18 but it's oak trees all the way along, and</p> <p>19 there's a pine tree.</p> <p>20 And I don't know. You might have even</p> <p>21 asked me. You know, I don't have the best</p> <p>22 recollection. But like how did that pine tree</p> <p>23 -- because that clearly seems out of place.</p> <p>24 This seems more in place than the pine tree on</p> <p>25 Lightner Bridge.</p>
<p style="text-align: right;">Page 70</p> <p>1 because the hollies, they're not even growing</p> <p>2 this type of holly in the nurseries anymore</p> <p>3 because of a disease that they get called</p> <p>4 Witches Broom, so they're not going to create</p> <p>5 the holly anymore.</p> <p>6 So, unfortunately, this happens to be</p> <p>7 the first one on the road, plus it's close to</p> <p>8 a light, so some of the reasons I've gone to</p> <p>9 these different type of trees, these smaller</p> <p>10 species trees, instead of replacing an oak for</p> <p>11 an oak is because we probably had, I would</p> <p>12 estimate easily, and Sonny says it's higher,</p> <p>13 more than \$30,000 worth of concrete repairs</p> <p>14 alone in the community of the Greens.</p> <p>15 That's pretty high. He is not -- when I</p> <p>16 told him this, he's not concerned about that.</p> <p>17 He thinks that, you know, you can fix a</p> <p>18 sidewalk, which that's true, but my job is not</p> <p>19 to -- I feel my job is not to create a</p> <p>20 problem, but try to stop a problem.</p> <p>21 And this is one of the things I told the</p> <p>22 board when I started here 13 years ago is --</p> <p>23 they said, "What do you see as one of the</p> <p>24 biggest issues in here?"</p> <p>25 And I saw it as the street trees that</p>	<p style="text-align: right;">Page 72</p> <p>1 MR. MAYS: I would say it was probably</p> <p>2 put in by a resident, because I'm not putting</p> <p>3 in pine trees either. Those are the ones that</p> <p>4 are -- the only pine trees that --</p> <p>5 MR. CHESNEY: Not pine. Palm. Palm</p> <p>6 tree. I said, "Pine." Accept my apologies.</p> <p>7 There's literally -- it's all oaks on there</p> <p>8 and one palm tree.</p> <p>9 MR. MAYS: So there is a sabal. That's</p> <p>10 another tree that I've been replacing a lot of</p> <p>11 oak trees with, sabal palms and queen palms.</p> <p>12 We replaced the queen palms with -- in some of</p> <p>13 the --</p> <p>14 MR. CHESNEY: No, but that can't -- I</p> <p>15 didn't -- I'll be frank. I didn't look</p> <p>16 exactly what Neale proposed, but I find it</p> <p>17 hard to believe that Neale would have proposed</p> <p>18 a palm tree on a street that has all -- I</p> <p>19 mean, we have oaks all along. I mean, you</p> <p>20 know, we had the sidewalk issue. We had all</p> <p>21 the sidewalks repaired.</p> <p>22 MR. MAYS: Right.</p> <p>23 MR. CHESNEY: But I'm just -- I was just</p> <p>24 curious.</p> <p>25 MR. MAYS: I don't remember Neale even</p>

<p style="text-align: right;">Page 73</p> <p>1 giving us any recommendations on the street</p> <p>2 trees. It was all those entranceway trees --</p> <p>3 MR. CHESNEY: Gotcha.</p> <p>4 MR. MAYS: -- and there are new</p> <p>5 entranceways and things like that. I've gone</p> <p>6 to quite a few different palms. Even in the</p> <p>7 Greens, we switched out some oaks for palms,</p> <p>8 because if you go in Harbor Links gated</p> <p>9 community, we probably had less than a</p> <p>10 thousand dollars worth of sidewalk repairs in</p> <p>11 that community, and some of the other</p> <p>12 communities, Hillsborough County, like</p> <p>13 Radcliffe and Brentford, have --</p> <p>14 MR. CHESNEY: Yeah. Well, in my</p> <p>15 neighborhood, I had -- my neighbors brought</p> <p>16 that tree to my attention on Halloween, and</p> <p>17 one nosey neighbor from outside my</p> <p>18 neighborhood also brought it to my attention.</p> <p>19 So, I mean, I don't know. I would think</p> <p>20 that someone should look at that and see if</p> <p>21 that matches the aesthetics of what we're</p> <p>22 supposed to do.</p> <p>23 MR. MAYS: I'll be honest with you. It</p> <p>24 doesn't match it, palms in a community with</p> <p>25 oaks, but I was more concerned about the</p>	<p style="text-align: right;">Agenda Page 23 Page 75</p> <p>1 familiar with it. So, yes, you did put</p> <p>2 another tree -- that one fit in fine.</p> <p>3 MR. MAYS: Right. It's --</p> <p>4 MR. CHESNEY: The palm really looks out</p> <p>5 of place on it. And I guess so my question to</p> <p>6 was -- and you already answered it -- did we</p> <p>7 not have Neale look at the streets inside?</p> <p>8 I'm thinking maybe we should have, if we</p> <p>9 find out where he's employed.</p> <p>10 MR. MAYS: Well, I mean, even if you go</p> <p>11 to Hillsborough County, the Hillsborough</p> <p>12 County arborist and the City of Tampa</p> <p>13 arborists have both ruled out putting large</p> <p>14 trees on street trees, because they're</p> <p>15 ultimately -- those are county sidewalks.</p> <p>16 They're the ones that ultimately get</p> <p>17 named in every lawsuit along with the HOA and</p> <p>18 the homeowner. You know, I've been to</p> <p>19 depositions where there's four different</p> <p>20 attorneys there representing that sidewalk</p> <p>21 trip and fall, along with the plaintiff.</p> <p>22 So that's kind of the reason why I've</p> <p>23 made the decision to try to get rid -- you</p> <p>24 know, not necessarily put an oak tree back</p> <p>25 where an oak tree was.</p>
<p style="text-align: right;">Page 74</p> <p>1 possibility of lawsuits and damages that</p> <p>2 people were having.</p> <p>3 I think that one had to be replaced</p> <p>4 because the oak tree died, so we had to pull</p> <p>5 the oak tree out and then replace it --</p> <p>6 MR. CHESNEY: It looked like there was</p> <p>7 another place that somebody had pointed out to</p> <p>8 me --</p> <p>9 MR. MAYS: There's a Japanese blueberry</p> <p>10 on your block. I mean -- yeah.</p> <p>11 MR. CHESNEY: Right. But that actually</p> <p>12 looks in place, but -- yeah.</p> <p>13 MR. MAYS: He's letting it grow into a</p> <p>14 tree form, which a Japanese blueberry can get</p> <p>15 into a tree form, and it can get tall and</p> <p>16 canopy.</p> <p>17 CHAIRMAN MILLS: So is that what this</p> <p>18 one will do over time?</p> <p>19 MR. MAYS: It will if it's left alone,</p> <p>20 but then sometimes we will have residents that</p> <p>21 will trim their own trees when we're not</p> <p>22 looking, you know. Like we don't tell them</p> <p>23 not to, but --</p> <p>24 MR. CHESNEY: I guess -- yeah, so I'll</p> <p>25 just use my street, because I'm the most</p>	<p style="text-align: right;">Page 76</p> <p>1 MR. CHESNEY: I mean, most of the</p> <p>2 sidewalks have been -- thanks to Rick and the</p> <p>3 GAC, most of the sidewalks have been repaired.</p> <p>4 MR. MAYS: Right. Go into Waybridge.</p> <p>5 They're really bad in there. They didn't</p> <p>6 address those over there.</p> <p>7 MR. BAUMHOVER: They have not touched</p> <p>8 those yet, but they have marked them up with</p> <p>9 spray paint.</p> <p>10 CHAIRMAN MILLS: Mr. Barrett.</p> <p>11 MR. BARRETT: Yeah, I guess that -- and</p> <p>12 this is from my own personal prospective, and</p> <p>13 I don't want to comment on my -- but at least</p> <p>14 the one that I bragged -- and it's been a long</p> <p>15 time ago, because I was curious about whether</p> <p>16 or not the resident had done it or not. I</p> <p>17 said, "Do you know if the residents did that?"</p> <p>18 MR. CHESNEY: Well, my neighbors on</p> <p>19 Halloween brought it up, and then it reminded</p> <p>20 me that you had brought it up to me, and I had</p> <p>21 forgotten about it, so --</p> <p>22 MR. BARRETT: And, again, it was</p> <p>23 something conversational. It wasn't like the</p> <p>24 -- but my one concern is, though, you know,</p> <p>25 you and I, we're not spring chickens, and it's</p>

<p style="text-align: right;">Page 77</p> <p>1 going to take hundreds of years to swap out, 2 because some of those oaks are going to be 3 alive for hundreds of years, and so one of the 4 neat things about the Bridges and places like 5 the Shires is that the canopies are finally 6 coming together, like they look down in Hyde 7 Park. 8 And, yeah, cause a lot of -- they do, 9 they cause a lot of sidewalk buckling, but the 10 county is committed to coming in and leveling 11 those sidewalks. They did it throughout 12 Baybridge, and they did it throughout other 13 portions, Southbridge, and I guess that at 14 times when they do the roads, they come in and 15 do it. 16 But it does -- I think that it's time 17 for at least the board to kind of come up with 18 a formal position of, well, yeah, we might 19 agree that maybe these trees were not the best 20 idea for street trees at the end, but these 21 are going to be around long after all of us 22 are dead, so we're going to keep with the 23 aesthetics and keep with the look and deal 24 with the inconveniences, or are we going to 25 start kind of putting another tree in there</p>	<p style="text-align: right;">Agenda Page 24 Page 79</p> <p>1 MR. MAYS: Right. Well, I don't really 2 look at it as a canopy tree, because most of 3 the canopy trees are going to cause damage. 4 I mean, we've even got some of them that 5 are not even canopy trees that are causing 6 damage, like cypress trees, or even a pine 7 tree. What kind of canopy is that? But, you 8 know, we have them all over this community. 9 If you want to take an oak tree and put 10 it -- you know, we can explain to the 11 residents, "Hey, we've got to put an oak tree 12 back." They're not -- the ones that are doing 13 it are not going to be happy with that, 14 because they're trying to stop the problems in 15 their yard. These things go straight for 16 sewer lines, it seems like. 17 Sonny had the same issue with hers. You 18 know, if we weren't going to do anything, 19 don't put anything back, leave it bare, and 20 then you have your canopy here, and then it 21 sways around, and then have a canopy down the 22 road, just sort of you don't have an even 23 canopy through the whole thing, but you still 24 have a bit of a canopy, then you don't have 25 mismatched trees.</p>
<p style="text-align: right;">Page 78</p> <p>1 that just really, like in the case of this 2 palm, looks genuinely out of place. 3 MR. CHESNEY: Well, I'll be just as 4 succinct. I mean, my suggestion just is that 5 we add the street trees to our landscape 6 guidelines. That's all I can -- I'm not 7 saying I know the answer. I just -- 8 MR. MAYS: Well, just about every time 9 we end up or a resident has took the time to 10 get a permit from Hillsborough County to 11 remove their oak because of the damage that 12 it's caused, they do not want us -- they beg us 13 not to put another oak back because they know 14 that the problems will be back. It will be 25 15 years down the road -- 16 MR. BARRETT: But maybe another canopy 17 tree that maybe is less harmful than a palm, 18 which just does not match -- 19 MR. MAYS: That's not a canopy tree at 20 all anyway, so -- 21 MR. BARRETT: No. I'm talking about -- 22 MR. MAYS: The palm is not a canopy 23 tree. 24 MR. BARRETT: That's what I mean. But 25 I'm saying, you know, take another --</p>	<p style="text-align: right;">Page 80</p> <p>1 But the Greens have been mismatched 2 trees for years. So this is probably just the 3 third or fourth blueberry that we've put in 4 there. So it's just -- that's why I made that 5 choice. I'm just -- like I said, I'm paid to 6 look out for the community and make the right 7 decision for the community. Is it 8 aesthetically -- is it pretty? 9 I think all trees are, you know, 10 gorgeous trees. It's just sometimes you don't 11 get canopy. 12 MR. BAUMHOVER: I have a question. 13 CHAIRMAN MILLS: Hold on a second. 14 Sonny was first. 15 MS. WHYTE: Just to add to what Doug was 16 saying, a lot of times that the residents 17 requested a Hillsborough County tree removal 18 permit is because the tree has caused not just 19 sidewalk, it has caused sewer damage, it has 20 caused water line damage. And, unfortunately, 21 it is all homeowner, and we have residents who 22 have had it done twice or three times. And 23 after that, they say, that's it. You know, 24 it's like two, three or four thousand dollars 25 in damage and flooding and all sorts of stuff.</p>

<p style="text-align: right;">Page 81</p> <p>1 So one of the main reasons, you know, 2 they -- we ask the homeowners to apply for 3 permits, because the county didn't feel the 4 tree needed to come out, they wouldn't grant a 5 permit. 6 MR BAUMHOVER: I have a question. 7 CHAIRMAN MILLS: Forrest. 8 MR BAUMHOVER: I mean, we take a look 9 at, say, over ten-year periods. The first 10 ten-year period of Westchase being a community 11 you can say virtually zero trees needed to be 12 replaced, and then the next ten years probably 13 close to zero, and then now in that third 14 decade where we're starting to see these 15 problems, and I'm going to guess that at the 16 end of third decade, the problem is going to 17 be even worse. 18 And at some point, it will reach some 19 exponential or some inflection point where 20 we're not going to be able to replace them one 21 by one. We're going to have to figure out 22 some sort of, you know -- 23 MR. MAYS: Mass plan. 24 MR. BAUMHOVER: -- program that's like a 25 phased replacement. Not that we're trying to</p>	<p style="text-align: right;">Agenda Page 25 Page 83</p> <p>1 whatever he has to to make sure that the trees 2 and the canopies are still what makes this 3 community look nice. 4 I mean, we had a resident that asked me 5 to add two more oak trees on his easement. 6 And I told him, "No, I can't see doing that," 7 even though, if you looked at his yard, he has 8 planted extra trees on his side, and he's got 9 one of the most-treed lots in the community, 10 but I turned him down, that I didn't want to 11 put two more oak trees on that easement. 12 MS. WHYTE: He'll be here next month. 13 MR. MAYS: So -- but he's going to come 14 to the board. But it could be years, and like 15 I say, some trees do it, and some trees don't. 16 MR. BAUMHOVER: Right. I just meant in 17 terms of as we're seeing the number of 18 residents that are coming in and saying, "Hey, 19 maybe it's 30 this year, and next year it's 20 50." 21 At some point, we're going to say, "Whoa, 22 I'm not sure we have enough money to buy all 23 these trees." I don't know. 24 MR. CHESNEY: I would like to go back to 25 my suggestion that we have our consultant go</p>
<p style="text-align: right;">Page 82</p> <p>1 solve tomorrow's problems today, but at what 2 point do you think we, as a board, should be 3 sitting down and kind of looking at that? 4 Is that a ten-year problem? Is that 5 like a 10- to 20-year problem? 6 MR. MAYS: Well, with my background, 7 before I started with Westchase was in the 8 tree business. When I started my tree 9 business, I didn't bother advertising in the 10 Westchase area for that reason. 11 There was no trees out here. There was 12 nothing to do. But through the years, it has 13 -- they have grown. So what I've seen through 14 those years and traveling and chasing 15 hurricanes and those type of things is some 16 sidewalks will buckle, some won't. 17 Sometimes they'll go in the sewer line, 18 sometime they won't. So not everybody has 19 this problem. So that's why -- a lot of 20 people, they love it. They don't care what 21 the problems are. 22 Mr. Barrett, as he insinuated -- or said 23 that that's the guy in the Greens. I'm sure 24 he's one of those type of residents that he's 25 not concerned. He will replace or repair</p>	<p style="text-align: right;">Page 84</p> <p>1 back and look at the street trees and what we 2 plant in there and -- you know. 3 MR. MAYS: Okay. 4 MR. LEWIS: I like that idea. 5 CHAIRMAN MILLS: So your recommendation 6 on this issue is to leave this one here, the 7 Japanese blueberry. 8 MR. MAYS: Japanese blueberry. Like I 9 said, I would like to use the Japanese 10 blueberry to replace all the hollies. It's 11 the perfect tree for it to replace those 12 hollies that are looking bad. And this is one 13 of the thing that the man that's coming next 14 month that mentioned, too, we've got gnarly- 15 looking hollies on the property. So why 16 wouldn't we, you know, change those out, you 17 know, to Japanese blueberries, that we're 18 starting a consistently with that type of 19 tree? 20 CHAIRMAN MILLS: What was the thrust 21 behind the replacement of the tree in the 22 first place? Had it died? 23 MR. MAYS: It was the one that got broke 24 in half from the tornado that came through 25 here. Remember, we lost quite a few trees,</p>

