

**WESTCHASE
COMMUNITY DEVELOPMENT DISTRICT**

AGENDA PACKAGE

FEBRUARY 6, 2018

Westchase Community Development District

Inframark, Infrastructure Management Services

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

January 30, 2018

Board of Supervisors
Westchase Community Development District

Dear Board Members:

A meeting of the Board of Supervisors of the Westchase Community Development District will be held on Tuesday, January 9, 2018 at **4:00 p.m.** at the **Westchase Community Association Office, 10049 Parley Drive, Tampa, Florida.** Following is the advance agenda for this meeting:

1. Roll Call
2. Consent Agenda
 - A. Approval of the January 9, 2018 Meeting Minutes with Any Corrections Submitted
 - B. Acceptance of Financial Statements as of December, 2017
 - C. Approval of Recommended Insurance Settlement
3. Westchase Landscape Opportunities – Neale Stralow
4. Engineer's Report
 - A. Status of Community Map
 - B. Best Pond Management Practices Document
5. Attorney's Report
6. Manager's Report
 - A. Request for OLM to Draft Proposed Landscaping Specs and Contract for Bidding, Including Addition of Signature Entry Beds at All Community Entrances and Higher Maintenance Standards for Roadside and Median Landscaping on Linebaugh and Countryway
 - B. Request for District Chairman to Resume Chairing the Board Meetings
7. Field Manager's Report
 - A. Consideration of Purchase of Shade Structures for the Soccer Field at Glencliff Park Based on Pricing Provided at the Previous Meeting
8. Discussion of Golf Course
 - Consider Proposed Terms/Golf Course Purchase and Sale Agreement, and Authorize Counsel to Prepare Final Purchase and Sale Agreement Based on Proposed Terms, in Consultation with Board-Appointed Designee; Final Agreement to be executed by Chair
 - Confirm with Supervisors any Special Interests Appropriate for Due Diligence: Financial Performance, Golf Operations, Food and Bar Operations, Clubhouse Operations, Customer and Community Relations, Condition of Personal and Real Property, Etc.
 - Define Roles of Supervisors, Counsel, Engineer, Manager and Field Manager
 - Authorize Retention of Consultant to Advise District, Including Terms of Retention and to Develop Possible Property Improvement Plan with Objective to Improve Course and Clubhouse Operations and Community Aesthetics

- Authorize Retention of Title Company, Surveyor, Inspector(s), Environmental Company, Appraiser, Special Counsel, or Other Vendor(s)/Professionals to Assist District with Due Diligence, Including Terms of Retention
 - Establish Protocol for Expenditure of Funds to Perform Due Diligence
 - Establish Plan and Timeline
 - Establish Process for Receiving Public Comment and Providing Public Updates, Including any Considerations for Communications with Residential Property Owners Adjacent to Golf Course
 - Establish Communication Process between Supervisors, District Staff and Seller
 - Authorize Supervisor Chesney to Procure Letter of Commitment for Possible Financing, Including Terms
 - Establish Protocol for Identifying and Evaluating Possible Future Uses of Course Property
 - Establish Protocol for Evaluating Private vs. Public Access/Use
9. Audience Comments
 10. Supervisors' Requests
 11. 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.

RE: WESTCHASE COMMUNITY
DEVELOPMENT DISTRICT

TRANSCRIPT OF: BOARD MEETING

DATE: January 3, 2017

TIME: 4:00 p.m. - 5:40 p.m.

PLACE: Westchase Community
Association Office
10049 Parley Drive
Tampa, Florida

REPORTED BY: Kimberly Ann Roberts
Notary Public
State of Florida at Large

RICHARD LEE REPORTING

(813) 229-1588

TAMPA: email: rlr@richardleereporting.com ST. PETERSBURG:
100 North Tampa Street, Suite 2845 111 2nd Avenue N.E.
Tampa, Florida 33602 St. Petersburg, Florida 33701

APPEARANCES:
WESTCHASE COMMUNITY DEVELOPMENT
DISTRICT BOARD MEMBERS:

Greg Chesney, Chairman
Matthew Lewis
Jim Mills
Brian Ross

ALSO PRESENT:

SEVERN TRENT SERVICES:

Andy Mendenhall

DISTRICT ATTORNEY:

Erin McCormick

WESTCHASE STAFF:

Doug Mays
Sonny Whyte

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1 The transcript of Westchase Community
2 Development District Board Meeting, on the 3rd day
3 of January, 2017, at the Westchase Community
4 Association Office, 10049 Parley Drive, Tampa,
5 Florida, beginning at 4:00 p.m., reported by
6 Kimberly Ann Roberts, Notary Public in and for the
7 State of Florida at Large.

* * * * *

9 CHAIRMAN CHESNEY: All right. I would
10 like to call the January 3rd, 2017 Westchase
11 CDD meeting. The record will reflect all
12 current supervisors are in attendance.

13 And will you please join me in the
14 Pledge of Allegiance.

15 (The Pledge of Allegiance was recited.)

16 CHAIRMAN CHESNEY: All right. I
17 apologize. Mine, all of a sudden, just showed
18 up. All right.

19 The first thing is a motion for the
20 consent agenda.

21 MR. MILLS: Motion to approve.

22 CHAIRMAN CHESNEY: Mr. Mills. A second?

23 MR. ROSS: Second.

24 CHAIRMAN CHESNEY: Is there something
25 you want to take off of it?

<p style="text-align: right;">Page 5</p> <p>1 MR. MILLS: No. No. I just want to --</p> <p>2 I've got a correction to the minutes.</p> <p>3 CHAIRMAN CHESNEY: Okay. What are they?</p> <p>4 MR. MILLS: Page Four of the index "A &</p> <p>5 D Aquatics," it should be "A & B Aquatics." I</p> <p>6 didn't check Page 100 to see if it's correct</p> <p>7 there.</p> <p>8 MS. McCORMICK: It says "A & D Aquatics"</p> <p>9 there also.</p> <p>10 MR. MILLS: Does it?</p> <p>11 MS. McCORMICK: Yeah.</p> <p>12 CHAIRMAN CHESNEY: Okay. Anything else?</p> <p>13 MR. MILLS: That's about it.</p> <p>14 CHAIRMAN CHESNEY: Okay. All in favor</p> <p>15 signify by raising your hand.</p> <p>16 (All board members signify in the</p> <p>17 affirmative.)</p> <p>18 CHAIRMAN CHESNEY: That motion passes</p> <p>19 four to zero.</p> <p>20 (Motion passes.)</p> <p>21 My understanding, our engineer is not in</p> <p>22 attendance.</p> <p>23 MR. MENDENHALL: Correct. If we needed</p> <p>24 her, we can call her. She had a hearing up in</p> <p>25 Dade City.</p>	<p style="text-align: right;">Page 7 Agenda Page 7</p> <p>1 increase in price, and it would be going from</p> <p>2 the \$90,000 per year to \$100,000 per year.</p> <p>3 So I was just going to do a simple</p> <p>4 addendum to the contract, but then I was</p> <p>5 looking at what we had, and our contract</p> <p>6 originally was done in 2009, so I've reworked</p> <p>7 it, because at that point we still had</p> <p>8 Westchase CDD and Westchase East CDD, and we</p> <p>9 had also had -- I think the management of the</p> <p>10 community was being done somewhat differently,</p> <p>11 so Severn Trent was actually a party to that</p> <p>12 contract.</p> <p>13 So I amended it, so it will be between</p> <p>14 the CDD and A & B Aquatics. It will be a</p> <p>15 one-year contract. What I thought that the</p> <p>16 board was leaning towards at the last meeting</p> <p>17 was having it start as of October 1st, 2016,</p> <p>18 which would be when the increase in price</p> <p>19 would coincide with the fiscal year, and then</p> <p>20 it would be a one-year term through October</p> <p>21 1st of 2017, but it would automatically renew</p> <p>22 unless you decided that we did not want to</p> <p>23 automatically renew.</p> <p>24 And other than that, I did not make any</p> <p>25 changes to the contract. I know he provided</p>
<p style="text-align: right;">Page 6</p> <p>1 CHAIRMAN CHESNEY: I'm not aware of any</p> <p>2 requests.</p> <p>3 MR. MENDENHALL: I know she is working</p> <p>4 on some of the erosion stuff that we talked</p> <p>5 about at the last meeting.</p> <p>6 CHAIRMAN CHESNEY: Okay. All right.</p> <p>7 Andy.</p> <p>8 MR. MENDENHALL: Okay. I don't have</p> <p>9 much to report on today. The one item I did</p> <p>10 have was, if you'll recall, we were going to</p> <p>11 contact Ms. Carter about the situation of</p> <p>12 the board's position on her conservation area.</p> <p>13 So I did reach out to her via email. I</p> <p>14 haven't heard anything back. So just not</p> <p>15 really an update, but just to let you know</p> <p>16 that we reached out to her.</p> <p>17 CHAIRMAN CHESNEY: That was it?</p> <p>18 MR. MENDENHALL: That's all I had.</p> <p>19 CHAIRMAN CHESNEY: Awesome.</p> <p>20 MR. MENDENHALL: Calm new year so far.</p> <p>21 CHAIRMAN CHESNEY: I'm going to blow</p> <p>22 Mark's record away here. Erin.</p> <p>23 MS. McCORMICK: I don't have too much</p> <p>24 either. Just right before -- like a week ago,</p> <p>25 we got the proposal for A & B Aquatics for the</p>	<p style="text-align: right;">Page 8</p> <p>1 the district with his like four-month</p> <p>2 contract, but since the -- the one that we</p> <p>3 have is much more detailed and it's what we</p> <p>4 had in place with him before, so I think</p> <p>5 that's preferable.</p> <p>6 So we didn't have an opportunity to get</p> <p>7 this uploaded. I think what you might want to</p> <p>8 do today is approve it, but we can bring the</p> <p>9 final form of the contract and put it into</p> <p>10 Dropbox in case anybody has anything that they</p> <p>11 want to discuss before the final approval of</p> <p>12 the agreement next month.</p> <p>13 CHAIRMAN CHESNEY: Mr. Ross.</p> <p>14 MR. ROSS: With regard to the contract</p> <p>15 that you've been working on, is there anything</p> <p>16 in there that imposes an obligation for him to</p> <p>17 work with us on more of a consultants basis as</p> <p>18 opposed to just a service basis?</p> <p>19 And I raise that from the perspective of</p> <p>20 I know over the past month or two we've been</p> <p>21 talking about when you do a resident education</p> <p>22 program, so I think we need to have him</p> <p>23 involved in that, and I would hate for him to</p> <p>24 end up charging us a fee because we say we</p> <p>25 want you do review some document, or we want</p>

2 (Pages 5 to 8)

RICHARD LEE REPORTING

<p style="text-align: right;">Page 9</p> <p>1 you to help us prepare some document or send a</p> <p>2 mailer to the residents. I don't need to</p> <p>3 flesh the whole concept out.</p> <p>4 But does he have an obligation to do</p> <p>5 that under the contract?</p> <p>6 MS. McCORMICK: No. This is more a</p> <p>7 service agreement where it's really focused on</p> <p>8 what his responsibilities are for the aquatic</p> <p>9 maintenance, and I have been thinking more</p> <p>10 that our district engineer is more of a</p> <p>11 consultant would be involved in that, but I'm</p> <p>12 sure that Doug could talk to him about, you</p> <p>13 know, what services he might be able to assist</p> <p>14 with and see if he would, you know, be in</p> <p>15 favor of doing it without charging any</p> <p>16 additional fees.</p> <p>17 MR. MAYS: I'd have to check with him on</p> <p>18 that.</p> <p>19 MR. ROSS: Yeah, that would be important</p> <p>20 to me.</p> <p>21 MR. MAYS: So far, I mean, most of the</p> <p>22 consulting, anytime we talk about plant</p> <p>23 material and those type of things, you know,</p> <p>24 he just basically sends us a proposal for the</p> <p>25 work. He's not charging us anything</p>	<p style="text-align: right;">Page 11 Agenda Page 8</p> <p>1 think they just never got their act together,</p> <p>2 because I want to say we approved the</p> <p>3 additional plants in August, because I</p> <p>4 remember seeing the bills come through on last</p> <p>5 year's budget.</p> <p>6 MR. MAYS: That's correct.</p> <p>7 CHAIRMAN CHESNEY: Yeah.</p> <p>8 MR. MILLS: You could set it up for</p> <p>9 October 1st so it aligns with the fiscal</p> <p>10 year.</p> <p>11 MS. McCORMICK: October 1st. Right.</p> <p>12 Right.</p> <p>13 CHAIRMAN CHESNEY: Unless there are any</p> <p>14 further questions, I look for a motion to</p> <p>15 approve the contract. That's what you're</p> <p>16 looking for. Correct?</p> <p>17 MS. McCORMICK: I would say to approve</p> <p>18 the proposal, but the final form of the</p> <p>19 contract would be approved at next month's</p> <p>20 meeting, but I think if the board goes ahead</p> <p>21 and approves his proposal for the increase in</p> <p>22 fees, then we could do that tonight.</p> <p>23 MS. WHYTE: Well, that's what I was</p> <p>24 going to -- my question to you was, do we</p> <p>25 pay him -- back to them, October through</p>
<p style="text-align: right;">Page 10</p> <p>1 additional for his expert advice.</p> <p>2 He just -- like I say, he sends us a</p> <p>3 proposal for whatever we decide, or Tonja and</p> <p>4 me discuss what kind of erosion needs repaired</p> <p>5 or -- not just on erosion repairs, but we had</p> <p>6 -- he had focused on some of that, too,</p> <p>7 because of like the canal, stuff like that.</p> <p>8 But, yeah, I can talk to her about that.</p> <p>9 MR. ROSS: Great. Great.</p> <p>10 CHAIRMAN CHESNEY: Mr. Mills.</p> <p>11 MR. MILLS: I have a question about the</p> <p>12 contract dates because I was the one who</p> <p>13 raised going back to --</p> <p>14 MS. McCORMICK: Right.</p> <p>15 MR. MILLS: -- the fiscal year date, and</p> <p>16 Mark raised the point of maybe we only go back</p> <p>17 to the dates they requested the increase.</p> <p>18 But unless anybody has any heartburn,</p> <p>19 does it make sense to have it cycle with our</p> <p>20 fiscal year rather than overlap a month or two</p> <p>21 outside the fiscal year, or does it matter</p> <p>22 either way?</p> <p>23 CHAIRMAN CHESNEY: I don't know that it</p> <p>24 matters. My recollection was that they</p> <p>25 actually asked prior to the fiscal year. I</p>	<p style="text-align: right;">Page 12</p> <p>1 until --</p> <p>2 MS. McCORMICK: Right.</p> <p>3 MS. WHYTE: We can do that.</p> <p>4 MS. McCORMICK: Yes.</p> <p>5 MS. WHYTE: And then it's just a matter</p> <p>6 of getting the documents signed. It wouldn't</p> <p>7 be too much of a problem, I'm sure, for Erin.</p> <p>8 MS. McCORMICK: Right. Right. That's</p> <p>9 what I'm thinking.</p> <p>10 MR. MILLS: Motion to approve.</p> <p>11 CHAIRMAN CHESNEY: Do I have a second?</p> <p>12 MR. ROSS: Second.</p> <p>13 CHAIRMAN CHESNEY: Mr. Ross. All in</p> <p>14 favor signify by raising your hand.</p> <p>15 (All board members signify in the</p> <p>16 affirmative.)</p> <p>17 CHAIRMAN CHESNEY: That passes four to</p> <p>18 zero.</p> <p>19 (Motion passes.)</p> <p>20 CHAIRMAN CHESNEY: So that is from</p> <p>21 October 1, and the contract runs the fiscal</p> <p>22 year.</p> <p>23 MS. McCORMICK: Okay. And then the</p> <p>24 second thing is the soccer agreement, and the</p> <p>25 request by the Westchase Soccer Association.</p>

<p style="text-align: right;">Page 13</p> <p>1 A couple of things. They requested --</p> <p>2 previously we've been doing a separate</p> <p>3 contract or agreement with them for the spring</p> <p>4 season and then one again for the fall season,</p> <p>5 and they asked if we would consider doing one</p> <p>6 single agreement for the entire 2017 year,</p> <p>7 which would be the spring season and the fall</p> <p>8 season.</p> <p>9 I also went back and, you know, pulled</p> <p>10 the communications that I've had about</p> <p>11 requesting some documentation from the</p> <p>12 Westchase Soccer Association about their</p> <p>13 annual income and expense report and tax</p> <p>14 filing, and I think based on some information</p> <p>15 that they may already be filing that with</p> <p>16 Hillsborough County, but unfortunately I</p> <p>17 didn't ask Sonny about making that request to</p> <p>18 them until right before the beginning of the</p> <p>19 year, and I don't think Margo has had a chance</p> <p>20 to respond on that. So I haven't reviewed</p> <p>21 that information yet.</p> <p>22 The soccer season would be starting, for</p> <p>23 the spring season, February 19th, and then we</p> <p>24 would be running through -- I think it's May</p> <p>25 12, so -- but I drafted the contract so that</p>	<p style="text-align: right;">Page 15 Agenda Page 9</p> <p>1 CHAIRMAN CHESNEY: Mr. Mills. I will --</p> <p>2 I mean, I'll make a comment that I'm going to</p> <p>3 go ahead and vote for it, but I would like to</p> <p>4 see evidence of their non-profit status just</p> <p>5 because, I mean, we've all had -- I don't know</p> <p>6 if we all have -- but at least some of the</p> <p>7 members here have had, you know, information</p> <p>8 that could cast that in doubt. It might not.</p> <p>9 Who knows.</p> <p>10 I'm not trying to say anything, but they</p> <p>11 just need to provide the information to our</p> <p>12 attorney in a private manner. That's all</p> <p>13 we're asking. It's not a big deal. So any</p> <p>14 further discussion?</p> <p>15 (No response.)</p> <p>16 CHAIRMAN CHESNEY: Okay. All in favor</p> <p>17 signify by raising your hand.</p> <p>18 (All board members signify in the</p> <p>19 affirmative.)</p> <p>20 CHAIRMAN CHESNEY: Four to zero. Motion</p> <p>21 passes.</p> <p>22 (Motion passes.)</p> <p>23 MS. McCORMICK: That's all I've got.</p> <p>24 CHAIRMAN CHESNEY: Okay. All right.</p> <p>25 Doug.</p>
<p style="text-align: right;">Page 14</p> <p>1 -- the agreement so that it would be in</p> <p>2 exactly the same form as what we have done in</p> <p>3 past years.</p> <p>4 CHAIRMAN CHESNEY: Okay. Mr. Ross.</p> <p>5 MR. ROSS: Recognizing that there may be</p> <p>6 no fault on their part --</p> <p>7 MS. McCORMICK: Right.</p> <p>8 MR. ROSS: -- I would not be in favor of</p> <p>9 going to an annual basis until we resolve this</p> <p>10 issue of the financial review.</p> <p>11 MS. McCORMICK: Okay.</p> <p>12 MR. ROSS: I think we need to keep it on</p> <p>13 a season-to-season basis. It puts pressure on</p> <p>14 everybody to resolve it.</p> <p>15 CHAIRMAN CHESNEY: I concur. All right.</p> <p>16 So I'm assuming they want --</p> <p>17 MS. McCORMICK: So then we can either</p> <p>18 approve for the entering season now, or we can</p> <p>19 just wait and take the entire thing up at the</p> <p>20 February meeting.</p> <p>21 So I move we approve it for the spring</p> <p>22 season of 2017.</p> <p>23 MS. McCORMICK: Okay.</p> <p>24 CHAIRMAN CHESNEY: Is there a second?</p> <p>25 MR. MILLS: I'll second it.</p>	<p style="text-align: right;">Page 16</p> <p>1 MR. MAYS: Just to give you a quick</p> <p>2 update on what me and Tonja and have been</p> <p>3 working on with the canal and with the</p> <p>4 planting. We did approve some planting.</p> <p>5 I've got to get with A & B Aquatics on</p> <p>6 the locations. The ponds that we had</p> <p>7 discussed -- that me and Tonja had discussed</p> <p>8 in trying this new plant that has worked on</p> <p>9 one of the other ponds, we want to try it in</p> <p>10 some other areas, along with some other</p> <p>11 plants.</p> <p>12 So once I get the finals from the A & B</p> <p>13 Aquatics thing that they finished with the</p> <p>14 planting, we'll check it out and see how it</p> <p>15 looks, see how they did come. They did come</p> <p>16 in -- me and Tonja also paddled down the</p> <p>17 canal, which the canal runs from Glenclyff --</p> <p>18 Glenfield actually -- Glenfield there to the</p> <p>19 south and it makes an immediate right. It</p> <p>20 goes west towards Twin Branch Acres.</p> <p>21 And me and Tonja, like I say, we paddled</p> <p>22 up in the canoe, and she gave me some</p> <p>23 suggestions on what trees need to be removed</p> <p>24 and what sediment needs to be re-positioned so</p> <p>25 that, you know, the water flow would be a</p>

1 little bit more consistent, a little bit
2 better.
3 And she's really worried about some of
4 the trees, because they're small now, so she
5 had us cut them like six inch -- or small
6 diameter trees out of there so that they
7 wouldn't grow into bigger trees and then fall
8 over later because of erosion or cause erosion
9 problems.
10 So we did that, and the one section
11 behind Springrose that had been in discussion,
12 we had talked with another company about the
13 repair, and their repair was basically
14 bringing in rock -- just bringing rock for the
15 curb. I don't know if the pictures got put on
16 Dropbox or not.
17 MS. WHYTE: No.
18 MR. MAYS: But we took a couple of
19 pictures, and I sent them to Tonja for her
20 approval. She was very happy with it. We
21 actually did it in-house.
22 A & B Aquatics provided us with a
23 backhoe to do all the sediment changes and the
24 tree removal along the canal, and that -- we
25 ended up spending close to 20,000 to get that

1 canal cleaned up properly, which, I believe,
2 Biomass, that company that was going to come
3 in, they wanted almost a hundred thousand to
4 do it. So we saved quite a bit of money doing
5 it that way.
6 And then Lavon and Chris actually
7 took -- for the last few months we've been
8 saving every bit of rock that we could get for
9 sidewalk repairs and stuff like that, so we
10 had a nice pile, and the guys, over about a
11 three-day period, took every one of those rocks
12 back there, put it on it, after A & B put the
13 dirt -- soil back first, and we packed it,
14 packed it like three layers of concrete.
15 So by the pictures, Tonja feels that
16 should be exactly what we needed to do to help
17 it work, so only time will tell. I'm curious
18 what a big rain is going to do for us and see,
19 you know, how well it's going to hold up.
20 And I think it will hold up well, too,
21 because we have -- we did do it in the canal,
22 and we did do it over in the Vineyards, so
23 this repair with using the rock seems to work.
24 So we -- the resident was real happy
25 with it. She gave us -- she allowed us to

1 use her access between -- at her yard, and all
2 we have to do is a little bit of sod repair,
3 which was very little damage, you know, from
4 run running the vehicle back and forth with
5 the rocks in the little Kawasaki.
6 So other than that, the resident was
7 real happy I believe how it turned out and
8 looked, and she didn't lose her canal. She
9 was worried about losing her canal and her
10 pool, because it was eroding fast, so -- but
11 now, what we did, I believe that should hold.
12 And I'm going to -- like I said, from
13 sending the pictures to Tonja, she was happy
14 with it, too.
15 CHAIRMAN CHESNEY: So did you pour
16 concrete in addition to the rock?
17 MR. MAYS: No. No. We just took every
18 bit of rock we had and built that shoreline.
19 And the rocks are pretty good -- they were big
20 enough. You know, there were a lot of
21 large-sized boulders. It should be big enough
22 that I think it's going to work. I'm curious,
23 though. I think it's going to work.
24 CHAIRMAN CHESNEY: Mr. Ross.
25 MR. ROSS: Two requests. And so great

