

**WESTCHASE
COMMUNITY DEVELOPMENT DISTRICT**

AGENDA PACKAGE

NOVEMBER 7, 2017

Westchase Community Development District

Severn Trent Services, Management Services Division

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

October 31, 2017

Board of Supervisors
Westchase Community Development District

Dear Board Members:

A meeting of the Board of Supervisors of the Westchase Community Development District will be held on Tuesday, November 7, 2017 at **4:00 p.m.** at the **Westchase Community Association Office, 10049 Parley Drive, Tampa, Florida.** Following is the advance agenda for this meeting:

1. Roll Call
2. Consent Agenda
 - A. Approval of the October 3, 2017 Meeting Minutes with Any Corrections Submitted
 - B. Acceptance of Financial Statements as of September, 2017
3. Hillsborough Public Utilities (George Cassady and Staff Members)
4. Engineer's Report
5. Attorney's Report
6. Manager's Report
7. Field Manager's Report
8. Audience Comments
9. Supervisors' Requests
10. Adjournment

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

Sincerely,



Andrew P. Mendenhall, PMP/sd
Manager

cc: Erin McCormick
Tonja Stewart
Christopher Barrett
Sonny Whyte

Second Order of Business

2A.

RE: WESTCHASE COMMUNITY
DEVELOPMENT DISTRICT

TRANSCRIPT OF: BOARD MEETING

DATE: October 3, 2017

TIME: 4:00 p.m. - 5:50 p.m.

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

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

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APPEARANCES:
WESTCHASE COMMUNITY DEVELOPMENT
DISTRICT BOARD MEMBERS:

Jim Mills, Chairman
Greg Chesney
Matthew Lewis
Brian Ross
Barbara Hessler Griffith

ALSO PRESENT:

SEVERN TRENT SERVICES:

Andy Mendenhall

DISTRICT ATTORNEY:

Erin McCormick

DISTRICT ENGINEER:

Tonja Stewart

WESTCHASE STAFF:

Doug Mays
Sonny Whyte

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<p style="text-align: right;">Page 5</p> <p>1 The transcript of Westchase Community 2 Development District Board Meeting, on the 3rd day 3 of October, 2017, at the Westchase Community 4 Association Office, 10049 Parley Drive, Tampa, 5 Florida, at 4:00 p.m., reported by Kimberly Ann 6 Roberts, Notary Public in and for the State of 7 Florida at Large. 8 * * * * *</p> <p>9 MR. MENDENHALL: All right. This is the 10 Westchase Community Development District Board 11 Meeting. Today is Tuesday, October 3rd, 2017, 12 and it is 4:00 p.m. If we want to stand for 13 the Pledge. 14 (The Pledge of Allegiance is recited.) 15 MR. MENDENHALL: I'll note for the 16 record we have all board members present, as 17 well as Tonja, your engineer, and Erin, your 18 attorney, and myself, Andy Mendenhall, your 19 district manager. 20 And I'll give the floor to the chair. I 21 believe he had some comments. 22 CHAIRMAN MILLS: So good afternoon. 23 Just a couple of opening comments. I trust 24 that everyone survived the hurricane 25 reasonably well.</p>	<p style="text-align: right;">Page 7 Agenda Page 6</p> <p>1 too. Right? 2 MR. CHESNEY: Yes. I have to be 3 somewhere at 6:00, too. 4 CHAIRMAN MILLS: So if we can move it 5 along -- 6 MR. LEWIS: I have to leave at 5:45 as 7 well. 8 CHAIRMAN MILLS: All right. So it's 9 going to be a short meeting. 10 (Multiple speakers speaking at once.) 11 CHAIRMAN MILLS: And with that, Andy, I 12 guess, turning it back to you -- 13 MR. MENDENHALL: Yes, sir. 14 CHAIRMAN MILLS: -- I see a room full of 15 people. So I don't know what the subject or 16 interest is. 17 MR. MENDENHALL: Okay. 18 CHAIRMAN MILLS: But because we're in 19 something of a time constraint, certainly we 20 have normal business we need to get to, but I 21 don't want to cut the residents short if we're 22 going to be exiting -- 23 MR. MENDENHALL: A suggestion, we just 24 move audience comments up after consent 25 agenda, if that's okay.</p>
<p style="text-align: right;">Page 6</p> <p>1 We were certainly fortunate with what 2 the meteorologists termed a wobble. So I'm 3 happy to see that, and certainly our thoughts 4 and prayers are with those that are still 5 dealing with all the natural disasters and 6 other disasters since we've last met. 7 It's been quite a couple of months. But 8 I did want to open by acknowledging our staff 9 and the absolutely outstanding job that was 10 done pre-Irma and post-Irma, not only from my 11 own observations, but from feedback from all 12 corners of the community, and really thank 13 Doug and Sonny, particularly, and your guys 14 for everything that was done. 15 It was above and beyond, and I think the 16 residents really and truly appreciated it and 17 didn't expect it to that extent. So, you 18 know, I don't know what they expected, but 19 certainly it was, in my opinion, above and 20 beyond. 21 And then as the last comment, as a side 22 note, I told a few folks that I have to leave 23 at a quarter to six, if we're still sitting 24 here, because I have a flight to catch. So if 25 you're here -- oh, you're going to be gone,</p>	<p style="text-align: right;">Page 8</p> <p>1 CHAIRMAN MILLS: Yes, that's fine. 2 Thank you. 3 MR. MENDENHALL: Okay. So Item Number 4 Two is the consent agenda. I'll ask first if 5 there is a motion. 6 MR. CHESNEY: So moved. 7 MR. MENDENHALL: Okay. Do we have a 8 second? 9 MR. ROSS: Second. 10 MR. MENDENHALL: Any discussion, changes 11 to the minutes, questions? 12 CHAIRMAN MILLS: Did we get 13 clarification on your question? 14 MR. ROSS: Yes. 15 CHAIRMAN MILLS: Okay. 16 MR. ROSS: Thank you. 17 MR. MENDENHALL: Hearing none, all in 18 favor. 19 (All board members signify in the 20 affirmative.) 21 MR. MENDENHALL: Any opposed? 22 (No response.) 23 MR. MENDENHALL: Okay. That motion 24 carries. 25 (Motion passes.)</p>

2 (Pages 5 to 8)

<p style="text-align: right;">Page 9</p> <p>1 MR. MENDENHALL: We'll move up Item</p> <p>2 Number Seven, which is audience comments.</p> <p>3 If you have a question for the board, if</p> <p>4 you could just state your name for the record,</p> <p>5 and feel free to ask your question. We can</p> <p>6 start from the back of the room and work our</p> <p>7 way up front. Sir.</p> <p>8 MR. COLLAZO: Hi, Ruben Collazo,</p> <p>9 President of the Westchase Community</p> <p>10 Association. I think J.D. said it well, the</p> <p>11 staff did a terrific job. We're very</p> <p>12 grateful. I don't know that I can add any</p> <p>13 more to it other than saying that we are very</p> <p>14 grateful to you. Thank you.</p> <p>15 I also wanted to introduce you to Ashley</p> <p>16 Wait, our newest board member. She had some</p> <p>17 comments as well. That's all I had. Thank</p> <p>18 you.</p> <p>19 MS. WAIT: Hi, Ashley Wait, newest</p> <p>20 Director of the Westchase Community</p> <p>21 Association board. I want to thank Doug and</p> <p>22 all the staff members and community residents</p> <p>23 who helped. It was awesome. We stayed, we</p> <p>24 were here. We were blessed, we didn't lose</p> <p>25 power. And everyone came together and worked</p>	<p style="text-align: right;">Page 11 Agenda Page 7</p> <p>1 behind Stonebridge. We thank you very much,</p> <p>2 the CDD, Doug, for keeping the grass mowed,</p> <p>3 keeping things down, because it was getting</p> <p>4 really bad.</p> <p>5 I understand there was a controversy</p> <p>6 between the people on the other side of the</p> <p>7 lake and the CDD. The neighbors are coming to</p> <p>8 me wanting some answers. So that's why I'm</p> <p>9 here today, just any kind of a little input</p> <p>10 that will calm them down because they are</p> <p>11 really in fear because M/I Homes is in the</p> <p>12 last stage of building.</p> <p>13 I have went over, they have a new</p> <p>14 property manager, and she is not very</p> <p>15 informative. She told me to go back to the</p> <p>16 CDD. So that's what I've done.</p> <p>17 We're just trying to find out what's</p> <p>18 going on, because I have had an issue, and</p> <p>19 both of my neighbors on both sides of me are</p> <p>20 single, we've had people on the other side of</p> <p>21 the fence fishing with backpacks at 8:00 at</p> <p>22 night. So we're concerned, because they're</p> <p>23 coming in off the TECO property.</p> <p>24 You know, how are we going to do any</p> <p>25 kind of closure to help us to not feel so</p>
<p style="text-align: right;">Page 10</p> <p>1 as a team. That was awesome. And I'm just</p> <p>2 here today to observe and learn. So thanks.</p> <p>3 CHAIRMAN MILLS: Well, congratulations</p> <p>4 and good luck, and you probably have no idea</p> <p>5 what you got yourself into.</p> <p>6 MR. COLLAZO: I'm working on that.</p> <p>7 CHAIRMAN MILLS: Good luck. Thanks for</p> <p>8 volunteering.</p> <p>9 MS. WAIT: Thank you.</p> <p>10 MR. MENDENHALL: Mr. Argus, did you have</p> <p>11 anything today?</p> <p>12 MR. ARGUS: No. I just want to wish the</p> <p>13 board Happy New Year.</p> <p>14 MS. GRIFFITH: Happy New Year?</p> <p>15 MR. ARGUS: Your budget year.</p> <p>16 MS. GRIFFITH: Oh.</p> <p>17 MR. MENDENHALL: Do we have any other</p> <p>18 questions from the third-to-the-last row?</p> <p>19 Yes, ma'am. If you could state your</p> <p>20 name.</p> <p>21 MS. LEHMANN: I'm Diane Lehmann. I'm</p> <p>22 the Stonebridge president of our homeowners</p> <p>23 association, and, yes, I've asked myself quite</p> <p>24 a few times what did I get myself into.</p> <p>25 I'm here in regards to the lake that is</p>	<p style="text-align: right;">Page 12</p> <p>1 threatened by what's coming in? There was</p> <p>2 three men, three backpacks, and Sonny yelled</p> <p>3 at me because I approached them. But, you</p> <p>4 know, I called the deputy sheriff, and he told</p> <p>5 me if there was no trespassing signs up, he</p> <p>6 couldn't do anything.</p> <p>7 So we're just concerned as to what's</p> <p>8 getting ready to happen.</p> <p>9 CHAIRMAN MILLS: Doug, any comments?</p> <p>10 Can you add some lay of the land for --</p> <p>11 MR. MAYS: We're also in limbo as to</p> <p>12 putting a fence up on something that we don't</p> <p>13 own yet. So we're kind of just waiting for</p> <p>14 ownership, and Tonja is working on it, you</p> <p>15 know.</p> <p>16 MS. STEWART: And I do have an update.</p> <p>17 I actually have been communicating with Gary</p> <p>18 Miller off and on since the last meeting, ad I</p> <p>19 got an email as of this morning saying that</p> <p>20 M/I believes that they have a legal</p> <p>21 description of the property. So he hasn't</p> <p>22 even started the process.</p> <p>23 I asked him to please get me the</p> <p>24 application and the request for the</p> <p>25 application to be submitted to SWFWMD, and he</p>

1 said he's working on it.
 2 I did speak so Mark Spada of M/I Homes
 3 and asked him to please see what he could do
 4 to expedite the process. I think what's
 5 happened is that from that industry
 6 perspective, these people, just grab them to
 7 work, and it's just a matter of nagging them
 8 to get the work done.
 9 There appears to be no issues with this
 10 happening. It looks like they'll split the
 11 permit, they'll convey the land, and it will
 12 all happen. It's just a matter of getting
 13 through the process. That's where we're
 14 experiencing the delay.
 15 I don't know if you want to take a risk
 16 to put something up, or if you can.
 17 CHAIRMAN MILLS: Any sense, Tonja, the
 18 time line we're looking at?
 19 MS. STEWART: I believe we can probably
 20 get through SWFWMD within 60 days.
 21 CHAIRMAN MILLS: Okay.
 22 MS. STEWART: Okay? And he thinks that
 23 and be appreciative that he's trying to
 24 respond. He's trying to respond. He's
 25 waiting on another surveyor to give him

1 information, so it's not within their company,
 2 so everybody is kind of --
 3 MR. MAYS: Should we go ahead and
 4 possibly survey the area so we know where we
 5 would be able to put up a fence so we're
 6 ready for that portion?
 7 MR. CHESNEY: You're not going to get a
 8 survey with the transfer?
 9 MS. STEWART: I think he's saying field
 10 survey, mark the location where --
 11 MR. MAYS: Mark the location, yes.
 12 CHAIRMAN MILLS: Chris, I'll get to you
 13 in a second.
 14 Clarify for me, ma'am, you said that
 15 they were standing behind a fence.
 16 MS. BERGERSON: We, at Stonebridge, have
 17 installed a new fence. It was there until
 18 (inaudible). It was dying. So one of my
 19 projects was to get a new fence installed. I
 20 have a brand-new fence, just like what
 21 Westchase has. It's black, it's really nice,
 22 it's four-foot high.
 23 And they are coming in off the TECO
 24 property, and they're walking all the way down
 25 -- there's just a little bit of a grassy area

1 where the mowers come and mow. That's where
 2 they're coming in. But coming at nighttime is
 3 what we're all concerned about.
 4 MS. STEWART: Coming from the east side?
 5 MS. WHYTE: Uh-huh. Uh-huh.
 6 MS. STEWART: Really?
 7 MS. WHYTE: Uh-huh.
 8 MS. BERGERSON: They come in through the
 9 M/I property and drive underneath the TECO
 10 lines and park down there with their pickups
 11 and whatever.
 12 MR. MAYS: When they developed over
 13 there, we talked to TECO. They took -- they
 14 took a fence out.
 15 There was a fence that actually blocked
 16 people from being able to get through there,
 17 like it is over here for us on the Westchase
 18 end.
 19 Well, TECO has not put that fence back
 20 up yet. So we're still having a lot of
 21 people, vendors, people that apparently work
 22 out there and know that lake is there, so we
 23 have a lot of people that are just driving
 24 through now.
 25 MR. MENDENHALL: In the interim, can you