<p style="text-align: right;">Page 85</p> <p>1 like your resident neighbor across the street.</p> <p>2 CHAIRMAN MILLS: Okay. Okay. Yes.</p> <p>3 MR. MAYS: Which we hadn't put one in</p> <p>4 there either, so we lost quite a few. That</p> <p>5 was one of them.</p> <p>6 CHAIRMAN MILLS: Mr. Ross.</p> <p>7 MR. ROSS: First, I certainly support</p> <p>8 Mr. Chesney's suggestion, but in my mind,</p> <p>9 we're sort of combining two different issues.</p> <p>10 One is the issue of the decision-making</p> <p>11 process, if you will, of our staff.</p> <p>12 I think they do a great job, I really</p> <p>13 do, and I think if we're going to expose</p> <p>14 ourselves to second-guess -- I'm not saying</p> <p>15 anybody is second-guessing here, but that's</p> <p>16 really not the role of the board.</p> <p>17 I think rather what was very, very</p> <p>18 rewarding for me was, first, to see your</p> <p>19 acknowledgment that you took one of those</p> <p>20 emails and you forwarded it to our staff</p> <p>21 because they weren't.</p> <p>22 I love that. It's like, hey, I want my</p> <p>23 staff to know what the residents are saying</p> <p>24 about them. Thank you for doing that. Thank</p> <p>25 you for being patient enough to talk to the</p>	<p style="text-align: right;">Agenda Page 26 Page 87</p> <p>1 it's unsafe. We just want a beautiful</p> <p>2 canopy."</p> <p>3 If that's what we want, then let's do</p> <p>4 what Jim said. When we get to the next budget</p> <p>5 cycle, let's put trees on the agenda, and if</p> <p>6 the idea is that we're going to accept unsafe</p> <p>7 sidewalks, then I'm going to be sitting there</p> <p>8 saying, "No. No. We're not going to do</p> <p>9 that."</p> <p>10 And if the answer is, "We'll put in the</p> <p>11 beautiful right" -- whatever the quote, unquote</p> <p>12 right kind of tree is, then let's also budget</p> <p>13 for sidewalk repair. Let's budget for doing</p> <p>14 the grinding down of the sidewalk.</p> <p>15 CHAIRMAN MILLS: Well, I'll take that a</p> <p>16 step further and advocate that we never -- we</p> <p>17 tread very carefully between aesthetics and</p> <p>18 liability risks and err on the side of</p> <p>19 protecting all the residents, not just any</p> <p>20 single resident that states that they don't</p> <p>21 care if the sidewalk buckles, because it may</p> <p>22 not be them that trip over it. Right?</p> <p>23 MR. ROSS: Well, that's why I made the</p> <p>24 point, because I know Doug has heard me say it</p> <p>25 enough, we don't compromise on safety. We're</p>
<p style="text-align: right;">Page 86</p> <p>1 residents and walk through with them.</p> <p>2 It's okay if the two of you disagree.</p> <p>3 That's not the definition of resident service.</p> <p>4 It's more of what was said in the email. What</p> <p>5 is the process by which you made this</p> <p>6 decision?</p> <p>7 And I am allowed to sort of answer, that</p> <p>8 I'm an experienced person, I'm familiar with</p> <p>9 the tree industry. And he didn't say this,</p> <p>10 but by the way, we've got Davey, we've got</p> <p>11 OLM.</p> <p>12 Could it get any better to have three</p> <p>13 different organizations providing support for</p> <p>14 the decision making that we're doing? So I</p> <p>15 feel very comfortable that Doug was patient</p> <p>16 enough, and I'm sure it was a little bit of a</p> <p>17 poke in the eye to get one of those emails.</p> <p>18 It's a little bit, you know, challenging</p> <p>19 to work your way through it, but the process</p> <p>20 itself worked. If the conclusion is -- and</p> <p>21 that takes you to the second issue -- that we</p> <p>22 want to tell Doug, we want you to use</p> <p>23 different criteria. That is sort of what one</p> <p>24 of the emailers said. "We don't really care</p> <p>25 if the sidewalks are uneven. We don't care if</p>	<p style="text-align: right;">Page 88</p> <p>1 not going to do that.</p> <p>2 It's just not -- in my view, it</p> <p>3 shouldn't happen on this board's watch. But</p> <p>4 if there was a discussion through appropriate</p> <p>5 processes where the board said it's more</p> <p>6 important to have a -- as Chris just said, a</p> <p>7 canopy of trees, et cetera, then that's okay.</p> <p>8 Then let's put it in the budget cycle</p> <p>9 and simultaneously budget for dealing with the</p> <p>10 resulting problems, the buckling sidewalk, the</p> <p>11 unsafe condition, blah, blah, blah, blah.</p> <p>12 So, to me, that's a separate issue that</p> <p>13 has nothing to do with what we're really</p> <p>14 talking about now.</p> <p>15 CHAIRMAN MILLS: Yes. Okay. What else?</p> <p>16 MR. MAYS: That was it from me. I think</p> <p>17 Sonny may have something.</p> <p>18 CHAIRMAN MILLS: Sonny.</p> <p>19 MS. WHYTE: No. No.</p> <p>20 MR. CHESNEY: Can we get a proposal,</p> <p>21 Andy, from whoever -- Neale maybe -- about --</p> <p>22 CHAIRMAN MILLS: Neale 2.0.</p> <p>23 MR. CHESNEY: -- about adding street</p> <p>24 trees to our landscape guidelines?</p> <p>25 MR. MENDENHALL: Yes.</p>

<p style="text-align: right;">Page 89</p> <p>1 CHAIRMAN MILLS: Sonny.</p> <p>2 MS. WHYTE: What we found out during</p> <p>3 this process in Mr. Barrett's email out to the</p> <p>4 residents out on the WOW probably six months</p> <p>5 ago about the street trees, that they can apply</p> <p>6 for permits and have the trees removed.</p> <p>7 We've had a number of influx since then.</p> <p>8 They read it in the WOW that they can get</p> <p>9 permits. What we've discovered during that</p> <p>10 course is that through the arborist through</p> <p>11 Hillsborough County --</p> <p>12 MR. BARRETT: I think it was Huey</p> <p>13 Johnson's article.</p> <p>14 MS. WHYTE: Well, whoever's article it</p> <p>15 was in the WOW. It was in the WOW. And it</p> <p>16 stated that, you know, you can apply for a</p> <p>17 permit to have a tree removed and the CDD</p> <p>18 would assist. They were trying to get us to</p> <p>19 help them on homeowner property. And we</p> <p>20 clarified that we couldn't do that.</p> <p>21 But what we found out from the arborist</p> <p>22 from Hillsborough County is some of the</p> <p>23 communities we have street trees on are not</p> <p>24 required to have street trees by Hillsborough</p> <p>25 County standards.</p>	<p style="text-align: right;">Agenda Page 27 Page 91</p> <p>1 MR. ROSS: And, again, I apologize if I</p> <p>2 said anything inappropriate. But I know how</p> <p>3 professional firms work, and there would be a</p> <p>4 tendency, if he's moved on from the company in</p> <p>5 which he departed, says, "Oh, no, we've got</p> <p>6 other people on staff. We can help you out."</p> <p>7 I though Neale was great. I thought he</p> <p>8 was precise.</p> <p>9 MR. CHESNEY: I did, too.</p> <p>10 MR. ROSS: He was responsive. And, to</p> <p>11 me, it would be worth tracking him down if</p> <p>12 he's not there anymore and still use him.</p> <p>13 MS. WHYTE: Find Neale.</p> <p>14 CHAIRMAN MILLS: So let me come back to</p> <p>15 what you just said, Sonny. You said that</p> <p>16 there are streets that don't require trees?</p> <p>17 MS. WHYTE: That's what we were told.</p> <p>18 MR. MAYS: Yeah. When they authorize</p> <p>19 the permit, it will say on the permit "Street</p> <p>20 Tree Needed," "Replaced Here," and some of</p> <p>21 them she'll put, or he will put, "No Street</p> <p>22 Tree Required."</p> <p>23 MS. WHYTE: That's right.</p> <p>24 CHAIRMAN MILLS: So in this case, is one</p> <p>25 required?</p>
<p style="text-align: right;">Page 90</p> <p>1 They're literally not needing the street</p> <p>2 trees. And I think one of them -- there's a</p> <p>3 few in the Bridges. And so, I mean, there are</p> <p>4 areas that --</p> <p>5 (Multiple speakers speaking</p> <p>6 simultaneously.)</p> <p>7 MR. CHESNEY: Well, I mean, that doesn't</p> <p>8 mean anything, though.</p> <p>9 MS. WHYTE: I mean, that's their</p> <p>10 easement.</p> <p>11 MR. CHESNEY: Yeah.</p> <p>12 MS. WHYTE: Just to let you know.</p> <p>13 MR. CHESNEY: I would like you to talk</p> <p>14 to the arborist or whatever about -- or</p> <p>15 someone about the pine tree -- the palm tree,</p> <p>16 whatever it is.</p> <p>17 MR. MAYS: Okay.</p> <p>18 CHAIRMAN MILLS: Mr. Ross.</p> <p>19 MR. ROSS: I was going to suggest, to me,</p> <p>20 and I would prefer that we, in fact, track</p> <p>21 down Neale and utilize Neale. I suspect Tonja</p> <p>22 would say --</p> <p>23 MR. CHESNEY: And I got that secondhand.</p> <p>24 I haven't talked to Neale. I got this</p> <p>25 secondhand from someone.</p>	<p style="text-align: right;">Page 92</p> <p>1 MR. MAYS: This was not a permitted</p> <p>2 tree, because it was one that was damaged and</p> <p>3 knocked over during the storm. The palm tree</p> <p>4 was dead. Anytime a tree is dead --</p> <p>5 CHAIRMAN MILLS: That's back to what</p> <p>6 we're talking about. Right? So --</p> <p>7 MR. CHESNEY: The county standards are</p> <p>8 not -- so we've addressed this in the past --</p> <p>9 the county standards aren't necessarily</p> <p>10 Westchase standards.</p> <p>11 MR. MAYS: Right.</p> <p>12 MR. CHESNEY: So, I mean, there's some</p> <p>13 -- that's their minimum. That's the county</p> <p>14 minimum. That's not necessarily what we do.</p> <p>15 CHAIRMAN MILLS: But my question then</p> <p>16 is, if a tree dies, falls down, gets knocked</p> <p>17 down by a tornado and has to come out, if it's</p> <p>18 not required to replace it at all, is that a</p> <p>19 potentially better option for the resident who</p> <p>20 doesn't want what we're putting in there?</p> <p>21 Right?</p> <p>22 MR. ROSS: (Moves head up and down.)</p> <p>23 CHAIRMAN MILLS: Then there's no</p> <p>24 sidewalk issue, but it's also not a "I don't</p> <p>25 like the fact that you put in a different tree</p>

<p style="text-align: right;">Page 93</p> <p>1 than the rest of my street."</p> <p>2 MR. LEWIS: I think it's up to the</p> <p>3 homeowner. I'm actually one of those people.</p> <p>4 I had one removed within the last six months,</p> <p>5 and I wasn't required to put one in, and I</p> <p>6 didn't want one in.</p> <p>7 MR. CHESNEY: And my street, I had one</p> <p>8 neighbor that got his --</p> <p>9 CHAIRMAN MILLS: We're getting off on a</p> <p>10 tangent here, I know, but, you know, perhaps</p> <p>11 that's an answer here is, you know, you guys</p> <p>12 decide, but I wasn't aware of that</p> <p>13 flexibility.</p> <p>14 MS. WHYTE: Uh-huh.</p> <p>15 MR. BAUMHOVER: Is there a way an</p> <p>16 arborist would -- I don't know how the</p> <p>17 arborist decides which areas need tree</p> <p>18 replacements, if it's by street or by --</p> <p>19 MS. WHYTE: By community.</p> <p>20 MR. BAUMHOVER: By community.</p> <p>21 MS. WHYTE: And she's offered for us to</p> <p>22 come downtown and meet with her and to plot</p> <p>23 our own map off her map so that we can -- so</p> <p>24 we have the information. It's just we haven't</p> <p>25 coordinated --</p>	<p style="text-align: right;">Agenda Page 28 Page 95</p> <p>1 advice to people, so just be cautionary.</p> <p>2 CHAIRMAN MILLS: My intent was for</p> <p>3 internal purposes to have knowledge on that.</p> <p>4 MR. ROSS: I agree. It's always good to</p> <p>5 have information --</p> <p>6 CHAIRMAN MILLS: Yeah.</p> <p>7 MR. ROSS: -- separate from what</p> <p>8 information we give to the constituents.</p> <p>9 CHAIRMAN MILLS: Some options.</p> <p>10 MR. MAYS: Well, I tell everyone -- they</p> <p>11 ask, "Do I have to have a tree?"</p> <p>12 And I say, "I do prefer that you do put</p> <p>13 a tree back, to be honest with you, but here</p> <p>14 are the options I'm using in this community,</p> <p>15 for instance," so that we can stop the damages</p> <p>16 and the problems that we're having.</p> <p>17 So a lot of times they don't want a</p> <p>18 tree, but I kind of tell them --</p> <p>19 MR. ROSS: But what I'm saying is -- and</p> <p>20 I'm sorry for cutting you off -- your advice</p> <p>21 is good. I can tell you what we prefer, the</p> <p>22 CDD, but you need to know that you may have</p> <p>23 obligations. As an HOA member, you have an</p> <p>24 obligation pursuant to county code.</p> <p>25 There may be obligations for county --</p>
<p style="text-align: right;">Page 94</p> <p>1 MR. BAUMHOVER: Like long-term.</p> <p>2 CHAIRMAN MILLS: It would be a good</p> <p>3 exercise for us to have in terms of accurate</p> <p>4 information within the community of what --</p> <p>5 MR. CHESNEY: You could, yeah, just add</p> <p>6 that to the --</p> <p>7 CHAIRMAN MILLS: Should or shouldn't be</p> <p>8 doing, can or can't do.</p> <p>9 MR. BAUMHOVER: It would definitely help</p> <p>10 avoid planting unnecessary trees.</p> <p>11 MS. WHYTE: Yes. Well, we'll do that.</p> <p>12 We've been scheduled to do that for a while.</p> <p>13 CHAIRMAN MILLS: Mr. Ross.</p> <p>14 MR. ROSS: The only cautionary remark I</p> <p>15 would make about that is, we have to make sure</p> <p>16 we don't pretend to be the lawyer, that if we</p> <p>17 tell somebody, "Oh, this is what the county</p> <p>18 requirement is," or the HOA requirement, or the</p> <p>19 original development order requirement,</p> <p>20 things can change.</p> <p>21 And so if we put something on our</p> <p>22 website, whatever, that says, "Oh, by county,</p> <p>23 you've got to replace this tree," well, they</p> <p>24 may change that next year, and now we're out</p> <p>25 -- we're out of whack and we've given bad</p>	<p style="text-align: right;">Page 96</p> <p>1 whatever our original development order was.</p> <p>2 I just think there's more completeness to the</p> <p>3 story.</p> <p>4 MR. MAYS: Every time somebody asks me</p> <p>5 about their yard or a tree in front of their</p> <p>6 house, I always recommend to them to contact</p> <p>7 Hillsborough County, get your permit.</p> <p>8 If they authorize the permit, then you</p> <p>9 can take it to the HOA for modification and</p> <p>10 see if they do it, but never remove a tree</p> <p>11 without either Hillsborough County's</p> <p>12 permission or the HOA's permission.</p> <p>13 MS. WHYTE: Except for easements.</p> <p>14 MR. MAYS: Yeah, the easements don't</p> <p>15 counts on the HOA.</p> <p>16 CHAIRMAN MILLS: Right. Right.</p> <p>17 Anything else, Sonny?</p> <p>18 MS. WHYTE: I don't think so.</p> <p>19 MR. MAYS: Quiet month.</p> <p>20 CHAIRMAN MILLS: Okay. Audience</p> <p>21 comments. Mr. Argus.</p> <p>22 MR. ARGUS: Thank you.</p> <p>23 CHAIRMAN MILLS: Name and address,</p> <p>24 please.</p> <p>25 MR. ARGUS: Bob Argus. I don't even</p>