1 to hear you did all this.
2 Isn't this the same canal where the
3 county came in and did some backhoe work a
4 year or two ago? Is this the same canal, or is
5 this not the same canal?
6 MR. MAYS: Well, the canal, responsible
7 to do the edge of the road -- what is it, like
8 20 feet, Sonny? -- to the edge. So they'll do
9 just the road itself.
10 They have done some -- that's been two
11 or three years since they did that.
12 MR. ROSS: They did that.
13 MR. MAYS: yes, sir.
14 MR. ROSS: Okay. My requests are, can
15 we make this part of our regular routine where
16 once a year, once every six months --
17 MR. MAYS: Right.
18 MR. ROSS: -- you got through there
19 and --
20 MR. MAYS: You mean me and Tonja?
21 MR. ROSS: Yeah.
22 MR. MAYS: Okay.
23 MR. ROSS: Yeah. Just think about it.
24 I think it would be a good idea.
25 And that gets me to the second point. I

<p style="text-align: right;">Page 21</p> <p>1 think it also would be helpful to document so</p> <p>2 that we're not six months, a year, two years</p> <p>3 now saying, "What did we do here, you know,</p> <p>4 two years ago? Wasn't there a tree there?"</p> <p>5 And you're relying more on recollection rather</p> <p>6 than just documenting exactly what was the</p> <p>7 condition, what was the work we did, and then</p> <p>8 we can more, not anecdotally, but more truly</p> <p>9 document what's working and what's not</p> <p>10 working.</p> <p>11 I kind of think the same way in terms of</p> <p>12 the plant program that we're talking about</p> <p>13 around the ponds and such, that I would like</p> <p>14 us to be moving towards a system where each</p> <p>15 inspection is documented with pictures --</p> <p>16 MR. MAYS: Right.</p> <p>17 MR. ROSS: -- and whatever other written</p> <p>18 record, and then we do it on a regular basis</p> <p>19 and we can go back and evaluate, not</p> <p>20 anecdotally, but what's working and what's not</p> <p>21 working.</p> <p>22 MR. MAYS: Okay.</p> <p>23 MR. ROSS: Great. Thank you so much.</p> <p>24 You're doing a great job.</p> <p>25 MR. MAYS: Actually we do do -- Lavon</p>	<p style="text-align: right;">Page 23 Agenda Page 11</p> <p>1 a lawn mower around the back of her house like</p> <p>2 she used to be able to take a riding lawn</p> <p>3 mower. They've lost quite a bit. So that's</p> <p>4 what that proposal is for, to try to do that.</p> <p>5 That's going to have to be professionally done</p> <p>6 with their Geowebbing that they use and</p> <p>7 restoring the shoreline with it.</p> <p>8 CHAIRMAN CHESNEY: Is this rate the same</p> <p>9 rate that they proposed?</p> <p>10 MR. MAYS: It's cheaper.</p> <p>11 CHAIRMAN CHESNEY: It does look cheaper.</p> <p>12 That's why I asked. It's 300 feet and 75 --</p> <p>13 MR. MAYS: Right. It's cheaper.</p> <p>14 CHAIRMAN CHESNEY: It almost looks</p> <p>15 like it's half.</p> <p>16 MS. WHYTE: She shortened that. She</p> <p>17 didn't feel some of the areas needed that.</p> <p>18 MR. MAYS: Well, it was 350 feet. She</p> <p>19 had them shorten it to 300 feet. So I think</p> <p>20 it's just that they lowered -- maybe this type</p> <p>21 of wrapping, the Geoweb, is a little cheaper</p> <p>22 than the last stuff that they used on the</p> <p>23 canal possibly.</p> <p>24 It looks like the same stuff to me, but</p> <p>25 maybe the pricing is just a little bit more --</p>
<p style="text-align: right;">Page 22</p> <p>1 and Chris will about every six months, and we</p> <p>2 have them put the waders on, because it's not</p> <p>3 very deep during this time of the year during</p> <p>4 the non-rainy season, they can actually walk</p> <p>5 through that thing, and they'll -- they will,</p> <p>6 they'll throw debris out, they'll -- because</p> <p>7 you'll find everything along there from</p> <p>8 bicycles to, you know, toys to two by fours,</p> <p>9 four by fours, to big trunks of trees that</p> <p>10 floated down through there.</p> <p>11 So when they hit one spot and kind of</p> <p>12 build up, you know, it kind of builds a mini</p> <p>13 dam, so we do have them go through there about</p> <p>14 every six months, and, like I say, it's --</p> <p>15 that is the main flow for that side of the</p> <p>16 property through the community.</p> <p>17 CHAIRMAN CHESNEY: So I noticed you</p> <p>18 included a Biomass proposal in the agenda</p> <p>19 package.</p> <p>20 MR. MAYS: That's for the damage we have</p> <p>21 over on Green Springs. There's like four,</p> <p>22 five -- four houses in a row, I believe it is,</p> <p>23 to the point Tonja believes we've lost almost</p> <p>24 ten foot.</p> <p>25 The one resident, you can no longer take</p>	<p style="text-align: right;">Page 24</p> <p>1 maybe it's because we have better access. He</p> <p>2 has good access, which makes his job easier.</p> <p>3 And he's just getting better at it out here</p> <p>4 with us, too, so maybe that has something to</p> <p>5 do with it. It did look lower to me, too.</p> <p>6 CHAIRMAN CHESNEY: So are you looking</p> <p>7 for approval?</p> <p>8 MR. MAYS: Yes. Approval for that</p> <p>9 twenty -- I think, it's twenty two five, so we</p> <p>10 can get that scheduled for that job.</p> <p>11 CHAIRMAN CHESNEY: Mr. Ross.</p> <p>12 MR. ROSS: Just on the conceptual level,</p> <p>13 this is our property. Right?</p> <p>14 MR. MAYS: Yes.</p> <p>15 MR. ROSS: We have an obligation to</p> <p>16 maintain our property. Right?</p> <p>17 CHAIRMAN CHESNEY: Yes.</p> <p>18 MR. ROSS: So as meaningful as it is,</p> <p>19 not only do we need to do this, but to the</p> <p>20 extent it comes up again and again and again,</p> <p>21 to the tune of Tonja saying it may be up to</p> <p>22 \$5,000,000, this is an example of what we may</p> <p>23 be confronted with.</p> <p>24 CHAIRMAN CHESNEY: How we handle this --</p> <p>25 I mean, we can wait -- I mean, we can try and</p>

<p style="text-align: right;">Page 25</p> <p>1 mitigate it, and we wait until, you know, it</p> <p>2 impacts the property. So we just don't go</p> <p>3 around --</p> <p>4 MR. ROSS: This is an example of what I</p> <p>5 was talking about last time of a big deal,</p> <p>6 lots of money and it's just going to keep</p> <p>7 happening over and over and over again until</p> <p>8 we get ahead of the curve, and we have the</p> <p>9 source -- the responsible thing is for us to</p> <p>10 do it.</p> <p>11 MR. MAYS: And, now, once we've done</p> <p>12 these types of things, too, now, we've</p> <p>13 educated our landscape company, we've educated</p> <p>14 our aquatics company, so we don't do the same</p> <p>15 practices we did before when we were losing,</p> <p>16 you know, a foot a year because they were</p> <p>17 spraying the edge. I mean, you just don't do</p> <p>18 that.</p> <p>19 And the landscape companies are aware</p> <p>20 that you don't put your weed eater on the</p> <p>21 bottom of the grass. You tip it, just keep</p> <p>22 the weeds down on it, you know, leave that</p> <p>23 there, because actually some of those</p> <p>24 materials that are growing on that shoreline</p> <p>25 are what we need to keep the shoreline from</p>	<p style="text-align: right;">Page 27 Agenda Page 12</p> <p>1 MR. MAYS: Yes.</p> <p>2 MR. LEWIS: -- within the circle there?</p> <p>3 MR. MAYS: No. It's on the north side</p> <p>4 of -- between us and the golf course. We own</p> <p>5 that section of it by the golf course.</p> <p>6 MS. WHYTE: Here, it's up here. It says,</p> <p>7 "Westchase Golf Course Pond," but it's not.</p> <p>8 Actually we own that easement right here. See</p> <p>9 that house --</p> <p>10 MR. LEWIS: Yes.</p> <p>11 MS. WHYTE: -- those are the areas.</p> <p>12 That's what it used to be. It's also --</p> <p>13 CHAIRMAN CHESNEY: That's homes. Right?</p> <p>14 MR. MAYS: Yes.</p> <p>15 MR. LEWIS: Thank you.</p> <p>16 MR. MAYS: Not the golf course.</p> <p>17 MR. LEWIS: I guess I have another</p> <p>18 comment or question about what Mr. Ross</p> <p>19 brought up. It's sort of unrelated to this</p> <p>20 particular issue. But is that not part of our</p> <p>21 board engineer's contract to do?</p> <p>22 I know we kind of touched on it last</p> <p>23 meeting to kind of get into a regular pond</p> <p>24 inspection. But is that not part of their</p> <p>25 contract now?</p>
<p style="text-align: right;">Page 26</p> <p>1 eroding away.</p> <p>2 So I think with our practices between</p> <p>3 the aquatics and the landscape company, we</p> <p>4 haven't seen the problem as bad as it has been</p> <p>5 in the past. So we've still got to do some</p> <p>6 education, educating on some of the residents,</p> <p>7 because they still want to throw fertilizer</p> <p>8 all the way down to the edge, and then it</p> <p>9 bleeds in, you know, and then -- or they want</p> <p>10 to run a pipe down to the edge of the lake and</p> <p>11 not all the way in the lake like Tonja tells</p> <p>12 them, "Take the pipe in the lake," they're not</p> <p>13 even going to do that.</p> <p>14 But, you know, it's better to run it all</p> <p>15 the way in the lake than to leave it this</p> <p>16 short of the lake, and all of a sudden it's</p> <p>17 coming up on the edge of the land. So I think</p> <p>18 with the education that's been going on, the</p> <p>19 problem has really slowed down a lot.</p> <p>20 CHAIRMAN CHESNEY: Okay. Mr. Ross.</p> <p>21 MR. ROSS: I'll move to approve.</p> <p>22 CHAIRMAN CHESNEY: Okay. Mr. Lewis.</p> <p>23 MR. LEWIS: This is for the pond that's</p> <p>24 encapsulated or incorporated in</p> <p>25 Greensprings --</p>	<p style="text-align: right;">Page 28</p> <p>1 MR. MENDENHALL: It is part of their</p> <p>2 general services. It's up to you, as a board,</p> <p>3 to determine what level of inspections,</p> <p>4 reviews that you want her to perform, whether</p> <p>5 it's, you know, once year, once every couple</p> <p>6 years. Different boards take different</p> <p>7 approaches.</p> <p>8 You've got a situation now where she's</p> <p>9 more actively involved because you're looking</p> <p>10 to do some preventative measures with some</p> <p>11 plantings and things. So she'd probably be a</p> <p>12 little bit more hands on with, you know, what</p> <p>13 she's working on right now.</p> <p>14 MR. MAYS: She is, which that's what she</p> <p>15 called me about today, I believe it was,</p> <p>16 talked to me about, "Let's go ahead and start</p> <p>17 to schedule two or three meetings a year where</p> <p>18 we walk these ponds like we did three months</p> <p>19 ago, just walk the ponds and do some</p> <p>20 inspections and those type of things."</p> <p>21 So she definitely wants to put that on</p> <p>22 her radar so that we can jump on these things</p> <p>23 ahead of time.</p> <p>24 MS. WHYTE: Our water levels are super</p> <p>25 low right now, which is a good thing for her</p>

<p style="text-align: right;">Page 29</p> <p>1 to work with. We had that in the last few</p> <p>2 years.</p> <p>3 MR. LEWIS: Right. And I guess to kind</p> <p>4 of bring all the comments together, if we</p> <p>5 could definitely get pictures and sort of</p> <p>6 document those trips, and even, you know, if</p> <p>7 we move to approve this, any type of repair</p> <p>8 that we do, we get obviously good</p> <p>9 documentation, it's sort of a -- for lack of a</p> <p>10 better term -- survey on what's done so that</p> <p>11 we will know -- so we won't be sort of just</p> <p>12 guessing, "Oh, we've lost ten feet."</p> <p>13 MR. MAYS: Right.</p> <p>14 MR. LEWIS: It's "We have lost this many</p> <p>15 feet or" --</p> <p>16 MR. MAYS: We know when it actually was</p> <p>17 done --</p> <p>18 MR. LEWIS: Right.</p> <p>19 MR. MAYS: -- and restored and how long</p> <p>20 it took for it to get there if it ever does</p> <p>21 run away again. Okay.</p> <p>22 MR. LEWIS: Thank you.</p> <p>23 CHAIRMAN CHESNEY: So -- I'm sorry.</p> <p>24 Mr. Ross -- Mr. --</p> <p>25 MR. MILLS: So I'll second it to</p>	<p style="text-align: right;">Page 31 Agenda Page 13</p> <p>1 to be smaller each time.</p> <p>2 MR. MILLS: Well -- and that leads to I</p> <p>3 guess my next question. You're talking about</p> <p>4 walking the ponds a few times a year.</p> <p>5 Can we actually -- is it feasible to</p> <p>6 inventory the back property so that we know</p> <p>7 that today it's 12 feet and in the spring</p> <p>8 it's ten feet? You know, we can measure and</p> <p>9 understand -- you know what I mean, or is that</p> <p>10 just -- there are too many of them?</p> <p>11 MS. WHYTE: There are 125 lakes.</p> <p>12 MR. MAYS: He wouldn't do them all at</p> <p>13 once, though, but there is a way that we can</p> <p>14 do them.</p> <p>15 MR. MILLS: Right. So we can</p> <p>16 systematically really understand --</p> <p>17 MR. MAYS: I think that goes to --</p> <p>18 MR. MILLS: Right.</p> <p>19 MR. MAYS: -- the idea of charting</p> <p>20 everything, too, taking pictures.</p> <p>21 MR. MILLS: Right.</p> <p>22 MR. MAYS: You know, we take a picture</p> <p>23 and put a measurement with it. We have done</p> <p>24 that over in like the Vineyards, took a</p> <p>25 measurement of how far the erosion was away,</p>
<p style="text-align: right;">Page 30</p> <p>1 continue the discussion.</p> <p>2 And to your point, how many more of</p> <p>3 these are there that we have identified that</p> <p>4 could potentially be twenty two five to</p> <p>5 repair?</p> <p>6 MR. MAYS: Like this one here on the --</p> <p>7 MR. MILLS: Greensprings. Do we know</p> <p>8 how many more are out there?</p> <p>9 MR. MAYS: Right now, the ones that we</p> <p>10 know that are out there are a lot smaller.</p> <p>11 They're not that big. That one's taken up</p> <p>12 almost four yards, I believe.</p> <p>13 We've got some that are just as wide as</p> <p>14 that screen. It's just between two houses.</p> <p>15 It's just eroding away, and the landscape guys</p> <p>16 say, you know, "Fell in a hole in the</p> <p>17 backyard."</p> <p>18 You know, Mr. Chesney had one for the</p> <p>19 longest time we continued to repair. But we</p> <p>20 can do those small ones in-house. You know,</p> <p>21 we learn on how to keep them from eroding</p> <p>22 away, which ultimately we end up having to</p> <p>23 restore that whole shoreline anyway.</p> <p>24 But, yeah, we do have a few more, but</p> <p>25 nothing like -- nothing that big. They seem</p>	<p style="text-align: right;">Page 32</p> <p>1 and then we put it down, recording, and then</p> <p>2 we go back a few -- a little while later and</p> <p>3 try and check the measurements.</p> <p>4 MR. MENDENHALL: You'll have a challenge</p> <p>5 with the water levels because the states of</p> <p>6 what's out there, so it will be different.</p> <p>7 MR. MAYS: Right.</p> <p>8 MR. MENDENHALL: So obviously if we</p> <p>9 measure it now and then we have two years of</p> <p>10 abnormally high rainy seasons, you really</p> <p>11 won't be able to get another look at it until</p> <p>12 it recedes at least back from the original</p> <p>13 point you measured.</p> <p>14 So it can be challenging, but, you know,</p> <p>15 worth noting that obviously, you know, erosion</p> <p>16 in this spot, and, hey, when it gets dry, is</p> <p>17 there still erosion, is it worse -- you know,</p> <p>18 less -- as Brian pointed out -- less being</p> <p>19 anecdotal stuff and more of the, you know,</p> <p>20 quantitative reported stuff.</p> <p>21 MR. MILLS: I agree.</p> <p>22 CHAIRMAN CHESNEY: I mean, I think a lot</p> <p>23 of times you guys go ahead and fill them. I</p> <p>24 mean, so you'll fill them -- I mean, you might</p> <p>25 fill them five or six times. It's only when</p>

<p style="text-align: right;">Page 33</p> <p>1 it comes to an issue to the shoreline.</p> <p>2 So I think what you're asking is, you</p> <p>3 know, let's keep track of the five or six</p> <p>4 times you fill them.</p> <p>5 MR. ROSS: I think both of you guys are</p> <p>6 exactly right. You're exactly right. Whether</p> <p>7 it's a survey or an audit or whatever we call</p> <p>8 it, that we know we've got however many ponds</p> <p>9 and lakes. Isn't it around 50?</p> <p>10 MR. MAY: We have 122 lakes.</p> <p>11 MR. ROSS: 122. Okay. So whatever it</p> <p>12 is.</p> <p>13 MR. MAY: But they're not all ponds.</p> <p>14 MR. ROSS: I've got it. But we can now</p> <p>15 say, "Pond 47, this is the work we did in the</p> <p>16 spring of last year, this is the condition --</p> <p>17 this is the condition today," and then we can</p> <p>18 measure it and make decisions from that.</p> <p>19 And to Andy's point, what I've been</p> <p>20 cranked up about the past year or two, in the</p> <p>21 context of a \$5,000,000 exposure, yeah, you're</p> <p>22 right, it's going to be difficult to go out</p> <p>23 and do an annual audit, it's going to be,</p> <p>24 perhaps, expensive; but if you put it in</p> <p>25 perspective of it helps us avoid a \$5,000,000</p>	<p style="text-align: right;">Page 35 Agenda Page 14</p> <p>1 can get like a date certain by which we can</p> <p>2 have our first audit, I'd be doing cartwheels,</p> <p>3 which is a challenge in and of itself.</p> <p>4 CHAIRMAN CHESNEY: I think it can be</p> <p>5 really simple. Like we can have Tonja's</p> <p>6 report, like a folder in Dropbox that says</p> <p>7 "Erosion," have Tonja's report.</p> <p>8 And then when you go -- you did this</p> <p>9 pond there, so you have a series of addresses.</p> <p>10 Here's addresses, you have pictures of what</p> <p>11 you did and the dates, and that's it. It can</p> <p>12 be very easy.</p> <p>13 MR. ROSS: I agree 100 percent, but --</p> <p>14 CHAIRMAN CHESNEY: But they just look a</p> <p>15 little like, "Whoa, that can be a lot of</p> <p>16 work."</p> <p>17 MR. ROSS: You're exactly right. It's</p> <p>18 nothing more than somebody at the end of a</p> <p>19 workday taking ten minutes to do an entry of,</p> <p>20 "Oh, yeah, this is the work I did on that pond</p> <p>21 today."</p> <p>22 MR. MENDENHALL: So in the big scale of</p> <p>23 things, it won't be a lot of work.</p> <p>24 MR. ROSS: So I'll use an old-fashioned</p> <p>25 term, when you get a ten-page report, nobody</p>
<p style="text-align: right;">Page 34</p> <p>1 expenditure and only end up being couple</p> <p>2 hundred thousand dollars expenditure, it's</p> <p>3 well worth it to do that.</p> <p>4 So I think both of you gentlemen are</p> <p>5 exactly right in your comments, and what I</p> <p>6 actually suggest -- and I don't want to steal</p> <p>7 your thunder because I'm taking it from you</p> <p>8 all's comments -- we need to start having an</p> <p>9 annual audit or annual survey, and then we</p> <p>10 just get a little report.</p> <p>11 It can be ten pages, five pages. I</p> <p>12 don't know. But it literally goes pond by</p> <p>13 pond by pond, and I would be able to look and</p> <p>14 see this is the history: This is what we did</p> <p>15 in the spring of '16, this is what we did in</p> <p>16 January of '20. We can see boom, boom, boom.</p> <p>17 And when we start talking about in our</p> <p>18 meetings of, "Yeah, we tried that planting and</p> <p>19 it didn't work, so we tried other planting,</p> <p>20 that didn't work, and so then we dropped it,</p> <p>21 and then some experimental Biomass treatment</p> <p>22 that this guy suggested," we can now have a</p> <p>23 straight-line understanding of what's happened</p> <p>24 and what's working and what's not working.</p> <p>25 So I absolutely support that. And if we</p>	<p style="text-align: right;">Page 36</p> <p>1 is direct reporting one, they just look and see</p> <p>2 the schedule you just described.</p> <p>3 MR. BARRETT: Can you document the</p> <p>4 cartwheel?</p> <p>5 MR. MILLS: I would like a picture of</p> <p>6 Doug and Tonja in a canoe.</p> <p>7 MR. MAY: I was waiting on that</p> <p>8 comment.</p> <p>9 MR. MILLS: A three-hour tour. Right?</p> <p>10 MS. WHYTE: Going and leaving the office</p> <p>11 wasn't a pretty sight, never mind in the</p> <p>12 water. You should have seen them.</p> <p>13 CHAIRMAN CHESNEY: Yes.</p> <p>14 MR. LEWIS: You know, just one thought</p> <p>15 that comes to mind with as-built construction</p> <p>16 or anything. I mean, aerial photos, too, I</p> <p>17 don't know how -- I don't know how beneficial</p> <p>18 that would be, given Andy's comments about the</p> <p>19 water levels. But, I mean, you can just look</p> <p>20 at Google Earth here, I mean, you can sort</p> <p>21 of -- if you can you do that, is that</p> <p>22 something --</p> <p>23 MS. WHYTE: I think a lot of Tonja's,</p> <p>24 her measurements, that we measure, are</p> <p>25 historical -- we measure by historical, and we</p>

