

**WESTCHASE
COMMUNITY DEVELOPMENT DISTRICT**

AGENDA PACKAGE

FEBRUARY 5, 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

January 29, 2019

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, February 5, 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 January 8, 2019 Meeting Minutes with Any Corrections Submitted
 - B. Acceptance of Financial Statements as of December, 2018
 - C. Acceptance of Financial Audit for Fiscal Year 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.

<div>Page 1</div> <div>RE: WESTCHASE COMMUNITY DEVELOPMENT DISTRICT</div> <hr/> <div>TRANSCRIPT OF: BOARD MEETING</div> <div>DATE: January 8, 2019</div> <div>TIME: 4:03 p.m. - 6:10 p.m.</div> <div>PLACE: Westchase Community Association Office 10049 Parley Drive Tampa, Florida</div> <div>REPORTED BY: Kimberly Ann Roberts Notary Public State of Florida at Large</div>	<div>Agenda Page 5 Page 3</div> <table> <tr> <th>INDEX</th><th>PAGE</th></tr> <tr> <td>Meeting called to order</td><td>5</td></tr> <tr> <td>Roll Call</td><td>5</td></tr> <tr> <td>Consent Agenda</td><td>5</td></tr> <tr> <td>Motion to approve the consent agenda (Motion passes)</td><td>7 6</td></tr> <tr> <td>Stantec landscape architect introduction</td><td>7</td></tr> <tr> <td>Street trees discussion</td><td>7</td></tr> <tr> <td>Motion regarding street trees</td><td>27</td></tr> <tr> <td>Discussion</td><td>28</td></tr> <tr> <td>Amended motion</td><td>45</td></tr> <tr> <td>Further discussion</td><td>45</td></tr> <tr> <td>(Motion passes)</td><td>46</td></tr> <tr> <td>Motion for Stantec to implement a plan (Motion passes)</td><td>47 47</td></tr> <tr> <td>Engineer's report</td><td>48</td></tr> <tr> <td>Cell tower update</td><td>48</td></tr> <tr> <td>Attorney's report</td><td>68</td></tr> <tr> <td>Update of TECO street lights issue</td><td>68</td></tr> <tr> <td>Golf course update</td><td>105</td></tr> <tr> <td>Motion to send rescision letter (Motion passes)</td><td>107 107</td></tr> <tr> <td>Manager's report</td><td>108</td></tr> <tr> <td>Electric audit discussion</td><td>108</td></tr> <tr> <td>Update on ADA website compliance requirements</td><td>111</td></tr> <tr> <td>Motion to engage compliance vendor</td><td>115 115</td></tr> <tr> <td>Discussion (Motion passes)</td><td>115</td></tr> <tr> <td>Old file storage discussion</td><td>120</td></tr> <tr> <td>Field manager's report</td><td>124</td></tr> </table>	INDEX	PAGE	Meeting called to order	5	Roll Call	5	Consent Agenda	5	Motion to approve the consent agenda (Motion passes)	7 6	Stantec landscape architect introduction	7	Street trees discussion	7	Motion regarding street trees	27	Discussion	28	Amended motion	45	Further discussion	45	(Motion passes)	46	Motion for Stantec to implement a plan (Motion passes)	47 47	Engineer's report	48	Cell tower update	48	Attorney's report	68	Update of TECO street lights issue	68	Golf course update	105	Motion to send rescision letter (Motion passes)	107 107	Manager's report	108	Electric audit discussion	108	Update on ADA website compliance requirements	111	Motion to engage compliance vendor	115 115	Discussion (Motion passes)	115	Old file storage discussion	120	Field manager's report	124
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<div>Page 2</div> <div>APPEARANCES: WESTCHASE COMMUNITY DEVELOPMENT DISTRICT BOARD MEMBERS:</div> <div>Jim Mills, Chairman Greg Chesney, Vice Chairman Matthew Lewis Brian Ross Forrest Baumhover</div> <div>ALSO PRESENT:</div> <div>INFRAMARK:</div> <div>Andy Mendenhall, District Manager</div> <div>DISTRICT ATTORNEY:</div> <div>Erin McCormick</div> <div>DISTRICT ENGINEER:</div> <div>Tonja Stewart</div> <div>WESTCHASE STAFF:</div> <div>Doug Mays Sonny Whyte</div>	<div>Page 4</div> <table> <tr> <td>Brick repair update</td><td>124</td></tr> <tr> <td>Motion to authorize repair quote (Motion passes)</td><td>128 128</td></tr> <tr> <td>GIS mapping update</td><td>128</td></tr> <tr> <td>Supervisor requests</td><td>133</td></tr> <tr> <td>Motion to adjourn (Motion passes)</td><td>143 143</td></tr> <tr> <td>Adjournment</td><td>143</td></tr> </table>	Brick repair update	124	Motion to authorize repair quote (Motion passes)	128 128	GIS mapping update	128	Supervisor requests	133	Motion to adjourn (Motion passes)	143 143	Adjournment	143																																								
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<p style="text-align: right;">Page 5</p> <p>1 The transcript of Westchase Community 2 Development District Board Meeting, on the 8th day 3 of January, 2019, 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. Let's go 10 ahead and get started. It's after 4:00. I 11 call the January 8th meeting of Westchase 12 Community Development District to order. The 13 record should reflect that all supervisors 14 are present, as well as district counsel. 15 Happy New Year. 16 MS. McCORMICK: Thank you. 17 CHAIRMAN MILLS: The district manager 18 and district staff are running around here 19 somewhere. Let's begin with the Pledge of 20 Allegiance. 21 (The Pledge of Allegiance was recited.) 22 CHAIRMAN MILLS: All right. First up on 23 the agenda is the monthly consent agenda, 24 approval of the December 4 meeting minutes, 25 and acceptance of the financial statements for</p>	<p style="text-align: right;">Agenda Page 6 Page 7</p> <p>1 CHAIRMAN MILLS: Give your full name for 2 the reporter. 3 MR. STEELE: Kyle Steele. I'm a 4 landscape architect with Stantec. I'm here 5 sort of taking over for Neale Stralow. He's 6 no longer with the company. So hello 7 everybody. 8 CHAIRMAN MILLS: Thank you for joining 9 us. 10 MR. STEELE: Thanks for having me. So I 11 guess from talking with Doug and Sonny there's 12 some issues with your street trees. So Doug 13 has asked me to come before you and discuss 14 possibly generating some lists, different 15 species of trees that would be suitable 16 alternatives for some of the trees that need 17 to be removed, as well as looking at specific 18 streets, specific neighborhoods or a 19 combination thereof, designating certain 20 species to those distinct areas, so you don't 21 essentially create a hodgepodge of everyone 22 wanting a different tree in their yard or on 23 the tree street so there is some continuity 24 and still kind of keeping with the overall 25 environment that is Westchase.</p>
<p style="text-align: right;">Page 6</p> <p>1 November. It would be appropriate for a 2 motion and/or discussion of corrections for 3 the minutes. 4 MR. LEWIS: Motion to approve. 5 CHAIRMAN MILLS: Second. 6 MR. BAUMHOVER: Second. 7 CHAIRMAN MILLS: Seconded by 8 Mr. Baumhover. 9 CHAIRMAN MILLS: Any changes or updates? 10 (No response.) 11 CHAIRMAN MILLS: Seeing none, all in 12 favor. 13 (All board members signify in the 14 affirmative.) 15 CHAIRMAN MILLS: That motion passes five 16 to zero. 17 (Motion passes.) 18 CHAIRMAN MILLS: Before we get into the 19 normal agenda, Doug has asked that we 20 recognize Kyle from Stantec, who is here and 21 needs to leave early, I understand, so he 22 doesn't want to sit through three hours of our 23 business. So why don't you come up and 24 introduce yourself. 25 MR. STEELE: Okay.</p>	<p style="text-align: right;">Page 8</p> <p>1 We don't want to detract from that, 2 because that will essentially distract from 3 the aesthetic of the environment the community 4 has created through time. So that's kind of 5 why I'm here, is to propose to you those 6 studies to be done. 7 CHAIRMAN MILLS: Mr. Chesney, you kind 8 of led this discussion last month, so -- 9 MR. CHESNEY: Yes. So what -- I'm sorry 10 -- I am still struggling to find out what the 11 wi-fi password is. No? Okay. 12 Yes. So what has happened is that, you 13 know, residents want different things, and 14 what we're looking for is specific to our 15 street trees. 16 I mean, the people's yards are governed 17 by the homeowners association. So we're 18 looking for, you know, continuity, and I guess 19 we had prepared a report -- or Neale had 20 prepared a report on our entrances and 21 providing some consistency. 22 MR. STEELE: Yes. 23 MR. CHESNEY: So I think all we're 24 really looking to do is expand that into the 25 neighborhoods and maybe any additional common</p>

<p style="text-align: right;">Page 9</p> <p>1 areas that weren't covered by the initial</p> <p>2 report that Neale had presented.</p> <p>3 MR. STEELE: Okay.</p> <p>4 MR. CHESNEY: It's also my understanding</p> <p>5 -- I don't know how much the other board -- is</p> <p>6 that someone had made a request -- I think it</p> <p>7 was Brian -- that we continue to work with</p> <p>8 Neale, and, I guess, that staff had determined</p> <p>9 that that wasn't feasible, so hence why --</p> <p>10 MR. STEELE: I'm here.</p> <p>11 MR. CHESNEY: -- you're here. So I</p> <p>12 think that's all it was. I know we have an</p> <p>13 existing contract. I don't know if -- you</p> <p>14 know, I mean, that was it.</p> <p>15 CHAIRMAN MILLS: Well, I think what</p> <p>16 prompted it -- right? -- was there was an</p> <p>17 issue of a tree planned somewhere in West Park</p> <p>18 Village that a resident said was inconsistent</p> <p>19 with what --</p> <p>20 MR. CHESNEY: Yeah. There are several</p> <p>21 issues that that initial request -- there was</p> <p>22 one resident in West Park Village who noticed</p> <p>23 that a different tree had been planted.</p> <p>24 And Doug and Sonny are very</p> <p>25 accommodative to our residents, and that's</p>	<p style="text-align: right;">Agenda Page 7 Page 11</p> <p>1 I think as a part of sort of the study</p> <p>2 of community, developing those lists, okay, so</p> <p>3 if you don't want to put an oak back, here</p> <p>4 are, you know, a couple of different</p> <p>5 alternatives to the oak tree as far as size</p> <p>6 and character.</p> <p>7 And then maybe there is a development of</p> <p>8 the palm tree island or some, you know, more</p> <p>9 understory or flowering-type trees. And make</p> <p>10 sure that you're looking at consistency, so</p> <p>11 either the street has, you know, all the same</p> <p>12 or the community or neighborhood has all the</p> <p>13 same or something of the such.</p> <p>14 Again, kind of the, you know, study</p> <p>15 you're looking at, if you're on that street</p> <p>16 and you're taking out the oaks and you're</p> <p>17 starting to put back palms, that everybody is</p> <p>18 sort of following suit.</p> <p>19 MR. CHESNEY: So there is one other</p> <p>20 thing that I think I failed to mention, is</p> <p>21 that initial report that Neale had begun</p> <p>22 or, you know, started for our entrances, I</p> <p>23 think the board had voted at that time also</p> <p>24 that we were interested in not only</p> <p>25 maintaining the appearance of Westchase but</p>
<p style="text-align: right;">Page 10</p> <p>1 good, but I think absence of us providing any</p> <p>2 guidelines, that could get out of hand quickly.</p> <p>3 So, you know, I think having some standards by</p> <p>4 neighborhood are, you know, really a great</p> <p>5 idea.</p> <p>6 I had one tree in my neighborhood where</p> <p>7 we had this one palm tree, as an example. I</p> <p>8 also understand on Weybridge there is -- I</p> <p>9 walked that this morning -- that there are</p> <p>10 probably three or four dual palm trees where</p> <p>11 there used to be oak trees.</p> <p>12 And so another thing that we can</p> <p>13 probably consider, it's not just the type of</p> <p>14 tree, but what alternatives if -- you know, if</p> <p>15 a -- let's say an oak tree had to come out for</p> <p>16 reason. Is there something else that could be</p> <p>17 planted in there?</p> <p>18 Doug had some solid suggestions, but,</p> <p>19 you know, maybe it's something else that would</p> <p>20 be appropriate that would still keep the same</p> <p>21 feel for each neighborhood.</p> <p>22 MR. STEELE: So, yeah, Doug and I</p> <p>23 discussed some of the suggestions, and I think</p> <p>24 that he is right in what he has said thus far,</p> <p>25 and I agree with him.</p>	<p style="text-align: right;">Page 12</p> <p>1 if any areas looked to upgrade or become more</p> <p>2 modern in their appearance.</p> <p>3 MR. STEELE: Okay.</p> <p>4 MR. CHESNEY: So our neighborhood</p> <p>5 doesn't look, you know, aged compared to some</p> <p>6 of the newer neighborhoods. I think that was</p> <p>7 also -- please correct if I'm wrong -- that</p> <p>8 that was another objective. I think those</p> <p>9 were the two main objectives.</p> <p>10 CHAIRMAN MILLS: Mr. Barrett.</p> <p>11 MR. BARRETT: I want to weigh in with</p> <p>12 one important thing that I think is not being</p> <p>13 discussed as part of this whole discussion,</p> <p>14 and that is, the original vision of the</p> <p>15 developer of Westchase was specific to a</p> <p>16 canopy -- a tree canopy like that which exists</p> <p>17 in Hyde Park.</p> <p>18 And it's not like he didn't know that</p> <p>19 oaks get big and they're destructive.</p> <p>20 MR. CHESNEY: In a lot of neighborhoods,</p> <p>21 not every neighborhood.</p> <p>22 MR. BARRETT: Not -- yes. I mean,</p> <p>23 Brentford has all palms, so does Harbor Links,</p> <p>24 but when the Bridges, the Fords, other areas</p> <p>25 were designed, they purposely put in canopy</p>

<p style="text-align: right;">Page 13</p> <p>1 trees.</p> <p>2 And what's troubling me is that what's</p> <p>3 going in in their place is something that is</p> <p>4 utterly different than that and is not keeping</p> <p>5 with -- and it's unfortunate, because right</p> <p>6 now, yes, the trees are a pain in the butt and</p> <p>7 they make life difficult for some homeowners,</p> <p>8 but we are finally getting the goal of the</p> <p>9 original developer, which is that canopy</p> <p>10 touching -- you know, touching from across the</p> <p>11 street. And all of a sudden, now we're like,</p> <p>12 "Oh, this homeowner doesn't like this tree.</p> <p>13 Let's cut it down and put up a palm tree."</p> <p>14 And I'm like, "Whoo, wait a minute.</p> <p>15 There is no continuity with Westchase history</p> <p>16 here."</p> <p>17 MR. CHESNEY: So some -- I think then</p> <p>18 the take-away from that would be -- you know,</p> <p>19 one suggestion would be -- you know, any</p> <p>20 suggestions you have in maintenance of the</p> <p>21 current canopy obviously would be useful, too.</p> <p>22 MR. STEELE: Okay.</p> <p>23 MR. CHESNEY: I'm not going to bust on</p> <p>24 you here. I don't see you taking a lot of</p> <p>25 notes, so -- do you have a photographic</p>	<p style="text-align: right;">Agenda Page 8 Page 15</p> <p>1 MR. ROSS: That's definitely not true.</p> <p>2 What I would like to do in this instance -- and</p> <p>3 I am sort of using your comments as a</p> <p>4 springboard -- is, I would like to have a</p> <p>5 segregation, if you will, of whatever endeavors</p> <p>6 we're undertaking, so if the present endeavor</p> <p>7 is to examine, review, scrutinize, whatever</p> <p>8 word you want to use, the street trees, and</p> <p>9 specifically trees along the streets, then I</p> <p>10 think we ought to keep that as a package and</p> <p>11 not muddle it down with, at this point,</p> <p>12 looking at the entranceways, et cetera.</p> <p>13 That would be my own personal</p> <p>14 preference, and the reason I say that, in</p> <p>15 listening to you sort of summarizing the</p> <p>16 comments, I think there are more issues that</p> <p>17 we need to be cognizant of than the ones you</p> <p>18 mentioned.</p> <p>19 So, for example, and this maybe perhaps</p> <p>20 jumps off Mr. Barrett's comment, that we'll</p> <p>21 sometimes hear where there's dead areas in the</p> <p>22 green space in the parks, and it's because of</p> <p>23 the foliage of the trees.</p> <p>24 And obviously there's a back story there</p> <p>25 that somebody many years ago decided to plant</p>
<p style="text-align: right;">Page 14</p> <p>1 memory?</p> <p>2 MR. STEELE: Yes. So back to some of</p> <p>3 your early points, I will need for you to be</p> <p>4 more specific when you refer to your common</p> <p>5 areas as to what items are in those areas.</p> <p>6 Is it just the landscaping material, the</p> <p>7 plant material, or is it programming,</p> <p>8 equipment, playgrounds, things like that? I</p> <p>9 will want to know that, so I know exactly what</p> <p>10 I'm look into and what we're trying to revise</p> <p>11 on the design side.</p> <p>12 And then I know that the street trees is</p> <p>13 something that I discussed with Sonny and</p> <p>14 Doug, I guess, earlier this week or last week,</p> <p>15 so I'm pretty familiar with that.</p> <p>16 MR. CHESNEY: I'm just going to go back</p> <p>17 then to, I mean, the board had a -- I mean,</p> <p>18 our initial vote was to, you know, potentially</p> <p>19 look at upgrading the landscaping, and I guess</p> <p>20 it was more specific to the entrances, which I</p> <p>21 didn't pick up on originally. I think I would</p> <p>22 have tried to broaden it then.</p> <p>23 CHAIRMAN MILLS: Mr. Ross.</p> <p>24 MR. CHESNEY: Maybe you have a better</p> <p>25 memory than me.</p>	<p style="text-align: right;">Page 16</p> <p>1 this kind of tree, and by definition, it was</p> <p>2 understood that there was going to be dense</p> <p>3 foliage and, therefore, sunlight may not get</p> <p>4 through, and, therefore, there may be some</p> <p>5 patchy grass.</p> <p>6 I personally would be interested in</p> <p>7 having a narrative of that back story so that</p> <p>8 we can minimize the pain that's put upon our</p> <p>9 staff to try to it pacify through good</p> <p>10 customer service or residents and yet</p> <p>11 balance that with whatever the prior decisions</p> <p>12 of board are, if you follow what I'm saying.</p> <p>13 I don't want Doug or Sonny to be in a</p> <p>14 tough spot that they have to evaluate or</p> <p>15 differentiate between the residents' proposed</p> <p>16 solution and whatever tree we have.</p> <p>17 It ought to have a pre-dictated outcome:</p> <p>18 These are the trees we're putting along the</p> <p>19 street. This is the rationale. We understand</p> <p>20 there is no perfect solution. You may have</p> <p>21 these problems with these kind of trees with</p> <p>22 these kind of canopies, et cetera, et cetera,</p> <p>23 and there's been an articulation of that so</p> <p>24 that we don't have to re-invent the wheel here</p> <p>25 on out every time somebody complains about the</p>

<p style="text-align: right;">Page 17</p> <p>1 tree that affects their yard, and hopefully</p> <p>2 that makes sense to you.</p> <p>3 MR. STEELE: It does. And that kind of</p> <p>4 goes back to what I had mentioned before is</p> <p>5 sort of generating a list of alternatives.</p> <p>6 And you can put back the same tree, and that's</p> <p>7 fine, and that may be something that goes on a</p> <p>8 list, but having a list of trees, and then we</p> <p>9 can identify either a matrix or something like</p> <p>10 that, the characteristics of that tree and</p> <p>11 what you're going to expect sort of long term.</p> <p>12 And we can do that for a bunch of</p> <p>13 different varieties, going back to what this</p> <p>14 gentleman said is, you know, if there is a</p> <p>15 palm tree, and everybody agrees that, okay, a</p> <p>16 palm tree might be a viable solution in</p> <p>17 certain areas or certain neighborhoods, then</p> <p>18 that's fine, and we can list out the pros and</p> <p>19 cons of that are going to be, you know, so</p> <p>20 that you all can weigh --</p> <p>21 MR. ROSS: Well, what I'm suggesting is</p> <p>22 actually something different. I'm sorry if I</p> <p>23 just cut you off.</p> <p>24 What I'm suggesting is that we have our</p> <p>25 professional, you, advise us as to the best</p>	<p style="text-align: right;">Agenda Page 9 Page 19</p> <p>1 MR. ROSS: But we've got to have that</p> <p>2 information from you in my view.</p> <p>3 MR. STEELE: Sure. And we're saying the</p> <p>4 same thing. You're saying "narrative." I'm</p> <p>5 saying "matrix."</p> <p>6 MR. ROSS: You're using fancy words.</p> <p>7 MR. STEELE: Okay. Instead of being</p> <p>8 written words, completely written words, a</p> <p>9 graph or a chart, so to speak, of what the</p> <p>10 tree is and what -- how it's performing,</p> <p>11 drawbacks and all that kind of stuff.</p> <p>12 MR. ROSS: And if you'll allow me to</p> <p>13 circle back, I stand by something that I think</p> <p>14 I either said or hinted at, it's hardly fair</p> <p>15 to Doug, our staff, Sonny, to put them in the</p> <p>16 position of trying to address a resident's</p> <p>17 objectives concerns or complaints.</p> <p>18 That matrix needs to be quite specific</p> <p>19 so that in my view it narrows the choices that</p> <p>20 are available to them, and it just makes it</p> <p>21 clear that when they talk to residents, this</p> <p>22 is the decision of the board, and this is the</p> <p>23 rationale behind it, and take them out of the</p> <p>24 gunfire. I don't think that's fair to them</p> <p>25 at all.</p>
<p style="text-align: right;">Page 18</p> <p>1 way to accomplish our desires, which are a</p> <p>2 beautiful community, tree lining that's</p> <p>3 canopy, easy to -- relatively easy to</p> <p>4 maintain, going to be consistent with the</p> <p>5 overall look -- and I'm going to add one to</p> <p>6 you -- that causes as little damage as</p> <p>7 possible to our sidewalks; that is, the</p> <p>8 buckling of sidewalks.</p> <p>9 And that goes back to my comment first.</p> <p>10 We need to have that narrative from you, where</p> <p>11 you articulate, "Look, if you choose to have</p> <p>12 these kind of trees along this kind of street,</p> <p>13 this is what I think is going look best from</p> <p>14 an aesthetic view point, but it may also rank</p> <p>15 very lowly on adverse consequences upon your</p> <p>16 sidewalks."</p> <p>17 That's what we need from you, and then</p> <p>18 we can make the policy decision, because then</p> <p>19 we may come back and say, "We're going to go</p> <p>20 with the beautiful trees that's consistent</p> <p>21 with the look, and we're going to hire</p> <p>22 somebody to come out and grind our sidewalks</p> <p>23 more frequently." I'm not saying that's what</p> <p>24 we're going to do.</p> <p>25 MR. STEELE: Right.</p>	<p style="text-align: right;">Page 20</p> <p>1 MR. CHESNEY: If there is even a choice.</p> <p>2 MR. ROSS: Yeah, I kind of picked up on</p> <p>3 you saying different choices. I'm looking</p> <p>4 more for I don't want different choices.</p> <p>5 I just want to hear, "This is our</p> <p>6 recommended plan for this street and that</p> <p>7 street and this street and that street."</p> <p>8 MR. STEELE: Right.</p> <p>9 MR. ROSS: Okay.</p> <p>10 CHAIRMAN MILLS: And I think that's</p> <p>11 where we have to be careful with mixing and</p> <p>12 matching. Right?</p> <p>13 MR. CHESNEY: Yeah.</p> <p>14 CHAIRMAN MILLS: Doug.</p> <p>15 MR. MAYS: Well, that's what I've been</p> <p>16 trying to do, is at least give the community</p> <p>17 or the homeowners that are asking their trees</p> <p>18 be removed one specific tree to stay</p> <p>19 consistent.</p> <p>20 We haven't removed a whole bunch in the</p> <p>21 community where we got the complaint from the</p> <p>22 Greens where the blueberry tree was put in, so</p> <p>23 we haven't had a whole lot of dealings over</p> <p>24 there yet, but some of the communities that</p> <p>25 have the larger oaks where we're getting the</p>

<p style="text-align: right;">Page 21</p> <p>1 complaints from residents about them damaging 2 their pipes, damaging their sewer lines, their 3 irrigation, lifting the sidewalks, they're 4 watching kids fall in front of their houses, 5 these kind of things, I'm all for -- some of 6 my best rides on the motorcycle is when I can 7 find a canopy road, but I don't ride my 8 motorcycle in neighborhoods where houses are. 9 You know what I mean? 10 So that's why Montague, you will never 11 see those oaks come off that road, because 12 you're not getting complaints from residents, 13 but if you live in these houses and you're 14 getting violations because your sidewalk is 15 dirty all the time because you've got oak 16 trees and seeds and acorns falling over the 17 sidewalk and creating mold because there's no 18 sunshine getting to them, or you got that 19 letter because the grass isn't growing 20 outside, these are what we're getting. 21 We're getting these complaints over 22 those type of trees. And, like I said, I love 23 the canopy look. It's one of my favorite 24 things about Florida, but not necessarily in a 25 neighborhood where we're having all these</p>	<p style="text-align: right;">Agenda Page 10 Page 23</p> <p>1 the Queen palm -- and me and Kyle talked about 2 this. 3 There is an American elm, a beautiful 4 tree, too, but it causes the same problem, so 5 you don't -- so I just don't feel like if we 6 do that and put that elm tree or we put a 7 maple or a magnolia, we're just causing the 8 problem to come back in 20 more years. 9 It's never going to go away if you do 10 that. Palm trees, you can go to Radcliff, 11 Brentford, Harbor Links, we don't have a 12 single sidewalk ever lifting there. Nobody is 13 calling that they're having problems with 14 their pipes. Nobody is calling and saying 15 their sidewalk survived underneath the tree. 16 So that's why I'm trying -- and I tell 17 residents -- I told a resident today, as a 18 matter of fact the one that applied for a 19 permit in Tavistock, "The only tree we're 20 putting back in there is the crape myrtle. 21 That's your only choice." 22 The crape myrtle was the tree he was 23 talking about. So we are trying to stay 24 consistent, not hodgepodge. The only reason I 25 really did hodgepodge or give that blueberry</p>
<p style="text-align: right;">Page 22</p> <p>1 multiple issues. 2 I mean this month so far, we've got 3 five. I think -- 4 MS. WHYTE: Seven. 5 MR. MAYS: We've got seven -- 6 MS. WHYTE: In two days. 7 MR. MAYS: -- request in the last couple 8 of the days for tree removals. 9 CHAIRMAN MILLS: And can you speak to 10 the -- you can't just pull a tree out. So 11 what's the justification? 12 MR. MAYS: The justification is, we tell 13 the residents, "It's your tree. You have to 14 use your folio number to apply for the permit. 15 If the county authorizes it, then we will work 16 with you on the removal of that tree." 17 So they have a county arborist that 18 comes out and looks at the tree, sees these 19 damages, sees these problems, and is giving 20 these residents permits to remove them. 21 For instance, where Greg mentioned that 22 he walked in Weybridge, the trees that we 23 started putting in there, because I'm not 24 going to hodgepodge it, we starting putting in 25 the Queen palm; and, again, the reason that</p>	<p style="text-align: right;">Page 24</p> <p>1 over there to him, I felt it's the first tree 2 where we had it happen, and we'll use the 3 Japanese blueberry through that neighborhood, 4 but there are a few houses in there that -- 5 CHAIRMAN MILLS: So -- I'll get to the 6 other comments -- but it really gets to, I 7 think, another issue we have to be -- have our 8 eyes open to. 9 Are we headed down a path where this 10 neighbor got an oak removed and a palm 11 replaced? The guy next door did the same 12 thing. Now the guy across the street wants 13 it. 14 Are we looking at a community-wide 15 request to replace -- 16 MR. BARRETT: That's what's happening 17 in Weybridge now. 18 MR. MAYS: That's what's happening, but 19 it's not happening with everybody, because not 20 everybody -- a lot of people still like their 21 oak trees, so I don't think it's going to 22 happen to everybody in the community. 23 CHAIRMAN MILLS: Okay.. Mr. Barrett and 24 then Mr. Ross. 25 MR. BARRETT: And this is where I find</p>

<p style="text-align: right;">Page 25</p> <p>1 it frustrating is, we have an HOA where we</p> <p>2 establish aesthetic standards based on input</p> <p>3 from multiple people who kind of know and</p> <p>4 understand history and the direction, and here</p> <p>5 we have a policy that is fundamentally</p> <p>6 changing the appearance of the sections of the</p> <p>7 Fords, and it's just happening.</p> <p>8 And I'm telling you there are people,</p> <p>9 and you do not hear from these people, but the</p> <p>10 people like me who clean their sidewalks, they</p> <p>11 try to figure out how to make the grass grow</p> <p>12 because they love those trees and they love</p> <p>13 that canopy, I would never honestly buy in</p> <p>14 Radcliff, because when I drive through</p> <p>15 Radcliff, what I see is a complete -- there</p> <p>16 are people with different aesthetic</p> <p>17 preferences, and what we're doing without any</p> <p>18 consultation with the vast majority of</p> <p>19 homeowners in Westchase is we are</p> <p>20 fundamentally changing the aesthetic</p> <p>21 appearance of their street.</p> <p>22 And I don't think that's right, because</p> <p>23 we -- we basically take greater concern</p> <p>24 telling people what they can do in their yards</p> <p>25 than we are doing with these street trees.</p>	<p style="text-align: right;">Agenda Page 11 Page 27</p> <p>1 remove a live tree, never under any</p> <p>2 circumstances." That's her aesthetics.</p> <p>3 Somebody else's aesthetics may be the</p> <p>4 canopy. And so that's what we're working</p> <p>5 through, you just alluded to. We want Stantec</p> <p>6 to advise, to us give us direction, and then</p> <p>7 we'll make a decision that will hopefully kill</p> <p>8 that, but I want to finish my thought.</p> <p>9 What's the ETA on you coming back to us</p> <p>10 with some recommendations or suggestions for</p> <p>11 your matrix.</p> <p>12 MR. STEELE: For the type of trees?</p> <p>13 MR. CHESNEY: Street trees, yes.</p> <p>14 MR. STEELE: Do you guys meet monthly?</p> <p>15 MR. ROSS: Monthly.</p> <p>16 MR. STEELE: Let me look at my schedule</p> <p>17 and get with Sonny and Doug. It could be as</p> <p>18 soon as your next meeting, but it will most</p> <p>19 likely be the following --</p> <p>20 MR. ROSS: If it was a relatively short</p> <p>21 time period, which I would call a month to two</p> <p>22 months, a relatively short time period, why not</p> <p>23 relieve the pressure from our staff, and say,</p> <p>24 "Let's just suspend the removal of trees until</p> <p>25 we work through this," and then that takes you</p>
<p style="text-align: right;">Page 26</p> <p>1 And it just -- I think before you go from a</p> <p>2 canopy tree, like where the goal has been from</p> <p>3 the developer's perspective, we are going to</p> <p>4 create a canopy look here, and then suddenly</p> <p>5 20 years in when these trees are finally doing</p> <p>6 it, "Oh, no, we're going to hodgepodge replace</p> <p>7 these with palms," which is a totally</p> <p>8 different look, and you have not consulted</p> <p>9 with the voting member, you have not consulted</p> <p>10 with all the homeowners, you're going to --</p> <p>11 you're just creating a whole other book of</p> <p>12 problems.</p> <p>13 CHAIRMAN MILLS: Well, I think it's the</p> <p>14 beginning of the discussion, and, in fairness,</p> <p>15 that's why Stantec is here. Mr. Ross.</p> <p>16 MR. ROSS: I was going to say the exact</p> <p>17 same thing. I respectfully disagree in terms</p> <p>18 of where we're headed. What your comments go</p> <p>19 to, they go more to what's perhaps happened</p> <p>20 up till now.</p> <p>21 The decisions have been made based on</p> <p>22 what I think are very tough circumstances.</p> <p>23 Everybody knows what's important to me is</p> <p>24 safety, the buckling of the sidewalks. If my</p> <p>25 mom were here, she would say, "You never, ever</p>	<p style="text-align: right;">Page 28</p> <p>1 off the hot seat, you having to make tough</p> <p>2 decisions, and you will be able to just look</p> <p>3 residents in the eye and say, "The CDD is</p> <p>4 actively looking at this. They retained a</p> <p>5 professional, and hopefully we'll have some</p> <p>6 solid answers to you in 60 days." And so that</p> <p>7 would be my suggestion.</p> <p>8 CHAIRMAN MILLS: So is that a motion?</p> <p>9 MR. ROSS: Sure, I'll make that as a</p> <p>10 motion.</p> <p>11 MR. CHESNEY: Second.</p> <p>12 CHAIRMAN MILLS: Mr. Lewis.</p> <p>13 MR. LEWIS: I have a comment. Maybe I</p> <p>14 agree with that, but my feeling would be maybe</p> <p>15 suspend the removal -- or not suspend the</p> <p>16 removal, but just suspend what the replacement</p> <p>17 would be. You know, if they need -- if</p> <p>18 somebody has a problem -- is my only point --</p> <p>19 if there's one of these seven trees, they need</p> <p>20 to get it out or they want to get it out,</p> <p>21 fine, we know it's going to come out, you</p> <p>22 know, and then move forward would be my only</p> <p>23 thing.</p> <p>24 MR. ROSS: The hesitation I have is, I</p> <p>25 try to be honest about my shortcomings. I</p>

<p style="text-align: right;">Page 29</p> <p>1 don't have a full understanding about</p> <p>2 arborists and trees and all that stuff, and so</p> <p>3 my fear would be, if you remove a tree, have</p> <p>4 you already set yourself down a certain path</p> <p>5 that's going to cause a certain outcome?</p> <p>6 I don't know whether that's true or not.</p> <p>7 The suggestion seems to be, well, if you just</p> <p>8 remove the tree, you address the problem, and</p> <p>9 then have a blank slate.</p> <p>10 I don't know if that's true. And I'll</p> <p>11 give you a specific example. If you have a</p> <p>12 tree that's planted by the developer, which</p> <p>13 means it's 25 years old, it's a mature tree,</p> <p>14 it's got certain foliage, et cetera, et</p> <p>15 cetera, and the resident is complaining, "I</p> <p>16 want the tree out because it's killing all my</p> <p>17 grass," I'm not sure that's necessarily the</p> <p>18 answer we want to dictate.</p> <p>19 I mean, as Chris just alluded to, isn't</p> <p>20 that really a WCA function or a CDD function.</p> <p>21 And so we --</p> <p>22 MR. LEWIS: Yes, I see your point. I</p> <p>23 guess where I was going was, knowing that</p> <p>24 we're going to have Stantec create some kind</p> <p>25 of a matrix and create options that would be</p>	<p style="text-align: right;">Agenda Page 12 Page 31</p> <p>1 that we just got permits for in the last two</p> <p>2 days, and these homeowners, one in</p> <p>3 particular, she didn't even want to wait for</p> <p>4 us to do it.</p> <p>5 She hired a contractor to do it herself.</p> <p>6 She had it removed this morning, because we</p> <p>7 weren't sure when our contractor was coming in</p> <p>8 to do the repairs, but she went ahead and had</p> <p>9 it done today.</p> <p>10 But the question is -- it's not as</p> <p>11 simple as that. It's not our tree.</p> <p>12 CHAIRMAN MILLS: All right. So --</p> <p>13 MR. ROSS: I can make an argument. Then</p> <p>14 why are we involved?</p> <p>15 MS. WHYTE: I have no idea, but it's a</p> <p>16 homeowner tree. The homeowner is required to</p> <p>17 apply for the permit. We always tell the</p> <p>18 homeowner, "It's your -- we can't, on private</p> <p>19 property, request the county to remove a</p> <p>20 permit -- remove a tree."</p> <p>21 When it's our property, we actually have</p> <p>22 to apply for a permit to remove the tree</p> <p>23 unless the tree is diseased.</p> <p>24 MR. BARRETT: It's on private property.</p> <p>25 It's county right of way.</p>
<p style="text-align: right;">Page 30</p> <p>1 acceptable to make a decision on, you know, I</p> <p>2 get that we would take -- possibly take out a</p> <p>3 mature tree, but we would have an acceptable</p> <p>4 option to put in after that was all my</p> <p>5 thinking was.</p> <p>6 MR. ROSS: I don't know. I don't know.</p> <p>7 MR. LEWIS: I don't know either, so --</p> <p>8 MR. ROSS: So with that little back and</p> <p>9 forth, I prefer we just suspend everything for</p> <p>10 60 days and not remove any trees, replace any</p> <p>11 trees and --</p> <p>12 MR. BAUMHOVER: Can I ask a question?</p> <p>13 CHAIRMAN MILLS: Sonny. Hold on a sec.</p> <p>14 MS. WHYTE: Just to let you know, I</p> <p>15 mean, they're not our trees, they're not the</p> <p>16 district's trees, they're the homeowners'</p> <p>17 trees.</p> <p>18 The homeowners have gone through the</p> <p>19 trouble of going to the county, getting a</p> <p>20 permit from the county, getting permission</p> <p>21 from the county, and, trust me, the county</p> <p>22 won't give them permission if you say -- it</p> <p>23 has to be a legit reason for them to be</p> <p>24 removing a tree.</p> <p>25 We have seven oaks that we're moving --</p>	<p style="text-align: right;">Page 32</p> <p>1 MS. WHYTE: It's county right of way,</p> <p>2 but it belongs to the homeowner. The</p> <p>3 homeowner applies to the county.</p> <p>4 MR. BARRETT: No, it doesn't. It</p> <p>5 belongs to the county.</p> <p>6 CHAIRMAN MILLS: Mr. Baumhover.</p> <p>7 MR. BAUMHOVER: I was just going to ask,</p> <p>8 of the homeowners that have currently asked</p> <p>9 for the CDD's assistance in removing trees,</p> <p>10 how many of them do you feel have like what</p> <p>11 might constitute I wouldn't say an immediate</p> <p>12 issue, but something that has to do with</p> <p>13 underlying damage to -- you know, possible</p> <p>14 damage to their pipes and things --</p> <p>15 irrigation? Is it --</p> <p>16 MR. MAYS: Most of them.</p> <p>17 MR. BAUMHOVER: Most of those? So, I</p> <p>18 mean, this is --</p> <p>19 MR. MAYS: That's why it comes up.</p> <p>20 They've cleaned their sewer pipes out for the</p> <p>21 second and third time now.</p> <p>22 MR. BAUMHOVER: Yeah. So, I mean, this</p> <p>23 is definitely one where I would say we need to</p> <p>24 be sensitive to the time that we take in</p> <p>25 deliberating, in which leads to my second</p>