<p style="text-align: right;">Page 97</p> <p>1 remember my address. Oh. 301 Westington 2 Park. I wasn't able to make last month's 3 meeting, but the month before I raised a 4 question about the Florida Sunshine Law as it 5 pertains to workshops, and I was wondering if 6 the board had received a reply to my question. 7 CHAIRMAN MILLS: Yes, we did. 8 MS. McCORMICK: Yeah, I had reported on 9 that last month. 10 There is a requirement that minutes be 11 taken of the workshops, but there is not a 12 requirement that they be recorded or they be 13 in the same format as the -- they be 14 transcribed like we do the CDD meetings, so I 15 think what we had decided going forward on 16 workshops is that we're going to continue to 17 do the minutes and include those in the agenda 18 packages for the board to consider approval of 19 as we do the regular meeting minutes. 20 MR. ARGUS: Okay. Thank you. 21 CHAIRMAN MILLS: Is that it? Okay. 22 Yes, sir. 23 MR. LAVASSAS: If you all wouldn't 24 mind, let me introduce myself. My name is 25 Orestes, and I'm taking over for Michael</p>	<p style="text-align: right;">Agenda Page 29 Page 99</p> <p>1 common area that you all have planted. 2 MR. CHESNEY: In the middle there, you 3 mean? 4 MR. LAVASSAS: Yeah, in the middle, and 5 also on the side and the front there, there is 6 an area that is not actually our property that 7 we do some maintenance for the landscaping, 8 but I believe in between, like in the middle 9 of that median area that is on the property, 10 it actually belongs to the town center, and I 11 don't know that we're able to do any plantings 12 there without your permission. or if you all 13 have any intention of doing anything there 14 to -- 15 MS. WHYTE: It's not ours. 16 MR. LAVASSAS: It's not yours. Okay. 17 MR. CHESNEY: So what areas are you 18 talking about? 19 MS. WHYTE: There is no median. 20 CHAIRMAN MILLS: There's no median. 21 MR. MAYS: I can meet you over there 22 when you get a chance, and we can look at it. 23 MR. LAVASSAS: Okay. Yeah, it's not on 24 Linebaugh, but at the end of the association 25 in between median and --</p>
<p style="text-align: right;">Page 98</p> <p>1 Dingus, the property manager for the Avenues 2 at Westchase. So if you all have any issues, 3 Doug's got my number, and I shared it with 4 Sonny there, and we're looking to make some 5 improvements there and continue to grow with 6 the community. 7 I don't know if this is the right forum 8 for me to have some questions or concerns 9 brought up. 10 CHAIRMAN MILLS: Do you have concerns? 11 MR. LAVASSAS: Yeah, as a matter of fact 12 I do. There was an issue -- I'm not sure if 13 you're aware of this, Doug, but some damaged 14 grass from some county work that was done 15 relating to reclaimed water. 16 MS. WHYTE: That's the county. 17 MR. LAVASSAS: That's the county. That's 18 one of the concerns. I'll take that up with 19 them. And also I don't know if you all have 20 done any kind of planning for your future 21 landscaping needs, but we certainly are 22 interested in getting the median areas that 23 are adjacent to the town center with some 24 additional improvements, flowers, and nicer 25 landscaping like some of the other areas of --</p>	<p style="text-align: right;">Page 100</p> <p>1 MR. MAYS: Right there on the east 2 corner of Bentley and Linebaugh? 3 MR. LAVASSAS: Something like that. 4 MR. MAYS: By the fish -- Crabby Bill's? 5 MR. LAVASSAS: Correct. Correct. Yeah. 6 I mean, our lawn guys, they do a lot of 7 cutting there, and they try to stay on top of 8 the maintenance and whatnot. You know, we 9 would like to see some attention similar to 10 some of the other areas that really look nice, 11 and I think it will benefit all of us to put 12 some flowers in there, some matching colors to 13 the areas, and that's pretty much all the 14 concerns I have for now. 15 But I appreciate you all letting me sit 16 in on your meeting and participating. Any 17 information you all can tell me about that, I 18 would appreciate it. 19 CHAIRMAN MILLS: So welcome to the 20 community. 21 MR. LAVASSAS: Thank you very much. 22 CHAIRMAN MILLS: And we would -- as you 23 heard during the conversations, we're going to 24 direct you to Mr. Mays here. 25 MR. LAVASSAS: Not a problem.</p>

Page 101	Agenda Page 30 Page 103
<p>1 CHAIRMAN MILLS: And he'll be able to 2 differentiate for you property that is yours, 3 property that's ours, and whose -- as you 4 heard, the county -- these guys know all that 5 stuff. 6 MR. LAVASSAS: Wonderful. 7 CHAIRMAN MILLS: So we'll defer to them 8 to assist you. 9 MR. LAVASSAS: Sure. 10 CHAIRMAN MILLS: And, you know, anything 11 that's your property that you would like to 12 enhance, we'd certainly welcome that as 13 residents as well. 14 MR. LAVASSAS: Excellent. We are looking 15 to make things better, and, like I said, grow 16 with the rest of you as well. 17 CHAIRMAN MILLS: Very good. Thank you 18 for joining us tonight. 19 MR. LAVASSAS: My pleasure. 20 CHAIRMAN MILLS: Sonny. 21 MS. WHYTE: I apologize. No, I'm sorry. 22 This is actually a question for the board. 23 Workshop, this month? 24 CHAIRMAN MILLS: Yeah, I don't think so. 25 MS. WHYTE: Okay. That's all I needed.</p>	<p>1 supposedly. 2 MR. LEWIS: Thank you guys for following 3 that through. 4 MS. WHYTE: It took so long. 5 MR. MAYS: That's why I was afraid to 6 say anything about it. 7 MR. LEWIS: I saw the guy with his 8 headlight trying to finish up last night. 9 Thank you. That's all I've got. 10 CHAIRMAN MILLS: Mr. Baumhover. 11 MR. BAUMHOVER: No. 12 CHAIRMAN MILLS: Mr. Chesney. 13 MR. CHESNEY: no. 14 CHAIRMAN MILLS: So the only thing I 15 have is, again, welcome aboard. We took care 16 of the oath. Have we taken care of Sunshine 17 Law? 18 MS. McCORMICK: No. I was just asking 19 if they had done -- 20 CHAIRMAN MILLS: I didn't mean to 21 interrupt the meeting here. 22 MR. MENDENHALL: Yeah. So we have -- we 23 have an orientation that my office does. 24 Forrest wasn't able to attend, which is fine. 25 We usually get about 50 percent</p>
Page 102	Page 104
<p>1 CHAIRMAN MILLS: Anybody feel a 2 compelling need for a workshop Christmas Eve? 3 (No response.) 4 Yeah, I didn't think so. 5 MS. WHYTE: Okay. I just wanted to make 6 sure that we -- 7 CHAIRMAN MILLS: See how we got around 8 that Sunshine issue. We just cancelled the 9 workshops. That way, we don't have to worry 10 about the Sunshine Law. Right? 11 MR. LEWIS: Maybe we'll have an informal 12 one -- 13 MS. WHYTE: Thank you. I apologize. I 14 didn't -- 15 CHAIRMAN MILLS: No. You're fine. 16 Supervisor requests, let's start with 17 Mr. Ross. 18 MR. ROSS: None. 19 CHAIRMAN MILLS: Mr. Lewis. 20 MR. LEWIS: Did I see the slide going in 21 at Glenciff Park? 22 MR. MAYS: Yes, you did. 23 MR. LEWIS: All right. Awesome. ETA 24 on -- 25 MR. MAYS: The end of this week</p>	<p>1 attendance anyway. So I have given him some 2 general information tonight. I'm going to 3 email him some more. And, of course, if you 4 have any questions, you can -- I'll leave the 5 legal stuff to you, that he can contact -- 6 MS. McCORMICK: Yeah. 7 MR. MENDENHALL: -- but obviously we're 8 available. 9 MR. BAUMHOVER: Can you send me an email 10 for upcoming orientations, just because I do 11 want to eventually get to one, but I just 12 couldn't make it the last time. 13 MR. MENDENHALL: Well, it's -- you know, 14 basically every two years that we do it after 15 the election. 16 MR. BAUMHOVER: Oh, I gotcha. Never 17 mind. 18 MR. MENDENHALL: I'm happy to go over 19 any of the information any time. We have -- 20 MR. BAUMHOVER: No. That's okay. 21 MR. MENDENHALL: Okay. 22 MR. BAUMHOVER: I mean, I'll take you up 23 on that when I do have questions. 24 MR. MENDENHALL: Absolutely. And a lot 25 of the information we have a new supervisor</p>

<p style="text-align: right;">Page 105</p> <p>1 package that we give, which is right there, so</p> <p>2 that has a lot of it in it.</p> <p>3 We also have a PowerPoint presentation</p> <p>4 that I wind up giving at the orientation.</p> <p>5 MR. BAUMHOVER: Right.</p> <p>6 MR. MENDENHALL: I sent that to you.</p> <p>7 Right?</p> <p>8 MR. BAUMHOVER: I have it.</p> <p>9 MR. MENDENHALL: So that's 100 percent</p> <p>10 of it right there. Everything else is just</p> <p>11 talking. So any questions, just give me a</p> <p>12 call.</p> <p>13 MR. BAUMHOVER: All right. Thank you.</p> <p>14 MS. McCORMICK: You know, the two big</p> <p>15 requirements under the Sunshine Laws are</p> <p>16 communications between board members always</p> <p>17 have to be at a publicly noticed meeting, not</p> <p>18 outside of a meeting; and then the public</p> <p>19 records law; and another issue is the</p> <p>20 financial disclosure form that needs to be</p> <p>21 filed.</p> <p>22 Has he gotten a copy of that?</p> <p>23 MR. MENDENHALL: So a question on that</p> <p>24 one. This came up in another district today.</p> <p>25 So I'm glad I have a lawyer next to me.</p>	<p style="text-align: right;">Agenda Page 31 Page 107</p> <p>1 we buy space when we need it. So there is no</p> <p>2 limitation there.</p> <p>3 So if you receive any email or if you</p> <p>4 send anything out -- this is obviously for all</p> <p>5 board members, if you either forward it to me,</p> <p>6 or cc me on it, then your responsibility goes</p> <p>7 down quite a bit, because if anybody ever</p> <p>8 specifically comes to you and says, "Hey, I</p> <p>9 would like to see all your emails to the</p> <p>10 attorney," you can say, "Every single one of</p> <p>11 my emails, I made sure I copied the district</p> <p>12 manager on. You know, they're the records</p> <p>13 custodian."</p> <p>14 And then they can come to me, and I can</p> <p>15 generate those searches and compile the</p> <p>16 records for them.</p> <p>17 MR. BAUMHOVER: Okay. I do have a</p> <p>18 question for you afterwards.</p> <p>19 MR. MENDENHALL: Sure. No problem.</p> <p>20 CHAIRMAN MILLS: The biggest message,</p> <p>21 different than other roles in the community</p> <p>22 is, we don't and can't talk to each other</p> <p>23 between meetings.</p> <p>24 MS. McCORMICK: Or correspond or email.</p> <p>25 CHAIRMAN MILLS: Or correspond, as</p>
<p style="text-align: right;">Page 106</p> <p>1 When a new supervisor -- when</p> <p>2 supervisors are running for office, they</p> <p>3 actually fill out the Form One. Does that</p> <p>4 suffice?</p> <p>5 MR. CHESNEY: Yes. I'm sorry.</p> <p>6 MS. McCORMICK: Okay.</p> <p>7 CHAIRMAN MILLS: Until next year.</p> <p>8 MR. BAUMHOVER: Until next year.</p> <p>9 CHAIRMAN MILLS: Until next year, but</p> <p>10 we'll defer to legal counsel.</p> <p>11 MR. CHESNEY: yeah. I'm sorry.</p> <p>12 MR. MENDENHALL: That's what I assumed.</p> <p>13 I just wanted to check with the Erin.</p> <p>14 CHAIRMAN MILLS: As long as she nods and</p> <p>15 approves, we'll take that as a yes.</p> <p>16 MR. CHESNEY: I was thinking about the</p> <p>17 best way to handle like the communication is</p> <p>18 you can always copy Erin or Andy on any</p> <p>19 communication you have. Something -- that way</p> <p>20 it automatically gets sucked up somewhere</p> <p>21 appropriate.</p> <p>22 MR. MENDENHALL: Yeah, that is the</p> <p>23 easiest way, because depending on the archival</p> <p>24 of whatever email you're using, there are</p> <p>25 always limitations; however, we pretty much --</p>	<p style="text-align: right;">Page 108</p> <p>1 Mr. Ross points out from time to time, it</p> <p>2 makes it more challenging sometimes to conduct</p> <p>3 our business because --</p> <p>4 MR. BAUMHOVER: Sure. Longer time</p> <p>5 frames.</p> <p>6 CHAIRMAN MILLS: Longer time frames --</p> <p>7 right? -- but we're required by law, so it</p> <p>8 makes it very easy to comply.</p> <p>9 MR. MENDENHALL: Yes.</p> <p>10 CHAIRMAN MILLS: Anything else?</p> <p>11 Mr. Barrett.</p> <p>12 MR. BARRETT: Quick Greendale monument</p> <p>13 update. Is there any development or --</p> <p>14 MR. MAYS: No update at all.</p> <p>15 MR. BARRETT: Okay. Are you still</p> <p>16 looking for the cat people?</p> <p>17 MR. MAYS: Yes.</p> <p>18 MR. CHESNEY: Motion to adjourn.</p> <p>19 CHAIRMAN MILLS: Are you just taking</p> <p>20 over now?</p> <p>21 MR. CHESNEY: No. First of all, I do</p> <p>22 apologize. I just happened to notice --</p> <p>23 sorry.</p> <p>24 CHAIRMAN MILLS: Motion to adjourn.</p> <p>25 MR. LEWIS: second.</p>

1 CHAIRMAN MILLS: All in favor say aye.
2 (All board members signify in the
3 affirmative, and the meeting adjourns at
4 5:40 p.m.)
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11 _____
12 James P. Mills, Chairman
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1 REPORTER'S CERTIFICATE

2 STATE OF FLORIDA:

3 COUNTY OF HILLSBOROUGH:

4 I, Kimberly Ann Roberts, certify that I was
5 authorized to and did stenographically report the
6 foregoing proceedings and that the transcript is a
7 true and complete record of my stenographic notes.

8 I further certify that I am not a
9 relative, employee, attorney or counsel of any of
10 the parties, nor am I a relative or employee of any
11 of the parties' attorney or counsel connected with
12 the action, nor am I financially interested in the
13 action.