<p style="text-align: right;">Page 37</p> <p>1 -- and then we go by what we have then, and</p> <p>2 then Tonja uses her measurements. So we do</p> <p>3 use those. All of those options are there for</p> <p>4 us. We use them on a regular basis.</p> <p>5 MR. LEWIS: Okay. Great.</p> <p>6 CHAIRMAN CHESNEY: Yes.</p> <p>7 MR. ROSS: So that we bring this to an</p> <p>8 understanding, could we agree that it will be</p> <p>9 on Dropbox by -- our 122 ponds and lakes --</p> <p>10 by, say, March meeting so that we can go in</p> <p>11 there and look? Does that make sense?</p> <p>12 CHAIRMAN CHESNEY: Before you go there,</p> <p>13 I just want to point out, of the 122, a lot of</p> <p>14 them are just kind of out there and --</p> <p>15 MR. MAYS: We can write on there,</p> <p>16 though, that it's not conservation, it's not a</p> <p>17 lake.</p> <p>18 CHAIRMAN CHESNEY: Yeah, that's what I</p> <p>19 was trying to think of the word,</p> <p>20 "conservation."</p> <p>21 MR. MAYS: Over half of them are that,</p> <p>22 and then half of that is (inaudible).</p> <p>23 MR. ROSS: Again, I don't want to create</p> <p>24 busywork. But if you're creating a log of</p> <p>25 all your waterways, why not have it in there,</p>	<p style="text-align: right;">Page 39 Agenda Page 15</p> <p>1 MR. MAYS: 60 days.</p> <p>2 MR. ROSS: 60 days. You're awesome.</p> <p>3 MS. WHYTE: Yeah. Sure.</p> <p>4 MR. MAYS: She's got nothing going on.</p> <p>5 MR. ROSS: Thank you.</p> <p>6 CHAIRMAN CHESNEY: All right. So we</p> <p>7 still have a motion on the table that needs to</p> <p>8 be approved. Any further discussion on it?</p> <p>9 (No response.)</p> <p>10 CHAIRMAN CHESNEY: All in fashion of the</p> <p>11 motion signify by raising your hand.</p> <p>12 (All board members signify in the</p> <p>13 affirmative.)</p> <p>14 CHAIRMAN CHESNEY: Passes four to zero.</p> <p>15 (Motion passes.)</p> <p>16 CHAIRMAN CHESNEY: Okay. Biomass. So</p> <p>17 do you have anything further before we go to</p> <p>18 Davey?</p> <p>19 MR. MAYS: Well, we have Davey here, but</p> <p>20 Sonny's got a couple of things I think she</p> <p>21 wanted to give them update on. Do you want to</p> <p>22 give them an update on the --</p> <p>23 MS. WHYTE: No.</p> <p>24 MR. MAYS: No? Okay. We have no update</p> <p>25 on that, so --</p>
<p style="text-align: right;">Page 38</p> <p>1 "Pond 122 Narrative, this is nothing more than</p> <p>2 a conservation area," blah, blah, blah, and</p> <p>3 then nothing will be added to it thereafter.</p> <p>4 MR. MAYS: Okay. 60 days?</p> <p>5 MR. MILLS: I was going to be a little</p> <p>6 more forgiving. Dry season ends June 1st, so</p> <p>7 maybe that's a reasonable time frame.</p> <p>8 MR. ROSS: Yeah, whatever makes sense so</p> <p>9 that we don't come back and talk about this</p> <p>10 over and over again. Is there a date target</p> <p>11 -- target date to get --</p> <p>12 MR. MAYS: Yeah, the sooner the better.</p> <p>13 It just gets done.</p> <p>14 CHAIRMAN CHESNEY: Why don't you ask</p> <p>15 Sonny?</p> <p>16 MR. MAYS: Well, Sonny is just going to</p> <p>17 type up what I write. Sonny is not going to</p> <p>18 go walk the ponds with me.</p> <p>19 CHAIRMAN CHESNEY: Yes, that's true.</p> <p>20 MR. ROSS: So what would be a date we</p> <p>21 can have all that in there?</p> <p>22 MS. WHYTE: What did he offer --</p> <p>23 MR. ROSS: What would be reasonable to</p> <p>24 have that done so that we can poke around in</p> <p>25 Dropbox?</p>	<p style="text-align: right;">Page 40</p> <p>1 MS. WHYTE: We just have Davey here so</p> <p>2 they can move on to the proposal that was</p> <p>3 requested.</p> <p>4 CHAIRMAN CHESNEY: Mr. Mills, do you</p> <p>5 have anything --</p> <p>6 MR. MILLS: Before we move on, I see</p> <p>7 we've got benches for Glendriff ordered.</p> <p>8 MR. MAYS: They're supposed to be about</p> <p>9 the middle of January.</p> <p>10 MR. MILLS: Are there benches planned</p> <p>11 for new park in West Park Village?</p> <p>12 MR. MAYS: There's not, but there are</p> <p>13 some in --</p> <p>14 MR. MILLS: So kids -- I went to look at</p> <p>15 it during the parade, and you've got kids</p> <p>16 sitting up on the fence and parents standing</p> <p>17 along the fence --</p> <p>18 MR. MAYS: Right.</p> <p>19 MR. MILLS: -- because there is nowhere</p> <p>20 to sit.</p> <p>21 MS. WHYTE: We've got to be careful about</p> <p>22 some stuff where we can't -- we may be able to</p> <p>23 put it on one corner of the thing, but we</p> <p>24 didn't put any concrete padding underneath any</p> <p>25 of those to put into the Pour and Play.</p>

<p style="text-align: right;">Page 41</p> <p>1 There are benches right around the</p> <p>2 fountain area. We can certainly move them a</p> <p>3 little closer. But we hadn't anticipated</p> <p>4 putting any into the playground.</p> <p>5 MR. MILLS: You think about the age of</p> <p>6 the kids in that park. Those parents are</p> <p>7 always going to be with them. And they were</p> <p>8 all just standing around and nowhere to sit.</p> <p>9 MR. BARRETT: Are there any benches they</p> <p>10 could just actually hook into the existing</p> <p>11 fence, that kind of thing --</p> <p>12 MS. WHYTE: No.</p> <p>13 MR. MAYS: Not with that fencing --</p> <p>14 MR. ROSS: I just have this strange view</p> <p>15 that a crowd of people are all over the place</p> <p>16 -- in the open little area of the fencing</p> <p>17 place, the kids are now using that to kick a</p> <p>18 ball, throw a ball.</p> <p>19 And my suggestion would be is to not</p> <p>20 stick a bunch of benches there, even though</p> <p>21 there's room, because let's let the kids run</p> <p>22 around and do that, because that's part of what</p> <p>23 we want as parents, is to have the kids inside</p> <p>24 the fenced area and not run across the street.</p> <p>25 So my suggestion would be to put the</p>	<p style="text-align: right;">Page 43 Agenda Page 16</p> <p>1 potentially some sort of covering to get the</p> <p>2 parents out of the heat or they'll be --</p> <p>3 something. Just give that some thought.</p> <p>4 CHAIRMAN CHESNEY: I noticed yesterday</p> <p>5 on my walk that the fountain was only shooting</p> <p>6 like this high. Is there a reason why?</p> <p>7 MR. MAYS: We are still -- I think we're</p> <p>8 still working on try to get the contract</p> <p>9 signed with the company.</p> <p>10 So we've got somebody coming out just</p> <p>11 right now just filling the chemicals and</p> <p>12 checking things over. But we're still trying</p> <p>13 to get somebody to come and maintain it</p> <p>14 professionally.</p> <p>15 CHAIRMAN CHESNEY: I thought we approved</p> <p>16 a maintenance agreement.</p> <p>17 MR. MAYS: We approved it, but they lost</p> <p>18 that guy, so they're -- they're in the process</p> <p>19 of trying to make a plan that will continue to</p> <p>20 maintain it.</p> <p>21 It's usually just a matter of cleaning</p> <p>22 out the filter, cleaning out the heads, and</p> <p>23 then adjusting the valves, which we do --</p> <p>24 MS. WHYTE: They actually put chemicals</p> <p>25 -- the company itself sent somebody out --</p>
<p style="text-align: right;">Page 42</p> <p>1 benches outside the fences, just find a way to</p> <p>2 line them up somehow. I think the parents</p> <p>3 will sit there. They'll tell their kids to go</p> <p>4 in there and run around until you're</p> <p>5 exhausted. And I think that's -- you put the</p> <p>6 benches on the outside.</p> <p>7 MR. MILLS: I also agree with that, but</p> <p>8 I think there is a need, definitely there's a</p> <p>9 need --</p> <p>10 MR. MAYS: There is a need. I think</p> <p>11 we're going to run into a bigger problem when</p> <p>12 the hot season gets here. That surfacing, the</p> <p>13 same situation we have in the other park,</p> <p>14 Baybridge. Baybridge Park gets hot, the</p> <p>15 ground surface, you know, being a little warm.</p> <p>16 CHAIRMAN CHESNEY: Yeah, there's a</p> <p>17 fountain right next door. You can cool off.</p> <p>18 MR. MAYS: Well, I'm just saying we're</p> <p>19 going to have some -- why didn't we put the</p> <p>20 canopy over the whole thing? But that's</p> <p>21 really not feasible, I don't think.</p> <p>22 I like the extra play area for the balls</p> <p>23 and stuff like that, too.</p> <p>24 MR. MILLS: Oh, no. I agree.</p> <p>25 MR. ROSS: The benches may need</p>	<p style="text-align: right;">Page 44</p> <p>1 when was that? On Thursday?</p> <p>2 MR. MAYS: Yeah, it was last Thursday, I</p> <p>3 think.</p> <p>4 MS. WHYTE: They came out and filled the</p> <p>5 chemicals up, and they're working on securing</p> <p>6 a contract for a vendor to come in and do it</p> <p>7 through Florida Play Furniture, to have</p> <p>8 somebody come out on a weekly basis and do the</p> <p>9 maintenance.</p> <p>10 CHAIRMAN CHESNEY: I'm just saying that</p> <p>11 I was there one night, and it was eight feet</p> <p>12 tall, and I was there yesterday, and it was a</p> <p>13 foot and a half.</p> <p>14 MR. MAYS: They just need to clean the</p> <p>15 filters. And like I say, once we get that</p> <p>16 maintenance agreement finalized, they'll be on</p> <p>17 a regular rotation, and then the maintenance</p> <p>18 will be done, and then the filters will be</p> <p>19 cleaned and the heads get cleaned out and all</p> <p>20 that stuff. It works the way it's supposed</p> <p>21 to.</p> <p>22 CHAIRMAN CHESNEY: The fencing?</p> <p>23 MR. MAYS: That should be the middle of</p> <p>24 the month, too. That should actually be</p> <p>25 anytime this -- next week, at the latest. He</p>

<p style="text-align: right;">Page 45</p> <p>1 needed three weeks from that last board 2 meeting, so we're on this board meeting, so he 3 should be ready for the fencing for that. 4 It's been four weeks. He said he needed 5 three to four weeks. So I'll get with him 6 tomorrow. 7 CHAIRMAN CHESNEY: Mr. Lewis. 8 MR. LEWIS: Was there a bike rack 9 included with that? I couldn't remember what 10 you told me. 11 MR. MAYS: Yeah. We got bike racks, 12 benches and picnic tables that are due to be 13 here by the 19th of January. 14 CHAIRMAN CHESNEY: Okay. Anything 15 further? 16 MS. WHYTE: We talked to the vendor about 17 ping pong tables, concrete tables, and they 18 sent us some pictures. I asked for more 19 information. They do offer -- one of the 20 vendors -- they sent us graffiti proof, 21 vandalism, you know, bolts and nuts and all of 22 that stuff. So that's -- I said I needed 23 pricing on that. 24 I've asked them to come back with two 25 tables. We needed to know the dimensions,</p>	<p style="text-align: right;">Page 47 Agenda Page 17</p> <p>1 Straight forward, it's just under 2 \$5,000, but does not include freight or 3 installation. So we're working on a final 4 number. I should something for you by next 5 board meeting, including pavers and -- 6 concrete pad, if we're going to use concrete 7 pavers, I'll have all that by next board 8 meeting. 9 MR. BARRETT: By the way, Bocce is 10 coming back. Bocce? 11 CHAIRMAN CHESNEY: All right. So, 12 Davey, is this just on the entrances? Is that 13 what your computer -- 14 MR. NIEVES: Yes, most of the PowerPoint 15 is on the entrance site. 16 CHAIRMAN CHESNEY: Wait a minute. 17 Didn't we have -- didn't we want to talk to 18 them about their contract? It's in here? 19 MS. WHYTE: I sent it up this morning. 20 Davey sent it over first thing this morning 21 about the update and pricing for the extra 22 maintenance on that. 23 CHAIRMAN CHESNEY: No. I meant for the 24 extension of the contract. 25 MS. WHYTE: Oh, crap, I didn't see that</p>
<p style="text-align: right;">Page 46</p> <p>1 what the width has to be, how far they needed 2 to be, to ensure that we had ample space for 3 two to ensure -- you know, that there is 4 nothing -- so I'm waiting for dimensions. 5 I mean, at this point, the pricing looks 6 to be just about just under \$5,000 per table, 7 and that is not with the -- I've asked them 8 also for pricing for the -- there is a metal 9 net. Instead of a net, there is a metal net. 10 And from what I understand on his 11 pricing on the -- off the quote is, it's not a 12 lot of difference to have Westchase put it. 13 So that was one of the options to put in 14 there. 15 But I'm just waiting -- finalizing with 16 him to see what it is -- because I'm putting 17 concrete -- how big the slab has to be, the 18 sizing, and what the final -- 19 CHAIRMAN CHESNEY: I mean, that pricing 20 is similar to the vendor -- 21 MS. WHYTE: Yeah. You know, they're all 22 about the same. I mean, you can go a little 23 higher if you want the polished concrete, the 24 fancier concrete with logos on the concrete 25 and stuff.</p>	<p style="text-align: right;">Page 48</p> <p>1 in there. 2 CHAIRMAN CHESNEY: Yeah, because you 3 weren't here. 4 MS. WHYTE: I would have looked into it, 5 but I didn't -- 6 CHAIRMAN CHESNEY: Okay. So this is for 7 the entrances. Want to go ahead and get ready 8 to -- 9 MS. WHYTE: I figured it would be easier 10 to have a presentation with Davey to make sure 11 that -- if you have any questions. 12 CHAIRMAN CHESNEY: I'm sorry. I don't 13 recall your structure. So why don't you 14 introduce your positions with Davey. 15 MR. KOVACIK: My name is Paul 16 Kovacik. I'm the manager here for the CDD's 17 landscape. 18 CHAIRMAN CHESNEY: Okay. 19 MR. KOVACIK: Edward, he's our regional 20 sales guy. He does the sales for us here. 21 He's also our account manager. 22 CHAIRMAN CHESNEY: Okay. All right. 23 Who is responsible for the contract? 24 MR. KOVACIK: I am responsible for the 25 contract.</p>

<p style="text-align: right;">Page 49</p> <p>1 CHAIRMAN CHESNEY: Okay. So we'd be</p> <p>2 interested in understanding -- contract</p> <p>3 expires at the end of the year.</p> <p>4 MR. KOVACIK: Yes, it does.</p> <p>5 CHAIRMAN CHESNEY: We have to get some</p> <p>6 certainty on that, on what your --</p> <p>7 MR. KOVACIK: We would love to stay</p> <p>8 here in Westchase. I do have a boss who does</p> <p>9 the contract and --</p> <p>10 CHAIRMAN CHESNEY: Yeah. Why don't you</p> <p>11 discuss it with him and get back with us?</p> <p>12 MR. KOVACIK: We have. We have. We</p> <p>13 definitely want to stay. We probably have to</p> <p>14 sit down with him and go over it with him. So</p> <p>15 I know he would. He's very anxious to stay</p> <p>16 here, so --</p> <p>17 CHAIRMAN CHESNEY: Well, we have a very</p> <p>18 specific contract, which I'm sure Sonny and</p> <p>19 Erin can go through it with you. But we need</p> <p>20 to gain some certainty so the board can make</p> <p>21 a decision sooner rather than later, because</p> <p>22 it takes a long time to go through that</p> <p>23 process.</p> <p>24 MS. WHYTE: At the last walk-through with</p> <p>25 Davey in December, I was on it with Joe, and I</p>	<p style="text-align: right;">Page 51 Agenda Page 18</p> <p>1 So, yeah, we're going to talk about the</p> <p>2 main entrance on Linebaugh and Sheldon. The</p> <p>3 very first picture is the first one I did,</p> <p>4 just to give you an idea of what we're looking</p> <p>5 for.</p> <p>6 And it was kind of rough, it's the best</p> <p>7 I can give you for now, which is it's an</p> <p>8 overall change. All the plant material will</p> <p>9 go up, even to the extension of the half</p> <p>10 circle of bricks on the bottom. That's where</p> <p>11 I actually covered it with shrubs, because</p> <p>12 when we get rid of that and basically slope</p> <p>13 the soil, the dirt down from where it is</p> <p>14 right, down to where the grass is. And on</p> <p>15 both sides, it will be the extension of it.</p> <p>16 The back, where you see the trees,</p> <p>17 there's about one completely dead, and two</p> <p>18 that are about done. We would take all of</p> <p>19 those out and raise all the trees, you know,</p> <p>20 everything around -- even so we're -- this is</p> <p>21 Linebaugh, that's Sheldon -- toward Sheldon</p> <p>22 toward where the bus stop is, and I'll have a</p> <p>23 picture for that.</p> <p>24 Just giving you explanation of why do we</p> <p>25 do this, because we have that beautiful lake</p>
<p style="text-align: right;">Page 50</p> <p>1 spoke to Joe, and Joe said -- and, again, he</p> <p>2 mentioned it to us on a number of occasions</p> <p>3 he's willing to re-commit to Westchase. I</p> <p>4 have asked for it in writing so we can</p> <p>5 present for board approval. I have asked for</p> <p>6 that letter for the next board meeting so</p> <p>7 that you guys --</p> <p>8 CHAIRMAN CHESNEY: It would be February.</p> <p>9 The contract starts in October.</p> <p>10 MS. WHYTE: October.</p> <p>11 MR. KOVACIK: November.</p> <p>12 MS. WHYTE: October 31st. Yeah, November</p> <p>13 1st is the start of our last contract --</p> <p>14 CHAIRMAN CHESNEY: Okay. Yeah. Sorry.</p> <p>15 I didn't mean to distract from that. I just</p> <p>16 figured since you were standing there or</p> <p>17 sitting here --</p> <p>18 MR. NIEVES: So, yeah, most of it is</p> <p>19 going to be about the entrance. I want to</p> <p>20 present you really quick at the end two more</p> <p>21 proposals. So we can get started.</p> <p>22 CHAIRMAN CHESNEY: Thank you. I'm out</p> <p>23 of practice. It's been a number of years now.</p> <p>24 MR. NIEVES: From my computer, all I</p> <p>25 have to do is -- I'm good.</p>	<p style="text-align: right;">Page 52</p> <p>1 on the back that we hardly use, and we started</p> <p>2 the -- doing some planting, but we're going to</p> <p>3 include that in there. You'll see the</p> <p>4 pictures.</p> <p>5 This is kind of following Linebaugh</p> <p>6 here. It's going to be all the way over.</p> <p>7 It's going to have ground cover in there. I</p> <p>8 have a -- I gave Sonny a list of all the</p> <p>9 plants.</p> <p>10 MS.WHYTE: It's all uploaded.</p> <p>11 MR. NIEVES: Yeah. So, again, you can</p> <p>12 probably see it. Your lake is going to show</p> <p>13 on both sides, very beautiful.</p> <p>14 We thought -- the first thing that came</p> <p>15 to mind is you a water feature in there, but,</p> <p>16 really, it doesn't make sense. But with the</p> <p>17 plants, we're going to put grasses, different</p> <p>18 colors, different textures that's just going</p> <p>19 to give that wow factor.</p> <p>20 Also, again, the plant material we're</p> <p>21 using, the first thing I heard is, we want to</p> <p>22 look like Disney, and I worked with Disney for</p> <p>23 14 years. And what I'm using is exactly that.</p> <p>24 And the reason we talked about -- she</p> <p>25 mentioned it, to bring to the table, extra</p>

<p style="text-align: right;">Page 53</p> <p>1 detail to these areas, because it does -- when</p> <p>2 you're working with this kind of plant</p> <p>3 material, you just don't go over with a</p> <p>4 hedger, and that's it and walk away.</p> <p>5 It needs a lot of hand-pruning detail,</p> <p>6 again, a person taking their time. What I'm</p> <p>7 saying is, if we do this investment, we want</p> <p>8 to have a kind of maintenance plan.</p> <p>9 And then we're going to move onto</p> <p>10 basically what the focal point will be. The</p> <p>11 first idea -- there's two. The first idea is</p> <p>12 to add fountains on both sides where the</p> <p>13 Westchase logo is on both sides, to a water</p> <p>14 features on it. This is one -- this is what I</p> <p>15 would like to see, something like this -- this</p> <p>16 is from another property -- you know, mimicking</p> <p>17 this, the water falling.</p> <p>18 And I'll show you something we did in</p> <p>19 the computer, very rough, that what it would</p> <p>20 like -- it won't look like that, but that's</p> <p>21 the idea, the fountains would be basically put</p> <p>22 into the wall. We're not going to actually</p> <p>23 do anything to the wall, but we're going to</p> <p>24 get it into the wall on both sides.</p> <p>25 Now, the issue here is the price tag.</p>	<p style="text-align: right;">Page 55 Agenda Page 19</p> <p>1 that to it.</p> <p>2 So, again, this is a big price tag. It</p> <p>3 will be the best scenario. Yes.</p> <p>4 MS. WHYTE: Do you mind if I ask a</p> <p>5 question, which is something that -- reclaimed</p> <p>6 water has a lot of particles and chemicals</p> <p>7 inside of it. How do we maintain the clarity</p> <p>8 and everything else so that --</p> <p>9 MR. NIEVES: The pump system that</p> <p>10 they're going to --</p> <p>11 MS. WHYTE: Is there's filters and stuff?</p> <p>12 MR. NIEVES: Yeah. Actually --</p> <p>13 MS. WHYTE: Okay.</p> <p>14 MR. NIEVES: -- for that kind of water.</p> <p>15 So the next one -- the picture isn't pretty,</p> <p>16 but I'll show you a lot more. It's looks kind</p> <p>17 of messy, but what it is, it is a dry river.</p> <p>18 Okay? And the picture I will show you later,</p> <p>19 you'll get it.</p> <p>20 Basically, what it does -- and it's a</p> <p>21 line item at the bottom of the proposal I gave</p> <p>22 you -- it just makes a stop. When you look at</p> <p>23 landscaping, you see something like this. You</p> <p>24 know, obviously it makes you think that there</p> <p>25 is flow of water. There is not. It's just a</p>
<p style="text-align: right;">Page 54</p> <p>1 On these, it's very expensive, more than what</p> <p>2 I thought. We're talking about from \$7,000</p> <p>3 each to \$10,000, somewhere in there. Why the</p> <p>4 difference? Because it depends on what we</p> <p>5 choose. We choose something completely new</p> <p>6 that we have to do everything from scratch,</p> <p>7 and we have to do all the mulch and all that.</p> <p>8 There is a lot of that already being</p> <p>9 done in there. If we want to move forward</p> <p>10 with this, we will sit down and show all the</p> <p>11 fountains we've done before -- have been done.</p> <p>12 If we choose one of those, it's going to be a</p> <p>13 lot cheaper, again, because the casting -- the</p> <p>14 casting, which takes a lot of money and time,</p> <p>15 you know, we don't have to worry about that.</p> <p>16 And so the other option -- oh, when we</p> <p>17 talked about this, one of the issues was</p> <p>18 water. As I mentioned, I confirmed reclaimed</p> <p>19 water may be used for that.</p> <p>20 You see the first one, obviously, it's</p> <p>21 irrigation, and this is the website for the</p> <p>22 State of Florida, and it's not an issue. I</p> <p>23 heard it from the vendors, too, so -- and,</p> <p>24 obviously, that will include all the pumps</p> <p>25 and, you know, bringing in electricity and all</p>	<p style="text-align: right;">Page 56</p> <p>1 dry river.</p> <p>2 When it rains, it looks even more</p> <p>3 beautiful because the color of the rocks --</p> <p>4 we're talking about right here -- river rock,</p> <p>5 you know, you see boulders, it's a layer of</p> <p>6 little ones, big ones, and it goes in from the</p> <p>7 wall out towards the grass.</p> <p>8 I'll give you the second option. The</p> <p>9 other thing we're talking about is the lake.</p> <p>10 Again, I just put this in here. From the wall</p> <p>11 towards the bus stop, one thing we're</p> <p>12 including, not to take out the trees, but to</p> <p>13 take out all the brush, dead wood, all of the</p> <p>14 vines are there, so you can have a clear view</p> <p>15 all the way from there. So whenever you are</p> <p>16 at the light, even coming from Costco or</p> <p>17 whatever, people will be able to see the lake</p> <p>18 with the new plant material.</p> <p>19 All right. So the other thing,</p> <p>20 obviously, included would be the islands. Oh,</p> <p>21 that's just another photo I showed you before.</p> <p>22 The other thing will be the islands. What</p> <p>23 we're thinking is taking everything out, even</p> <p>24 the two oak trees.</p> <p>25 And then what we see in there is the</p>

1 Japanese Blueberry. They were used on the
2 entranceway from Radcliffe. Then we're
3 talking about having along in there, you know,
4 your petite oleander, all that stuff again.