1 put a "No Trespassing" sign up?
 2 MS. WHYTE: It's not our property.
 3 MR. MENDENHALL: Well, is there -- we
 4 don't have any easement near there?
 5 MS. STEWART: There is easement around
 6 the perimeter.
 7 MR. MENDENHALL: Yeah, because this
 8 happens in every CDD that I manage, and the
 9 only way to really stop it is by, exactly what
 10 you're talking about, you put a fence up. You
 11 can't do that now. You put a sign up so the
 12 police can have some enforcement powers.
 13 MS. WHYTE: It's not our property. So
 14 that was the question. That's what I said.
 15 We have an easement on this side, but not on
 16 the side that they are coming in off of.
 17 MR. MAYS: There is a 20-foot easement
 18 between the lake and Stonebridge's property
 19 line.
 20 MR. MENDENHALL: Okay.
 21 MR. MAYS: And that 20-foot easement is
 22 what we have had all along a right for --
 23 maintenance agreement all the way around the
 24 lake.
 25 MS. GRIFFITH: So who owns the land

1 where they're entering? Is that M/I Homes, or
 2 is that TECO?
 3 MS. WHYTE: I would say TECO puts "No
 4 Trespassing" signs --
 5 MS. STEWART: No, they don't --
 6 MS. WHYTE: Really.
 7 MS. STEWART: -- wow.
 8 MS. GRIFFITH: So is that sort of the
 9 path of least resistance to reach out to TECO?
 10 MS. WHYTE: I've done that. I've
 11 reached out to M/I Homes. I've spoken to
 12 Betty. They use it as staging when they were
 13 building. They've got their trailers and some
 14 of their equipment on the TECO land, and I
 15 would presume they took the gate down, because
 16 that is a staging area that they were using.
 17 And I have spoken to Betty and asked
 18 Betty if they could reach out, and she said
 19 she would, to her people to see whether or not
 20 they could possibly put it back, and that's
 21 been about a year now.
 22 I did frequently, you know, raise the
 23 issue with her, but we haven't had any
 24 response back from them.
 25 MS. STEWART: I'm happy to reach out to

1 my end and see if there is anything that you
 2 can get something put back.
 3 MS. BERGERSON: We would appreciate it.
 4 MS. LEHMANN: It's just not real
 5 comfortable.
 6 CHAIRMAN MILLS: Erin, any input?
 7 MS. McCORMICK: I think the idea of
 8 approaching or getting some kind of agreement
 9 with M/I Homes or TECO in the interim until
 10 you get the deed done is a good one.
 11 MS. STEWART: Do we necessarily have to
 12 have TECO put --
 13 MS. WHYTE: No. Well, I was actually
 14 asking Betty to put it back. Somewhere along
 15 the line, the gate has to be up there. They
 16 took it down.
 17 MS. STEWART: We can put it back.
 18 Right?
 19 MS. WHYTE: Yes, if we find one.
 20 MR. MAYS: It's almost -- it's a
 21 hundred-foot wide.
 22 MS. WHYTE: It's a huge section.
 23 MS. STEWART: Okay. So you're looking
 24 to get someone else to put it up. We'll work
 25 on it.

1 MS. WHYTE: We'll work on it. We'll
 2 work on it together again.
 3 MR. MAYS: It's a TECO easement, yes.
 4 CHAIRMAN MILLS: Okay.
 5 MS. GRIFFITH: Well, let me ask you,
 6 Doug, are you proposing, though, that once the
 7 land is acquired, that we would put a fence
 8 up?
 9 MR. MAYS: Along the edge of the lake,
 10 and then be able to put like a cattle gate in
 11 the area where they're walking through, so the
 12 guys that mow back there, all they have to do
 13 is open the gate and mow.
 14 MS. GRIFFITH: Okay.
 15 MR. MAYS: With a fence like that, at
 16 that point we can put "No Trespassing" signs
 17 and that type of stuff.
 18 MS. WHYTE: "Private Property" --
 19 MS. GRIFFITH: And this is a privacy
 20 fence or --
 21 MR. MAYS: No. It probably will be like
 22 a cattle fence.
 23 MS. GRIFFITH: Okay.
 24 MS. BERGERSON: What about the people
 25 bringing boats and --

1 MR. MAYS: That's why I'm hoping the
 2 fence will run all the way down --
 3 MS. WHYTE: All the way -- all the way
 4 down.
 5 MS. BERGERSON: Oh, good.
 6 MR. MAYS: Right now, it's barbed wire.
 7 It's pretty big. That's why I wouldn't go an
 8 expensive fence, but cattle fence would be
 9 more reasonable, cheaper price because you
 10 can't really see it. It blends in, so I think
 11 it will do the job, and plus put "No
 12 Trespassing" signs all over it.
 13 (Multiple speakers speaking at once.)
 14 MR. MENDENHALL: All right. So just to
 15 bring that all back, so the long-term solution
 16 obviously being worked on, and we're going to
 17 look at some short-term options, and Tonja is
 18 going to reach out and see what she can do,
 19 and staff will look as well.
 20 MS. McCORMICK: I think -- doesn't the
 21 permit preclude any boats being in that lake?
 22 So maybe if you gave the permit to
 23 the --
 24 MS. STEWART: I don't know that the boat
 25 prohibits that.

<p style="text-align: right;">Page 21</p> <p>1 MS. WHYTE: The permit?</p> <p>2 MS. STEWART: Yeah, I don't know that</p> <p>3 that -- the only reason I say that is because</p> <p>4 I did some research on this. When it comes to</p> <p>5 recreational uses, I don't believe there is a</p> <p>6 specific prohibition.</p> <p>7 MR. CHESNEY: It's a big lake.</p> <p>8 MR. BARRETT: I believe that part of the</p> <p>9 development agreement for that property had</p> <p>10 M/I putting a no boat clause in the --</p> <p>11 MS. McCORMICK: Yeah. Maybe the zoning</p> <p>12 conditions preclude the --</p> <p>13 MR. BARRETT: But I know there are deed</p> <p>14 restrictions.</p> <p>15 MS. STEWART: Okay.</p> <p>16 MR. BARRETT: But my question is -- can</p> <p>17 you remind me -- when you're talking about</p> <p>18 acquiring the property, you're talking about</p> <p>19 the entire lake and the perimeter around it?</p> <p>20 MS. STEWART: There will be a line due</p> <p>21 east and west on the north side of the lake</p> <p>22 and those two little excavated areas that they</p> <p>23 did as part of the townhouse project will also</p> <p>24 be owned by us, and then the northwest corner,</p> <p>25 it will wiggle around a wetland mitigation</p>	<p style="text-align: right;">Page 23 Agenda Page 10</p> <p>1 the former Baycare outpatient facility.</p> <p>2 CHAIRMAN MILLS: Okay. Well, welcome.</p> <p>3 MR. KIRKPATRICK: Thank you.</p> <p>4 MR. MENDENHALL: Thanks. All right.</p> <p>5 The next item on the agenda is the engineer's</p> <p>6 report. Of course, we have Tonja here, so</p> <p>7 I'll give you the floor.</p> <p>8 MS. STEWART: The good news was that --</p> <p>9 the main reason I was here to talk about the</p> <p>10 status of office, so, hey -- next month the</p> <p>11 paving company will be here to talk about --</p> <p>12 and, by the way, I just brought this, just</p> <p>13 feel it, touch it and bring it back to me.</p> <p>14 They'll be back next month. What</p> <p>15 they're going to do is, this month, they're</p> <p>16 going to do a test project, the Meadow Point</p> <p>17 Four Clubhouse parking lot. So that will give</p> <p>18 us a place to go observe and see things, and</p> <p>19 then they'll come back and talk to you about</p> <p>20 projects and moving forward and that type of</p> <p>21 stuff.</p> <p>22 So to just kind of give you a little</p> <p>23 update on that. And that's all I have.</p> <p>24 MR. MENDENHALL: That's it. Okay.</p> <p>25 MS. STEWART: That's it. Thank you.</p>
<p style="text-align: right;">Page 22</p> <p>1 area. That will be the townhome projects.</p> <p>2 MR. BARRETT: So will there be -- there</p> <p>3 will be a CDD-owned stip around the entire</p> <p>4 lake?</p> <p>5 MS. STEWART: Yes. Yes. Yes.</p> <p>6 MR. BARRETT: Thank you.</p> <p>7 MR. MENDENHALL: Okay. Other resident</p> <p>8 questions? Ma'am, did you have anything else?</p> <p>9 MS. BERGERSON: No. We're together.</p> <p>10 Thank you.</p> <p>11 MR. MENDENHALL: Sir, did you have any</p> <p>12 questions for the board?</p> <p>13 MR. KIRKPATRICK: No. Actually we</p> <p>14 bought this property over a year ago. We</p> <p>15 built it out now and just wanted to get</p> <p>16 familiar with the board.</p> <p>17 MR. MENDENHALL: Okay. Fair enough.</p> <p>18 MS. BERGERSON: I'm sure we'll have some</p> <p>19 discussions at some point. It typical.</p> <p>20 Nothing really at this point.</p> <p>21 MS. WHYTE: Medical center.</p> <p>22 CHAIRMAN MILLS: Can you identify your</p> <p>23 name and what property you're referring to?</p> <p>24 MR. KIRKPATRICK: Oh. Phil Kirkpatrick.</p> <p>25 We own the property at 10909 West Linebaugh,</p>	<p style="text-align: right;">Page 24</p> <p>1 MR. CHESNEY: Awesome. Thanks.</p> <p>2 MR. MENDENHALL: Thank you. All right.</p> <p>3 The next item is the manager's report.</p> <p>4 I had just a couple items. One item I</p> <p>5 had was, we had talked about potentially doing</p> <p>6 an RFP for some of the landscaping projects</p> <p>7 that we're talking about, enhancements, that</p> <p>8 sort of thing. Did anyone not see this yet?</p> <p>9 MS. STEWART: Thank you. See you all</p> <p>10 later.</p> <p>11 MR. MENDENHALL: So one of the takeaways</p> <p>12 from that, or, at least, it was piggybacked on</p> <p>13 to that, was the board potentially having some</p> <p>14 nonstop workshops to talk about what you're</p> <p>15 looking for from some of those enhancements,</p> <p>16 kind of getting ideas together and then having</p> <p>17 a game plan to go to anybody that would</p> <p>18 potentially be bidding on RFP, so a</p> <p>19 landscaping architect, that sort of thing.</p> <p>20 So just bringing it up again as kind of</p> <p>21 a follow-up. Sonny has looked into</p> <p>22 availability, as far as this room, for having</p> <p>23 a workshop, and then as far as an RFP, once</p> <p>24 again, just kind of a placeholder, don't know</p> <p>25 if it's really appropriate to go to RFP right</p>

<p style="text-align: right;">Page 25</p> <p>1 now until you get together some of those</p> <p>2 specifications.</p> <p>3 But it also goes a little bit hand in</p> <p>4 hand. You can come together with a general</p> <p>5 scope, but you're going to obviously work with</p> <p>6 a landscape architect to -- for them to</p> <p>7 generate those ideas and draw out the specific</p> <p>8 details.</p> <p>9 So that being said, I wanted to kind of</p> <p>10 give you guys a chance to talk about it and</p> <p>11 get your thoughts. Yes, sir.</p> <p>12 MR. CHESNEY: Do you think anyone would</p> <p>13 come prior to hiring a landscape architect and</p> <p>14 having some ideas? Because really what you're</p> <p>15 asking is, should we have one prior to putting</p> <p>16 out an RFP for a landscape architect and</p> <p>17 reviewing --</p> <p>18 MS. McCORMICK: I just -- as part of</p> <p>19 this discussion, I wanted to talk about a</p> <p>20 couple of different options of how you would</p> <p>21 undertake the staffing and contracting for</p> <p>22 this type of a project.</p> <p>23 So you could go through the consultant's</p> <p>24 Competitive Negotiation Act, and you do an</p> <p>25 advertisement for a landscape architect that</p>	<p style="text-align: right;">Page 27 Agenda Page 11</p> <p>1 one of those professionals in here, there is</p> <p>2 going to be some hourly rate component to it.</p> <p>3 So there might be a worthwhile</p> <p>4 discussion for you guys to have, as a board,</p> <p>5 to at least get a high level scope of,</p> <p>6 "These are the seven areas we want to do, and,</p> <p>7 you know, this is kind of what our dollar</p> <p>8 spend, you know, we're looking for," that kind</p> <p>9 of thing.</p> <p>10 In other words, so when that</p> <p>11 professional comes in, you don't spend one</p> <p>12 whole meeting just kind of every idea under</p> <p>13 the sun, you know. It might just save a</p> <p>14 little bit --</p> <p>15 MS. GRIFFITH: I will add -- if I can</p> <p>16 add -- so one of our Westchase residents read</p> <p>17 in the WOW that we were having these</p> <p>18 conversations, and she reached out to me, and</p> <p>19 said, "I'm a landscape architect. I" --</p> <p>20 MR. CHESNEY: Is that Leia?</p> <p>21 MS. GRIFFITH: I'm sorry?</p> <p>22 MR. CHESNEY: Is that Leia?</p> <p>23 MS. GRIFFITH: No. And she said, "I</p> <p>24 want to -- you know, I want to help."</p> <p>25 And I said, "Look, I can use an</p>
<p style="text-align: right;">Page 26</p> <p>1 would actually design the project, and then as</p> <p>2 a second step, once you have that design of</p> <p>3 the project in place, then you would do a</p> <p>4 separate competitive selection of the</p> <p>5 competitive bidding process for the actual</p> <p>6 contractor that would come in and do the</p> <p>7 installation of the landscape. That's one</p> <p>8 option.</p> <p>9 The second option is to do kind of a</p> <p>10 design-build approach where you would be</p> <p>11 looking at hiring the same professional that</p> <p>12 would come in, and you would have to have a</p> <p>13 design professional that would put together</p> <p>14 at least the original package that you would</p> <p>15 go out to bid for the design-build</p> <p>16 professional, but then you would be looking</p> <p>17 for somebody that would actually do the design</p> <p>18 of the project as well the installation.</p> <p>19 So you have the same -- the same</p> <p>20 company, if there's companies that do that,</p> <p>21 that you could look to for that, and that</p> <p>22 would be the one-step way to do the project.</p> <p>23 MR. MENDENHALL: But to answer your</p> <p>24 question, Greg, my only thought was that when</p> <p>25 you get a landscape architect, when you get</p>	<p style="text-align: right;">Page 28</p> <p>1 education. Let's get coffee."</p> <p>2 And then she apparently worked with or</p> <p>3 works with the landscape architect from 20</p> <p>4 years ago. So she has plenty of thoughts,</p> <p>5 ideas, and she's just making herself available.</p> <p>6 So, you know, kind of going along with</p> <p>7 your thoughts, if you need to have sort of</p> <p>8 someone in that field, but --</p> <p>9 MR. CHESNEY: All right. I mean, that</p> <p>10 sounds like a good idea, and then, I guess,</p> <p>11 having a workshop ahead of time. That way,</p> <p>12 we're also hashing it out at that time, what</p> <p>13 we're asking --</p> <p>14 MR. MENDENHALL: Yes, brainstorming.</p> <p>15 MR. CHESNEY: -- for that RFP, but then</p> <p>16 we're inviting the public to participate.</p> <p>17 MR. MENDENHALL: Yes. Absolutely.</p> <p>18 And then, you know, going forward, once</p> <p>19 you have the selected professional for that,</p> <p>20 you have additional workshops to really still</p> <p>21 invite some residents in, and you guys</p> <p>22 brainstorm and kind of fine tune it. Yes,</p> <p>23 sir.</p> <p>24 MR. ROSS: As sort of one of the people</p> <p>25 that have been championing that we go through</p>