14 DATED December 26, 2018.
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2B.

**Westchase
Community Development District**

*Financial Report
November 30, 2018*

Prepared by



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**Westchase
Community Development District**

Financial Statements

(Unaudited)

November 30, 2018

Balance Sheet
November 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)	GENERAL FUND - WEST PARK VILLAGE (323,4,5A,6) (104)
ASSETS									
Cash - Checking Account	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Due From Other Funds	3,224,841	263,643	22,098	35,088	25,342	810	396,427	60,665	-
Investments:									
Certificates of Deposit - 12 Months	-	-	-	-	-	-	-	-	-
Certificates of Deposit - 24 Months	-	-	-	-	-	-	-	-	-
Certificates of Deposit - 36 Months	-	-	-	-	-	-	-	-	-
Certificates of Deposit - 6 Months	-	-	-	-	-	-	-	-	-
Money Market Account	-	-	-	-	-	-	-	-	-
Reserve Fund	-	-	-	-	-	-	-	-	-
Revenue Fund	-	-	-	-	-	-	-	-	-
Prepaid Items	6,302	-	-	-	-	-	-	-	-
Deposits	6,389	3,628	4,043	20	-	-	7,425	800	18,600
TOTAL ASSETS	\$ 3,237,532	\$ 267,271	\$ 26,141	\$ 35,108	\$ 25,342	\$ 810	\$ 403,852	\$ 61,465	\$ 18,600

Balance Sheet
November 30, 2018

ACCOUNT DESCRIPTION	GENERAL 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	CLEARING FUND	TOTAL
<u>ASSETS</u>								
Cash - Checking Account	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,293,957	\$ 1,293,957
Due From Other Funds	14,551	172,777	43,453	6,233	119,399	-	-	4,385,327
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	-	-	-	-	-	-	1,018,005	1,018,005
Reserve Fund	-	-	34,000	-	-	-	-	34,000
Revenue Fund	-	-	76,285	-	148,922	-	-	225,207
Prepaid Items	-	-	-	-	-	-	-	6,302
Deposits	-	-	-	-	-	-	-	40,905
TOTAL ASSETS	\$ 14,551	\$ 172,777	\$ 153,738	\$ 6,233	\$ 268,321	\$ 688,845	\$ 4,374,127	\$ 9,754,713

Balance Sheet
November 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)	GENERAL FUND - WEST PARK VILLAGE (323,4,5A,6) (104)
LIABILITIES									
Accounts Payable	\$ 96,050	\$ 93	\$ -	\$ (87)	\$ -	\$ -	\$ 347	\$ -	\$ -
Accrued Expenses	885	-	-	-	-	-	16,077	-	-
Accrued Taxes Payable	3,279	-	-	-	-	-	-	-	-
Sales Tax Payable	102	-	-	-	-	-	16	-	-
Due To Other Funds	-	-	-	-	-	-	-	-	11,202
TOTAL LIABILITIES	100,316	93	-	(87)	-	-	16,440	-	11,202
FUND BALANCES									
Nonspendable:									
Prepaid Items	6,302	-	-	-	-	-	-	-	-
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:	1,870,203	229,538	17,726	28,596	20,678	810	226,358	44,307	(11,202)
TOTAL FUND BALANCES	\$ 3,137,216	\$ 267,178	\$ 26,141	\$ 35,195	\$ 25,342	\$ 810	\$ 387,412	\$ 61,465	\$ 7,398
TOTAL LIABILITIES & FUND BALANCES	\$ 3,237,532	\$ 267,271	\$ 26,141	\$ 35,108	\$ 25,342	\$ 810	\$ 403,852	\$ 61,465	\$ 18,600

Balance Sheet
November 30, 2018

ACCOUNT DESCRIPTION	GENERAL 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	CLEARING FUND	TOTAL
LIABILITIES								
Accounts Payable	\$ -	\$ 106	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 96,509
Accrued Expenses	-	-	-	-	-	-	-	16,962
Accrued Taxes Payable	-	-	-	-	-	-	-	3,279
Sales Tax Payable	-	-	-	-	-	-	-	118
Due To Other Funds	-	-	-	-	-	-	4,374,126	4,385,328
TOTAL LIABILITIES	-	106	-	-	-	-	4,374,126	4,502,196
FUND BALANCES								
Nonspendable:								
Prepaid Items	-	-	-	-	-	-	-	6,302
Deposits	-	-	-	-	-	-	-	40,905
Restricted for:								
Debt Service	-	-	153,738	6,233	268,321	-	-	428,292
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:	6,015	99,594	-	-	-	-	1	2,532,624
TOTAL FUND BALANCES	\$ 14,551	\$ 172,671	\$ 153,738	\$ 6,233	\$ 268,321	\$ 688,845	\$ 1	\$ 5,252,517
TOTAL LIABILITIES & FUND BALANCES	\$ 14,551	\$ 172,777	\$ 153,738	\$ 6,233	\$ 268,321	\$ 688,845	\$ 4,374,127	\$ 9,754,713

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending November 30, 2018

ACCOUNT DESCRIPTION	NOV-18 ACTUAL	YEAR TO DATE ACTUAL	ANNUAL ADOPTED BUDGET	YTD ACTUAL AS A % OF ADOPTED BUD
REVENUES				
Interest - Investments	\$ -	\$ 281	\$ 3,000	9.37%
Special Assmnts- Tax Collector	690,758	690,758	2,699,509	25.59%
Special Assmnts- Discounts	(27,817)	(27,817)	(107,980)	25.76%
Other Miscellaneous Revenues	-	5,133	-	0.00%
Pavilion Rental	1,498	2,387	4,000	59.68%
TOTAL REVENUES	664,439	670,742	2,598,529	25.81%

EXPENDITURES**Administration**

P/R-Board of Supervisors	800	1,800	13,000	13.85%
FICA Taxes	61	138	995	13.87%
ProfServ-Engineering	1,990	3,783	36,000	10.51%
ProfServ-Legal Services	4,554	4,554	90,000	5.06%
ProfServ-Mgmt Consulting Serv	9,017	18,033	108,198	16.67%
ProfServ-Recording Secretary	-	1,188	11,000	10.80%
Auditing Services	-	-	7,592	0.00%
Postage and Freight	46	154	1,200	12.83%
Insurance - General Liability	-	35,549	39,381	90.27%
Printing and Binding	70	224	600	37.33%
Legal Advertising	-	514	6,500	7.91%
Misc-Assessmnt Collection Cost	13,259	13,259	53,990	24.56%
Misc-Credit Card Fees	31	52	350	14.86%
Misc-Contingency	-	-	100	0.00%
Office Supplies	-	-	550	0.00%
Annual District Filing Fee	-	175	175	100.00%
Total Administration	29,828	79,423	369,631	21.49%

Flood Control/Stormwater Mgmt

Contracts-Lake and Wetland	9,833	19,667	118,000	16.67%
Contracts-Fountain	755	1,255	7,020	17.88%
R&M-Aquascaping	350	2,000	15,000	13.33%
R&M-Drainage	-	-	28,000	0.00%
R&M-Fountain	575	575	3,000	19.17%
Total Flood Control/Stormwater Mgmt	11,513	23,497	171,020	13.74%

Right of Way

Payroll-Salaries	23,060	30,746	178,145	17.26%
Payroll-Benefits	4,132	19,681	62,454	31.51%
Payroll - Overtime	2,768	3,555	17,500	20.31%
Payroll - Bonus	-	9,995	33,652	29.70%
FICA Taxes	3,080	4,863	25,954	18.74%
Contracts-Police	15,554	22,033	180,000	12.24%
Contracts-Other Services	1,630	3,260	19,560	16.67%
Contracts-Landscape	43,801	87,601	525,608	16.67%
Contracts-Mulch	-	-	147,592	0.00%
Contracts-Plant Replacement	-	-	52,960	0.00%
Contracts-Road Cleaning	-	-	8,351	0.00%

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending November 30, 2018

ACCOUNT DESCRIPTION	NOV-18 ACTUAL	YEAR TO DATE ACTUAL	ANNUAL ADOPTED BUDGET	YTD ACTUAL AS A % OF ADOPTED BUD
Contracts-Security Alarms	-	160	641	24.96%
Contracts-Pest Control	48	246	576	42.71%
Contracts-Other Landscape	480	960	6,843	14.03%
Fuel, Gasoline and Oil	1,643	3,051	11,917	25.60%
Communication - Teleph - Field	418	601	11,600	5.18%
Utility - General	541	2,761	32,000	8.63%
Utility - Reclaimed Water	343	662	15,000	4.41%
Insurance - General Liability	-	3,403	3,770	90.27%
R&M-General	845	8,641	42,500	20.33%
R&M-Equipment	1,665	1,740	20,000	8.70%
R&M-Grounds	11,342	20,932	128,300	16.31%
R&M-Irrigation	245	8,122	65,000	12.50%
R&M-Sidewalks	-	-	17,000	0.00%
R&M-Signage	598	598	6,000	9.97%
R&M-Walls and Signage	-	-	32,500	0.00%
Misc-Holiday Decor	5,658	5,658	10,000	56.58%
Misc-Hurricane Expense	5,625	5,625	-	0.00%
Misc-Taxes (Streetlights)	-	-	34,084	0.00%
Misc-Contingency	-	-	5,000	0.00%
Office Supplies	10	47	3,500	1.34%
Cleaning Services	-	140	1,680	8.33%
Op Supplies - General	173	300	6,000	5.00%
Op Supplies - Uniforms	308	408	600	68.00%
Supplies - Misc.	141	141	600	23.50%
Subscriptions and Memberships	-	-	400	0.00%
Conference and Seminars	-	-	1,000	0.00%
Capital Outlay	7,130	7,130	-	0.00%
Total Right of Way	131,238	253,060	1,708,287	14.81%
<u>Common Area</u>				
R&M-General	517	543	17,000	3.19%
R&M-Boardwalks	-	-	700	0.00%
R&M-Brick Pavers	-	-	1,200	0.00%
R&M-Grounds	-	-	1,500	0.00%
R&M-Signage	-	-	1,400	0.00%
R&M-Walls and Signage	-	-	900	0.00%
Misc-Internet Services	613	1,226	7,391	16.59%
Impr - Park	-	-	319,500	0.00%
Total Common Area	1,130	1,769	349,591	0.51%
TOTAL EXPENDITURES	173,709	357,749	2,598,529	13.77%
Net change in fund balance	\$ 490,730	\$ 312,993	\$ -	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2018)		2,824,223	2,824,223	
FUND BALANCE, ENDING		\$ 3,137,216	\$ 2,824,223	

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

ACCOUNT DESCRIPTION	NOV-18 ACTUAL	YEAR TO DATE ACTUAL	ANNUAL ADOPTED BUDGET	YTD ACTUAL AS A % OF ADOPTED BUD
<u>REVENUES</u>				
Interest - Investments	\$ -	\$ 23	\$ 125	18.40%
Special Assmnts- Tax Collector	16,127	16,127	63,005	25.60%
Special Assmnts- Discounts	(1,199)	(1,199)	(4,653)	25.77%
Capital Improvement	13,648	13,648	53,319	25.60%
Gate Bar Code/Remotes	-	98	-	0.00%
TOTAL REVENUES	28,576	28,697	111,796	25.67%
<u>EXPENDITURES</u>				
<u>Administration</u>				
Misc-Assessmnt Collection Cost	572	572	2,326	24.59%
Misc-Credit Card Fees	-	3	15	20.00%
Total Administration	572	575	2,341	24.56%
<u>Right of Way</u>				
Communication - Teleph - Field	328	607	2,831	21.44%
Electricity - Streetlighting	-	480	8,585	5.59%
Insurance - General Liability	-	1,511	1,674	90.26%
R&M-General	1,440	1,440	19,700	7.31%
R&M-Gate	-	1,120	6,340	17.67%
1st Quarter Operating Reserves	-	-	1,733	0.00%
Reserve - Roadways	-	-	15,273	0.00%
Total Right of Way	1,768	5,158	56,136	9.19%
TOTAL EXPENDITURES	2,340	5,733	58,477	9.80%
Excess (deficiency) of revenues Over (under) expenditures	26,236	22,964	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	\$ 26,236	\$ 22,964	\$ 53,319	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2018)		244,214	244,214	
FUND BALANCE, ENDING		\$ 267,178	\$ 297,533	

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending November 30, 2018

ACCOUNT DESCRIPTION	NOV-18 ACTUAL	YEAR TO DATE ACTUAL	ANNUAL ADOPTED BUDGET	YTD ACTUAL AS A % OF ADOPTED BUD
REVENUES				
Interest - Investments	\$ -	\$ 1	\$ 40	2.50%
Special Assmnts- Tax Collector	4,652	4,652	18,174	25.60%
Special Assmnts- Discounts	(187)	(187)	(727)	25.72%
TOTAL REVENUES	4,465	4,466	17,487	25.54%
EXPENDITURES				
Administration				
Misc-Assessmnt Collection Cost	89	89	363	24.52%
Total Administration	89	89	363	24.52%
Right of Way				
R&M-Streetlights	-	1,524	17,124	8.90%
Total Right of Way	-	1,524	17,124	8.90%
TOTAL EXPENDITURES	89	1,613	17,487	9.22%
Excess (deficiency) of revenues				
Over (under) expenditures	4,376	2,853	-	0.00%
Net change in fund balance	\$ 4,376	\$ 2,853	\$ -	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2018)		23,288	23,288	
FUND BALANCE, ENDING		\$ 26,141	\$ 23,288	

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

ACCOUNT DESCRIPTION	NOV-18 ACTUAL	YEAR TO DATE ACTUAL	ANNUAL ADOPTED BUDGET	YTD ACTUAL AS A % OF ADOPTED BUD
<u>REVENUES</u>				
Interest - Investments	\$ -	\$ 5	\$ 42	11.90%
Special Assmnts- Tax Collector	983	983	3,842	25.59%
Special Assmnts- Discounts	(40)	(40)	(154)	25.97%
TOTAL REVENUES	943	948	3,730	25.42%
<u>EXPENDITURES</u>				
<u>Administration</u>				
Misc-Assessmnt Collection Cost	19	19	77	24.68%
Misc-Credit Card Fees	-	-	5	0.00%
Total Administration	19	19	82	23.17%
<u>Right of Way</u>				
Communication - Teleph - Field	150	300	1,980	15.15%
Insurance - General Liability	-	404	447	90.38%
R&M-General	-	-	1,500	0.00%
R&M-Gate	-	1,563	2,939	53.18%
R&M-Streetlights	-	27	500	5.40%
Reserve - Roadways	-	-	1,843	0.00%
Total Right of Way	150	2,294	9,209	24.91%
TOTAL EXPENDITURES	169	2,313	9,291	24.90%
Excess (deficiency) of revenues Over (under) expenditures	774	(1,365)	(5,561)	0.00%
<u>OTHER FINANCING SOURCES (USES)</u>				
Contribution to (Use of) Fund Balance	-	-	(5,561)	0.00%
TOTAL FINANCING SOURCES (USES)	-	-	(5,561)	0.00%
Net change in fund balance	\$ 774	\$ (1,365)	\$ (5,561)	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2018)		36,560	36,560	
FUND BALANCE, ENDING		\$ 35,195	\$ 30,999	

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

ACCOUNT DESCRIPTION	NOV-18 ACTUAL	YEAR TO DATE ACTUAL	ANNUAL ADOPTED BUDGET	YTD ACTUAL AS A % OF ADOPTED BUD
<u>REVENUES</u>				
Interest - Investments	\$ -	\$ 3	\$ 10	30.00%
Special Assmnts- Tax Collector	1,780	1,780	6,956	25.59%
Special Assmnts- Discounts	(72)	(72)	(278)	25.90%
TOTAL REVENUES	1,708	1,711	6,688	25.58%
<u>EXPENDITURES</u>				
<u>Administration</u>				
Misc-Assessmnt Collection Cost	34	34	139	24.46%
Total Administration	34	34	139	24.46%
<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	34	34	6,688	0.51%
Excess (deficiency) of revenues				
Over (under) expenditures	1,674	1,677	-	0.00%
Net change in fund balance	<u>\$ 1,674</u>	<u>\$ 1,677</u>	<u>\$ -</u>	<u>0.00%</u>
FUND BALANCE, BEGINNING (OCT 1, 2018)		23,665	23,665	
FUND BALANCE, ENDING		<u>\$ 25,342</u>	<u>\$ 23,665</u>	

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending November 30, 2018

ACCOUNT DESCRIPTION	NOV-18 ACTUAL	YEAR TO DATE ACTUAL	ANNUAL ADOPTED BUDGET	YTD ACTUAL AS A % OF ADOPTED BUD
REVENUES				
Interest - Investments	\$ -	\$ 35	\$ 500	7.00%
Special Assmnts- Tax Collector	76,948	76,948	300,625	25.60%
Special Assmnts- Discounts	(3,099)	(3,099)	(12,025)	25.77%
Gate Bar Code/Remotes	239	496	-	0.00%
TOTAL REVENUES	74,088	74,380	289,100	25.73%
EXPENDITURES				
Administration				
Misc-Assessmnt Collection Cost	1,477	1,477	6,012	24.57%
Misc-Credit Card Fees	7	11	120	9.17%
Total Administration	1,484	1,488	6,132	24.27%
Right of Way				
Contracts-Security Services	16,234	31,025	160,000	19.39%
Contracts-Pest Control	20	40	240	16.67%
Communication - Teleph - Field	170	340	3,000	11.33%
Insurance - General Liability	-	773	856	90.30%
R&M-General	1,457	5,732	21,760	26.34%
R&M-Gate	-	536	10,000	5.36%
R&M-Streetlights	-	4,321	52,000	8.31%
Reserve - Roadways	-	-	44,112	0.00%
Total Right of Way	17,881	42,767	291,968	14.65%
TOTAL EXPENDITURES	19,365	44,255	298,100	14.85%
Excess (deficiency) of revenues				
Over (under) expenditures	54,723	30,125	(9,000)	0.00%
OTHER FINANCING SOURCES (USES)				
Contribution to (Use of) Fund Balance	-	-	(9,000)	0.00%
TOTAL FINANCING SOURCES (USES)	-	-	(9,000)	0.00%
Net change in fund balance	\$ 54,723	\$ 30,125	\$ (9,000)	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2018)		357,287	357,287	
FUND BALANCE, ENDING		\$ 387,412	\$ 348,287	