5 If we have the means to keep it the way
6 it's supposed to, hand pruning it, hand
7 sheering it, then we'll be able to keep it --
8 that stuff right there actually blooms
9 throughout the whole year.

10 So it would have color throughout the
11 whole year in there, and not only this tip of
12 the island, but we're talking about we're
13 talking about it the other tip, doing the same
14 thing. And just that little snake that goes
15 up like that, we're thinking of doing the same
16 thing with the dry river, just rocks, put it
17 in there just to cover it, because, right now,
18 there is just mulch.

19 And the other tip, you see the snake
20 with the rock, the first tip, just to tie
21 everything together. So, again, when you see
22 -- the reason I'm showing you this -- when you
23 see that number, then we want to think that
24 there is not only the entrances, the island,
25 the lake, it's lifting the trees, taking all

1 the diseased ones out, and tying everything
2 together to this point, and the rest of that
3 island is very beautiful. It's well
4 maintained. It doesn't need anything.

5 MR. BARRETT: Is there anything on that
6 pharmacy side? I don't even remember if there
7 is any land there.

8 MR. MAYS: Yeah. It's similar to the
9 southwest corner. It's not as wide, because
10 there is not that much sod.

11 MR. BARRETT: Does it extend over there?

12 MR. MAYS: Yeah, he --

13 MR. NIEVES: Correct. We'll mimic -- ad
14 the same thing, we're talking about taking
15 everything out, including the bricks. They go
16 around in a semi circle. And then if we go
17 with this, obviously these annuals, that we
18 can use somewhere else.

19 And I have an idea about that. All
20 right. So I think that was the last one on
21 that one. But questions before I move to the
22 next one.

23 MR. LEWIS: So we're expecting to get
24 three proposals or three different estimates
25 for -- it looks like three different options

1 there for the main entrance there?

2 MR. NIEVES: All of this -- all of this
3 that you see is the one proposal for the main
4 entrance. Then on the one you see, it has the
5 lines. It's going to have the dry river. It
6 has the \$7,000 version -- obviously, you can
7 take that out. And then if you want to move
8 the fountains, I guess the price tag, it
9 starts from twenty nine to forty three.

10 MR. LEWIS: Thank you. I thought one of
11 the pictures had just plants and bushes and
12 trees, and then that was in conjunction with
13 the fountains as well or --

14 MR. NIEVES: Yeah, the -- let me show
15 you this.

16 MR. LEWIS: Can you go back to the first
17 couple of -- I guess I had in my mind it
18 looked like three different proposals, one
19 with fountains.

20 MS. WHYTE: All of this, what you see,
21 is without fountains, and that's your price
22 tag with dry riverbed. What the board chooses
23 to do with the fountains, it's separate. We
24 don't have those final prices, if you guys
25 wanted to go as far as looking at fountains or

1 water features.

2 MR. MAYS: I think here is a different
3 type of rock water feature, is it, Ed?

4 MR. NIEVES: No. This is dry river.
5 The computer doesn't give me any, you know,
6 way to do it.

7 MR. MAYS: For the things in the right
8 hand corner --

9 MR. NIEVES: Oh, yeah. Yeah. Yeah.
10 That's was the very first thing -- just saying
11 -- just to show you where I wanted fountains.
12 Obviously, we do the dry river. That won't be
13 there. If you want fountains, it's not going
14 to be this kind of rock, trickle of water, but
15 concrete one.

16 MR. MAYS: So that kind of gives you an
17 idea of all the plant material that he's
18 suggesting, though, and the type of manicuring
19 that it requires to maintain that type of
20 feature.

21 CHAIRMAN CHESNEY: I saw the \$8800 bill
22 for --

23 MR. MAYS: Per year.

24 MS. WHYTE: I did ask a couple -- you
25 know, the same thing you guys did. We were

<p style="text-align: right;">Page 61</p> <p>1 concerned about some of the maintenance of it.</p> <p>2 And that's why I asked Ed to come -- to ask</p> <p>3 Davey to give us a proposal for what it would</p> <p>4 cost to maintain that.</p> <p>5 MR. NIEVES: Just to give you an</p> <p>6 example, right now we have Crape Myrtles</p> <p>7 there. Crape Myrtles are mainly tipped once a</p> <p>8 year, you know, tip out the blooming. We</p> <p>9 don't believe in cutting them back a lot.</p> <p>10 But when we have Japanese Blueberries</p> <p>11 and you have to shear them, you know, every</p> <p>12 two weeks -- every four weeks, and then all</p> <p>13 the other plant material we're putting, again,</p> <p>14 it's not just trimming. We're not just making</p> <p>15 a square. We want to keep them -- box it out,</p> <p>16 you know, away from each other.</p> <p>17 You're not going to have just a plant</p> <p>18 here. It's going to be -- if you guys notice,</p> <p>19 the mall right here --</p> <p>20 MS. WHYTE: Citrus.</p> <p>21 MR. NIEVES: -- citrus. If you look at</p> <p>22 it, it's very busy, it's very manicured. You</p> <p>23 have different colors, you know, textures</p> <p>24 altogether. That's it. But that does take a</p> <p>25 lot of extra care.</p>	<p style="text-align: right;">Page 63 Agenda Page 21</p> <p>1 They're like --</p> <p>2 MS. WHYTE: And I kind of asked if we</p> <p>3 could sort of pick those, if you decided to go</p> <p>4 with that.</p> <p>5 CHAIRMAN CHESNEY: So what is this wall</p> <p>6 on Linebaugh proposal for going -- okay. All</p> <p>7 right.</p> <p>8 MR. NIEVES: So I'm going to go forward.</p> <p>9 We can always go back. This is actually --</p> <p>10 MS. WHYTE: Mays Park.</p> <p>11 MR. NIEVES: Correct. And the idea is</p> <p>12 basically do a butterfly garden. A butterfly</p> <p>13 garden, you've got a lot of flowers, a lot of</p> <p>14 perennials. And I just couldn't do it here,</p> <p>15 just because it will be too busy, but that's</p> <p>16 how it will be.</p> <p>17 We do the whole thing. We'll have some</p> <p>18 shrubs like you see. There's going to being a</p> <p>19 lot of perennials following that dry river,</p> <p>20 same idea. Talking about having a couple</p> <p>21 benches, just like the one we have to -- it</p> <p>22 would be to the left there.</p> <p>23 The proposal does include irrigation --</p> <p>24 to bring irrigation from this side to water</p> <p>25 this area, not the grass, but to water the</p>
<p style="text-align: right;">Page 62</p> <p>1 CHAIRMAN CHESNEY: Just so I understand,</p> <p>2 the proposal was twenty four nine</p> <p>3 approximately.</p> <p>4 MR. NIEVES: With the dry river.</p> <p>5 CHAIRMAN CHESNEY: Right. With the dry</p> <p>6 river without the fountains.</p> <p>7 And the proposed additional maintenance</p> <p>8 was \$8900 per year for the maintenance.</p> <p>9 MR. NIEVES: Yeah.</p> <p>10 CHAIRMAN CHESNEY: Yes, because we -- it</p> <p>11 just seems \$9,000 for \$25,000 --</p> <p>12 MR. NIEVES: And, obviously, that's also</p> <p>13 part of the conversation because we need to</p> <p>14 provide more than shrubs, which is what is</p> <p>15 called for, the shrubs, so stuff like that is</p> <p>16 at least --</p> <p>17 MS. WHYTE: And you've got topiaries in</p> <p>18 there as well. One of the options was a</p> <p>19 topiary tree on the right -- both sides. Am I</p> <p>20 correct? There are four of them?</p> <p>21 MR. NIEVES: There are of them.</p> <p>22 MS. WHYTE: Yes, there are four of them.</p> <p>23 And those topiaries are quite detail oriented.</p> <p>24 MR. NIEVES: Yeah, because they're</p> <p>25 multi-trunked. They're not just one big ball.</p>	<p style="text-align: right;">Page 64</p> <p>1 shrubs and perennials, just to keep them, you</p> <p>2 know, where they need to be.</p> <p>3 The topiaries, going to have a multi-</p> <p>4 topiary, too, and some, you know, taller</p> <p>5 trees, so Crape Myrtles to keep shade where</p> <p>6 the benches will be. I do have one more</p> <p>7 picture. I need to put it -- because I think</p> <p>8 this will look good. We always have that</p> <p>9 picture that we're not proud of. That's me.</p> <p>10 That's a picture that my kids found, and I'm</p> <p>11 not proud of it, but -- this is how the river</p> <p>12 will go, how your perennials will follow.</p> <p>13 And so at least not far from</p> <p>14 everything, but at the same time you have a</p> <p>15 lot of people in Westchase who run, you know,</p> <p>16 go with their kids a place where they can</p> <p>17 actually come and enjoy, this is a place</p> <p>18 that's not being used.</p> <p>19 MR. BARRETT: Would there be any shade</p> <p>20 in there?</p> <p>21 MR. NIEVES: Yeah. Where those sort of</p> <p>22 big Crapees that will create shade where the</p> <p>23 benches are, yes. Again, this just being</p> <p>24 proactive, giving you some ideas.</p> <p>25 The other one is the wall we have like</p>

1 by Publix, that what we're thinking -- I know
2 there's no irrigation there. We're aware of
3 that. So we're thinking that, you know, we
4 have palms, to add some plants that are
5 cactus-related so that they don't need water,
6 just to get established, some of the grasses,
7 the same thing, bromeliads -- bromeliads and
8 these plants like you see on the palms where
9 they get -- they survive with the mist.

10 So, you know, I know the proposal, we
11 actually put in six to eight -- this is to
12 water the plants just to get them established.
13 So once they're established, they should be
14 good.

15 And just to utilize that wall, we will
16 go through -- you know, when you see the
17 Westchase and it's bare, just thought it would
18 be a nice addition to bring out the Westchase
19 just like we do on the other side. Obviously,
20 cannot be as aggressive here because there's
21 no irrigation, so --

22 CHAIRMAN CHESNEY: And these last two,
23 there's no additional maintenance required?

24 MR. NIEVES: No, not really. I mean, to
25 be honest, I'm hoping it will give some

1 MS. WHYTE: Yeah.

2 CHAIRMAN CHESNEY: Yes.

3 MR. ROSS: I'm not an aesthetics guy.

4 So with regard to this picture we see here,
5 will this plant material that's being proposed
6 appear out of place in contrast to all the
7 Florida trees that are behind the wall, or
8 will it instead come across as an enhancement,
9 as, "Oh, wow, this is really beautiful"?

10 MR. NIEVES: Yeah. No. I mean, none of
11 these are like -- they're meant for -- but
12 definitely they're not -- you don't see them
13 on a regular basis around, you know.

14 MR. ROSS: I know you wouldn't propose
15 them unless you thought they would be
16 beautiful. But as I look at this picture, I
17 notice the difference from the trees that are
18 behind the wall.

19 MR. NIEVES: Yeah. I guess that area
20 will be considered conservation area, so all
21 you would have is Palmettos and Oak trees, and
22 right now the only thing you have outside the
23 wall is just some Sabals and Robellinis, which
24 are the smaller ones, so --

25 MR. ROSS: And then back on the

1 breathing time to actually go over certain
2 things here, because, right now, in this wall,
3 there's nothing. So, really, there's not no
4 hours allocated towards it.

5 So with the hours on the main entrance,
6 that we took that into consideration.

7 MS. WHYTE: Would you consider doing
8 that as well on the second wall that is empty,
9 because there are three sets of walls on that,
10 but only two are uncovered, one is still
11 covered? Would you consider doing that on the
12 secondary wall which is across the street --

13 MR. NIEVES: We can, yeah.

14 MS. WHYTE: -- by Pilot Bank. Right?

15 MR. NIEVES: We can definitely. I mean,
16 again, just putting it up, is that this is the
17 one that maybe hits me the most when you go in
18 my office. That's what I see, so --

19 MS. WHYTE: And keep all of these plants
20 somewhat near the walls -- back near the walls
21 because --

22 MR. NIEVES: Yes. Yes.

23 MS. WHYTE: -- because eventually
24 they'll go up to --

25 MR. NIEVES: Yes, no more than six feet.

1 butterfly -- were you calling it a butterfly
2 garden because it sounds great and it will be
3 beautiful, or will there really be an
4 accumulation of butterflies?

5 MR. NIEVES: Exactly. Yeah.

6 MR. ROSS: Like how many butterflies?
7 And my kids can say, "Wow, that's great," or
8 are there going to be two?

9 MR. NIEVES: No. No. You'll see
10 butterflies, but I can't tell you how many.
11 But we can create a habitat.

12 (Multiple speakers speaking at once.)

13 CHAIRMAN CHESNEY: It sounds like a
14 great Scout project. Every Scout has to go
15 and capture a butterfly and bring it to the
16 garden.

17 MR. NIEVES: So any other questions?
18 (No response.)

19 MR. MENDENHALL: It could be the end of
20 September -- but that's an estimate, because
21 you have accruals that come in after that, but
22 that might include some of the park work, if
23 it hadn't been paid yet and that sort of
24 stuff. I can find out exactly.

25 MR. MAYS: Ed, how did you come up with

<p style="text-align: right;">Page 69</p> <p>1 your cost for maintenance? It seems kinds of</p> <p>2 high to me.</p> <p>3 CHAIRMAN CHESNEY: Yeah.</p> <p>4 MR. NIEVES: Hours -- I talked to Pauley</p> <p>5 how many hours it takes, what it is going to</p> <p>6 take to control that. We're talking about,</p> <p>7 you know, it seems like 35, 40 hours every</p> <p>8 time, so --</p> <p>9 MR. MAYS: Three-man team or something?</p> <p>10 MR. NIEVES: Yeah, three-man, four-man.</p> <p>11 Well, can bring it like that. We can always</p> <p>12 bring like an extra guy three days in a row,</p> <p>13 you know, so -- because I know he feels</p> <p>14 comfortable, but we've got to make sure that</p> <p>15 they're --</p> <p>16 MR. KOVACIK: You know, a lot of my</p> <p>17 detail guys are also consumed throughout other</p> <p>18 parts of the properties to where we would have</p> <p>19 to bring in a guy from the other shop to</p> <p>20 detail these areas, because when we -- we know</p> <p>21 by inspections scores and by the happiness of</p> <p>22 the residents what it takes and how many hours</p> <p>23 it takes to do this property to not be called</p> <p>24 into this office every single month.</p> <p>25 MR. NIEVES: It is a concern, yes.</p>	<p style="text-align: right;">Page 71 Agenda Page 23</p> <p>1 you're putting them on additional things, but</p> <p>2 yet you're charging us again for something</p> <p>3 like that?</p> <p>4 MR. KOVACIK: Right.</p> <p>5 MR. MAYS: Nothing upsets me more than</p> <p>6 seeing our maintenance.</p> <p>7 MR. KOVACIK: That's exactly why I was</p> <p>8 trying to say it the way it was.</p> <p>9 MR. MAYS: Okay. As long as you bring</p> <p>10 in a different staff to do it.</p> <p>11 MR. KOVACIK: Doug, would this be okay</p> <p>12 with you as well? We work -- generally we</p> <p>13 work four ten-hour days. My guys start at</p> <p>14 7:00 this morning and work until 5:30. A lot</p> <p>15 of these guys do not work Fridays.</p> <p>16 If we get behind, I bring in a crew on</p> <p>17 Friday. Like this week, we took off for the</p> <p>18 holiday on Monday, and there will be guys in</p> <p>19 here working on Friday. But on a normal week,</p> <p>20 there's not a lot of people here on Friday.</p> <p>21 Would you oppose me bringing in some of</p> <p>22 my guys on Friday if we don't have other guys</p> <p>23 from the other shop and paying them overtime?</p> <p>24 MS. WHYTE: It's got to be a detail</p> <p>25 oriented person --</p>
<p style="text-align: right;">Page 70</p> <p>1 MR. KOVACIK: You guys are all business</p> <p>2 oriented. We can't necessarily have one guy</p> <p>3 lurking around with nothing else to do besides</p> <p>4 doing this area, so I have to bring someone in</p> <p>5 from another shop and do this area once a</p> <p>6 month or once every two weeks, whatever it</p> <p>7 takes.</p> <p>8 There will be a guy coming in for</p> <p>9 fertilization specially for this area six</p> <p>10 times a year, shrubs and the rest of your</p> <p>11 property twice a year. And then your detail</p> <p>12 guys will also be coming in from a different</p> <p>13 shop. So back at what I'm saying is, we can't</p> <p>14 just have a man on staff lurking around for</p> <p>15 the other three days of the week to detail</p> <p>16 this, you know, one day a week -- one guy one</p> <p>17 day a week every week.</p> <p>18 It will be more efficient for us, but</p> <p>19 for you is, we would disrupt -- we brought</p> <p>20 three men from a different shop to do this</p> <p>21 once a month.</p> <p>22 MR. MAYS: That's why I always bring</p> <p>23 this up, because I prefer it to be that way.</p> <p>24 You're taking off our maintenance that's paid</p> <p>25 to do the job we're doing around here now, and</p>	<p style="text-align: right;">Page 72</p> <p>1 MR. NIEVES: Of course.</p> <p>2 CHAIRMAN CHESNEY: Mr. Ross.</p> <p>3 MR. ROSS: I love your conversation that</p> <p>4 you're having right now, and I compliment you</p> <p>5 for the values that you're alluding, because,</p> <p>6 from my viewpoint, if we were to invest the</p> <p>7 dollars in this kind of landscaping, we've got</p> <p>8 to make sure it's being properly maintained.</p> <p>9 You're going to be unhappy if you get</p> <p>10 downgraded, and we're going to be unhappy.</p> <p>11 More importantly, it just defeats the purpose</p> <p>12 of doing it. It doesn't make sense to do</p> <p>13 special landscaping, and then we're scrambling</p> <p>14 to make sure we're properly doing everything</p> <p>15 that Ed just described: Pruning, maintaining,</p> <p>16 caring, fertilizing, watering.</p> <p>17 So I happen to agree with what Doug was</p> <p>18 saying. I like the idea of someone coming in,</p> <p>19 and that would be especially if they've got</p> <p>20 the skill set. If they don't have the skill</p> <p>21 set, then, again, we're fooling all of</p> <p>22 ourselves. It's got to be somebody who is</p> <p>23 able to meet the standards that we just</p> <p>24 alluded to.</p> <p>25 MR. KOVACIK: And then we have do have</p>

1 people at the other shop that have the skill
 2 set. Our detailers at this other shop, the
 3 one with the shortest tenure at that shop has
 4 been there eleven years on the detail side of
 5 things.
 6 CHAIRMAN CHESNEY: Can I ask you a
 7 question? The stuff in the median, those
 8 plants there, we had some discussion about
 9 some of our other plantings along there, out
 10 of the additional maintenance that you had,
 11 what were those plants called in that section?
 12 MR. ROSS: The Japanese Blueberries?
 13 MS. WHYTE: The tall ones are Japanese,
 14 the other are Oleanders, and the other one are
 15 Gold Mound Durantas.
 16 CHAIRMAN CHESNEY: The little ones
 17 there?
 18 MS. WHYTE: The yellow ones?
 19 CHAIRMAN CHESNEY: Yeah.
 20 MS. WHYTE: Those are Gold Mound
 21 Durantas.
 22 MR. MILLS: No, not the front ones. The
 23 next ones --
 24 MR. KOVACIK: The pink ones?
 25 MS. WHYTE: They're miniature Oleanders.

1 MR. NIEVES: Those are Petite Oleanders.
 2 They bloom all year-round. That's a beautiful
 3 Oleander.
 4 CHAIRMAN CHESNEY: What's the
 5 maintenance requirements on those?
 6 MR. NIEVES: Proper fertilization,
 7 pruning the dead out is highly important.
 8 CHAIRMAN CHESNEY: I'm just throwing
 9 this out there, because we're having the
 10 discussion, but, I mean, we talked about doing
 11 something different with some of the other
 12 plant beds along Linebaugh.
 13 I mean, what if we replace -- I'm just
 14 throwing this out there, because I have -- if
 15 he says he has no aesthetic -- I have even
 16 less, but I'm just thinking of the maintenance
 17 requirement.
 18 If those require less maintenance, maybe
 19 we add those all the way up and down
 20 Linebaugh, and then maybe our 8900 can be
 21 knocked down a little bit since we don't have
 22 a planting contract. You don't have to
 23 replant each year.
 24 MR. MILLS: The flowers, you mean.
 25 Right?

1 MS. WHYTE: The annuals.
 2 CHAIRMAN CHESNEY: Yes, the annual
 3 flowers, that's all. I was just trying to
 4 come up with some -- I mean, it's just the
 5 plantings are not really all that expensive.
 6 It's \$8900 to maintain \$24,000 in plants seems
 7 kind of funny, I mean.
 8 MR. NIEVES: I mean, the idea is that
 9 we're maximized with the people we have.
 10 CHAIRMAN CHESNEY: Yeah. I don't -- I
 11 don't -- I understand that. I'm just trying
 12 to think of ways to go -- and we had numerous
 13 -- I don't know about complaints, but
 14 observations that the plants within the median
 15 have not -- aren't as lush or exciting as they
 16 used to be.
 17 I just thought if we could replace them
 18 with something that blooms all year around.
 19 MR. KOVACIK: I think with the
 20 plantings, there are some Maui Ixoras planted
 21 there. Those struggle in those medians. And
 22 they also struggle in front of Baybridge Park.
 23 The Indian Hawthorne at the tip of
 24 Sheldon and Linebaugh is just never going to
 25 be a very aesthetically pleasing plant. It's

1 just a green shrub. Running down the medians
 2 is your large Oleanders mixed in with those
 3 Crape Myrtles. They're Oleanders planted
 4 under shade.
 5 CHAIRMAN CHESNEY: Yeah, you're losing
 6 me on any of that anyways. I was just -- we
 7 probably -- I don't remember exactly what it
 8 is, but I remember negotiating --
 9 MS. WHYTE: \$54,000 a year on your
 10 plantings on your three times a year on our
 11 annuals. 54,000?
 12 MR. KOVACIK: I think it's sixty four.
 13 CHAIRMAN CHESNEY: Well, whatever.
 14 MS. WHYTE: Anyway.
 15 CHAIRMAN CHESNEY: Then obviously any
 16 additional maintenance on entrances is --
 17 MS. WHYTE: Would that be a
 18 line-of-sight issue, on the --
 19 MR. MAYS: No. See, my concerns are,
 20 now we have the same plants year and year out,
 21 the same thing, and at least now, we have
 22 three rotations, just seeing something
 23 different every three to four months --
 24 CHAIRMAN CHESNEY: I don't know if you
 25 recall this.

1 MR. MAYS: Yeah.

2 CHAIRMAN CHESNEY: When I came on the
3 board in 2002, that was the first thing that
4 we did, was we got rid of the plantings and
5 went to a shrub, and then I think when you
6 came, we kind of livened it back up, mainly,
7 because we did it from a cost savings.

8 I think you got it negotiated for the
9 same cost we got the planting back. And
10 that's how we got the plantings back, because
11 we had eliminated some of the plantings and
12 the flowers and --

13 MR. LEWIS: What if you just kind of
14 split that difference, and maybe just on
15 Linebaugh and all the way back to, you know,
16 Sheldon and you only do similar-type on the
17 median?

18 I think what you did in that -- in front
19 of each of the neighborhoods, you've got
20 annual plantings as well. Is that what you're
21 talking about?

22 CHAIRMAN CHESNEY: No, I wasn't thinking
23 of that. I'm just throwing stuff out there
24 just to -- I'm not very good at this part, but
25 I'm just -- I understand the economics of our

1 contract, that's all.