<p style="text-align: right;">Page 29</p> <p>1 this process, I probably owe Doug an apology.</p> <p>2 I feel like we've got a powerhouse waiting in</p> <p>3 the garage for us to say, "Let's open the door</p> <p>4 and hear what he has to say." We really</p> <p>5 didn't pick his brain.</p> <p>6 And I just kind of went right into --</p> <p>7 and I think I was joining with you, "Let's go</p> <p>8 get the landscape architect." In sort of</p> <p>9 thinking through my notes and stuff, what I</p> <p>10 would advocate is that we ask of Doug to come</p> <p>11 to our next meeting, November meeting, with</p> <p>12 his thoughts, his ideas, his recommendations.</p> <p>13 I'm sure he's chomping at the bit to</p> <p>14 tell us what we knuckleheads have missed or not</p> <p>15 asked about that, whatever it is. And then as</p> <p>16 soon as possible, whether it's the December</p> <p>17 meeting or the January meeting, go into</p> <p>18 workshop mode, because I keep coming back to,</p> <p>19 we essentially have got a one-year window</p> <p>20 period that we kind of have to back the dates</p> <p>21 back --</p> <p>22 MR. MENDENHALL: Right.</p> <p>23 MR. ROSS: -- to make sure we can get</p> <p>24 all this done by the time our existing</p> <p>25 landscape contract expires.</p>	<p style="text-align: right;">Page 31 Agenda Page 12</p> <p>1 ask one question.</p> <p>2 MR. MENDENHALL: Of course.</p> <p>3 MR. CHESNEY: Okay.</p> <p>4 CHAIRMAN MILLS: Go ahead and ask your</p> <p>5 question.</p> <p>6 MR. CHESNEY: So, I mean, Doug and</p> <p>7 Sonny, is that doable in that time frame?</p> <p>8 MR. MAYS: It's a little quick.</p> <p>9 MS. WHYTE: It can be doable. The only</p> <p>10 thing I just -- you did mention sidewalks.</p> <p>11 Unfortunately, we don't own very many</p> <p>12 sidewalks. They're basically county</p> <p>13 sidewalks, so there is not a lot we can do</p> <p>14 with the sidewalks.</p> <p>15 MR. ROSS: I'll delete that from the</p> <p>16 motion.</p> <p>17 MS. WHYTE: Okay. Demossing, that's not</p> <p>18 part of the contract. So if that's something</p> <p>19 you guys want to do in the future contract --</p> <p>20 MR. MAYS: He's not saying that.</p> <p>21 MR. ROSS: What my point is, let's not</p> <p>22 approach it in terms of how do we modify the</p> <p>23 contract.</p> <p>24 What's the best for Westchase, how do we</p> <p>25 get it to where we want to get it, what are</p>
<p style="text-align: right;">Page 30</p> <p>1 And if he could come in and present us</p> <p>2 with ideas and suggestions, and I can better</p> <p>3 articulate it, if you allow me to read a</p> <p>4 motion that I've handwritten out for myself</p> <p>5 and typed up.</p> <p>6 MR. MENDENHALL: I think that's a good</p> <p>7 suggestion, if you have a motion --</p> <p>8 MR. ROSS: Yeah. By the November 27th</p> <p>9 board meeting, the district field manager</p> <p>10 provide written recommendations for elevating</p> <p>11 existing district's streetscape appearance,</p> <p>12 including without limitation, consideration as</p> <p>13 to landscape type, quality, color, durability,</p> <p>14 design and maintenance standards, mulching</p> <p>15 schedule, demossing schedule for trees along</p> <p>16 Linebaugh and Countryway, edge of wetland</p> <p>17 plant maintenance, specific plant material,</p> <p>18 design and maintenance for hedges along brick</p> <p>19 walls on Linebaugh and Countryway, eye appeal</p> <p>20 for community and individual neighborhood</p> <p>21 points of entry and sidewalk construction</p> <p>22 repair and maintenance.</p> <p>23 MR. MENDENHALL: Do we have a second for</p> <p>24 that motion?</p> <p>25 MR. CHESNEY: I'll second it, if I can</p>	<p style="text-align: right;">Page 32</p> <p>1 the standards we want for our community, and</p> <p>2 then we'll go back and amend the contract or</p> <p>3 really first amend our standards, as</p> <p>4 necessary, and then talk to a landscape</p> <p>5 architect, and then you bid it out. That's</p> <p>6 the way I'm approaching it.</p> <p>7 So I'm saying, let's just get you all's</p> <p>8 thought, our in-house expert, so to speak,</p> <p>9 before we start running.</p> <p>10 MR. MENDENHALL: Sure. Mr. Chair.</p> <p>11 CHAIRMAN MILLS: Can you clarify the</p> <p>12 date in that motion?</p> <p>13 MR. ROSS: I said by the November 2017</p> <p>14 board meeting.</p> <p>15 CHAIRMAN MILLS: Oh, 2017.</p> <p>16 MR. CHESNEY: Yeah.</p> <p>17 CHAIRMAN MILLS: I thought you said</p> <p>18 November 22nd meeting. I was like, we don't</p> <p>19 have a meeting on November 22nd.</p> <p>20 MR. ROSS: I'm a mumbler. Sorry.</p> <p>21 MR. MENDENHALL: Any other discussion?</p> <p>22 (No response.)</p> <p>23 MR. MENDENHALL: All in favor of that</p> <p>24 motion.</p> <p>25 (All board members signify in the</p>

<p style="text-align: right;">Page 33</p> <p>1 affirmative.)</p> <p>2 MR. MENDENHALL: Okay. Motion carries.</p> <p>3 (Motion passes.)</p> <p>4 MS. GRIFFITH: I do want to point out,</p> <p>5 though, Andy, with regard to the workshops, so</p> <p>6 while one of the key components of the</p> <p>7 workshops would be the landscape architect</p> <p>8 initiative, but I do know that Mr. Ross and</p> <p>9 others, you know, we sort of have other ideas</p> <p>10 for the community in general.</p> <p>11 So I think if we can sort of target</p> <p>12 those as more of more like a</p> <p>13 community-enhancement workshop and not</p> <p>14 pigeon-hole it into landscaping.</p> <p>15 MR. MENDENHALL: Sure. That makes a lot</p> <p>16 of good sense.</p> <p>17 MR. CHESNEY: Sure. I agree. Okay.</p> <p>18 MR. MENDENHALL: All right. That was my</p> <p>19 main item.</p> <p>20 I had sent out the report which kind of</p> <p>21 has items for everybody. Let me know if there</p> <p>22 are any questions on any of that. If not, we</p> <p>23 can move on to the attorney's report.</p> <p>24 MS. McCORMICK: I don't have anything</p> <p>25 this evening.</p>	<p style="text-align: right;">Page 35 Agenda Page 13</p> <p>1 for November now. You might --</p> <p>2 MS. WHYTE: I can check -- I can check</p> <p>3 and see what the availability is while you</p> <p>4 guys are going over on this.</p> <p>5 MR. MENDENHALL: Yeah.</p> <p>6 MR. CHESNEY: Well, because to save the</p> <p>7 -- oh, we publish our whole calendar up front</p> <p>8 now.</p> <p>9 MR. MENDENHALL: Yeah. Yeah. And</p> <p>10 that's my point. Either way you do it, if you</p> <p>11 determine what that date is in November,</p> <p>12 you'll be fine. It's the same cost basically.</p> <p>13 MS. GRIFFITH: Do we want to aim for the</p> <p>14 week following the November meeting for the</p> <p>15 actual workshop?</p> <p>16 MS. WHYTE: Let's see what is available</p> <p>17 before we go further.</p> <p>18 MS. GRIFFITH: So we can give Doug and</p> <p>19 Sonny to come to the meeting and present their</p> <p>20 ideas.</p> <p>21 MR. CHESNEY: I suggest we wait and see</p> <p>22 what they come back with first. It might be</p> <p>23 easier to then adjust with the agenda the</p> <p>24 workshop is. I don't know.</p> <p>25 MR. MENDENHALL: And I agree with that,</p>
<p style="text-align: right;">Page 34</p> <p>1 MR. MENDENHALL: Okay. Moves us to</p> <p>2 the --</p> <p>3 MS. WHYTE: Can I just ask a question?</p> <p>4 MR. MENDENHALL: Sure.</p> <p>5 MS. WHYTE: What date then would you be</p> <p>6 interested in holding that meeting? Because</p> <p>7 I'm going to have to check what dates are</p> <p>8 available for this room.</p> <p>9 Are we looking at December? If it's the</p> <p>10 November meeting, and you had talked about</p> <p>11 possibly -- so the question is, is when would</p> <p>12 you like to hold this meeting? Is it</p> <p>13 November, December? We're getting close to</p> <p>14 Christmas. What's the date?</p> <p>15 MR. MENDENHALL: Yeah. When you have --</p> <p>16 I mean, if you're not sure now, when you have</p> <p>17 your November meeting, we should have ample</p> <p>18 time to advertise it for either December --</p> <p>19 MR. CHESNEY: Well, what was your date</p> <p>20 suggestion for November?</p> <p>21 MR. MENDENHALL: It was actually</p> <p>22 October, because we had originally talked</p> <p>23 about try to do it quarterly and starting in</p> <p>24 October.</p> <p>25 So, I mean, you could set something up</p>	<p style="text-align: right;">Page 36</p> <p>1 because you might find the information that</p> <p>2 they provide and the feedback you give, that</p> <p>3 they might have to do additional research that</p> <p>4 might take long.</p> <p>5 Like if we set a date now for two weeks</p> <p>6 after it, that might not be ample time to do</p> <p>7 any follow-up.</p> <p>8 MR. CHESNEY: We need ten days to</p> <p>9 advertise it.</p> <p>10 MR. MENDENHALL: Yes.</p> <p>11 MR. CHESNEY: So we can set it within</p> <p>12 ten days of our next meeting.</p> <p>13 MS. GRIFFITH: Okay.</p> <p>14 CHAIRMAN MILLS: Well, then you're into</p> <p>15 Thanksgiving.</p> <p>16 MR. MENDENHALL: So it might wind up</p> <p>17 being --</p> <p>18 CHAIRMAN MILLS: Yes. We had talked</p> <p>19 prior to the meeting. We've got some</p> <p>20 potential conflicts for next month. I looked</p> <p>21 at the calendar. I'm not going to be able to</p> <p>22 move it. I've got a problem the next week</p> <p>23 anyway. So I'm going to be calling in for</p> <p>24 next month's meeting, so I'm going to be out</p> <p>25 of town.</p>

1 MR. MENDENHALL: Yes. And I had
2 mentioned to Jim that I actually had a
3 conflict next meeting, so I would be sending
4 Mark Baker from my office as my stand-in.
5 CHAIRMAN MILLS: So I would think we
6 would wait and see what comes back, and then
7 schedule the workshop from there if we're
8 ready proceed.
9 MR. MENDENHALL: All right. Sounds
10 good. All right. So that moves us into our
11 field manager's report.
12 Oh, actually let me step back. I do
13 have one other item, and it relates to the
14 field manager's area.
15 So we had -- as you know from the last
16 meeting, Doug performed the reviews of his
17 staff, and everything came back and did all
18 that sort of thing.
19 I had a chance to sit down with Doug and
20 do his review, and it was excellent as it
21 usually is. So we've talked about -- in the
22 past, we've had a lot of discussion about
23 raises, bonuses, how they're structured; that
24 sort of thing.
25 Last year, just as a review, what we

1 wound up doing was basically the board had
2 decided to do a across-the-board percentage as
3 far as an increase. At the time, I think it
4 was a little bit higher than the cost of
5 living, and then the focus was giving to the
6 bonus program. And so that was based on, for
7 Doug's staff, he had given back feedback on
8 what percentage he thought was good for his
9 staff based on performance, and then you, as a
10 board, decided for Doug percentages -- or a
11 percentage for his bonus.
12 So I would suggest that that probably is
13 a plan that worked out very well last year.
14 It addresses some of the issues that I have
15 expressed about salaries and that sort of
16 thing.
17 I would recommend that again this year.
18 As far as raises across the board, my
19 recommendation -- of course, it's a board
20 decision -- would be two percent across the
21 board with Lavon actually having his per hour
22 go up to \$16.00. He's a little bit --
23 market-wise, he's a little bit below probably
24 where he should be.
25 He's an excellent employee and does

1 quite a bit. And when I compare him to other
2 districts and folks in that same position,
3 like I said, he's a little bit -- a little bit
4 lower than what he should be.
5 And then for the bonuses, we had three
6 percent for everyone, and then six percent for
7 Lavon. So --
8 MR. CHESNEY: So moved.
9 MS. GRIFFITH: I've got to hear it
10 again. Sorry. So tell me, Lavon, we're
11 proposing --
12 MR. MENDENHALL: Okay. So basically for
13 the raise component, it would be two percent
14 across the board, except for Lavon. We're
15 looking to correct his hourly rate by moving
16 it to 16 per hour.
17 MS. GRIFFITH: And at what percent is
18 that? What is that --
19 MR. CHESNEY: I think he makes 14.65
20 currently --
21 MR. MENDENHALL: I don't know the exact
22 percentage offhand.
23 MR. CHESNEY: -- or 14.85, something like
24 that -- fourteen something five.
25 MS. GRIFFITH: All right. But we want

1 to get him to 16?
2 MR. MENDENHALL: Correct.
3 MS. GRIFFITH: Okay.
4 MR. MENDENHALL: And then for the
5 bonuses, it would be three percent for
6 everybody and six percent for Lavon.
7 MR. ROSS: I'll second the motion.
8 MS. GRIFFITH: And why six percent for
9 Lavon?
10 MR. MENDENHALL: That's performance
11 based, so as I understand it from Doug's
12 perspective, he felt that that was valid and
13 good.
14 MR. CHESNEY: He's an exceptional
15 performer.
16 MS. GRIFFITH: Okay. And then so this
17 is the staff. How many staff -- does this
18 include Doug?
19 MR. MENDENHALL: For the raise, it
20 would, because that's kind of what we went
21 with last year --
22 MS. GRIFFITH: Across the board.
23 MR. MENDENHALL: -- across the board.
24 For the bonus that, that would still be a
25 decision for you, as a board, to make.