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending November 30, 2018

ACCOUNT DESCRIPTION	NOV-18 ACTUAL	YEAR TO DATE ACTUAL	ANNUAL ADOPTED BUDGET	YTD ACTUAL AS A % OF ADOPTED BUD
REVENUES				
Interest - Investments	\$ -	\$ 5	\$ 80	6.25%
Special Assmnts- Tax Collector	4,203	4,203	16,419	25.60%
Special Assmnts- Discounts	(169)	(169)	(657)	25.72%
Gate Bar Code/Remotes	-	33	-	0.00%
TOTAL REVENUES	4,034	4,072	15,842	25.70%
EXPENDITURES				
Administration				
Misc-Assessmnt Collection Cost	81	81	328	24.70%
Misc-Credit Card Fees	-	1	10	10.00%
Total Administration	81	82	338	24.26%
Right of Way				
Communication - Teleph - Field	117	234	1,450	16.14%
Insurance - General Liability	-	314	348	90.23%
R&M-General	-	-	1,000	0.00%
R&M-Gate	-	72	3,800	1.89%
R&M-Streetlights	-	465	5,800	8.02%
Reserve - Roadways	-	-	3,106	0.00%
Total Right of Way	117	1,085	15,504	7.00%
TOTAL EXPENDITURES	198	1,167	15,842	7.37%
Excess (deficiency) of revenues				
Over (under) expenditures	3,836	2,905	-	0.00%
Net change in fund balance	\$ 3,836	\$ 2,905	\$ -	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2018)		58,560	58,560	
FUND BALANCE, ENDING		\$ 61,465	\$ 58,560	

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

ACCOUNT DESCRIPTION	NOV-18 ACTUAL	YEAR TO DATE ACTUAL	ANNUAL ADOPTED BUDGET	YTD ACTUAL AS A % OF ADOPTED BUD
<u>REVENUES</u>				
Interest - Investments	\$ -	\$ -	\$ 300	0.00%
Special Assmnts- Tax Collector	30,460	30,460	119,005	25.60%
Special Assmnts- Discounts	(1,227)	(1,227)	(4,760)	25.78%
TOTAL REVENUES	29,233	29,233	114,545	25.52%
<u>EXPENDITURES</u>				
<u>Administration</u>				
Misc-Assessmnt Collection Cost	585	585	2,380	24.58%
Total Administration	585	585	2,380	24.58%
<u>Right of Way</u>				
R&M-Streetlights	-	11,229	99,900	11.24%
Reserve - Roadways	-	-	12,265	0.00%
Total Right of Way	-	11,229	112,165	10.01%
TOTAL EXPENDITURES	585	11,814	114,545	10.31%
Excess (deficiency) of revenues				
Over (under) expenditures	28,648	17,419	-	0.00%
Net change in fund balance	<u>\$ 28,648</u>	<u>\$ 17,419</u>	<u>\$ -</u>	<u>0.00%</u>
FUND BALANCE, BEGINNING (OCT 1, 2018)		(10,021)	(10,021)	
FUND BALANCE, ENDING		<u>\$ 7,398</u>	<u>\$ (10,021)</u>	

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

ACCOUNT DESCRIPTION	NOV-18 ACTUAL	YEAR TO DATE ACTUAL	ANNUAL ADOPTED BUDGET	YTD ACTUAL AS A % OF ADOPTED BUD
<u>REVENUES</u>				
Interest - Investments	\$ -	\$ 1	\$ 90	1.11%
Special Assmnts- Tax Collector	1,991	1,991	7,777	25.60%
Special Assmnts- Discounts	(80)	(80)	(310)	25.81%
TOTAL REVENUES	1,911	1,912	7,557	25.30%
<u>EXPENDITURES</u>				
<u>Administration</u>				
Misc-Assessmnt Collection Cost	38	38	156	24.36%
Total Administration	38	38	156	24.36%
<u>Right of Way</u>				
R&M-Streetlights	-	557	4,999	11.14%
Reserve - Roadways	-	-	2,402	0.00%
Total Right of Way	-	557	7,401	7.53%
TOTAL EXPENDITURES	38	595	7,557	7.87%
Excess (deficiency) of revenues				
Over (under) expenditures	1,873	1,317	-	0.00%
Net change in fund balance	<u>\$ 1,873</u>	<u>\$ 1,317</u>	<u>\$ -</u>	<u>0.00%</u>
FUND BALANCE, BEGINNING (OCT 1, 2018)		13,234	13,234	
FUND BALANCE, ENDING		<u>\$ 14,551</u>	<u>\$ 13,234</u>	

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending November 30, 2018

ACCOUNT DESCRIPTION	NOV-18 ACTUAL	YEAR TO DATE ACTUAL	ANNUAL ADOPTED BUDGET	YTD ACTUAL AS A % OF ADOPTED BUD
REVENUES				
Interest - Investments	\$ -	\$ 15	\$ 150	10.00%
Special Assmnts- Tax Collector	6,813	6,813	26,617	25.60%
Special Assmnts- Discounts	(274)	(274)	(1,065)	25.73%
Gate Bar Code/Remotes	-	33	-	0.00%
TOTAL REVENUES	6,539	6,587	25,702	25.63%
EXPENDITURES				
Administration				
Misc-Assessmnt Collection Cost	131	131	532	24.62%
Misc-Credit Card Fees	-	-	25	0.00%
Total Administration	131	131	557	23.52%
Right of Way				
Communication - Teleph - Field	-	-	1,150	0.00%
Insurance - General Liability	-	315	349	90.26%
R&M-General	-	-	4,401	0.00%
R&M-Drainage	-	-	3,000	0.00%
R&M-Gate	-	-	5,000	0.00%
Misc-Internet Services	106	212	1,272	16.67%
Reserve - Roadways	-	-	9,973	0.00%
Total Right of Way	106	527	25,145	2.10%
TOTAL EXPENDITURES	237	658	25,702	2.56%
Excess (deficiency) of revenues				
Over (under) expenditures	6,302	5,929	-	0.00%
Net change in fund balance	\$ 6,302	\$ 5,929	\$ -	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2018)		166,742	166,742	
FUND BALANCE, ENDING		\$ 172,671	\$ 166,742	

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending November 30, 2018

ACCOUNT DESCRIPTION	NOV-18 ACTUAL	YEAR TO DATE ACTUAL	ANNUAL ADOPTED BUDGET	YTD ACTUAL AS A % OF ADOPTED BUD
REVENUES				
Interest - Investments	\$ 50	\$ 90	\$ -	0.00%
Special Assmnts- Tax Collector	45,023	45,023	175,900	25.60%
Special Assmnts- Discounts	(1,813)	(1,813)	(7,036)	25.77%
TOTAL REVENUES	43,260	43,300	168,864	25.64%
EXPENDITURES				
Administration				
ProfServ-Dissemination Agent	-	-	1,000	0.00%
ProfServ-Trustee Fees	-	3,717	3,717	100.00%
Misc-Assessmnt Collection Cost	864	864	3,518	24.56%
Total Administration	864	4,581	8,235	55.63%
Debt Service				
Principal Debt Retirement	-	-	105,000	0.00%
Principal Prepayments	15,000	15,000	-	0.00%
Interest Expense	12,070	12,070	24,140	50.00%
Total Debt Service	27,070	27,070	129,140	20.96%
TOTAL EXPENDITURES	27,934	31,651	137,375	23.04%
Excess (deficiency) of revenues Over (under) expenditures	15,326	11,649	31,489	0.00%
OTHER FINANCING SOURCES (USES)				
Contribution to (Use of) Fund Balance	-	-	31,489	0.00%
TOTAL FINANCING SOURCES (USES)	-	-	31,489	0.00%
Net change in fund balance	\$ 15,326	\$ 11,649	\$ 31,489	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2018)		142,089	142,089	
FUND BALANCE, ENDING		\$ 153,738	\$ 173,578	

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending November 30, 2018

ACCOUNT DESCRIPTION	NOV-18 ACTUAL	YEAR TO DATE ACTUAL	ANNUAL ADOPTED BUDGET	YTD ACTUAL AS A % OF ADOPTED BUD
REVENUES				
Interest - Investments	\$ 43	\$ 82	\$ -	0.00%
Special Assmnts- Tax Collector	129,520	129,520	506,017	25.60%
Special Assmnts- Discounts	(5,216)	(5,216)	(20,241)	25.77%
TOTAL REVENUES	124,347	124,386	485,776	25.61%
EXPENDITURES				
Administration				
ProfServ-Arbitrage Rebate	-	-	200	0.00%
ProfServ-Dissemination Agent	-	-	1,000	0.00%
ProfServ-Trustee Fees	-	4,771	4,337	110.01%
Misc-Assessmnt Collection Cost	2,486	2,486	10,120	24.57%
Total Administration	2,486	7,257	15,657	46.35%
Debt Service				
Principal Debt Retirement	-	-	435,000	0.00%
Interest Expense	18,913	18,913	37,825	50.00%
Total Debt Service	18,913	18,913	472,825	4.00%
TOTAL EXPENDITURES	21,399	26,170	488,482	5.36%
Excess (deficiency) of revenues Over (under) expenditures	102,948	98,216	(2,706)	0.00%
OTHER FINANCING SOURCES (USES)				
Contribution to (Use of) Fund Balance	-	-	(2,706)	0.00%
TOTAL FINANCING SOURCES (USES)	-	-	(2,706)	0.00%
Net change in fund balance	\$ 102,948	\$ 98,216	\$ (2,706)	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2018)		170,105	170,105	
FUND BALANCE, ENDING		\$ 268,321	\$ 167,399	

**Westchase
Community Development District**

Supporting Schedules

November 30, 2018

Cash & Investment Report
November 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	1,293,957
Certificate of Deposit-8199	8-06-17	11/6/2019	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%	1,018,005
			Subtotal		4,374,125
DEBT SERVICE FUNDS					
Series 2000 Reserve Account			U.S. Bank	n/a	34,000 (1)
Series 2000 Revenue Account			U.S. Bank	n/a	76,285 (1)
Series 2007-3 Revenue Account			U.S. Bank	n/a	148,922 (1)
			Subtotal		259,207
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	\$	5,322,178

(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 - GF
Statement No. 11-18
Statement Date 11/30/2018

G/L Balance (LCY)	1,293,956.74	Statement Balance	1,318,972.24
G/L Balance	1,293,956.74	Outstanding Deposits	0.00
Positive Adjustments	0.00		
		Subtotal	1,318,972.24
Subtotal	1,293,956.74	Outstanding Checks	25,015.50
Negative Adjustments	0.00	Differences	0.00
Ending G/L Balance	1,293,956.74	Ending Balance	1,293,956.74
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
10/26/2018	Payment	9096	BRIAN M. ROSS	184.70	0.00	184.70
11/8/2018	Payment	9124	BRIAN M. ROSS	184.70	0.00	184.70
11/9/2018	Payment	9128	BROWARD COUNTY	140.85	0.00	140.85
11/27/2018	Payment	9152	U.S. BANK NA	4,770.63	0.00	4,770.63
11/28/2018	Payment	DD3298	Payment of Invoice 020814	117.34	0.00	117.34
11/29/2018	Payment	DD3301	Payment of Invoice 020840	149.97	0.00	149.97
11/29/2018	Payment	DD3302	Payment of Invoice 020841	154.28	0.00	154.28
11/30/2018	Payment	9151	DANIEL R. HEFFRON	304.75	0.00	304.75
11/30/2018	Payment	9153	AVENTURA NURSERY	3,992.00	0.00	3,992.00
11/30/2018	Payment	DD3335	Payment of Invoice 020864	234.28	0.00	234.28
Total Outstanding Checks.....				25,015.50		25,015.50



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: 12/02/18
Checks/Items Enclosed: 55

49

SUMMARY OF ALL ACCOUNTS

CHECKING 1,318,972.24

PUBLIC FUNDS BUS ANALYSIS WESTCHASE COMMUNITY DEVELOPMENT DISTRICT Acct

Beginning Balance	11/01/18	563,760.74
Deposits / Misc Credits	16	964,617.99
Withdrawals / Misc Debits	79	209,406.49
** Ending Balance	11/30/18	1,318,972.24 **
Service Charge		.00
Minimum Balance		472,245
Enclosures		55

DEPOSITS AND OTHER CREDITS

Date	Deposits	Withdrawals	Activity Description
11/01	225.00		Merchant Capture Deposit
11/02	178.48		Square Inc/181102P2
11/05	72.22		Square Inc/181105P2
11/06	97.25		Square Inc/181106P2
11/07	41,749.97		HLLS TAX LICENS/DIST ID389 WESTCHASE
11/07	72.22		Square Inc/181107P2
11/08	72.22		Square Inc/181108P2
11/08	100.00		Merchant Capture Deposit
11/09	183.16		Square Inc/181109P2
11/14	82.66		Square Inc/181114P2



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WESTCHASE COMMUNITY DEVELOPMENT DISTRICT

Account Number:

Statement Date:

12/02/18

DEPOSITS AND OTHER CREDITS

Date	Deposits	Withdrawals	Activity Description
11/15	145.16		Square Inc/181115P2
11/16	736,108.92		HLLS TAX LICENS/DIST ID392 WESTCHASE
11/26	184,220.31		HLLS TAX LICENS/DIST ID393 WESTCHASE
11/28	111.12		Square Inc/181128P2
11/29	1,121.50		Merchant Capture Deposit
11/30	77.80		Square Inc/181130P2

MISCELLANEOUS DEBITS

Date	Deposits	Withdrawals	Activity Description
11/01		9,930.63	WESTCHASE COMMUN/payroll WESTCHASE COMMUNITY DE
11/01		149.97	BRIGHT HOUSE NET/CABLE TV WESTCHASE CDD SEVILLE
11/05		9,194.39	WESTCHASE COMMUN/Inframark WESTCHASE COMMUNITY DE
11/05		3,192.29	IRS/USATAXPYMT WESTCHASE COMMUNITY DE
11/05		154.28	BRIGHT HOUSE NET/CABLE TV WESTCHASE *CDD
11/05		105.96	BRIGHT HOUSE NET/CABLE TV WESTCHASE *CDD
11/08		554.10	WESTCHASE COMMUN/board WESTCHASE COMMUNITY DE
11/09		169.67	BRIGHT HOUSE NET/CABLE TV WESTCHASE CDD THE *GRE



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WESTCHASE COMMUNITY DEVELOPMENT DISTRICT

Account Number:

Statement Date:

12/02/18

MISCELLANEOUS DEBITS

Date	Deposits	Withdrawals	Activity Description
11/13		122.40	IRS/USATAXPYMT
11/15		10,332.53	WESTCHASE COMMUNITY DE WESTCHASE COMMUN/payroll
11/15		89.30	WESTCHASE COMMUNITY DE FLA DEPT REVENUE/C01
11/16		75.56	WESTCHASE COMMU TECO/PEOPLE GAS/UTILITYBIL
11/16		26.55	WESTCHASE COMMUNITY AS TECO/PEOPLE GAS/UTILITYBIL
11/16		22.00	WESTCHASE COMMUNITY AS TECO/PEOPLE GAS/UTILITYBIL
11/16		21.71	WESTCHASE COMMUNITY AS TECO/PEOPLE GAS/UTILITYBIL
11/20		3,403.64	WESTCHASE COMMUNITY AS IRS/USATAXPYMT
11/26		17,110.38	WESTCHASE COMMUNITY DE TECO/PEOPLE GAS/UTILITYBIL
11/26		204.28	WESTCHASE COMM DEV DIS BRIGHT HOUSE NET/CABLE TV
11/26		117.34	WESTCHASE *CDD BRIGHT HOUSE NET/CABLE TV
11/26		117.34	WESTCHASE CDD HARBOR * BRIGHT HOUSE NET/CABLE TV
11/28		204.28	WESTCHASE CDD HARBOR * BRIGHT HOUSE NET/CABLE TV
11/29		9,793.81	*WESTCHASE WESTCHASE COMMUN/payroll
11/29		1,041.37	WESTCHASE COMMUNITY DE HC-WATER/INTERNET
11/30		204.28	043000095265884 WESTCHASE COMMUNITY DE BRIGHT HOUSE NET/CABLE TV
			*WESTCHASE

WESTCHASE COMMUNITY DEVELOPMENT DISTRICT

Account Number:
 Statement Date: 12/02/18

CHECKS								
* indicates skip in check numbers								
Date	Check No.	Amount	Date	Check No.	Amount	Date	Check No.	Amount
11/01	8983	369.40	11/05	9113	8,830.00	11/19	9133	332.46
11/01	9071*	140.00	11/08	9114	82.77	11/23	9134	480.00
11/09	9088*	47.43	11/06	9115	150.00	11/21	9135	99.00
11/01	9097*	184.70	11/06	9116	29.00	11/20	9136	4,554.00
11/06	9098	20.00	11/06	9117	845.41	11/21	9137	1,874.25
11/01	9099	15,000.00	11/06	9118	3,602.10	11/21	9138	2,754.00
11/02	9100	205.17	11/06	9119	3,128.00	11/23	9139	7,625.00
11/05	9101	83.11	11/13	9120	9,833.33	11/26	9140	6,265.00
11/05	9102	1,650.00	11/14	9121	74.83	11/23	9141	850.93
11/02	9103	15,902.90	11/19	9122	1,072.50	11/26	9142	14,791.28
11/06	9104	1,901.11	11/13	9123	55.96	11/27	9143	350.00
11/02	9105	4,250.00	11/15	9125*	68.00	11/29	9144	7,130.00
11/05	9106	10,479.00	11/15	9126	975.00	11/27	9145	1,800.00
11/09	9107	41.45	11/15	9127	500.00	11/27	9146	62.04
11/02	9108	275.00	11/14	9129*	107.39	11/30	9147	725.00
11/19	9109	1,630.00	11/19	9130	1,562.50	11/27	9148	311.40
11/05	9110	575.00	11/16	9131	2,500.00	11/28	9149	3,100.00
11/06	9111	1,188.00	11/14	9132	1,792.50	11/29	9150	259.71
11/05	9112	552.80						