2 MR. MILLS: If I can chime in. So I
3 don't disagree with the plant -- the flower
4 change-outs. The problem I've had with it is
5 it used to be this table, and now it looks
6 like this. Right?

7 And it just has continued to seem --
8 whether it's real or perceived, it continues
9 to seem in some parts to get so small it's not
10 even worth the effort.

11 And then I'm not sure about the
12 selection of the plants. We've got -- my wife
13 said it looks like Easter plants out there now
14 in December. That doesn't seem to be correct.

15 MR. MAYS: That's because of the heat.
16 Last year, we put cold-weather plants, and we
17 got no cold weather, so we had to do a double
18 rotation. And that's why, it's mainly the
19 weather.

20 MR. MILLS: So, I think, to your point,
21 Greg, there is a balance in somewhere between
22 livening up the medians but keeping some of
23 the color changes in the appropriate spots
24 where it actually looks like something, not
25 two feet by six feet because that's what the

1 contract says.

2 And then the other comments I'll make,
3 and I love the proposals that have been made,
4 because I was the one that advocated the
5 Citrus Park Mall look, I think, looking down
6 the road budget-wise, expense-wise capital
7 available and all of that, the main entrance
8 is the big one. Right?

9 Costco is opening in six weeks or
10 whatever it is. But there's other entrances
11 along Linebaugh could use some sprucing up,
12 maybe not to the extent of the main entrance.
13 But I see this as a continuing work in
14 progress to improve a lot of the sign points
15 throughout the community.

16 And we start with this, and, you know,
17 the concern in here about the maintenance,
18 well, you're not going to spend this kind of
19 money and not maintain it. Right?

20 So, you know, I would be in support of
21 let's just do it, see what it looks like, see
22 how well they maintain it, and then that takes
23 us over to the next step or we do something
24 different.

25 CHAIRMAN CHESNEY: Mr. Lewis.

1 MR. LEWIS: Are we looking to make a
2 decision on one of these today in terms of
3 fountain or no fountains?

4 MR. MILLS: I was advocating when we
5 first started this discussion to have it when
6 Costco opens, so yes.

7 MR. LEWIS: I would just say I'm not in
8 favor of the fountain look. I like the one
9 proposal personally that just has the -- I've
10 got to tell you, I don't even know if I like
11 the dry riverbed. I mean, maybe for Mays
12 Park.

13 For me, the main entrance, I think it's
14 -- for whatever reason, it's this picture
15 here, it looks --

16 MR. MILLS: No. That's the -- I don't
17 think that's it.

18 MS. WHYTE: It's hard to put the river
19 -- it's the elevation of the brick wall. It's
20 a really, really tall brick wall. How tall
21 would you say that is? Eight feet?

22 MR. MAYS: Probably about ten.

23 MS. WHYTE: Ten feet. It doesn't look
24 it, but when you're standing -- right now,
25 it's elevated this high. It's going to need

<p style="text-align: right;">Page 81</p> <p>1 some wow. It's going to need some build-up. 2 It's fairly tall. 3 MR. LEWIS: Right. 4 CHAIRMAN CHESNEY: That, to me, is like 5 a bargain. 6 MR. MAYS: And the benches -- 7 CHAIRMAN CHESNEY: The bench is -- what? 8 -- 900 each. Yes. Mr. Ross. 9 MR. ROSS: I agree with where Mr. Mills 10 was going. Just like with our individual 11 homes, just like any other building, you've 12 got to stay ahead of the curve. You've got to 13 continue to spruce them up. That may mean you 14 need to change the color. You may need to 15 change the architecture or whatever it may be. 16 And so our community is mature enough 17 and we're in excellent financial standing that 18 it would be very appropriate to look at the 19 world, as you just suggested, through a vision 20 of continuing to just keep the community to a 21 premier status, and if that means spending 22 some bucks to upgrade the landscaping or put 23 it to the next level, certainly I agree with 24 everything you said, and I think that's the 25 right approach.</p>	<p style="text-align: right;">Page 83 Agenda Page 26</p> <p>1 with the -- yeah, that wouldn't be a big deal. 2 MR. LEWIS: I'm sorry. But is that not 3 a picture without the dry riverbed? I guess 4 I'm confused. 5 MS. WHYTE: What he did here, this is 6 the original. 7 MR. NIEVES: That was the original. 8 MS. WHYTE: It was just to give you guys 9 an idea of what it would look like with that 10 brick wall covered, because you couldn't take 11 the brick wall out. 12 MR. LEWIS: Okay. 13 CHAIRMAN CHESNEY: I mean, on the 14 maintenance, so what drives the additional 15 maintenance on this front stuff, what plant 16 material? 17 MR. NIEVES: Mostly all of it. 18 MR. KOVACIK: Most of it was all hand 19 pruned like -- 20 MR. NIEVES: Again, we usually come and 21 we have -- this is a lot of cascade, so you 22 have high, low, you've got ground. So you 23 want to keep them where they're not to extend 24 -- usually the plants just extend to each 25 other. That's not the idea. The idea is to</p>
<p style="text-align: right;">Page 82</p> <p>1 I happen to agree with Mr. Lewis. I 2 don't like the dry riverbed in the front. To 3 me, again, aesthetics, I don't know -- it 4 didn't make sense to me. I can't reconcile it 5 with red brick. It seems like we're doing too 6 much. 7 But I support the Linebaugh wall work as 8 long as it makes sense aesthetically. I love 9 the idea of the Mays Park stuff as long as the 10 benches are parked and there really is a 11 butterfly garden. And the front stuff, I 12 would be in favor of moving forward and doing 13 the landscaping but not the dry riverbed on 14 the front. And I'd be prepared to move 15 forward now myself. 16 CHAIRMAN CHESNEY: Well, we have a -- do 17 we actually have a proposal without the dry 18 riverbed? 19 MS. WHYTE: Without, no. 20 MR. KOVACIK: No, there is not. 21 MR. NIEVES: Erases the last line that's 22 in there. Basically it -- 23 MS. WHYTE: You have to substitute the 24 riverbed with plant materials then. 25 MR. NIEVES: Correct, if we're not going</p>	<p style="text-align: right;">Page 84</p> <p>1 keep them separate from each other, so that 2 takes a lot of time. 3 MR. ROSS: I haven't heard your two 4 cents about the front entranceway. 5 CHAIRMAN CHESNEY: Well, aesthetically, 6 I never have an opinion because I have no 7 taste. 8 From a financial standpoint, I mean, the 9 expense, I had asked Andy our increase in fund 10 balance, now that it's not finalized, was 11 three thirty one, so you figure it's stuff 12 that has been presented and not paid. 13 And it's probably, let's say, 14 conservatively half of that. So we still had 15 a sizable increase in fund balance. A lot of 16 that was due to the park being kind of delayed 17 because we were slow getting the park done. 18 So the expense side of the plants is 19 not, you know, a problem. I always -- you 20 know, I'm always concerned about anything 21 that's ongoing, like, you know, maintenance 22 contracts for the fountain. Anything that's 23 ongoing, that's how you kind of get yourself 24 in trouble. 25 The reason we've always been so good</p>

1 financially is that we are very prudent about
2 what contracts we enter into for long term.
3 So, I mean, it's \$8900 in the grand scheme of
4 things, it's -- I mean, what's our contract?
5 -- \$700,000. So a one-and-a-half percent
6 increase -- it's like basically giving us a
7 one-and-a-half percent increase in their
8 contract.

9 MR. MILLS: And a point of thought,
10 perhaps, alleviating your concern, not that I
11 don't share some of that, you started this
12 conversation with, when is their contract up?

13 We will have an opportunity between now
14 and renewal to gauge and judge what we're
15 getting for that dollar amount based on how
16 these things are maintained and look six
17 months from now, not when they're planted.

18 So I think we'll have an opportunity to,
19 A, either appreciate a whole new drive as
20 you're waiting at the light and there's a
21 swarm of guys hand trimming trees and bushes,
22 and you go, "Gee, that does look like a lot of
23 work," or we have an opportunity to negotiate
24 something differently if we don't feel that
25 way. All right?

1 So you're really looking at an initial
2 maintenance of pretty ambitious undertaking
3 and then have a pretty good opportunity in a
4 short period of time to evaluate, again, the
5 whole concept.

6 CHAIRMAN CHESNEY: But, in general, I've
7 always -- you've answered my question -- I've
8 always been a fan from day one. Bill Kemerer
9 -- Bill Kemerer and I, when we sat down way
10 back, and the first thing we did was we
11 increased the planting budget in Westchase,
12 because we were like let's -- you need to keep
13 it going. It needs to stay nice. If not, you
14 know, every neighborhood declines -- other
15 neighborhoods decline.

16 So I'm all for doing stuff like this.
17 It's great. I don't have an opinion of what it
18 looks like, but I think doing things like this
19 is fantastic.

20 MR. ROSS: In trying to strike a game
21 plan, would it make sense to ask Davey to
22 refine their proposal a little bit, give it to
23 Doug and Sonny in the next couple weeks to the
24 extent they can, circulate it to us, and each
25 individual supervisor sand respond back, and

1 then at our net board meeting, it comes to us
2 with a formal up or down vote?

3 CHAIRMAN CHESNEY: Sure, because, I
4 mean, right now we have a riverbed in there,
5 unless you want to, you know --

6 MR. ROSS: Well, I heard two supervisors
7 speak against it, so that would be an example
8 to where I'd be open they refine it a little
9 bit.

10 CHAIRMAN CHESNEY: Yes. Do you have a
11 comment on that?

12 MR. NIEVES: Yes. With no riverbed and
13 no fountains, some the flowers -- we do the
14 flowers three times a year here -- some of
15 them get pretty outdated in certain areas and
16 stuff. That's stretching the flowers for a
17 long time.

18 If you could actually -- if you wanted
19 wow factor, you could just in that area do
20 your flower change-outs more often, and
21 instead of having the dry riverbed and
22 fountains in that area, that void, you could
23 have more flower change-outs.

24 That would allow you more options for
25 the flowers you pick, because in doing flowers

1 three times a year, we have to pick certain
2 flowers that can stretch it for that amount of
3 time.

4 When you do your flower change-outs more
5 often, you can pick different flowers. It
6 will look a lot better. And in that high
7 focal point area, that's just another thing
8 you guys can think about, maybe you want us to
9 come back at you with a larger seasonal color
10 bed on each one of those corners and change
11 that out more frequently.

12 MR. LEWIS: Would you really need to
13 have a flower change area at these main
14 entrances? Maybe I'm just seeing this wrong.

15 I love this picture you guys put
16 together. There's a lot of color here. So
17 why would you --

18 MS. WHYTE: Those are all your
19 riverbeds. That whole riverbed, you're going
20 to lose it.

21 CHAIRMAN CHESNEY: Why don't you just
22 fill it in with adjacent plants?

23 MR. LEWIS: Yeah, you took away what I
24 was going to say.

25 MR. NIEVES: And I tend to -- my vision

<p style="text-align: right;">Page 89</p> <p>1 is exactly that. And you don't need annuals</p> <p>2 there. And I just don't see a price tag --</p> <p>3 say, we take out the riverbed, which is about</p> <p>4 \$7,000 and change.</p> <p>5 MS. WHYTE: Yeah, around there.</p> <p>6 MR. NIEVES: You know, maybe the extra</p> <p>7 shrubs would -- I don't see it going any more</p> <p>8 than \$1500, \$4,000 to fill out everything</p> <p>9 else. So definitely we're going to be the low</p> <p>10 -- what you have there, you know, but so --</p> <p>11 CHAIRMAN CHESNEY: No one liked the</p> <p>12 fountains.</p> <p>13 MR. LEWIS: And just to stick with</p> <p>14 Mr. Mills, I, you know -- I don't know. I</p> <p>15 mean, I think that was the intent anyway. You</p> <p>16 want something that's fairly -- to me, you</p> <p>17 take away a lot of the annual plantings, and</p> <p>18 then just something that, you know, they need</p> <p>19 to maintain it, they maintain it as is, but it</p> <p>20 gets the wow factor.</p> <p>21 MR. ROSS: And to clarify one point that</p> <p>22 maybe I said, I don't want us to be pinching</p> <p>23 pennies with regard to the look. This is the</p> <p>24 time to say if we're going to do it, let's do</p> <p>25 it right. And so I'm not looking for anybody</p>	<p style="text-align: right;">Page 91 Agenda Page 28</p> <p>1 going to take two years to grow to the size</p> <p>2 shown in the images?</p> <p>3 MR. NIEVES: It's not going to take two</p> <p>4 years, but it's not -- I mean, what we're</p> <p>5 giving you is three gallons, seven gallons,</p> <p>6 fifteen gallons. So, you know, it takes six</p> <p>7 months to get bigger, you know -- three months</p> <p>8 to six months, but, you know, we're again --</p> <p>9 we want to keep a lot of these plants not</p> <p>10 overgrown, you know.</p> <p>11 So -- but, yeah, the number reflects</p> <p>12 just the regular shrubs you usually see. When</p> <p>13 they're planted, the three gallons, they're</p> <p>14 like that usually. But, again, there are</p> <p>15 seven gallons, fifteen and twenty five</p> <p>16 gallons, which are the really big ones, so,</p> <p>17 you know --</p> <p>18 MR. ARGUS: Okay.</p> <p>19 MR. NIEVES: It's definitely not going</p> <p>20 to take not even a year, you know.</p> <p>21 CHAIRMAN CHESNEY: Mr. Ross.</p> <p>22 MR. ROSS: If this motions passes, are</p> <p>23 we committing ourselves to a price, or are we</p> <p>24 simply saying let's conceptually going</p> <p>25 forward, and then Davey is going to come back</p>
<p style="text-align: right;">Page 90</p> <p>1 to say, "Give us a cheaper proposal or, you</p> <p>2 know, some cheaper plants."</p> <p>3 I want it to be gorgeous. I want people</p> <p>4 to be proud to drive through that entranceway.</p> <p>5 I want people to be proud that this is the</p> <p>6 Westchase community. So I don't see this as</p> <p>7 the time to pinch pennies with regard to the</p> <p>8 capital investment, maybe to scrutinize the</p> <p>9 maintenance obligation. I think that's a</p> <p>10 fair point.</p> <p>11 CHAIRMAN CHESNEY: I concur.</p> <p>12 MR. ROSS: Let's get it right.</p> <p>13 MR. MILLS: Well, I'll make a motion</p> <p>14 that we move forward and just remove the dry</p> <p>15 river and move forward with everything else.</p> <p>16 CHAIRMAN CHESNEY: Is there a second?</p> <p>17 MR. LEWIS: Second it.</p> <p>18 CHAIRMAN CHESNEY: Mr. Lewis seconds it.</p> <p>19 We're having the discussion. We have one</p> <p>20 audience comment. At least part of this was</p> <p>21 your proposal -- or your request.</p> <p>22 MR. ARGUS: I have two questions. If</p> <p>23 you get the go ahead, how long is it going to</p> <p>24 take to accomplish the change-out? And, two,</p> <p>25 will this be mature-looking plants, or is it</p>	<p style="text-align: right;">Page 92</p> <p>1 with a refined proposal?</p> <p>2 CHAIRMAN CHESNEY: This has a price, and</p> <p>3 you excluded the dry riverbed. So, I mean,</p> <p>4 keep the amount the same, to add plant</p> <p>5 material to replace the dry riverbed.</p> <p>6 MR. ROSS: Which takes me to my second</p> <p>7 question. In going less, does that give us an</p> <p>8 opportunity to increase the maturity of the</p> <p>9 plant material you were proposing?</p> <p>10 And my specific concern is, if we spend</p> <p>11 twenty-some-thousand dollars on improving the</p> <p>12 front entranceway, people aren't going to want</p> <p>13 to hear, "Oh, be patient, it will really</p> <p>14 looked good in six months."</p> <p>15 I'd rather it look good right from the</p> <p>16 get-go.</p> <p>17 MR. NIEVES: I wouldn't do all of them,</p> <p>18 because they will double. You know, three</p> <p>19 gallon on the ground, about six -- \$14, seven</p> <p>20 gallon, we're talking \$25. So I will look to,</p> <p>21 I guess, the more important ones, if you will,</p> <p>22 and then the price will reflect it. But,</p> <p>23 yeah, they're good enough.</p> <p>24 Everything -- the way we're planning on</p> <p>25 doing it, it's just going to be beautiful. I</p>

1 don't think people are going to think about
 2 just size. You know, then again, at the time
 3 we're doing it right now, nursery plants
 4 grows, you know, takes longer to grow.
 5 So I will have to see the plant
 6 material, go to the nurseries and see what
 7 they have.
 8 MR. ROSS: Well, I saw our staff kind of
 9 shaking their heads up and down as in they
 10 understand what you're saying and they
 11 understand what I'm saying, so I'm sure you'll
 12 work with them and come up with the proper
 13 balance.
 14 CHAIRMAN CHESNEY: Mr. Mills.
 15 MR. MILLS: What was the answer to the
 16 first question about if you got the okay
 17 today, how long will this take.
 18 MR. NIEVES: We're not even doing
 19 fountains or anything, we can started in the
 20 next two weeks. So we're talking a week, week
 21 and a half. It's definitely going to be before
 22 Costco opens.
 23 MR. MAYS: Does this price include tree
 24 work, too?
 25 MR. NIEVES: Yeah.

1 CHAIRMAN CHESNEY: Just so -- so the
 2 not-to-exceed price would be the 24,916 for
 3 the front entrance, and then the -- I'm sorry
 4 -- I've got it out of order -- and then the
 5 forty six thirteen for the park on Linebaugh
 6 -- does that make you feel better? -- the
 7 butterfly garden.
 8 And then the landscape installation on
 9 the wall on Linebaugh, which is \$3,410. As
 10 part of that, then we're agreeing to modify
 11 our Davey maintenance contract in an amount --
 12 I'm sorry -- I go back and forth -- not to
 13 exceed -- can I fit here? -- \$8,904 on an
 14 annualized basis.
 15 MS. WHYTE: Are you considering just
 16 doing the one wall or the second wall on the
 17 back end of Westchase as well?
 18 CHAIRMAN CHESNEY: Well, we only have a
 19 proposal for one wall.
 20 MS. WHYTE: Okay. That would just
 21 double it.
 22 CHAIRMAN CHESNEY: Correct.
 23 MS. WHYTE: I'm just asking you if you
 24 wants to or just --
 25 CHAIRMAN CHESNEY: What's your

1 recommendation?
 2 MS. WHYTE: Doug?
 3 MR. MAYS: I think it would enhance that
 4 area of the property even more, because I
 5 think there's a little bit more that needs to
 6 go -- you can't just put the plants. There's
 7 no trees in there.
 8 MS. WHYTE: There's nothing there.
 9 MR. NIEVES: No, there's not. There are
 10 no palms there.
 11 MR. MAYS: There's no Sago Palms. They
 12 are reasonable anyway. They're not too
 13 expensive anyway, are they?
 14 MR. NIEVES: No.
 15 MR. ROSS: And if you allow me to
 16 digress, we didn't ask staff, do you have any
 17 opposition or concerns with what's being
 18 proposed?
 19 MR. MAYS: No, not really. I mean, I
 20 think some of the plant material in the median
 21 in the front is outdated. I mean, we tried
 22 for years to enhance it the way it is with
 23 adding different plant material and keeping it
 24 looking where, you know, we still get a lot of
 25 compliments on the way this community looks as

1 you drive into it, but I think it's time to
 2 freshen it up.
 3 And if the board -- the biggest thing
 4 is, if the board is willing to spend
 5 additional dollars on maintenance. I heard
 6 from most of you all about Citrus Park Mall,
 7 and the reason Citrus Park Mall looks good in
 8 those medians is because of the additional
 9 dollars that they spend on just those
 10 entranceways.
 11 You can ride to the middle of Citrus
 12 Park Mall, and it looks terrible in some areas
 13 because they don't maintain it properly. As
 14 long as the board is agreeing to that type of
 15 maintain to keep that stuff maintained the way
 16 it should be, then that's the ticket, because,
 17 then, it's on them.
 18 MR. ROSS: Well, then, to follow up, I'm
 19 assuming this will still be under the scoring
 20 system that we do with OLM and all that would
 21 be --
 22 CHAIRMAN CHESNEY: Yeah. You would have
 23 to change the scope or -- you know what I
 24 mean.
 25 MR. MAYS: Yeah. Yeah, that's going to

<p style="text-align: right;">Page 97</p> <p>1 follow -- I don't probably have to sit here</p> <p>2 and guess even. OLM knows it's part of the</p> <p>3 property, and they have to inspect it as part</p> <p>4 of the property.</p> <p>5 CHAIRMAN CHESNEY: Mr. Lewis.</p> <p>6 MR. LEWIS: I have one follow-up. Erin,</p> <p>7 there was mention about a priority paving --</p> <p>8 road paving or road widening from Hillsborough</p> <p>9 County Public Works last meeting.</p> <p>10 MS. McCORMICK: Right.</p> <p>11 MR. LEWIS: There was some discussion</p> <p>12 about future irrigation, that we put in these</p> <p>13 big walls, and maybe being affected. Do we</p> <p>14 know when that would be or was there -- I seem</p> <p>15 to recall a ten-foot setback.</p> <p>16 CHAIRMAN CHESNEY: It's planned for. We</p> <p>17 agreed when they did the -- when they widened</p> <p>18 -- help out if I get the thing wrong -- where</p> <p>19 it goes down to two lanes on Linebaugh. When</p> <p>20 that gets widened, we agreed to run irrigation</p> <p>21 down to the end of our property line.</p> <p>22 MS. WHYTE: That's already in the plans.</p> <p>23 We had budgeted for it because we don't know</p> <p>24 when the county is going to go ahead and do</p> <p>25 it. It's underground lighting in that area.</p>	<p style="text-align: right;">Page 99 Agenda Page 30</p> <p>1 MR. MAYES: That protect is a way off,</p> <p>2 but yeah.</p> <p>3 MS. McCORMICK: It sounds like you guys</p> <p>4 are a lot more updated about what the public</p> <p>5 works department is planning.</p> <p>6 MS. WHYTE: Yeah. Don't worry. It was</p> <p>7 going to be discussed with you because we have</p> <p>8 a disagreement on that.</p> <p>9 MS. McCORMICK: Okay.</p> <p>10 CHAIRMAN CHESNEY: Any other questions.</p> <p>11 MR. MILLS: One other comment,</p> <p>12 Mr. Chairman. You know, we talk about the</p> <p>13 expense of all of this. Think about the money</p> <p>14 we just spend upgrading the parks and compare</p> <p>15 this entire project to that.</p> <p>16 This is the next most logical upgrade to</p> <p>17 the community in my mind for a fairly</p> <p>18 reasonable amount. And I see it as a first</p> <p>19 step, not a last step. But we've got a real</p> <p>20 opportunity -- and I've said it before and</p> <p>21 I'll say it again -- with Costco opening, we</p> <p>22 have a lot of potential homeowners coming to</p> <p>23 that establishment that have never even seen</p> <p>24 Westchase before, and that could potentially</p> <p>25 benefit the entire community.</p>
<p style="text-align: right;">Page 98</p> <p>1 That was the other thing that was already on</p> <p>2 the plans.</p> <p>3 MR. MAYES: That does bring up another</p> <p>4 concern with the front entrance, and I don't</p> <p>5 think you can do this. But Hillsborough</p> <p>6 County is supposed to be changing that force</p> <p>7 main outs. So that's -- they're putting a new</p> <p>8 sewer line through there.</p> <p>9 They're trying to shut this plant down</p> <p>10 here from receiving the sewage that direction.</p> <p>11 So there is going to be a new force main is</p> <p>12 going to be running right through the center</p> <p>13 of the road.</p> <p>14 And it may go to that last -- where the</p> <p>15 turn lane is to go to CVS, it may go into that</p> <p>16 area. I sure would hate to see new plant</p> <p>17 material, and all of a sudden they got to tear</p> <p>18 it out.</p> <p>19 CHAIRMAN CHESNEY: They replace that.</p> <p>20 MS. WHYTE: They replace. That's just</p> <p>21 going to be something we're going to bring up.</p> <p>22 MR. LEWIS: That's east and west down</p> <p>23 Linebaugh?</p> <p>24 MS. WHYTE: The surveyors were out on</p> <p>25 Thursday.</p>	<p style="text-align: right;">Page 100</p> <p>1 CHAIRMAN CHESNEY: Mr. Ross.</p> <p>2 MR. ROSS: Did we get a commitment as to</p> <p>3 when this work would be done if we okayed it?</p> <p>4 Would it be done before our next CDD board</p> <p>5 meeting?</p> <p>6 MR. NIEVES: Yeah --</p> <p>7 MR. ROSS: So you could have it done</p> <p>8 maybe like by Friday, February 3rd?</p> <p>9 MR. NIEVES: Yeah, I don't see a</p> <p>10 problem.</p> <p>11 MS. WHYTE: That was the original</p> <p>12 request is to ensure -- if the board wanted</p> <p>13 it, to have it ensured that it's going to be</p> <p>14 installed and ready to go before Costco opens.</p> <p>15 MR. ROSS: And I'm taking it before our</p> <p>16 board meeting so we can talk about it, I mean,</p> <p>17 what did we do right or what did we do wrong.</p> <p>18 CHAIRMAN CHESNEY: Okay. So if there</p> <p>19 are no further comments, all in favor signify</p> <p>20 by raising your hand.</p> <p>21 MR. ROSS: And does our motion include</p> <p>22 both walls?</p> <p>23 CHAIRMAN CHESNEY: Yes. Yes.</p> <p>24 MR. MAYES: And Mays Park.</p> <p>25 CHAIRMAN CHESNEY: And Mays Park.</p>