<p style="text-align: right;">Page 33</p> <p>1 question.</p> <p>2 Is this something that we possibly could</p> <p>3 consider discussing at the budget workshop, if</p> <p>4 we were ready to -- if you were able to --</p> <p>5 because that would be two weeks from now.</p> <p>6 MR. STEELE: Yeah.</p> <p>7 MR. BAUMHOVER: And we would be able to</p> <p>8 kind of move on this a little bit more</p> <p>9 quickly.</p> <p>10 CHAIRMAN MILLS: It's a workshop, not a</p> <p>11 budget workshop.</p> <p>12 MR. BAUMHOVER: That's right, workshop.</p> <p>13 Yeah, I know.</p> <p>14 CHAIRMAN MILLS: Well, kind of taking</p> <p>15 off on Mr. Ross' question, and, Erin, I turn</p> <p>16 to you, if this is -- I'm hearing a couple of</p> <p>17 different things here. If it's the</p> <p>18 homeowner's tree, the homeowner has to get the</p> <p>19 permit --</p> <p>20 MR. BARRETT: It's not the homeowner's</p> <p>21 tree.</p> <p>22 CHAIRMAN MILLS: Hold on, Mr. Barrett.</p> <p>23 The reporter can only record one voice at a</p> <p>24 time.</p> <p>25 MR. BARRETT: Sorry. I just find it</p>	<p style="text-align: right;">Agenda Page 13 Page 35</p> <p>1 CHAIRMAN MILLS: We maintain the trees.</p> <p>2 Right?</p> <p>3 MS. McCORMICK: -- have maintenance. So</p> <p>4 if there is some kind of landscape easement --</p> <p>5 MS. STEWART: I think typically what</p> <p>6 happens is -- it's a very complicated issue --</p> <p>7 is that would have to review the plat, because</p> <p>8 even though it is in the county right of way,</p> <p>9 you consider it owned by the county, the</p> <p>10 county is not going to maintain it.</p> <p>11 And these trees were put in as part of</p> <p>12 the home building package.</p> <p>13 MR. CHESNEY: Yeah.</p> <p>14 MS. STEWART: So that's why it's been</p> <p>15 tied back to the homeowner.</p> <p>16 MR. CHESNEY: No. Okay.</p> <p>17 CHAIRMAN MILLS: Mr. Chesney.</p> <p>18 MR. CHESNEY: This will be some of my</p> <p>19 usefulness, being around for a long time.</p> <p>20 They are not part of the homeowner's</p> <p>21 packages, these trees here. They were put in</p> <p>22 by the CDD afterwards. I'm pretty confident</p> <p>23 that you can find a maintenance agreement, an</p> <p>24 agreement to maintain the street trees for the</p> <p>25 county.</p>
<p style="text-align: right;">Page 34</p> <p>1 frustrating.</p> <p>2 CHAIRMAN MILLS: I said, "If." I didn't</p> <p>3 say "Yes." I said, "If."</p> <p>4 If what I'm hearing is that our position</p> <p>5 is it's the homeowner's tree, because I don't</p> <p>6 disagree with where you're coming from, and</p> <p>7 the homeowner has to secure the county permit,</p> <p>8 then why is the district removing and replacing</p> <p>9 the tree? If it's county or CDD trees, then</p> <p>10 how is the homeowner getting a permit to</p> <p>11 remove it?</p> <p>12 It would be like going into the park and</p> <p>13 pulling a CDD tree.</p> <p>14 MS. McCORMICK: Yeah, I mean, I think</p> <p>15 within the internal subdivisions most of the</p> <p>16 roadways are owned by the county --</p> <p>17 CHAIRMAN MILLS: Okay.</p> <p>18 MS. McCORMICK: -- unless it's a gated</p> <p>19 subdivision. So I don't know that the CDD,</p> <p>20 unless there's an easement over that</p> <p>21 particular roadway that gives us the right to</p> <p>22 maintain the landscaping and the trees that</p> <p>23 are within that area, I don't know what our</p> <p>24 rights would be with respect to that.</p> <p>25 I mean, we --</p>	<p style="text-align: right;">Page 36</p> <p>1 MS. McCORMICK: Well, I know we have one</p> <p>2 with respect to Countryway Boulevard and to</p> <p>3 Linebaugh Avenue, but that doesn't deal with</p> <p>4 the internal subdivision streets. And for it</p> <p>5 to --</p> <p>6 MR. CHESNEY: Well, we have one for</p> <p>7 Linebaugh.</p> <p>8 MS. McCORMICK: Right.</p> <p>9 MR. CHESNEY: We have one for Montague.</p> <p>10 MS. McCORMICK: And Countryway.</p> <p>11 MR. CHESNEY: Yeah. Well, then that's</p> <p>12 something we should have gotten.</p> <p>13 But, I mean, I think you're right, it's</p> <p>14 the county right of way, and we've always</p> <p>15 maintained them. We put them in. The CDD put</p> <p>16 in those trees.</p> <p>17 MS. WHYTE: No. The county did.</p> <p>18 MR. ARGUS: When I built my house, it</p> <p>19 was part of the homeowner's package. It came</p> <p>20 with the house. The CDD did not put the trees</p> <p>21 in.</p> <p>22 MR. CHESNEY: Not in my neighborhood.</p> <p>23 MR. ARGUS: After the house was built,</p> <p>24 it was part of the package. And I was asked</p> <p>25 if I wanted palm trees or other trees.</p>

<p style="text-align: right;">Page 37</p> <p>1 MS. WHYTE: But you're in a gated 2 community, and that's different. 3 MR. ARGUS: Yes. 4 MR. CHESNEY: That was not my 5 neighborhood. 6 CHAIRMAN MILLS: Mr. Barrett. 7 MR. BARRETT: Every single home in 8 Westchase, except for gated communities -- and 9 actually I think it's true for gated 10 communities, except who owns it changes -- all 11 of our land, all of our parcels end where our 12 grass touches the sidewalk closest to our 13 home. 14 We don't even legally own our sidewalks. 15 All the land from the sidewalk -- 16 MS. WHYTE: Right. 17 MR. BARRETT: -- and this includes your 18 driveway aprons, because when you bought your 19 home, more than likely you also signed some 20 agreement about the driveway apron. 21 This -- all of that from that sidewalk 22 to the road is county property, except in the 23 gated community where it belongs to the CDD. 24 When I moved in, the CDD planted those 25 trees. All right. In fact, when I had one --</p>	<p style="text-align: right;">Agenda Page 14 Page 39</p> <p>1 my understanding. 2 CHAIRMAN MILLS: Mr. Baumhover. 3 MR. BAUMHOVER: I was just going to say, 4 from my perspective on the HOA side, that's 5 pretty much -- I mean, anything that the HOA 6 has taken position on, approving or, yeah, 7 compliance, has, other than ensuring 8 cleanliness of sidewalks, if it's trees, then 9 the WCA does not touch the trees on the other 10 side of that sidewalk; and if any homeowner 11 wants to, you know, redo their driveway other 12 than the original concrete, then they have to 13 accept the fact that the county can come in 14 and do whatever they want to any public right 15 of way, and it would, you know, have possible 16 impact on their driveway, so -- 17 MR. BARRETT: They are not the homeowner 18 trees. I just wanted that to go on the 19 record. They are not the homeowner trees. 20 MR. BAUMHOVER: Yeah. 21 CHAIRMAN MILLS: So then under what 22 authority is the county issuing a homeowner a 23 permit for removal? 24 MR. BARRETT: I don't think actually 25 that's what they're doing. If they're doing</p>
<p style="text-align: right;">Page 38</p> <p>1 I had a problem with one, they had planted it 2 and not taken the metal cage off the bottom, 3 who was I instructed to call? 4 I called my builder. My builder said, 5 "You need to speak to the CDD." I spoke to 6 the CDD, and the CDD crew came out and pulled 7 that tree out, removed the cage and put a new 8 one in. 9 The CDD historically has always dealt 10 with not only the maintenance of trees but 11 also the replacement of trees. There may not 12 be a specific county maintenance agreement, 13 but I'm saying that's what's always been done. 14 And when I kind of mentioned this to the 15 WCA a few years ago, it triggered the WCA to 16 rewrite their document to say, "Even though we 17 acknowledge we don't -- you, the homeowner, 18 does not own this land and this sidewalk, you 19 must agree to maintain them." 20 So maybe it's time for the CDD to 21 formalize that agreement with the county, if 22 it's not been formalized. But I think a lot 23 of value comes from the CDD's role. That will 24 be the last thing I say. 25 MR. CHESNEY: That is accurate. That's</p>	<p style="text-align: right;">Page 40</p> <p>1 it, they're doing it incorrectly. 2 The county actually protects all trees, 3 regardless of where they are, on my property, 4 over a four-foot -- four-inch caliber. And so 5 my guess is that they're basically saying, 6 "This is our permission to remove this tree 7 under certain circumstances." 8 I can't say that it's an actual county 9 permit to the homeowner based on their land. 10 It's in error, if it is -- 11 MR. BAUMHOVER: And the county 12 permitting actually, if it's a -- I believe, 13 for oaks, if they were less than 12 inches of 14 diameter at breast height, which is the 15 standard for oak trees, if it was less than 16 that, which none of the oak trees in those 17 easements are -- or right of ways are, then 18 you wouldn't need a permit. 19 CHAIRMAN MILLS: Right. 20 MR. BAUMHOVER: And for palms that are in 21 that, you would not need a permit to take 22 those down. The county does it. 23 MR. BARRETT: But the county is also 24 tree removal. In fact, when you talk to Ray 25 Chiaramonte, who has followed this for</p>

<p style="text-align: right;">Page 41</p> <p>1 years, the county is kind of notoriously</p> <p>2 developer friendly in terms of tree removal,</p> <p>3 so it's really not that hard to get a tree</p> <p>4 removal permit.</p> <p>5 I've done it, when we did -- when we did</p> <p>6 the pool addition that we did. It's really</p> <p>7 easy to do. My concern is that it's going to</p> <p>8 be real easy for people to get -- but the</p> <p>9 homeowner doesn't have the right to pull those</p> <p>10 tree in the first place because it's not their</p> <p>11 tree.</p> <p>12 MR. MAYS: But if it's the county tree</p> <p>13 and they're authorizing it, so what's the</p> <p>14 question?</p> <p>15 And during the storm season when the</p> <p>16 storms come around and all these trees get</p> <p>17 knocked over, who do they call to come clean</p> <p>18 them up?</p> <p>19 MR. BARRETT: But then it raises the</p> <p>20 question, why is the CDD enabling removal of a</p> <p>21 tree at the CDD's expense?</p> <p>22 It raises a whole bunch of other</p> <p>23 questions. That's why I suggested maybe it's</p> <p>24 time -- there isn't that formal agreement with</p> <p>25 the county over that right of way, maybe it's</p>	<p style="text-align: right;">Agenda Page 15 Page 43</p> <p>1 And so rather than worry about whether the</p> <p>2 county takes care of the trees or whether an</p> <p>3 individual homeowner is doing a good or bad</p> <p>4 job, these trees are important to the</p> <p>5 community, they line the street, and,</p> <p>6 therefore, the CDD will be active in its</p> <p>7 maintenance. And that makes sense to me. It</p> <p>8 makes sense to me. So how we get there? I</p> <p>9 don't know.</p> <p>10 Back to your comments about the danger</p> <p>11 of suspending activity, I would point out the</p> <p>12 danger of continuing activity is, what happens</p> <p>13 if staff decides to replace seven trees?</p> <p>14 MR. BAUMHOVER: Right.</p> <p>15 MR. ROSS: Put in seven kind of trees,</p> <p>16 and then our expert comes back and says, "I</p> <p>17 don't think you should do that."</p> <p>18 MR. BAUMHOVER: I want to clarify. I</p> <p>19 wanted to make sure I wasn't saying that we</p> <p>20 need to like move like prematurely.</p> <p>21 I just wanted to see if we could find a</p> <p>22 way to make this process of figuring out the</p> <p>23 way forward, you know, if we could tighten the</p> <p>24 time line by using the workshop as our</p> <p>25 opportunity to bring that time line a little</p>
<p style="text-align: right;">Page 42</p> <p>1 time to actually do it.</p> <p>2 MR. CHESNEY: Can I interject?</p> <p>3 CHAIRMAN MILLS: Sure.</p> <p>4 MR. CHESNEY: I love you very much --</p> <p>5 MR. BARRETT: I'll shut up.</p> <p>6 MR. CHESNEY: -- but you need to be</p> <p>7 quiet.</p> <p>8 MR. BARRETT: But this is one of those</p> <p>9 -- this is one of those areas that has kind of</p> <p>10 fallen through the cracks in the developer</p> <p>11 handing over to residents.</p> <p>12 CHAIRMAN MILLS: So back to Mr. Ross and</p> <p>13 his motion.</p> <p>14 MR. ROSS: If I can just say something.</p> <p>15 I'm not doubting what Chris Barrett has said</p> <p>16 or anybody else has said, rather I would just</p> <p>17 make the observation that there is a lack of</p> <p>18 clarity in various people's minds, and that's</p> <p>19 why we sometimes have conflicting statements</p> <p>20 that we have difficulty reconciling.</p> <p>21 I stand by what -- well, I'll say one</p> <p>22 more thing. It makes sense to me where the</p> <p>23 end result is, our community has said, "No</p> <p>24 matter what, we want our trees to look</p> <p>25 beautiful. We want them to look beautiful."</p>	<p style="text-align: right;">Page 44</p> <p>1 bit closer. That's all.</p> <p>2 MR. ROSS: Well, then I stand by my</p> <p>3 motion. We can always modify or rescind it at</p> <p>4 next month's board meeting. But I stand by my</p> <p>5 motion.</p> <p>6 CHAIRMAN MILLS: Okay. So we have a</p> <p>7 motion to suspend replacement of street trees.</p> <p>8 MR. MAYS: Is this going to include the</p> <p>9 seven or five that --</p> <p>10 CHAIRMAN MILLS: Yes.</p> <p>11 MR. MAYS: Okay.</p> <p>12 CHAIRMAN MILLS: Does that include</p> <p>13 removal or only replacement?</p> <p>14 MR. ROSS: Removal and replacement.</p> <p>15 That was a little side conversation Matt and I</p> <p>16 had.</p> <p>17 CHAIRMAN MILLS: Okay.</p> <p>18 MR. MAYS: Do you want me to refund</p> <p>19 everybody their \$35?</p> <p>20 CHAIRMAN MILLS: So they have a permit</p> <p>21 in hand.</p> <p>22 MS. WHYTE: And you've got the trees are</p> <p>23 being delivered tomorrow.</p> <p>24 CHAIRMAN MILLS: How do we navigate that</p> <p>25 issue?</p>

<p style="text-align: right;">Page 45</p> <p>1 MR. ROSS: If the motion is a bad idea 2 because of present circumstances -- and I 3 accept that. I mean, I have plenty of bad 4 ideas -- I think, then, to be consistent with 5 the intention of getting the street plan -- 6 street tree plan, then we need to advise these 7 residents that if we install new trees, please 8 know that we may be coming back in X number of 9 days and replacing it with a different kind of 10 tree. That's the answer then. 11 CHAIRMAN MILLS: And so I'm hearing it 12 would be appropriate to suspend further tree 13 replacements as of this meeting. 14 MR. ROSS: I'll accept that -- 15 CHAIRMAN MILLS: That amendment. 16 MR. ROSS: -- that amendment. 17 MR. CHESNEY: And I'll accept it and 18 second it. 19 MR. LEWIS: Just another question -- I 20 mean, actually two points. Is it possible to 21 use those trees that are coming in another 22 place, though? 23 MR. MAYS: Those are already removed 24 where we are putting these trees that are 25 supposed to come in.</p>	<p style="text-align: right;">Agenda Page 16 Page 47</p> <p>1 CHAIRMAN MILLS: So a second motion, I 2 think, to direct Stantec to put this together. 3 MR. CHESNEY: So moved. 4 MR. ROSS: I'll second that. 5 CHAIRMAN MILLS: Okay. All in favor. 6 (All board members signify in the 7 affirmative.) 8 CHAIRMAN MILLS: Okay. Very good. 9 (Motion passes.) 10 CHAIRMAN MILLS: Thank you, Kyle, for 11 joining us. You've got your work cut out for 12 you, sir. 13 MR. STEELE: When is the workshop? 14 MS. WHYTE: 22nd. 15 CHAIRMAN MILLS: We meet the first 16 Tuesday of every month, and our workshops are 17 currently scheduled the third -- typically the 18 third Tuesday of every month. 19 MR. CHESNEY: I agree with this for a 20 workshop item, and that way -- 21 CHAIRMAN MILLS: This one is not the 22 first Tuesday because of the holiday, but 23 typically it's the first Tuesday and the third 24 Tuesday, meetings and workshops. 25 MR. CHESNEY: The workshops are less</p>
<p style="text-align: right;">Page 46</p> <p>1 MR. LEWIS: Oh, they're already removed. 2 What about the new -- 3 MR. MAYS: Those had not been removed 4 yet. 5 MS. WHYTE: No, that was not -- 6 MR. MAYS: I just scheduled the guy 7 today. 8 CHAIRMAN MILLS: Okay. 9 MR. LEWIS: I thought I had another 10 point, but I can't remember what it was. 11 CHAIRMAN MILLS: All right. We've beat 12 this one to death. 13 All in favor. 14 (All board members signify in the 15 affirmative.) 16 CHAIRMAN MILLS: Opposed. 17 MR. LEWIS: No. All in favor. 18 CHAIRMAN MILLS: Okay. All in favor. 19 Okay. 20 (Motion passes.) 21 MR. MENDENHALL: Do you want me to 22 notate that as an agenda item for the next 23 workshop? 24 CHAIRMAN MILLS: Yes. 25 MR. MENDENHALL: Got it.</p>	<p style="text-align: right;">Page 48</p> <p>1 formal. 2 CHAIRMAN MILLS: Yes. All right. Thank 3 you, sir. 4 Tonja, Happy New Year. What do you have 5 for us? 6 MS. STEWART: Greg, could you pass this 7 around for me? 8 MR. CHESNEY: Sure. 9 MS. STEWART: This is the layout of the 10 area -- the area in red is, I believe, the 11 area that is going to be the final 12 delineation, and we wanted to make sure that 13 the board was aware of the number of parking 14 spaces that would be lost so that you can 15 decide which is more important to you, the 16 tower or the parking spaces. 17 We worked for several weeks trying to 18 look at options for locations, and this 19 appears to be the best location. We did try 20 to maximize as much space behind that parking 21 lot as possible, but based on the fact that we 22 do have a wetland delineation and we do have a 23 possibility that if someone was to do a field 24 visit, they could expand that wetland area a 25 little bit bigger than what it is -- or what</p>

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<p>1 it was back at the time that this park site 2 was permitted. We tried to have a little 3 conservative location. 4 MR. CHESNEY: Okay. So are we going to 5 lose ten or four? 6 MS. STEWART: You're going to -- hold 7 on. I thought it was eight. One, two, three, 8 four, five, six, seven, eight, nine, ten. 9 You're going to lose ten spaces. 10 MR. CHESNEY: So the left side. Okay. 11 MS. STEWART: The vendor, the tower 12 vendor, will be setting up pre-application 13 meetings with Hillsborough County and SWFWMD, 14 and once that happens, then this location can 15 be tweaked. 16 It would be nice if we might be able to 17 save one possibly. 18 MR. LEWIS: Yeah, I was part of this. 19 If you don't mind -- 20 CHAIRMAN MILLS: Go ahead. 21 MR. LEWIS: -- I'll start the 22 conversation. 23 We did have a very good conversation 24 with Alan and Vertex. Doug, Sonny and Tonja 25 were all on the call. I know I was one that</p>	<p>1 just north of the sidewalk, which would be 2 between the new -- this doesn't show the new 3 basketball court layout -- but kind of in this 4 area. 5 And, you know, the more we talked about 6 -- I know Doug kind of voiced opinion, but 7 after rethinking that, I don't think it 8 actually worked, Tonja. 9 MS. STEWART: I didn't, and I think it 10 was not a location that Doug thought it was a 11 good idea because it's got trees and all that 12 stuff. 13 MR. LEWIS: Yeah. And aesthetically, I 14 mean, this could be tucked behind the monument 15 there, if you will, as much as it can be. 16 MS. STEWART: Away from the courts. 17 MR. CHESNEY: See, I was thinking you 18 pushed it back towards the corner. But, yeah, 19 you're right. There, it's kind of behind the 20 monument. 21 MR. LEWIS: It really was. And I think 22 -- I can't think of whose idea it was. It 23 might have been Tonja's. The more we looked 24 at this, I was of the opinion this is probably 25 the best spot to put it.</p>
Page 50	Page 52
<p>1 voiced opinion against losing spots in the 2 last meeting, but since that phone call and 3 since some really just reconsidering this and 4 how often the parking spots are used versus 5 the overall benefit of having a cell tower, 6 I've actually changed my opinion about this, 7 and feel that this would be a very good 8 addition, realizing that we would be losing 9 some spots, but, again, knowing that soccer -- 10 most of the time soccer is what fills that 11 parking lot. 12 That's a couple of weekends in the 13 spring, and a couple weekends in the fall. I 14 tried to outweigh the benefit of that versus 15 having a cell tower, and it seems to me that 16 the overwhelmingness of the cell tower is 17 there. 18 MR. CHESNEY: Can I ask you a question? 19 MR. LEWIS: Sure. 20 MR. CHESNEY: It wouldn't go this way, 21 then? 22 MR. LEWIS: No. You're talking -- on 23 the call -- you're talking about the north and 24 south orientation there -- we actually talked 25 about putting it in the natural buffer area</p>	<p>1 And there were issues with the wetland 2 delineation that had moved. Tonja had that 3 checked out. And so I guess that's really it. 4 But we talked about it, and because of these 5 spaces, I wanted to bring it back before the 6 board so that we can discuss it. 7 CHAIRMAN MILLS: Does the reduction in 8 parking impact the need to replace the 9 handicap spot, or does one suffice with that 10 number? 11 MS. STEWART: One suffices, and I'm 12 doing this from memory. I believe I did go 13 back and calculate that. Yes, one suffices. 14 CHAIRMAN MILLS: Okay. 15 MR. LEWIS: Actually I wrote that down. 16 CHAIRMAN MILLS: Okay. Mr. Ross. 17 MR. ROSS: On the days in which we do 18 have the soccer participants, where will folks 19 park if that lot is full? 20 MR. CHESNEY: Publix. 21 MR. LEWIS: That's a good question. I 22 know -- I'm a participant. I'm a coach, or 23 have been in the last few years. You know, 24 you've got the other big parking spot there. 25 I do know that there is an increase --</p>

<p style="text-align: right;">Page 53</p> <p>1 I've seen an increase in people walking and 2 taking their bike to the park. It's possible 3 that we can talk to Westchase Soccer 4 Association and have them sort of maybe throw 5 that out in their flyer or in their 6 orientation to coaches. 7 We have a coach meeting every season. 8 Just a thought. I don't know if it would 9 help. But Tonja did ask about -- I didn't 10 mean to cut you off -- Tonja did mention maybe 11 about some potential temporary spots, but I 12 don't know if there is a spot for it. I 13 couldn't come up with anything personally. 14 MR. MAYS: Probably not in that area, 15 but Mr. Barrett just brought to my attention 16 maybe in the north parking lot, we might have 17 room for maybe four more spots over there, and 18 he also mentioned we may want to -- maybe the 19 cell tower people would pay for the relocation 20 of more parking and move it over to that other 21 location. 22 MR. BARRETT: Tie it into their contract 23 so that they -- 24 MS. McCORMICK: Yeah. I mean, one thing 25 that -- and I've got their draft of their</p>	<p style="text-align: right;">Agenda Page 18 Page 55</p> <p>1 CHAIRMAN MILLS: Mr. Ross. 2 MR. ROSS: To the point you just raised, 3 maybe the way to deal with that is not have 4 construction until off season. 5 I'm sure that we can negotiate that with 6 them. That's a just wild thought. But I'm 7 more concerned about the loss of the parking, 8 because I have in my mind -- and I'll defer to 9 others with better memories -- is I feel like 10 that we previously had a problem with parking 11 in this park, and it was the community 12 immediately north of it, whose name I'm 13 drawing a blank -- 14 CHAIRMAN MILLS: Glenciff. 15 MR. ROSS: -- Glenciff, that people 16 were parking along the grass and we -- is that 17 accurate, what happened? 18 MR. MAYS: That is accurate, but that 19 was due to the way the soccer was scheduled. 20 They rewrote their scheduling so they don't 21 have too many games going on at the same time. 22 MR. ROSS: Oh, okay. 23 MR. MAYS: So that's how they got around 24 that. 25 MR. ROSS: Okay.</p>
<p style="text-align: right;">Page 54</p> <p>1 option and lease agreement, which I've been 2 going through, but we haven't provided any, 3 you know, proposed changes to the land lease. 4 And I think that this is a pretty -- 5 it's a pretty significant lease and it's going 6 to be for a long period of time, so we need to 7 strive for moving forward on it. 8 But one of the things specifically 9 related to the parking is that they do, in 10 their land lease, provide that they're going 11 to be having vehicles parked there while the 12 construction is going on and as they're 13 servicing, so keep that in mind, too, that 14 there is going to be some equipment and trucks 15 probably that are going to be using some of 16 the parking area. 17 CHAIRMAN MILLS: The reality is, the 18 only time that parking lot is full is for 19 soccer. Right? 20 MR. MAYS: Basketball. 21 MS. WHYTE: But we don't have a league. 22 MR. MAYS: After hours -- 23 CHAIRMAN MILLS: Yeah. 24 MR. MAYS: -- a lot of basketball on 25 weekends.</p>	<p style="text-align: right;">Page 56</p> <p>1 MR. LEWIS: And they do drill that in, 2 just being a participant again. They do drill 3 that into the coaches and the parents to get 4 out of there within 10 or 15 minutes after the 5 game is over, and they're scheduled every 30 6 minutes apart, so -- 7 MR. ROSS: You mentioned about your 8 conversation with Tonja. But what did you 9 have to say about what was -- 10 MR. MAYS: I didn't realize it was going 11 to take up ten spots, to be honest with you. 12 I thought maybe five, a handicap and four or 13 five spots. But it seems like they've 14 lengthened it. 15 I mean, is it necessary for it to be 80 16 -- I think it's 100 feet long, instead of -- I 17 remember the first meeting he indicated that 18 he could do it at 50 feet. 19 MR. CHESNEY: Yeah. I mean, Doug and I 20 were the ones that met with him originally. I 21 was a little surprised, too. I thought it 22 was a -- I can't remember the exact dimensions 23 he gave us. I thought it was 50 by 50 was 24 ideal. 25 MS. STEWART: Well, keep in mind, those</p>

<p style="text-align: right;">Page 57</p> <p>1 are the dimensions that came from them, and</p> <p>2 they even had that same delineation when they</p> <p>3 did that natural buffer encroachment.</p> <p>4 I don't know what drove the difference</p> <p>5 in the sizes, but once they have a</p> <p>6 pre-application and really tie down their</p> <p>7 design criteria, we can revisit the</p> <p>8 dimensions.</p> <p>9 MR. CHESNEY: So what is this size</p> <p>10 dimensions?</p> <p>11 MS. STEWART: 30 by 100.</p> <p>12 CHAIRMAN MILLS: 30 by 100.</p> <p>13 MR. CHESNEY: 30 by 100. Oh, yeah. I'm</p> <p>14 sorry.</p> <p>15 MS. STEWART: That's all right.</p> <p>16 MS. WHYTE: 30 is the narrowest they can</p> <p>17 go, they said. I called --</p> <p>18 MR. MAYS: They can go 50 by 40, from</p> <p>19 what he told us, and to me --</p> <p>20 MS. STEWART: That's why -- we seem to</p> <p>21 be getting conflicting information, so it may</p> <p>22 tie back to the fact that they've got to have</p> <p>23 these meetings, so that's why this is a worst</p> <p>24 case scenario, I would say, and hopefully</p> <p>25 maybe they'll come back with something that's</p>	<p style="text-align: right;">Agenda Page 19 Page 59</p> <p>1 referring to, Tonja, was taking up less</p> <p>2 spaces, shifting that all towards the monument</p> <p>3 by coming deeper.</p> <p>4 MS. STEWART: Oh. I think that's very</p> <p>5 close to the monument and the wall now, at the</p> <p>6 edge of that parking --</p> <p>7 CHAIRMAN MILLS: No. No. No. What I</p> <p>8 meant was, the right-hand side coming towards</p> <p>9 the monument, and the bottom coming down.</p> <p>10 MR. CHESNEY: Like this.</p> <p>11 CHAIRMAN MILLS: More like a 50 by 40 or</p> <p>12 something like that.</p> <p>13 MS. STEWART: Well, we can tweak that.</p> <p>14 I mean, once they tell us it can be 50 by 40,</p> <p>15 we can re-adust it. Once we have some final</p> <p>16 meetings, we can tweak this to have some</p> <p>17 space.</p> <p>18 CHAIRMAN MILLS: If we could save those</p> <p>19 three spaces to the right of the -- it looks</p> <p>20 like a planter area, that would be --</p> <p>21 MS. STEWART: Well, it's very clear to</p> <p>22 me that you want as little space as possible</p> <p>23 for this tower. So I think it's a matter of</p> <p>24 at least getting to a point where that --</p> <p>25 those dimensions can be determined, and then</p>
<p style="text-align: right;">Page 58</p> <p>1 maybe smaller.</p> <p>2 CHAIRMAN MILLS: How much room do we</p> <p>3 have below these parking spaces other than</p> <p>4 what's in the gray area now to work with?</p> <p>5 Any?</p> <p>6 MS. STEWART: To the wetlands set-back</p> <p>7 line, as you can see, that that's irregularly</p> <p>8 shaped, we've got approximately probably 15 to</p> <p>9 20 feet on the very east end, and probably</p> <p>10 about 20 to 25 feet on the west end, so --</p> <p>11 CHAIRMAN MILLS: So why wouldn't we just</p> <p>12 come into there and shorten it?</p> <p>13 MS. STEWART: My concern is, is this</p> <p>14 wetland line is 30 years old when we were in a</p> <p>15 drought. If you go out there, you can see</p> <p>16 that there is wetland vegetation that when</p> <p>17 they come back and actually engineer this and</p> <p>18 do final plans, it is possible that EPC will</p> <p>19 come out and claim that is a bigger area, but</p> <p>20 also keep in mind that your parking spaces</p> <p>21 have no flexibility on your depth.</p> <p>22 So by taking less of your parking space,</p> <p>23 you accomplish nothing. You have to take it</p> <p>24 all. You can't have --</p> <p>25 CHAIRMAN MILLS: No. No. What I was</p>	<p style="text-align: right;">Page 60</p> <p>1 we can re-tweak the layout.</p> <p>2 Well, to be clear, what I'm saying is, I</p> <p>3 don't care about the footprint of the project.</p> <p>4 I want to minimize the number of parking</p> <p>5 spaces that are affected.</p> <p>6 MS. STEWART: Got it. I understand.</p> <p>7 CHAIRMAN MILLS: I don't care how big</p> <p>8 the footprint is. If could go out in the</p> <p>9 middle of a field somewhere, it could be 200</p> <p>10 by 200 for all I care.</p> <p>11 MS. STEWART: Understood.</p> <p>12 CHAIRMAN MILLS: But if we can save</p> <p>13 three parking spaces, that's significant.</p> <p>14 Erin.</p> <p>15 MS. McCORMICK: Yeah. Just the lease</p> <p>16 provides that they're going have the footprint</p> <p>17 of the leased area, and then it also provides</p> <p>18 that they're asking for an easement for</p> <p>19 additional landscaping, and an easement for</p> <p>20 like transformer and additional facilities</p> <p>21 that are not part of the actual leased site.</p> <p>22 So my recommendation would be, and it's</p> <p>23 good that they're having some pre-application</p> <p>24 meetings, that we really need to have them pin</p> <p>25 down everything that's going to be needed for</p>

<p style="text-align: right;">Page 61</p> <p>1 this facility so we have the exact location 2 described, all of the area that's going to be 3 needed for easement, because what they would 4 like to do is enter into just an option 5 agreement and have the flexibility to use this 6 as they're going through the permitting 7 process, and I don't think that that's going 8 to work for the district. 9 I mean, I think we need to know exactly 10 where they're proposing to put this facility 11 and what's going to be needed. 12 CHAIRMAN MILLS: Mr. Baumhover. 13 MR. BAUMHOVER: I feel like we're not 14 really much further along than we were last 15 month when -- yeah, I don't -- 16 MS. STEWART: I think the issue is they 17 can't determine the final area until you 18 decide to move forward. I bet that's kind of 19 like a chasing your tail -- 20 MR. BAUMHOVER: I'm not sure I would 21 like to move forward until I know what they 22 determine what they need to -- I mean, they're 23 renting space from us. Right? And they 24 should be able to tell us how much space they 25 need to rent before we say "We're going to</p>	<p style="text-align: right;">Agenda Page 20 Page 63</p> <p>1 intruding upon some wetland, they're purposely 2 be cautious so there's less cost to them. 3 It's easier to service a construction 4 site going off of an asphalt parking surface, 5 so, you know, they have a hundred feet. I 6 feel like we need to come back with a strong 7 message, consistent with what Mr. Baumhover 8 just said, "This is approaching a non-starter 9 issue for us. You can't take almost half of 10 our parking lot out there. You've got to 11 minimize that," and separate from that, we can 12 discuss the financial or whatever other issues 13 we have. That's my feeling. 14 CHAIRMAN MILLS: Any other comments? 15 MR. LEWIS: Let me just say, I think 16 we're only two spots over what I originally 17 remember us being over at eight, and, again, 18 they had it at the end of the parking lot, the 19 far east of the parking lot if you're looking 20 at the drawing. 21 You know, again, in my opinion, when we 22 had the conversation, moving it to this 23 location -- and I don't really disagree with 24 anything you're saying, but moving it to this 25 location was to keep it the most hidden, I</p>
<p style="text-align: right;">Page 62</p> <p>1 give you whatever you want." 2 MS. McCORMICK: Yeah. I mean, I think 3 what we can do, if the board wants to at this 4 point, would be to suggest that they go 5 forward with their pre-application meeting. 6 We can get them back comments that we 7 have about tightening up this land lease 8 agreement and be going through the process of 9 negotiating with them so that they know the 10 board is, you know, moving forward on this. 11 But I do think that we're going to -- 12 when we get to the point of really, you know, 13 finalizing this, we're going to have to have 14 things a lot more tightened up than they are 15 right now. 16 CHAIRMAN MILLS: Mr. Ross. 17 MR. ROSS: I happen to agree with the 18 summary that Mr. Mills provided, that that's 19 really a driving issue for us, in terms of how 20 many spaces we lose. 21 And if you'll allow me to be cynical, I 22 can't help but feel that they proposed 23 something that's most beneficial to them 24 financially, that, by way of example, you're 25 right, that there is some questions about</p>	<p style="text-align: right;">Page 64</p> <p>1 guess, so to speak. 2 We were trying to be cognizant of that 3 so that we didn't have a -- you know, I think 4 it was my original idea that they could put it 5 out here in the area between the basketball 6 and the parking lot, and, you know, 7 re-thinking that, that probably would have 8 gotten a lot of messages from Mr. Barrett and 9 some of the other readers, so -- 10 MR. ROSS: And I hear what you're 11 saying. I think what forced that is we're 12 talking about the resolution of the process, 13 and at some point we need to just tell them, 14 "Put your best offer on the table. Your best 15 site selection, put it there, whether it's 16 four spaces or two spaces or eight spaces, 17 whatever it is." 18 And I just can't help but be honest and 19 say I feel, and I think some others feel, that 20 they can narrow it down lower than ten. So 21 let's not go back and forth and negotiate, 22 "Can you settle for this? Just give us your 23 best site proposal." 24 CHAIRMAN MILLS: And, you know, to your 25 point, Tonja, the issue on the wetlands line</p>