DAILY BALANCE SUMMARY					
Date	Balance	Date	Balance	Date	Balance
11/01	538,211.04	11/13	503,515.93	11/23	1,197,029.02
11/02	517,756.45	11/14	501,623.87	11/26	1,342,643.71
11/05	483,011.84	11/15	489,804.20	11/27	1,340,120.27
11/06	472,245.47	11/16	1,223,267.30	11/28	1,336,927.11
11/07	514,067.66	11/19	1,218,669.84	11/29	1,319,823.72
11/08	513,603.01	11/20	1,210,712.20	11/30	1,318,972.24
11/09	513,527.62	11/21	1,205,984.95		

WESTCHASE

Community Development District

Payment Register by Bank Account

For the Period from 11/1/18 to 11/30/18

(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	9101	11/02/18	Employee	DANIEL R. HEFFRON	PAYROLL	November 02, 2018 Payroll Posting			\$83.11
Check	9114	11/01/18	Vendor	FED EX	6-345-58339	10/11/18 POSTAGE	Postage and Freight	001-541006-51301	\$82.77
Check	9115	11/01/18	Vendor	HUGHES EXTERMINATORS INC	101918	ANNUAL INSECT CONTROL SVC	Contracts-Pest Control	001-534125-53901	\$150.00
Check	9116	11/01/18	Vendor	NETWORK FACTOR INC	109762	NOV 2018 OFFICE PHONE LINE	Communication - Teleph - Field	001-541005-53901	\$29.00
Check	9117	11/02/18	Vendor	FIRST CLEARING LLC	110218	6534-2106 P/D 11/2/18	Deferred Compensation-Current	235000	\$845.41
Check	9118	11/02/18	Vendor	FLORIDA MUNICIPAL INS. TRUST	FH0754-110118	NOV 2018 HEALTH INSURANCE	Payroll-Benefits	001-512010-53901	\$3,602.10
Check	9119	11/02/18	Vendor	REP SERVICES INC	15205.03.01	4 BENCHES (FY18)	R&M-General	001-546001-57208	\$3,128.00
Check	9120	11/06/18	Vendor	A & B AQUATICS	2019279	NOV AQUATIC MAINT/POND CLNG	Contracts-Lake and Wetland	001-534021-53801	\$9,833.33
Check	9121	11/06/18	Vendor	HILLSBOROUGH CTY PUBLIC WORKS	31289815	10/31/18 YARD/WOOD WASTE	Utility - General	001-543001-53901	\$74.83
Check	9122	11/06/18	Vendor	MOZART DESIGNS INC	18-3608	727-252-4157 TRANSFORMER INSTA	Radcliff Gate cellular	002-546034-53901	\$1,072.50
Check	9123	11/06/18	Vendor	SITE ONE LANDSCAPE SUPPLY	87647014-001	10/18/18 FOGGER & INSECTICIDE	R&M-General	001-546001-53901	\$55.96
Check	9124	11/08/18	Employee	BRIAN M. ROSS	PAYROLL	November 08, 2018 Payroll Posting			\$184.70
Check	9125	11/08/18	Vendor	HUGHES EXTERMINATORS INC	32597829	10/17/18 GREENS PEST CONTROL	Contracts-Pest Control	102-534125-53901	\$15.00
Check	9125	11/08/18	Vendor	HUGHES EXTERMINATORS INC	32544689	10/17/18 OFFICE PEST CONTROL	Contracts-Pest Control	001-534125-53901	\$48.00
Check	9125	11/08/18	Vendor	HUGHES EXTERMINATORS INC	32597830	10/17/18 GREENS RODENT CONTROL	Contracts-Pest Control	102-534125-53901	\$5.00
Check	9126	11/08/18	Vendor	RAP ELECTRIC LLC	1038.	RPR CONDUIT/RESTORE LIGHT	R&M-General	001-546001-53901	\$975.00
Check	9127	11/08/18	Vendor	TRIANGLE POOL SERVICE	2961	OCT FNTN/SPLASH PAD MAINT	Contracts-Fountain	001-534023-53801	\$500.00
Check	9128	11/09/18	Vendor	BROWARD COUNTY	2017FORDTAG	FORD TAG RENEWAL DGQ80 1 YEAR	2017 FORD 1 YEAR	001-552061-53901	\$140.85
Check	9129	11/09/18	Vendor	LOWE'S	110218-0961	LOWES: 10/16-10/28/18 Purchs	R&M-General	001-546001-53901	\$107.39
Check	9130	11/09/18	Vendor	MOZART DESIGNS INC	18-3624	10/31:SAVILLE ROW OUTPUT ARM	Damaged cause by vehicle	004-546034-53901	\$1,385.00
Check	9130	11/09/18	Vendor	MOZART DESIGNS INC	18-3615	10/30:SAVILLE ROWE GATE REPR	R&M-Gate	004-546034-53901	\$177.50
Check	9131	11/09/18	Vendor	PETES TREE CRANE	326494	TREE REMOVAL/STMP GRIND	R&M-Grounds	001-546037-53901	\$2,500.00
Check	9132	11/09/18	Vendor	STANTEC CONSULTING SERVICES INC	1430488	GEN ENGINEERING P/E 10/19/18	ProfServ-Engineering	001-531013-51501	\$1,792.50
Check	9133	11/16/18	Employee	DANIEL R. HEFFRON	PAYROLL	November 16, 2018 Payroll Posting			\$332.46
Check	9134	11/15/18	Vendor	BAKER COMMERCIAL LANDSCAPING	429488	NOV 2018 LAND/IRR/FERT MAINT	Contracts-Other Landscape	001-534135-53901	\$480.00
Check	9135	11/15/18	Vendor	BURGESS HEATING & AIR INC	680085	DIAGNOSTIC	R&M-General	001-546001-53901	\$99.00
Check	9136	11/15/18	Vendor	ERIN McCORMICK LAW PA	10274	10/5-11/7/18 GEN COUNSEL	ProfServ-Legal Services	001-531023-51401	\$4,554.00
Check	9137	11/15/18	Vendor	HILLSBOROUGH CTY SHERIFFS	34136	OCT SECURITY SERVICES	Contracts-Police	001-534031-53901	\$1,874.25
Check	9138	11/16/18	Vendor	ARETE INDUSTRIES	CS/2018/4513	18 CONCRETE BASE PROTECTORS	R&M-Streetlights	104-546095-53901	\$2,616.30
Check	9138	11/16/18	Vendor	ARETE INDUSTRIES	CS/2018/4513	18 CONCRETE BASE PROTECTORS	R&M-Streetlights	105-546095-53901	\$137.70
Check	9139	11/16/18	Vendor	DAVEY TREE EXPERT CO	913187419	OCT:RPLC SHRUB;IRRIG RPRS	R&M-Irrigation	001-546041-53901	\$6,525.00
Check	9139	11/16/18	Vendor	DAVEY TREE EXPERT CO	913187419	OCT:RPLC SHRUB;IRRIG RPRS	R&M-Grounds	001-546037-53901	\$1,100.00
Check	9140	11/16/18	Vendor	DECORATING ELVES INC	9934	HOLIDAY LIGHTING & DECOR	final payment	001-549027-53901	\$6,265.00
Check	9141	11/16/18	Vendor	FIRST CLEARING LLC	111618	6534-2106 P/D 11/16/18	Deferred Compensation-Current	235000	\$850.93
Check	9142	11/16/18	Vendor	SECURITAS SECURITY	E4205135	OCTOBER SECURITY-THE GREENS	Contracts-Security Services	102-534037-53901	\$14,791.28
Check	9143	11/20/18	Vendor	A & B AQUATICS	2019316	INSTALL NATIVE WATER PLANTS	required plantings as per Tonja	001-546006-53801	\$350.00
Check	9144	11/20/18	Vendor	BURGESS HEATING & AIR INC	24456-169973	INSTALL NEW CONDENSER;HNDLR	Capital Outlay	001-564043-53901	\$7,130.00

WESTCHASE

Community Development District

Payment Register by Bank Account

For the Period from 11/1/18 to 11/30/18

(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
Check	9145	11/20/18	Vendor	CENTRAL CONCRETE PRODUCTS	4054	MISC SIDEWALK RPRS/TORNADO	Misc-Hurricane Expense	001-549067-53901	\$1,800.00
Check	9146	11/20/18	Vendor	CHOO-CHOO LAWN EQUIP INC	207581	4 QTY-61PMM3 50	R&M-Equipment	001-546022-53901	\$62.04
Check	9147	11/20/18	Vendor	DAVID M JOHNSON	549067	STORM DAMAGE CLEANUP	Misc-Hurricane Expense	001-549067-53901	\$725.00
Check	9148	11/20/18	Vendor	HOME DEPOT	110518-6845	(HD) 10/16 & 11/5/18 PURCHS	R&M-General	001-546001-53901	\$311.40
Check	9149	11/20/18	Vendor	PETES TREE CRANE	326496	STORM CLEAN UP-TREES & STUMPS	Misc-Hurricane Expense	001-549067-53901	\$2,500.00
Check	9149	11/20/18	Vendor	PETES TREE CRANE	326497	STORM CLEAN UP	Misc-Hurricane Expense	001-549067-53901	\$600.00
Check	9150	11/21/18	Vendor	CINTAS CORP #074	074137402	SCREEN PRINT GARMENTS PER STMT	Op Supplies - Uniforms	001-552028-53901	\$259.71
Check	9151	11/30/18	Employee	DANIEL R. HEFFRON	PAYROLL	November 30, 2018 Payroll Posting			\$304.75
Check	9152	11/27/18	Vendor	U.S. BANK NA	5156591	SER 2007-3: 10/1/18-9/30/19	ProfServ-Trustee Fees	257-531045-51301	\$4,770.63
Check	9153	11/30/18	Vendor	AVENTURA NURSERY	37473	TREES & PLANTS	R&M-Grounds	001-546037-53901	\$3,992.00
ACH	DD3250	11/01/18	Employee	KRISTIAN GUNDERSEN	PAYROLL	November 01, 2018 Payroll Posting			\$409.51
ACH	DD3251	11/01/18	Employee	PATRICK J. MCLANE	PAYROLL	November 01, 2018 Payroll Posting			\$474.88
ACH	DD3252	11/01/18	Employee	KRISTOPHER D. KATZER	PAYROLL	November 01, 2018 Payroll Posting			\$141.23
ACH	DD3253	11/01/18	Employee	DOUGLAS R. MAYS	PAYROLL	November 01, 2018 Payroll Posting			\$2,233.95
ACH	DD3254	11/01/18	Employee	SONJA WHYTE	PAYROLL	November 01, 2018 Payroll Posting			\$1,392.75
ACH	DD3255	11/01/18	Employee	LIVAN SOTO VIEGO	PAYROLL	November 01, 2018 Payroll Posting			\$1,376.22
ACH	DD3256	11/01/18	Employee	DANIEL P. HAWKINS	PAYROLL	November 01, 2018 Payroll Posting			\$409.51
ACH	DD3257	11/01/18	Employee	CRISTIAN A. GUABA	PAYROLL	November 01, 2018 Payroll Posting			\$1,172.74
ACH	DD3258	11/01/18	Employee	JOSHUA M. MCCARTHY	PAYROLL	November 01, 2018 Payroll Posting			\$612.63
ACH	DD3259	11/01/18	Employee	ROBERT M. DEMAR	PAYROLL	November 01, 2018 Payroll Posting			\$166.23
ACH	DD3260	11/01/18	Employee	CHAD E. FRISCO	PAYROLL	November 01, 2018 Payroll Posting			\$443.28
ACH	DD3261	11/01/18	Employee	RICKY E. BROCK, JR	PAYROLL	November 01, 2018 Payroll Posting			\$608.59
ACH	DD3262	11/01/18	Employee	KATHERINE A. LAMB	PAYROLL	November 01, 2018 Payroll Posting			\$326.65
ACH	DD3263	11/01/18	Employee	RYAN I. BRONSON	PAYROLL	November 01, 2018 Payroll Posting			\$162.46
ACH	DD3266	11/05/18	Vendor	INFRAMARK, LLC - ACH	35135 ACH	OCT 2018 MANAGEMENT FEES	Postage and Freight	001-541006-51301	\$24.44
ACH	DD3266	11/05/18	Vendor	INFRAMARK, LLC - ACH	35135 ACH	OCT 2018 MANAGEMENT FEES	ProfServ-Mgmt Consulting Serv	001-531027-51201	\$9,016.50
ACH	DD3266	11/05/18	Vendor	INFRAMARK, LLC - ACH	35135 ACH	OCT 2018 MANAGEMENT FEES	Printing and Binding	001-547001-51301	\$153.45
ACH	DD3267	11/05/18	Vendor	BOCC - ACH WATER	101518-0000 ACH	9/11/18-10/9/18 RECLAIMED WTR	R&M-General	102-546001-53901	\$116.33
ACH	DD3267	11/05/18	Vendor	BOCC - ACH WATER	101518-0000 ACH	9/11/18-10/9/18 RECLAIMED WTR	Utility - Reclaimed Water	001-543028-53901	\$318.63
ACH	DD3267	11/05/18	Vendor	BOCC - ACH WATER	101518-0000 ACH	9/11/18-10/9/18 RECLAIMED WTR	Utility - General	001-543001-53901	\$652.80
ACH	DD3268	11/02/18	Vendor	BRIGHT HOUSE NETWORKS LLC-ACH	058544801101018 ACH	***Voided Voided****			\$0.00
ACH	DD3269	11/02/18	Vendor	BRIGHT HOUSE NETWORKS LLC-ACH	064930101100818 ACH	***Voided Voided****			\$0.00
ACH	DD3270	11/02/18	Vendor	BRIGHT HOUSE NETWORKS LLC-ACH	065055401101718 ACH	10/22/18-11/21/18 GREENS GATE	Communication - Teleph - Field	102-541005-53901	\$169.67
ACH	DD3271	11/02/18	Vendor	BRIGHT HOUSE NETWORKS LLC-ACH	072027101101218 ACH	10/17-11/16/18 VINEYARDS GATE	Misc-Internet Services	106-549031-53901	\$105.96
ACH	DD3272	11/02/18	Vendor	BRIGHT HOUSE NETWORKS LLC-ACH	045714001101318 ACH	10/18-11/17/18 OFFICE INTERNET	Communication - Teleph - Field	001-541005-53901	\$154.28
ACH	DD3277	11/08/18	Employee	GREGORY L. CHESNEY	PAYROLL	November 08, 2018 Payroll Posting			\$184.70
ACH	DD3278	11/08/18	Employee	JAMES P. MILLS	PAYROLL	November 08, 2018 Payroll Posting			\$184.70
ACH	DD3279	11/08/18	Employee	MATTHEW W. LEWIS	PAYROLL	November 08, 2018 Payroll Posting			\$184.70