1 MS. WHYTE: And the other wall -- one
 2 wall or two?
 3 CHAIRMAN CHESNEY: Two walls.
 4 MS. WHYTE: Two walls. Perfect.
 5 (All board members signify in the
 6 affirmative.)
 7 MS. WHYTE: And we'll need to do an
 8 amendment then on the contract?
 9 MS. McCORMICK: To the contract, yeah.
 10 I'll send you an email.
 11 MS. WHYTE: Okay.
 12 CHAIRMAN CHESNEY: And we'll just leave
 13 -- since you don't have what you're going to
 14 use, but the maximum price is the contract
 15 amounts that are in here. So the dry river or
 16 whatever it's called will come out of the
 17 front entrance. Yeah, I could tell that was
 18 your --
 19 MS. WHYTE: That was my favorite. I
 20 really liked that.
 21 CHAIRMAN CHESNEY: And you'll try to get
 22 by next meeting a discussion with your boss?
 23 MR. KOVACIK: Yes. Yes. Absolutely.
 24 CHAIRMAN CHESNEY: So I meant to ask you
 25 Andy, so -- and we've all commented -- do we

1 back from Mr. Lyon from Hillsborough County
 2 about --
 3 MS. McCORMICK: I have not. I will
 4 check with him tomorrow, though, and if I do
 5 hear, because I know that they're scheduled --
 6 they bring this to the board of county
 7 commissioners, they were planning on it the
 8 beginning of January -- I'm thinking it was
 9 January 6th was the date, but that doesn't
 10 make sense because that would be Friday.
 11 So I'll check with him tomorrow, and
 12 I'll email the board members about that.
 13 CHAIRMAN CHESNEY: Okay. Any further
 14 supervisor comments?
 15 (No response.)
 16 CHAIRMAN CHESNEY: Motion to adjourn.
 17 MR. ROSS: So move.
 18 CHAIRMAN CHESNEY: Duly noted.
 19 MR. MILLS: Second.
 20 CHAIRMAN CHESNEY: All in favor raise
 21 your hand.
 22 (All board members signify in the
 23 affirmative.)
 24 CHAIRMAN CHESNEY: Thank you guys.
 25 (At 5:40 p.m., the meeting adjourned.)

1 have any people interested being CDD board
 2 members yet?
 3 MR. MENDENHALL: I have not received any
 4 expressions yet via email. I'm assuming it
 5 would be an email.
 6 CHAIRMAN CHESNEY: Except for Bob.
 7 MR. MENDENHALL: Well, except for Bob,
 8 of course.
 9 MR. BARRETT: Well, Bob just came out in
 10 yesterday.
 11 MR. MENDENHALL: Okay.
 12 CHAIRMAN CHESNEY: Okay. And we gave
 13 them until next board meeting?
 14 MR. MENDENHALL: Uh-huh. Yep.
 15 CHAIRMAN CHESNEY: Or at least five
 16 weeks before --
 17 MR. MENDENHALL: Yeah.
 18 CHAIRMAN CHESNEY: Okay.
 19 MR. MENDENHALL: But you guys are going
 20 to discuss it at the next board meeting.
 21 CHAIRMAN CHESNEY: All right. Further
 22 -- anything further? I don't have I have
 23 anything to add.
 24 Supervisor comments. Mr. Lewis.
 25 MR. LEWIS: Did you receive an email

James P. Mills, Chairman

2B.

WESTCHASE
Community Development District

Financial Report
December 31, 2017



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**Westchase
Community Development District**

Financial Statements

(Unaudited)

December 31, 2017

Balance Sheet
December 31, 2017

ACCOUNT DESCRIPTION	GENERAL FUND (001)	GENERAL FUND - HARBOR LINKS (002)	GENERAL FUND - THE ENCLAVE (003)	GENERAL FUND - SAVILLE ROW (004)	GENERAL FUND - COMMERCIAL ROAD (005)	GENERAL FUND - RADCLIFFE (008)	GENERAL FUND - THE GREENS (102)	GENERAL FUND - STONEBRIDGE (103)	GENERAL FUND -WEST PARK VILLAGE (323,4,5A,6) (104)
ASSETS									
Cash - Checking Account	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Accounts Receivable	23,446	-	-	-	-	-	-	-	-
Due From Other Funds	4,185,201	259,465	31,729	40,816	22,619	810	530,802	64,607	173,217
Investments:									
Certificates of Deposit - 12 Months	-	-	-	-	-	-	-	-	-
Certificates of Deposit - 24 Months	-	-	-	-	-	-	-	-	-
Certificates of Deposit - 36 Months	-	-	-	-	-	-	-	-	-
Certificates of Deposit - 9 Months	-	-	-	-	-	-	-	-	-
Money Market Account	-	-	-	-	-	-	-	-	-
Prepayment Account	-	-	-	-	-	-	-	-	-
Reserve Fund	-	-	-	-	-	-	-	-	-
Revenue Fund	-	-	-	-	-	-	-	-	-
Prepaid Items	617	-	-	-	-	-	-	-	-
Deposits	6,403	3,628	4,043	20	-	-	7,425	800	18,600
TOTAL ASSETS	\$ 4,215,667	\$ 263,093	\$ 35,772	\$ 40,836	\$ 22,619	\$ 810	\$ 538,227	\$ 65,407	\$ 191,817

Balance Sheet
December 31, 2017

ACCOUNT DESCRIPTION	GENERAL FUND (001)	GENERAL FUND - HARBOR LINKS (002)	GENERAL FUND - THE ENCLAVE (003)	GENERAL FUND - SAVILLE ROW (004)	GENERAL FUND - COMMERCIAL ROAD (005)	GENERAL FUND - RADCLIFFE (008)	GENERAL FUND - THE GREENS (102)	GENERAL FUND - STONEBRIDGE (103)	GENERAL FUND -WEST PARK VILLAGE (323,4,5A,6) (104)
LIABILITIES									
Accounts Payable	\$ 149,200	\$ 5,393	\$ 1,522	\$ 694	\$ -	\$ -	\$ 22,309	\$ 1,315	\$ 8,645
Accrued Expenses	-	-	-	-	-	-	-	-	-
Sales Tax Payable	45	-	-	-	-	-	10	4	-
Deferred Compensation-Current	713	-	-	-	-	-	-	-	-
Due To Other Funds	-	-	-	-	-	-	-	-	-
TOTAL LIABILITIES	149,958	5,393	1,522	694	-	-	22,319	1,319	8,645
FUND BALANCES									
Nonspendable:									
Prepaid Items	617	-	-	-	-	-	-	-	-
Deposits	6,403	3,628	4,043	20	-	-	7,425	800	18,600
Restricted for:									
Debt Service	-	-	-	-	-	-	-	-	-
Capital Projects	-	-	-	-	-	-	-	-	-
Assigned to:									
Operating Reserves	692,291	3,466	4,372	2,893	17	-	64,469	2,571	24,965
Reserves - Erosion Control	60,000	-	-	-	-	-	-	-	-
Reserves - Roadways	502,031	30,546	-	3,686	4,647	-	89,160	13,787	36,795
Unassigned:	2,804,367	220,060	25,835	33,543	17,955	810	354,854	46,930	102,812
TOTAL FUND BALANCES	\$ 4,065,709	\$ 257,700	\$ 34,250	\$ 40,142	\$ 22,619	\$ 810	\$ 515,908	\$ 64,088	\$ 183,172
TOTAL LIABILITIES & FUND BALANCES	\$ 4,215,667	\$ 263,093	\$ 35,772	\$ 40,836	\$ 22,619	\$ 810	\$ 538,227	\$ 65,407	\$ 191,817

Balance Sheet
December 31, 2017

ACCOUNT DESCRIPTION	GENERAL FUND - WEST PARK VILLAGE (324-C5) (105)	GENERAL FUND - VINEYARDS (106)	SERIES 2000 DEBT SERVICE FUND	SERIES 2007-1 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	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,186,835	\$ 3,186,835
Accounts Receivable	-	-	-	-	-	-	-	-	23,446
Due From Other Funds	23,092	166,137	144,785	1,281	181,654	422,667	-	-	6,248,882
Investments:									
Certificates of Deposit - 12 Months	-	-	-	-	-	-	271,451	679,824	951,275
Certificates of Deposit - 24 Months	-	-	-	-	-	-	413,303	926,482	1,339,785
Certificates of Deposit - 36 Months	-	-	-	-	-	-	-	104,196	104,196
Certificates of Deposit - 9 Months	-	-	-	-	-	-	-	337,739	337,739
Money Market Account	-	-	-	-	-	-	-	1,013,805	1,013,805
Prepayment Account	-	-	2	-	-	-	-	-	2
Reserve Fund	-	-	58,500	-	-	-	-	-	58,500
Revenue Fund	-	-	52,196	-	77,495	119,663	-	-	249,354
Prepaid Items	-	-	-	-	-	-	-	-	617
Deposits	-	-	-	-	-	-	-	-	40,919
TOTAL ASSETS	\$ 23,092	\$ 166,137	\$ 255,483	\$ 1,281	\$ 259,149	\$ 542,330	\$ 684,754	\$ 6,248,881	\$ 13,555,355

Balance Sheet
December 31, 2017

ACCOUNT DESCRIPTION	GENERAL FUND - WEST PARK VILLAGE (324-C5) (105)	GENERAL FUND - VINEYARDS (106)	SERIES 2000 DEBT SERVICE FUND	SERIES 2007-1 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	\$ 418	\$ 68	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 189,564
Accrued Expenses	-	-	1,000	-	533	533	-	-	2,066
Sales Tax Payable	-	2	-	-	-	-	-	-	61
Deferred Compensation-Current	-	-	-	-	-	-	-	-	713
Due To Other Funds	-	-	-	-	-	-	-	6,248,882	6,248,882
TOTAL LIABILITIES	418	70	1,000	-	533	533	-	6,248,882	6,441,286
FUND BALANCES									
Nonspendable:									
Prepaid Items	-	-	-	-	-	-	-	-	617
Deposits	-	-	-	-	-	-	-	-	40,919
Restricted for:									
Debt Service	-	-	254,483	1,281	258,616	541,797	-	-	1,056,177
Capital Projects	-	-	-	-	-	-	684,754	-	684,754
Assigned to:									
Operating Reserves	1,330	6,636	-	-	-	-	-	-	803,010
Reserves - Erosion Control	-	-	-	-	-	-	-	-	60,000
Reserves - Roadways	7,206	66,441	-	-	-	-	-	-	754,299
Unassigned:	14,138	92,990	-	-	-	-	-	(1)	3,714,293
TOTAL FUND BALANCES	\$ 22,674	\$ 166,067	\$ 254,483	\$ 1,281	\$ 258,616	\$ 541,797	\$ 684,754	\$ (1)	\$ 7,114,069
TOTAL LIABILITIES & FUND BALANCES	\$ 23,092	\$ 166,137	\$ 255,483	\$ 1,281	\$ 259,149	\$ 542,330	\$ 684,754	\$ 6,248,881	\$ 13,555,355

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

ACCOUNT DESCRIPTION	DEC-17 ACTUAL	YEAR TO DATE ACTUAL	ANNUAL ADOPTED BUDGET	YTD ACTUAL AS A % OF ADOPTED BUD
<u>REVENUES</u>				
Interest - Investments	\$ 1,919	\$ 2,250	\$ 3,000	75.00%
Special Assmnts- Tax Collector	1,459,813	2,328,639	2,701,123	86.21%
Special Assmnts- Discounts	(57,624)	(92,561)	(108,045)	85.67%
Other Miscellaneous Revenues	-	1,895	-	0.00%
Gate Bar Code/Remotes	-	19	-	0.00%
Pavilion Rental	655	3,071	4,000	76.78%
TOTAL REVENUES	1,404,763	2,243,313	2,600,078	86.28%

EXPENDITURES

Administration

P/R-Board of Supervisors	2,000	4,000	13,000	30.77%
FICA Taxes	153	306	995	30.75%
ProfServ-Engineering	2,433	3,495	36,000	9.71%
ProfServ-Legal Services	8,895	20,889	90,000	23.21%
ProfServ-Mgmt Consulting Serv	9,008	27,023	108,093	25.00%
ProfServ-Recording Secretary	1,084	2,912	11,000	26.47%
Auditing Services	-	-	7,592	0.00%
Postage and Freight	25	164	1,200	13.67%
Insurance - General Liability	-	35,801	39,383	90.90%
Printing and Binding	-	48	600	8.00%
Legal Advertising	-	849	3,000	28.30%
Misc-Assessmnt Collection Cost	28,044	44,722	54,022	82.78%
Misc-Credit Card Fees	10	42	220	19.09%
Misc-Contingency	-	-	100	0.00%
Office Supplies	-	-	550	0.00%
Annual District Filing Fee	-	175	175	100.00%
Total Administration	51,652	140,426	365,930	38.38%

Flood Control/Stormwater Mgmt

Contracts-Lake and Wetland	8,333	25,000	100,000	25.00%
Contracts-Fountain	500	1,755	7,020	25.00%
R&M-Aquascaping	1,750	1,750	15,000	11.67%
R&M-Drainage	-	6,300	28,000	22.50%
R&M-Fountain	-	575	3,000	19.17%
Total Flood Control/Stormwater Mgmt	10,583	35,380	153,020	23.12%

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

ACCOUNT DESCRIPTION	DEC-17 ACTUAL	YEAR TO DATE ACTUAL	ANNUAL ADOPTED BUDGET	YTD ACTUAL AS A % OF ADOPTED BUD
<u>Right of Way</u>				
Payroll-Salaries	14,925	52,031	178,145	29.21%
Payroll-Benefits	4,037	25,125	62,454	40.23%
Payroll - Overtime	1,354	5,090	17,500	29.09%
Payroll - Bonus	5,048	18,085	33,652	53.74%
FICA Taxes	2,326	8,260	25,954	31.83%
Contracts-Police	10,488	36,917	180,000	20.51%
Contracts-Other Services	3,260	4,890	19,560	25.00%
Contracts-Landscape	45,151	134,102	525,608	25.51%
Contracts-Mulch	73,796	73,796	147,592	50.00%
Contracts-Plant Replacement	17,653	17,653	52,959	33.33%
Contracts-Road Cleaning	1,392	2,784	8,351	33.34%
Contracts-Security Alarms	-	160	641	24.96%
Contracts-Pest Control	48	144	576	25.00%
Fuel, Gasoline and Oil	1,130	3,016	13,000	23.20%
Communication - Teleph - Field	678	1,104	11,600	9.52%
Utility - General	1,810	6,017	32,000	18.80%
Utility - Reclaimed Water	1,131	4,384	11,000	39.85%
Insurance - General Liability	-	3,427	3,770	90.90%
R&M-General	661	6,552	58,009	11.29%
R&M-Equipment	-	-	20,000	0.00%
R&M-Grounds	2,218	22,763	177,153	12.85%
R&M-Irrigation	4,175	13,149	25,000	52.60%
R&M-Sidewalks	-	-	17,000	0.00%
R&M-Signage	-	-	6,000	0.00%
R&M-Walls and Signage	4,786	12,705	32,500	39.09%
Misc-Holiday Decor	3,309	4,714	5,000	94.28%
Misc-Taxes (Streetlights)	-	34,084	28,724	118.66%
Misc-Contingency	-	-	5,000	0.00%
Office Supplies	60	88	3,500	2.51%
Cleaning Services	-	-	1,680	0.00%
Op Supplies - General	-	59	6,000	0.98%
Op Supplies - Uniforms	-	-	600	0.00%
Supplies - Misc.	-	-	600	0.00%
Subscriptions and Memberships	-	-	400	0.00%
Conference and Seminars	-	-	1,000	0.00%
Total Right of Way	199,436	491,099	1,712,528	28.68%

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

ACCOUNT DESCRIPTION	DEC-17 ACTUAL	YEAR TO DATE ACTUAL	ANNUAL ADOPTED BUDGET	YTD ACTUAL AS A % OF ADOPTED BUD
<u>Common Area</u>				
Contracts-Other Landscape	480	1,440	-	0.00%
R&M-General	-	1,247	17,000	7.34%
R&M-Boardwalks	-	-	700	0.00%
R&M-Brick Pavers	-	-	1,200	0.00%
R&M-Grounds	2,250	2,250	1,500	150.00%
R&M-Signage	-	-	1,400	0.00%
R&M-Walls and Signage	-	-	900	0.00%
Misc-Internet Services	1,235	2,265	5,400	41.94%
Impr - Park	-	-	340,500	0.00%
Total Common Area	3,965	7,202	368,600	1.95%
TOTAL EXPENDITURES	265,636	674,107	2,600,078	25.93%
Excess (deficiency) of revenues				
Over (under) expenditures	1,139,127	1,569,206	-	0.00%
Net change in fund balance	<u>\$ 1,139,127</u>	<u>\$ 1,569,206</u>	<u>\$ -</u>	<u>0.00%</u>
FUND BALANCE, BEGINNING (OCT 1, 2017)		2,496,503	2,496,503	
FUND BALANCE, ENDING		<u>\$ 4,065,709</u>	<u>\$ 2,496,503</u>	

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

ACCOUNT DESCRIPTION	DEC-17 ACTUAL	YEAR TO DATE ACTUAL	ANNUAL ADOPTED BUDGET	YTD ACTUAL AS A % OF ADOPTED BUD
<u>REVENUES</u>				
Interest - Investments	\$ 130	\$ 149	\$ 125	119.20%
Special Assmnts- Tax Collector	35,931	57,315	66,483	86.21%
Special Assmnts- Discounts	(2,556)	(4,105)	(4,792)	85.66%
Capital Improvement	28,816	45,966	53,319	86.21%
Gate Bar Code/Remotes	70	70	-	0.00%
TOTAL REVENUES	62,391	99,395	115,135	86.33%
<u>EXPENDITURES</u>				
<u>Administration</u>				
Misc-Assessmnt Collection Cost	1,244	1,984	2,396	82.80%
Misc-Credit Card Fees	3	3	15	20.00%
Total Administration	1,247	1,987	2,411	82.41%
<u>Right of Way</u>				
Communication - Teleph - Field	234	704	3,500	20.11%
Electricity - Streetlighting	513	1,522	8,585	17.73%
Insurance - General Liability	-	1,522	1,674	90.92%
R&M-General	4,880	5,130	19,700	26.04%
R&M-Gate	-	145	6,340	2.29%
R&M-Streetlights	-	-	2,600	0.00%
1st Quarter Operating Reserves	-	-	1,733	0.00%
Reserve - Roadways	-	-	15,273	0.00%
Total Right of Way	5,627	9,023	59,405	15.19%
TOTAL EXPENDITURES	6,874	11,010	61,816	17.81%
Excess (deficiency) of revenues				
Over (under) expenditures	55,517	88,385	53,319	0.00%
<u>OTHER FINANCING SOURCES (USES)</u>				
Contribution to (Use of) Fund Balance	-	-	53,319	0.00%
TOTAL FINANCING SOURCES (USES)	-	-	53,319	0.00%
Net change in fund balance	\$ 55,517	\$ 88,385	\$ 53,319	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2017)		169,315	169,315	
FUND BALANCE, ENDING		\$ 257,700	\$ 222,634	

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

ACCOUNT DESCRIPTION	DEC-17 ACTUAL	YEAR TO DATE ACTUAL	ANNUAL ADOPTED BUDGET	YTD ACTUAL AS A % OF ADOPTED BUD
<u>REVENUES</u>				
Interest - Investments	\$ 18	\$ 22	\$ 40	55.00%
Special Assmnts- Tax Collector	9,822	15,668	18,174	86.21%
Special Assmnts- Discounts	(388)	(623)	(727)	85.69%
TOTAL REVENUES	9,452	15,067	17,487	86.16%
<u>EXPENDITURES</u>				
<u>Administration</u>				
Misc-Assessmnt Collection Cost	189	301	363	82.92%
Total Administration	189	301	363	82.92%
<u>Right of Way</u>				
R&M-Streetlights	1,522	4,565	17,124	26.66%
Total Right of Way	1,522	4,565	17,124	26.66%
TOTAL EXPENDITURES	1,711	4,866	17,487	27.83%
Excess (deficiency) of revenues Over (under) expenditures	7,741	10,201	-	0.00%
Net change in fund balance	\$ 7,741	\$ 10,201	\$ -	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2017)		24,049	24,049	
FUND BALANCE, ENDING		\$ 34,250	\$ 24,049	

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

ACCOUNT DESCRIPTION	DEC-17 ACTUAL	YEAR TO DATE ACTUAL	ANNUAL ADOPTED BUDGET	YTD ACTUAL AS A % OF ADOPTED BUD
<u>REVENUES</u>				
Interest - Investments	\$ 26	\$ 30	\$ 42	71.43%
Special Assmnts- Tax Collector	4,954	7,902	9,166	86.21%
Special Assmnts- Discounts	(196)	(314)	(367)	85.56%
Gate Bar Code/Remotes	-	33	-	0.00%
TOTAL REVENUES	4,784	7,651	8,841	86.54%
<u>EXPENDITURES</u>				
<u>Administration</u>				
Misc-Assessmnt Collection Cost	95	152	182	83.52%
Misc-Credit Card Fees	-	1	5	20.00%
Total Administration	95	153	187	81.82%
<u>Right of Way</u>				
Communication - Teleph - Field	78	454	1,425	31.86%
Insurance - General Liability	-	406	447	90.83%
R&M-General	-	-	1,500	0.00%
R&M-Gate	550	550	2,939	18.71%
R&M-Streetlights	28	81	500	16.20%
Reserve - Roadways	-	-	1,843	0.00%
Total Right of Way	656	1,491	8,654	17.23%
TOTAL EXPENDITURES	751	1,644	8,841	18.60%
Excess (deficiency) of revenues Over (under) expenditures	4,033	6,007	-	0.00%
Net change in fund balance	<u>\$ 4,033</u>	<u>\$ 6,007</u>	<u>\$ -</u>	<u>0.00%</u>
FUND BALANCE, BEGINNING (OCT 1, 2017)		34,135	34,135	
FUND BALANCE, ENDING		<u>\$ 40,142</u>	<u>\$ 34,135</u>	