<p style="text-align: right;">Page 65</p> <p>1 that's drawn and speculating on what EPC might</p> <p>2 say or not say, I don't know that we can make</p> <p>3 a decision based on what they might say. We</p> <p>4 really need to know what they will say.</p> <p>5 MS. STEWART: And they would be part of</p> <p>6 that pre-application meeting. They will be</p> <p>7 part of that.</p> <p>8 MS. McCORMICK: So will they go forward</p> <p>9 with pre-ap meeting while we're working at the</p> <p>10 lease? Because I wasn't talking about us</p> <p>11 tightening up the site, and I have may have</p> <p>12 been misunderstood, I realize, when I was</p> <p>13 using my words, but I was talk about</p> <p>14 tightening up the lease.</p> <p>15 I don't know that we want to spend a lot</p> <p>16 of time going back and forth with their legal</p> <p>17 counsel and with me on finalizing the lease</p> <p>18 agreement until we know that the dimensions of</p> <p>19 the site are going to be workable for the</p> <p>20 district.</p> <p>21 MR. CHESNEY: I agree.</p> <p>22 MR. BAUMHOVER: Absolutely.</p> <p>23 MR. LEWIS: I agree.</p> <p>24 MS. WHYTE: They were looking for us for</p> <p>25 a place to put it so they could go forward to</p>	<p style="text-align: right;">Agenda Page 21 Page 67</p> <p>1 do," well, then we go from there. Right?</p> <p>2 MR. LEWIS: And I just wanted to get a</p> <p>3 general idea from you guys, because, again, I</p> <p>4 left the last meeting saying, "I don't want to</p> <p>5 lose any parking," and I had changed my mind,</p> <p>6 so I just wanted to kind of get a feeling from</p> <p>7 the board.</p> <p>8 If we can put it in a spot and only</p> <p>9 minimize the -- you know, maybe not ten, maybe</p> <p>10 six or eight, like you guys are saying, is</p> <p>11 this, in general, a good spot? Is everybody</p> <p>12 in agreement with that?</p> <p>13 MR. BAUMHOVER: Probably we're going to</p> <p>14 have to do it. I just don't feel comfortable</p> <p>15 making a commitment while I still hear there's</p> <p>16 flexibility.</p> <p>17 MR. LEWIS: Sure.</p> <p>18 MR BAUMHOVER: I need to hear, "This is</p> <p>19 best we can do, and this is exactly how much</p> <p>20 space we're going to need to do this." And</p> <p>21 then, like Mr. Mills said, "Yes, okay, now</p> <p>22 it's time to make a decision."</p> <p>23 CHAIRMAN MILLS: And that's not to say</p> <p>24 that if they come back and this is it, we'll</p> <p>25 still give it consideration, because, then,</p>
<p style="text-align: right;">Page 66</p> <p>1 the county. That was the -- at that phone</p> <p>2 call I had with them.</p> <p>3 CHAIRMAN MILLS: Okay. Well, the</p> <p>4 question then before everyone is, is this the</p> <p>5 footprint that they're going to basically</p> <p>6 proceed with, or can they improve on this</p> <p>7 based on some of the discussions we've had?</p> <p>8 And if they can't improve on it, and</p> <p>9 it's 30 by 100 and takes up ten parking space,</p> <p>10 then this board will have a decision to make.</p> <p>11 If they come back and say, "We can do it in</p> <p>12 seven, if we can come back ten feet towards</p> <p>13 the conservation or the wetlands, or we pie</p> <p>14 this thing out a little bit, and it's 15 feet</p> <p>15 on the left and only five feet deeper on the</p> <p>16 right," whatever, my recollection of the</p> <p>17 presentation was, they can pretty much fit</p> <p>18 anything into any shape they need to to make</p> <p>19 it work.</p> <p>20 MR. CHESNEY: Yeah. It just depends on</p> <p>21 how much they put vertically versus</p> <p>22 horizontally.</p> <p>23 CHAIRMAN MILLS: So that would be, I</p> <p>24 think, the direction at this point, subject to</p> <p>25 them coming back to, "No, this is all we can</p>	<p style="text-align: right;">Page 68</p> <p>1 really, you're down to what I heard earlier is</p> <p>2 this board weighing soccer parking or Sunday</p> <p>3 pick-up basketball parking versus improved</p> <p>4 cell service for a large part of the</p> <p>5 community.</p> <p>6 MR BAUMHOVER: Right.</p> <p>7 CHAIRMAN MILLS: That's a different</p> <p>8 debate that we didn't have today that would be</p> <p>9 the next logical discussion for us to have.</p> <p>10 Right? But I think we need to have a better</p> <p>11 handle on exactly what it's going to look</p> <p>12 like, and if this what it's going to look</p> <p>13 like, fine. We'll go from there.</p> <p>14 If they can do something better with the</p> <p>15 request that we minimize the parking space</p> <p>16 losses, see what they come back with. Right?</p> <p>17 Okay. Very good.</p> <p>18 Anything else, Tonja?</p> <p>19 MS. STEWART: No. That's it.</p> <p>20 CHAIRMAN MILLS: All right. Thank you.</p> <p>21 Attorney's report, Erin.</p> <p>22 MS. McCORMICK: So other than the cell</p> <p>23 tower, another thing that we have been talking</p> <p>24 about is the street lights, and I did get</p> <p>25 about two boxes of documents about street</p>

<p style="text-align: right;">Page 69</p> <p>1 lighting that are historical files that go 2 back to the 1990s for the district. 3 So I haven't spent a huge amount of time 4 going through it. I did, you know, spend a 5 little time looking at it. Most of what I've 6 looked at so far is not so much related to the 7 TECO agreements themselves that the district 8 has in place but discussions that were going 9 on between like 1995 and 2007 regarding the 10 street lights -- the street lighting districts 11 that were set up within Westchase. 12 And there were a lot of negotiations over 13 many years that went on regarding how the 14 street lights are assessed within the 15 districts, and there were, you know, specific 16 issues. 17 I'm trying to -- I think I have that 18 written down -- but they were looking at 19 issues like how the wetland property is 20 assessed, how the assessments work with 21 respect to arterial and collector roads and 22 who should be paying for that, how 23 non-residential property is being assessed, 24 because the street lighting district 25 assessment basis was, at least at that time,</p>	<p style="text-align: right;">Agenda Page 22 Page 71</p> <p>1 take new lights out a year after we put them 2 in. 3 Like basically we agree to have the 4 lights in for a certain -- 5 MS. WHYTE: Ten years. 6 MR. BAUMHOVER: -- I think ten years. 7 Instead of trying to -- and assuming that 8 similar agreements were in place when the 9 community was developed, my understanding is 10 that the ten-year requirement has long since 11 passed, and we're now more along the lines of 12 a critical type -- you know, we can always 13 take those -- have them remove the lights at 14 any point without any obligation. 15 If we decided to engage them on 16 replacing these lights, my understanding was 17 that the obligation would be just to have an 18 agreement in place for the next (inaudible) 19 years. 20 Do we need to spend that much more time 21 digging up historical documents that might not 22 apply to new agreements that we'd be looking 23 to enter with TECO? 24 MS. McCORMICK: Yeah. I don't -- I 25 don't think so. I mean, I think that -- you</p>
<p style="text-align: right;">Page 70</p> <p>1 based on the front footage, as opposed to, you 2 know, how many units might be within a 3 non-residential or a multi-family building. 4 So I did not find, though, at least so 5 far, a lot with respect to the TECO agreements 6 that the district has in place at this point 7 in time. And I think we've gotten some 8 agreements back from TECO that are pretty 9 limited. There were about five or six 10 agreements that they provided to us. 11 So depending on how far the district 12 wants to go with this, you know, I think it 13 could be a pretty extensive project to sit 14 down with TECO, have them go back and research 15 all of the historical agreements that have 16 been entered by the district, and then do like 17 a comparison of what the street lighting 18 district cover as far as the lights that we 19 have within the community versus what the TECO 20 agreements cover. 21 MR. BAUMHOVER: Can I ask a question? 22 And so my understanding from when TECO briefed 23 a couple months ago was that the agreements 24 they would propose to accept would simply be, 25 I guess in laymen's terms, a commitment to not</p>	<p style="text-align: right;">Page 72</p> <p>1 know, one question is, is TECO like the 2 exclusive provider of street lighting, or is 3 there another option that the district could 4 go with to provide the street lights? So we 5 could look at, you know, what the competitive 6 differences would be. And I don't know the 7 answer to that, but it certainly could be 8 something that we can find out about. 9 MR. CHESNEY: The one other issue is 10 how we're allocating the cost currently from 11 TECO. So we had made -- did you check to see 12 if we made that change? 13 MR. MENDENHALL: Yeah. I was just 14 looking for the email from Alan had looked 15 into whether it's being spread across or 16 billed directly. So I don't know if we have a 17 definitive answer, to be honest with you. I'm 18 looking -- 19 MR. CHESNEY: That answer would be 20 important, because then it would be mildly 21 important to understand what we're being 22 billed for. Like, you know, should they be 23 spread across? Does that include, you know, 24 district-wide lights maybe along Linebaugh and 25 things -- I don't think they do, but --</p>

<p style="text-align: right;">Page 73</p> <p>1 MS. McCORMICK: Yeah, I think that would</p> <p>2 all be street light districts that --</p> <p>3 MR. CHESNEY: I agree, but I think that</p> <p>4 would be useful to see what we're being billed</p> <p>5 for, and if so, maybe re-allocate that</p> <p>6 expense, which is a different issue than the</p> <p>7 entering into a new agreements for replacing</p> <p>8 lights, so, yeah, there's really like three</p> <p>9 things there.</p> <p>10 MR. BAUMHOVER: Right.</p> <p>11 MR. CHESNEY: So the one you had brought</p> <p>12 up is, you know, clear. I don't know that we</p> <p>13 need to spend much time -- I would agree with</p> <p>14 you.</p> <p>15 MS. McCORMICK: We're getting a bunch of</p> <p>16 invoices from TECO, so they must be related to</p> <p>17 some underlying agreement.</p> <p>18 MS. WHYTE: I'm sorry. Yeah. I started</p> <p>19 working putting them on the map, but it's</p> <p>20 getting very crowded, the map, because there's</p> <p>21 quite a few bills. Some of them are lighting</p> <p>22 districts, some of them are just meters, some</p> <p>23 are different things, you know, for different</p> <p>24 uses. So I started putting them on --</p> <p>25 MS. McCORMICK: But why would we be</p>	<p style="text-align: right;">Agenda Page 23 Page 75</p> <p>1 paying for a street lighting because they're</p> <p>2 using the street lights that are on Linebaugh</p> <p>3 and throughout the community that are on</p> <p>4 public roadways.</p> <p>5 MR. CHESNEY: Yeah, I understand that.</p> <p>6 I think my broader issue is that we have one</p> <p>7 segment of our population that is not in a</p> <p>8 lighting district, and then we're having --</p> <p>9 it's my recollection we are having the whole</p> <p>10 community pay for it, their street lights, the</p> <p>11 street lights for that individual community</p> <p>12 that does not have a lighting district.</p> <p>13 MS. McCORMICK: Oh, okay.</p> <p>14 MR. CHESNEY: And that was -- and that</p> <p>15 was because, I think, as the time that we did</p> <p>16 it, I didn't quite understand that they</p> <p>17 weren't in a lighting district, but that's --</p> <p>18 once again, that's why I asked --</p> <p>19 MR. MENDENHALL: Yeah.</p> <p>20 MR. CHESNEY: -- just to figure that</p> <p>21 out.</p> <p>22 MR. MENDENHALL: Yeah. And they were --</p> <p>23 at least the last email I was just reading,</p> <p>24 they were looking at budget. That really</p> <p>25 doesn't -- the narrative of the budget</p>
<p style="text-align: right;">Page 74</p> <p>1 getting bills for the street lighting</p> <p>2 district?</p> <p>3 MS. WHYTE: Well, we're not -- well,</p> <p>4 again, we're getting lighting district</p> <p>5 invoices.</p> <p>6 MS. McCORMICK: Uh-huh.</p> <p>7 MS. WHYTE: So just for an example, I've</p> <p>8 gotten -- and I'm going to go off Gretna</p> <p>9 Greens and Greensprings. So that is a gated</p> <p>10 community, they're TECO lights, but that is a</p> <p>11 bill for a street light.</p> <p>12 I have another one, Gretna Green and</p> <p>13 Greenhedges, lighting services and the account</p> <p>14 number. So we're individually being billed,</p> <p>15 for sure, for the Greens I know of, and I know</p> <p>16 there are a couple in West Park Village that</p> <p>17 we're being billed for.</p> <p>18 So, I mean, again, I'm just working on</p> <p>19 it. It's very detailed, but some are very,</p> <p>20 very -- you know.</p> <p>21 MR. CHESNEY: So then we have to see if</p> <p>22 those -- if those people are in a lighting</p> <p>23 district or not.</p> <p>24 MS. McCORMICK: Well, but it wouldn't</p> <p>25 necessarily be unfair for them to also be</p>	<p style="text-align: right;">Page 76</p> <p>1 specifically for West Park Village, but that</p> <p>2 doesn't really clear it up.</p> <p>3 MR. CHESNEY: It should be like however</p> <p>4 the TECO bill gets coded, it has to go</p> <p>5 somewhere.</p> <p>6 MS. McCORMICK: Yeah. I think that the</p> <p>7 way the county, at least with looking at the</p> <p>8 historical files, is that any city that is on</p> <p>9 -- has a house that fronts on a public roadway</p> <p>10 would be within a street lighting district,</p> <p>11 and if you are just on a private roadway and</p> <p>12 you're not fronting on a public road, then you</p> <p>13 would not be charged a street light district</p> <p>14 from the county.</p> <p>15 MR. CHESNEY: Yeah. I guess those are</p> <p>16 just two different issues. One is really a</p> <p>17 billing issue versus one if we want to change</p> <p>18 out the lights. That's whether or not -- and</p> <p>19 whether or not we want to entertain looking at</p> <p>20 a private vendor, which I did find also.</p> <p>21 CHAIRMAN MILLS: Mr. Ross.</p> <p>22 MR. ROSS: You're driving the bus. I'm</p> <p>23 at the back of the bus. I want to make sure</p> <p>24 I'm following my driver.</p> <p>25 What I'm hearing is, we want lighting in</p>

<p style="text-align: right;">Page 77</p> <p>1 Westchase. We want TECO to know that we'll</p> <p>2 pay for our lighting. The issue, in part, is</p> <p>3 making sure that that payment is appropriately</p> <p>4 allocated, whatever that means, but that's not</p> <p>5 controversial. That's just a matter of</p> <p>6 someone sitting down and figuring out --</p> <p>7 negotiating. That part I get.</p> <p>8 There's a separate part. This may sound</p> <p>9 kind of like the golf course. I feel very</p> <p>10 uncomfortable that I'm hearing there's a</p> <p>11 lighting district out there. I don't know who</p> <p>12 is making decisions on behalf of this lighting</p> <p>13 district.</p> <p>14 I don't know if decisions aren't being</p> <p>15 made. We're waiving certain rights, valuable</p> <p>16 rights, that the district may have pursuant to</p> <p>17 some unknown or undiscovered agreements.</p> <p>18 I can't help but think, aren't we better</p> <p>19 off just to dissolve the lighting district</p> <p>20 and go back to TECO and say --</p> <p>21 MS. McCORMICK: Well, the CDD doesn't</p> <p>22 have anything to do with the street lighting</p> <p>23 district. That was set up by the county and</p> <p>24 residents --</p> <p>25 MR. CHESNEY: Well, in cahoots with the</p>	<p style="text-align: right;">Agenda Page 24 Page 79</p> <p>1 lights in that area, and then no one can come</p> <p>2 along with and change it up.</p> <p>3 The county -- the county administers --</p> <p>4 MS. McCORMICK: And the other -- the</p> <p>5 other thing is that I think -- and this is</p> <p>6 going way back in history, but I think the</p> <p>7 county has some favorable terms that it had</p> <p>8 negotiated with TECO because it has street</p> <p>9 light districts that are all over the county,</p> <p>10 so it unifies them into street lighting</p> <p>11 districts that apply in Westchase and apply</p> <p>12 in, you know, FishHawk Ranch, and all over</p> <p>13 the places that the county -- and then TECO</p> <p>14 says, "Okay. These are the rates and these</p> <p>15 are the terms that we're going to provide</p> <p>16 service."</p> <p>17 MR. CHESNEY: Yeah. That was the second</p> <p>18 part about I was going to get at with the</p> <p>19 county.</p> <p>20 MR. ROSS: Then let me try to explain my</p> <p>21 issue differently. Instead of sort of a legal</p> <p>22 bewilderment, which is what I was describing</p> <p>23 for me personally, I would say, economically,</p> <p>24 why do we want to pay you for 10, 20, 30 hours</p> <p>25 to go through boxes of files? Why aren't you</p>
<p style="text-align: right;">Page 78</p> <p>1 developer and the CDD, yeah.</p> <p>2 MS. McCORMICK: Right. Right. Because</p> <p>3 residents are assessed on their tax bill by</p> <p>4 the street lighting district from the county</p> <p>5 and the CDD -- when the county set that up, it</p> <p>6 had to be based upon a petition or consent</p> <p>7 that was signed by 50 percent of the</p> <p>8 landowners or the residents at that point in</p> <p>9 time, so we don't have any control over the</p> <p>10 street light district.</p> <p>11 MR. ROSS: But how does it benefit us to</p> <p>12 have a light district? I understand it</p> <p>13 exists.</p> <p>14 MS. McCORMICK: How does it benefit the</p> <p>15 community?</p> <p>16 MR. ROSS: Yeah, the Westchase</p> <p>17 community. I think you're going to say, well,</p> <p>18 it helps implement and establish agreements</p> <p>19 that provide certain lighting.</p> <p>20 We could get that same benefit without</p> <p>21 the existence of a lighting district. It just</p> <p>22 seems to me it's administrative and</p> <p>23 bureaucratic --</p> <p>24 MR. CHESNEY: Yeah. Well, I think it's</p> <p>25 done at the beginning to you want street</p>	<p style="text-align: right;">Page 80</p> <p>1 better off to contact the county and say,</p> <p>2 "Let's just get rid of this thing."</p> <p>3 Can we do that? That's a --</p> <p>4 MR. CHESNEY: I think she was just</p> <p>5 saying she didn't need to go through the</p> <p>6 boxes.</p> <p>7 MS. McCORMICK: No, I'm not saying that</p> <p>8 that includes the boxes of documents, but I</p> <p>9 don't know --</p> <p>10 MR. ROSS: Should we just accept that</p> <p>11 we're being properly treated, and we're not --</p> <p>12 I mean, if that's the conclusion, that's the</p> <p>13 conclusion.</p> <p>14 MS. McCORMICK: Well, the boxes I don't</p> <p>15 think are really going to answer that</p> <p>16 question.</p> <p>17 I think the question that we're trying</p> <p>18 to answer is, are the bills that we're getting</p> <p>19 directly from TECO which are not bills that</p> <p>20 relate to the street lighting district,</p> <p>21 they're bills that TECO is sending to the</p> <p>22 district for areas that are not within a</p> <p>23 street lighting district, are all those all</p> <p>24 properly accounted for, number one, which is</p> <p>25 what Sonny is looking at? I have not spent</p>

<p style="text-align: right;">Page 81</p> <p>1 any time on that issue.</p> <p>2 And then, two, are they being fairly</p> <p>3 allocated throughout the community, which is</p> <p>4 really a board decision?</p> <p>5 MR. MENDENHALL: And for that second</p> <p>6 part, because the street lighting is a little</p> <p>7 bit different, but for the second part, at</p> <p>8 least, by description, you have your general</p> <p>9 funds street lighting. And at least what it</p> <p>10 specifically states, it's for only common</p> <p>11 street lighting throughout the community, and</p> <p>12 it speaks to, you know, individual villages</p> <p>13 also having street lights, which obviously as</p> <p>14 you go through the different villages, like</p> <p>15 West Park Village, they have a line item.</p> <p>16 They pay four thousand something a year.</p> <p>17 You know, until looking specifically at how</p> <p>18 it's coded, that's the only way to guarantee</p> <p>19 it, but at least by description, it's set up</p> <p>20 so that there is general street lighting</p> <p>21 that's common for everybody, and then there's</p> <p>22 individual street lighting for certain</p> <p>23 villages.</p> <p>24 Now, whether they're, in a third case,</p> <p>25 being charged via a street lighting district,</p>	<p style="text-align: right;">Agenda Page 25 Page 83</p> <p>1 the last note in my note was, we'll bring it</p> <p>2 back up in the January meeting, and then, you</p> <p>3 know -- I don't know. Okay. All right.</p> <p>4 MR. ROSS: Can I -- jumping back in, I</p> <p>5 want to make sure I'm not making a mountain</p> <p>6 out of a molehill and I'm not lost.</p> <p>7 What I'm sort of hearing you say, my</p> <p>8 words, not yours, is somewhat similar to the</p> <p>9 tree issue, one of the things you look at is</p> <p>10 where you have an interest.</p> <p>11 And you're essentially saying, "On the</p> <p>12 lighting district, we have no interest. It</p> <p>13 may be it impacts us, but we're not party to</p> <p>14 an agreement, we have no involvement with</p> <p>15 billing to the individual homeowners. If it</p> <p>16 looks like we have not received the benefit of</p> <p>17 that agreement, that doesn't involve us.</p> <p>18 That's directly between the property owner</p> <p>19 and the county or TECO, but we just have no</p> <p>20 dog in the hunt, and, therefore, we ought to</p> <p>21 bow out, and all we can do is look at our</p> <p>22 individual street lights that we do to have an</p> <p>23 interest in, whether we own them or lease</p> <p>24 them. And if it's worth our time to go back</p> <p>25 and compare to the lighting district</p>
<p style="text-align: right;">Page 82</p> <p>1 that's probably the one that --</p> <p>2 MR. CHESNEY: Just to make sure I</p> <p>3 understand. So the way it's currently being</p> <p>4 billed, so West Park Village has a specific</p> <p>5 line item?</p> <p>6 MR. MENDENHALL: Correct.</p> <p>7 MR. CHESNEY: Okay. So theirs would be</p> <p>8 larger than someone in the Bridges, because</p> <p>9 they're in a lighting district, a portion of</p> <p>10 their lights.</p> <p>11 MR. MENDENHALL: That's how -- that's</p> <p>12 how it should work.</p> <p>13 MR. CHESNEY: That's how it should work.</p> <p>14 MR. MENDENHALL: Yeah, that's how it</p> <p>15 should work. That is correct.</p> <p>16 MS. McCORMICK: I mean, the Bridges may</p> <p>17 not pay --</p> <p>18 MR. CHESNEY: I mean, I had some very</p> <p>19 specific notes when I went back through my</p> <p>20 file, as you recall --</p> <p>21 MR. MENDENHALL: Yeah.</p> <p>22 MR. CHESNEY: -- that looked like we had</p> <p>23 passed a motion to change it.</p> <p>24 MR. MENDENHALL: Okay.</p> <p>25 MR. CHESNEY: And I did -- I told you</p>	<p style="text-align: right;">Page 84</p> <p>1 agreements to see there are certain discounts</p> <p>2 or not discounts, we can do that, but whether</p> <p>3 that's cost affordable, probably not, so just</p> <p>4 handle it the best we can on the individual</p> <p>5 lights that we own or lease."</p> <p>6 Is that a fair summary?</p> <p>7 MS. McCORMICK: I would say that on the</p> <p>8 street lighting district, yes, I don't think</p> <p>9 we have the ability to -- unless we as a</p> <p>10 property owner that owns property are</p> <p>11 receiving some assessment for --</p> <p>12 MR. MENDENHALL: Well, yeah. Yeah.</p> <p>13 MS. McCORMICK: -- from the street</p> <p>14 lighting district on our property tax bill,</p> <p>15 and that could be that we're paying a street</p> <p>16 light assessment for common area.</p> <p>17 MR. ROSS: Shouldn't we know that?</p> <p>18 MR. MENDENHALL: I mean, we can check.</p> <p>19 I don't know offhand.</p> <p>20 MS. McCORMICK: When we got -- when we</p> <p>21 got bills -- or when we got the invoices --</p> <p>22 the contracts that were provided from TECO, I</p> <p>23 don't think that there were any contracts for</p> <p>24 -- specifically for common areas.</p> <p>25 MR. MENDENHALL: Yeah.</p>

<p style="text-align: right;">Page 85</p> <p>1 MR. ROSS: Like I said, I don't want to 2 make a mountain out of a molehill. But if 3 we're getting a bill on a monthly basis from 4 pest control company, we're not just all going 5 to say, "Well, it's a small amount. We don't 6 care about it." At some point we're going to 7 say, "Do we have a contract with you? Are we 8 getting the benefit of services" -- 9 And the same, to me, applies here. 10 MR. MENDENHALL: Well -- 11 MR. ROSS: -- "if we do have some 12 contractual arrangement with either TECO or 13 lighting district?" 14 MR. MENDENHALL: Agree completely. So 15 the thing, I think, what speaks to what Erin 16 is saying, is hypothetically the district owns 17 a parcel of land, and there in that grouping 18 of parcels that's subject to the street 19 lighting district, so you get a tax bill for 20 that parcel of land, and it has X amount 21 that's a portion of the street lighting 22 district. So that's something that could 23 happen. 24 MR. ROSS: But don't you review it for 25 accuracy? Back to my pest control bill, if</p>	<p style="text-align: right;">Agenda Page 26 Page 87</p> <p>1 that what you're saying is right. We just 2 have to look into it and find out 3 specifically. 4 CHAIRMAN MILLS: To put some context on 5 this, I'm looking at our last financials. 6 There are eight or nine entries in here for 7 TECO, totally \$16,000 a month. 8 MR. MENDENHALL: Yeah. 9 MR. CHESNEY: That's different than the 10 tax bill that comes once a year for parcels 11 you own. 12 MR. MENDENHALL: Yeah. Definitely -- 13 CHAIRMAN MILLS: So what is that for? 14 That's what we're really looking for. 15 MR. CHESNEY: Yeah, well, I'm going to 16 give you -- so Sonny just safely picked three, 17 just to give you an idea. So like there's 79 18 poles in New Park, Belgrave, Parley, on that 19 street, so that would be, you know, West Park 20 Village. 21 Something more interesting is then, so 22 here's a bill for 16 poles along Linebaugh, 23 and then here is 14 poles on Cavendish, once 24 again, West Park Village. And then here, this 25 is even more interesting, 9 poles along</p>
<p style="text-align: right;">Page 86</p> <p>1 we're getting billed \$49 a month and our 2 contract says it's only supposed to be \$19 a 3 month, we bring it to their attention and say, 4 "This isn't right." 5 MR. MENDENHALL: Well, it would just be 6 like the same if you had some sort of, you 7 know, a stormwater assessment on a parcel. 8 If you -- if the district owns a parcel, 9 there's certain county taxes that might be on 10 it. So from an accuracy perspective, sure, 11 but you can also make the assumption it's no 12 different than a stormwater assessment that's 13 on that same bill. 14 It's part of the county fees that go 15 along with that particular parcel, which is 16 grouped with other parcels in that area. I 17 mean, it's something we can look into. 18 MR. ROSS: I feel, in essence, you're 19 saying I'm right, that, yeah, we ought to have 20 an understanding that I would hope if we're 21 getting billed for stormwater, somebody has 22 taken the time to look at that and make sure, 23 yeah, that's what it should be. 24 MR. MENDENHALL: Yeah. I don't disagree 25 with you. Yeah, it's -- I'm just pointing out</p>	<p style="text-align: right;">Page 88</p> <p>1 Montague, up to Bridgeton, so like those would 2 be, you know, similar to ones going down 3 Linebaugh. 4 Here's -- oh, no. That's zero poles on 5 -- on -- 6 MS. WHYTE: Yeah, some of them, they 7 just sort of -- 8 MR. CHESNEY: Gretna Green, obviously 9 that's 34 poles on Gretna Green. 10 MS. McCORMICK: Uh-huh. 11 MR. CHESNEY: So, I mean, my original 12 point on this, just was when we were 13 researching the issues that arose, it also 14 looked to me that I might have been mistaken 15 on whether or not West Park Village was in a 16 lighting district or not. 17 And it looked like we had determined 18 that a number of the homes in West Park 19 Village are not in the lighting district. 20 Erin had reminded me that back 2000s we had 21 tried to create another lighting district to 22 put all these others in, and that was 23 unsuccessful, which is why we still have these 24 bills. 25 MS. McCORMICK: Yes. But, I mean, my</p>

<p style="text-align: right;">Page 89</p> <p>1 thought, because those bills should match up</p> <p>2 to some contract that TECO has, and I think if</p> <p>3 we're going to pursue this further, I mean, to</p> <p>4 me, I would, you know, attach copies of those</p> <p>5 bills and send a letter to TECO at however</p> <p>6 high a level we can, because you've gotten a</p> <p>7 response from somebody there, but send them a</p> <p>8 letter and say, "We want to see the contracts</p> <p>9 that correlate to these invoices."</p> <p>10 MS. WHYTE: I can do that tomorrow with</p> <p>11 a gentleman that I've been working at. But I</p> <p>12 just came across one, which is, I don't even</p> <p>13 know where the street is, called West --</p> <p>14 and Bentley? Any idea, anybody?</p> <p>15 It's not a street that I recollect and</p> <p>16 Doug doesn't either. Some of the ZIP codes</p> <p>17 are 33615, where Westchase is 33626. There</p> <p>18 are a couple of questions. And, like I said,</p> <p>19 this last month and this month are the first</p> <p>20 months I've seen any of the TECO bills, which</p> <p>21 is why I brought it to your attention.</p> <p>22 MR. MENDENHALL: I mean -- oh, I'm</p> <p>23 sorry. Go ahead.</p> <p>24 MR. BAUMHOVER: Well, I was going to say,</p> <p>25 I kind of raised this issue last month by big</p>	<p style="text-align: right;">Agenda Page 27 Page 91</p> <p>1 that's going on, then we're going to -- if we</p> <p>2 decide to move forward on this, and if we</p> <p>3 don't, we can just stop talking about it.</p> <p>4 But if we do decide to move forward on</p> <p>5 it, then that's the point where Erin is going</p> <p>6 to be asked to do a little bit of, you know,</p> <p>7 kind of the work to make sure that the</p> <p>8 contracts that we're about to enter are</p> <p>9 correct.</p> <p>10 Would it be fair to say maybe we can ask</p> <p>11 TECO to give us a sample of one of those</p> <p>12 contracts to see if Erin would then be able to</p> <p>13 review that and kind of work that in parallel</p> <p>14 so that we're not working those in a series,</p> <p>15 waiting for Sonny and TECO get a proper</p> <p>16 accounting finished, and then letting Erin do</p> <p>17 the work that she needs to do?</p> <p>18 Can we ask for a --</p> <p>19 MS. WHYTE: I can speak to Lee, because</p> <p>20 he did offer at that meeting that we were both</p> <p>21 at, a ten-year contract, but I don't know</p> <p>22 whether or not -- that's an entirely</p> <p>23 different, that contract that he's offering --</p> <p>24 MR. BAUMHOVER: Yeah. I don't know if</p> <p>25 he has like a template contract that he just</p>
<p style="text-align: right;">Page 90</p> <p>1 picture, aside from what we assessed a</p> <p>2 homeowner, I kind of am wondering when you</p> <p>3 look at the entire Westchase CDD lighting</p> <p>4 district or not, are we getting charged for</p> <p>5 poles that are outside of the ZIP code or our</p> <p>6 area of responsibility?</p> <p>7 Now, suffice it to say, this is a work</p> <p>8 in progress that Sonny is working with TECO</p> <p>9 on, it seems to me, after a little bit of</p> <p>10 discussion, that there is some work that TECO</p> <p>11 needs to come back to Sonny with.</p> <p>12 It seems like, Erin, you probably don't</p> <p>13 need to do much more research on this. And I</p> <p>14 would imagine that we, as a board, would not</p> <p>15 feel comfortable entertaining entering new</p> <p>16 contracts until we understand where we</p> <p>17 currently stand with, you know, what we're</p> <p>18 paying to TECO for what services, for what</p> <p>19 lighting.</p> <p>20 I would, however, ask, is it possible to</p> <p>21 get a sample of what TECO would propose as a</p> <p>22 new contract, kind of just so that we can kind</p> <p>23 of see what they would -- because if we do</p> <p>24 entertain the thought of, let's say, three</p> <p>25 months from now we fully understand everything</p>	<p style="text-align: right;">Page 92</p> <p>1 says, "Here's the type of contracts that we</p> <p>2 use."</p> <p>3 MS. WHYTE: Well, we have contracts that</p> <p>4 we sent over that they -- older ones that we</p> <p>5 have gotten from them.</p> <p>6 MR. BAUMHOVER: Well, I'm just wondering</p> <p>7 if they've revised the templates or if there</p> <p>8 is anything you would be interested in saying,</p> <p>9 "Hey, we have some issues."</p> <p>10 MS. McCORMICK: But we at least want</p> <p>11 to understand the --</p> <p>12 MR. BAUMHOVER: Because we might find a</p> <p>13 lot show stopper that needs to be addressed,</p> <p>14 and I'd hate to put you to work three months</p> <p>15 or more just to find out that there's another</p> <p>16 show stopper that you identify down the road.</p> <p>17 CHAIRMAN MILLS: Mr. Chesney.</p> <p>18 MR. CHESNEY: I was just going to say, I</p> <p>19 mean, I concur. I would venture to say that</p> <p>20 the agreements really don't matter anymore.</p> <p>21 They probably, you know, just continued on. I</p> <p>22 mean --</p> <p>23 MS. McCORMICK: No, but I think why we</p> <p>24 want those is to see what communities and how</p> <p>25 many lights these invoices --</p>