WESTCHASE

Community Development District

Payment Register by Bank Account

For the Period from 11/1/18 to 11/30/18

(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
ACH	DD3280	11/15/18	Employee	KRISTIAN GUNDERSEN	PAYROLL	November 15, 2018 Payroll Posting			\$409.51
ACH	DD3281	11/15/18	Employee	PATRICK J. MCLANE	PAYROLL	November 15, 2018 Payroll Posting			\$474.88
ACH	DD3282	11/15/18	Employee	KRISTOPHER D. KATZER	PAYROLL	November 15, 2018 Payroll Posting			\$307.46
ACH	DD3283	11/15/18	Employee	DOUGLAS R. MAYS	PAYROLL	November 15, 2018 Payroll Posting			\$2,233.95
ACH	DD3284	11/15/18	Employee	SONJA WHYTE	PAYROLL	November 15, 2018 Payroll Posting			\$1,392.75
ACH	DD3285	11/15/18	Employee	LIVAN SOTO VIEGO	PAYROLL	November 15, 2018 Payroll Posting			\$1,407.24
ACH	DD3286	11/15/18	Employee	DANIEL P. HAWKINS	PAYROLL	November 15, 2018 Payroll Posting			\$310.69
ACH	DD3287	11/15/18	Employee	DANIEL R. WOOLLEY	PAYROLL	November 15, 2018 Payroll Posting			\$290.69
ACH	DD3288	11/15/18	Employee	CRISTIAN A. GUABA	PAYROLL	November 15, 2018 Payroll Posting			\$1,359.32
ACH	DD3289	11/15/18	Employee	ROBERT M. DEMAR	PAYROLL	November 15, 2018 Payroll Posting			\$326.65
ACH	DD3290	11/15/18	Employee	CHAD E. FRISCO	PAYROLL	November 15, 2018 Payroll Posting			\$429.43
ACH	DD3291	11/15/18	Employee	RICKY E. BROCK, JR	PAYROLL	November 15, 2018 Payroll Posting			\$478.69
ACH	DD3292	11/15/18	Employee	KATHERINE A. LAMB	PAYROLL	November 15, 2018 Payroll Posting			\$166.23
ACH	DD3293	11/15/18	Employee	RYAN I. BRONSON	PAYROLL	November 15, 2018 Payroll Posting			\$578.81
ACH	DD3294	11/15/18	Employee	JASON C. BECKMAN	PAYROLL	November 15, 2018 Payroll Posting			\$166.23
ACH	DD3295	11/22/18	Vendor	BRIGHT HOUSE NETWORKS LLC-ACH	070237701110118 ACH	11/7-12/6/18 BAYBRIDGE INTERNE	Misc-Internet Services	001-549031-57208	\$204.28
ACH	DD3296	11/22/18	Vendor	BRIGHT HOUSE NETWORKS LLC-ACH	045720701110118 ACH	11/7/18-12/6/18 PEABODY GATE	Communication - Teleph - Field	002-541005-53901	\$117.34
ACH	DD3297	11/22/18	Vendor	BRIGHT HOUSE NETWORKS LLC-ACH	045720801110118 ACH	11/7/18-12/6/18 RADCLIFF GATE	Communication - Teleph - Field	002-541005-53901	\$117.34
ACH	DD3298	11/28/18	Vendor	BRIGHT HOUSE NETWORKS LLC-ACH	064930101110618 ACH	11/13-12/12/18 STONEBRIDGE GAT	Communication - Teleph - Field	103-541005-53901	\$117.34
ACH	DD3299	11/27/18	Vendor	BRIGHT HOUSE NETWORKS LLC-ACH	070300101110518 ACH	11/12-12/11/18 WPV INTERNET	Misc-Internet Services	001-549031-57208	\$204.28
ACH	DD3300	11/25/18	Vendor	BRIGHT HOUSE NETWORKS LLC-ACH	070300001110318 ACH	11/10-12/9/18 GLENCLIFF INTRNE	Misc-Internet Services	001-549031-57208	\$204.28
ACH	DD3301	11/29/18	Vendor	BRIGHT HOUSE NETWORKS LLC-ACH	058544801110718 ACH	11/14-12/13/18 SAVILLE ROWE	Communication - Teleph - Field	004-541005-53901	\$149.97
ACH	DD3302	11/29/18	Vendor	BRIGHT HOUSE NETWORKS LLC-ACH	045714001111218 ACH	11/11-12/17/18 OFFICE INTERNE	Communication - Teleph - Field	001-541005-53901	\$154.28
ACH	DD3303	11/15/18	Vendor	TAMPA ELECTRIC - ACH	102518-ACH	TECO 9/21-10/19/18 ACH 11.15	Utility - General	001-543001-53901	\$145.82
ACH	DD3319	11/29/18	Employee	KRISTIAN GUNDERSEN	PAYROLL	November 29, 2018 Payroll Posting			\$723.44
ACH	DD3320	11/29/18	Employee	PATRICK J. MCLANE	PAYROLL	November 29, 2018 Payroll Posting			\$326.65
ACH	DD3321	11/29/18	Employee	KRISTOPHER D. KATZER	PAYROLL	November 29, 2018 Payroll Posting			\$307.46
ACH	DD3322	11/29/18	Employee	DOUGLAS R. MAYS	PAYROLL	November 29, 2018 Payroll Posting			\$2,233.95
ACH	DD3323	11/29/18	Employee	SONJA WHYTE	PAYROLL	November 29, 2018 Payroll Posting			\$1,392.75
ACH	DD3324	11/29/18	Employee	LIVAN SOTO VIEGO	PAYROLL	November 29, 2018 Payroll Posting			\$1,376.22
ACH	DD3325	11/29/18	Employee	DANIEL P. HAWKINS	PAYROLL	November 29, 2018 Payroll Posting			\$578.81
ACH	DD3326	11/29/18	Employee	DANIEL R. WOOLLEY	PAYROLL	November 29, 2018 Payroll Posting			\$142.46
ACH	DD3327	11/29/18	Employee	CRISTIAN A. GUABA	PAYROLL	November 29, 2018 Payroll Posting			\$1,155.77
ACH	DD3328	11/29/18	Employee	CHAD E. FRISCO	PAYROLL	November 29, 2018 Payroll Posting			\$443.28
ACH	DD3329	11/29/18	Employee	RICKY E. BROCK, JR	PAYROLL	November 29, 2018 Payroll Posting			\$312.46
ACH	DD3330	11/29/18	Employee	KATHERINE A. LAMB	PAYROLL	November 29, 2018 Payroll Posting			\$326.65
ACH	DD3331	11/29/18	Employee	RYAN I. BRONSON	PAYROLL	November 29, 2018 Payroll Posting			\$335.39
ACH	DD3332	11/29/18	Employee	JASON C. BECKMAN	PAYROLL	November 29, 2018 Payroll Posting			\$138.52

WESTCHASE Community Development District

Payment Register by Bank Account

For the Period from 11/1/18 to 11/30/18

(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
ACH	DD3333	11/19/18	Vendor	TAMPA ELECTRIC - ACH	110518-0710 ACH	TECO 9/22-10/19/18 ACH 11.26	Utility - General	001-543001-53901	\$1,261.01
ACH	DD3333	11/19/18	Vendor	TAMPA ELECTRIC - ACH	110518-0710 ACH	TECO 9/22-10/19/18 ACH 11.26	Electricity - Streetlighting	002-543013-53901	\$480.48
ACH	DD3333	11/19/18	Vendor	TAMPA ELECTRIC - ACH	110518-0710 ACH	TECO 9/22-10/19/18 ACH 11.26	R&M-Streetlights	004-546095-53901	\$26.85
ACH	DD3333	11/19/18	Vendor	TAMPA ELECTRIC - ACH	110518-0710 ACH	TECO 9/22-10/19/18 ACH 11.26	R&M-Streetlights	003-546095-53901	\$1,524.28
ACH	DD3333	11/19/18	Vendor	TAMPA ELECTRIC - ACH	110518-0710 ACH	TECO 9/22-10/19/18 ACH 11.26	R&M-Streetlights	102-546095-53901	\$4,320.80
ACH	DD3333	11/19/18	Vendor	TAMPA ELECTRIC - ACH	110518-0710 ACH	TECO 9/22-10/19/18 ACH 11.26	R&M-Streetlights	103-546095-53901	\$464.85
ACH	DD3333	11/19/18	Vendor	TAMPA ELECTRIC - ACH	110518-0710 ACH	TECO 9/22-10/19/18 ACH 11.26	R&M-Streetlights	104-546095-53901	\$8,612.89
ACH	DD3333	11/19/18	Vendor	TAMPA ELECTRIC - ACH	110518-0710 ACH	TECO 9/22-10/19/18 ACH 11.26	R&M-Streetlights	105-546095-53901	\$419.22
ACH	DD3335	11/30/18	Vendor	SPRINT	589796416-200	10/7-11/6/18 FIELD PHONES	Communication - Teleph - Field	001-541005-53901	\$234.28
Account Total									\$149,302.12

Total Amount Paid	\$149,302.12
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Sixth Order of Business

Field Office Report for January 8th, 2019

Street Trees

- We are meeting with Stantec Landscape Architect re the street trees in Westchase

Brick Repair

- We are asking for permission to make repairs on the wall on Linebaugh Ave that backs up to Royce Dr. (Pictures and proposal in file)

UPDATE-

- Turning Lane on Linebaugh by CVS work will start in February once the waterline work has been completed (email attached from County)

From: Moreda, Lori <MoredaL@HillsboroughCounty.ORG>
Sent: Monday, December 10, 2018 9:47 AM
To: cdd@westchasecdd.com
Cc: Eyster, Steven; Gross, Joe
Subject: RE: LIST FOR DOUG westchase.docx

Sonny,

Do you have any more areas other than the following? Maybe something not called "Westchase Section #...".

I've checked the following:

Westchase Section (s): 104, 110, 115, 117,201, 203,205, 211, 214, 221, 223, 225, 225A, 227, 229, 302, 303, 304, 306A, 306B, 307, 322, 323, 324, 325A, 326, 370, 371, 372, 373, 374, 375, 376, 377, 378, 411, 412, 414, 430A & 430B.

So far I have not found any street tree requirements in the aforementioned sections.

I look forward to hearing back from you or Doug.

Be well,
Lori Moreda
Engineering Associate
Development Services Department

P: (813) 274-6737
M: (813) 944-7741
E: moredal@HCFLGov.net
W: HCFLGov.net

Hillsborough County
601 E. Kennedy Blvd., Tampa, FL 33602

[Facebook](#) | [Twitter](#) | [YouTube](#) | [LinkedIn](#) | [HCFL Stay Safe](#)

Please note: All correspondence to or from this office is subject to Florida's Public Records law.

-----Original Message-----

From: cdd@westchasecdd.com [mailto:cdd@westchasecdd.com]
Sent: Wednesday, December 5, 2018 3:35 PM
To: Moreda, Lori <MoredaL@HillsboroughCounty.ORG>

[External]

Lori

Thank you but we are not able to open the PDF File...

Sonny

-----Original Message-----

From: Moreda, Lori [mailto:MoredaL@HillsboroughCounty.ORG]

Sent: Wednesday, December 5, 2018 2:54 PM

To: cdd@westchasecdd.com

Subject: LIST FOR DOUG westchase.docx

Lori Moreda

Engineering Associate

Development Services Department

P: (813) 274-6737

M: (813) 944-7741

E: moredal@HCFLGov.net

W: HCFLGov.net

Hillsborough County

601 E. Kennedy Blvd., Tampa, FL 33602

[Facebook](#) | [Twitter](#) | [YouTube](#) | [LinkedIn](#) | [HCFL Stay Safe](#)

Please note: All correspondence to or from this office is subject to Florida's Public Records law.

Your message is ready to be sent with the following file or link attachments:

westchase.docx

Note: To protect against computer viruses, e-mail programs may prevent sending or receiving certain types of file attachments. Check your e-mail security settings to determine how attachments are handled.

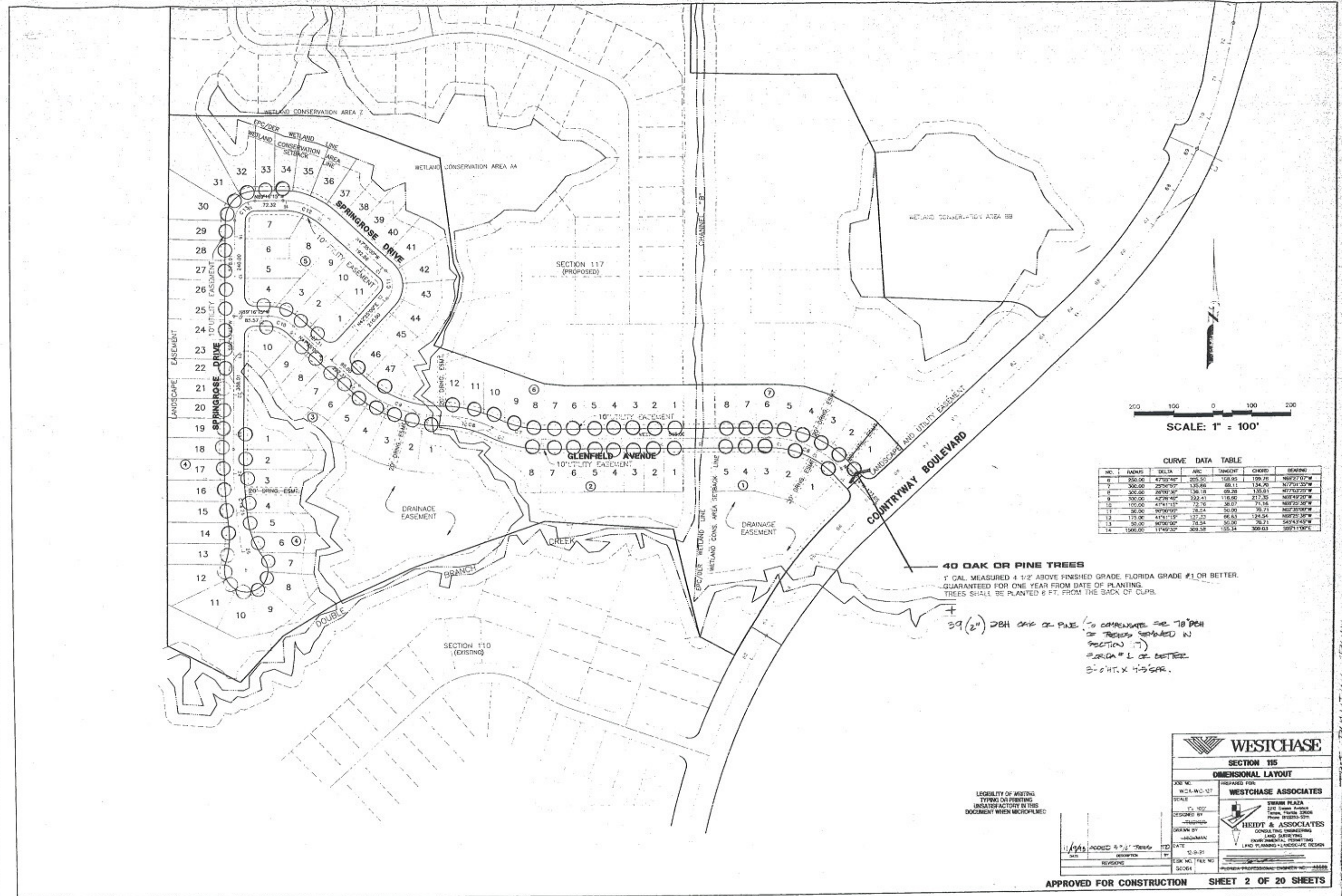
This email is from an EXTERNAL source and did not originate from a Hillsborough County email address. Use caution when clicking on links and attachments from outside sources.

From: Stewart, Tonja <Tonja.Stewart@stantec.com>
Sent: Tuesday, December 11, 2018 5:19 PM
To: Doug Mays; cdd@westchasecdd.com
Cc: Steele, Kyle
Attachments: 4477_001.pdf

I reviewed all plans for the community and found the attached for tree replacement. No street trees appear to have been required.

Thanks.

Tonja



APPROVED FOR CONSTRUCTION SHEET 2 OF 20 SHEETS

WESTCHASE
 SECTION 115
 DIMENSIONAL LAYOUT

DESIGNED BY: WESTCHASE ASSOCIATES
 DRAWN BY: HEIDT & ASSOCIATES
 DATE: 12-9-95
 ESK NO. FILE NO. 50064

LEGIBILITY OF WRITING
 TYPING OR PRINTING
 UNSATISFACTORY IN THIS
 DOCUMENT WHEN MICROFILMED

H92996.18

PROTECTIVE BARRIERS are used during land alteration and construction activities to protect trees and natural areas to be retained on a site.

PROTECTIVE BARRIERS must be erected around TREES to be retained within an area where land alteration and construction activities will occur as well as along NATURAL AREAS where such areas are adjacent to permitted land alteration or construction activities. A PROTECTIVE BARRIER must remain in place until the land alteration and construction activities are completed or until commencement of grade finishing and sodding. No ground disturbance must occur within the barricaded area.

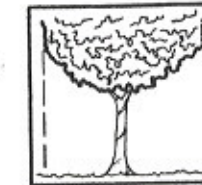


Fig. A



Fig. B

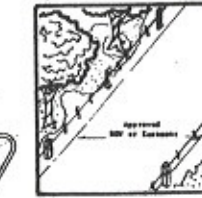


Fig. C

1. TREES - To restrict access into the area within the DRIPLINE of a tree, a physical structure not less than 3 feet in height, comprised of wood or other suitable material, is placed around the tree at the DRIPLINE, except where land alteration or construction activities are approved within the dripline. See Ordinance 90-6, Sec. 4.B.3.a.