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

ACCOUNT DESCRIPTION	DEC-17 ACTUAL	YEAR TO DATE ACTUAL	ANNUAL ADOPTED BUDGET	YTD ACTUAL AS A % OF ADOPTED BUD
<u>REVENUES</u>				
Interest - Investments	\$ 1	\$ 2	\$ 10	20.00%
Special Assmnts- Tax Collector	3,759	5,997	6,956	86.21%
Special Assmnts- Discounts	(148)	(238)	(278)	85.61%
TOTAL REVENUES	3,612	5,761	6,688	86.14%
<u>EXPENDITURES</u>				
<u>Administration</u>				
Misc-Assessmnt Collection Cost	72	115	139	82.73%
Total Administration	72	115	139	82.73%
<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	72	115	6,688	1.72%
Excess (deficiency) of revenues Over (under) expenditures	3,540	5,646	-	0.00%
Net change in fund balance	<u>\$ 3,540</u>	<u>\$ 5,646</u>	<u>\$ -</u>	<u>0.00%</u>
FUND BALANCE, BEGINNING (OCT 1, 2017)		16,973	16,973	
FUND BALANCE, ENDING		<u>\$ 22,619</u>	<u>\$ 16,973</u>	

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

ACCOUNT DESCRIPTION	DEC-17 ACTUAL	YEAR TO DATE ACTUAL	ANNUAL ADOPTED BUDGET	YTD ACTUAL AS A % OF ADOPTED BUD
<u>REVENUES</u>				
Interest - Investments	\$ 265	\$ 311	\$ 500	62.20%
Special Assmnts- Tax Collector	162,472	259,169	300,625	86.21%
Special Assmnts- Discounts	(6,413)	(10,302)	(12,025)	85.67%
Gate Bar Code/Remotes	150	464	-	0.00%
TOTAL REVENUES	156,474	249,642	289,100	86.35%
<u>EXPENDITURES</u>				
<u>Administration</u>				
Misc-Assessmnt Collection Cost	3,121	4,977	6,013	82.77%
Misc-Credit Card Fees	3	9	120	7.50%
Total Administration	3,124	4,986	6,133	81.30%
<u>Right of Way</u>				
Contracts-Security Services	13,946	41,335	154,000	26.84%
Contracts-Pest Control	20	20	240	8.33%
Communication - Teleph - Field	170	509	4,000	12.73%
Insurance - General Liability	-	777	855	90.88%
R&M-General	5,984	13,623	21,760	62.61%
R&M-Gate	-	3,898	10,000	38.98%
R&M-Streetlights	4,182	12,867	48,000	26.81%
Reserve - Roadways	-	-	44,112	0.00%
Total Right of Way	24,302	73,029	282,967	25.81%
TOTAL EXPENDITURES	27,426	78,015	289,100	26.99%
Excess (deficiency) of revenues Over (under) expenditures	129,048	171,627	-	0.00%
Net change in fund balance	\$ 129,048	\$ 171,627	\$ -	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2017)		344,281	344,281	
FUND BALANCE, ENDING		\$ 515,908	\$ 344,281	

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

ACCOUNT DESCRIPTION	DEC-17 ACTUAL	YEAR TO DATE ACTUAL	ANNUAL ADOPTED BUDGET	YTD ACTUAL AS A % OF ADOPTED BUD
<u>REVENUES</u>				
Interest - Investments	\$ 41	\$ 47	\$ 80	58.75%
Special Assmnts- Tax Collector	8,897	14,193	16,463	86.21%
Special Assmnts- Discounts	(351)	(564)	(659)	85.58%
Gate Bar Code/Remotes	66	66	-	0.00%
TOTAL REVENUES	8,653	13,742	15,884	86.51%
<u>EXPENDITURES</u>				
<u>Administration</u>				
Misc-Assessmnt Collection Cost	171	273	329	82.98%
Misc-Credit Card Fees	2	2	5	40.00%
Total Administration	173	275	334	82.34%
<u>Right of Way</u>				
Communication - Teleph - Field	117	351	1,700	20.65%
Insurance - General Liability	-	316	348	90.80%
R&M-General	-	-	1,000	0.00%
R&M-Gate	1,138	1,138	3,800	29.95%
R&M-Streetlights	490	1,440	5,596	25.73%
Reserve - Roadways	-	-	3,106	0.00%
Total Right of Way	1,745	3,245	15,550	20.87%
TOTAL EXPENDITURES	1,918	3,520	15,884	22.16%
Excess (deficiency) of revenues Over (under) expenditures	6,735	10,222	-	0.00%
Net change in fund balance	<u>\$ 6,735</u>	<u>\$ 10,222</u>	<u>\$ -</u>	<u>0.00%</u>
FUND BALANCE, BEGINNING (OCT 1, 2017)		53,866	53,866	
FUND BALANCE, ENDING		<u>\$ 64,088</u>	<u>\$ 53,866</u>	

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

ACCOUNT DESCRIPTION	DEC-17 ACTUAL	YEAR TO DATE ACTUAL	ANNUAL ADOPTED BUDGET	YTD ACTUAL AS A % OF ADOPTED BUD
<u>REVENUES</u>				
Interest - Investments	\$ 86	\$ 101	\$ 300	33.67%
Special Assmnts- Tax Collector	64,316	102,594	119,005	86.21%
Special Assmnts- Discounts	(2,539)	(4,078)	(4,760)	85.67%
TOTAL REVENUES	61,863	98,617	114,545	86.09%
<u>EXPENDITURES</u>				
<u>Administration</u>				
Misc-Assessmnt Collection Cost	1,236	1,970	2,380	82.77%
Total Administration	1,236	1,970	2,380	82.77%
<u>Right of Way</u>				
R&M-Streetlights	8,645	25,779	99,900	25.80%
Reserve - Roadways	-	-	12,265	0.00%
Total Right of Way	8,645	25,779	112,165	22.98%
TOTAL EXPENDITURES	9,881	27,749	114,545	24.23%
Excess (deficiency) of revenues Over (under) expenditures	51,982	70,868	-	0.00%
Net change in fund balance	<u>\$ 51,982</u>	<u>\$ 70,868</u>	<u>\$ -</u>	<u>0.00%</u>
FUND BALANCE, BEGINNING (OCT 1, 2017)		112,304	112,304	
FUND BALANCE, ENDING		<u>\$ 183,172</u>	<u>\$ 112,304</u>	

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

ACCOUNT DESCRIPTION	DEC-17 ACTUAL	YEAR TO DATE ACTUAL	ANNUAL ADOPTED BUDGET	YTD ACTUAL AS A % OF ADOPTED BUD
<u>REVENUES</u>				
Interest - Investments	\$ 13	\$ 17	\$ 25	68.00%
Special Assmnts- Tax Collector	4,241	6,764	7,847	86.20%
Special Assmnts- Discounts	(167)	(269)	(314)	85.67%
TOTAL REVENUES	4,087	6,512	7,558	86.16%
<u>EXPENDITURES</u>				
<u>Administration</u>				
Misc-Assessmnt Collection Cost	81	130	157	82.80%
Total Administration	81	130	157	82.80%
<u>Right of Way</u>				
R&M-Streetlights	418	1,255	4,999	25.11%
Reserve - Roadways	-	-	2,402	0.00%
Total Right of Way	418	1,255	7,401	16.96%
TOTAL EXPENDITURES	499	1,385	7,558	18.32%
Excess (deficiency) of revenues				
Over (under) expenditures	3,588	5,127	-	0.00%
Net change in fund balance	<u>\$ 3,588</u>	<u>\$ 5,127</u>	<u>\$ -</u>	<u>0.00%</u>
FUND BALANCE, BEGINNING (OCT 1, 2017)		17,547	17,547	
FUND BALANCE, ENDING		<u>\$ 22,674</u>	<u>\$ 17,547</u>	

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

ACCOUNT DESCRIPTION	DEC-17 ACTUAL	YEAR TO DATE ACTUAL	ANNUAL ADOPTED BUDGET	YTD ACTUAL AS A % OF ADOPTED BUD
<u>REVENUES</u>				
Interest - Investments	\$ 112	\$ 128	\$ 150	85.33%
Special Assmnts- Tax Collector	14,385	22,947	26,617	86.21%
Special Assmnts- Discounts	(568)	(913)	(1,065)	85.73%
Gate Bar Code/Remotes	33	164	-	0.00%
TOTAL REVENUES	13,962	22,326	25,702	86.86%
<u>EXPENDITURES</u>				
<u>Administration</u>				
Misc-Assessmnt Collection Cost	276	441	532	82.89%
Misc-Credit Card Fees	1	3	25	12.00%
Total Administration	277	444	557	79.71%
<u>Right of Way</u>				
Communication - Teleph - Field	68	373	1,150	32.43%
Insurance - General Liability	-	317	349	90.83%
R&M-General	-	-	4,401	0.00%
R&M-Drainage	-	-	3,000	0.00%
R&M-Gate	313	313	5,000	6.26%
Misc-Internet Services	106	318	1,272	25.00%
Reserve - Roadways	-	-	9,973	0.00%
Total Right of Way	487	1,321	25,145	5.25%
TOTAL EXPENDITURES	764	1,765	25,702	6.87%
Excess (deficiency) of revenues Over (under) expenditures	13,198	20,561	-	0.00%
Net change in fund balance	<u>\$ 13,198</u>	<u>\$ 20,561</u>	<u>\$ -</u>	<u>0.00%</u>
FUND BALANCE, BEGINNING (OCT 1, 2017)		145,506	145,506	
FUND BALANCE, ENDING		<u>\$ 166,067</u>	<u>\$ 145,506</u>	

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

ACCOUNT DESCRIPTION	DEC-17 ACTUAL	YEAR TO DATE ACTUAL	ANNUAL ADOPTED BUDGET	YTD ACTUAL AS A % OF ADOPTED BUD
<u>REVENUES</u>				
Interest - Investments	\$ 18	\$ 75	\$ -	0.00%
Special Assmnts- Tax Collector	95,064	151,643	175,900	86.21%
Special Assmnts- Discounts	(3,753)	(6,028)	(7,036)	85.67%
TOTAL REVENUES	91,329	145,690	168,864	86.28%
<u>EXPENDITURES</u>				
<u>Administration</u>				
ProfServ-Dissemination Agent	-	-	1,000	0.00%
ProfServ-Trustee Fees	-	3,717	3,717	100.00%
Misc-Assessmnt Collection Cost	1,826	2,912	3,518	82.77%
Total Administration	1,826	6,629	8,235	80.50%
<u>Debt Service</u>				
Principal Debt Retirement	-	-	110,000	0.00%
Principal Prepayments	-	15,000	-	0.00%
Interest Expense	-	16,863	33,725	50.00%
Total Debt Service	-	31,863	143,725	22.17%
TOTAL EXPENDITURES	1,826	38,492	151,960	25.33%
Excess (deficiency) of revenues				
Over (under) expenditures	89,503	107,198	16,904	0.00%
<u>OTHER FINANCING SOURCES (USES)</u>				
Contribution to (Use of) Fund Balance	-	-	16,904	0.00%
TOTAL FINANCING SOURCES (USES)	-	-	16,904	0.00%
Net change in fund balance	\$ 89,503	\$ 107,198	\$ 16,904	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2017)		147,285	147,285	
FUND BALANCE, ENDING		\$ 254,483	\$ 164,189	

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

ACCOUNT DESCRIPTION	DEC-17 ACTUAL	YEAR TO DATE ACTUAL	ANNUAL ADOPTED BUDGET	YTD ACTUAL AS A % OF ADOPTED BUD
<u>REVENUES</u>				
Interest - Investments	\$ 13	\$ 41	\$ -	0.00%
Special Assmnts- Tax Collector	117,277	187,076	217,000	86.21%
Special Assmnts- Discounts	(4,629)	(7,436)	(8,680)	85.67%
TOTAL REVENUES	112,661	179,681	208,320	86.25%
<u>EXPENDITURES</u>				
<u>Administration</u>				
ProfServ-Arbitrage Rebate	-	-	200	0.00%
ProfServ-Dissemination Agent	-	-	333	0.00%
ProfServ-Trustee Fees	-	4,337	4,337	100.00%
Misc-Assessmnt Collection Cost	2,253	3,593	4,340	82.79%
Total Administration	2,253	7,930	9,210	86.10%
<u>Debt Service</u>				
Principal Debt Retirement	-	-	270,000	0.00%
Interest Expense	-	5,400	10,800	50.00%
Total Debt Service	-	5,400	280,800	1.92%
TOTAL EXPENDITURES	2,253	13,330	290,010	4.60%
Excess (deficiency) of revenues				
Over (under) expenditures	110,408	166,351	(81,690)	0.00%
<u>OTHER FINANCING SOURCES (USES)</u>				
Contribution to (Use of) Fund Balance	-	-	(81,690)	0.00%
TOTAL FINANCING SOURCES (USES)	-	-	(81,690)	0.00%
Net change in fund balance	\$ 110,408	\$ 166,351	\$ (81,690)	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2017)		92,265	92,265	
FUND BALANCE, ENDING		\$ 258,616	\$ 10,575	

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

ACCOUNT DESCRIPTION	DEC-17 ACTUAL	YEAR TO DATE ACTUAL	ANNUAL ADOPTED BUDGET	YTD ACTUAL AS A % OF ADOPTED BUD
<u>REVENUES</u>				
Interest - Investments	\$ 20	\$ 70	\$ -	0.00%
Special Assmnts- Tax Collector	273,475	436,238	506,017	86.21%
Special Assmnts- Discounts	(10,795)	(17,340)	(20,241)	85.67%
TOTAL REVENUES	262,700	418,968	485,776	86.25%
<u>EXPENDITURES</u>				
<u>Administration</u>				
ProfServ-Arbitrage Rebate	-	-	200	0.00%
ProfServ-Dissemination Agent	-	-	333	0.00%
ProfServ-Trustee Fees	-	4,337	4,337	100.00%
Misc-Assessmnt Collection Cost	5,254	8,378	10,120	82.79%
Total Administration	5,254	12,715	14,990	84.82%
<u>Debt Service</u>				
Principal Debt Retirement	-	-	415,000	0.00%
Interest Expense	-	27,731	55,463	50.00%
Total Debt Service	-	27,731	470,463	5.89%
TOTAL EXPENDITURES	5,254	40,446	485,453	8.33%
Excess (deficiency) of revenues				
Over (under) expenditures	257,446	378,522	323	0.00%
<u>OTHER FINANCING SOURCES (USES)</u>				
Contribution to (Use of) Fund Balance	-	-	323	0.00%
TOTAL FINANCING SOURCES (USES)	-	-	323	0.00%
Net change in fund balance	\$ 257,446	\$ 378,522	\$ 323	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2017)		163,275	163,275	
FUND BALANCE, ENDING		\$ 541,797	\$ 163,598	

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

ACCOUNT DESCRIPTION	DEC-17 ACTUAL	YEAR TO DATE ACTUAL	ANNUAL ADOPTED BUDGET	YTD ACTUAL AS A % OF ADOPTED BUD
<u>REVENUES</u>				
Interest - Investments	\$ 871	\$ 870	\$ -	0.00%
TOTAL REVENUES	871	870	-	0.00%
<u>EXPENDITURES</u>				
TOTAL EXPENDITURES	-	-	-	0.00%
Excess (deficiency) of revenues Over (under) expenditures	871	870	-	0.00%
Net change in fund balance	<u>\$ 871</u>	<u>\$ 870</u>	<u>\$ -</u>	<u>0.00%</u>
FUND BALANCE, BEGINNING (OCT 1, 2017)		683,884	-	
FUND BALANCE, ENDING		<u>\$ 684,754</u>	<u>\$ -</u>	

**Westchase
Community Development District**

Supporting Schedules

December 31, 2017

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

					ALLOCATION BY FUND				
Date Received	Net Amount Received	Interest/ Discount Amount	Collection Costs	Gross Amount Received	001 General Fund Assessments	002 Harbor Links Fund Assessments	003 The Enclave Fund Assessments	004 Saville Rowe Fund Assessments	005 Commercial Rd Fund Assessments
Assessments Levied				\$ 4,224,695 100%	\$ 2,701,123 63.94%	\$ 66,483 1.57%	\$ 18,174 0.43%	\$ 9,166 0.22%	\$ 6,956 0.16%
11/07/17	38,465	1,934	785	41,184	26,332	648	177	89	68
11/16/17	374,977	15,943	7,653	398,573	254,834	6,272	1,715	865	656
11/24/17	864,719	36,766	17,647	919,132	587,661	14,464	3,954	1,994	1,513
12/11/17	1,953,956	83,079	39,877	2,076,911	1,327,905	32,684	8,935	4,506	3,420
12/15/17	195,279	7,048	3,985	206,312	131,909	3,247	888	448	340
TOTAL	3,427,395	144,770	69,947	3,642,111	2,328,639	57,315	15,668	7,902	5,997
% COLLECTED				86.21%	86.21%	86.21%	86.21%	86.21%	86.21%
TOTAL OUTSTANDING				582,584	372,484	9,168	2,506	1,264	959

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

ALLOCATION BY FUND								
102 The Greens Fund Assessments	103 Stonebridge Fund Assessments	104 West Park Village Fund Assessments	105 West Park Village Fund Assessments	106 Vineyards Fund Assessments	254 DS 2000 Fund Assessments	256 DS 2007-2 Fund Assessments	257 DS 2007-3 Fund Assessments	
\$ 300,625 7.12%	\$ 16,463 0.39%	\$ 119,005 2.82%	\$ 7,847 0.19%	\$ 26,617 0.63%	\$ 175,900 4.16%	\$ 217,000 5.14%	\$ 506,017 11.98%	
2,931	160	1,160	76	259	1,715	2,115	4,933	
28,362	1,553	11,227	740	2,511	16,595	20,473	47,739	
65,404	3,582	25,891	1,707	5,791	38,269	47,211	110,090	
147,791	8,093	58,504	3,857	13,085	86,474	106,680	248,764	
14,681	804	5,812	383	1,300	8,590	10,597	24,711	
259,169	14,193	102,594	6,764	22,947	151,643	187,076	436,237	
86.21%	86.21%	86.21%	86.21%	86.21%	86.21%	86.21%	86.21%	
41,456	2,270	16,411	1,082	3,670	24,257	29,924	69,780	

**Cash & Investment Report
December 31, 2017**

<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	Jefferson Bank	n/a	3,186,835 (3)
Certificate of Deposit-8199	8-06-17	5/6/2018	Jefferson Bank	0.27%	169,019
Certificate of Deposit-9344	1-20-17	7/20/2018	Jefferson Bank	0.27%	168,720
9 months Subtotal					337,739
Certificate of Deposit-5019	5-18-17	5/18/2018	Jefferson Bank	0.45%	339,878
Certificate of Deposit-3719	6-19-17	6/19/2018	Jefferson Bank	0.71%	339,946
12 months Subtotal					679,824
Certificate of Deposit-1416	7-20-16	7/20/2018	Jefferson Bank	0.51%	309,213
Certificate of Deposit-8473	5-18-16	5/18/2018	Jefferson Bank	0.55%	309,977
Certificate of Deposit-1530	6-19-16	6/19/2018	Jefferson Bank	0.31%	307,292
24 months Subtotal					926,482
Certificate of Deposit-3385	5-18-15	5/18/2018	Jefferson Bank	0.75%	34,760
Certificate of Deposit-6423	6-19-15	6/19/2018	Jefferson Bank	0.77%	34,756
Certificate of Deposit-4544	7-20-15	7/20/2018	Jefferson Bank	0.70%	34,681
36 months Subtotal					104,196
Money Market Account	5-07-12	n/a	Jefferson Bank	0.35%	1,013,805
Subtotal					6,248,882
DEBT SERVICE FUNDS					
Series 2000 Prepayment Account			U.S. Bank	0.15%	2 (1)
Series 2000 Reserve Account			U.S. Bank	0.15%	58,500 (1)
Series 2000 Revenue Account			U.S. Bank	0.15%	52,196 (1)
Series 2007-2 Revenue Account			U.S. Bank	0.15%	77,495 (1)
Series 2007-3 Revenue Account			U.S. Bank	0.15%	119,663 (1)
Subtotal					307,855
UNINSURABLE ASSETS					
Certificate of Deposit-4426	5-18-17	5/18/2018	Jefferson Bank	0.45%	271,451 (2)
Certificate of Deposit-1338	5-18-16	5/18/2018	Jefferson Bank	0.55%	413,303 (2)
Subtotal					684,755
Total					\$ 7,241,492

(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.

(3) In January 2018, \$796,013 was transferred to the debt service funds.

Third Order of Business

Purpose

At their December 4, 2017 workshop, the CDD Board requested Stantec to review the CDD maintained landscaped entries and roadways and provide recommendations on areas of future enhancements. The intent is to provide conceptual alternatives for use by staff to guide future vendor solicitations. Information provided is conceptual only and subject to change based upon existing conditions, budget, and/or design preferences.

Process

Stantec met with staff, toured CDD maintained landscape areas, collected site geometry base files, and created prototypical photo simulations to represent potential enhancements.

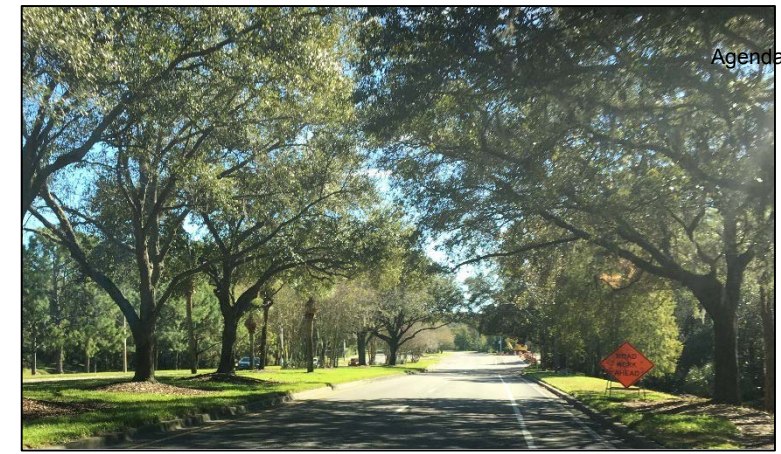
Opportunity Areas

- Sheldon / Linebaugh Entrance
 - Increase seasonal bed size and frequency of change out installations for more dramatic color effect on both NE and SW corners.
 - Install evergreen pyramidal trees behind NE wall to screen commercial building.
 - Install evergreen hedge along north side of r/w with philodendron to screen commercial parking lot.
 - Accentuate NE and SW sign walls and piers with additional LED lighting installations.
- Linebaugh / Countryway Intersection
 - Increase seasonal bed size and frequency of change out installations for more dramatic color effect on all four corners.
 - Accentuate sign walls and piers with additional LED lighting installations.
- Roadway Median Landscaping
 - Thin declining tree masses through routine maintenance.
 - Install understory plant massing's or fully mulch under canopy trees shaded areas where turf grass establishment is difficult. Emphasize native species selection.
 - Protect views towards golf course and adjacent open waters. Limit additional tree and shrub installations in open view areas.
- Neighborhood Entrances
 - Re-establish finished grades in front of sign walls. Import planting soil to increase plant success.
 - Install evergreen pyramidal trees behind sign walls where adequate r/w exists to screen adjacent residential buildings.
 - Install landscape plantings to frame the architectural walls and sign boards.
 - Accentuate sign walls with additional LED lighting installations.
- Sign Panels
 - Complete annual maintenance, washing, painting, etc.
 - Program for phased replacement using uniform materials and finishes.

Implementation Actions

- Solicit landscape vendor bids to provide installation enhancements at selected areas.
- Investigate electrical service delivery requirements and costs to neighborhood entrances.
- Seek sign vendor bids to provide replacements at selected areas.
- Budget for future phased enhancement delivery.