<p style="text-align: right;">Page 41</p> <p>1 Whether it is three percent like everybody 2 else -- 3 MR. CHESNEY: I'm suggesting from my 4 motion, that it's three percent. 5 MR. MENDENHALL: Okay. I stand 6 corrected. 7 MR. CHESNEY: So three percent for the 8 entire staff, except for Lavon is six percent, 9 and then a flat two percent raise across the 10 board, except for Lavon goes to \$16.00. 11 MS. GRIFFITH: I'm in agreement. 12 MR. MENDENHALL: Okay. Do we have a 13 second for that motion? 14 MR. ROSS: I second it. 15 MR. MENDENHALL: Any further discussion? 16 CHAIRMAN MILLS: Yes. 17 MR. MENDENHALL: Mr. Chair. 18 CHAIRMAN MILLS: How does that stack up 19 to what we did last year? Do we know? 20 MR. MENDENHALL: Every aspect probably, 21 except for Lavon with the adjustment, every 22 aspect is slightly lower than last year. 23 MS. GRIFFITH: Actually can I ask Doug? 24 What do you think? Does this -- 25 MR. MAY: Well, you know, mainly</p>	<p style="text-align: right;">Page 43 Agenda Page 15</p> <p>1 MR. MAY: We try to do more than any 2 other district or any other kind of community 3 around. 4 MS. GRIFFITH: Yes. 5 MR. MAY: I mean, I drove a lot of 6 communities, and they've still got debris in 7 their yards. You know, this is three weeks 8 later. And, yes, it costs the community a 9 little bit of money, but the way we did it, we 10 saved the community a little bit, too, so I'm 11 happy. 12 MR. MENDENHALL: The feedback that I'm 13 constantly giving to Doug with regards to 14 himself and staff is that the best way I can 15 tell if they're doing a good job is by how 16 many calls I'm getting from the community. 17 I virtually get really no calls from 18 Westchase, and that's because not only are 19 they doing things good in their day to day, 20 but they're basically intercepting the calls 21 and handling things right away. So, you know, 22 it's a testament to how hard they do work. 23 MR. ROSS: Without naming names of other 24 clients of yours, what's an example of another 25 community's number of calls per month that you</p>
<p style="text-align: right;">Page 42</p> <p>1 because Lavon is underpaid for what he does 2 anyway, I mean -- 3 MS. GRIFFITH: But not even just Lavon, 4 but across the -- like the three percent for 5 the staff. I mean, you know what work you 6 guys have done this year. I mean -- and you 7 kind of have an idea of what's coming. 8 MR. MAY: We've always felt that three 9 percent is pretty fair, especially since our 10 salaries and the way the community takes care 11 of us and the bonuses and things like that 12 have been fair. 13 And usually three percent is, you know, 14 what's going on in the world out there -- the 15 country out there, so -- 16 MS. GRIFFITH: Right. Standard. Yeah. 17 MR. MAY: -- we're looking to stay 18 standard with everything else. So, yeah, 19 we're pretty comfortable, and I'm sure Sonny 20 is, too. I mean, we've been compensated well 21 from the community for years. We're not 22 greedy. We're just -- we do want to be taken 23 care of. Obviously we do try to go above and 24 beyond, as Andy will tell you. 25 MR. MENDENHALL: Sure.</p>	<p style="text-align: right;">Page 44</p> <p>1 might get? 2 MR. MENDENHALL: Oh, yeah. Well, if I 3 have -- I've had some communities where the 4 field management was less than stellar, and, I 5 mean, I might get, you know, three to five 6 calls a day. 7 MR. CHESNEY: A day. 8 MR. MENDENHALL: Now, mind you -- yeah, 9 I mean, these are from communities that are 10 significantly smaller than Westchase, and, 11 scope-wise, significantly smaller as well. 12 So, number one, you know, you guys have 13 5,000-plus homes. I'm talking about 14 communities that have, you know, 750 to a 15 thousand homes, and the scope of what they do, 16 you know, if we look at budget-wise, they're 17 probably 60 percent of what your budget is. 18 So, I mean, that really just tells you. 19 So scale-wise, it's completely off kilter with 20 the job these guys are doing. They're doing 21 that good of a job, in my opinion. 22 MR. MAY: I didn't know that, so this 23 kind of changes it. 24 MR. CHESNEY: Yeah, that's what I'm 25 thinking. I'm thinking --</p>

1 MR. MAYS: That wasn't on my evaluation.
 2 MR. MENDENHALL: Yes, sir.
 3 MR. LEWIS: Would it be, the \$16.00 -- I
 4 mean, I'm talking Lavon -- is 16 getting him
 5 to where he's industry standard? I mean, do
 6 we even consider going above that a little bit
 7 if he's somebody worth keeping? I mean --
 8 MR. MAYS: I'm not sure what the industry
 9 standard is. Andy usually tells us what that
 10 is.
 11 MR. MENDENHALL: I would say with \$16.00
 12 an hour, you will have him at a rate of what I
 13 would consider an exceptionally performing
 14 employee.
 15 MS. GRIFFITH: So what's Lavon's job
 16 title?
 17 MR. MAYS: Probably maintenance
 18 supervisor.
 19 MS. GRIFFITH: He's the only maintenance
 20 supervisor we have?
 21 MR. MAYS: Yeah. We have the two guys.
 22 With Lavon, we get so much more. I mean --
 23 MS. GRIFFITH: And how long has he been
 24 with us?
 25 MS. WHYTE: Five years.

1 MR. MAYS: He just passed the five-year
 2 mark this past year, so --
 3 MS. WHYTE: I just sent him an email
 4 before we left the office, and I said, "Don't
 5 forget tomorrow morning, please lower the flag
 6 to half staff."
 7 And I didn't know if he had seen it, and
 8 he said to me, "Don't worry. I'm taking care
 9 of it. I'm staying beyond that. I'll clean
 10 this up and I'll do that. I'll take the flags
 11 down." And he's got a family, so --
 12 MR. MAYS: Yeah, and not just the job
 13 that he does. I mean, just he performs
 14 maintenance on our equipment, too, that we
 15 don't have to send out.
 16 MS. WHYTE: We're lucky.
 17 MR. CHESNEY: Some light contracting,
 18 like the pingpong table; we used him to do the
 19 base.
 20 MR. MAYS: Yes. We had -- we saved a
 21 lot of money by doing the grading by
 22 ourselves. I mean, the guy can operate
 23 anything. He's got a CDL Class A license. He
 24 can be a, you know --
 25 MS. GRIFFITH: And you would communicate

1 his rate to him?
 2 MR. MAYS: Usually, yeah.
 3 MS. GRIFFITH: And when you do, can you
 4 please pass on our thanks.
 5 MR. MAYS: Sure. Sure.
 6 MR. BARRETT: He's also just a great
 7 guy.
 8 MS. GRIFFITH: Yeah.
 9 MR. MAYS: I mean, the good thing about
 10 it is, sometimes with certain people you have
 11 to watch them, you know, you have to go
 12 behind, check and see how they did.
 13 With Lavon, you don't really have to go
 14 behind him. I go behind him just every once
 15 in a while just to keep him honest, but you
 16 don't really have to, you know.
 17 MS. GRIFFITH: Yeah.
 18 MR. MAYS: And he spots things. And I'm
 19 still teaching him to spot other things. I
 20 mean, we're always just working on that. But
 21 that helps me a lot. It really does. And he
 22 even helps Sonny sometimes with computer
 23 issues or printer issues. I mean, you know --
 24 MS. WHYTE: He's good.
 25 MS. GRIFFITH: Very good. All right.

1 MR. MAYS: -- he's definitely worth as
 2 much as he can get. He's after my job.
 3 MR. MENDENHALL: All right. If there's
 4 no further discussion, all in favor.
 5 (All board members signify in the
 6 affirmative.)
 7 MR. MENDENHALL: Good.
 8 (Motion passes.)
 9 MR. CHESNEY: Can I go ahead, while
 10 we're -- since we're all gladdening how awesome
 11 our staff is, why don't we just go ahead and
 12 approve the holiday bonuses now at the same
 13 formula as last year?
 14 MR. MENDENHALL: Okay. I don't have
 15 that. My computer just died. I'd tell you
 16 what it was exactly, but we can go with the
 17 same formula. I can email it out to
 18 everybody.
 19 MR. CHESNEY: Yeah, it's the simple one
 20 we've used. We've never changed it, so --
 21 MR. LEWIS: (Inaudible) I don't know if
 22 you want to take a look at this.
 23 MR. MENDENHALL: Yeah, I think there's a
 24 column for the --
 25 MR. CHESNEY: I just want to have one

1 fewer agenda item later.
 2 MR. MENDENHALL: Yeah. Exactly.
 3 MR. LEWIS: That was from last month.
 4 MR. MENDENHALL: I think it's -- it
 5 winds up being 1250 for Doug and Sonny, and
 6 then 500 for the two other staff members.
 7 MR. CHESNEY: Do you want to make any
 8 alterations to that?
 9 CHAIRMAN MILLS: No.
 10 MR. MENDENHALL: Sorry.
 11 CHAIRMAN MILLS: If I can jump in on
 12 this one --
 13 MR. MENDENHALL: Yes, sir.
 14 CHAIRMAN MILLS: -- whether we tie it
 15 into the holiday bonus, I was actually going
 16 to float to the board the idea of a one-time
 17 Hurricane Irma performance bonus for
 18 everybody, whether it's 500 or a thousand
 19 bucks or something, to just single out the
 20 amazing effort the entire staff did pre and
 21 post storm, as I opened the meeting with.
 22 So I don't know -- if we tie it to the
 23 holiday bonus, does that kind of get lost in
 24 the holiday bonus and not send the message
 25 that a separate bonus does?

1 And I'll open it up to --
 2 MR. CHESNEY: Well, what would you
 3 suggest? 500? A thousand?
 4 CHAIRMAN MILLS: I was going to say a
 5 thousand. I didn't know what the holiday
 6 bonuses were. These guys killed it.
 7 MS. GRIFFITH: I can't agree more. I
 8 mean, the thing is -- I will be honest -- I'm
 9 not a fan of bonuses that are not paid for
 10 performance, so like a holiday bonus just
 11 because it's the holidays, but -- that's a
 12 separate topic.
 13 But I really -- when I think about the
 14 feedback that we got from the residents, just
 15 my own experience, my own witnessing of what
 16 -- what -- I mean, that was a completely --
 17 that was an event that just shook our whole
 18 state.
 19 And these guys came in, and they just
 20 killed it as far as taking care of things.
 21 And I can't imagine a resident who is balking
 22 at compensation and recognition, so --
 23 MR. CHESNEY: Okay. Doug, do you have a
 24 suggestion of what --
 25 MR. MAYS: The more the merrier, but,

1 you know --
 2 MR. CHESNEY: Why don't we just add \$500
 3 to each of the holiday bonuses from last year?
 4 Would that be fair?
 5 CHAIRMAN MILLS: Yeah. I think
 6 that's --
 7 MR. CHESNEY: Does that sound right?
 8 MR. MAYS: Yes, sir.
 9 CHAIRMAN MILLS: Will that not get lost
 10 in the message?
 11 MS. GRIFFITH: Can we not call it a
 12 holiday bonus?
 13 CHAIRMAN MILLS: Sure.
 14 MR. MAYS: I'll let the guys know, too,
 15 "Here's your performance bonus, and this
 16 additional amount is also for an Irma bonus."
 17 MR. MENDENHALL: So the holiday bonus
 18 typically comes at the end of the year.
 19 Do you want to wait for the performance
 20 bonus --
 21 MR. CHESNEY: Well, usually, remember,
 22 we've been trying to do it a little before the
 23 holidays.
 24 MR. MENDENHALL: Yeah.
 25 MR. CHESNEY: I mean, so we usually do

1 it next month for the beginning of December.
 2 I mean, what's the big deal if we do it now?
 3 MR. MENDENHALL: I'm fine with whatever.
 4 I mean, it's just far away from the holidays
 5 to call it a holiday bonus.
 6 MR. CHESNEY: I was just trying to keep
 7 it off of next month's agenda.
 8 MR. MENDENHALL: Yes. I understand.
 9 MR. MAYS: I mean, I --
 10 CHAIRMAN MILLS: So could we approve
 11 both and do them separately, pay them
 12 separately?
 13 MR. MENDENHALL: Sure.
 14 MR. CHESNEY: Yeah.
 15 MR. ROSS: That's what I would advocate,
 16 just to do them separately.
 17 CHAIRMAN MILLS: I want to -- I want to
 18 award the behavior now for Irma.
 19 MR. MENDENHALL: Okay.
 20 CHAIRMAN MILLS: But I want to tie the
 21 holiday bonus closer to the holiday, because
 22 you run the opposite risk; if we provide a
 23 holiday bonus now, comes the middle of
 24 December, this bonus is forgotten.
 25 MR. CHESNEY: Okay. I will -- I will --