<p style="text-align: right;">Page 93</p> <p>1 MR BAUMHOVER: Right. That might not be</p> <p>2 the most effective way to do it.</p> <p>3 MR. CHESNEY: The bills should be the</p> <p>4 best way to do that.</p> <p>5 MS. McCORMICK: And maybe she just needs</p> <p>6 to go through and --</p> <p>7 MR. CHESNEY: I would think the bill</p> <p>8 would --</p> <p>9 MR. MENDENHALL: The bills usually don't</p> <p>10 have the number of lights, but, I mean,</p> <p>11 just --</p> <p>12 MS. WHYTE: It doesn't give you the pole</p> <p>13 numbers or anything.</p> <p>14 MR. MENDENHALL: I mean, but, I mean,</p> <p>15 literally how many, you know, 27 --</p> <p>16 MS. McCORMICK: The reason --</p> <p>17 CHAIRMAN MILLS: One at a time, please.</p> <p>18 MS. McCORMICK: -- sorry -- the reason I</p> <p>19 would ask for the agreements is because I'm</p> <p>20 concerned there could be some double billing</p> <p>21 going on, so that there are street lights that</p> <p>22 are being assessed as part of the street light</p> <p>23 district, and they are also charging us for</p> <p>24 those individually, so --</p> <p>25 MR. CHESNEY: I agree. I agree. And</p>	<p style="text-align: right;">Agenda Page 28 Page 95</p> <p>1 me what pole numbers are associated with it."</p> <p>2 MR. CHESNEY: And where they are.</p> <p>3 MR. MENDENHALL: Yeah. Because we did</p> <p>4 -- I had a big project like this at Live Oak</p> <p>5 across town, also TECO. And, I mean, they had</p> <p>6 -- eventually they gave us pole numbers, they</p> <p>7 gave us a map, and so they have all of those</p> <p>8 details just for the reasons that you're</p> <p>9 mentioning. So, I mean, that's the best way</p> <p>10 to audit it, just as you're saying.</p> <p>11 MR. CHESNEY: And then we can also then</p> <p>12 match up and see -- then the billing issue,</p> <p>13 the allocation issue becomes pretty apparent.</p> <p>14 CHAIRMAN MILLS: That was my point, is</p> <p>15 sixty -- whatever the number was -- 64 poles</p> <p>16 on Gretna Green, well, 20 of those may be in</p> <p>17 the Fords, that should be common area</p> <p>18 assessed, and 44 of them are in the Greens,</p> <p>19 which should be assessed to the Greens.</p> <p>20 MR. CHESNEY: Yeah. Maybe --</p> <p>21 CHAIRMAN MILLS: So there's all kinds of</p> <p>22 arms to this thing potentially.</p> <p>23 MS. McCORMICK: Well, but I guess my</p> <p>24 question is, once you get the information that</p> <p>25 you're talking about, these are the poles,</p>
<p style="text-align: right;">Page 94</p> <p>1 that's why I think this is an issue worth</p> <p>2 exploring.</p> <p>3 But I think the easiest way to do it is</p> <p>4 by the bill and the pole number, and we can</p> <p>5 literally go find the pole. I mean, they know</p> <p>6 -- if you call them up and say, "Hey, Pole</p> <p>7 56321 is out of service," they know where that</p> <p>8 is.</p> <p>9 So associated with those 79 poles is 79</p> <p>10 pole numbers with where they are. So that's</p> <p>11 -- I think that's -- I agree with you. I</p> <p>12 think we're going the same path. I just think</p> <p>13 the bill is the best way to do it, because I</p> <p>14 don't think the agreement -- the agreement</p> <p>15 might have changed.</p> <p>16 You might have added a pole here or</p> <p>17 there, or something like that. And I don't</p> <p>18 know that it's that relevant. I think the</p> <p>19 bills are the best way to do it.</p> <p>20 MR. MENDENHALL: And one of the things I</p> <p>21 was going to say, I mean, this is not</p> <p>22 uncharted territory. This comes up in a lot</p> <p>23 of CDDs. And, you know, by getting in touch</p> <p>24 with what you have, I mean, if you just keep</p> <p>25 drilling down to them, "Here is my bill. Tell</p>	<p style="text-align: right;">Page 96</p> <p>1 these are what we're being charged for, I</p> <p>2 think you also need to check to verify that</p> <p>3 they're not within -- they're not also</p> <p>4 included within a street light assessment</p> <p>5 district.</p> <p>6 MR. MENDENHALL: Yeah.</p> <p>7 CHAIRMAN MILLS: Right.</p> <p>8 MR. CHESNEY: Yeah.</p> <p>9 MS. McCORMICK: So I'm not sure how you</p> <p>10 would do that, other than make them go through</p> <p>11 the process of finding the contract; and if</p> <p>12 they can't find the contract, then say, "Well,</p> <p>13 can you check and make sure that's not in a</p> <p>14 street lighting district?"</p> <p>15 MR. CHESNEY: Yeah, I would think that</p> <p>16 the county has a list of which poles are in</p> <p>17 the street lighting district. I'm guessing,</p> <p>18 but I would think so.</p> <p>19 MS. McCORMICK: Yeah.</p> <p>20 CHAIRMAN MILLS: Sonny.</p> <p>21 MS. WHYTE: I found a file on my desk a</p> <p>22 couple weeks ago. Again, I don't throw</p> <p>23 anything out. And many, many years ago, when</p> <p>24 I first started, Pat Falcone was in your</p> <p>25 office, and they did supply me with a list of</p>

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<p>1 pole numbers and accounts numbers.</p> <p>2 So I'm going to start cross referencing</p> <p>3 all of that. Just so you know what we -- we</p> <p>4 were going to bring it up in our field office</p> <p>5 -- we were in the GIS class today -- or</p> <p>6 seminar this morning, and one of the things</p> <p>7 they really cleared up was mapping things.</p> <p>8 And, of course, Doug and I are -- you</p> <p>9 know, there's lots of things we want to map</p> <p>10 and that we think would be beneficial, and it</p> <p>11 would be a different layer and layer, but,</p> <p>12 obviously, the street lights that we are</p> <p>13 paying for, meters, all of the utilities, that</p> <p>14 should all be mapped on our GIS so we know</p> <p>15 exactly where it is, what it is, and what the</p> <p>16 account numbers are so we can reference them</p> <p>17 if we ever need to 20 years down the road.</p> <p>18 This comes up again, they'll be able to</p> <p>19 pull it up and say, "Hey, this is the account</p> <p>20 number. These are the poles. These</p> <p>21 individuals are on this invoice."</p> <p>22 CHAIRMAN MILLS: Well, and the other</p> <p>23 thing we haven't talked about today that we</p> <p>24 have talked about in the past is, they are</p> <p>25 changing out the bulbs to LED. And if I</p>	<p>1 across the street illuminates his living room</p> <p>2 where he doesn't even need to put on his</p> <p>3 lights.</p> <p>4 So I spoke to TECO, they spoke to TECO,</p> <p>5 and basically the one that's in the front of</p> <p>6 his yard, he can put a shield on, but that's</p> <p>7 not the one that's illuminating his house.</p> <p>8 He's on a corner lot.</p> <p>9 So the discussion is, right now, they</p> <p>10 told me they -- basically for safety and law</p> <p>11 reasons, they cannot put a shield on that</p> <p>12 light.</p> <p>13 And while I was waiting the other day,</p> <p>14 Rick Goldstein sent me -- actually over the</p> <p>15 weekend, Rick Goldstein sent me an email</p> <p>16 pertinent to this resident, and we're going to</p> <p>17 get together this week, because apparently</p> <p>18 they have some sort of a suggestion, that TECO</p> <p>19 had told us -- told me that there's nothing</p> <p>20 they can shield because it is a corner light.</p> <p>21 So, I mean, the residents aren't happy</p> <p>22 with these bright lights.</p> <p>23 MR. BAUMHOVER: Yeah. And my</p> <p>24 understanding was that if TECO was replacing a</p> <p>25 light because of routine maintenance or, you</p>
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<p>1 remember correctly, you said they were billing</p> <p>2 us for those.</p> <p>3 MS. WHYTE: They seem to be billing --</p> <p>4 that's another \$3,000 --</p> <p>5 CHAIRMAN MILLS: Under what authority</p> <p>6 are they doing that?</p> <p>7 MR. BAUMHOVER: And my understanding</p> <p>8 from when they gave that presentation was</p> <p>9 that if the resident or someone vandalizes</p> <p>10 that light, like if that's one of those</p> <p>11 lights that someone like spray paints and like</p> <p>12 decides that it's too bright for their yard,</p> <p>13 then they would start charging us.</p> <p>14 CHAIRMAN MILLS: Yeah, but we're already</p> <p>15 getting billed for some that have been changed</p> <p>16 out.</p> <p>17 MS. WHYTE: As they're changing them</p> <p>18 out, now any vandalism going forward, we could</p> <p>19 be billed for. Going back, we are not. That</p> <p>20 was what brought all of the requests on to get</p> <p>21 copies of our invoices to find out.</p> <p>22 And I'll give you a perfect example. We</p> <p>23 have a resident in the Greens who has a street</p> <p>24 light on his driveway and he's got a street</p> <p>25 light across the street. The street light</p>	<p>1 know, changing out light bulbs, they would</p> <p>2 not be charging the CDD, so --</p> <p>3 MS. WHYTE: Well, this is what we have</p> <p>4 to find out basically --</p> <p>5 CHAIRMAN MILLS: All right. Okay.</p> <p>6 MS. WHYTE: -- because it's not very</p> <p>7 clear and decisive in their billing process.</p> <p>8 CHAIRMAN MILLS: More work to do, folks.</p> <p>9 MS. MCCORMICK: I'm not going to do</p> <p>10 anything at this point.</p> <p>11 CHAIRMAN MILLS: No. I think let staff</p> <p>12 flush it out.</p> <p>13 MR. BAUMHOVER: This seems like a very</p> <p>14 onerous task for Sonny to take on. Is there</p> <p>15 any like -- are there any lessons learned or</p> <p>16 anything that you would be able to kind to</p> <p>17 like to Friday and get --</p> <p>18 MR. MENDENHALL: Yeah. I can't</p> <p>19 emphasize enough the big thing here is to make</p> <p>20 TECO to do the work. It's their</p> <p>21 responsibility if they are billing you to</p> <p>22 provide you with what they're billing you for.</p> <p>23 MR. BAUMHOVER: Okay. I just want to</p> <p>24 make sure that --</p> <p>25 MR. MENDENHALL: Yeah, because --</p>

<p style="text-align: right;">Page 101</p> <p>1 MS. WHYTE: That's what I've been doing.</p> <p>2 MR. MENDENHALL: -- because that's the</p> <p>3 best way -- I just -- while I'm sitting here,</p> <p>4 I was looking back, because we had the same</p> <p>5 type of situation at Live Oak, and, you know,</p> <p>6 to Jim's point, we had to swap out -- it's</p> <p>7 like just looking here 45 different lights</p> <p>8 that were being billed incorrectly, and they</p> <p>9 don't have nearly as many lights as you guys.</p> <p>10 So just as an idea, because you have</p> <p>11 different organizations that overlap, plus the</p> <p>12 lighting district, which, you know --</p> <p>13 MS. McCORMICK: So you were able to get</p> <p>14 some lights removed from --</p> <p>15 MR. MENDENHALL: Yeah. We had to -- I'm</p> <p>16 just looking at a fax, back when people used</p> <p>17 faxes, yeah, we had to switch a whole bunch</p> <p>18 over to actually the homeowners association in</p> <p>19 that particular community, so --</p> <p>20 CHAIRMAN MILLS: So we don't know what</p> <p>21 we know until we know it. Right?</p> <p>22 MR. MENDENHALL: Yeah. Yeah.</p> <p>23 CHAIRMAN MILLS: Mr. Ross.</p> <p>24 MR. ROSS: I think there's a lot of</p> <p>25 wisdom in what Forrest was just speaking</p>	<p style="text-align: right;">Agenda Page 30 Page 103</p> <p>1 see what we can figure out as far as who to</p> <p>2 get in touch with or to make that visit, if</p> <p>3 necessary, so --</p> <p>4 MR. ROSS: Great. Thank you.</p> <p>5 MR. MENDENHALL: Yes.</p> <p>6 CHAIRMAN MILLS: Mr. Barrett.</p> <p>7 MR. BARRETT: I'm sorry to interrupt. I</p> <p>8 remember -- I don't know if you were the</p> <p>9 manager or not, Andy. This is like awhile</p> <p>10 back --</p> <p>11 MR. MENDENHALL: Okay.</p> <p>12 MR. BARRETT: -- coming up with a</p> <p>13 proposal to do an audit of utility bills, with</p> <p>14 the company saying, Hey, we can save you up to</p> <p>15 30 percent."</p> <p>16 MR. MENDENHALL: Oh, yeah.</p> <p>17 MR. BARRETT: This is what they were</p> <p>18 talking about.</p> <p>19 MR. MENDENHALL: Yeah, I -- if I wasn't</p> <p>20 here, that goes around every few years in all</p> <p>21 kind of government entities. Usually it's,</p> <p>22 you know, a niche business, and there's a</p> <p>23 couple firms that do it.</p> <p>24 And they primarily audit -- they do</p> <p>25 utilities, but they also do electrical,</p>
<p style="text-align: right;">Page 102</p> <p>1 about.</p> <p>2 As I was listening to the conversation,</p> <p>3 there's a part of me saying, "This is a lot of</p> <p>4 grunt work, a lot of detailed work. Is that</p> <p>5 the best use of your time?"</p> <p>6 And as I was thinking over it, I was</p> <p>7 thinking, frankly, you need to do it. You need</p> <p>8 to -- somebody on our staff needs to know all</p> <p>9 of this, but I can see at some point that</p> <p>10 we're going to have to jump over obstacles and</p> <p>11 jump through hoops and that kind of stuff, and</p> <p>12 at some point what I would ask, Andy, of</p> <p>13 you --</p> <p>14 MR. MENDENHALL: Yes.</p> <p>15 MR. ROSS: -- is to come in as muscle,</p> <p>16 for lack of a better phrase. At some point</p> <p>17 you and Sonny need to go down and meet with</p> <p>18 TECO and present yourself as the district</p> <p>19 manager, and they perceive some greater muscle</p> <p>20 there.</p> <p>21 MR. MENDENHALL: Yeah. Yeah, that was</p> <p>22 one of the things I was going to say also.</p> <p>23 I've got a couple contacts that I've dealt</p> <p>24 with in TECO when we've had to escalate</p> <p>25 things, so I can work with Sonny and we can</p>	<p style="text-align: right;">Page 104</p> <p>1 because I guess that's where they find the</p> <p>2 most errors.</p> <p>3 MR. BARRETT: I don't know -- I don't</p> <p>4 remember what deal was.</p> <p>5 MR. MENDENHALL: Yeah, I'm trying to</p> <p>6 remember -- I'm sure somewhere in my emails</p> <p>7 I've got the contact individuals that do it,</p> <p>8 or the most common ones.</p> <p>9 I mean, that's another route. And they</p> <p>10 do it free of charge. They do it up front</p> <p>11 free of charge, and then whatever savings they</p> <p>12 find, they take the percentage. And that</p> <p>13 might be an easy way to have somebody else</p> <p>14 kind of give you that second eye digging into</p> <p>15 it, and they're usually pretty successful of</p> <p>16 finding -- unfortunately finding stuff you're</p> <p>17 being billed incorrectly for. But that is a</p> <p>18 very good point.</p> <p>19 MR. ROSS: When they do that, do they</p> <p>20 provide a comprehensive report at the back</p> <p>21 end?</p> <p>22 MR. MENDENHALL: I personally haven't</p> <p>23 had a district that took advantage of it, but</p> <p>24 I believe there were some in my office that</p> <p>25 did, so I'd have to check and see what the</p>

<p style="text-align: right;">Page 105</p> <p>1 work product was at the end of it.</p> <p>2 But, as I recall, not knowing about the</p> <p>3 work product, I do know that eventually at the</p> <p>4 end of it, they coordinated with the electric</p> <p>5 company. You know, they had some sort of a</p> <p>6 relationship there to go to them and say, you</p> <p>7 know, "A through F is incorrect." Getting it</p> <p>8 straightened out, getting the proper refund,</p> <p>9 if that was available, and, of course, taking</p> <p>10 their commission.</p> <p>11 So, yeah, we can find out. I mean,</p> <p>12 that's -- I'm sure I have that in an email</p> <p>13 because it was -- a couple years ago, it was</p> <p>14 going around for pretty much every district,</p> <p>15 so --</p> <p>16 CHAIRMAN MILLS: Okay. Erin, anything</p> <p>17 else?</p> <p>18 MS. McCORMICK: Yes. Something that we</p> <p>19 had put off from last month is the issue of</p> <p>20 the golf course, and I know Greg had a follow-</p> <p>21 up discussion with the owner, so --</p> <p>22 MR. CHESNEY: So I'm trying to remember</p> <p>23 what I told you guys last time, is that prior</p> <p>24 to me having lunch with them?</p> <p>25 MS. McCORMICK: Yeah, it was.</p>	<p style="text-align: right;">Agenda Page 31 Page 107</p> <p>1 MR. BAUMHOVER: I'll second.</p> <p>2 CHAIRMAN MILLS: Second. Any</p> <p>3 discussion?</p> <p>4 (No response.)</p> <p>5 CHAIRMAN MILLS: All in favor.</p> <p>6 (All board members signify in the</p> <p>7 affirmative.)</p> <p>8 CHAIRMAN MILLS: Okay.</p> <p>9 (Motion passes.)</p> <p>10 MS. McCORMICK: And that's all I have.</p> <p>11 So I'll get that to you to sign.</p> <p>12 MR. CHESNEY: And I will add this one</p> <p>13 comment, so I don't get a lot of like, you</p> <p>14 know, push-back on it as a failed negotiation</p> <p>15 or something like that.</p> <p>16 It's simply a business decision on his</p> <p>17 part. He thinks he can rehabilitate it and</p> <p>18 make it worth more. So I encourage everyone</p> <p>19 to go down and use the golf course and have a</p> <p>20 good old time, and they'll end up paying</p> <p>21 more for it later.</p> <p>22 CHAIRMAN MILLS: Okay. Manager's</p> <p>23 report.</p> <p>24 MR. MENDENHALL: Okay. I just had a</p> <p>25 couple of things. So the one firm that we</p>
<p style="text-align: right;">Page 106</p> <p>1 MR. BAUMHOVER: It was.</p> <p>2 MR. CHESNEY: Yeah. so we had lunch, a</p> <p>3 nice lunch. And, you know, for the most part,</p> <p>4 I think the best way to say it is that the</p> <p>5 golf course currently is not for sale, and we</p> <p>6 will be the first people to know when it is.</p> <p>7 I don't know if anyone wants to ask me</p> <p>8 more specific questions.</p> <p>9 MS. McCORMICK: Well, I think where we</p> <p>10 had left things is, we have the two -- the</p> <p>11 letter of intent between the parties that was</p> <p>12 signed.</p> <p>13 MR. CHESNEY: Yeah. I mean, I told him</p> <p>14 that we were going to rescind that.</p> <p>15 MS. McCORMICK: Right. So, I mean, if</p> <p>16 that's what the board wants to do, we can send</p> <p>17 a letter, and we can just be very -- I mean, a</p> <p>18 very succinct and not go into a lot of</p> <p>19 information.</p> <p>20 MR. CHESNEY: Yeah, he's expecting that.</p> <p>21 CHAIRMAN MILLS: A motion would be</p> <p>22 appropriate for that.</p> <p>23 MR. CHESNEY: Yeah, it would. So I'll</p> <p>24 make a motion that we send a letter rescinding</p> <p>25 our letter of intent.</p>	<p style="text-align: right;">Page 108</p> <p>1 have also, just going back to the point we</p> <p>2 were discussing, is ICG Utility Auditing, so</p> <p>3 I've got a contact, and I'll reach out to</p> <p>4 them, and they basically work to straighten</p> <p>5 out these electrical bills, as well as get</p> <p>6 refunds.</p> <p>7 MS. McCORMICK: I do recall what Chris</p> <p>8 was referencing, where they came in and made a</p> <p>9 proposal to the district awhile back.</p> <p>10 MR. MENDENHALL: Yes. May of 2011. So</p> <p>11 we'll circulate that information back around.</p> <p>12 CHAIRMAN MILLS: Mr. Ross.</p> <p>13 MR. ROSS: Is there some way that we</p> <p>14 would be unintentionally be hurting ourself by</p> <p>15 us initiating effort through our staff if we</p> <p>16 were to want to engage them?</p> <p>17 MR. MENDENHALL: I think, you know,</p> <p>18 potentially you would have duplication of</p> <p>19 effort, but I don't know that -- I don't know</p> <p>20 that it would really cause any issues. I</p> <p>21 can't think of any offhand. But I could check</p> <p>22 with this consultant and say, "Hey, we're</p> <p>23 doing some research. Should we hold off and</p> <p>24 you present your proposal to us before we do</p> <p>25 anything further?" I mean, I can check.</p>

<p style="text-align: right;">Page 109</p> <p>1 MR. ROSS: I personally would rather them 2 to do the work -- 3 MR. MENDENHALL: Agreed. 4 MR. ROSS: -- on a contingency basis 5 than our staff, that's me personally, but a 6 key component of that would be I would want a 7 comprehensive report at the back end so that 8 we have now the very stuff that Sonny is 9 talking about putting together. 10 It's a waste if they just say, "We saved 11 you X, Y, Z dollars, and here's our" -- I 12 would want -- 13 MR. MENDENHALL: You want everything -- 14 MR. ROSS: -- I want all the problems 15 described or solved. 16 MR. BAUMHOVER: And I would take it a 17 step further. If they're going to go out and 18 actually give us a proper accounting of all 19 poles, I would like the GIS information 20 attached to that so we don't have to go around 21 and actually -- 22 MS. WHYTE: We're not there yet. 23 MR. MENDENHALL: Right. 24 MR. BAUMHOVER: Well, no, I'm saying I 25 would like the audit, if that's possible, to</p>	<p style="text-align: right;">Agenda Page 32 Page 111</p> <p>1 in the composition. I stand by what I'm 2 saying, though, I would want a comprehensive, 3 detailed report and dovetailing that with 4 Mr. Baumhover's remarks as well, that if 5 they're not going to do that, well, I'm not 6 enthusiastic. 7 MR. MENDENHALL: Completely understand. 8 Well, I'll find out those further details. 9 I'll reach out to them, and then I can 10 coordinate with the Chair to see what he 11 thinks is appropriate. 12 CHAIRMAN MILLS: Okay. 13 MR. MENDENHALL: Okay. The other -- I 14 had two other items. 15 The one item was, at the last meeting, 16 we talked about some of the website 17 compliance, the ADA stuff, and you had asked 18 me to go back to each of those firms and ask 19 them if they could more specifically provide 20 consultation and advisement with our staff 21 doing the changes -- or the potential changes 22 to the website, rather than what they had 23 offered, which was kind of an all-inclusive 24 solution. 25 Yes, sir.</p>
<p style="text-align: right;">Page 110</p> <p>1 give us that information, then we can then not 2 have to -- 3 MR. MENDENHALL: So at least from the 4 initial email that I'm looking at, which is 5 their marketing pitch back then, it's very big 6 on "We'll save you a bunch of money. Just 7 send us your bills to look at." And it 8 doesn't speak to anything about a report. 9 That doesn't mean they can't do it. I'm 10 happy to talk to them and see exactly what 11 they can provide on a contingency basis. 12 MR. ROSS: I personally would favor 13 let's park the effort that our staff is doing 14 and have them make a presentation to us again 15 and consider hiring them. And if the board is 16 receptive to that, that will be my motion. 17 MR. MENDENHALL: If I can get them to -- 18 I can probably easily get them to come back 19 with a proposal. But if I can get them to 20 attend the next workshop, would that be 21 beneficial, if they can do it that quick? 22 MR. ROSS: I personally don't need that. 23 Maybe others do. 24 MR. MENDENHALL: It's up to you. 25 MR. ROSS: You know, we've had a change</p>	<p style="text-align: right;">Page 112</p> <p>1 MR. CHESNEY: Well, I was just going to 2 say -- I don't remember exactly -- from my 3 position, I would think it would be beneficial 4 to have them do it. So that's my position. 5 CHAIRMAN MILLS: Have who do it? 6 MR. CHESNEY: Have one of those two 7 firms -- 8 CHAIRMAN MILLS: Oh. 9 MR. CHESNEY: -- just handle our 10 website. They know what they're doing, and 11 they can ask Sonny what should be on it and be 12 done. 13 MR. LEWIS: I thought we made a motion 14 to have them perform an audit for -- 15 MR. CHESNEY: They did the audit. 16 MR. MENDENHALL: For 175, yeah. It was 17 the initial one that -- the one firm. The 18 initial one they do, they claim to catch about 19 30 percent of the items. Their next step -- 20 and by the way, from your manager's 21 perspective, I would agree 100 percent with 22 Greg. I mean, they've got the expertise. 23 There's obviously the responsibility that you 24 can lay on somebody that does have that 25 expertise.</p>

<p style="text-align: right;">Page 113</p> <p>1 I think you're doing, you know, your 2 proper responsibility. And, really, you have 3 two firms, at least from what I've seen, 4 the cost is -- at least the lower firm, that 5 cost is a little bit less than what I've seen 6 with some other firms, including the second 7 proposal out of the two. 8 One of them was basically \$3900 per year 9 using their compliant theme. Actually -- I'm 10 sorry -- that was 3900 to get you started, and 11 then 1,500 afterwards. That was -- hold on. 12 I'm getting that backwards. 13 Yes, 3900 was if you used their theme, 14 and it was actually higher if you wound up 15 staying with your website, then it was 7800, 16 and then they really -- they do the audit, and 17 they provide it to Sonny or to whoever is 18 doing the website, and they're kind of hands 19 off, other than just giving you advisement. 20 If they take over the website, they've 21 got basically a template that is already ADA 22 compliant, so they kind of take your content, 23 plug it in, and then, in the future, you know, 24 you're updating something that is already in 25 the appropriate format. And that was the one</p>	<p style="text-align: right;">Agenda Page 33 Page 115</p> <p>1 documents we have to have compliant on there. 2 MR. MENDENHALL: Uh-huh. 3 MR. CHESNEY: Subject to, you know, your 4 review. 5 MR. BAUMHOVER: Can I ask a question? 6 CHAIRMAN MILLS: We need second first. 7 MR. BAUMHOVER: What's that? 8 CHAIRMAN MILLS: We need a second first. 9 MR. LEWIS: I'll second it. 10 MR. BAUMHOVER: I'm sorry. 11 MR. CHESNEY: Now discussion. 12 MR. BAUMHOVER: Discussion. I 13 apologize. Does this include hosting -- like 14 do both of these include hosting the website? 15 And if so, how much do we currently pay for 16 whoever -- 17 MR. MENDENHALL: I'll have to double- 18 check, but I believe you still own the site. 19 Whether they host it or whether you keep your 20 hosting and they, you know, have access to it 21 and work with it, I have to find out the 22 specifics. 23 MR. CHESNEY: I mean, I read that 24 proposal. It looked like they host it. 25 MR. MENDENHALL: They host it? All</p>
<p style="text-align: right;">Page 114</p> <p>1 that was \$3900, and then ongoing \$1500 per 2 year. 3 And then the AudioEye, which was the 4 other firm, was a bit more expensive. They 5 were 10,595, and while that cost, while it 6 went down incrementally year after year, the 7 second year it went to 9500, and then a little 8 bit less, it still stayed significantly higher 9 than the 3900 of ADA Site Compliance. 10 So, I mean, you have two options. 11 There's another firm -- we are going through 12 this with all of our districts, of course, I'm 13 dealing with different companies. So there is 14 one more firm. They're called VGlobalTech, 15 and I have them sending across -- I was going 16 go by this evening -- just to give you a third 17 option. Unfortunately, they didn't send it 18 across yet. 19 But I don't know if they would -- I 20 doubt that they would be much better than the 21 first firm that I referenced as far as 22 price-wise. 23 MR. CHESNEY: I will make a motion that 24 we take whatever the \$3900 one is, subject to 25 review of Severn Trent's -- there's certain</p>	<p style="text-align: right;">Page 116</p> <p>1 right. 2 MR. CHESNEY: Yeah. 3 MR. BAUMHOVER: In that case, then 4 wouldn't there be some sort of cost savings 5 that we would have by no longer -- 6 MR. CHESNEY: I don't think it's very 7 much, what we pay now. 8 MS. WHYTE: We pay \$29. 9 MR. MENDENHALL: Yeah. I was going to 10 say usually it's under a hundred bucks. 11 MR. CHESNEY: Yeah. It's 29 a month. 12 MS. WHYTE: But eventually who updates 13 it? 14 MR. MENDENHALL: So we'll find out 15 specifically from them. The way I understand 16 it is once you have the compliant theme, we 17 had have staff that would be updating it on, 18 you know, a monthly basis or whenever we're 19 getting documents, and then for their yearly 20 fee, they're going to be constantly in touch 21 to make sure that things stay ADA compliant. 22 MR. CHESNEY: Yeah, I -- 23 MR. MENDENHALL: It's really what you're 24 buying is the framework. 25 MR. CHESNEY: Do you upload the</p>

<p style="text-align: right;">Page 117</p> <p>1 documents currently?</p> <p>2 MS. WHYTE: Uh-huh.</p> <p>3 MR. CHESNEY: I mean, quite frankly,</p> <p>4 Severn Trent could do it.</p> <p>5 MS. WHYTE: Well, no, they actually send</p> <p>6 it to me, and then I update it. Five percent</p> <p>7 that's right now is questionable -- we really</p> <p>8 don't have any picture or anything on it.</p> <p>9 It's just literally written documents.</p> <p>10 MR. CHESNEY: But this way, it's done.</p> <p>11 MR. BAUMHOVER: So what assurance do we</p> <p>12 have that, say, someone sues us for a million</p> <p>13 dollars because our website is not compliant</p> <p>14 just because we have a hosting service that</p> <p>15 says "You're ADA compliant"?</p> <p>16 MR. MENDENHALL: Yeah. I mean, I'll</p> <p>17 leave the lawyer to discuss that.</p> <p>18 MR. BAUMHOVER: Well, no, I'm just</p> <p>19 wondering.</p> <p>20 MR. MENDENHALL: No. I agree.</p> <p>21 MR. BAUMHOVER: Do they have like</p> <p>22 insurance that, you know, covers legal costs</p> <p>23 or --</p> <p>24 MS. McCORMICK: Right. It should be in</p> <p>25 the agreement that --</p>	<p style="text-align: right;">Agenda Page 34 Page 119</p> <p>1 MR. BAUMHOVER: Right. I'm just</p> <p>2 wondering what they offer as a vendor in terms</p> <p>3 of assurance to us if something were to</p> <p>4 happen.</p> <p>5 MR. MENDENHALL: Yeah.</p> <p>6 MR. CHESNEY: Well, I think the only</p> <p>7 thing you could do is -- I mean, obviously you</p> <p>8 have their professional. You can ask if they</p> <p>9 carry, you know, E & O, because that's how we</p> <p>10 would make a claim against them if --</p> <p>11 MR. MENDENHALL: Yes. Yeah. And that's</p> <p>12 one of the things that when talking to them, I</p> <p>13 can get some of those specific details, and in</p> <p>14 addition, once again, I mean, that's why we</p> <p>15 pay Erin the big bucks.</p> <p>16 CHAIRMAN MILLS: That's her job.</p> <p>17 MR. MENDENHALL: So she can protect the</p> <p>18 district.</p> <p>19 MR. BAUMHOVER: Got it.</p> <p>20 MR. MENDENHALL: Okay. We have a</p> <p>21 motion.</p> <p>22 CHAIRMAN MILLS: We have a motion on the</p> <p>23 floor to retain ADA Site Compliance for our</p> <p>24 website, subject to agreement and legal</p> <p>25 approval and all the usual disclaimers.</p>
<p style="text-align: right;">Page 118</p> <p>1 MR. BAUMHOVER: I'm just wondering, like</p> <p>2 what assurance do they have, other than like</p> <p>3 when things hit the fan?</p> <p>4 MR. MENDENHALL: I mean, from my</p> <p>5 perspective, it's similar to the different</p> <p>6 consultants that you -- so you have an</p> <p>7 engineer. She gives you advice on certain</p> <p>8 things. Generally speaking, if you follow her</p> <p>9 advice, at the very least in the case of a</p> <p>10 lawsuit, you can say, "We were taking the</p> <p>11 guidance of the professional staff that we</p> <p>12 have."</p> <p>13 In this particular case, you're going to</p> <p>14 have a signed contract, which hopefully has</p> <p>15 some of those protections written into it.</p> <p>16 MS. McCORMICK: And we have like forms</p> <p>17 for service agreements with providers. So we</p> <p>18 can use that in the proposal and put it into</p> <p>19 that form.</p> <p>20 And the other thing is that the federal</p> <p>21 regulations and guidance that is out there for</p> <p>22 website compliance, definitely look at the</p> <p>23 good faith efforts that you're making to be</p> <p>24 compliant. So I think it's helpful from that</p> <p>25 standpoint also.</p>	<p style="text-align: right;">Page 120</p> <p>1 All in favor.</p> <p>2 (All board members signify in the</p> <p>3 affirmative.)</p> <p>4 CHAIRMAN MILLS: Five to zero. Okay.</p> <p>5 (Motion passes.)</p> <p>6 MR. MENDENHALL: Okay. I'll get in</p> <p>7 touch with them.</p> <p>8 The other item I had, Erin was able to</p> <p>9 forward me on some information from</p> <p>10 Mr. Ragusa, past files, mostly correspondence</p> <p>11 stuff that's kind of outside of what I would</p> <p>12 say you typically have in the district</p> <p>13 records.</p> <p>14 My question for you tonight is, some of</p> <p>15 those documents are very aged, probably beyond</p> <p>16 the records retention time period as required.</p> <p>17 Happy to keep it. Just wanted to get your</p> <p>18 thoughts on whether you want us to keep it or</p> <p>19 if there is some, you know --</p> <p>20 MR. CHESNEY: What kind of documents are</p> <p>21 you talking about?</p> <p>22 MR. MENDENHALL: A lot of email</p> <p>23 correspondence, that sort of thing.</p> <p>24 MS. McCORMICK: Yeah, it's a couple of</p> <p>25 boxes of documents, and I think Mark just</p>

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<p>1 basically kept everything.</p> <p>2 MR. CHESNEY: Those big folders?</p> <p>3 MR. MENDENHALL: Yes.</p> <p>4 MS. McCORMICK: Yeah. He kept</p> <p>5 everything that he ever had while he was</p> <p>6 chair, and so his secretary had gotten in</p> <p>7 touch with me and said, "We've got these</p> <p>8 boxes, so you can have them, if you want</p> <p>9 them." And now Andy has them.</p> <p>10 MR. MENDENHALL: Now I have them. They</p> <p>11 just kind of keep rolling -- yeah, so, I mean,</p> <p>12 you have a certain time period you're required</p> <p>13 to keep stuff.</p> <p>14 Usually what we advise or what we</p> <p>15 suggest is that you keep what's required and</p> <p>16 get rid of what's not. The other aspect to</p> <p>17 it, if you're contemplating it, this stuff</p> <p>18 would be very difficult to search anyway</p> <p>19 because it's in paper form, and so unless</p> <p>20 somebody comes up and says, "I sent Mark an</p> <p>21 email in 2005, in May," it would be tough to</p> <p>22 find anything, rather than just scouring</p> <p>23 through thousands and thousands of pages.</p> <p>24 CHAIRMAN MILLS: I think we keep what's</p> <p>25 required.</p>	<p>1 certainly, but if there is anything else in</p> <p>2 there we might need ten years from now --</p> <p>3 MR. MENDENHALL: Yeah. I'll look</p> <p>4 through and see if anything comes out --</p> <p>5 CHAIRMAN MILLS: -- case files or</p> <p>6 something like that, then definitely take a</p> <p>7 look at that.</p> <p>8 MR. MENDENHALL: Yeah, not a problem.</p> <p>9 MR. LEWIS: So one more thing. So it's</p> <p>10 aged where you couldn't scan it onto a</p> <p>11 computer server. You can have OCR on like</p> <p>12 Adobe, even if it's a scanned document, I</p> <p>13 think.</p> <p>14 MR. MENDENHALL: Well, yeah, I was</p> <p>15 actually talking to Erin about that prior to</p> <p>16 the meeting, and we certainly could scan it.</p> <p>17 And OCR, as far as searching, I mean, that's</p> <p>18 possible. I'm not as familiar as how good or</p> <p>19 how bad it is. Once again, it's a whole bunch</p> <p>20 of emailed documents.</p> <p>21 MR. CHESNEY: Well, as someone who</p> <p>22 recently looked at investing into a business</p> <p>23 records management business, it's cheaper to</p> <p>24 store the box then it is to scan it in.</p> <p>25 MS. McCORMICK: Yes. Right.</p>
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<p>1 MR. CHESNEY: I would agree, I guess.</p> <p>2 MR. LEWIS: Is it labeled so that we</p> <p>3 know --</p> <p>4 MR. MENDENHALL: Yeah.</p> <p>5 MR. CHESNEY: So just so you know, if</p> <p>6 you've ever worked with Mark, Mark used to</p> <p>7 carry around this little briefcase thing on</p> <p>8 wheels, and every meeting he had a folder,</p> <p>9 like this. This is before the iPads.</p> <p>10 MR. BARRETT: It was an accordion</p> <p>11 folder.</p> <p>12 MR. CHESNEY: Accordion folder, and it</p> <p>13 was just shoved full of crap. I would always</p> <p>14 be like, what is that?</p> <p>15 MR. MENDENHALL: He kept very good</p> <p>16 records, for sure.</p> <p>17 MR. CHESNEY: He kept a lot of records.</p> <p>18 I don't know about very good.</p> <p>19 MR. MENDENHALL: Yeah, well, very</p> <p>20 detailed, expansive records.</p> <p>21 MS. WHYTE: He's a lawyer.</p> <p>22 MR. CHESNEY: And so he would like print</p> <p>23 out emails and things like that.</p> <p>24 CHAIRMAN MILLS: My recommendation would</p> <p>25 be that we defer to you for what's required</p>	<p>1 MR. CHESNEY: So, I mean, if you really</p> <p>2 think it's important to keep, then we'll just</p> <p>3 keep it.</p> <p>4 MR. LEWIS: Fair enough. That's all</p> <p>5 good.</p> <p>6 CHAIRMAN MILLS: Anything else?</p> <p>7 MR. MENDENHALL: No, sir.</p> <p>8 CHAIRMAN MILLS: Okay. Thank you.</p> <p>9 Field manager's report.</p> <p>10 MR. MAY: In front of you, you have a</p> <p>11 proposal from Bricks By the Mile. I would</p> <p>12 like to go forward with the next stage of</p> <p>13 some brick repairs that are along Linebaugh</p> <p>14 Avenue, the homes on the back side of Royce.</p> <p>15 We've got about four homes that are</p> <p>16 affected by cracked walls, cracked bricks that</p> <p>17 has to be replaced. The proposal is for</p> <p>18 \$10,250. So I'm just suggesting that if the</p> <p>19 board would go ahead and go forward with</p> <p>20 that, the next phase is brick repair.</p> <p>21 We have a few more on the property.</p> <p>22 This is one of the larger ones. This is</p> <p>23 actually the second largest. We already did</p> <p>24 the first largest over there on Countryway.</p> <p>25 Now, we've got this one to do, and after</p>