Example of good parkway views and tree canopy.

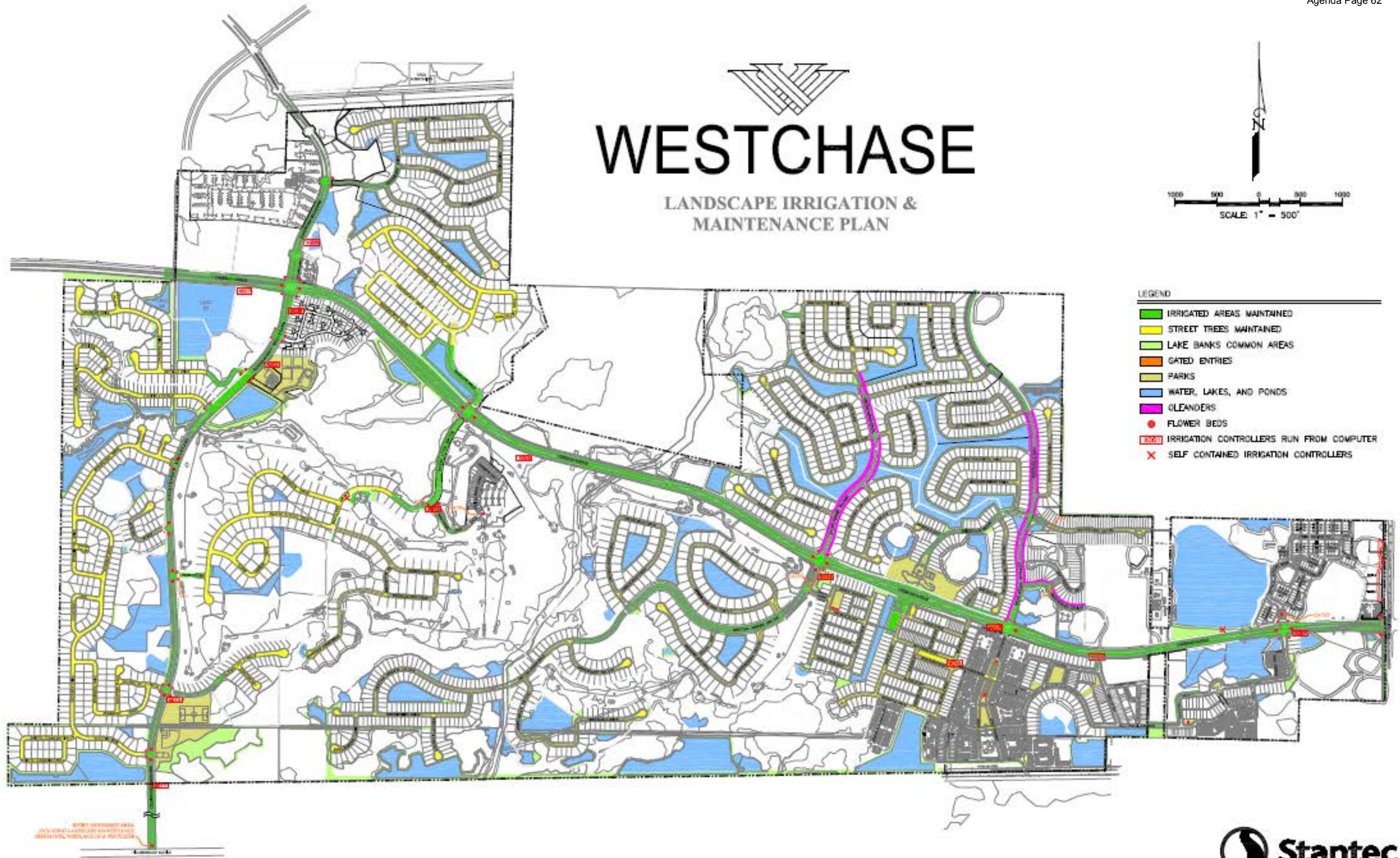
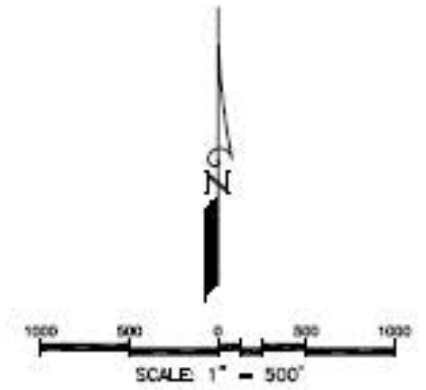


Example of poor parkway views and tree massing's.

Example of good landscape installation that frames sign board.

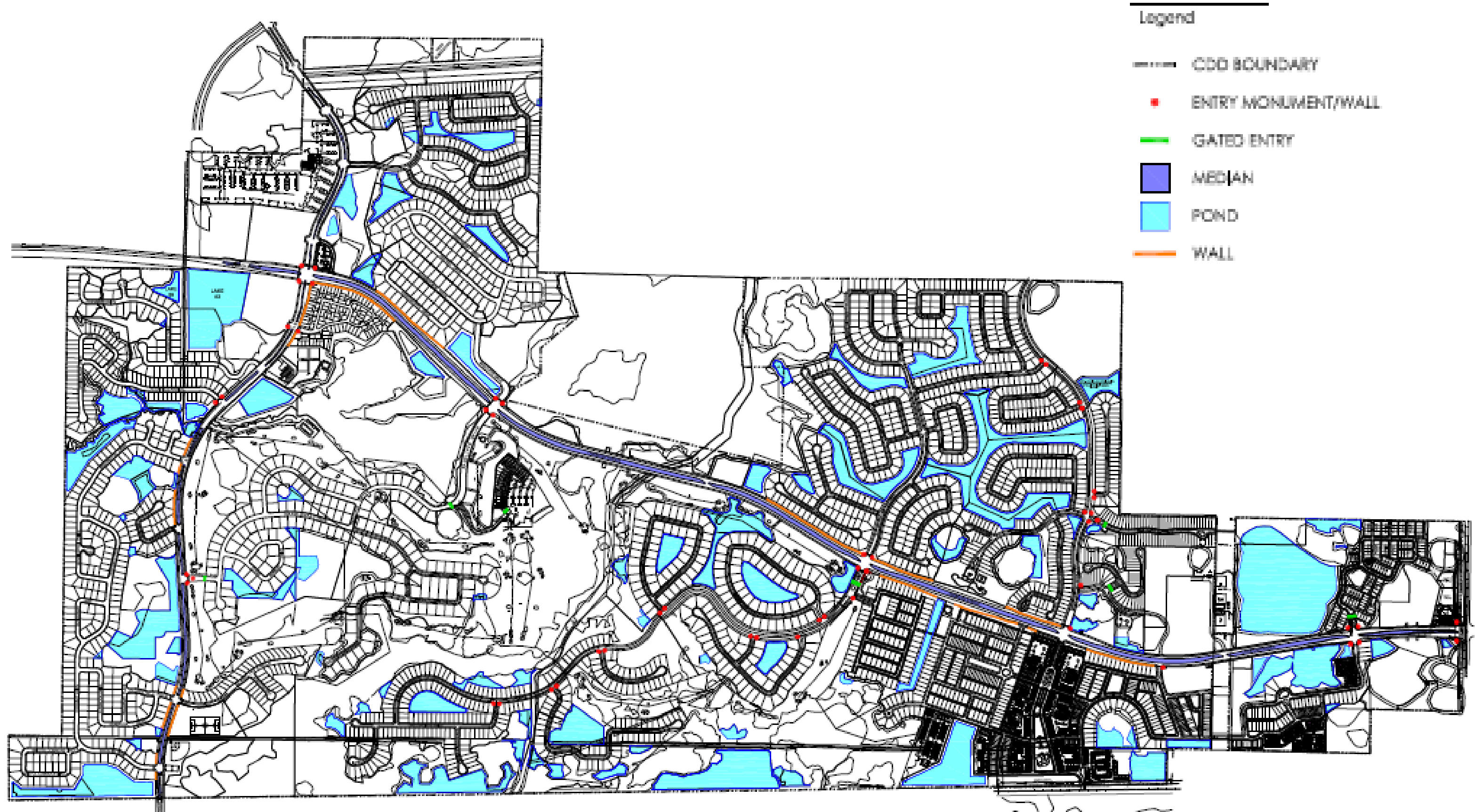


Example of poor landscape installation that blocks sign board.

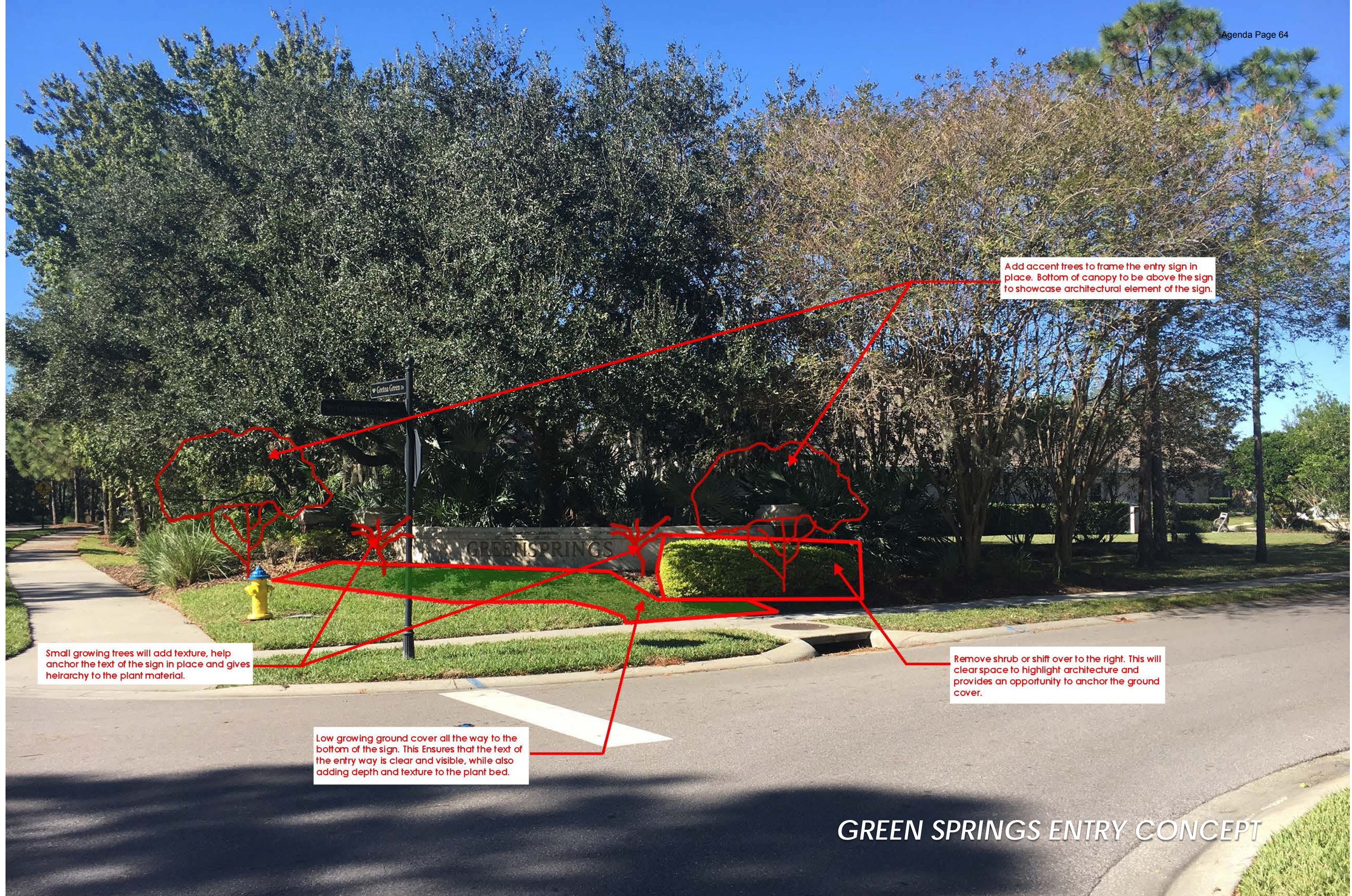


LANDSCAPE AREAS





ARCHITECTURAL ENTRY'S / LANDSCAPE MEDIANS



Add accent trees to frame the entry sign in place. Bottom of canopy to be above the sign to showcase architectural element of the sign.

Small growing trees will add texture, help anchor the text of the sign in place and gives heirarchy to the plant material.

Low growing ground cover all the way to the bottom of the sign. This Ensures that the text of the entry way is clear and visible, while also adding depth and texture to the plant bed.

Remove shrub or shift over to the right. This will clear space to highlight architecture and provides an opportunity to anchor the ground cover.

GREEN SPRINGS ENTRY CONCEPT



GREEN SPRINGS ENTRY CONCEPT



GREEN SPRINGS ENTRY CONCEPT



Pyramidal shaped trees will anchor the focal point of entry way, and provide backdrop.

Remove this portion of shrubs to feature the architectural elements of the columns/fence.

Create heirarchy among plant material to add to the importance of the entry. Stage plant material to stage up in height towards the entry columns and fence.

STOCKBRIDGE ENTRY CONCEPT



STOCKBRIDGE ENTRY CONCEPT



STOCKBRIDGE ENTRY CONCEPT



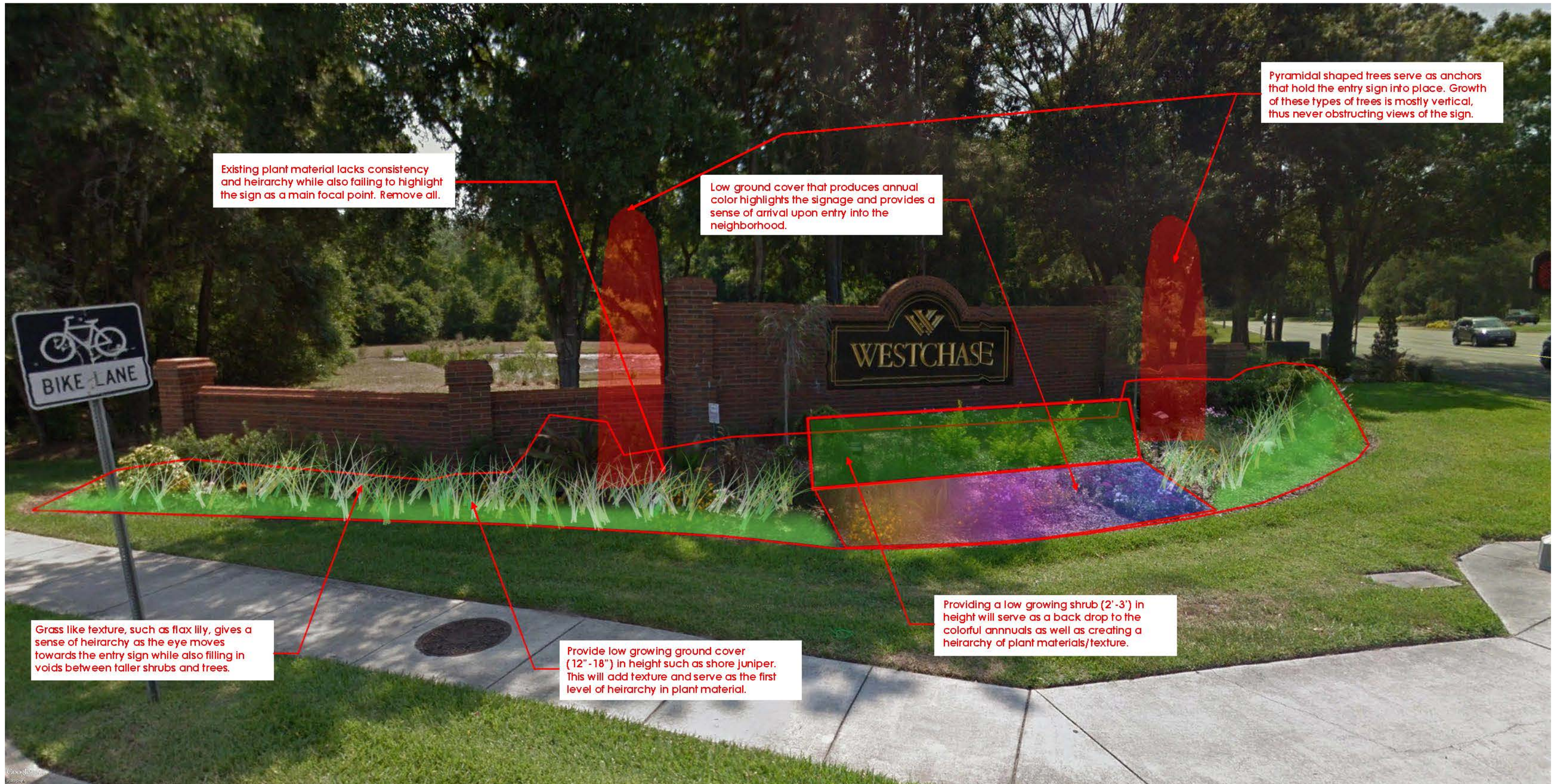


WOODBAY ENTRY CONCEPT

Countryway BLVD 100

WOODBAY

WOODBAY ENTRY CONCEPT







Fifth Order of Business

Westchase

District Counsel's Report

For February 6, 2018 Board of Supervisors Meeting

Update Regarding Possible Acquisition of Golf Course: I have received the following documents from the Golf Course Owner:

- Survey of Golf Course Property
- Title Insurance Commitment Provided by Chicago Title Insurance to current Golf Course Owner
- Purchase and Sale Agreement Used in the Purchase of the Golf Course by Sano Corporation

I have prepared the attached draft of proposed Terms for the Purchase and Sale of the Westchase Golf Course, for consideration by the Board of Supervisors at its February 6, 2018 Board meeting

Eighth Order of Business

TERMS OF SALE AND PURCHASE AGREEMENT

SALE AND PURCHASE AGREEMENT ("Agreement"):

- Sano Corporation, an Arizona corporation, ("**Seller**"), and
- Westchase Community Development District, a local unit of special purpose government organized pursuant to Chapter 190 of the Florida Statutes ("**Buyer**").

1. Identification of Purchased Property: Seller presently owns a golf course business, consisting of certain property and business located in Tampa, Florida, owned by Seller and operated by a manager, as defined below, commonly known as the Westchase Golf Club (the "**Golf Club**"). The Golf Club consists of:

- a. Land and Improvements.
- b. All land, the legal description of which is set forth in **Exhibit A**, attached hereto and made a part of this Agreement (the "**Land**");
- c. All improvements and fixtures on Land used or useful in connection with the Golf Club, and owned now or on the Closing Date, as defined below, including, without limitation, all easements, appurtenances, options and all other rights in respect thereof, which property includes, without limitation:
 - i. An eighteen (18) hole golf course (the "**Golf Course**") and practice facilities;
 - ii. Clubhouse, practice putting greens, parking lots, golf cart storage and maintenance facilities, restaurant, banquet facilities, and all improvements and fixtures thereon; and
 - iii. All of the right, title and interest of Seller in the rights, easements and appurtenances pertaining to the foregoing, including any right, title and interest of Seller in and to the adjacent streets, roads, alleys and rights of way, and all water rights;

(the foregoing are collectively referred to as the "**Golf Course, Land and Improvements**" or the "**Golf Land**". The Golf Land shall be free and clear of all Liens except for Permitted Exceptions)

- a. Personal Property. All personal property owned by Seller and associated with and used and useful in the operation of the Golf Land, including without limitation all accounts receivable ("**Receivables**"), prepaid expenses and deposits, inventory ("**Inventory**"), furniture, fixtures, machinery, vehicles, computer hardware and software, and equipment.
- b. all Contracts which are assignable (as defined below), but only with respect to events arising or relating to periods from and after the Closing Date plus general intangibles, books and records, customer's, supplier's, contractor's and other pertinent telephone numbers, customer and supplier lists and information, marketing plans, budgets, trade secrets (if any), know-how, methods of operations, procedure and other manuals, and other

assets related to or used and useful in the operation of the Golf Club. As used herein the term "**Contracts**" shall mean all leases, service contracts, purchase contracts, special event contracts, and use agreements associated with and used and useful in the operation of the Golf Club;

- c. a limited right and interest of Seller, in and to the name "Westchase Golf Course" and the logos, trademarks, trade dress, service marks and copyrights, and any associated goodwill, if any, connected therewith;
- d. all other tangible and intangible rights associated with the ownership and operation of the Golf Club; and
- e. all right, title and interest of Seller in and to any rights, licenses, permits, approvals and consents by or on behalf of governmental authorities pertaining to the ownership and operation of the Golf Club, including but not limited to water rights and liquor licenses (if assignable).

(The foregoing collectively referred to herein as the "Personal Property".) (The Golf Land and the Personal Property are sometimes collectively referred to as the "**Property**".) The Personal Property shall at Closing be free and clear of all Liens except as to those Liens accepted by Buyer pursuant to the terms of the Agreement.

2. Purchase Price: \$ _____; Deposit amount: \$ _____ - to be held by Escrow Agent
3. Seller to convey Real Property by Special Warranty Deed and Bill of Sale transferring title to Personal Property, assignment of contracts licenses and permits, assignment of warranties
4. Prorations/Adjustments at Closing
 - a. All real and personal property taxes and assessments due at Closing to be paid by Seller
 - b. Inventory to be part of purchased Property.
 - c. Allocate income and expenses attributable to Club operations between Seller and Buyer, including Club memberships
 - d. Seller to pay costs of Title Insurance Insuring Buyer's title to Real Property, and documentary stamps
 - e. Buyer to pay costs for all due diligence, survey, costs of financing, costs for loan policy title insurance
5. Assignment of Management Agreement
6. Due Diligence and Inspection Period - _____ days. During the Inspection Period, for any reason or no reason, the Buyer may elect to cancel and terminate the Agreement.
 - a. Seller to deliver title commitment within 30 days of Effective Date of Agreement
 - b. Buyer may have Real Property surveyed at any time after Effective Date of Agreement
 - c. Seller to make available to Buyer and Buyer's representatives for review, all records and documents related to the Club operations and purchased Property, and to provide rights of access to perform due diligence

- d. During the Inspection Period, Buyer shall have the right to make all reasonable evaluations, inspections and testing of the Property

7. Seller's Obligations with Respect to Closing:

- a) Cooperate with Buyer to ensure that all of the Real Property is included in the CDD Boundaries at the time of Closing
- b) Provide consents and estoppels from all parties to contracts which are part of the Property
- c) Provide UCC-3, release all deeds, mortgages, liens, claims, security interests and other encumbrances which are not Permitted Exceptions
- d) Deliver special warranty deed
- e) Provide good title insurance as of the Closing, and provide good insurable title in the amount of the Purchase Price
- f) Certificate stating that all of Seller's representations and warranties are in full force and effect with no breach, and all covenants and agreements to be performed by Seller have been performed
- g) Provide Buyer with a certified list of all outstanding bills, invoices, statements and amounts payable in connection with the operation, use, management and ownership of the Property
- h) Deliver all documents necessary to provide for the transfer of licenses, permits, and approvals used and useful in the operation of the Golf Club

8. Buyer's Obligations with Respect to Closing

- a. Deliver to Title Company wire transfer of funds in an amount equal to the Purchase Price less Deposit

9. No Broker acting on for Buyer or Seller in connection with the transactions contemplated.

10. Buyer's default after Inspection Period for failure to Close: The Deposit paid by Buyer (and interest earned thereon) shall be retained by Seller as Seller's sole remedy

11. Seller's Default: Buyer shall either: (i) cancel and terminate Agreement, receive a refund of Deposit, and be entitled to recover Buyer's costs of due diligence, inspections, application fees, bond financing costs, up to a maximum of \$ _____; or (ii) seek specific performance.