THE DRIPLINE of a tree is the imaginary, vertical line that extends downward from the outermost tips of the tree's branches to the ground.

Fig. A

BARRIER SPECIFICATIONS FOR TREES:

Four corner upright stakes of no less than 2" x 2" lumber connected by horizontal members of no less than 1" x 4" lumber; or upright stakes spaced at 4-5' intervals of no less than 2" x 2" lumber connected by twine flagged with plastic surveying tape at regular intervals. Fig. B.

2. NATURAL AREAS - To restrict access into areas where land alteration and construction activities are not authorized, a physical structure not less than 3 feet in height is placed along the perimeter of such areas.

BARRIER SPECIFICATIONS FOR NATURAL AREAS:

Upright stakes of no less than 2" x 2" lumber spaced no more than 25' apart and connected by twine flagged with plastic surveying tape at regular intervals of 5-10'. Fig. C. Other methods of demarcation will be considered depending upon the characteristics of the site.

WHY A BARRIER

1. To protect all above ground portions of trees and other significant vegetation from mechanical damage.
2. To protect root systems from compaction.
3. To provide awareness of protected areas to equipment operators.

WHY IT WORKS

A tree's chance for survival is greatly enhanced if no construction material, heavy equipment or stockpiling of soil is allowed inside the barrier; only hand labor.

For additional information, contact the Development Review Department. Telephone: 272-5920

1. All trees to remain, where indicated on the returned site plan, must be protected by tree protection barricades meeting the minimum standards shown on the attached diagram. Protective barricades shall remain in place until land alteration and construction activities are completed.

NOTE: Heidt & Associates, Inc., will install and permit/approve initial barricading but maintenance as required shall be performed by the site contractor. Erosion control limits shall be initially staked by Heidt & Associates, Inc., and installed by the owners' designated representative. It shall be the responsibility of the site contractor to maintain the erosion control as necessary.

2. During land alteration and construction activities, it shall be unlawful to remove vegetation by grubbing or to place soil deposits, debris, solvents, construction material, machinery or other equipment of any kind within the dripline of a tree to remain on the site unless otherwise approved by the County.

3. In order to comply with Section 4.B.1 of Hillsborough County Ordinance 90-6 to minimize soil erosion, proposed land alteration activities shall not unnecessarily remove existing vegetation and alter existing topography. Adequate protection measures (i.e., hay bales, baffles, sodding and sandbagging) shall be provided, as necessary, to minimize erosion and downstream sedimentation caused by surface water runoff on exposed land surfaces.

Any areas subject to erosion must be adequately stabilized with vegetative material that will, within a reasonable time frame, deter soil disturbance. Sodding, plugging, sprigging or seeding is acceptable for stabilization; however, sodding may be required in areas of erosion-prone soils or where slopes are greater than 5:1. Vegetation other than grass is acceptable unless otherwise specified.

5. A field review indicated a number of native pine trees. It is the recommendation of this Department that an approved insecticide be applied to all pines remaining for protection against the prominent Ips pine bark beetle. The occurrence of this insect is initiated through a pine's stressed condition which may readily result from various forms of ground disturbance. The application of an insecticide is recommended prior to construction activity.

(NOTE: VARIOUS TREES, CURRENTLY DESIGNATED FOR PRESERVATION MAY WARRANT REMOVAL, BUT WILL BE PERMITTED AT TIME OF INDIVIDUAL HOME CONSTRUCTION. REPLACEMENT IF APPLICABLE WILL BE ADDRESSED DURING HOME PERMITTING.)

UPLAND
INDICATES AREAS TO BE PRESERVED

- 15" P EXISTING TREES TO BE PRESERVED
- 15" P EXISTING TREES TO BE REMOVED*

- NOTES:**
1. TREES DESIGNATED FOR PRESERVATION SHALL INCLUDE A MINIMUM 10' FT. UNDISTURBED RADIUS FROM THE TREE TRUNK.
 2. BARRICADING MUST BE REVIEWED AND APPROVED BY THE HILLSBOROUGH COUNTY L.A.L. STAFF PRIOR TO CONSTRUCTION. ADDITIONALLY, ALL BARRICADING MUST BE MAINTAINED BY SITE CONTRACTOR UNTIL CONSTRUCTION IS COMPLETE.

*TREE REPLACEMENT: IN ACCORDANCE WITH HILLS. CTY. TREE REPLACEMENT REQUIREMENTS A TOTAL OF 40 DBH INCHES WILL BE REPLANTED ON THE R/W'S OF THE SUBDIVISION PRIOR TO THE FIRST CERTIFICATE OF OCCUPANCY.

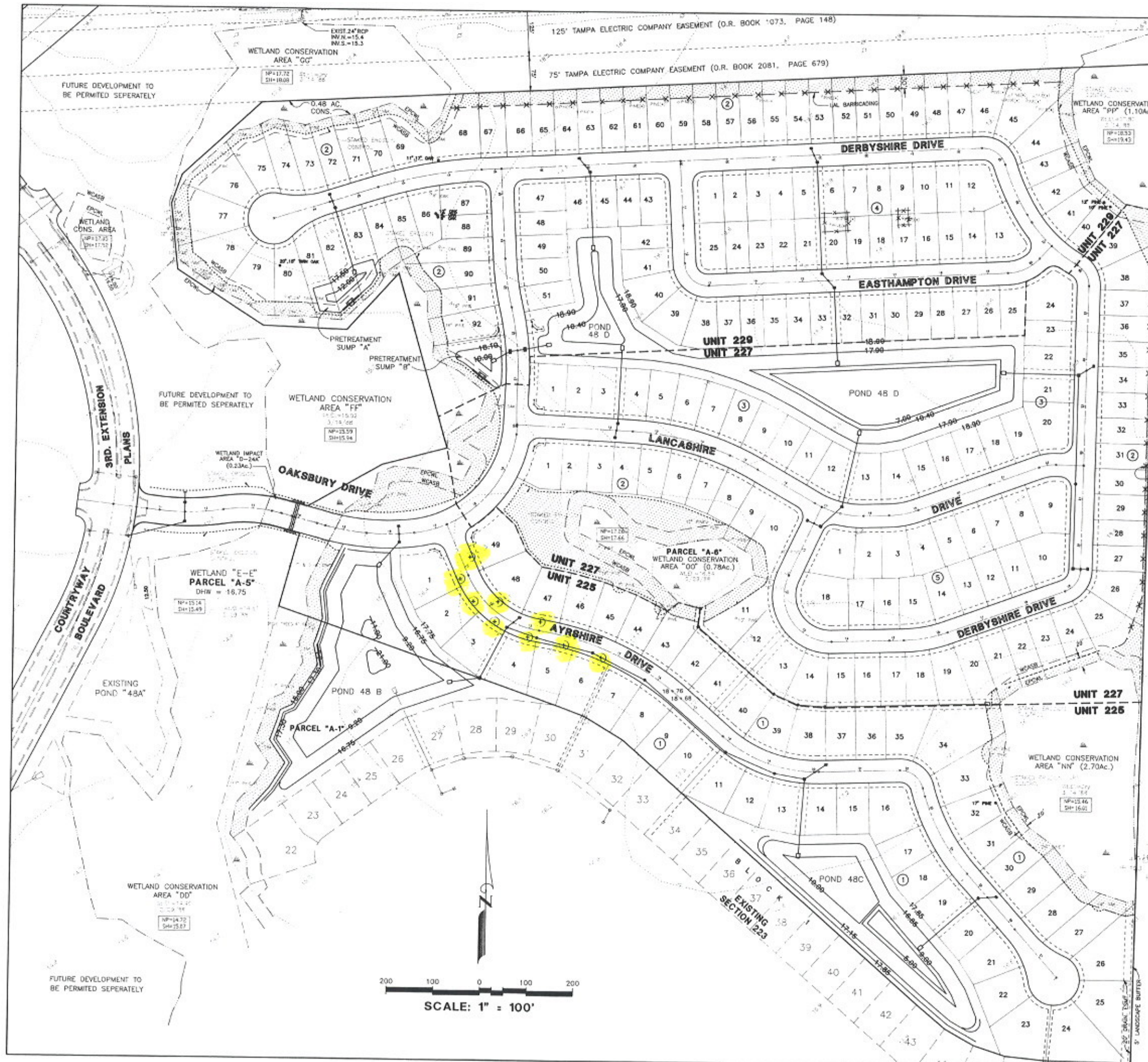
ALL REQUIRED REPLACEMENT TREES SHALL BE GUARANTEED FOR ONE YEAR FROM DATE OF PLANTING.
ALL TREES SHALL BE FLORIDA GRADE #1 OR BETTER.

		WESTCHASE SECTION 115 TREE LOCATION PLAN	
		JOB NO. WCA-WC-127 SCALE 1" = 100' DESIGNED BY TUCKER DRAWN BY HICKMAN DATE 12-9-91 DOK NO. FILE NO. G0064	
PREPARED FOR: WESTCHASE ASSOCIATES SWANN PLAZA TAMPA, FLORIDA 33606 PHONE (813)253-5310		DESIGNED BY: HEIDT & ASSOCIATES CONSULTING ENGINEERING AND SURVEYING ENVIRONMENTAL PERMITTING LAND PLANNING + LANDSCAPE DESIGN 2712 11th St. S. TAMPA, FLORIDA 33606 PHONE (813)253-5310	
DATE 2-17-92 REVISIONS		BY DATE 12-9-91 DOK NO. FILE NO. G0064	

LEGEND

- LAL BARRICADING
- INDICATES UPLAND AREAS TO BE PROTECTED
- STAKED EROSION CONTROL
- TREES TO BE PRESERVED
- TREES TO BE REMOVED
- EXISTING PINE TREE DIGITIZED FROM AN ACCURATE AERIAL PHOTO (SIZES AVERAGED AT 10")
- EPCWL = EPC WETLAND LINE
- WCASB = WETLAND CONSERVATION AREA SETBACK (TYP.)

(T.B.R.) = TO BE REPLACED
 TREE REPLACEMENT: IN ACCORDANCE WITH HILLSBOROUGH CO. TREE REPLACEMENT REQUIREMENTS A TOTAL OF 19 DBH INCHES SHALL BE REPLANTED AS SHOWN AND WITH HOUSE CONSTRUCTION (PRIOR TO CERTIFICATION OF OCCUPANCY). THIS IS A TOTAL FOR UNIT 227. THERE ARE NO REPLACEMENT INCHES FOR UNIT 225 OR 229.
 ALL REQUIREMENT TREES SHALL BE GUARANTEED FOR ONE YEAR FROM DATE OF PLANTING.
 * OAK TREES, 2" MIN. DBH (MEASURED AT 4 1/2 FT. ABOVE GRADE)



SCALE: 1" = 100'

WESTCHASE ASSOCIATES

SECTIONS 225, 227 & 229

TREE PRESERVATION PLAN

PREPARED FOR: WESTCHASE ASSOCIATES

JOB NO. WCA WC 283

DESIGN: SMITH

DRAWN: MEETZ

DATE: 12-14-93

REVISIONS:

DATE DESCRIPTION BY FILE

12-14-93 LAL Barricading Tree to 402 BY TP

HEIDT & ASSOCIATES, Inc.

CIVIL ENGINEERING PLANNING SURVEYING ENVIRONMENTAL PERMITTING LANDSCAPE ARCHITECTURE

2212 Swann Avenue
 Tampa, Florida 33606
 Phone: 813/253-5311
 Telefax: 813/442-8538
 P.O. Box 113/942-2401
 FAX: 813/253-5311

FLORIDA PROFESSIONAL ENGINEER NO. 13333

PROPOSAL NO.	C-9759
SHEET NO.	
DATE	Dec 10, 2018

PROPOSAL SUBMITTED TO:

WORK TO BE PERFORMED AT:

NAME Westchase CDD	ADDRESS BRICK By The mile Inc
ADDRESS 9515 West Linebaugh Ave	DATE OF PLANS 051 Christina Cir
PHONE NO. Tampa Fl 33626 (813)920-4268	ARCHITECT Oldsmar Fl 34611 MARK (727) 418-8245

We hereby propose to furnish the materials and perform the labor necessary for the completion of _____

Masonry Wall Repair
6" structural brick with 2' 8" block Retaining wall
West Park Village

- A) Take Down 2700 BRICK @ 1.50 per BRICK AND
Clean. \$4050.00
- B) Re-Install 2700 BRICK @ 2.00 per BRICK \$5400.00
- C) Install 60 Feet of Re-Ting wall 8" Block 135' Road Side of Brick wall Below Grade
70 POWERS DRILL + EXPOSED BOLT EVERY 2' + 40 Feet
Beam Block with #5 REBAR \$800.00

All material is guaranteed to be as specified, and the above work to be performed in accordance with the drawings and specifications submitted for above work and completed in a substantial workmanlike manner for the sum of TEN-THOUSAND - TWO - HUNDRED +

Eight Dollars (\$ 10,250.00) with payments to be made as follows.
50% to start 50%

Any alteration or deviation from above specifications involving extra costs will be executed only upon written order, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents, or delays beyond our control.

Respectfully
submitted

Mark L. Tunney
Per BRICK By The mile Inc

Note — this proposal may be withdrawn by us if not accepted within _____ days.

ACCEPTANCE OF PROPOSAL

The above prices, specifications, and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payments will be made as outlined above.

Date 12/11/18

Signature

[Signature]

Signature













From: Josephson, Lawrence <JosephsonL@hillsboroughcounty.org>
Sent: Wednesday, December 12, 2018 4:07 PM
To: cdd@westchasecdd.com
Cc: Campbell, Robert
Subject: RE: Turning lane Linebaugh

Sonny,

You may have heard something about the turn lane not being constructed since the utility contractor currently performing the utility work, and who works for the Public Utilities Department will not construct the turn lane.

The turn lane will be constructed, by another contractor working for the Public Works Department. The construction is scheduled to begin this coming February when the Public Utilities Contractor has completed their work in the area.

If you need additional information please contact me.

Happy Holidays!

Lawrence Josephson, PE

Technical Review and Transportation Project Development Support

Engineering Services Section, Technical Services Division
 Public Works Department

P: (813) 307-1765
 C: (813) 373-2176
 E: JosephsonL@HCFLGov.net
 W: HCFLGov.net

Hillsborough County

601 E. Kennedy Blvd., 22nd Floor, Tampa, FL 33602

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From: cdd@westchasecdd.com [mailto:cdd@westchasecdd.com]
Sent: Friday, December 07, 2018 7:17 AM
To: Josephson, Lawrence <JosephsonL@hillsboroughcounty.org>
Cc: Campbell, Robert <CampbellR@HillsboroughCounty.ORG>
Subject: RE: Turning lane Linebaugh

[External]

Good Morning,

Just wanting to follow up on the turning lane on Linebaugh we have heard rumblings that it might not happen, We also have had some board members question their vote, so any update would be appreciated.

Regards,
Sonny Whyte
Office Manager
Westchase CDD
9515 W Linebaugh Ave.,
Westchase, Florida 33626
813-920-4268
www.westchasecdd.com

From: Josephson, Lawrence [<mailto:JosephsonL@hillsboroughcounty.org>]
Sent: Wednesday, October 3, 2018 8:27 AM
To: cdd@westchasecdd.com
Cc: Campbell, Robert
Subject: RE: Turning lane Linebaugh

Sonny,

We have completed the plans for the turn lane extension and have forwarded the plans to the contractor that is installing the pipe lines for Hillsborough County Utilities. It is anticipated that they will perform the work to lengthen the turn lane as they restore the remainder of the median areas. From what I understand they have had some delays but are getting ready to wrap it up, but I am not aware of the details of their time line to complete.

Let me know if you need anything else.

Lawrence Josephson, PE

**Transportation Project Development and Technical Review,
Programs Supervisor**

Engineering Services Section, Technical Services Division
Public Works Department

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From: cdd@westchasecdd.com [<mailto:cdd@westchasecdd.com>]
Sent: Wednesday, October 03, 2018 7:39 AM

To: Josephson, Lawrence <JosephsonL@hillsboroughcounty.org>

Agenda Page 85

Subject: Turning lane Linebaugh

[External]

Good Morning Mr. Josephson,

I've been gone on vacation and just following up on our last meeting, is there any update you can share with us so that I can let our board know?

Sonny Whyte

Office Manager

Westchase CDD

9515 W Linebaugh Ave.,

Westchase, Florida 33626

813-920-4268

www.westchasecdd.com

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