<p style="text-align: right;">Page 125</p> <p>1 this one, we'll tackle a bunch of the littler</p> <p>2 ones. So that's the proposal for that.</p> <p>3 MS. WHYTE: You have pictures. It's</p> <p>4 inside your agenda packets.</p> <p>5 MR BAUMHOVER: Which quote was that?</p> <p>6 MR. MAYS: From Bricks By the Mile,</p> <p>7 \$10,250.</p> <p>8 MR. LEWIS: Doug, from -- and correct me</p> <p>9 if we need a motion before I discuss this --</p> <p>10 but I cannot remember from the last time we</p> <p>11 approved the brick repairs, did we identify</p> <p>12 what the culprit was on that? And has it been</p> <p>13 removed, or can it be removed?</p> <p>14 MR. MAYS: That one there is pretty much</p> <p>15 ground settling, the one over on Countryway</p> <p>16 was tree roots, which were the tree roots --</p> <p>17 we didn't have to remove the trees. He put in</p> <p>18 lintels so the roots could grow under, so he</p> <p>19 put steel lintels in there.</p> <p>20 So this one was pretty much ground</p> <p>21 settling and a couple of trees. So he'll do</p> <p>22 the same thing with them. You can see where</p> <p>23 he's proposing to install -- repair the</p> <p>24 retaining wall and everything, so he's -- and</p> <p>25 some rebar to put this stuff back together</p>	<p style="text-align: right;">Agenda Page 36 Page 127</p> <p>1 the --</p> <p>2 MR. MAYS: Some of it -- some of it is</p> <p>3 in the mortar seam, but it's straight down. It</p> <p>4 will be like the mortar, and then it'll hit a</p> <p>5 brick, it will be like the mortar, and then</p> <p>6 it'll hit a brick.</p> <p>7 MR. ROSS: But I'm talking about in</p> <p>8 front of the concrete -- is that the term,</p> <p>9 veneer?</p> <p>10 MS. WHYTE: They're solid.</p> <p>11 MR. ROSS: They're all solid brick.</p> <p>12 MR. MAYS: They're solid brick.</p> <p>13 MR. ROSS: Are they going to replace</p> <p>14 them all with solid bricks?</p> <p>15 MR. MAYS: He's going to clean off the</p> <p>16 good ones, and we have that stash of brick for</p> <p>17 that reason. He's going to replace the ones</p> <p>18 that have to be replaced with full brick.</p> <p>19 MR. ROSS: And so he's not going to use</p> <p>20 veneers; it's going to be brick by brick.</p> <p>21 MS. WHYTE: Oh, no.</p> <p>22 MR. ROSS: And there's lots of pictures</p> <p>23 of problems. Are all of those problem</p> <p>24 pictures covered by this quote?</p> <p>25 MR. MAYS: Yes.</p>
<p style="text-align: right;">Page 126</p> <p>1 properly and make it last.</p> <p>2 MR. LEWIS: Thank you.</p> <p>3 MR. BAUMHOVER: It's on the Page 76.</p> <p>4 That's where it starts.</p> <p>5 MR. CHESNEY: Did you upgrade your iPad?</p> <p>6 MS. WHYTE: No, that's not my iPad. The</p> <p>7 reason we did it on the agenda packets,</p> <p>8 because I was away with the holidays, it was</p> <p>9 easy just to send everything to her. So,</p> <p>10 normally, I would upload it individually, but</p> <p>11 we put it right into the agenda package this</p> <p>12 time around.</p> <p>13 CHAIRMAN MILLS: Okay. So the</p> <p>14 recommendation is to approve.</p> <p>15 MR. MAYS: Yes, sir.</p> <p>16 CHAIRMAN MILLS: Is there a motion?</p> <p>17 Mr. Ross.</p> <p>18 MR. ROSS: Question. I don't know the</p> <p>19 right terms, but sometimes you'll have a full</p> <p>20 brick, and sometimes there's a concrete wall</p> <p>21 in which they just put a little thin brick</p> <p>22 plate and has the appearance of brick, but</p> <p>23 it's really not brick.</p> <p>24 In this particular instance, is this</p> <p>25 full bricks that have cracked, or is it</p>	<p style="text-align: right;">Page 128</p> <p>1 MR. ROSS: Okay. I'll make a motion that</p> <p>2 we proceed with the acceptance of that quote.</p> <p>3 MR. CHESNEY: I seconded it.</p> <p>4 CHAIRMAN MILLS: Okay. Any further</p> <p>5 discussion?</p> <p>6 (No response.)</p> <p>7 CHAIRMAN MILLS: All in favor.</p> <p>8 (All board members signify in the</p> <p>9 affirmative.)</p> <p>10 CHAIRMAN MILLS: Five to zero.</p> <p>11 (Motion passes.)</p> <p>12 MR. MAYS: Unless you've got something</p> <p>13 you've got questions for, I can't think of</p> <p>14 anything else.</p> <p>15 I mean, you see the slide was installed</p> <p>16 at the park, so it seems to be a hit. We went</p> <p>17 to a GSI mapping seminar -- GIS seminar this</p> <p>18 afternoon and got briefed on quite a bit of</p> <p>19 that stuff, and he'll be at our workshop to</p> <p>20 teach you guys how to use it.</p> <p>21 And it's pretty sharp to what it can do</p> <p>22 and what the capabilities are. These things</p> <p>23 are unbelievable. Even I was impressed.</p> <p>24 MS. WHYTE: Yes, Doug was impressed.</p> <p>25 MR. MAYS: I didn't fall asleep. I</p>

<p style="text-align: right;">Page 129</p> <p>1 didn't fall asleep. No.</p> <p>2 MS. WHYTE: It has a lot of potential</p> <p>3 for our district. There are many layers to</p> <p>4 this GIS map. Basically the ones that I want</p> <p>5 to make sure that -- the girl from Stantec,</p> <p>6 Erin, and James will be attending your</p> <p>7 workshop, and I will not be at the 22nd</p> <p>8 workshop.</p> <p>9 I'll be in Canada getting my parents. I</p> <p>10 apologize. That was done six months ago. But</p> <p>11 Erin and James will give you -- there is an</p> <p>12 overhead projector at the library. They're</p> <p>13 going to give you guys the strictest -- you</p> <p>14 know, guidelines to show you how to use the</p> <p>15 GIS map, because Doug did it on a regular</p> <p>16 Google map.</p> <p>17 I gave him an address, and he went --</p> <p>18 and he was off in Spain. So I asked them to</p> <p>19 contain it to our area just so that if</p> <p>20 anything -- like we put the Shires, I ended up</p> <p>21 in England. So I want to make sure that</p> <p>22 that's done.</p> <p>23 So they'll show you how to manipulate --</p> <p>24 you move through the process. It's simple,</p> <p>25 but it's still a little bit -- there's a lot</p>	<p style="text-align: right;">Agenda Page 37 Page 131</p> <p>1 trails. It's all internet based. You can go</p> <p>2 and take a picture of a stop sign, and that</p> <p>3 stop sign will be scanned directly into your</p> <p>4 GIS map location, latitude, longitude.</p> <p>5 It will immediately input -- posted</p> <p>6 right onto the -- I mean, it is cool. There</p> <p>7 is a lot. Irrigation system is another one</p> <p>8 that is -- a lot of potential, because it's</p> <p>9 underground, so I would like to map out where</p> <p>10 all the valves are, where all of the shut-off</p> <p>11 valves are, because Doug spends half the time</p> <p>12 looking for shut-off valves. The county</p> <p>13 doesn't know where half of them are.</p> <p>14 So those are all layers of this map that</p> <p>15 are really pretty exciting, but it's going to</p> <p>16 take another -- a few years possibly to get</p> <p>17 all of this done. But there's many layers</p> <p>18 that we can put on this GI so that you have</p> <p>19 eventually -- I don't know how to say this --</p> <p>20 but you can actually sort it out to the</p> <p>21 community.</p> <p>22 So if they have a problem and they see a</p> <p>23 main-line break or they see water gushing or</p> <p>24 they see irrigation shooting up, they can</p> <p>25 actually log in like email, through that, like</p>
<p style="text-align: right;">Page 130</p> <p>1 of layers to it. So that's what they're going</p> <p>2 to show you.</p> <p>3 Make sure that each one of you got a log-</p> <p>4 in from Erin. Please log in. You've got two</p> <p>5 weeks -- I was hoping to get it long before.</p> <p>6 Get on the site. Make sure your account is</p> <p>7 set up. If you have problems, call me, she'll</p> <p>8 walk you through it, or call Erin.</p> <p>9 But get on the site and make sure your</p> <p>10 computers are set up and ready to go at the</p> <p>11 January 22nd board meeting, because they're</p> <p>12 going to talk you through it. They're going</p> <p>13 to sit and show you, and hopefully you'll be</p> <p>14 as excited as we were.</p> <p>15 These are basic layers, which is the</p> <p>16 maps I showed you. We're already working on</p> <p>17 layer number four, and after today's meeting,</p> <p>18 I've got like about ten I'm interested in.</p> <p>19 One of the coolest ones is you can actually</p> <p>20 take -- and this will be future, way down --</p> <p>21 but the staff will have the accessibility</p> <p>22 either on their phone or on an iPad in their</p> <p>23 vehicle while they're out.</p> <p>24 They can immediately resolve the</p> <p>25 problems -- there will be no more paper</p>	<p style="text-align: right;">Page 132</p> <p>1 the county's website, very similar to that,</p> <p>2 and they can communicate directly with us.</p> <p>3 Then we can give it to these guy and</p> <p>4 say, "Hey, Lavon, we've got that," and we can</p> <p>5 send it over to Davey, and say, "Hey, Davey,</p> <p>6 this valve needs to be shut off. You've got</p> <p>7 an irrigation break here. You've got a</p> <p>8 main-line break here."</p> <p>9 CHAIRMAN MILLS: Cool.</p> <p>10 MS. WHYTE: So it's in real time. So</p> <p>11 it's pretty -- it was pretty interesting, so</p> <p>12 that's next. But keep in mind, please, please</p> <p>13 log into your iPads and make it -- you know,</p> <p>14 get it into your -- so you're ready to go on</p> <p>15 the January 22nd meeting.</p> <p>16 CHAIRMAN MILLS: Okay. Audience</p> <p>17 comments.</p> <p>18 (No response.)</p> <p>19 MR. ARGUS: Happy New Year.</p> <p>20 CHAIRMAN MILLS: Thank you. Same to you.</p> <p>21 Supervisor requests. Mr. Chesney.</p> <p>22 MR. CHESNEY: Normally each year I do a</p> <p>23 reserve analysis that I provide. I did not do</p> <p>24 that as of yet. And I was going to do it when</p> <p>25 I was sitting here, but I couldn't log in.</p>

<p style="text-align: right;">Page 133</p> <p>1 I would think that our fund balance is</p> <p>2 relatively significant, and since it does not</p> <p>3 look like we are going to purchase a golf</p> <p>4 course, I would encourage my fellow</p> <p>5 supervisors that some of the projects we've</p> <p>6 talked about might be appropriate to look at</p> <p>7 doing them.</p> <p>8 Some of them have been, just to remind</p> <p>9 everyone, ones that they brought up, that</p> <p>10 increased, you know, landscaping, which I</p> <p>11 think we're kind of doing, review of the</p> <p>12 center park, West Park Village.</p> <p>13 We talked about expanding the sidewalks</p> <p>14 on whatever side of the road this is, south</p> <p>15 side of the road along Linebaugh. And we</p> <p>16 talked about developing some of the property</p> <p>17 near the lake by Westchase Elementary, you</p> <p>18 know, including doing our own nursery and/or</p> <p>19 maybe, you know, a boardwalk or something like</p> <p>20 that.</p> <p>21 I'm not saying that you should do any of</p> <p>22 those things. I'm just reminding -- some of</p> <p>23 the things that have come across and that, you</p> <p>24 know, we probably -- you know, we do have lawn</p> <p>25 care renewal this year that we'll have to</p>	<p style="text-align: right;">Agenda Page 38 Page 135</p> <p>1 had put together -- we haven't done it for</p> <p>2 a while.</p> <p>3 I think the main reason we haven't done</p> <p>4 it or we had stopped doing it was I don't know</p> <p>5 if -- I think it's a valuable tool, but I</p> <p>6 don't know if it was a valuable tool for the</p> <p>7 board because nobody ever had any feedback on</p> <p>8 it, at least at the time.</p> <p>9 MR. ROSS: I think it was because we</p> <p>10 were so ecstatic with it.</p> <p>11 MR. MENDENHALL: Well, it could be.</p> <p>12 MR. ROSS: I personally found it useful,</p> <p>13 and I think we have several projects that</p> <p>14 we're sort of tracking, if you will, and if we</p> <p>15 could bring that back into the fold, that</p> <p>16 would be great.</p> <p>17 MR. CHESNEY: I don't think it needs to</p> <p>18 be as formal as it was, but a list is always</p> <p>19 useful.</p> <p>20 MR. ROSS: I don't know. I just found</p> <p>21 it to be a useful tool, and whether that's the</p> <p>22 best tool or not, I have no idea.</p> <p>23 MR. CHESNEY: The problem with looking</p> <p>24 at the, you know, minutes, the minutes are</p> <p>25 useful, but, I mean, they're like this big</p>
<p style="text-align: right;">Page 134</p> <p>1 begin work on. There's a good chance that</p> <p>2 that might be an increase.</p> <p>3 But I think there is probably, you know,</p> <p>4 room in the budget, given that reserve</p> <p>5 analysis for -- you know, to think about some</p> <p>6 of these other projects, you know. It's been</p> <p>7 two or three years since we have done a</p> <p>8 renewal, of the last thing, being the parks.</p> <p>9 CHAIRMAN MILLS: Very good. Anything</p> <p>10 else?</p> <p>11 MR. CHESNEY: no.</p> <p>12 CHAIRMAN MILLS: Mr. Ross.</p> <p>13 MR. ROSS: Two things. For a while,</p> <p>14 Andy, Severn Trent or Inframark -- I forget</p> <p>15 which one it was -- was doing a report for us,</p> <p>16 sort of a matrix --</p> <p>17 MR. MENDENHALL: Okay.</p> <p>18 MR. ROSS: -- helping us track the</p> <p>19 status of various projects that we're working</p> <p>20 on, and you were generating that on a monthly</p> <p>21 basis. I don't remember if that was one year</p> <p>22 ago or two years ago, but I think it would be</p> <p>23 great if we went back to utilizing that tool.</p> <p>24 MR. MENDENHALL: Okay. I think it was</p> <p>25 -- yeah, if I remember it, yeah, Bill Casale</p>	<p style="text-align: right;">Page 136</p> <p>1 giant document.</p> <p>2 MR. MENDENHALL: Yes.</p> <p>3 MR. CHESNEY: And you've got to dig</p> <p>4 through there and figure out --</p> <p>5 MR. MENDENHALL: Yeah, no doubt.</p> <p>6 MR. CHESNEY: I think the part you found</p> <p>7 valuable was the summary of this is still</p> <p>8 going on.</p> <p>9 CHAIRMAN MILLS: Things not closed out</p> <p>10 yet, engineering or whatever.</p> <p>11 MR. MENDENHALL: Right. So -- and</p> <p>12 there's -- I agree, there is certainly value</p> <p>13 to that. I think maybe the thing that was</p> <p>14 less valuable about it, there were some</p> <p>15 metrics in there that were, you know, how many</p> <p>16 phone calls, this and that.</p> <p>17 I don't know if that was -- I think the</p> <p>18 project list is kind of where things were.</p> <p>19 MR. ROSS: Now that you're getting into</p> <p>20 the details, I agree, I don't necessarily need</p> <p>21 to know what folks are doing on a day-to-day</p> <p>22 basis, but it was helpful for me to know that</p> <p>23 there were certain projects that were within</p> <p>24 you all's vision, that they are in the work</p> <p>25 path, if you will; and to the extent that we</p>

<p style="text-align: right;">Page 137</p> <p>1 hit mile markers, saying, "Hey, we got to this 2 point and that point?", that kind of stuff. 3 MR. MENDENHALL: Yes. 4 MR. CHESNEY: Just, for example, the 5 lawn care renewal, that's going to be coming 6 up. So, you know, what always happen is, it 7 kind of goes closer to the edge, and then, you 8 know, maybe we don't want to use -- I can't 9 remember their name. 10 MR. LEWIS: Davey? 11 MR. CHESNEY: No. 12 MS. WHYTE: OLM. 13 MR. MENDENHALL: Yeah. 14 MR. CHESNEY: OLM. Maybe we do. But we 15 always have to, because we wait right up until 16 the end. 17 MR. MENDENHALL: So I think now, because 18 now I'm remembering these reports and whatnot, 19 I think at least in the last iteration of 20 it, you also had Tonja and Erin submitting 21 reports that we're putting in the package. 22 You know, to me, it might be easier if 23 you and Tonja, if you just want to email 24 things you're working on, and we can just 25 compile it in one, because I always found that</p>	<p style="text-align: right;">Agenda Page 39 Page 139</p> <p>1 CHAIRMAN MILLS: Is this a New Year's 2 resolution? 3 MR. ROSS: In some ways, you know, I 4 need to be a little bit more a grateful and 5 thankful person, I think it would be helpful 6 if the district was as well. 7 If you want I'll read it, but I'll give 8 you all a moment to read it. 9 MR. BARRETT: Oh, no. No. No. No. No. 10 Please don't do it. I'm grateful. I haven't 11 even read it. Please don't do this. 12 MR. CHESNEY: You make me feel bad for 13 yelling at him, aren't you? 14 MR. ROSS: I've butted heads with him 15 plenty of times. 16 MR. BARRETT: I deserve that. 17 MR. ROSS: I butted heads with him 18 plenty of times. But if you don't want me to 19 proceed with it -- 20 MR. BARRETT: No, I don't -- 21 MR. ROSS: -- I'll point out that we've 22 done something similar at the WCA. For 23 example, we did a resolution for Carlos 24 Quiros, and I was pleased to be involved in 25 that.</p>
<p style="text-align: right;">Page 138</p> <p>1 to be a little bit confusing, because there 2 were a couple of different reports that were 3 coming in at different times, and, of course, 4 try to package everything up prior to the 5 meeting. But we can work on that detail. 6 I think I know what your objective is, 7 Greg. 8 MR. ROSS: I'll defer to you all's 9 judgment and what you think is the best use of 10 your time, but I do think that sort of tool 11 would personally be helpful. 12 MR. CHESNEY: Yeah. And also because it 13 shortens the -- you know, if you look at this, 14 you have attorney's report. Well, I mean, 15 there's some things in there, like the street 16 lights, well, maybe one of us had some input 17 into that ahead of time, and that helps 18 trigger, you know, what's going on. 19 MR. MENDENHALL: Yes. Okay. No 20 problem. 21 CHAIRMAN MILLS: Second item. 22 MR. ROSS: The second item, I wanted to 23 propose a resolution for the district. I 24 typed it out. And I'll give you all a moment 25 to look at it.</p>	<p style="text-align: right;">Page 140</p> <p>1 MR. BARRETT: I appreciate it, Brian. I 2 appreciate the thought and the motion, but, 3 no, this is -- I'm good. Thank you. But 4 please don't do it. 5 MR. ROSS: Okay. I'll honor your 6 wishes. I'll withdraw it. 7 MR. BARRETT: Thank you, though. I'm 8 tremendously grateful. 9 MR. ROSS: That was my second item. 10 CHAIRMAN MILLS: For the record, it 11 didn't pass unanimously, only because it 12 wasn't voted on. 13 MR. BARRETT: Maybe that's what I was 14 scared about -- 15 MR. ROSS: Yeah. Yeah. Yeah. Yeah. 16 MR. BARRETT: -- it probably wouldn't 17 have passed. 18 MR. ROSS: You want me to be honest, 19 though, I originally had the word 20 "unanimously" in there, and I took it out. 21 CHAIRMAN MILLS: It's like that joke -- 22 right? -- what happens when there is a failed 23 coup, what do you tell the government the next 24 day? We were only kidding. 25 CHAIRMAN MILLS: Mr. Lewis.</p>

<p style="text-align: right;">Page 141</p> <p>1 MR. LEWIS: Coincidentally, I just want 2 to say thanks to Greg for the spearheading all 3 the discussions with the golf course. I know 4 it didn't really go through as we had intended, 5 but I do appreciate it. 6 MR. CHESNEY: I made a new friend. 7 MR. LEWIS: So there you go. You got 8 some good lunches out of it. 9 MR. CHESNEY: You know, actually it was 10 fine. You know, I learned a lot about the 11 golf course business. The great thing about 12 being on the CDD is you get involved in a lot 13 of things. You can learn a lot. 14 MR. LEWIS: That's all I have. 15 CHAIRMAN MILLS: Mr. Baumhover. 16 MR. BAUMHOVER: Nothing. 17 CHAIRMAN MILLS: Nothing? I will tag on 18 what Mr. Lewis said, and that is, actually if 19 look back on what our original intent was in 20 the pursuing purchasing the golf course, to 21 steal Mr. Ross' line, was to avoid a bad 22 outcome. 23 MR. CHESNEY: Yeah. 24 CHAIRMAN MILLS: And everything I have 25 seen the golf course do since these</p>	<p style="text-align: right;">Agenda Page 40 Page 143</p> <p>1 out there. 2 MR. CHESNEY: Yeah. 3 CHAIRMAN MILLS: Some equity, installing 4 it themselves. 5 MR. CHESNEY: Oh, yeah. But if you 6 haven't eaten there, the chef there is 7 phenomenal. 8 MR. BAUMHOVER: Daniel? 9 MR. CHESNEY: Yeah, Daniel. He does a 10 great job. And his Wednesday happy hours, he 11 mixes it up. He does something new each time. 12 It's great. 13 MR. MENDENHALL: Switch these meetings 14 to Wednesdays. 15 MR. ROSS: And the location. 16 CHAIRMAN MILLS: Well, Happy New Year, 17 everyone. It's appropriate for a motion to 18 adjourn. 19 MR. LEWIS: So moved. 20 MR. BAUMHOVER: Second. 21 CHAIRMAN MILLS: Have a good night, 22 everyone. 23 (At 6:10 p.m., the meeting concludes.) 24 25</p>
<p style="text-align: right;">Page 142</p> <p>1 discussions started over a year ago is that 2 asset has improved within the community, both 3 from a physical standpoint, events, 4 activities, and so forth. 5 So if it's becoming more viable because 6 of all of that, that's avoiding a bad outcome. 7 Right? So if it continues to sustain and 8 maintain and improve, then, you know, that's 9 excellent. 10 MR. CHESNEY: Yeah. And I think 11 everyone need to think about it, you know, 12 Wednesday happy hours, that kind of stuff, 13 just whenever you think about going out, don't 14 forget to go to the golf course, because they 15 can use it. 16 Wednesday happy hour, I'll tell you, I 17 went just before Christmas, it was awesome. 18 The food is incredible. The entertainment guy 19 -- I don't remember his name -- was great. 20 There was no one there. So get a group and go 21 there. 22 CHAIRMAN MILLS: They put a brick deck 23 out off the side. 24 MR. CHESNEY: Yeah. 25 CHAIRMAN MILLS: Zack and his guys were</p>	<p style="text-align: right;">Page 144</p> <p>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 January 28, 2019. 15 16 17 18 19 _____ 20 James P. Mills, Chairman 21 22 23 24 25</p>

2B.

**Westchase
Community Development District**

*Financial Report
December 31, 2018*

Prepared by



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**Westchase
Community Development District**

Financial Statements

(Unaudited)

December 31, 2018

Balance Sheet
December 31, 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)
ASSETS								
Cash - Checking Account	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Due From Other Funds	4,569,729	331,846	31,342	37,298	29,467	810	550,858	69,806
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	-	-	-	-	-	-	-	-
Deposits	6,389	3,628	4,043	20	-	-	7,425	800
TOTAL ASSETS	\$ 4,576,118	\$ 335,474	\$ 35,385	\$ 37,318	\$ 29,467	\$ 810	\$ 558,283	\$ 70,606

Balance Sheet
December 31, 2018

ACCOUNT DESCRIPTION	GENERAL FUND - WEST PARK VILLAGE (323,4,5A,6) (104)	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
ASSETS									
Cash - Checking Account	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 819,249	\$ 819,249
Due From Other Funds	50,602	18,740	188,374	3,567	7,514	10,297	-	-	5,900,250
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	-	-	-	-	-	-	-	3,018,838	3,018,838
Reserve Fund	-	-	-	34,000	-	-	-	-	34,000
Revenue Fund	-	-	-	220,370	-	557,735	-	-	778,105
Deposits	18,600	-	-	-	-	-	-	-	40,905
TOTAL ASSETS	\$ 69,202	\$ 18,740	\$ 188,374	\$ 257,937	\$ 7,514	\$ 568,032	\$ 688,845	\$ 5,900,252	\$ 13,342,357

Balance Sheet
December 31, 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)
LIABILITIES								
Accounts Payable	\$ 17,876	\$ 5,445	\$ -	\$ (87)	\$ -	\$ -	\$ 14,760	\$ 650
Sales Tax Payable	54	7	-	-	-	-	12	-
Due To Other Funds	-	-	-	-	-	-	-	-
TOTAL LIABILITIES	17,930	5,452	-	(87)	-	-	14,772	650
FUND BALANCES								
Nonspendable:								
Deposits	6,389	3,628	4,043	20	-	-	7,425	800
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:	3,297,477	292,382	26,970	30,806	24,803	810	382,457	52,798
TOTAL FUND BALANCES	\$ 4,558,188	\$ 330,022	\$ 35,385	\$ 37,405	\$ 29,467	\$ 810	\$ 543,511	\$ 69,956
TOTAL LIABILITIES & FUND BALANCES	\$ 4,576,118	\$ 335,474	\$ 35,385	\$ 37,318	\$ 29,467	\$ 810	\$ 558,283	\$ 70,606

Balance Sheet
December 31, 2018

ACCOUNT DESCRIPTION	GENERAL FUND - WEST PARK VILLAGE (323,4,5A,6) (104)	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	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 38,750
Sales Tax Payable	-	-	2	-	-	-	-	-	75
Due To Other Funds	-	-	-	-	-	-	-	5,900,251	5,900,251
TOTAL LIABILITIES	-	-	108	-	-	-	-	5,900,251	5,939,076
FUND BALANCES									
Nonspendable:									
Deposits	18,600	-	-	-	-	-	-	-	40,905
Restricted for:									
Debt Service	-	-	-	257,937	7,514	568,032	-	-	833,483
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:	50,602	10,204	115,189	-	-	-	-	1	4,284,499
TOTAL FUND BALANCES	\$ 69,202	\$ 18,740	\$ 188,266	\$ 257,937	\$ 7,514	\$ 568,032	\$ 688,845	\$ 1	\$ 7,403,281
TOTAL LIABILITIES & FUND BALANCES	\$ 69,202	\$ 18,740	\$ 188,374	\$ 257,937	\$ 7,514	\$ 568,032	\$ 688,845	\$ 5,900,252	\$ 13,342,357

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending December 31, 2018

ACCOUNT DESCRIPTION	DEC-18 ACTUAL	YEAR TO DATE ACTUAL	ANNUAL ADOPTED BUDGET	YTD ACTUAL AS A % OF ADOPTED BUD
REVENUES				
Interest - Investments	\$ 435	\$ 917	\$ 3,000	30.57%
Special Assmnts- Tax Collector	1,698,596	2,389,353	2,699,509	88.51%
Special Assmnts- Discounts	(67,749)	(95,566)	(107,980)	88.50%
Other Miscellaneous Revenues	402	5,535	-	0.00%
Pavilion Rental	771	3,158	4,000	78.95%
TOTAL REVENUES	1,632,455	2,303,397	2,598,529	88.64%
EXPENDITURES				
Administration				
P/R-Board of Supervisors	1,000	2,800	13,000	21.54%
FICA Taxes	77	214	995	21.51%
ProfServ-Engineering	3,080	6,863	36,000	19.06%
ProfServ-Legal Services	5,072	9,626	90,000	10.70%
ProfServ-Mgmt Consulting Serv	9,017	27,050	108,198	25.00%
ProfServ-Recording Secretary	1,339	2,527	11,000	22.97%
Auditing Services	2,000	2,000	7,592	26.34%
Postage and Freight	24	178	1,200	14.83%
Insurance - General Liability	-	35,549	39,381	90.27%
Printing and Binding	25	249	600	41.50%
Legal Advertising	-	514	6,500	7.91%
Misc-Assessmnt Collection Cost	32,617	45,876	53,990	84.97%
Misc-Credit Card Fees	32	85	350	24.29%
Misc-Contingency	-	-	100	0.00%
Office Supplies	-	-	550	0.00%
Annual District Filing Fee	-	175	175	100.00%
Total Administration	54,283	133,706	369,631	36.17%
Flood Control/Stormwater Mgmt				
Contracts-Lake and Wetland	9,833	29,500	118,000	25.00%
Contracts-Fountain	500	1,755	7,020	25.00%
R&M-Aquascaping	-	2,000	15,000	13.33%
R&M-Drainage	-	-	28,000	0.00%
R&M-Fountain	37	612	3,000	20.40%
Total Flood Control/Stormwater Mgmt	10,370	33,867	171,020	19.80%

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending December 31, 2018

ACCOUNT DESCRIPTION	DEC-18 ACTUAL	YEAR TO DATE ACTUAL	ANNUAL ADOPTED BUDGET	YTD ACTUAL AS A % OF ADOPTED BUD
<u>Right of Way</u>				
Payroll-Salaries	15,373	46,119	178,145	25.89%
Payroll-Benefits	3,950	23,631	62,454	37.84%
Payroll - Overtime	1,562	5,117	17,500	29.24%
Payroll - Bonus	3,500	13,495	33,652	40.10%
FICA Taxes	2,305	7,167	25,954	27.61%
Contracts-Police	11,058	33,091	180,000	18.38%
Contracts-Other Services	1,630	4,890	19,560	25.00%
Contracts-Landscape	43,801	131,402	525,608	25.00%
Contracts-Mulch	-	-	147,592	0.00%
Contracts-Plant Replacement	-	-	52,960	0.00%
Contracts-Road Cleaning	-	-	8,351	0.00%
Contracts-Security Alarms	160	321	641	50.08%
Contracts-Pest Control	48	294	576	51.04%
Contracts-Other Landscape	480	1,440	6,843	21.04%
Fuel, Gasoline and Oil	849	3,900	11,917	32.73%
Communication - Teleph - Field	518	1,119	11,600	9.65%
Utility - General	2,426	5,187	32,000	16.21%
Utility - Reclaimed Water	371	1,033	15,000	6.89%
Insurance - General Liability	-	3,403	3,770	90.27%
R&M-General	604	9,246	42,500	21.76%
R&M-Equipment	-	1,740	20,000	8.70%
R&M-Grounds	12,270	33,202	128,300	25.88%
R&M-Irrigation	12,262	20,384	65,000	31.36%
R&M-Sidewalks	950	950	17,000	5.59%
R&M-Signage	-	598	6,000	9.97%
R&M-Walls and Signage	-	-	32,500	0.00%
Misc-Holiday Decor	6,302	11,959	10,000	119.59%
Misc-Hurricane Expense	7,500	13,125	-	0.00%
Misc-Taxes (Streetlights)	-	-	34,084	0.00%
Misc-Contingency	-	-	5,000	0.00%
Office Supplies	149	197	3,500	5.63%
Cleaning Services	280	420	1,680	25.00%
Op Supplies - General	48	348	6,000	5.80%
Op Supplies - Uniforms	-	408	600	68.00%
Supplies - Misc.	-	171	600	28.50%
Subscriptions and Memberships	-	-	400	0.00%
Conference and Seminars	-	-	1,000	0.00%
Capital Outlay	-	7,130	-	0.00%
Total Right of Way	128,396	381,487	1,708,287	22.33%

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending December 31, 2018

ACCOUNT DESCRIPTION	DEC-18 ACTUAL	YEAR TO DATE ACTUAL	ANNUAL ADOPTED BUDGET	YTD ACTUAL AS A % OF ADOPTED BUD
<u>Common Area</u>				
R&M-General	-	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	1,839	7,391	24.88%
Impr - Park	16,708	16,708	319,500	5.23%
Total Common Area	<u>17,321</u>	<u>19,090</u>	<u>349,591</u>	<u>5.46%</u>
TOTAL EXPENDITURES	210,370	568,150	2,598,529	21.86%
Excess (deficiency) of revenues				
Over (under) expenditures	<u>1,422,085</u>	<u>1,735,247</u>	<u>-</u>	<u>0.00%</u>
Net change in fund balance	<u>\$ 1,422,085</u>	<u>\$ 1,735,247</u>	<u>\$ -</u>	<u>0.00%</u>
FUND BALANCE, BEGINNING (OCT 1, 2018)		2,822,941	2,822,941	
FUND BALANCE, ENDING		<u>\$ 4,558,188</u>	<u>\$ 2,822,941</u>	

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending December 31, 2018

ACCOUNT DESCRIPTION	DEC-18 ACTUAL	YEAR TO DATE ACTUAL	ANNUAL ADOPTED BUDGET	YTD ACTUAL AS A % OF ADOPTED BUD
REVENUES				
Interest - Investments	\$ 36	\$ 76	\$ 125	60.80%
Special Assmnts- Tax Collector	39,656	55,783	63,005	88.54%
Special Assmnts- Discounts	(2,920)	(4,119)	(4,653)	88.52%
Capital Improvement	33,560	47,207	53,319	88.54%
Gate Bar Code/Remotes	98	196	-	0.00%
TOTAL REVENUES	70,430	99,143	111,796	88.68%
EXPENDITURES				
Administration				
Misc-Assessmnt Collection Cost	1,406	1,977	2,326	85.00%
Misc-Credit Card Fees	3	6	15	40.00%
Total Administration	1,409	1,983	2,341	84.71%
Right of Way				
Communication - Teleph - Field	235	841	2,831	29.71%
Electricity - Streetlighting	515	995	8,585	11.59%
Insurance - General Liability	-	1,511	1,674	90.26%
R&M-General	5,445	6,885	19,700	34.95%
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	6,195	11,352	56,136	20.22%
TOTAL EXPENDITURES	7,604	13,335	58,477	22.80%
Excess (deficiency) of revenues Over (under) expenditures	62,826	85,808	53,319	0.00%
OTHER FINANCING SOURCES (USES)				
Contribution to (Use of) Fund Balance	-	-	53,319	0.00%
TOTAL FINANCING SOURCES (USES)	-	-	53,319	0.00%
Net change in fund balance	\$ 62,826	\$ 85,808	\$ 53,319	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2018)		244,214	244,214	
FUND BALANCE, ENDING		\$ 330,022	\$ 297,533	

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending December 31, 2018

ACCOUNT DESCRIPTION	DEC-18 ACTUAL	YEAR TO DATE ACTUAL	ANNUAL ADOPTED BUDGET	YTD ACTUAL AS A % OF ADOPTED BUD
REVENUES				
Interest - Investments	\$ 3	\$ 8	\$ 40	20.00%
Special Assmnts- Tax Collector	11,439	16,091	18,174	88.54%
Special Assmnts- Discounts	(456)	(644)	(727)	88.58%
TOTAL REVENUES	10,986	15,455	17,487	88.38%
EXPENDITURES				
Administration				
Misc-Assessmnt Collection Cost	220	309	363	85.12%
Total Administration	220	309	363	85.12%
Right of Way				
R&M-Streetlights	1,524	3,049	17,124	17.81%
Total Right of Way	1,524	3,049	17,124	17.81%
TOTAL EXPENDITURES	1,744	3,358	17,487	19.20%
Excess (deficiency) of revenues				
Over (under) expenditures	9,242	12,097	-	0.00%
Net change in fund balance	\$ 9,242	\$ 12,097	\$ -	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2018)		23,288	23,288	
FUND BALANCE, ENDING		\$ 35,385	\$ 23,288	

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending December 31, 2018

ACCOUNT DESCRIPTION	DEC-18 ACTUAL	YEAR TO DATE ACTUAL	ANNUAL ADOPTED BUDGET	YTD ACTUAL AS A % OF ADOPTED BUD
REVENUES				
Interest - Investments	\$ 5	\$ 11	\$ 42	26.19%
Special Assmnts- Tax Collector	2,418	3,402	3,842	88.55%
Special Assmnts- Discounts	(96)	(136)	(154)	88.31%
Gate Bar Code/Remotes	105	105	-	0.00%
TOTAL REVENUES	2,432	3,382	3,730	90.67%
EXPENDITURES				
Administration				
Misc-Assessmnt Collection Cost	46	65	77	84.42%
Misc-Credit Card Fees	1	1	5	20.00%
Total Administration	47	66	82	80.49%
Right of Way				
Communication - Teleph - Field	150	450	1,980	22.73%
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	54	500	10.80%
Reserve - Roadways	-	-	1,843	0.00%
Total Right of Way	177	2,471	9,209	26.83%
TOTAL EXPENDITURES	224	2,537	9,291	27.31%
Excess (deficiency) of revenues				
Over (under) expenditures	2,208	845	(5,561)	0.00%
OTHER FINANCING SOURCES (USES)				
Contribution to (Use of) Fund Balance	-	-	(5,561)	0.00%
TOTAL FINANCING SOURCES (USES)	-	-	(5,561)	0.00%
Net change in fund balance	\$ 2,208	\$ 845	\$ (5,561)	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2018)		36,560	36,560	
FUND BALANCE, ENDING		\$ 37,405	\$ 30,999	