1 how about this. I will modify my motion to be
 2 what are the amounts out of the 500. So a
 3 thousand, thousand, 1750 and 1750 with 500
 4 payable -- we want to separate from the
 5 regular bonus.
 6 When would you pay the regular bonus?
 7 Will it be two weeks after this meeting?
 8 MR. MENDENHALL: Yes. Correct.
 9 MR. CHESNEY: So how about at the
 10 beginning of November?
 11 MR. MENDENHALL: Perfect.
 12 MR. CHESNEY: And then at the beginning
 13 of December pay the holiday bonus.
 14 CHAIRMAN MILLS: I'd second that.
 15 MR. ROSS: I didn't understand your
 16 motion.
 17 Are you saying that this Irma bonus is
 18 subtracted from the holiday bonus --
 19 MR. CHESNEY: No.
 20 MR. ROSS: -- or is paid in addition to
 21 one?
 22 MR. CHESNEY: The amount is the amounts
 23 I've indicated: A thousand, thousand, 1750,
 24 1750, of which 500 is paid in the November pay
 25 period, and the other remaining portion paid

1 in the December pay period.
 2 MR. ROSS: Well, that doesn't sound like
 3 a normal bonus. It just sounds like you split
 4 up the holiday bonus in two pieces.
 5 MR. CHESNEY: Okay. I'll redo it then.
 6 I just want to keep one motion.
 7 I make a motion that we pay an Irma
 8 bonus of \$500 to each employee, payable --
 9 MR. ROSS: I'm sorry --
 10 MR. CHESNEY: Well, we're going to --
 11 they're going to get their regular extra --
 12 normal performance bonus in this next
 13 paycheck. So I'm trying to separate it.
 14 Okay?
 15 So in the November -- sometime in the
 16 November pay period as determined by Severn
 17 Trent. And the holiday bonus, which is 1250,
 18 1250, and 500 and 500, payable sometime in the
 19 December pay period.
 20 MS. GRIFFITH: And that is what was
 21 awarded last year, the 500, 500 --
 22 MR. MENDENHALL: Yes.
 23 MR. CHESNEY: 1250, 1250.
 24 MS. GRIFFITH: -- 1250, 1250.
 25 MR. CHESNEY: It was -- it was 500, 500,

1 1,000, 1,000, and Doug and Sonny must have
 2 done something fantastic one year.
 3 MR. MENDENHALL: Do we have a second to
 4 that motion?
 5 CHAIRMAN MILLS: I'll second that.
 6 MR. MENDENHALL: Any further discussion?
 7 (No response.)
 8 MR. MENDENHALL: All in favor.
 9 (All board members signify in the
 10 affirmative, and motion passes.)
 11 MR. BARRETT: So is that called a
 12 Holicane bonus?
 13 MR. CHESNEY: I just didn't want it on
 14 next month's agenda. I never understood when
 15 we did it then, and then we do it one month
 16 later.
 17 CHAIRMAN MILLS: When are you going to
 18 get spell check?
 19 MR. MENDENHALL: Okay. So we are in
 20 supervisor requests. So we can start with the
 21 chair, if you want to go around the table.
 22 MR. MAYS: No, we're not.
 23 MS. WHYTE: No, we're not.
 24 MR. MENDENHALL: Oh. Do you have a
 25 field report, Doug?

1 MR. MAYS: We didn't do it yet. I know
 2 Sonny may have some requests or something.
 3 MS. WHYTE: No, I don't. Do I?
 4 MR. MAYS: I thought you did, the parade
 5 or something.
 6 MS. WHYTE: Who?
 7 MR. MAYS: The parade or something.
 8 Anyway, in the meantime, Sonny is
 9 putting together a spreadsheet to tell you our
 10 costs, how much we ended up spending for
 11 Hurricane Irma, which we did pretty good.
 12 We did learn some things. Obviously,
 13 it's -- I'm learning that it's amazing -- I'm
 14 glad it wasn't as big, bigger, or as big as
 15 they thought it was going to be, because
 16 finding additional help sometimes can be, as
 17 I found, especially since it was all over the
 18 state -- it took me two weeks alone just to get
 19 a tree service in here.
 20 Luckily, our company that does our
 21 mulching came in and started picking up debris
 22 with his truck and trailer, which is Troy's --
 23 Griff's Mulch. Griff really helped us, Troy
 24 really helped us a lot by getting a lot of
 25 this debris up.

1 We've got -- in our compound, right now,
 2 in the parking lot, we have probably over 500
 3 yards' worth of debris right now. Originally
 4 we were going to stage it, or we had talked
 5 about, but once we saw the size of the storm,
 6 we moved it out of there so we didn't tear up
 7 grass and upset a lot of residents over in
 8 that corner by the TECO power lines.
 9 So we ended up staging it in our shop
 10 and making sure the employees just knew they
 11 had to park outside the school, which they had
 12 extra parking, so it wasn't a big issue. But
 13 we have a lot of debris in the back.
 14 So what we found is, all these gravel
 15 companies who go around picking your stuff up,
 16 60 yards at a time is what they can handle.
 17 They've been dispatched all over the state.
 18 We can't even get a grapple truck in
 19 here. One guy told me it would be 30 days.
 20 So the question to the board is, if I do get a
 21 grapple truck in here, it's like \$600 a load.
 22 And we've probably got ten loads that will
 23 have to come out of here. So we're going to
 24 spend about six grand on just picking up the
 25 debris.

1 I already contacted Hillsborough County,
 2 though. We are also on their list of pick-up.
 3 And I told them that you don't have to go --
 4 there are still some people out there that
 5 haven't had their debris picked up.
 6 90 percent of the residents have -- 95
 7 percent of the residents probably have it
 8 already picked up. So I've asked the county
 9 to put us on their list. Instead of going
 10 door to door picking up debris, you can come
 11 to our compound and pick it up. So I'm trying
 12 to save the community that \$6,000.
 13 So my question to you all is, if you all
 14 don't mind waiting, I'll wait for the county.
 15 If you want to get it out of the compound
 16 because you're worried about whatever could
 17 happen with it, then I'll try to continue
 18 working on getting ahold of a grapple truck to
 19 start coming in and pulling a load at a time.
 20 My recommendation is to, let's wait and
 21 see if the county can come and pick it up from
 22 us. It's in a safe spot. It's in back.
 23 It's --
 24 MS. WHYTE: It's decomposing.
 25 MR. MAYS: -- it's decomposing. It's

1 not a fire hazard. You know, nobody goes back
 2 there unless --
 3 MS. GRIFFITH: I would say leave it.
 4 MR. MAYS: So I just wanted to make sure
 5 and see what the board thought, should we
 6 spend the money now, or should we try and save
 7 it and, you know, go ahead and have it picked
 8 -- I mean, wait for the county.
 9 MS. GRIFFITH: Let's see if it's still
 10 there by our next meeting, maybe we call the
 11 grapple folks, but --
 12 MR. MAYS: By the next meeting, yes,
 13 definitely, I would say so, too, because the
 14 one -- the county told me that they hope
 15 within two weeks. They're obviously behind,
 16 even as you've seen by the street signs that
 17 the county put out there, they said they would
 18 be out next week. Well, next week was last
 19 week. And they still haven't shown up to even
 20 pick up debris out of people's yards.
 21 So that's why Lavon and Chris are even
 22 still going around with the chipper, doing
 23 other cleans-ups that we have to do, and
 24 picking up debris at people's houses still at
 25 the same time. So they have been still doing

1 that. So we're still waiting on the county.
 2 MS. GRIFFITH: Doug, you said something
 3 that was interesting about how difficult it is
 4 to get help in, that our mulch folks came in.
 5 I'm assuming that was something that they did
 6 as sort of a good will gesture came in --
 7 right? -- it wasn't contractual.
 8 MR. MAYS: Correct.
 9 MS. GRIFFITH: So my question for you,
 10 Erin, is, as we have these contracts with
 11 these critical services, could there be a
 12 clause, a -- you know, that says that we have
 13 some degree of priority or that --
 14 MR. MENDENHALL: We have with
 15 landscaping.
 16 MS. GRIFFITH: We do?
 17 MR. MENDENHALL: With the landscaper, we
 18 do.
 19 MS. GRIFFITH: Okay.
 20 MS. WHYTE: Keep in mind, when they
 21 bring in their trucks, their price is quite
 22 substantially higher than what we offered,
 23 so --
 24 MR. MAYS: And he offered a tree -- a
 25 bucket truck. We didn't need a bucket truck.

1 MS. GRIFFITH: Right.
 2 MR. MAYS: We needed debris clean-up.
 3 So that's what they had to offer us.
 4 So I have had conversations with them
 5 about it, said, "What happened? You know,
 6 where is the promise that you'll be here if we
 7 have a storm?"
 8 Well, it didn't happen. And I shouldn't
 9 say that, because Davey's -- what we did was,
 10 the week of the storm, I told them they're not
 11 mowing. "You're not mowing this week." And I
 12 said, "I need you to pick up the debris on
 13 Linebaugh and Countryway."
 14 So they focus on this, and we focused on
 15 the neighborhoods. So that's how we got it
 16 done. And Davey did -- his crew did a great
 17 job in about a week, week and a half getting
 18 those roadways cleaned up.
 19 And then Troy did the back -- our guys
 20 did the backs, you know, the neighborhoods,
 21 and then we finally got, like I said, a tree
 22 service in here two weeks later to help us
 23 with some of the bigger take-downs that were
 24 just a little too large for the guying to be
 25 messing with.

1 You know, we have a big pine in a
 2 backyard. I would not want our guys to try to
 3 tackle something like that. This is something
 4 professional tree services need to do. So
 5 they finally got in here and helped us with a
 6 lot of that, too.
 7 But, I guess, what I mean is, I really
 8 would have liked more trucks with trailers to
 9 pick up debris out of people's yards. So
 10 that's something that I want to work on for
 11 the next -- if there is one, you know, in the
 12 near future.
 13 That's one of things I would change, to
 14 see if we can get more trucks and trailers in
 15 here. That would be the biggest help.
 16 MS. GRIFFITH: Okay.
 17 CHAIRMAN MILLS: I'm not hearing any
 18 objection, am I, to waiting on the county?
 19 (No response.)
 20 CHAIRMAN MILLS: I think they would
 21 appreciate a one-stop pick-up instead of two
 22 or three thousand --
 23 MR. MAYS: Exactly.
 24 CHAIRMAN MILLS: -- little pick-ups.
 25 MR. MAYS: That's what she mentioned.

1 She thanked us. And I -- you know, I want to
 2 thank the community. They came out. A lot of
 3 them came out offering water.
 4 And just Troy, he was glad to come back
 5 the next day. You know, they're feeding us
 6 out here, you know. He didn't have to worry
 7 about taking a lunch. He was --
 8 MS. GRIFFITH: Exactly.
 9 MS. WHYTE: The residents were very,
 10 very --
 11 MR. MAYS: We had a lot of good response
 12 by a lot of residents, a lot of atta-boys.
 13 And that's what's good about this community,
 14 and that's why me and Sonny, we enjoy working
 15 here.
 16 And Sonny had a great system. When the
 17 people called, she would paint green, red,
 18 orange as priority, you know, and we would
 19 know which work orders we needed to jump on
 20 right away and which ones we can wait, and she
 21 would explain, and we talked about it. You
 22 know, how do we, you know, explain things to
 23 residents that "You're kind of a low priority,
 24 but you are on the list," you know, kind of
 25 thing, because we had work orders. We had

1 over a hundred --
 2 MS. WHYTE: Over a hundred, at least.
 3 MR. MAYS: -- over a hundred work
 4 orders, and we're still -- we're down to about
 5 20 now, so --
 6 MS. WHYTE: I would say I have more.
 7 MR. MAYS: You got more. So, anyway,
 8 the community really worked with us well. I
 9 just want to thank everybody myself. And
 10 thank you guys, too.
 11 CHAIRMAN MILLS: Who is taking the lead
 12 on the road construction barriers, Chris
 13 Barrett project? Is that going to be the WCA
 14 and Government Affairs, or, Chris, are you
 15 just going to wear them out down there or --
 16 MR. BARRETT: If I could add something
 17 -- and I don't think I emailed anybody about
 18 this, because I actually did not want --
 19 because we're -- this was complicated from a
 20 political issue from our perspective because
 21 we have the Great West Chase coming up, and we
 22 needed that contractor to basically sign off
 23 on the road closure for the race, so I didn't
 24 want to keep poking him that hard after.
 25 But I spoke with Amos Castille, who

1 basically is in charge of public works road
2 closures, and he said to me that he sent out a
3 memo to every single contractor in
4 Hillsborough County saying that any barrier
5 that could take flight or could be blown away
6 had to have been taken -- had to have been
7 removed.

8 It's clear that they did not. Now, I
9 have not seen his memo, but based on
10 Mr. Castille's explanation of what that memo
11 was about, Westra was not in compliance with
12 the county memo from the DPW. And that's the
13 only thing that I have not followed up with
14 any of you guys, but I want you to know it,
15 because I can't afford -- I couldn't put a
16 \$30,000 race and put a school at risk by
17 complaining more about it.

18 MS. GRIFFITH: But they reinforced the
19 barriers, though, didn't they?

20 MR. BARRETT: They put a 25-pound weight
21 on. But that's different. If you go -- if
22 you just even go out and Google what the
23 different Miami construction firms did to
24 prepare their construction sites, they pulled
25 all of those things off the construction site.

1 The tune that they offered media down in
2 Miami was totally different than the tune that
3 I overheard them offering these fine folks
4 here when I was on the phone -- on
5 speakerphone listening and talking to Matt --
6 what's his name? -- Hester or something?

7 MS. WHYTE: Hester.

8 MR. MAYS: Hester.

9 MR. BARRETT: Hester. It was not done
10 appropriately, and this would -- and something
11 else that Mr. Castille said that did not
12 reassure me is those initial cut out that were
13 so dangerous that they ended up having to go
14 back to design, these were Westra's design.
15 All right?

16 So these are people who did not even
17 know Florida highway standards for safe -- for
18 safe traffic laneage and lane shifts. So you
19 expect me to believe that they understood
20 Miami-Dade protocol for hurricanes, which
21 comes about -- what? -- once every ten years.

22 MS. GRIFFITH: So -- I'm sorry.

23 MR. LEWIS: That's okay. I was going to
24 say I do a lot of contracts. I'm in highway
25 construction. And the state DOT required all

1 contractors statewide in three or four days to
2 pull all barrels.

3 There were some projects that we had
4 they pulled posts that were buried in the
5 ground three feet. So there is no way that
6 the county would not have done the same thing.

7 MR. BARRETT: Of course not.

8 MR. LEWIS: That's even on the
9 interstate.

10 MR. BARRETT: And even the county staff
11 members that struck me by covering Westra's
12 backside basically said all of that was
13 supposed to be secured.