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending December 31, 2018

ACCOUNT DESCRIPTION	DEC-18 ACTUAL	YEAR TO DATE ACTUAL	ANNUAL ADOPTED BUDGET	YTD ACTUAL AS A % OF ADOPTED BUD
<u>REVENUES</u>				
Interest - Investments	\$ 4	\$ 7	\$ 10	70.00%
Special Assmnts- Tax Collector	4,378	6,159	6,956	88.54%
Special Assmnts- Discounts	(175)	(246)	(278)	88.49%
TOTAL REVENUES	4,207	5,920	6,688	88.52%
<u>EXPENDITURES</u>				
<u>Administration</u>				
Misc-Assessmnt Collection Cost	84	118	139	84.89%
Total Administration	84	118	139	84.89%
<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	84	118	6,688	1.76%
Excess (deficiency) of revenues				
Over (under) expenditures	4,123	5,802	-	0.00%
Net change in fund balance	<u>\$ 4,123</u>	<u>\$ 5,802</u>	<u>\$ -</u>	<u>0.00%</u>
FUND BALANCE, BEGINNING (OCT 1, 2018)		23,665	23,665	
FUND BALANCE, ENDING		<u>\$ 29,467</u>	<u>\$ 23,665</u>	

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending December 31, 2018

ACCOUNT DESCRIPTION	DEC-18 ACTUAL	YEAR TO DATE ACTUAL	ANNUAL ADOPTED BUDGET	YTD ACTUAL AS A % OF ADOPTED BUD
REVENUES				
Interest - Investments	\$ 53	\$ 112	\$ 500	22.40%
Special Assmnts- Tax Collector	189,217	266,165	300,625	88.54%
Special Assmnts- Discounts	(7,547)	(10,646)	(12,025)	88.53%
Gate Bar Code/Remotes	173	669	-	0.00%
TOTAL REVENUES	181,896	256,300	289,100	88.65%
EXPENDITURES				
Administration				
Misc-Assessmnt Collection Cost	3,633	5,110	6,012	85.00%
Misc-Credit Card Fees	5	16	120	13.33%
Total Administration	3,638	5,126	6,132	83.59%
Right of Way				
Contracts-Security Services	14,760	45,786	160,000	28.62%
Contracts-Pest Control	20	60	240	25.00%
Communication - Teleph - Field	-	340	3,000	11.33%
Insurance - General Liability	-	773	856	90.30%
R&M-General	3,081	8,813	21,760	40.50%
R&M-Gate	-	536	10,000	5.36%
R&M-Streetlights	4,321	8,642	52,000	16.62%
Reserve - Roadways	-	-	44,112	0.00%
Total Right of Way	22,182	64,950	291,968	22.25%
TOTAL EXPENDITURES	25,820	70,076	298,100	23.51%
Excess (deficiency) of revenues				
Over (under) expenditures	156,076	186,224	(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	\$ 156,076	\$ 186,224	\$ (9,000)	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2018)		357,287	357,287	
FUND BALANCE, ENDING		\$ 543,511	\$ 348,287	

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending December 31, 2018

ACCOUNT DESCRIPTION	DEC-18 ACTUAL	YEAR TO DATE ACTUAL	ANNUAL ADOPTED BUDGET	YTD ACTUAL AS A % OF ADOPTED BUD
REVENUES				
Interest - Investments	\$ 9	\$ 18	\$ 80	22.50%
Special Assmnts- Tax Collector	10,334	14,537	16,419	88.54%
Special Assmnts- Discounts	(412)	(581)	(657)	88.43%
Gate Bar Code/Remotes	-	33	-	0.00%
TOTAL REVENUES	9,931	14,007	15,842	88.42%
EXPENDITURES				
Administration				
Misc-Assessmnt Collection Cost	198	279	328	85.06%
Misc-Credit Card Fees	-	1	10	10.00%
Total Administration	198	280	338	82.84%
Right of Way				
Communication - Teleph - Field	117	352	1,450	24.28%
Insurance - General Liability	-	314	348	90.23%
R&M-General	650	650	1,000	65.00%
R&M-Gate	-	72	3,800	1.89%
R&M-Streetlights	479	943	5,800	16.26%
Reserve - Roadways	-	-	3,106	0.00%
Total Right of Way	1,246	2,331	15,504	15.03%
TOTAL EXPENDITURES	1,444	2,611	15,842	16.48%
Excess (deficiency) of revenues				
Over (under) expenditures	8,487	11,396	-	0.00%
Net change in fund balance	\$ 8,487	\$ 11,396	\$ -	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2018)		58,560	58,560	
FUND BALANCE, ENDING		\$ 69,956	\$ 58,560	

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending December 31, 2018

ACCOUNT DESCRIPTION	DEC-18 ACTUAL	YEAR TO DATE ACTUAL	ANNUAL ADOPTED BUDGET	YTD ACTUAL AS A % OF ADOPTED BUD
REVENUES				
Interest - Investments	\$ 1	\$ 1	\$ 300	0.33%
Special Assmnts- Tax Collector	74,903	105,364	119,005	88.54%
Special Assmnts- Discounts	(2,988)	(4,214)	(4,760)	88.53%
TOTAL REVENUES	71,916	101,151	114,545	88.31%
EXPENDITURES				
Administration				
Misc-Assessmnt Collection Cost	1,438	2,023	2,380	85.00%
Total Administration	1,438	2,023	2,380	85.00%
Right of Way				
R&M-Streetlights	8,675	19,904	99,900	19.92%
Reserve - Roadways	-	-	12,265	0.00%
Total Right of Way	8,675	19,904	112,165	17.75%
TOTAL EXPENDITURES	10,113	21,927	114,545	19.14%
Excess (deficiency) of revenues				
Over (under) expenditures	61,803	79,224	-	0.00%
Net change in fund balance	\$ 61,803	\$ 79,224	\$ -	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2018)		(10,022)	(10,022)	
FUND BALANCE, ENDING		\$ 69,202	\$ (10,022)	

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending December 31, 2018

ACCOUNT DESCRIPTION	DEC-18 ACTUAL	YEAR TO DATE ACTUAL	ANNUAL ADOPTED BUDGET	YTD ACTUAL AS A % OF ADOPTED BUD
REVENUES				
Interest - Investments	\$ 2	\$ 3	\$ 90	3.33%
Special Assmnts- Tax Collector	4,895	6,886	7,777	88.54%
Special Assmnts- Discounts	(195)	(275)	(310)	88.71%
TOTAL REVENUES	4,702	6,614	7,557	87.52%
EXPENDITURES				
Administration				
Misc-Assessmnt Collection Cost	94	132	156	84.62%
Total Administration	94	132	156	84.62%
Right of Way				
R&M-Streetlights	419	976	4,999	19.52%
Reserve - Roadways	-	-	2,402	0.00%
Total Right of Way	419	976	7,401	13.19%
TOTAL EXPENDITURES	513	1,108	7,557	14.66%
Excess (deficiency) of revenues				
Over (under) expenditures	4,189	5,506	-	0.00%
Net change in fund balance	<u>\$ 4,189</u>	<u>\$ 5,506</u>	<u>\$ -</u>	<u>0.00%</u>
FUND BALANCE, BEGINNING (OCT 1, 2018)		13,234	13,234	
FUND BALANCE, ENDING		<u>\$ 18,740</u>	<u>\$ 13,234</u>	

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending December 31, 2018

ACCOUNT DESCRIPTION	DEC-18 ACTUAL	YEAR TO DATE ACTUAL	ANNUAL ADOPTED BUDGET	YTD ACTUAL AS A % OF ADOPTED BUD
REVENUES				
Interest - Investments	\$ 25	\$ 52	\$ 150	34.67%
Special Assmnts- Tax Collector	16,753	23,566	26,617	88.54%
Special Assmnts- Discounts	(668)	(943)	(1,065)	88.54%
Gate Bar Code/Remotes	33	65	-	0.00%
TOTAL REVENUES	16,143	22,740	25,702	88.48%
EXPENDITURES				
Administration				
Misc-Assessmnt Collection Cost	322	452	532	84.96%
Misc-Credit Card Fees	1	1	25	4.00%
Total Administration	323	453	557	81.33%
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	130	130	5,000	2.60%
Misc-Internet Services	106	318	1,272	25.00%
Reserve - Roadways	-	-	9,973	0.00%
Total Right of Way	236	763	25,145	3.03%
TOTAL EXPENDITURES	559	1,216	25,702	4.73%
Excess (deficiency) of revenues				
Over (under) expenditures	15,584	21,524	-	0.00%
Net change in fund balance	\$ 15,584	\$ 21,524	\$ -	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2018)		166,742	166,742	
FUND BALANCE, ENDING		\$ 188,266	\$ 166,742	

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending December 31, 2018

ACCOUNT DESCRIPTION	DEC-18 ACTUAL	YEAR TO DATE ACTUAL	ANNUAL ADOPTED BUDGET	YTD ACTUAL AS A % OF ADOPTED BUD
REVENUES				
Interest - Investments	\$ 28	\$ 117	\$ -	0.00%
Special Assmnts- Tax Collector	110,714	155,737	175,900	88.54%
Special Assmnts- Discounts	(4,416)	(6,229)	(7,036)	88.53%
TOTAL REVENUES	106,326	149,625	168,864	88.61%
EXPENDITURES				
Administration				
ProfServ-Dissemination Agent	-	-	1,000	0.00%
ProfServ-Trustee Fees	-	3,717	3,717	100.00%
Misc-Assessmnt Collection Cost	2,126	2,990	3,518	84.99%
Total Administration	2,126	6,707	8,235	81.45%
Debt Service				
Principal Debt Retirement	-	-	105,000	0.00%
Principal Prepayments	-	15,000	-	0.00%
Interest Expense	-	12,070	24,140	50.00%
Total Debt Service	-	27,070	129,140	20.96%
TOTAL EXPENDITURES	2,126	33,777	137,375	24.59%
Excess (deficiency) of revenues Over (under) expenditures	104,200	115,848	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	\$ 104,200	\$ 115,848	\$ 31,489	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2018)		142,089	142,089	
FUND BALANCE, ENDING		\$ 257,937	\$ 173,578	

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending December 31, 2018

ACCOUNT DESCRIPTION	DEC-18 ACTUAL	YEAR TO DATE ACTUAL	ANNUAL ADOPTED BUDGET	YTD ACTUAL AS A % OF ADOPTED BUD
REVENUES				
Interest - Investments	\$ 37	\$ 119	\$ -	0.00%
Special Assmnts- Tax Collector	318,494	448,013	506,017	88.54%
Special Assmnts- Discounts	(12,703)	(17,919)	(20,241)	88.53%
TOTAL REVENUES	305,828	430,213	485,776	88.56%
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	6,116	8,602	10,120	85.00%
Total Administration	6,116	13,373	15,657	85.41%
Debt Service				
Principal Debt Retirement	-	-	435,000	0.00%
Interest Expense	-	18,913	37,825	50.00%
Total Debt Service	-	18,913	472,825	4.00%
TOTAL EXPENDITURES	6,116	32,286	488,482	6.61%
Excess (deficiency) of revenues Over (under) expenditures	299,712	397,927	(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	\$ 299,712	\$ 397,927	\$ (2,706)	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2018)		170,105	170,105	
FUND BALANCE, ENDING		\$ 568,032	\$ 167,399	

**Westchase
Community Development District**

Supporting Schedules

December 31, 2018

Non-Ad Valorem Special Assessments
(Hillsborough County Tax Collector - Monthly Collection Distributions)
For the Fiscal Year Ending September 30, 2019

					ALLOCATION BY FUND					
Date Received	Net Amount Received	Interest/Discount Amount	Collection Costs	Gross Amount Received	001 General Fund Assessments	002 Harbor Links Fund Assessments	002 Harbor Links Fund Capital Improv.	003 The Enclave Fund Assessments	004 Saville Row Fund Assessments	005 Commercial Road Fund Assessments
Assessments Levied				\$ 3,996,355 100%	\$ 2,698,699 67.53%	\$ 63,005 1.58%	\$ 53,319 1.33%	\$ 18,174 0.45%	\$ 3,842 0.10%	\$ 6,956 0.17%
11/07/18	41,750	2,073	852	44,675	30,169	704	596	203	43	78
11/16/18	736,109	31,298	15,023	782,429	528,367	12,335	10,439	3,558	752	1,362
11/26/18	184,220	7,821	3,760	195,801	132,223	3,087	2,612	890	188	341
12/07/18	2,285,687	97,156	46,647	2,429,489	1,640,610	38,302	32,414	11,049	2,336	4,229
12/14/18	81,044	3,170	1,654	85,868	57,986	1,354	1,146	391	83	149
TOTAL	3,328,809	141,518	67,935	3,538,262	2,389,353	55,783	47,207	16,091	3,402	6,159
% COLLECTED					89%	89%	89%	89%	89%	89%
TOTAL O/S				458,093	309,345	7,222	6,112	2,083	440	797

Community Development District

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

		ALLOCATION BY FUND					
Date Received	102 The Greens Fund Assessments	103 Stonebridge Fund Assessments	104 West Park Village Fund Assessments	105 West Park Village Fund Assessments	106 Vineyards Fund Assessments	254 DS 2000 Fund Assessments	257 DS 2007-3 Fund Assessments
Assessmer \$	300,625	\$ 16,419	\$ 119,005	\$ 7,777	\$ 26,617	\$ 175,900	\$ 506,017
	7.52%	0.41%	2.98%	0.19%	0.67%	4.40%	12.66%
11/07/18	3,361	184	1,330	87	298	1,966	5,657
11/16/18	58,858	3,215	23,299	1,523	5,211	34,439	99,071
11/26/18	14,729	804	5,831	381	1,304	8,618	24,792
12/07/18	182,758	9,982	72,346	4,728	16,181	106,934	307,621
12/14/18	6,459	353	2,557	167	572	3,779	10,873
TOTAL	266,165	14,537	105,364	6,886	23,566	155,737	448,013
% COLLECTI	89%	89%	89%	89%	89%	89%	89%
TOTAL O/	34,460	1,882	13,641	891	3,051	20,163	58,004

**Cash & Investment Report
December 31, 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	819,249
Certificate of Deposit-8199	8-06-17	11/6/2019	CenterState Bank	0.50%	169,490
Certificate of Deposit-9344	1-20-17	1/20/2020	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%	3,018,838
			Subtotal		5,900,251
DEBT SERVICE FUNDS					
Series 2000 Reserve Account			U.S. Bank	n/a	34,000 (1)
Series 2000 Revenue Account			U.S. Bank	n/a	220,370 (1)
Series 2007-3 Revenue Account			U.S. Bank	n/a	557,735 (1)
			Subtotal		812,105
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	\$	7,401,201

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

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

Westchase CDD

Bank Reconciliation

Bank Account No. 1160 CenterState Bank
Statement No. 12-18
Statement Date 12/31/2018

G/L Balance (LCY)	819,249.31	Statement Balance	913,796.03
G/L Balance	819,249.31	Outstanding Deposits	0.00
Positive Adjustments	0.00		
		Subtotal	913,796.03
Subtotal	819,249.31	Outstanding Checks	94,546.72
Negative Adjustments	0.00	Differences	0.00
Ending G/L Balance	819,249.31	Ending Balance	819,249.31
Difference	0.00		

Posting Date	Document Type	Document No.	Description	Amount	Cleared Amount	Difference
Outstanding Checks						
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
12/20/2018	Payment	9174	BAKER COMMERCIAL LANDSCAPING	588.00	0.00	588.00
12/20/2018	Payment	9180	OLM INC	1,630.00	0.00	1,630.00
12/27/2018	Payment	9186	CENTRAL CONCRETE PRODUCTS	3,900.00	0.00	3,900.00
12/27/2018	Payment	9187	DAVEY TREE EXPERT CO	43,800.67	0.00	43,800.67
12/27/2018	Payment	9188	DYNAMO INDUSTRIES	16,350.00	0.00	16,350.00
12/27/2018	Payment	9189	ERIN McCORMICK LAW PA	5,071.52	0.00	5,071.52
12/27/2018	Payment	9190	HOME DEPOT	29.05	0.00	29.05
12/27/2018	Payment	9191	MOZART DESIGNS INC	130.00	0.00	130.00
12/27/2018	Payment	9192	OLM INC	1,630.00	0.00	1,630.00
12/27/2018	Payment	9193	PETES TREE CRANE	2,500.00	0.00	2,500.00
12/28/2018	Payment	9185	DANIEL R. HEFFRON	332.46	0.00	332.46
12/29/2018	Payment	DD3383	Payment of Invoice 020947	149.97	0.00	149.97
12/31/2018	Payment	9195	FIRST CLEARING LLC	844.73	0.00	844.73
12/31/2018	Payment	9196	HUGHES EXTERMINATORS INC	68.00	0.00	68.00
12/31/2018	Payment	9197	REP SERVICES INC	357.89	0.00	357.89
12/31/2018	Payment	9198	SECURITAS SECURITY	16,234.18	0.00	16,234.18
12/31/2018	Payment	9199	ZEIGLER CLEANING INC	420.00	0.00	420.00
Total Outstanding Checks.....				94,546.72		94,546.72



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: 1/01/19
Checks/Items Enclosed: 36

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SUMMARY OF ALL ACCOUNTS

CHECKING 913,796.03

PUBLIC FUNDS BUS ANALYSIS WESTCHASE COMMUNITY DEVELOPMENT DISTRICT Acct

Beginning Balance	12/01/18	1,318,972.24	
Deposits / Misc Credits	16	2,368,355.19	
Withdrawals / Misc Debits	70	2,773,531.40	
** Ending Balance	12/31/18	913,796.03	**
Service Charge		.00	
Minimum Balance		913,796	
Enclosures		36	

DEPOSITS AND OTHER CREDITS

Date	Deposits	Withdrawals	Activity Description
12/03	72.22		Square Inc/181203P2
12/04	72.22		Square Inc/181204P2
12/06	34.04		Square Inc/181206P2
12/07	2,285,686.65		HLLS TAX LICENS/DIST ID395 WESTCHASE
12/07	97.25		Square Inc/181207P2
12/12	164.42		Square Inc/181212P2
12/13	72.22		Square Inc/181213P2
12/14	81,043.60		HLLS TAX LICENS/DIST 397 WESTCHASE
12/17	68.07		Square Inc/181217P2



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

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WESTCHASE COMMUNITY DEVELOPMENT DISTRICT

Account Number:

Statement Date:

1/01/19

DEPOSITS AND OTHER CREDITS			
Date	Deposits	Withdrawals	Activity Description
12/18	4.86		Square Inc/181218P2
12/19	38.90		Square Inc/181219P2
12/21	34.04		Square Inc/181221P2
12/24	34.04		Square Inc/181224P2
12/27	647.20		Merchant Capture Deposit
12/28	72.22		Square Inc/181228P2
12/31	213.24		Square Inc/181231P2

MISCELLANEOUS DEBITS			
Date	Deposits	Withdrawals	Activity Description
12/03		3,278.53	IRS/USATAXPYMT
12/03		149.97	WESTCHASE COMMUNITY DE
12/03		117.34	BRIGHT HOUSE NET/CABLE TV
12/04		234.28	WESTCHASE CDD SEVILLE
12/05		6,350.31	BRIGHT HOUSE NET/CABLE TV
12/05		106.14	*WESTCHASE
12/05		10.00	SPRINT8006396111/ACHBILLPAY
			WESTCHASE COMMUNITY DE
			CARD ASSETS/CREDIT CAR
			ACCOUNT BILLING
			BRIGHT HOUSE NET/CABLE TV
			WESTCHASE *CDD
			CARD ASSETS/CREDIT CAR
			ACCOUNT BILLING

WESTCHASE COMMUNITY DEVELOPMENT DISTRICT

Account Number:

Statement Date:

1/01/19

MISCELLANEOUS DEBITS

Date	Deposits	Withdrawals	Activity Description
12/06		154.28	BRIGHT HOUSE NET/CABLE TV WESTCHASE *CDD
12/07		554.10	WESTCHASE COMMUN/payroll WESTCHASE COMMUNITY DE
12/10		2,357.24	WESTCHASE COMMUN/payroll WESTCHASE COMMUNITY DE
12/10		170.20	BRIGHT HOUSE NET/CABLE TV WESTCHASE CDD THE *GRE
12/10		122.40	IRS/USATAXPYMT WESTCHASE COMMUNITY DE
12/11		1,441.12	IRS/USATAXPYMT WESTCHASE COMMUNITY DE
12/13		9,820.64	WESTCHASE COMMUN/payroll WESTCHASE COMMUNITY DE
12/14		2,000,000.00	Internet Transfer To 2653
12/17		3,224.81	IRS/USATAXPYMT WESTCHASE COMMUNITY DE
12/17		118.33	FLA DEPT REVENUE/C01 WESTCHASE COMMU
12/17		47.64	SAMS BRC/PAYMENT 6046002021607378
12/18		61.52	TECO/PEOPLE GAS/UTILITYBIL WESTCHASE COMMUNITY AS
12/18		26.94	TECO/PEOPLE GAS/UTILITYBIL WESTCHASE COMMUNITY AS
12/18		22.19	TECO/PEOPLE GAS/UTILITYBIL WESTCHASE COMMUNITY AS
12/18		22.19	TECO/PEOPLE GAS/UTILITYBIL WESTCHASE COMMUNITY AS
12/21		149.36	STAPLES/PAYMENT WESTCHASE CDD
12/24		9,121.63	WESTCHASE COMMUN/invoice WESTCHASE COMMUNITY DE



CenterState Bank of Florida
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WESTCHASE COMMUNITY DEVELOPMENT DISTRICT

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MISCELLANEOUS DEBITS

Date	Deposits	Withdrawals	Activity Description
12/26		17,276.05	TECO/PEOPLE GAS/UTILITYBIL
			WESTCHASE COMM DEV DIS
12/26		204.28	BRIGHT HOUSE NET/CABLE TV
			WESTCHASE *CDD
12/26		117.34	BRIGHT HOUSE NET/CABLE TV
			WESTCHASE CDD HARBOR *
12/26		117.34	BRIGHT HOUSE NET/CABLE TV
			WESTCHASE CDD HARBOR *
12/27		9,878.06	WESTCHASE COMMUN/payroll
			WESTCHASE COMMUNITY DE
12/27		981.22	HC-WATER/INTERNET
			043000099657756 WESTCHASE COMMUNITY DE
12/28		204.28	BRIGHT HOUSE NET/CABLE TV
			*WESTCHASE
12/31		3,282.54	IRS/USATAXPYMT
			WESTCHASE COMMUNITY DE
12/31		204.28	BRIGHT HOUSE NET/CABLE TV
			*WESTCHASE
12/31		117.34	BRIGHT HOUSE NET/CABLE TV
			*WESTCHASE

CHECKS

* indicates skip in check numbers

Date	Check No.	Amount	Date	Check No.	Amount	Date	Check No.	Amount
12/14	8755	4,928.00	12/10	9155	844.99	12/12	9162	184.70
12/14	8756	4,928.00	12/10	9156	3,602.10	12/11	9163	9,833.33
12/14	8757	4,926.00	12/11	9157	29.00	12/17	9164	450.00
12/04	9151*	304.75	12/28	9158	2,500.00	12/14	9165	11.56
12/06	9152	4,770.63	12/11	9159	1,900.00	12/11	9166	830.00
12/06	9153	3,992.00	12/07	9160	15,511.00	12/11	9167	34.20
12/18	9154	160.29	12/13	9161	97.82	12/12	9168	68.00



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WESTCHASE COMMUNITY DEVELOPMENT DISTRICT

Account Number:
Statement Date: 1/01/19

CHECKS								
* indicates skip in check numbers								
Date	Check No.	Amount	Date	Check No.	Amount	Date	Check No.	Amount
12/11	9169	2,004.42	12/27	9175*	73,224.67	12/31	9181*	234.01
12/11	9170	7,260.00	12/26	9176	843.80	12/26	9182	500.00
12/11	9171	184.70	12/28	9177	2,000.00	12/31	9183	144,057.41
12/17	9172	332.46	12/28	9178	240.28	12/31	9184	408,775.44
12/17	9173	1,990.00	12/28	9179	1,799.00	12/24	122018*	134.95

DAILY BALANCE SUMMARY					
Date	Balance	Date	Balance	Date	Balance
12/03	1,315,498.62	12/12	3,538,699.31	12/21	1,588,643.25
12/04	1,315,031.81	12/13	3,528,853.07	12/24	1,579,420.71
12/05	1,308,565.36	12/14	1,595,103.11	12/26	1,560,361.90
12/06	1,299,682.49	12/17	1,589,007.94	12/27	1,476,925.15
12/07	3,569,401.29	12/18	1,588,719.67	12/28	1,470,253.81
12/10	3,562,304.36	12/19	1,588,758.57	12/31	913,796.03
12/11	3,538,787.59				

WESTCHASE

Community Development District

Payment Register by Bank Account

For the Period from 12/1/2018 to 12/31/18

(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	9154	12/04/18	Vendor	ADT SECURITY SERVICES INC	678825992	12/1-2/28/19 ALARM MONITORING	Contracts-Security Alarms	001-534090-53901	\$160.29
Check	9155	12/04/18	Vendor	FIRST CLEARING LLC	113018	6534-2106 P/D 11/30/18	Deferred Compensation-Current	235000	\$844.99
Check	9156	12/04/18	Vendor	FLORIDA MUNICIPAL INS. TRUST	FH0754-120118	DEC 2018 HEALTH INS	Payroll-Benefits	001-512010-53901	\$3,602.10
Check	9157	12/04/18	Vendor	NETWORK FACTOR INC	109837	DEC 2018 OFFICE PHONE LINE	Communication - Teleph - Field	001-541005-53901	\$29.00
Check	9158	12/04/18	Vendor	PETES TREE CRANE	273301	11/19 TREE TRIM/REMOVL/ST GRND	R&M-Grounds	001-546037-53901	\$2,500.00
Check	9159	12/04/18	Vendor	PINE LAKE NURSERY	13355	6 PALM TREES	R&M-Grounds	001-546037-53901	\$1,900.00
Check	9160	12/04/18	Vendor	REP SERVICES INC	14588.03.03	WPV Surfacing for shade structure	Impr - Park	001-563004-57208	\$2,250.00
Check	9160	12/04/18	Vendor	REP SERVICES INC	14588.03.02	WPV SHADE (HIP 24X32)	Impr - Park	001-563004-57208	\$13,261.00
Check	9161	12/04/18	Vendor	ULINE INC	103122168	3 NO DUMPING SIGNS	R&M-Signage	001-546085-53901	\$97.82
Check	9162	12/07/18	Employee	BRIAN M. ROSS	PAYROLL	December 07, 2018 Payroll Posting			\$184.70
Check	9163	12/05/18	Vendor	A & B AQUATICS	2019425	DEC AQUATIC MAINT/POND CLNG	Contracts-Lake and Wetland	001-534021-53801	\$9,833.33
Check	9164	12/05/18	Vendor	DAVID M JOHNSON	112818	STUMP GRINDING	R&M-Grounds	001-546037-53901	\$450.00
Check	9165	12/05/18	Vendor	FED EX	6-381-93201	11/8/18 POSTAGE	Postage and Freight	001-541006-51301	\$11.56
Check	9166	12/05/18	Vendor	FOUNTAIN DESIGN GROUP INC	16973A	HOLIDAY LIGHTS FOR FOUNTAINS	R&M-Fountain	001-546032-53801	\$575.00
Check	9166	12/05/18	Vendor	FOUNTAIN DESIGN GROUP INC	16966A	NOV-JAN 2019 QTRLY FOUNTAIN	Contracts-Fountain	001-534023-53801	\$255.00
Check	9167	12/05/18	Vendor	GRAINGER	9010632314	2 RUN CAPACITOR,60MFD,370V	R&M-General	001-546001-53901	\$34.20
Check	9168	12/05/18	Vendor	HUGHES EXTERMINATORS INC	32804759	11/28/18 OFFICE PEST CONTROL	Contracts-Pest Control	001-534125-53901	\$48.00
Check	9168	12/05/18	Vendor	HUGHES EXTERMINATORS INC	32844658	11/28/18 GREENS PEST CONTROL	Contracts-Pest Control	102-534125-53901	\$15.00
Check	9168	12/05/18	Vendor	HUGHES EXTERMINATORS INC	32844659	11/28/18 GREENS RODENT CONTROL	Contracts-Pest Control	102-534125-53901	\$5.00
Check	9169	12/05/18	Vendor	PALMDALE OIL COMPANY, INC	1021938	8/31/18 FUEL	Fuel, Gasoline and Oil	001-540004-53901	\$729.29
Check	9169	12/05/18	Vendor	PALMDALE OIL COMPANY, INC	1058417	87 OCT E-10 FUEL	Fuel, Gasoline and Oil	001-540004-53901	\$353.83
Check	9169	12/05/18	Vendor	PALMDALE OIL COMPANY, INC	1066354	87 OCT E-10 FUEL	Fuel, Gasoline and Oil	001-540004-53901	\$627.49
Check	9169	12/05/18	Vendor	PALMDALE OIL COMPANY, INC	1054984	87 OCT E-10 FUEL	Fuel, Gasoline and Oil	001-540004-53901	\$293.81
Check	9170	12/05/18	Vendor	PINE LAKE NURSERY	13336	75 PLANTS/soil amendments	R&M-Grounds	001-546037-53901	\$7,260.00
Check	9171	12/07/18	Employee	FORREST D. BAUMHOVER	PAYROLL	December 07, 2018 Payroll Posting			\$184.70
Check	9172	12/14/18	Employee	DANIEL R. HEFFRON	PAYROLL	December 14, 2018 Payroll Posting			\$332.46
Check	9173	12/10/18	Vendor	STANTEC CONSULTING SERVICES	1440305	GEN ENGINEERING P/E 11/16/18	ProfServ-Engineering	001-531013-51501	\$1,990.00
Check	9174	12/20/18	Vendor	BAKER COMMERCIAL LANDSCAPING	436643	IRR REPRS 11/16/18	R&M-Irrigation	001-546041-53901	\$108.00
Check	9174	12/20/18	Vendor	BAKER COMMERCIAL LANDSCAPING	434349	DEC 2018 LAND/IRR/FERT MAINT	Contracts-Other Landscape	001-534135-53901	\$480.00
Check	9175	12/20/18	Vendor	DAVEY TREE EXPERT CO	913253623	NOV LANDSCAPE MAINT	Contracts-Landscape	001-534050-53901	\$43,800.67
Check	9175	12/20/18	Vendor	DAVEY TREE EXPERT CO	913255178	CLEANUP/IRR REPRS/LANDSCAPE	R&M-Irrigation	001-546041-53901	\$12,154.00
Check	9175	12/20/18	Vendor	DAVEY TREE EXPERT CO	913255178	CLEANUP/IRR REPRS/LANDSCAPE	Misc-Hurricane Expense	001-549067-53901	\$7,500.00
Check	9175	12/20/18	Vendor	DAVEY TREE EXPERT CO	913255178	CLEANUP/IRR REPRS/LANDSCAPE	R&M-Grounds	001-546037-53901	\$9,770.00
Check	9176	12/20/18	Vendor	FIRST CLEARING LLC	121418	P/D 12/14/18 6534-2106	Deferred Compensation-Current	235000	\$843.80
Check	9177	12/20/18	Vendor	GRAU & ASSOCIATES	17415	AUDIT FYE 09/30/18	Auditing Services	001-532002-51301	\$2,000.00

WESTCHASE

Community Development District

Payment Register by Bank Account

For the Period from 12/1/2018 to 12/31/18

(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	9178	12/20/18	Vendor	HILLSBOROUGH CTY PUBLIC WORKS	5206	NOV DISPOSAL #824	31291371	001-543001-53901	\$73.77
Check	9178	12/20/18	Vendor	HILLSBOROUGH CTY PUBLIC WORKS	5206	NOV DISPOSAL #824	31291528	001-543001-53901	\$78.34
Check	9178	12/20/18	Vendor	HILLSBOROUGH CTY PUBLIC WORKS	5206	NOV DISPOSAL #824	31291763	001-543001-53901	\$70.96
Check	9178	12/20/18	Vendor	HILLSBOROUGH CTY PUBLIC WORKS	5206	NOV DISPOSAL #824	31297181	001-543001-53901	\$17.21
Check	9179	12/20/18	Vendor	HILLSBOROUGH CTY SHERIFFS	34648	NOV SECURITY SERVICES	Contracts-Police	001-534031-53901	\$1,799.00
Check	9180	12/20/18	Vendor	OLM INC	33989	11/29/18 LANDSCAPE INSPECT	Contracts-Other Services	001-534033-53901	\$1,630.00
Check	9181	12/20/18	Vendor	SPRINT	589796416-201	11/7/18-12/6/18 FIELD PHONES	Communication - Teleph - Field	001-541005-53901	\$234.01
Check	9182	12/20/18	Vendor	TRIANGLE POOL SERVICE	3951	NOV FNTN/SPLASH PAD MAINT	Contracts-Fountain	001-534023-53801	\$500.00
Check	9183	12/20/18	Vendor	WESTCHASE CDD	121318-SER 2000	TRFR FY19 DS ASSMNTS	Due From Other Funds	131000	\$144,057.41
Check	9184	12/20/18	Vendor	WESTCHASE CDD	121318-SER 2007-3	TRFR FY19 DS ASSMNTS	Due From Other Funds	131000	\$408,775.44
Check	9185	12/28/18	Employee	DANIEL R. HEFFRON	PAYROLL	December 28, 2018 Payroll Posting			\$332.46
Check	9186	12/27/18	Vendor	CENTRAL CONCRETE PRODUCTS	4072	GREEN LINKS SIDEWALK REPRS	R&M-General	102-546001-53901	\$2,950.00
Check	9186	12/27/18	Vendor	CENTRAL CONCRETE PRODUCTS	4072	GREEN LINKS SIDEWALK REPRS	R&M-Sidewalks	001-546084-53901	\$950.00
Check	9187	12/27/18	Vendor	DAVEY TREE EXPERT CO	913257744	DEC 2018 LANDSCAPE MAINT	Contracts-Landscape	001-534050-53901	\$43,800.67
Check	9188	12/27/18	Vendor	DYNAMO INDUSTRIES	16469	GLENCLIFF-8' SLIDE BAL DUE	Impr - Park	001-563004-57208	\$16,350.00
Check	9189	12/27/18	Vendor	ERIN McCORMICK LAW PA	10282	11/8-12/13/18 GEN COUNSEL	ProfServ-Legal Services	001-531023-51401	\$5,071.52
Check	9190	12/27/18	Vendor	HOME DEPOT	56845-120518	(HD) 11/21/18 PURCHASE/RETURN	R&M-General	001-546001-53901	\$29.05
Check	9191	12/27/18	Vendor	MOZART DESIGNS INC	18-3695	12/18/18:VINEYARDS EXIT GATES	R&M-Gate	106-546034-53901	\$130.00
Check	9192	12/27/18	Vendor	OLM INC	34095	12/20/18 LANDSCAPE INSPECTION	Contracts-Other Services	001-534033-53901	\$1,630.00
Check	9193	12/27/18	Vendor	PETES TREE CRANE	273304	TREE TRIM;REMOVAL;STUMP GRIND	R&M-Grounds	001-546037-53901	\$2,500.00
Check	9194	12/31/18	Vendor	DOUG BELDEN,TAX COLLECTOR	123118	***Voided Voided****			\$0.00
Check	9195	12/31/18	Vendor	FIRST CLEARING LLC	122818	PD 12/28/18 #6534-2106	Deferred Compensation-Current	235000	\$844.73
Check	9196	12/31/18	Vendor	HUGHES EXTERMINATORS INC	33066290	12/21/18 GREENS PEST CONTROL	Contracts-Pest Control	102-534125-53901	\$15.00
Check	9196	12/31/18	Vendor	HUGHES EXTERMINATORS INC	33025545	12/21/18 OFFICE PEST CONTROL	Contracts-Pest Control	001-534125-53901	\$48.00
Check	9196	12/31/18	Vendor	HUGHES EXTERMINATORS INC	33066292	12/21/18 GREENS RODENT CONTROL	Contracts-Pest Control	102-534125-53901	\$5.00
Check	9197	12/31/18	Vendor	REP SERVICES INC	14588.04.99	WEST PARK VILLAGE-PERMIT FEES	Impr - Park	001-563004-57208	\$357.89
Check	9198	12/31/18	Vendor	SECURITAS SECURITY	E4226689	NOVEMBER SECURITY-THE GREENS	Contracts-Security Services	102-534037-53901	\$16,234.18
Check	9199	12/31/18	Vendor	ZEIGLER CLEANING INC	1886	NOV 2018 CLEANING SRVCS	Cleaning Services	001-551008-53901	\$140.00
Check	9199	12/31/18	Vendor	ZEIGLER CLEANING INC	1890	DEC 2018 CLEANING SRVCS	Cleaning Services	001-551008-53901	\$140.00
Check	9199	12/31/18	Vendor	ZEIGLER CLEANING INC	1880	OCT 2018 CLEANING SRVCS	Cleaning Services	001-551008-53901	\$140.00
ACH	DD3304	12/02/18	Vendor	BRIGHT HOUSE NETWORKS LLC-ACH	07202710111218 ACH	11/17-12/16/18 VINEYARD GATE	Misc-Internet Services	106-549031-53901	\$106.14
ACH	DD3334	12/05/18	Vendor	BOCC - ACH WATER	111418-0000 ACH	10/10/18-11/07/18 WATER/SEWER	R&M-General	102-546001-53901	\$156.76
ACH	DD3334	12/05/18	Vendor	BOCC - ACH WATER	111418-0000 ACH	10/10/18-11/07/18 WATER/SEWER	Utility - General	001-543001-53901	\$541.20
ACH	DD3334	12/05/18	Vendor	BOCC - ACH WATER	111418-0000 ACH	10/10/18-11/07/18 WATER/SEWER	Utility - Reclaimed Water	001-543028-53901	\$343.41
ACH	DD3336	12/07/18	Vendor	BRIGHT HOUSE NETWORKS LLC-ACH	065055401111618 ACH	11/22-12/21/18 GREENS GATE	Communication - Teleph - Field	102-541005-53901	\$170.20
ACH	DD3337	12/07/18	Employee	GREGORY L. CHESNEY	PAYROLL	December 07, 2018 Payroll Posting			\$184.70
ACH	DD3338	12/07/18	Employee	JAMES P. MILLS	PAYROLL	December 07, 2018 Payroll Posting			\$184.70