14 And what is the one photo that all the
15 residents showed me who were just irate about
16 this, the porta potty tipped on top of one of
17 the barrels lying on its side.

18 Even with 25-pound weight, these things
19 were blown -- a number of them were blown out
20 of their position. So what good they did to
21 come and secure the traffic safety, I have no
22 idea.

23 MR. LEWIS: The 25-pound weight is
24 literally a half of a tire.

25 MR. BARRETT: Yeah.

1 MR. LEWIS: That literally is what they
2 use.

3 MR. BARRETT: Yeah.

4 CHAIRMAN MILLS: The notion that that
5 would secure them when the storm blew houses
6 off foundations doesn't pass the straight-face
7 test.

8 MR. BARRETT: If that did come through
9 as a Category 4 in Tampa Bay, those would have
10 wound up in people's homes. They would have
11 gone through sliding glass doors in West Park
12 Village and gone back into Linebaugh.

13 I have not been so irate about something
14 and seen so many people so irate about
15 something in -- not since they've moved the
16 garage sale due to the holidays.

17 MS. GRIFFITH: So let me ask you this.
18 So the feedback's been given to the county.
19 Right? The county has the contract for
20 the --

21 MR. BARRETT: The feedback's been given
22 to the county, but I've been getting two
23 different stories from the county about, oh,
24 they did what they were supposed to, and
25 another person saying they clearly didn't

<p style="text-align: right;">Page 69</p> <p>1 know -- they clearly didn't do what they were</p> <p>2 supposed to.</p> <p>3 So there is no -- as far as I'm</p> <p>4 concerned, there is no kind of --</p> <p>5 MS. GRIFFITH: Accountability.</p> <p>6 MR. BARRETT: -- there is no one that's</p> <p>7 really owned or held Westra to account on</p> <p>8 this, and this is inappropriate.</p> <p>9 And I have not looked up Miami-Dade</p> <p>10 hurricane protocols, but from what I read</p> <p>11 online about how Miami construction firms</p> <p>12 handled it, matches what Matt just said.</p> <p>13 CHAIRMAN MILLS: Okay.</p> <p>14 MR. ROSS: Can I piggyback on this</p> <p>15 conversation?</p> <p>16 CHAIRMAN MILLS: Yes.</p> <p>17 MR. ROSS: If we don't have confidence</p> <p>18 that Westra properly handled the storm</p> <p>19 preparation --</p> <p>20 MR. BARRETT: Watch when they put those</p> <p>21 things back.</p> <p>22 MR. ROSS: I was just about to say that</p> <p>23 I don't think we should have confidence that</p> <p>24 they're going to do their repair and</p> <p>25 replacement to the proper standards.</p>	<p style="text-align: right;">Page 71 Agenda Page 22</p> <p>1 MR. CHESNEY: Yeah. Well, I like your</p> <p>2 creative approach, I genuinely do. I just</p> <p>3 think that it would be difficult for us to</p> <p>4 quantify it in advance.</p> <p>5 MR. ROSS: I'm not smart enough. It's</p> <p>6 out of my bailiwick. I just reiterate it to</p> <p>7 explore the conversations.</p> <p>8 MR. MENDENHALL: Mr. Chair.</p> <p>9 CHAIRMAN MILLS: So, to you, Erin, I</p> <p>10 don't disagree with what you're trying to do</p> <p>11 -- but correct me if I'm wrong -- the county</p> <p>12 contracted Westra; we don't have any --</p> <p>13 MS. McCORMICK: Yeah, I'm not that</p> <p>14 familiar with the -- Physisis, the</p> <p>15 company that's doing construction --</p> <p>16 CHAIRMAN MILLS: Doing the work, yes.</p> <p>17 MS. McCORMICK: -- on Linebaugh for the</p> <p>18 county that --</p> <p>19 CHAIRMAN MILLS: So don't we have an</p> <p>20 interlocal agreement to maintain the meetings</p> <p>21 with the county?</p> <p>22 MS. McCORMICK: We do.</p> <p>23 CHAIRMAN MILLS: And then the county</p> <p>24 contracted with Westra, so we don't have that</p> <p>25 triangular ability, I don't believe, to deal</p>
<p style="text-align: right;">Page 70</p> <p>1 So I move that the district approach</p> <p>2 Westra Construction to explore Westra paying</p> <p>3 the district the monies necessary to repair</p> <p>4 damage to district property as a result of</p> <p>5 Westra's recent construction efforts along</p> <p>6 Linebaugh and the district takes</p> <p>7 responsibility to perform the repair.</p> <p>8 MR. CHESNEY: The only problem with that</p> <p>9 is, I mean, they probably -- they have an</p> <p>10 amount in their budget. We don't know if that</p> <p>11 is enough to cover it.</p> <p>12 I would -- I would -- I'd rather let</p> <p>13 them deal with it, and then us come back and</p> <p>14 say, "What the heck? Now this and that and</p> <p>15 this."</p> <p>16 MR. ROSS: I don't disagree with you,</p> <p>17 which is why I drafted the motion as to</p> <p>18 explore it. You may be right, that if we</p> <p>19 explore it, we'll find out the numbers don't</p> <p>20 work in our favor.</p> <p>21 On the other hand, we may find that the</p> <p>22 numbers do work in our favor, and it may give</p> <p>23 us a chance to sort of piggyback off of</p> <p>24 elevating some of our landscaping in certain</p> <p>25 areas where they tore our property up.</p>	<p style="text-align: right;">Page 72</p> <p>1 with Westra.</p> <p>2 I think your motion is well founded,</p> <p>3 but perhaps it should be to approach the</p> <p>4 county to explore what you're looking for --</p> <p>5 MR. ROSS: That may be --</p> <p>6 CHAIRMAN MILLS: -- unless somebody</p> <p>7 tells me different.</p> <p>8 MR. ROSS: -- that may be where it ends</p> <p>9 up, and I certainly obviously would be</p> <p>10 receptive to that.</p> <p>11 I was just thinking more that the way</p> <p>12 it's going to play out is legally Westra has</p> <p>13 an obligation to perform the repair work.</p> <p>14 CHAIRMAN MILLS: But to the county, not</p> <p>15 to us.</p> <p>16 MR. ROSS: I get that, but I think Greg</p> <p>17 is right, they're going to have an internal</p> <p>18 number as to whatever that is, and at some</p> <p>19 point, if they perceive it that they are</p> <p>20 relieved from the obligation, it will get us</p> <p>21 to where we need to get.</p> <p>22 You may be right, that it needs to be</p> <p>23 amended to say we approach Westra</p> <p>24 Construction and/or the county. I don't know</p> <p>25 which door you walk through first.</p>

1 CHAIRMAN MILLS: Yeah.
 2 MR. ROSS: I'm open to that amendment.
 3 MR. LEWIS: I think the thing you've got
 4 to remember, too, though, is -- just to follow
 5 up on all three of your conversations -- you
 6 know, to get an estimate like that, for all
 7 the labor and material, but also there's
 8 portions of the road that have been dug up,
 9 they put the pipe in, they've got to repave
 10 that, I don't know if that's what you're
 11 referring to, or if you're more referring to
 12 the median and the actual grass and dirt and
 13 curb, there could be some gray areas there.
 14 MR. ROSS: Yeah.
 15 MR. LEWIS: That would be quite an
 16 undertaking to do an estimate for their
 17 portion, from my experience.
 18 MR. ROSS: To be clear -- to be clear,
 19 my motion is not intended to address road work
 20 or anything of that sort. It was purely
 21 intended to address the sod, the plant
 22 material, any trees, anything that has been
 23 damaged, torn away, needs to be repaired or
 24 replaced.
 25 CHAIRMAN MILLS: Recurbing.

1 MR. ROSS: Whatever it may be that would
 2 be more what I'll call in the greenery area
 3 that I'm thinking they're going to try to pass
 4 something slipshod by the county, and we're
 5 going to be the losers, if you will. And I'm
 6 saying let's get ahead of the curve, and
 7 whatever that means, to go to somebody and say
 8 -- before they start laying out dollars, and
 9 they see it as some cost, somebody jump ahead
 10 to them and essentially say, "Don't do the
 11 work yet. What are you going to budget for
 12 it?"
 13 And as I think Jim or whoever said
 14 it's actually a county expenditure, jump to
 15 them and say, "How do we redirect these
 16 dollars so it comes to the district?" And we
 17 make sure the work is done to the proper
 18 standard.
 19 That's where I'm trying to go. If the
 20 motion needs to be amended, I'm all ears to --
 21 MR. LEWIS: Typically they will not have
 22 sort of a payout, if you will, in the
 23 contractor's bid, but the contractor will
 24 carry that in their bid, but it won't be a
 25 separate payout. It will be something that

1 they know is in the contract.
 2 Typically most county or DOT contracts,
 3 they'll have a requirement to replace and fix
 4 anything that's damaged in the course of the
 5 construction.
 6 So I like your idea, and I think maybe
 7 Mr. Mills is on the right point, let's
 8 approach the county, because they typically
 9 will have an inspector that goes along with
 10 them, and it's something that maybe me and
 11 Doug can --
 12 MS. WHYTE: Always --
 13 MR. LEWIS: -- yeah -- get involved.
 14 MR. MAYS: We have been involved with
 15 them all along. I've have conversations with
 16 the reclaim supervisor in charge of the
 17 reclaim department.
 18 They are to put it back at 100 percent.
 19 There has been additional damage on things
 20 that they didn't properly do the job in
 21 certain areas, cracking pipes, pulling wires
 22 loose.
 23 They have actually hired Davey, our
 24 contractor, to move some of the pipes already,
 25 rebuild certain things. Now, they're talking

1 to them about tracking some of these wires, so
 2 we can get hooked in properly -- hooked in
 3 right.
 4 Davey has put them in touch with
 5 somebody that's an expert in that. So Davey
 6 is -- and Davey and myself talked about it
 7 today, going around and putting a list
 8 together of certain things that we know need
 9 to be done and put back together properly,
 10 even a list of trees that they had to take out
 11 from the very beginning.
 12 The supervisor for Westra, Matt, told me
 13 that every tree that they take, they will be
 14 putting back. So, I mean, we will be putting
 15 these type of things together so that they --
 16 we can't -- because we dealt with it on
 17 Countryway, we found that they didn't put
 18 things back 100 percent, so --
 19 MR. ROSS: I have a question, just to
 20 make sure I follow up on -- if you're
 21 suggesting then Mr. Chesney is right and my
 22 motion, while it may have some merit, it just
 23 wouldn't work as a practical matter in the
 24 field, I'll withdraw it, if you're telling me
 25 that's the case.

1 MR. MAYS: I would say I would withdraw
2 it, because the question came to me also.
3 Davey, at one time, said, "So should we bill
4 Westchase for these repairs, and Westchase go
5 after Westra for the money?"

6 And I said, "No. They're wanting to
7 hire you as the contractor. We don't need to
8 be getting any bills for this job, and then
9 trying to get reimbursed from the county,"
10 when like -- with the Countryway deal.

11 We learned. There was some mistakes
12 made down there, and I think it cost us a few
13 dollars. So, this time, I'm trying to avoid
14 those type of things and jump -- you know,
15 stay ahead of the program and talk to the
16 right people.

17 I had a drive-through with Matt Hester
18 complaining about the same thing with these
19 barriers just last week, even had some of them
20 move to a better set-up for us. So we are in
21 conversations with them, so I don't think that
22 motion is actually necessary.

23 MR. ROSS: Okay. Well -- and just to
24 make sure I'm being fully transparent, I do
25 have in the back of my mind, it would be a

1 crying shame for Westra to come in and do
2 repair work, and then a year from now, we
3 elevate our landscape standards, and we rip
4 all that out and put in whatever is our new
5 standard.

6 I'm going to just feel like we missed a
7 step. We didn't piggyback off of that. So
8 that's where I'm coming from. So if you still
9 stand by it, you stand by it. But I did want
10 you to sort of think down the road where we go
11 and what kind of area will we --

12 MR. MAYS: Right. The damage and
13 re-landscaping the community, I think, are
14 really two different things.

15 MS. GRIFFITH: Would Westra being doing
16 the landscaping? Or it sounds, to me, they've
17 already reached out to Davey once. They would
18 likely reach out to Davey as well.

19 MR. MAYS: There is not a lot of
20 landscaping other than throwing sod, so
21 they're going to put things back. They did
22 their sod work on Countryway. They just
23 missed some areas. So we have to make sure
24 they don't miss these areas this time.

25 You know, that's why me and Paul we want

1 to do a drive-through and start putting a list
2 together of things that need to be repaired.

3 The thing he's worried about is, that
4 dozer rode down, I'll say, 50 foot of pipe.
5 How do we know there is not a hairline pipe --
6 fracture in that whole pipe?

7 So he wants to make sure he gets all the
8 wiring put back, valves put back properly,
9 test the lines and make sure that they put all
10 that pipe in properly and done by our
11 professionals, instead of their professionals.

12 So he's already got an agreement with
13 Westra to do a lot of restoration.

14 MS. GRIFFITH: Okay. But, no, I didn't
15 think, though -- you know, that I share a
16 certain sentiment that there has to be some
17 communication of our dissatisfaction with
18 their performance in these areas.

19 Do we have an official channel, whether
20 it's an official memo or something to the
21 county, to say, you know, "Poor performance
22 has resulted in this, and, you know, we expect
23 to see, you know, performance improved."

24 MR. BARRETT: Could I speak to that?
25 This is my suggestion that I was going to

1 make, it's obviously entirely up to you guys.

2 MS. GRIFFITH: Go ahead. Uh-huh.

3 MR. BARRETT: There is a county project
4 manager. Is it Jim Duncan or Al Martinelli?

5 MS. WHYTE: I don't know. I'm looking
6 for a name.

7 MR. BARRETT: So it's either Jim Duncan
8 or Al Martinelli. And what I would do is, I
9 would, once Doug has his list -- his
10 comprehensive list of everything that needs to
11 be put back, I would like whoever is in charge
12 here with Commissioner Murman's legislative
13 aide or -- what is Jeffrey --

14 MS. WHYTE: Jeff.

15 MR. BARRETT: -- Jeff Hutchins or
16 Adele Currie and ask them both to attend, so
17 we have an elected representative hearing what
18 the county staff member is committing to while
19 you have your list, that way, you can make
20 your complaint and you go on the record of
21 "This is what needs to be done."

22 I think that is going to have the
23 biggest impact down the road for you guys.

24 MS. McCORMICK: And I would also include
25 something in writing in that that identifies

1 the issue with the barricades not being
2 removed properly during the storm, because
3 that's something that the county really needs
4 to aware of and focus on for future events
5 that come up, too.

6 MS. WHYTE: So the question is, is that
7 something the CDD should do, or is it
8 something the HOA GAC should do?

9 MR. COLLAZO: I just wanted to address
10 something here, if I may. Rick Goldstein and
11 I -- Rick is chairman of the Government
12 Affairs Committee -- we are meeting with the
13 county this Friday to discuss the whole
14 barrier and barrier issue to figure out how to
15 escalate that through the proper channels, to
16 get it addressed prior to the next storm,
17 because there could be a next storm next week
18 or two weeks from now. So we are on top of
19 that.

20 And having heard this discussion, I'm
21 not going to represent to CDD, but I can
22 certainly make them aware that these are some
23 concerns that are floating in the community
24 right now.

25 MS. WHYTE: Do you want one of us to

1 attend that meeting?

2 MR. LEWIS: What time is the meeting?

3 MS. WHYTE: Do you want one of us to
4 attend the meeting?

5 MR. MENDENHALL: I've got you.
6 Mr. Ross.

7 MR. ROSS: First, I withdraw the motion
8 I previously made. Secondly, I pointed it out
9 that there is a distinction in issue.

10 There is a challenge as to Westra's
11 performance with regard to proper safety
12 preparation when the hurricane was coming.
13 And then separate from that is the lack of
14 confidence the district has in Westra's
15 performance, whether it's in the quality of
16 the preparation or what I'm talking about,
17 the quality of the reparation that is going to
18 have to come forward.

19 Therefore, I'll make a motion asking
20 that our district counsel send a letter to the
21 commissioner in her -- and -- let me make sure
22 I word this correctly -- the letter should go
23 -- we need to notify Westra. We need to send
24 a letter to Westra notifying them of the
25 various issues and all the problems that our

1 staff have identified, and then a separate
2 letter to the commissioner asking for a
3 meeting that is attended by you, and, I guess,
4 maybe our WCA president, our GAC chair, and
5 whoever would be appropriate from our staff to
6 sort of do exactly what Chris was suggesting.

7 That's my motion. Let's notify Westra
8 in writing exactly what our concerns are, put
9 it out in advance, letting them know we have
10 these expectations, how they are -- what they
11 need to repair and how it needs to be done
12 properly, and then separately from that,
13 asking the commissioner for a meeting.

14 MR. MENDENHALL: Is there a second to
15 that motion?

16 CHAIRMAN MILLS: I'll second that.

17 MS. MCCORMICK: Okay. But the county
18 staff, I think, needs to be brought into this,
19 because Westra is not going to answer to us,
20 but they're going to answer to the county,
21 so --

22 MR. ROSS: Good clarification. That's
23 why you're the smart lawyer.

24 MR. LEWIS: If I could just add,
25 whatever list you put together, bring pictures

1 -- or add pictures.

2 MR. MAYS: Okay.

3 MR. LEWIS: They speak way more than the
4 words, so --

5 MR. MAYS: Okay.

6 MS. GRIFFITH: I'm just curious. The
7 meeting with the commissioner, what's the
8 objective there? Is it just to make her
9 aware, or is it -- I mean, I don't know how
10 much longer she's going to be in office.

11 So is it just to make her aware, or is
12 it that we want her to do something?

13 MR. ROSS: From my viewpoint, companies
14 like Westra want to have positive
15 relationships with the county; and when they
16 believe that relationship is in jeopardy, then
17 they're more likely to be responsive to the
18 seriousness of our complaint.

19 I'm not expecting Commissioner Murman to
20 do something that's going to magically solve
21 the problem.

22 MS. GRIFFITH: Okay.

23 MR. ROSS: But I think, as a practical
24 matter, to the extent that the commissioner
25 and her aide are involved in this process,

1 they'll be aware of what our concern is, and
 2 they'll be more likely to use the invisible
 3 wand of influence, that, "Come on, Westra, you
 4 need to step up to it," because I keep coming
 5 back to it, we don't want to be arguing after
 6 the fact when they do crummy job of doing the
 7 repair work. We want to be ahead of the
 8 curve.

9 MS. GRIFFITH: Do you think it makes
 10 sense to carbon copy Westra on the letter to
 11 the commissioner, and vice versa, carbon copy
 12 the commissioner on the letter to the county
 13 slash Westra?

14 MR. ROSS: Off the top of my head, it's
 15 hard for me to think those things through. I
 16 tend to be a little bit more strategic and
 17 such.

18 MS. GRIFFITH: Well, I just -- no. No.
 19 No. No. When you're saying that Westra can
 20 feel, you know, sort of influenced by the fact
 21 that we're reaching out to the commissioner,
 22 but if they don't know that we reached out to
 23 the commissioner, does it sort of defeat the
 24 purpose?

25 CHAIRMAN MILLS: Again, I'll restate my

1 take on this. It's the county's
 2 responsibility to take it to Westra. We have
 3 no business directly with Westra, and, to
 4 Erin's point, they're under no obligation to
 5 do anything but tell to us to take a hike.

6 In fact, if we approach them, it might
 7 be counter to any initiatives that the county
 8 can exert on them.

9 MS. McCORMICK: Yeah. I think that's --
 10 I think our influence is going to be with the
 11 director of public works, and to the extent
 12 that Commissioner Murman's office is going to
 13 be involved in this, it's going to be a high
 14 priority with public works.

15 MR. ROSS: And that's the danger of
 16 doing these motions on the fly, and so I
 17 certainly think you all are raising legitimate
 18 points.

19 I do feel we need to have something
 20 documented that sets forth either what a
 21 problem is or what the expectation performance
 22 is.

23 MS. McCORMICK: Right.

24 MR. ROSS: So we're not arguing about it
 25 after the fact with Westra.

1 MS. McCORMICK: After -- I agree.

2 MR. ROSS: Whether that's best
 3 documented by a letter to the county, with a
 4 copy to Westra, or a letter to the county and
 5 then we have a follow-up meeting, or a letter
 6 to Westra -- I can't think it through right
 7 off the top of my head.

8 But I think we're on the same path that
 9 we're, in essence, asking counsel -- and I
 10 think it will be more powerful if it comes on
 11 your letterhead, is why I'm making the motion
 12 to be on from counsel.

13 If you'll send the appropriate letter
 14 documenting either the lack of performance
 15 with regard to Westra, and request a meeting
 16 with the appropriate individuals of either the
 17 county and/or Westra.

18 MS. McCORMICK: Okay. I think that's a
 19 good approach to it.

20 MR. MENDENHALL: Okay. Any further
 21 discussion on this item?

22 (No response.)

23 MR. MENDENHALL: All in favor?

24 (All board members signify in the
 25 affirmative.)

1 MR. MENDENHALL: Motion carries.

2 (Motion passes.)

3 MR. MENDENHALL: Anything else, Doug?

4 MR. MAYS: That's all I have.

5 MS. GRIFFITH: Well, I've got a couple
 6 questions for you, Doug.

7 MR. MAYS: I'm sure.

8 MS. GRIFFITH: Do you mind?

9 MR. MAYS: I figured everybody had
 10 questions.

11 MS. GRIFFITH: These are simple. So the
 12 playground flooring at Glenciff, we've
 13 received some emails. So is there a warranty?
 14 There's the -- that foamy flooring.

15 MR. MAYS: Parts of it are coming up.

16 MS. GRIFFITH: There's some parts, yeah,
 17 that are coming up.

18 MR. MAYS: There's an argument going on
 19 a little bit from the vendor that did it
 20 stating that that type of equipment should
 21 have had something heavier duty put around it
 22 from the beginning.

23 So he's putting together a proposal for
 24 us, you know, because that type of equipment
 25 is a wear pattern. There's a wear pattern

1 already in it.
 2 And I told the dynamo, Jeff, that,
 3 "Well, why didn't you tell the board this?
 4 Because they may not have chose that piece of
 5 equipment if they knew they had to replace the
 6 mat underneath it every year."
 7 MS. GRIFFITH: Right.
 8 MR. MAYS: I said, "You guys need to fix
 9 this." So we're in discussion with it. He
 10 agrees with me. But we're in discussion with
 11 it still. We're not --
 12 MS. McCORMICK: Problems with the Pour
 13 and Play?
 14 MS. WHYTE: Uh-huh.
 15 MR. MAYS: There's the -- yes. The
 16 surface on the top that came off the black,
 17 which is the cushion, they have separated.
 18 It's very thin. So it has separated because
 19 the kids run, run, run, run around it, and
 20 then when one piece comes up, the next thing
 21 you know, here's a larger piece, a larger
 22 piece. And it's not huge, but it needs to be
 23 fixed. So we are working with him on it.
 24 MR. LEWIS: Is he going to fix it, the
 25 way it is, or is he actually going to

1 reinforce it?
 2 MR. MAYS: He's going to reinforce.
 3 MR. LEWIS: Oh.
 4 MR. MAYS: He thinks he should put a
 5 heavier-duty ring around the whole thing in
 6 the trail -- in the footpath --
 7 MR. LEWIS: In the footpath.
 8 MR. MAYS: -- the footpath, yes.
 9 MR. BARRETT: Which park is it?
 10 MS. WHYTE: Glendriff.
 11 MR. MAYS: Glendriff, the roundabout
 12 piece that they have, circular.
 13 MS. GRIFFITH: Did you have a question
 14 on that topic also?
 15 MR. COLLAZO: Not on that topic.
 16 MS. GRIFFITH: Oh.
 17 MR. COLLAZO: But I did want to -- if I
 18 could be recognized for just a second.
 19 A little bit earlier you all passed a
 20 motion tasking the staff to take a look at
 21 some beautification suggestions for Westchase,
 22 and I was just hoping if you would consider
 23 asking them to also include the WCA
 24 properties, because we want to make sure that
 25 our beautification is consistent with, you

1 know, community-wide standards.
 2 We do hire you all to do a lot of our
 3 landscaping. So while they're out, if they
 4 could just include us. That would be
 5 terrific.
 6 CHAIRMAN MILLS: We'll send you a bill.
 7 Thank you. Yes.
 8 MS. GRIFFITH: My other question for
 9 you, Doug, was the Burger King/CVS strip.
 10 MR. MAYS: How is it looking?
 11 MS. GRIFFITH: I haven't looked --
 12 CHAIRMAN MILLS: It looks great.
 13 MR. MAYS: Completed it.
 14 CHAIRMAN MILLS: Yeah, I went by there
 15 before the meeting. A hundred perfect
 16 difference.
 17 MR. MAYS: Maze it looks so much better,
 18 CVS -- well, Applebees mentioned that they
 19 were really thrilled with it. It just makes
 20 the whole front look a lot better.
 21 MS. GRIFFITH: Good. Good. Awesome.
 22 MR. MAYS: The Burger King as well.
 23 CHAIRMAN MILLS: I went by there before
 24 the meeting, and probably for the first time
 25 since I've lived here, there is a landscaper

1 doing work on the Burger King property.
 2 MR. MAYS: On the Burger King property
 3 itself.
 4 CHAIRMAN MILLS: I haven't seen that in
 5 19 years.
 6 MS. GRIFFITH: Good.
 7 CHAIRMAN MILLS: So -- no. The front
 8 strip looks totally different.
 9 MR. MAYS: It turned out well.
 10 CHAIRMAN MILLS: So --
 11 MR. MAYS: And they'll maintain it. So
 12 it turned out well.
 13 MR. MENDENHALL: Anything else for Doug?
 14 (No response.)
 15 MR. MENDENHALL: All right. So moving
 16 into supervisor requests.
 17 Mr. Chair, we'll start with you.
 18 CHAIRMAN MILLS: This is back to you.
 19 So you took the banners off of the structure
 20 at Glendriff Park for the storm. Right?
 21 MR. MAYS: The banners?
 22 CHAIRMAN MILLS: The yellow and blue.
 23 MS. WHYTE: Uh-uh.
 24 MR. MAYS: No, wouldn't take those down.
 25 CHAIRMAN MILLS: They were gone during

1 the storm.
 2 MR. MAYS: No, they weren't.
 3 MS. GRIFFITH: The ones at Baybridge
 4 were.
 5 MR. MAYS: Baybridge and West Park
 6 Village was, but we couldn't get those, those
 7 are too high. They were put up there with
 8 some serious equipment.
 9 CHAIRMAN MILLS: I could have sworn that
 10 they way down. No?
 11 MR. MAYS: No. I thought they might be
 12 if the storm really came to a Category 4.
 13 MS. WHYTE: That's the first thing we
 14 were looking for, if they were still there.
 15 MR. CHESNEY: They were hurricane rated,
 16 I mean.
 17 MR. MAYS: They are hurricane rated.
 18 CHAIRMAN MILLS: So then for those that
 19 you did take down, my question was going to
 20 be, does that mean that here's an ability once
 21 a year, twice a year or something to clean
 22 them and inspect them?
 23 But if you don't take those down, then
 24 that kind of defeats the --
 25 MR. MAYS: No. I mean --

1 CHAIRMAN MILLS: -- okay.
 2 MR. MAYS: There's -- generally there is
 3 not much cleaning to do. I mean, when there
 4 are repairs that are needed, the people that
 5 repair them, they hate it, because they're
 6 filthy. The sit outdoors all the time.
 7 CHAIRMAN MILLS: Yeah.
 8 MR. MAYS: So they hate putting them on
 9 their tables. They actually charge us extra
 10 to put them on their tables because they're so
 11 filthy. These -- since this new project,
 12 they've held up well.
 13 I think we did better at planning it.
 14 Keeping the kids -- keeping them away where
 15 the kids couldn't climb on them has made a
 16 difference.
 17 So we don't see near as many kids out
 18 there damaging them, type of thing. So, yeah,
 19 they held up well, though.
 20 CHAIRMAN MILLS: Good. Then the other
 21 question I had for the board -- it's been
 22 several months now since we tasked Andy with
 23 running these meetings. I'm just looking for
 24 some feedback on how we think that's going.
 25 MR. LEWIS: I think he's doing great.