WESTCHASE

Community Development District

Payment Register by Bank Account

For the Period from 12/1/2018 to 12/31/18

(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	DD3339	12/07/18	Employee	MATTHEW W. LEWIS	PAYROLL	December 07, 2018 Payroll Posting			\$184.70
ACH	DD3340	12/07/18	Employee	DOUGLAS R. MAYS	PAYROLL	December 07, 2018 Payroll Posting			\$841.87
ACH	DD3341	12/07/18	Employee	SONJA WHYTE	PAYROLL	December 07, 2018 Payroll Posting			\$841.87
ACH	DD3342	12/07/18	Employee	LIVAN SOTO VIEGO	PAYROLL	December 07, 2018 Payroll Posting			\$336.75
ACH	DD3343	12/07/18	Employee	CRISTIAN A. GUABA	PAYROLL	December 07, 2018 Payroll Posting			\$336.75
ACH	DD3344	12/13/18	Employee	KRISTIAN GUNDERSEN	PAYROLL	December 13, 2018 Payroll Posting			\$310.69
ACH	DD3345	12/13/18	Employee	PATRICK J. MCLANE	PAYROLL	December 13, 2018 Payroll Posting			\$474.88
ACH	DD3346	12/13/18	Employee	KRISTOPHER D. KATZER	PAYROLL	December 13, 2018 Payroll Posting			\$279.75
ACH	DD3347	12/13/18	Employee	DOUGLAS R. MAYS	PAYROLL	December 13, 2018 Payroll Posting			\$2,233.95
ACH	DD3348	12/13/18	Employee	SONJA WHYTE	PAYROLL	December 13, 2018 Payroll Posting			\$1,392.75
ACH	DD3349	12/13/18	Employee	LIVAN SOTO VIEGO	PAYROLL	December 13, 2018 Payroll Posting			\$1,393.94
ACH	DD3350	12/13/18	Employee	DANIEL P. HAWKINS	PAYROLL	December 13, 2018 Payroll Posting			\$409.51
ACH	DD3351	12/13/18	Employee	DANIEL R. WOOLLEY	PAYROLL	December 13, 2018 Payroll Posting			\$63.11
ACH	DD3352	12/13/18	Employee	CRISTIAN A. GUABA	PAYROLL	December 13, 2018 Payroll Posting			\$1,087.94
ACH	DD3353	12/13/18	Employee	JOSHUA M. MCCARTHY	PAYROLL	December 13, 2018 Payroll Posting			\$489.11
ACH	DD3354	12/13/18	Employee	ROBERT M. DEMAR	PAYROLL	December 13, 2018 Payroll Posting			\$166.23
ACH	DD3355	12/13/18	Employee	CHAD E. FRISCO	PAYROLL	December 13, 2018 Payroll Posting			\$443.28
ACH	DD3356	12/13/18	Employee	RICKY E. BROCK, JR	PAYROLL	December 13, 2018 Payroll Posting			\$450.98
ACH	DD3357	12/13/18	Employee	KATHERINE A. LAMB	PAYROLL	December 13, 2018 Payroll Posting			\$166.23
ACH	DD3358	12/13/18	Employee	RYAN I. BRONSON	PAYROLL	December 13, 2018 Payroll Posting			\$458.29
ACH	DD3359	12/04/18	Vendor	CARD SERVICES CENTER	110918-0566 ACH	10/11/18-11/09/18 CC PURCHASES	1.BUDGET-tax credit	001-546001-53901	(\$14.35)
ACH	DD3359	12/04/18	Vendor	CARD SERVICES CENTER	110918-0566 ACH	10/11/18-11/09/18 CC PURCHASES	2.LASERESQUE etching on reclaim boxes	001-546041-53901	\$245.00
ACH	DD3359	12/04/18	Vendor	CARD SERVICES CENTER	110918-0566 ACH	10/11/18-11/09/18 CC PURCHASES	3.BUDGET MOBILE new lock for door	001-546001-53901	\$219.35
ACH	DD3359	12/04/18	Vendor	CARD SERVICES CENTER	110918-0566 ACH	10/11/18-11/09/18 CC PURCHASES	4.D STEVENS Valerie	001-549027-53901	\$247.50
ACH	DD3359	12/04/18	Vendor	CARD SERVICES CENTER	110918-0566 ACH	10/11/18-11/09/18 CC PURCHASES	5.AMAZON kant-slams	001-546001-57208	\$320.94
ACH	DD3359	12/04/18	Vendor	CARD SERVICES CENTER	110918-0566 ACH	10/11/18-11/09/18 CC PURCHASES	8.AMAZON	001-552001-53901	\$32.98
ACH	DD3359	12/04/18	Vendor	CARD SERVICES CENTER	110918-0566 ACH	10/11/18-11/09/18 CC PURCHASES	9.LASERESQUE	001-546085-53901	\$500.00
ACH	DD3359	12/04/18	Vendor	CARD SERVICES CENTER	110918-0566 ACH	10/11/18-11/09/18 CC PURCHASES	10.LEATHEROLOGY barbara	001-552001-53901	\$115.00
ACH	DD3359	12/04/18	Vendor	CARD SERVICES CENTER	110918-0566 ACH	10/11/18-11/09/18 CC PURCHASES	11.DECORATING ELVES	001-549027-53901	\$1,885.00
ACH	DD3359	12/04/18	Vendor	CARD SERVICES CENTER	110918-0566 ACH	10/11/18-11/09/18 CC PURCHASES	12.BJS WHOLESALE	001-546001-53901	\$71.94
ACH	DD3359	12/04/18	Vendor	CARD SERVICES CENTER	110918-0566 ACH	10/11/18-11/09/18 CC PURCHASES	13.IAND1.COM	001-551002-53901	\$9.99
ACH	DD3359	12/04/18	Vendor	CARD SERVICES CENTER	110918-0566 ACH	10/11/18-11/09/18 CC PURCHASES	14.LASERESQUE	001-552001-53901	\$25.00
ACH	DD3359	12/04/18	Vendor	CARD SERVICES CENTER	110918-0566 ACH	10/11/18-11/09/18 CC PURCHASES	15.7-ELEVEN	001-540004-53901	\$59.99
ACH	DD3359	12/04/18	Vendor	CARD SERVICES CENTER	110918-0566 ACH	10/11/18-11/09/18 CC PURCHASES	6.SUSTAINABLESUPPLY soap dispensors	001-546001-57208	\$196.08
ACH	DD3359	12/04/18	Vendor	CARD SERVICES CENTER	110918-0566 ACH	10/11/18-11/09/18 CC PURCHASES	7.AMAZON	001-552028-53901	\$308.06
ACH	DD3359	12/04/18	Vendor	CARD SERVICES CENTER	110918-0566 ACH	10/11/18-11/09/18 CC PURCHASES	16.RACETRAC	001-540004-53901	\$44.00
ACH	DD3359	12/04/18	Vendor	CARD SERVICES CENTER	110918-0566 ACH	10/11/18-11/09/18 CC PURCHASES	17.POWER KLEEN	001-546022-53901	\$179.50

WESTCHASE

Community Development District

Payment Register by Bank Account

For the Period from 12/1/2018 to 12/31/18

(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	DD3359	12/04/18	Vendor	CARD SERVICES CENTER	110918-0566 ACH	10/11/18-11/09/18 CC PURCHASES	18.POWER KLEEN	001-546022-53901	\$449.20
ACH	DD3359	12/04/18	Vendor	CARD SERVICES CENTER	110918-0566 ACH	10/11/18-11/09/18 CC PURCHASES	19.EVERGLADES	001-546022-53901	\$721.50
ACH	DD3359	12/04/18	Vendor	CARD SERVICES CENTER	110918-0566 ACH	10/11/18-11/09/18 CC PURCHASES	20.RACETRAC	001-540004-53901	\$50.00
ACH	DD3359	12/04/18	Vendor	CARD SERVICES CENTER	110918-0566 ACH	10/11/18-11/09/18 CC PURCHASES	21.RACETRAC	001-540004-53901	\$71.50
ACH	DD3359	12/04/18	Vendor	CARD SERVICES CENTER	110918-0566 ACH	10/11/18-11/09/18 CC PURCHASES	22.DOORKING cellular gate	002-541005-53901	\$47.95
ACH	DD3359	12/04/18	Vendor	CARD SERVICES CENTER	110918-0566 ACH	10/11/18-11/09/18 CC PURCHASES	23.PRO AUTO CARE	001-546022-53901	\$252.88
ACH	DD3359	12/04/18	Vendor	CARD SERVICES CENTER	110918-0566 ACH	10/11/18-11/09/18 CC PURCHASES	24.DOORKING cellular gate	002-541005-53901	\$45.00
ACH	DD3359	12/04/18	Vendor	CARD SERVICES CENTER	110918-0566 ACH	10/11/18-11/09/18 CC PURCHASES	25.GORDIES flags	001-546001-53901	\$123.80
ACH	DD3359	12/04/18	Vendor	CARD SERVICES CENTER	110918-0566 ACH	10/11/18-11/09/18 CC PURCHASES	26.RACETRAC	001-540004-53901	\$75.00
ACH	DD3359	12/04/18	Vendor	CARD SERVICES CENTER	110918-0566 ACH	10/11/18-11/09/18 CC PURCHASES	27.RACETRAC	001-540004-53901	\$12.50
ACH	DD3359	12/04/18	Vendor	CARD SERVICES CENTER	110918-0566 ACH	10/11/18-11/09/18 CC PURCHASES	28.RACETRAC	001-540004-53901	\$55.00
ACH	DD3360	12/27/18	Employee	KRISTIAN GUNDERSEN	PAYROLL	December 27, 2018 Payroll Posting			\$843.97
ACH	DD3361	12/27/18	Employee	PATRICK J. MCLANE	PAYROLL	December 27, 2018 Payroll Posting			\$326.65
ACH	DD3362	12/27/18	Employee	KRISTOPHER D. KATZER	PAYROLL	December 27, 2018 Payroll Posting			\$168.93
ACH	DD3363	12/27/18	Employee	DOUGLAS R. MAYS	PAYROLL	December 27, 2018 Payroll Posting			\$2,233.95
ACH	DD3364	12/27/18	Employee	SONJA WHYTE	PAYROLL	December 27, 2018 Payroll Posting			\$1,392.75
ACH	DD3365	12/27/18	Employee	LIVAN SOTO VIEGO	PAYROLL	December 27, 2018 Payroll Posting			\$1,322.68
ACH	DD3366	12/27/18	Employee	DANIEL P. HAWKINS	PAYROLL	December 27, 2018 Payroll Posting			\$434.18
ACH	DD3367	12/27/18	Employee	DANIEL R. WOOLLEY	PAYROLL	December 27, 2018 Payroll Posting			\$290.69
ACH	DD3368	12/27/18	Employee	CRISTIAN A. GUABA	PAYROLL	December 27, 2018 Payroll Posting			\$1,206.66
ACH	DD3369	12/27/18	Employee	JOSHUA M. MCCARTHY	PAYROLL	December 27, 2018 Payroll Posting			\$332.46
ACH	DD3370	12/27/18	Employee	ROBERT M. DEMAR	PAYROLL	December 27, 2018 Payroll Posting			\$326.65
ACH	DD3371	12/27/18	Employee	CHAD E. FRISCO	PAYROLL	December 27, 2018 Payroll Posting			\$304.75
ACH	DD3372	12/27/18	Employee	RICKY E. BROCK, JR	PAYROLL	December 27, 2018 Payroll Posting			\$229.34
ACH	DD3373	12/27/18	Employee	KATHERINE A. LAMB	PAYROLL	December 27, 2018 Payroll Posting			\$301.94
ACH	DD3374	12/27/18	Employee	RYAN I. BRONSON	PAYROLL	December 27, 2018 Payroll Posting			\$162.46
ACH	DD3376	12/24/18	Vendor	INFRAMARK, LLC - ACH	35973	NOV 2018 MANAGEMENT FEES	ProfServ-Mgmt Consulting Serv	001-531027-51201	\$9,016.50
ACH	DD3376	12/24/18	Vendor	INFRAMARK, LLC - ACH	35973	NOV 2018 MANAGEMENT FEES	Printing and Binding	001-547001-51301	\$70.35
ACH	DD3376	12/24/18	Vendor	INFRAMARK, LLC - ACH	35973	NOV 2018 MANAGEMENT FEES	Postage and Freight	001-541006-51301	\$34.78
ACH	DD3377	12/25/18	Vendor	BRIGHT HOUSE NETWORKS LLC-ACH	070300001120418 ACH	12/10-1/9/19 GLENCLIFF INTERNE	Misc-Internet Services	001-549031-57208	\$204.28
ACH	DD3378	12/25/18	Vendor	BRIGHT HOUSE NETWORKS LLC-ACH	070237701120318 ACH	12/7-1/6/19 BAYBRIDGE INTERNET	Misc-Internet Services	001-549031-57208	\$204.28
ACH	DD3379	12/22/18	Vendor	BRIGHT HOUSE NETWORKS LLC-ACH	045720701120318 ACH	12/7-1/6/19 PEABODY GATE	Communication - Teleph - Field	002-541005-53901	\$117.34
ACH	DD3380	12/22/18	Vendor	BRIGHT HOUSE NETWORKS LLC-ACH	045720801120318 ACH	12/7/18-1/6/19 RADCLIFF GATE	Communication - Teleph - Field	002-541005-53901	\$117.34
ACH	DD3381	12/22/18	Vendor	BRIGHT HOUSE NETWORKS LLC-ACH	070300101120618 ACH	12/12-1/11/19 WPV INTERNET	Misc-Internet Services	001-549031-57208	\$204.28
ACH	DD3382	12/28/18	Vendor	BRIGHT HOUSE NETWORKS LLC-ACH	064930101120718 ACH	12/13-1/12/19 STONEBRIDGE GATE	Communication - Teleph - Field	103-541005-53901	\$117.34
ACH	DD3383	12/29/18	Vendor	BRIGHT HOUSE NETWORKS LLC-ACH	058544801120818 ACH	12/14-1/13/19 SAVILLE ROWE	Communication - Teleph - Field	004-541005-53901	\$149.97

WESTCHASE

Community Development District

Payment Register by Bank Account

For the Period from 12/1/2018 to 12/31/18

(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	DD3387	12/18/18	Vendor	TAMPA ELECTRIC - ACH	112618-ACH	TECO 10/20-11/19/18 ACH 12.18	Utility - General	001-543001-53901	\$132.84
ACH	DD3388	12/26/18	Vendor	TAMPA ELECTRIC - ACH	120518-0710 ACH	TECO 10/20-11/19/18 ACH 12.26	Utility - General	001-543001-53901	\$1,315.95
ACH	DD3388	12/26/18	Vendor	TAMPA ELECTRIC - ACH	120518-0710 ACH	TECO 10/20-11/19/18 ACH 12.26	Electricity - Streetlighting	002-543013-53901	\$514.68
ACH	DD3388	12/26/18	Vendor	TAMPA ELECTRIC - ACH	120518-0710 ACH	TECO 10/20-11/19/18 ACH 12.26	R&M-Streetlights	004-546095-53901	\$27.32
ACH	DD3388	12/26/18	Vendor	TAMPA ELECTRIC - ACH	120518-0710 ACH	TECO 10/20-11/19/18 ACH 12.26	R&M-Streetlights	003-546095-53901	\$1,524.28
ACH	DD3388	12/26/18	Vendor	TAMPA ELECTRIC - ACH	120518-0710 ACH	TECO 10/20-11/19/18 ACH 12.26	R&M-Streetlights	102-546095-53901	\$4,321.12
ACH	DD3388	12/26/18	Vendor	TAMPA ELECTRIC - ACH	120518-0710 ACH	TECO 10/20-11/19/18 ACH 12.26	R&M-Streetlights	103-546095-53901	\$478.60
ACH	DD3388	12/26/18	Vendor	TAMPA ELECTRIC - ACH	120518-0710 ACH	TECO 10/20-11/19/18 ACH 12.26	R&M-Streetlights	104-546095-53901	\$8,674.88
ACH	DD3388	12/26/18	Vendor	TAMPA ELECTRIC - ACH	120518-0710 ACH	TECO 10/20-11/19/18 ACH 12.26	R&M-Streetlights	105-546095-53901	\$419.22
ACH	DD3389	12/20/18	Vendor	LOWE'S	122018-0961 ACH	NOV 2018 LOWES PURCHASES	R&M-General	001-546001-53901	\$134.95
ACH	DD3390	12/20/18	Vendor	STAPLES CREDIT PLAN - ACH	112918-4315 ACH	NOV 2018 STAPLES PURCHASES	Office Supplies	001-551002-53901	\$149.36
Account Total									\$831,597.40

Total Amount Paid	\$831,597.40
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**WESTCHASE
COMMUNITY DEVELOPMENT DISTRICT
HILLSBOROUGH COUNTY, FLORIDA
FINANCIAL REPORT
FOR THE FISCAL YEAR ENDED
SEPTEMBER 30, 2018**

**WESTCHASE COMMUNITY DEVELOPMENT DISTRICT
HILLSBOROUGH COUNTY, FLORIDA**

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INDEPENDENT AUDITOR'S REPORT

To the Board of Supervisors
Westchase Community Development District
Hillsborough County, Florida

Report on the Financial Statements

We have audited the accompanying financial statements of the governmental activities and each major fund of Westchase Community Development District, Hillsborough County, Florida ("District") as of and for the fiscal year ended September 30, 2018, and the related notes to the financial statements, which collectively comprise the District's basic financial statements as listed in the table of contents.

Management's Responsibility for the Financial Statements

Management is responsible for the preparation and fair presentation of these financial statements in accordance with accounting principles generally accepted in the United States of America; this includes the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

Auditor's Responsibility

Our responsibility is to express opinions on these financial statements based on our audit. We conducted our audit in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial statements are free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial statements. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the entity's preparation and fair presentation of the financial statements in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the entity's internal control. Accordingly, we express no such opinion. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

Opinions

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities and each major fund of the District as of September 30, 2018, and the respective changes in financial position thereof for the fiscal year then ended in accordance with accounting principles generally accepted in the United States of America.

Other Matters*Required Supplementary Information*

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis and budgetary comparison information be presented to supplement the basic financial statements. Such information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board, who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

Other Reporting Required by *Government Auditing Standards*

In accordance with *Government Auditing Standards*, we have also issued our report dated January 29, 2019, on our consideration of the District's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, grant agreements and other matters. The purpose of that report is to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the District's internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the District's internal control over financial reporting and compliance.

Report on Other Legal and Regulatory Requirements

We have also issued our report dated January 29, 2019, on our consideration of the District's compliance with the requirements of Section 218.415, Florida Statutes, as required by Rule 10.556(10) of the Auditor General of the State of Florida. The purpose of that report is to provide an opinion based on our examination conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants.

January 29, 2019

MANAGEMENT'S DISCUSSION AND ANALYSIS

Our discussion and analysis of Westchase Community Development District, Hillsborough County, Florida ("District") provides a narrative overview of the District's financial activities for the fiscal year ended September 30, 2018. Please read it in conjunction with the District's Independent Auditor's Report, basic financial statements, accompanying notes and supplementary information to the basic financial statements.

FINANCIAL HIGHLIGHTS

- The assets of the District exceeded its liabilities at the close of the most recent fiscal year resulting in a net position balance of \$15,382,809.
- The change in the District's total net position in comparison with the prior fiscal year was \$804,289, an increase. The key components of the District's net position and change in net position are reflected in the table in the government-wide financial analysis section.
- At September 30, 2018, the District's governmental funds reported combined ending fund balances of \$4,745,830, an increase of \$256,440 in comparison with the prior fiscal year. A portion of fund balance is non-spendable for prepaid and other items, restricted for debt service and capital projects, assigned to reserves and projects, and the remainder is unassigned fund balance which is available for spending at the District's discretion.

OVERVIEW OF FINANCIAL STATEMENTS

This discussion and analysis is intended to serve as the introduction to the District's basic financial statements. The District's basic financial statements are comprised of three components: 1) government-wide financial statements, 2) fund financial statements, and 3) notes to the financial statements. This report also contains other supplementary information in addition to the basic financial statements themselves.

Government-Wide Financial Statements

The government-wide financial statements are designed to provide readers with a broad overview of the District's finances, in a manner similar to a private-sector business.

The statement of net position presents information on all the District's assets, deferred outflows of resources, liabilities, and deferred inflows of resources with the residual amount being reported as net position. Over time, increases or decreases in net position may serve as a useful indicator of whether the financial position of the District is improving or deteriorating.

The statement of activities presents information showing how the government's net position changed during the most recent fiscal year. All changes in net position are reported as soon as the underlying event giving rise to the change occurs, regardless of the timing of related cash flows. Thus, revenues and expenses are reported in this statement for some items that will only result in cash flows in future fiscal periods.

The government-wide financial statements include all governmental activities that are principally supported by special assessment revenues. The District does not have any business-type activities. The governmental activities of the District include the general government (management), physical environment (maintenance), and culture and recreation functions.

Fund Financial Statements

A fund is a grouping of related accounts that is used to maintain control over resources that have been segregated for specific activities or objectives. The District, like other state and local governments, uses fund accounting to ensure and demonstrate compliance with finance-related legal requirements. The District has one fund category: governmental funds.

OVERVIEW OF FINANCIAL STATEMENTS (Continued)Fund Financial Statements (Continued)Governmental Funds

Governmental funds are used to account for essentially the same functions reported as governmental activities in the government-wide financial statements. However, unlike the government-wide financial statements, governmental fund financial statements focus on near-term inflows and outflow of spendable resources, as well as on balances of spendable resources available at the end of the fiscal year. Such information may be useful in evaluating a District's near-term financing requirements.

Because the focus of governmental funds is narrower than that of the government-wide financial statements, it is useful to compare the information presented for governmental funds with similar information presented for governmental activities in the government-wide financial statements. By doing so, readers may better understand the long-term impact of the District's near-term financing decisions. Both the governmental fund balance sheet and the governmental fund statement of revenues, expenditures, and changes in fund balances provide a reconciliation to facilitate this comparison between governmental funds and governmental activities.

The District maintains four governmental funds for external reporting. Information is presented separately in the governmental fund balance sheet and the governmental fund statement of revenues, expenditures, and changes in fund balances for the general, debt service 2000, debt service 2007, and capital projects funds, all of which are considered major funds.

The District adopts an annual appropriated budget for its general fund. A budgetary comparison schedule has been provided for the general fund to demonstrate compliance with the budget.

Notes to the Financial Statements

The notes provide additional information that is essential to a full understanding of the data provided in the government-wide and fund financial statements.

GOVERNMENT-WIDE FINANCIAL ANALYSIS

As noted earlier, net position may serve over time as a useful indicator of an entity's financial position. In the case of the District, assets exceeded liabilities at the close of the most recent fiscal year.

Key components of the District's net position are reflected in the following table:

	NET POSITION SEPTEMBER 30,	
	2018	2017
Current and other assets	\$ 4,914,630	\$ 4,591,475
Capital assets, net of depreciation	11,892,797	12,180,875
Total assets	16,807,427	16,772,350
Current liabilities	194,618	143,830
Long-term liabilities	1,230,000	2,050,000
Total liabilities	1,424,618	2,193,830
Net position		
Net investment in capital assets	10,662,797	10,130,875
Restricted	982,733	1,046,244
Unrestricted	3,737,279	3,401,401
Total net position	\$ 15,382,809	\$ 14,578,520

The District's net position reflects its investment in capital assets (e.g. land, land improvements, and infrastructure) less any related debt used to acquire those assets that is still outstanding. These assets are used to provide services to residents; consequently, these assets are not available for future spending. Although the District's investment in capital assets is reported net of related debt, it should be noted that the resources needed to repay this debt must be provided from other sources, since the capital assets themselves cannot be used to liquidate these liabilities.

GOVERNMENT-WIDE FINANCIAL ANALYSIS (Continued)

The restricted portion of the District's net position represents resources that are subject to external restrictions on how they may be used. The remaining balance of unrestricted net position may be used to meet the District's other obligations.

The District's net position increased during the most recent fiscal year. The majority of the increase represents the extent to which ongoing program revenues exceeded the cost of operations and depreciation expense.

Key elements of the change in net position are reflected in the following table:

	2018	2017
Revenues:		
Program revenues:		
Charges for services	\$ 4,096,001	\$ 4,456,444
Capital grants and contributions	4,961	3,044
General revenues:		
Unrestricted investment earnings	22,320	9,605
Total revenues	4,123,282	4,469,093
Expenses:		
General government	447,327	352,198
Physical environment	2,752,876	2,793,460
Culture and recreation	35,261	18,290
Interest	83,529	126,327
Total expenses	3,318,993	3,290,275
Change in net position	804,289	1,178,818
Net position - beginning	14,578,520	13,399,702
Net position - ending	\$ 15,382,809	\$ 14,578,520

As noted above and in the statement of activities, the cost of all governmental activities during the fiscal year ended September 30, 2018 was \$3,318,993. The costs of the District's activities were primarily funded by program revenues, which decreased from the prior year. The decrease is the result of the District paying off the Series 2007-1 Bonds in the prior year thereby eliminating assessments in the current fiscal year. Program revenues were comprised primarily of assessments for both fiscal years. In total, expenses, including depreciation, increased from the prior fiscal year. The majority of the increase was the result of an increase in legal fees.

GENERAL BUDGETING HIGHLIGHTS

An operating budget was adopted and maintained by the governing board for the District pursuant to the requirements of Florida Statutes. The budget is adopted using the same basis of accounting that is used in preparation of the fund financial statements. The legal level of budgetary control, the level at which expenditures may not exceed budget, is in the aggregate. Any budget amendments that increase the aggregate budgeted appropriations must be approved by the Board of Supervisors. Actual general fund expenditures did not exceed appropriations for the fiscal year ended September 30, 2018.

CAPITAL ASSETS AND DEBT ADMINISTRATIONCapital Assets

At September 30, 2018, the District had \$23,061,199 invested in capital assets for its governmental activities. In the government-wide financial statements depreciation of \$11,168,402 has been taken, which resulted in a net book value of \$11,892,797. More detailed information about the District's capital assets is presented in the notes of the financial statements.

Capital Debt

At September 30, 2018, the District had \$1,230,000 in Bonds outstanding for its governmental activities. More detailed information about the District's capital debt is presented in the notes of the financial statements.

ECONOMIC FACTORS AND NEXT YEARS BUDGETS AND OTHER EVENTS

The District anticipates that the general operations will remain fairly constant. In connection with the District's future infrastructure maintenance and replacement plan, the District Board has included in the budget an estimate of those anticipated future costs and has assigned a portion of current available resources for that purpose.

CONTACTING THE DISTRICT'S FINANCIAL MANAGEMENT

This financial report is designed to provide our citizens, landowners, customers, investors and creditors with a general overview of the District's finances and to demonstrate the District's accountability for the financial resources it manages and the stewardship of the facilities it maintains. If you have questions about this report or need additional financial information, contact the Westchase Community Development District's Finance Department at 210 N. University Drive, Suite 702, Coral Springs, Florida 33071.

**WESTCHASE COMMUNITY DEVELOPMENT DISTRICT
HILLSBOROUGH COUNTY, FLORIDA
STATEMENT OF NET POSITION
SEPTEMBER 30, 2018**

	<u>Governmental Activities</u>
ASSETS	
Cash	\$ 1,786,075
Investments	2,058,374
Due from other government	26,585
Prepaid expenses	8,829
Deposits	40,905
Restricted assets:	
Investments	993,862
Capital assets:	
Non-depreciable	6,864,655
Depreciable, net	<u>5,028,142</u>
Total assets	<u>16,807,427</u>
 LIABILITIES	
Accounts payable and accrued expenses	154,735
Wages payable	14,065
Accrued interest payable	25,818
Non-current liabilities:	
Due within one year	540,000
Due in more than one year	<u>690,000</u>
Total liabilities	<u>1,424,618</u>
 NET POSITION	
Net investment in capital assets	10,662,797
Restricted for debt service	293,888
Restricted for capital projects	688,845
Unrestricted	<u>3,737,279</u>
Total net position	<u><u>\$ 15,382,809</u></u>

See notes to the financial statements

**WESTCHASE COMMUNITY DEVELOPMENT DISTRICT
HILLSBOROUGH COUNTY, FLORIDA
STATEMENT OF ACTIVITIES
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2018**

Functions/Programs	Expenses	Program Revenues		Net (Expense)
		Charges for Services	Capital Grants and Contributions	Revenue and Changes in Net Position
				Governmental Activities
Governmental activities:				
General government	\$ 447,327	\$ 447,327	\$ -	\$ -
Physical environment	2,752,876	2,759,682	4,961	11,767
Culture and recreation	35,261	21,024	-	(14,237)
Interest on long-term debt	83,529	867,968	-	784,439
Total governmental activities	3,318,993	4,096,001	4,961	781,969
General revenues:				
				22,320
Unrestricted investment earnings				22,320
Total general revenues				22,320
Change in net position				804,289
Net position - beginning				14,578,520
Net position - ending				\$ 15,382,809

See notes to the financial statements

**WESTCHASE COMMUNITY DEVELOPMENT DISTRICT
HILLSBOROUGH COUNTY, FLORIDA
BALANCE SHEET
GOVERNMENTAL FUNDS
SEPTEMBER 30, 2018**

	Major Funds				Total
	General	Debt Service 2000	Debt Service 2007	Capital Projects	Governmental Funds
ASSETS					
Cash	\$ 1,779,009	\$ -	\$ 7,066	\$ -	\$ 1,786,075
Investments	2,058,374	137,264	167,753	688,845	3,052,236
Due from other government	22,294	1,107	3,184	-	26,585
Due from other funds	-	-	1,281	-	1,281
Prepaid expenses	5,112	3,717	-	-	8,829
Deposits	40,905	-	-	-	40,905
Total assets	<u>\$ 3,905,694</u>	<u>\$ 142,088</u>	<u>\$ 179,284</u>	<u>\$ 688,845</u>	<u>\$ 4,915,911</u>
LIABILITIES AND FUND BALANCES					
Liabilities:					
Accounts payable and accrued expenses	\$ 153,069	\$ -	\$ 1,666	\$ -	\$ 154,735
Wages payable	14,065	-	-	-	14,065
Due to other funds	1,281	-	-	-	1,281
Total liabilities	<u>168,415</u>	<u>-</u>	<u>1,666</u>	<u>-</u>	<u>170,081</u>
Fund balances:					
Nonspendable:					
Prepaid items and deposits	46,017	3,717	-	-	49,734
Restricted for:					
Debt service	-	138,371	177,618	-	315,989
Capital projects	-	-	-	688,845	688,845
Assigned to:					
Operating reserves	734,021	-	-	-	734,021
Roadway projects	792,510	-	-	-	792,510
Erosion Control	60,000	-	-	-	60,000
Unassigned:	2,104,731	-	-	-	2,104,731
Total fund balances	<u>3,737,279</u>	<u>142,088</u>	<u>177,618</u>	<u>688,845</u>	<u>4,745,830</u>
Total liabilities and fund balances	<u>\$ 3,905,694</u>	<u>\$ 142,088</u>	<u>\$ 179,284</u>	<u>\$ 688,845</u>	<u>\$ 4,915,911</u>

See notes to the financial statements

**WESTCHASE COMMUNITY DEVELOPMENT DISTRICT
HILLSBOROUGH COUNTY, FLORIDA
RECONCILIATION OF THE BALANCE SHEET - GOVERNMENTAL FUNDS
TO THE STATEMENT OF NET POSITION
SEPTEMBER 30, 2018**

Fund balance - governmental funds \$ 4,745,830

Amounts reported for governmental activities in the statement of net position are different because:

Capital assets used in governmental activities are not financial resources and, therefore, are not reported as assets in the governmental funds. The statement of net position includes those capital assets, net of any accumulated depreciation, in the net position of the government as a whole.

Cost of capital assets	23,061,199	
Accumulated depreciation	<u>(11,168,402)</u>	11,892,797

Liabilities not due and payable from current available resources are not reported as liabilities in the governmental fund financial statements. All liabilities, both current and long-term, are reported in the government-wide financial statements.

Accrued interest payable	(25,818)	
Bonds payable	<u>(1,230,000)</u>	(1,255,818)
Net position of governmental activities		<u><u>\$ 15,382,809</u></u>

See notes to the financial statements

**WESTCHASE COMMUNITY DEVELOPMENT DISTRICT
HILLSBOROUGH COUNTY, FLORIDA
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
GOVERNMENTAL FUNDS
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2018**

	Major Funds			Total Governmental Funds
	General	Debt Service 2000	Debt Service 2007	Capital Projects
REVENUES				
Assessments	\$ 3,207,009	\$ 169,618	\$ 697,198	\$ -
Interest	22,320	381	771	4,961
Miscellaneous revenue	21,024	-	-	-
Total revenues	3,250,353	169,999	697,969	4,961
EXPENDITURES				
Current:				
General government	420,290	7,003	20,034	-
Physical environment	2,239,574	-	-	-
Culture and recreation	35,261	-	-	-
Debt service:				
Principal	-	135,000	685,000	-
Interest	-	33,193	66,263	-
Capital outlay	225,224	-	-	-
Total expenditures	2,920,349	175,196	771,297	-
Excess (deficiency) of revenues over (under) expenditures	330,004	(5,197)	(73,328)	4,961
OTHER FINANCING SOURCES (USES)				
Transfers in (out)	5,874	-	(5,874)	-
Total other financing sources (uses)	5,874	-	(5,874)	-
Net change in fund balances	335,878	(5,197)	(79,202)	4,961
Fund balances - beginning	3,401,401	147,285	256,820	683,884
Fund balances - ending	\$ 3,737,279	\$ 142,088	\$ 177,618	\$ 688,845

See notes to the financial statements

**WESTCHASE COMMUNITY DEVELOPMENT DISTRICT
HILLSBOROUGH COUNTY, FLORIDA
RECONCILIATION OF THE STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN
FUND BALANCES OF GOVERNMENTAL FUNDS TO THE STATEMENT OF ACTIVITIES
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2018**

Net change in fund balances - total governmental funds	\$	256,440
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Amounts reported for governmental activities in the statement of activities
are different because:

Governmental funds report capital outlays as expenditures, however, the cost of capital assets is eliminated in the statement of activities and capitalized in the statement of net position.		225,224
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Depreciation on capital assets is not recognized in the governmental fund financial statements but is reported as an expense in the statement of activities.		(513,302)
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Repayment of long-term liabilities are reported as expenditures in the governmental fund financial statements but such repayments reduce liabilities in the statement of net position and are eliminated in the statement of activities.		820,000
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The change in accrued interest on long-term liabilities between the current and prior fiscal year is recorded in the statement of activities but not in the fund financial statements.		15,927
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Change in net position of governmental activities	\$	804,289
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See notes to the financial statements

**WESTCHASE COMMUNITY DEVELOPMENT DISTRICT
HILLSBOROUGH COUNTY, FLORIDA
NOTES TO FINANCIAL STATEMENTS**

NOTE 1 – NATURE OF ORGANIZATION AND REPORTING ENTITY

Westchase Community Development District ("District") was created on January 9, 1991 by Ordinance 91-1 of the Board of County Commissioners of Hillsborough County, Florida, pursuant to the Uniform Community Development District Act of 1980, otherwise known as Chapter 190, Florida Statutes. The Act provides among other things, the power to manage basic services for community development, power to borrow money and issue bonds, and to levy and assess non-ad valorem assessments for the financing and delivery of capital infrastructure. In a prior fiscal year, the District and Westchase East Community Development District passed resolutions allowing actions to be taken to merge the Districts. Pursuant to the agreement, Westchase Community Development District is the surviving District and assumed all indebtedness of, and received title to all property owned by Westchase East Community Development District.

The District was established for the purposes of financing and managing the acquisition, construction, maintenance and operation of a portion of the infrastructure necessary for community development within the District.

The District is governed by the Board of Supervisors ("Board"), which is composed of five members. The Supervisors are elected by the owners of the property within the District. The Board of Supervisors of the District exercise all powers granted to the District pursuant to Chapter 190, Florida Statutes.

The Board has the responsibility for:

1. Assessing and levying assessments.
2. Approving budgets.
3. Exercising control over facilities and properties.
4. Controlling the use of funds generated by the District.
5. Approving the hiring and firing of key personnel.
6. Financing improvements.

The financial statements were prepared in accordance with Governmental Accounting Standards Board ("GASB") Statements. Under the provisions of those standards, the financial reporting entity consists of the primary government, organizations for which the District is considered to be financially accountable, and other organizations for which the nature and significance of their relationship with the District are such that, if excluded, the financial statements of the District would be considered incomplete or misleading. There are no entities considered to be component units of the District; therefore, the financial statements include only the operations of the District.

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

Government-Wide and Fund Financial Statements

The basic financial statements include both government-wide and fund financial statements.

The government-wide financial statements (i.e., the statement of net position and the statement of activities) report information on all of the non-fiduciary activities of the primary government. For the most part, the effect of interfund activity has been removed from these statements.

The statement of activities demonstrates the degree to which the direct expenses of a given function or segment is offset by program revenues. *Direct expenses* are those that are clearly identifiable with a specific function or segment. *Program revenues* include: 1) charges to customers who purchase, use, or directly benefit from goods, services, or privileges provided by a given function or segment; operating-type special assessments for maintenance and debt service are treated as charges for services and 2) grants and contributions that are restricted to meeting the operational or capital requirements of a particular function or segment. Other items not included among program revenues are reported instead as *general revenues*.

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Measurement Focus, Basis of Accounting and Financial Statement Presentation

The government-wide financial statements are reported using the *economic resources measurement* focus and the *accrual basis of accounting*. Revenues are recorded when earned and expenses are recorded when a liability is incurred, regardless of the timing of related cash flows. Assessments are recognized as revenues in the year for which they are levied. Grants and similar items are to be recognized as revenue as soon as all eligibility requirements imposed by the provider have been met.

Governmental fund financial statements are reported using the *current financial resources measurement* focus and the *modified accrual basis of accounting*. Revenues are recognized as soon as they are both measurable and available. Revenues are considered to be *available* when they are collectible within the current period or soon enough thereafter to pay liabilities of the current period. For this purpose, the government considers revenues to be available if they are collected within 60 days of the end of the current fiscal period. Expenditures are recorded when a liability is incurred, as under accrual accounting. However, debt service expenditures are recorded only when payment is due.

Assessments

Assessments are non-ad valorem assessments on benefited lands within the District. Assessments are levied to pay for the operations and maintenance of the District. For debt service, certain amounts are collected at lot closings as advance payments and are used to prepay a portion of the Bonds outstanding. Otherwise, assessments are collected annually to provide funds for the debt service on the portion of the Bonds which are not paid with prepaid assessments. The fiscal year for which annual assessments are levied begins on October 1 with discounts available for payments through February 28 and become delinquent on April 1. The District's annual assessments for operations and debt service are billed and collected by the County Tax Assessor/Collector. The amounts remitted to the District are net of applicable discounts or fees and include interest on monies held from the day of collection to the day of distribution.

Assessments, and interest associated with the current fiscal period are considered to be susceptible to accrual and so have been recognized as revenues of the current fiscal period. The portion of assessments receivable due within the current fiscal period is considered to be susceptible to accrual as revenue of the current period.

The District reports the following major governmental funds:

General Fund

The general fund is the general operating fund of the District. It is used to account for all financial resources except those required to be accounted for in another fund.

Debt Service Fund 2000

The debt service fund is used to account for the accumulation of resources for the payment of principal and interest on long-term debt, Series 2000.

Debt Service Fund 2007

The debt service fund is used to account for the accumulation of resources for the payment of principal and interest on long-term debt, Series 2007.

Capital Projects Fund

This fund accounts for the financial resources to be used for the acquisition or construction of major infrastructure and replacement of uninsurable assets within the District.

As a general rule, the effect of interfund activity has been eliminated from the government-wide financial statements.

When both restricted and unrestricted resources are available for use, it is the government's policy to use restricted resources first for qualifying expenditures, then unrestricted resources as they are needed.

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)**Assets, Liabilities and Net Position or Equity****Restricted Assets**

These assets represent cash and investments set aside pursuant to Bond covenants or other contractual restrictions.

Deposits and Investments

The District's cash and cash equivalents are considered to be cash on hand and demand deposits.

The District has elected to proceed under the Alternative Investment Guidelines as set forth in Section 218.415 (17) Florida Statutes. The District may invest any surplus public funds in the following:

- a) The Local Government Surplus Trust Funds, or any intergovernmental investment pool authorized pursuant to the Florida Interlocal Cooperation Act;
- b) Securities and Exchange Commission registered money market funds with the highest credit quality rating from a nationally recognized rating agency;
- c) Interest bearing time deposits or savings accounts in qualified public depositories;
- d) Direct obligations of the U.S. Treasury.

Securities listed in paragraphs c and d shall be invested to provide sufficient liquidity to pay obligations as they come due. In addition, surplus funds may be deposited into certificates of deposit which are insured and any unspent Bond proceeds are required to be held in investments as specified in the Bond Indentures.

The District records all interest revenue related to investment activities in the respective funds. Investments are measured at amortized cost or reported at fair value as required by generally accepted accounting principles.

Inventories and Prepaid Items

Inventories of governmental funds are recorded as expenditures when consumed rather than when purchased.

Certain payments to vendors reflect costs applicable to future accounting periods and are recorded as prepaid items in both government-wide and fund financial statements.

Capital Assets

Capital assets, which include property, plant and equipment, and infrastructure assets (e.g., roads, sidewalks and similar items) are reported in the government activities columns in the government-wide financial statements. Capital assets are defined by the government as assets with an initial, individual cost of more than \$5,000 (amount not rounded) and an estimated useful life in excess of two years. Such assets are recorded at historical cost or estimated historical cost if purchased or constructed. Donated capital assets are recorded at estimated fair market value at the date of donation.

The costs of normal maintenance and repairs that do not add to the value of the asset or materially extend assets lives are not capitalized. Major outlays for capital assets and improvements are capitalized as projects are constructed.

Property, plant and equipment of the District are depreciated using the straight-line method over the following estimated useful lives:

<u>Assets</u>	<u>Years</u>
Improvements	10 - 30
Buildings and infrastructure	15 - 40
Infrastructure	15 - 40
Machinery and equipment	10 - 15

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)**Assets, Liabilities and Net Position or Equity (Continued)**Capital Assets (Continued)

In the governmental fund financial statements, amounts incurred for the acquisition of capital assets are reported as fund expenditures. Depreciation expense is not reported in the governmental fund financial statements.

Unearned Revenue

Governmental funds report unearned revenue in connection with resources that have been received, but not yet earned.

Long-Term Obligations

In the government-wide financial statements long-term debt and other long-term obligations are reported as liabilities in the statement of net position. Bond premiums and discounts are deferred and amortized ratably over the life of the Bonds. Bonds payable are reported net of applicable premiums or discounts. Bond issuance costs are expensed when incurred.

In the fund financial statements, governmental fund types recognize premiums and discounts, as well as issuance costs, during the current period. The face amount of debt issued is reported as other financing sources. Premiums received on debt issuances are reported as other financing sources while discounts on debt issuances are reported as other financing uses. Issuance costs, whether or not withheld from the actual debt proceeds received, are reported as debt service expenditures.

Deferred Outflows/Inflows of Resources

In addition to assets, the statement of financial position will sometimes report a separate section for deferred outflows of resources. This separate financial statement element, deferred outflows of resources, represents a consumption of net position that applies to a future period(s) and so will not be recognized as an outflow of resources (expense/expenditure) until then.

In addition to liabilities, the statement of financial position will sometimes report a separate section for deferred inflows of resources. This separate financial statement element, deferred inflows of resources, represents an acquisition of net position that applies to a future period(s) and so will not be recognized as an inflow of resources (revenue) until that time.

Fund Equity/Net Position

In the fund financial statements, governmental funds report non spendable and restricted fund balance for amounts that are not available for appropriation or are legally restricted by outside parties for use for a specific purpose. Assignments of fund balance represent tentative management plans that are subject to change.

The District can establish limitations on the use of fund balance as follows:

Committed fund balance – Amounts that can be used only for the specific purposes determined by a formal action (resolution) of the Board of Supervisors. Commitments may be changed or lifted only by the Board of Supervisors taking the same formal action (resolution) that imposed the constraint originally. Resources accumulated pursuant to stabilization arrangements sometimes are reported in this category.

Assigned fund balance – Includes spendable fund balance amounts established by the Board of Supervisors that are intended to be used for specific purposes that are neither considered restricted nor committed. The Board may also assign fund balance as it does when appropriating fund balance to cover differences in estimated revenue and appropriations in the subsequent year's appropriated budget. Assignments are generally temporary and normally the same formal action need not be taken to remove the assignment.

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)**Assets, Liabilities and Net Position or Equity (Continued)****Fund Equity/Net Position (Continued)**

The District uses restricted amounts to be spent first when both restricted and unrestricted fund balance is available unless there are legal agreements that prohibit doing this, such as in grant agreements requiring dollar for dollar spending. Additionally, the District would first use committed fund balance, followed by assigned fund balance and then unassigned fund balance when expenditures are incurred for purposes for which amounts in any of the unrestricted fund balance classifications could be used.

Net position is the difference between assets and deferred outflows of resources less liabilities and deferred inflows of resources. Net position in the government-wide financial statements are categorized as net investment in capital assets, restricted or unrestricted. Net investment in capital assets represents net position related to infrastructure and property, plant and equipment. Restricted net position represents the assets restricted by the District's Bond covenants or other contractual restrictions. Unrestricted net position consists of the net position not meeting the definition of either of the other two components.

Other Disclosures**Use of Estimates**

The preparation of financial statements in conformity with generally accepted accounting principles requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities, and disclosure of contingent assets and liabilities at the date of the financial statements, and the reported amounts of revenues and expenditures during the reporting period. Actual results could differ from those estimates.

NOTE 3 – BUDGETARY INFORMATION

The District is required to establish a budgetary system and an approved Annual Budget. Annual Budgets are adopted on a basis consistent with generally accepted accounting principles for the general fund. All annual appropriations lapse at fiscal year-end.

The District follows these procedures in establishing the budgetary data reflected in the financial statements.

- a) Each year the District Manager submits to the District Board a proposed operating budget for the fiscal year commencing the following October 1.
- b) Public hearings are conducted to obtain public comments.
- c) Prior to October 1, the budget is legally adopted by the District Board.
- d) All budget changes must be approved by the District Board.
- e) The budgets are adopted on a basis consistent with generally accepted accounting principles.
- f) Unused appropriation for annually budgeted funds lapse at the end of the year.

NOTE 4 – DEPOSITS AND INVESTMENTS**Deposits**

The District's cash balances including certificates of deposit as shown below were entirely covered by federal depository insurance or by a collateral pool pledged to the State Treasurer. Florida Statutes Chapter 280, "Florida Security for Public Deposits Act", requires all qualified depositories to deposit with the Treasurer or another banking institution eligible collateral equal to various percentages of the average daily balance for each month of all public deposits in excess of any applicable deposit insurance held. The percentage of eligible collateral (generally, U.S. Governmental and agency securities, state or local government debt, or corporate bonds) to public deposits is dependent upon the depository's financial history and its compliance with Chapter 280. In the event of a failure of a qualified public depository, the remaining public depositories would be responsible for covering any resulting losses.

NOTE 4 – DEPOSITS AND INVESTMENTS (Continued)**Investments**

The District's investments were held as follows at September 30, 2018:

	Amortized Cost	Credit Risk	Maturities
U.S. Bank N.A. Open Commercial Paper	\$ 293,017	S&P A-1+	Open ended
First American Government Obligation CL Y	12,000	S&P AAAm	Weighted average maturities: 26 days
Certificate of Deposit - 6 months	169,207	N/A	11/06/18
Certificate of Deposit - 6 months	170,010	N/A	01/20/19
Certificate of Deposit - 12 months	340,512	N/A	05/18/19
Certificate of Deposit - 12 months	343,142	N/A	06/19/19
Certificate of Deposit - 12 months	272,867	N/A	05/18/19
Certificate of Deposit - 24 months	415,978	N/A	05/18/20
Certificate of Deposit - 24 months	310,130	N/A	07/20/20
Certificate of Deposit - 24 months	309,809	N/A	05/18/20
Certificate of Deposit - 24 months	310,443	N/A	06/19/20
Certificate of Deposit - 36 months	34,868	N/A	05/18/21
Certificate of Deposit - 36 months	35,416	N/A	06/19/21
Certificate of Deposit - 36 months	34,837	N/A	07/20/21
Total Investments	<u>\$ 3,052,236</u>		

Credit risk – For investments, credit risk is generally the risk that an issuer of an investment will not fulfill its obligation to the holder of the investment. This is measured by the assignment of a rating by a nationally recognized statistical rating organization. Investment ratings by investment type are included in the preceding summary of investments.

Concentration risk – The District places no limit on the amount the District may invest in any one issuer.

Interest rate risk – The District does not have a formal policy that limits investment maturities as a means of managing exposure to fair value losses arising from increasing interest rates.

However, the Bond Indenture limits the type of investments held using unspent proceeds.

Fair Value Measurement – When applicable, the District measures and records its investments using fair value measurement guidelines established in accordance with GASB Statements. The framework for measuring fair value provides a fair value hierarchy that prioritizes the inputs to valuation techniques.

These guidelines recognize a three-tiered fair value hierarchy, in order of highest priority, as follows:

- *Level 1:* Investments whose values are based on unadjusted quoted prices for identical investments in active markets that the District has the ability to access;
- *Level 2:* Investments whose inputs - other than quoted market prices - are observable either directly or indirectly; and,
- *Level 3:* Investments whose inputs are unobservable.

The fair value measurement level within the fair value hierarchy is based on the lowest level of any input that is significant to the entire fair value measurement. Valuation techniques used should maximize the use of observable inputs and minimize the use of unobservable inputs.

Money market investments that have a maturity at the time of purchase of one year or less and are held by governments other than external investment pools should be measured at amortized cost. In addition, non-participating interest earning investment contracts should also be reported using a cost based measure. Accordingly, the District's investments have been reported at amortized cost above.

NOTE 5 – CAPITAL ASSETS

Capital asset activity for the fiscal year ended September 30, 2018 was as follows:

	Beginning Balance	Additions	Reductions	Ending Balance
Governmental activities				
Capital assets, not being depreciated				
Land and improvements	\$ 6,864,655	\$ -	\$ -	\$ 6,864,655
Total capital assets, not being depreciated	6,864,655	-	-	6,864,655
Capital assets, being depreciated				
Infrastructure	9,892,408	9,871	-	9,902,279
Buildings	486,796	37,011	-	523,807
Improvements other than buildings	5,432,089	135,513	-	5,567,602
Machinery and equipment	160,027	42,829	-	202,856
Total capital assets, being depreciated	15,971,320	225,224	-	16,196,544
Less accumulated depreciation for:				
Infrastructure	(6,665,581)	(335,190)	-	(7,000,771)
Buildings	(265,643)	(19,255)	-	(284,898)
Improvements other than buildings	(3,641,136)	(146,245)	-	(3,787,381)
Machinery and equipment	(82,740)	(12,612)	-	(95,352)
Total accumulated depreciation	(10,655,100)	(513,302)	-	(11,168,402)
Total capital assets, being depreciated, net	5,316,220	(288,078)	-	5,028,142
Governmental activities capital assets, net	\$12,180,875	\$ (288,078)	\$ -	\$11,892,797

Depreciation expense was charged to the physical environment function/program.

NOTE 6 – LONG-TERM LIABILITIES**Series 2000**

On August 1, 2000 the District issued \$1,740,000 of Capital Improvement Revenue Bonds, Series 2000 due on May 1, 2021 with a fixed interest rate of 7.1%. The Bonds were issued to finance the acquisition and construction of certain improvements for the benefit of the District. Interest is to be paid semiannually on each May 1 and November 1. Principal on the Bonds is to be paid serially commencing May 1, 2002 through May 1, 2021.

The Series 2000 Bonds are subject to redemption at the option of the District prior to their maturity as outlined in the Bond Indenture. The Bonds are also subject to extraordinary mandatory redemption prior to their selected maturity in the manner outlined in the Bond Indenture. This occurred during the current fiscal year as the District collected assessments from lot closings and prepaid \$30,000 of the Series 2004 Bonds. See Note 10 - Subsequent Events for additional call amount subsequent to the fiscal year end.

The Bond Indenture established a debt service reserve requirement as well as other restrictions and requirements relating principally to the use of proceeds to pay for the infrastructure improvements and the procedures to be followed by the District on assessments to property owners. The District agrees to levy special assessments in annual amounts adequate to provide payment of debt service and to meet the reserve requirements. The District was in compliance with the requirements at September 30, 2018.

Series 2007

On April 25, 2007, the District issued \$9,275,000 of Special Assessment Revenue Refunding Bonds, Series 2007 consisting of \$2,070,000 Term Bonds Series 2007-1 due on May 1, 2017 with a fixed interest rates of 3.5% - 4%, \$2,515,000 Term Bonds Series 2007-2 due on May 1, 2018 with fixed interest rates of 3.5% - 4%, and \$4,690,000 Term Bonds Series 2007-3 due on May 1, 2020 with fixed interest rates of 3.5% - 4.25%. The Bonds were issued to refund the outstanding balances of the Series 1995 1997, and 1998 Bonds. Interest is to be paid semiannually on each May 1 and November 1. Principal on the Bonds is to be paid serially commencing May 1, 2008 through their respective maturity dates. The 2007-2 Bonds were paid off during the current fiscal year.

NOTE 6 – LONG-TERM LIABILITIES (Continued)**Series 2007 (Continued)**

The Series 2007-3 Bonds are subject to redemption at the option of the District prior to their maturity. The Bonds are subject to extraordinary mandatory redemption prior to their selected maturity in the manner determined by the Bond Registrar if certain events occurred as outlined in the Bond Indenture.

The Bond Indenture provides for a surety bond to be obtained in place of funding for the Debt Service Reserve Fund (the "Reserve Fund"). The Debt Service Reserve Fund Surety Bond constitutes a Debt Service Reserve Fund Insurance Policy under the Bond Indenture. The District has obtained the required bonding which has a market value of \$466,900 and is in compliance with the reserve requirement.

In addition, the Bond Indenture has certain other restrictions and requirements including the procedures to be followed by the District on assessments to property owners. The District agrees to levy special assessments in annual amounts adequate to provide payment of debt service and to meet the reserve requirements. The District is in compliance with those requirements at September 30, 2018.

Long-term debt activity

Changes in long-term liability activity for the fiscal year ended September 30, 2018 were as follows:

	Beginning Balance	Additions	Reductions	Ending Balance	Due Within One Year
<u>Governmental activities</u>					
Bonds payable:					
Series 2000	\$ 475,000	\$ -	\$ (135,000)	\$ 340,000	\$ 105,000
Series 2007	1,575,000	-	(685,000)	890,000	435,000
Total Bonds payable	<u>\$ 2,050,000</u>	<u>\$ -</u>	<u>\$ (820,000)</u>	<u>\$ 1,230,000</u>	<u>\$ 540,000</u>

At September 30, 2018, the scheduled debt service requirements on the long-term debt were as follows:

Year ending September 30:	Governmental Activities		
	Principal	Interest	Total
2019	\$ 540,000	\$ 61,965	\$ 601,965
2020	570,000	36,024	606,024
2021	120,000	8,520	128,520
Total	<u>\$ 1,230,000</u>	<u>\$ 106,509</u>	<u>\$ 1,336,509</u>

NOTE 7 – RETIREMENT PLAN

The District maintains individual retirement accounts for employees who meet a certain pay requirement. The District's required contribution is 2% of the total salaries of qualified participants. Total salaries of qualified participants for the fiscal year ended September 30, 2018 were \$218,330. Employer contributions for the period were \$4,367.

NOTE 8 – MANAGEMENT COMPANY

The District has contracted with a management company to perform management advisory services, which include financial and accounting services. Certain employees of the management company also serve as officers of the District. Under the agreement, the District compensates the management company for management, accounting, financial reporting and other administrative costs.

NOTE 9 – RISK MANAGEMENT

The District is exposed to various risks of loss related to torts; theft of, damage to, and destruction of assets; errors and omissions; and natural disasters. The District has obtained commercial insurance from independent third parties to mitigate the costs of these risks; coverage may not extend to all situations. Settled claims have not exceeded commercial insurance coverage over the past three years.

NOTE 10 – SUBSEQUENT EVENTS

Bond Payments

Subsequent to fiscal year end, the District prepaid \$15,000 of the Series 2000 Bonds. The prepayments were considered extraordinary mandatory redemptions as outlined in the Bond Indenture.

**WESTCHASE COMMUNITY DEVELOPMENT DISTRICT
HILLSBOROUGH COUNTY, FLORIDA
SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN
FUND BALANCE - BUDGET AND ACTUAL – GENERAL FUND
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2018**

	<u>Budgeted Amounts</u>	Actual	Variance with Final Budget - Positive (Negative)
	Original	Amounts	
REVENUES			
Assessments	\$ 3,192,746	\$ 3,207,009	\$ 14,263
Interest	4,272	22,320	18,048
Other revenue	4,000	21,024	17,024
Total revenues	<u>3,201,018</u>	<u>3,250,353</u>	<u>49,335</u>
EXPENDITURES			
Current:			
General government	378,592	420,290	(41,698)
Physical environment	2,400,507	2,239,574	160,793
Culture and recreation	28,100	35,261	(7,161)
Capital outlay	340,500	225,224	115,276
Total expenditures	<u>3,147,699</u>	<u>2,920,349</u>	<u>227,210</u>
Excess (deficiency) of revenues over (under) expenditures	\$ 53,319	330,004	\$ 276,545
OTHER FINANCING SOURCES			
Transfer in (out)	-	5,874	5,874
Total other financing sources	<u>-</u>	<u>5,874</u>	<u>5,874</u>
Net change in fund balance	<u>\$ 53,319</u>	335,878	<u>\$ 282,419</u>
Fund balance - beginning		<u>3,401,401</u>	
Fund balance - ending		<u>\$ 3,737,279</u>	

See notes to required supplementary information

**WESTCHASE COMMUNITY DEVELOPMENT DISTRICT
HILLSBOROUGH COUNTY, FLORIDA
NOTES TO REQUIRED SUPPLEMENTARY INFORMATION**

The District is required to establish a budgetary system and an approved Annual Budget for the general fund. The District's budgeting process is based on estimates of cash receipts and cash expenditures which are approved by the Board. The budget approximates a basis consistent with accounting principles generally accepted in the United States of America (generally accepted accounting principles).

The legal level of budgetary control, the level at which expenditures may not exceed budget, is in the aggregate. Any budget amendments that increase the aggregate budgeted appropriations must be approved by the Board of Supervisors. Actual general fund expenditures did not exceed appropriations for the fiscal year ended September 30, 2018.



**INDEPENDENT AUDITOR'S REPORT ON INTERNAL CONTROL OVER FINANCIAL
REPORTING AND ON COMPLIANCE AND OTHER MATTERS BASED ON AN AUDIT
OF FINANCIAL STATEMENTS PERFORMED IN ACCORDANCE WITH
GOVERNMENT AUDITING STANDARDS**

To the Board of Supervisors
Westchase Community Development District
Hillsborough County, Florida

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements of the governmental activities and each major fund of Westchase Community Development District, Hillsborough County, Florida ("District") as of and for the fiscal year ended September 30, 2018, and the related notes to the financial statements, which collectively comprise the District's basic financial statements, and have issued our opinion thereon dated January 29, 2019.

Internal Control Over Financial Reporting

In planning and performing our audit of the financial statements, we considered the District's internal control over financial reporting (internal control) to determine the audit procedures that are appropriate in the circumstances for the purpose of expressing our opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the District's internal control. Accordingly, we do not express an opinion on the effectiveness of the District's internal control.

A *deficiency in internal control* exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct misstatements on a timely basis. A *material weakness* is a deficiency, or a combination of deficiencies, in internal control, such that there is a reasonable possibility that a material misstatement of the entity's financial statements will not be prevented, or detected and corrected on a timely basis. A *significant deficiency* is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

Our consideration of internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or, significant deficiencies. Given these limitations, during our audit we did not identify any deficiencies in internal control that we consider to be material weaknesses. However, material weaknesses may exist that have not been identified.

Compliance and Other Matters

As part of obtaining reasonable assurance about whether the District's financial statements are free from material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and agreements, noncompliance with which could have a direct and material effect on the determination of financial statement amounts. However, providing an opinion on compliance with those provisions was not an objective of our audit, and accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*.

Purpose of this Report

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the entity's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the entity's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

January 29, 2019



**INDEPENDENT AUDITOR'S REPORT ON COMPLIANCE WITH THE
REQUIREMENTS OF SECTION 218.415, FLORIDA STATUTES, REQUIRED BY
RULE 10.556(10) OF THE AUDITOR GENERAL OF THE STATE OF FLORIDA**

To the Board of Supervisors
Westchase Community Development District
Hillsborough County, Florida

We have examined Westchase Community Development District, Hillsborough County, Florida's ("District") compliance with the requirements of Section 218.415, Florida Statutes, in accordance with Rule 10.556(10) of the Auditor General of the State of Florida during the fiscal year ended September 30, 2018. Management is responsible for the District's compliance with those requirements. Our responsibility is to express an opinion on the District's compliance based on our examination.

Our examination was conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants. Those standards require that we plan and perform the examination to obtain reasonable assurance about whether the District complied, in all material respects, with the specified requirements referenced in Section 218.415, Florida Statutes. An examination involves performing procedures to obtain evidence about whether the District complied with the specified requirements. The nature, timing, and extent of the procedures selected depend on our judgment, including an assessment of the risks of material noncompliance, whether due to fraud or error. We believe that the evidence we obtained is sufficient and appropriate to provide a reasonable basis for our opinion. Our examination does not provide a legal determination on the District's compliance with specified requirements.

In our opinion, the District complied, in all material respects, with the aforementioned requirements for the fiscal year ended September 30, 2018.

This report is intended solely for the information and use of the Legislative Auditing Committee, members of the Florida Senate and the Florida House of Representatives, the Florida Auditor General, management, and the Board of Supervisors of Westchase Community Development District, Hillsborough County, Florida and is not intended to be and should not be used by anyone other than these specified parties.

January 29, 2019



**MANAGEMENT LETTER PURSUANT TO THE RULES OF
THE AUDITOR GENERAL FOR THE STATE OF FLORIDA**

To the Board of Supervisors
Westchase Community Development District
Hillsborough County, Florida

Report on the Financial Statements

We have audited the accompanying basic financial statements of Westchase Community Development District, Hillsborough County, Florida ("District") as of and for the fiscal year ended September 30, 2018, and have issued our report thereon dated January 29, 2019.

Auditor's Responsibility

We conducted our audit in accordance with auditing standards generally accepted in the United States of America; the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States; and Chapter 10.550, Rules of the Auditor General.

Other Reporting Requirements

We have issued our Independent Auditor's Report on Internal Control over Financial Reporting and on Compliance and Other Matters based on an audit of the financial statements performed in accordance with *Government Auditing Standards*; and Independent Auditor's Report on an examination conducted in accordance with *AICPA Professional Standards*, AT-C Section 315, regarding compliance requirements in accordance with Chapter 10.550, Rules of the Auditor General. Disclosures in those reports, which are dated January 29, 2019, should be considered in conjunction with this management letter.

Purpose of this Letter

The purpose of this letter is to comment on those matters required by Chapter 10.550 of the Rules of the Auditor General for the State of Florida. Accordingly, in connection with our audit of the financial statements of the District, as described in the first paragraph, we report the following:

- I. Current year findings and recommendations.**
- II. Status of prior year findings and recommendations.**
- III. Compliance with the Provisions of the Auditor General of the State of Florida.**

Our management letter is intended solely for the information and use of the Legislative Auditing Committee, members of the Florida Senate and the Florida House of Representatives, the Florida Auditor General, Federal and other granting agencies, as applicable, management, and the Board of Supervisors of Westchase Community Development District, Hillsborough County, Florida and is not intended to be and should not be used by anyone other than these specified parties.

We wish to thank Westchase Community Development District, Hillsborough County, Florida and the personnel associated with it, for the opportunity to be of service to them in this endeavor as well as future engagements, and the courtesies extended to us.

January 29, 2019

REPORT TO MANAGEMENT

I. CURRENT YEAR FINDINGS AND RECOMMENDATIONS

None

II. PRIOR YEAR FINDINGS AND RECOMMENDATIONS

None

III. COMPLIANCE WITH THE PROVISIONS OF THE AUDITOR GENERAL OF THE STATE OF FLORIDA

Unless otherwise required to be reported in the auditor's report on compliance and internal controls, the management letter shall include, but not be limited to the following:

1. A statement as to whether or not corrective actions have been taken to address findings and recommendations made in the preceding annual financial audit report.

There were no significant findings and recommendations made in the preceding annual financial audit report for the fiscal year ended September 30, 2017.

2. Any recommendations to improve the local governmental entity's financial management.

There were no such matters discovered by, or that came to the attention of, the auditor, to be reported for the fiscal year ended September 30, 2018.

3. Noncompliance with provisions of contracts or grant agreements, or abuse, that have occurred, or are likely to have occurred, that have an effect on the financial statements that is less than material but which warrants the attention of those charged with governance.

There were no such matters discovered by, or that came to the attention of, the auditor, to be reported, for the fiscal year ended September 30, 2018.

4. The name or official title and legal authority of the District are disclosed in the notes to the financial statements.

5. The District has not met one or more of the financial emergency conditions described in Section 218.503(1), Florida Statutes.

6. We applied financial condition assessment procedures and no deteriorating financial conditions were noted as of September 30, 2018. It is management's responsibility to monitor financial condition, and our financial condition assessment was based in part on representations made by management and the review of financial information provided by same.

Sixth Order of Business

Field Office Report for February 2019 Meeting

LANDSCAPING

- All Palms Tree trimming has been started
- Additional 1000 Annuals have been installed due to Deere Damage

LAKES

- Midge Flies issue on the new lake that were deeded from MI Homes
- Working with A&B to get the issue resolved

REQUEST

- Irish 31 request for Paddyfest on March 9th (see Attached)



Dear Westchase CDD Board of Directors:

On behalf of Irish 31 Pub House & Eatery, I thank you for allowing us the time to share this proposal with you, and formally request your permission to use the West Park Village green for this event.

As you may know, Irish 31 prides itself on their St. Patrick's Day events year after year, and unlike other venues, we work hard to incorporate multiple family-friendly events since we are a family-friendly pub. Last year was our second year hosting Paddyfest Family Fun Day in the West Park Village green space, and not only was it well attended, but a number of neighbors and West Park Village parents approached us to thank us for putting on this free event for their kids to enjoy.

Considering the past two years' successful turnouts and rave reviews, we would like to propose the *3rd Annual Paddyfest Family Fun Day* presented by Irish 31 and the Tampa Bay Buccaneers – details to follow:

Paddyfest Family Fun Day

Sponsored by: Irish 31 Pub House & Eatery

Date/Time: **Saturday, March 9th, 2019 – Noon-4pm**

Location: **West Park Village Green**

Event Managed by: **Irish 31 Pub House & Eatery**

Cost to participate: **FREE**

About the event: Paddyfest Family Fun Day will be a full day of games, face painting, music, and a special 'Bucs Squad Experience' with the Tampa Bay Buccaneers featuring an obstacle course, Play60 Football Drills, Face painting, a QB Challenge, and a visit from Captain Fear. No food or alcohol will be served, but complimentary bottled water will be available. As the benefiting charity for all Paddyfest events, iCare board members will also be on-site with information about their Cheers to PUBLIC Service initiative which celebrates the teachers and youth coaches of our Hillsborough and Pasco communities.

Event Management: Irish 31 Pub & Eatery will provide a commercial general liability insurance policy with a limit of \$1,000,000 per occurrence and a \$2,000,000 general aggregate. Irish 31 will also manage all on-site staff, event setup, equipment, entertainment (DJ/MC) and clean-up.

Additional Details:

A DJ/MC will be on-site for the duration of the event, and music will be played from the Bucs Squad Experience, but all sound will be closely regulated to ensure it is at 65dbi or lower at all times.

Irish 31 staff will ensure West Park Village green is clean and free of any obstruction or litter and returned to its original set-up upon completion of the event. All trash generated will be bagged and removed.

Food and alcoholic beverages will NOT be served/sold on the West Park Village green during the event. Bottled water will be provided by sponsors at no cost, and Family Fun Day participants will be encouraged to drink/dine at Irish 31 before/after the event.

Because of the size and nature of the Paddyfest Family Fun Day, there are no plans currently in place to close the streets or hire police officers for this event. However, organizers will once again hire two security officers to help secure the footprint and guarantee safe entry and exit for guests. Irish 31 is happy to comply with any and all additional recommendations for road closures and police personnel as the Westchase CDD Board of Directors sees appropriate for the safety of event participants and residents of West Park Village.

To further ensure the safety of our younger guests, we will position all inflatables together, and enclose them with a 3ft fenceline offering exit/entry points central to the green space.

(Addendum A – Site Map)

If space allows, sponsors will be invited to have tables on-site with additional games/activities for participants, with first right of refusal offered to West Park Village tenants and existing Irish 31 partners. Event will be promoted through in-store, digital, social media, print, and on-air advertising.

Thank you in advance for your consideration. Please feel free to contact me with any questions that you may have about the event.

Best Regards,



Melissa Maloney



Director of Marketing – Irish 31 Pub House & Eatery
mmaloney@irish31.com Ph: 813.774.0195

Addendum A: West Park Village Site Map





PADDYFEST FAMILY FUN DAY - WESTCHASE **SATURDAY, MARCH 9th | Noon-4pm**

10'

North part of green: 90' long x 50' wide

- Cornhole Board
- 10x10 Tents w/Carnival games
- Charity Partner iCare
- Inflatables
(Descriptions below)
- 3' Fenceline
- Bucs Squad Experience

INFLATABLES

- (A) Bucs Obstacle Course (35'Lx12'W)
- (B) Toddler Choo Choo (50'Lx20'Wx12'H)
- (C) Bounce House w/Slide (32'Lx20')
- (D) Whack-A-Wall Game (15'Lx12'Wx8'T)
- (E) Bubble Machine
- (2) Generators w/Fuel'Wx

South part of green: 176' long x 76' wide

All games are FREE to play.



INFLATABLES/INTERACTIVES:

BUCS SQUAD EXPERIENCE:



Bucs Street Team RV
 Parking Needed: (4 Spaces - 32'Lx9'W)
 Contains 2 flat screen TVs w/XBOX systems for kids to play
 Age Group: All Ages



Bucs Obstacle Course Inflatable
 Set Up Area: 35ft L x 12ft W x 10ft T
 Age Group: All Ages



QB Challenge Inflatable
 Set Up Area: 20ft L x 5ft W x 8ft T
 Age Group: All Ages

Other Inflatables - CDD Approved Vendor: <http://www.bouncealotinflatables.com>



Whack A Wall - UNIT #335 - \$127
 Set Up Area: 15ft L x 12ft W x 8ft T
 Outlets: 1 - 15amp Age Group: All Ages



Chuggy Choo Choo Train - UNIT #415 - \$227
 Set Up Area: 15'L x 20'W x 12'H
 Outlets: 1 - 20amp
 Age Group: Toddler to Age 12



5 in 1 Castle DRY Combo - UNIT #220 - \$217
 Set Up Area: 32ft wide x 20ft deep x 15ft tall
 Outlets: 1 - 15amp outlet
 Age Group: Toddler to Age 12

Thank you for your consideration.