1 MR. MENDENHALL: Thanks.
 2 MR. ROSS: I think Andy does a great
 3 job, but I'll confess that sometimes when I
 4 want to be recognized, I look at you, and
 5 sometimes I look at him. And I don't mean to
 6 cause confusion for you guys.
 7 I'm just having some of my own confusion
 8 or lapse of thoughtfulness.
 9 CHAIRMAN MILLS: We're used to that.
 10 MR. ROSS: It's very common.
 11 CHAIRMAN MILLS: And I think we've kind
 12 of sorted that out a little bit. Right? It
 13 kind of doesn't matter who recognizes who if
 14 you don't see somebody, and I do. Right?
 15 MR. MENDENHALL: Absolutely.
 16 CHAIRMAN MILLS: So if we're still good
 17 with that, but I don't -- I haven't seen or
 18 felt any issues or anything.
 19 MR. CHESNEY: No. I mean, I like the
 20 little report, you know, with the projects,
 21 and so --
 22 CHAIRMAN MILLS: Okay. Good.
 23 MS. GRIFFITH: I would just say I would
 24 like to see the suggestion that Mr. Ross had
 25 made with regard to tracking the open items on

1 the agenda.
 2 So while we have the agenda, the agenda
 3 is essentially the same thing every month.
 4 Right? But we talked about -- like I have my
 5 own notes of things that are open, and I find
 6 myself kind of having to remind myself things
 7 that we talked about, but we didn't close.
 8 MR. MENDENHALL: Right.
 9 MS. GRIFFITH: And that was one of the
 10 recommendations we had, was to keep those sort
 11 of like on a running log of --
 12 MR. MENDENHALL: I mean, we can -- we
 13 can do that. You know, the challenge with
 14 doing it that way that -- and I'll just let
 15 you know, at least, from the district idea
 16 that they don't typically do it that way --
 17 one of the reasons why is because any given
 18 month you could have between five and 15
 19 projects going on.
 20 Generally speaking, with a lot of those
 21 -- and you'll notice this from the reports you
 22 get -- there's not always updates, or the
 23 updates are extremely brief.
 24 And, so, generally speaking, I think
 25 sending out that update that just says, okay,

1 here's the, you know, five to 15 items, and
 2 then, of course, under my report, "Do you have
 3 any questions on any of them?" That way,
 4 because what tends to happen is, when you put
 5 something on the agenda, even if it's
 6 something that is resolved or has a very short
 7 update, it becomes a discussion point.
 8 You're going to find that your meetings
 9 are going to stretch out longer and longer
 10 because you'll talk about every item, even if
 11 there's not much to talk about. It's just
 12 been my experience. But go ahead.
 13 MS. McCORMICK: I was just going to say,
 14 too, from a Sunshine Law standpoint, I mean,
 15 there's specific legal requirements about
 16 things needing to go on the agenda that are
 17 going to be discussed and having to have that
 18 available within a certain period of time.
 19 So what's actually on the printed
 20 agenda does have some legal significance.
 21 I would recommend -- I mean, we could just
 22 include it as a page behind the agenda
 23 maybe --
 24 MR. MENDENHALL: Sure.
 25 MS. McCORMICK: -- but not make it a

1 part of the official record agenda.
 2 MS. GRIFFITH: Well, what I would like
 3 to see is frankly -- you know, we have an
 4 engineer's report, a manager's report, an
 5 attorney's report, and a field manager's
 6 report. I would like to see a consistent
 7 format that says, "Here are the open items,
 8 and here are the issues, and, you know, this
 9 is what we're working on next month," so that
 10 everyone has a consistent format, and then
 11 everything that's open stays.
 12 So anything that's open for Erin stays
 13 on her report until it's closed. Anything
 14 that's open for Tonja stays on her report
 15 until it's closed. As opposed to, you know,
 16 we sort of have inconsistency on that.
 17 That would be my only feedback. I just
 18 -- I find it difficult myself to try to keep
 19 track of all the things that Erin has
 20 committed to, that Tonja's committed to, that
 21 Doug's committed to, who -- and I don't know
 22 that you're necessarily looking at the
 23 reports, by the way he -- "Tonja, you owe the
 24 board an update on these."
 25 MR. MENDENHALL: I actually send out an

1 email to the staff --
 2 MS. GRIFFITH: Do you?
 3 MR. MENDENHALL: -- both in office and
 4 your professional staff. We do that ahead of
 5 the meeting to say -- and what I do is, I send
 6 out the previous list, to say, "Are there any
 7 updates to this, or is there anything that I
 8 missed that needs to be on the list?"
 9 MS. GRIFFITH: Good.
 10 MR. MENDENHALL: So, you know, once
 11 again, I'm trying to work up a lot of the busy
 12 work outside of the meeting to hopefully save
 13 even just a little bit of time within the
 14 meeting. But I'm happy with however you as a
 15 board wants it.
 16 MS. GRIFFITH: I just thought that was a
 17 really good suggestion when it was made, and I
 18 understood that we were going to do that.
 19 MS. McCORMICK: I guess I was thinking
 20 that list goes in the board packages, but it
 21 doesn't.
 22 MR. MENDENHALL: I email it out to
 23 everybody.
 24 MS. McCORMICK: Okay.
 25 MR. LEWIS: Yeah, I like her thought

1 about maybe putting it -- your thought about
 2 the page behind the agenda. Maybe if we could
 3 do that. I kind of find myself doing it the
 4 same way, so --
 5 MR. CHESNEY: Yeah.
 6 MR. MENDENHALL: Sure. Whatever works
 7 best for you.
 8 MR. LEWIS: And then -- I'm sorry. One
 9 more thing. Would it be possible to put --
 10 and maybe it was already on there, and I
 11 didn't notice it -- but the date that it was
 12 added to that list.
 13 MR. MENDENHALL: There should be a -- if
 14 it's not on the report, I have an open date in
 15 database. I'm not sure if it's on the report,
 16 to be honest with you. Yeah. But it is
 17 something that is kept. There is an open date
 18 for each item.
 19 MR. LEWIS: Okay.
 20 MR. ROSS: To follow up on
 21 Ms. Griffith's suggestion of continuity of
 22 reporting, you have that form report you do
 23 with the blue highlighting and you kind of hit
 24 each item.
 25 MR. MENDENHALL: Uh-huh.

<p style="text-align: right;">Page 101</p> <p>1 MR. ROSS: Think about -- I'm not going</p> <p>2 to direct it -- but just think about would</p> <p>3 there be merit in saying -- have the same</p> <p>4 format report that our engineer does, the same</p> <p>5 thing from our field manager, the same thing</p> <p>6 from our attorney, so that, in essence, when</p> <p>7 we hit each of these items on the agenda, we</p> <p>8 have that sheet in the exact same format over</p> <p>9 and over again, and it might help us achieve</p> <p>10 exactly what she's suggesting.</p> <p>11 MR. MENDENHALL: Just so I understand,</p> <p>12 so a sheet for each of your professional</p> <p>13 staff, like here's the engineer's --</p> <p>14 MR. ROSS: A separate report.</p> <p>15 MR. MENDENHALL: Oh.</p> <p>16 MR. ROSS: You have your form report,</p> <p>17 you know, the field manager has his form</p> <p>18 report, Tonja has her form report, because,</p> <p>19 remember, the advantage of that report,</p> <p>20 amongst other things, you're making sure</p> <p>21 you're ready for the meeting.</p> <p>22 MR. MENDENHALL: Yeah. Sure.</p> <p>23 MR. ROSS: You're kind of double</p> <p>24 checking, "Have I hit everything on my list?</p> <p>25 Am I carrying it?"</p>	<p style="text-align: right;">Page 103 Agenda Page 30</p> <p>1 operate the district, should you be</p> <p>2 recommending to the board, "Yes, we're going</p> <p>3 to make sure that the same format I use for</p> <p>4 advising the board where I am, we're going to</p> <p>5 have the field manager do the same thing, the</p> <p>6 engineer do the same thing."</p> <p>7 MR. MENDENHALL: I think it's a great</p> <p>8 idea, believe me. I've always been a</p> <p>9 proponent because, you know, Tonja or Erin or</p> <p>10 staff obviously know the updates to what</p> <p>11 they're doing a lot better than I am.</p> <p>12 So we're adding another layer in there</p> <p>13 if I have to say, "Hey, where are you on</p> <p>14 this," rather everybody could do a report.</p> <p>15 To get something standard, I'd have to</p> <p>16 figure that out only because, like I said,</p> <p>17 they don't have the database that I'm using.</p> <p>18 MS. GRIFFITH: Right. But if you have a</p> <p>19 certain format, Here is the format to use</p> <p>20 and --</p> <p>21 MR. MENDENHALL: Create something, yeah.</p> <p>22 MS. GRIFFITH: -- something that you can</p> <p>23 easily take in. You can figure out the</p> <p>24 details, but I think the message is --</p> <p>25 MR. MENDENHALL: Yeah. I don't think</p>
<p style="text-align: right;">Page 102</p> <p>1 And I'm suggesting, the similarity in</p> <p>2 format, if it's helpful for you to do it that</p> <p>3 way, think about whether it would be helpful</p> <p>4 for the other folks.</p> <p>5 MR. MENDENHALL: Yeah.</p> <p>6 MR. ROSS: Just to give you a quick</p> <p>7 example, we've seen the field manager's</p> <p>8 report. Theirs is very different.</p> <p>9 It's more of just a typical paragraph</p> <p>10 bullet line item of "This is what I'm working</p> <p>11 on and this is where I'm at" kind of stuff.</p> <p>12 MR. MENDENHALL: Yes. I guess the only</p> <p>13 challenge with that becomes that as far as a</p> <p>14 central gathering point, that's something that</p> <p>15 I'm doing, so when you see that report, it</p> <p>16 might have things that all of your different</p> <p>17 staff members have.</p> <p>18 It's all in that one report, and it's</p> <p>19 -- I just basically created a database. So I</p> <p>20 don't know if we can get a similar report,</p> <p>21 unless I can probably spit out separate</p> <p>22 reports that are, "Here's Erin's items."</p> <p>23 MR. ROSS: I'm not saying you do the</p> <p>24 report. I'm saying that you ask -- think</p> <p>25 about a field manager organizing and helping</p>	<p style="text-align: right;">Page 104</p> <p>1 it's a bad idea. Yeah. I mean, it makes</p> <p>2 sense.</p> <p>3 MR. ROSS: Okay. Give it some thought</p> <p>4 in implementing that amongst the Indians, so</p> <p>5 to speak.</p> <p>6 MR. MENDENHALL: Now, just back to</p> <p>7 Erin's point a couple minutes ago, so now</p> <p>8 going away from, say, putting one report</p> <p>9 behind the agenda, now potentially you have a</p> <p>10 report for each of the staff members, which we</p> <p>11 already have for -- in a way we have now, but</p> <p>12 with the legal needs of the agenda, how do we</p> <p>13 -- how do we work that out.</p> <p>14 Is it still something that would be sent</p> <p>15 out individually? Is it something that we</p> <p>16 include potentially three reports basically?</p> <p>17 MS. McCORMICK: Yeah. I mean, I was</p> <p>18 thinking that in the agenda packages that go</p> <p>19 out, you have your cover sheet, which is your</p> <p>20 agenda, which would basically stay the same --</p> <p>21 MR. MENDENHALL: And then the various</p> <p>22 staff reports.</p> <p>23 MS. McCORMICK: -- and then you would</p> <p>24 have the reports immediately behind it.</p> <p>25 MR. MENDENHALL: Does that make sense</p>

<p style="text-align: right;">Page 105</p> <p>1 for everybody?</p> <p>2 MR. CHESNEY: Because I will concur</p> <p>3 with you. When I first came a long, long time</p> <p>4 ago, trying to make detailed agendas when</p> <p>5 you're at the meetings went a very, very long</p> <p>6 time, did they not, Mr. Barrett?</p> <p>7 MR. MENDENHALL: Well, yeah, that's just</p> <p>8 been my experience, that having done this for</p> <p>9 quite some time, my meetings that I go to that</p> <p>10 are seven hours are the ones that have every</p> <p>11 single item listed on the agenda, because</p> <p>12 everybody feels obligated to talk about it,</p> <p>13 which is not necessarily a bad thing, but</p> <p>14 sometimes -- sometimes things don't need to be</p> <p>15 talked about, so -- but all good points, and</p> <p>16 we'll see if we can do some separate reports</p> <p>17 packed in together, and then that way you have</p> <p>18 it for the meeting prep.</p> <p>19 All right. We're still on supervisor</p> <p>20 requests, so --</p> <p>21 CHAIRMAN MILLS: I'm good.</p> <p>22 MR. MENDENHALL: Okay. Mr. Chesney.</p> <p>23 MR. CHESNEY: I don't have any.</p> <p>24 MR. ROSS: I have something.</p> <p>25 MR. MENDENHALL: Yes.</p>	<p style="text-align: right;">Page 107 Agenda Page 31</p> <p>1 talking about that?</p> <p>2 I'd be happy with that. We have more</p> <p>3 than just the one map. We have -- trust me.</p> <p>4 MR. ROSS: I agree -- I agree with you</p> <p>5 that we have a lots of different maps and lots</p> <p>6 of different tools and references that we</p> <p>7 have, and I'm suggesting that it be</p> <p>8 consolidated or reorganized or whatever so</p> <p>9 that we have a conversation like we did</p> <p>10 earlier about the fence around the ponds.</p> <p>11 We could all pull it up on our screens</p> <p>12 and say, "This is exactly what we're talking</p> <p>13 about."</p> <p>14 MR. CHESNEY: Because Sonny is looking</p> <p>15 at me puzzled, what I'm thinking is, we have</p> <p>16 all the parcel maps somewhere, and they're all</p> <p>17 available electronically from the county. Am</p> <p>18 I --</p> <p>19 MS. McCORMICK: Yeah. The way I've have</p> <p>20 seen those is like the one sheet that's the</p> <p>21 entire planned development, so --</p> <p>22 MR. MENDENHALL: Yeah. You have the</p> <p>23 basis of an ownership map already. So this</p> <p>24 would be basically -- so what you -- what you</p> <p>25 primarily have your ownership here that's bee</p>
<p style="text-align: right;">Page 106</p> <p>1 MR. ROSS: We earlier were talking with</p> <p>2 the engineer about the ponds, and you all</p> <p>3 noticed they were passing around an electronic</p> <p>4 version of a map. It seems to me that at</p> <p>5 multiple of our meetings we are struggling a</p> <p>6 little bit with, "What property are we're</p> <p>7 talking about, what pond, what" -- whatever.</p> <p>8 And so I would like to make a motion</p> <p>9 that the district engineer develop an</p> <p>10 electronic and physical map of Westchase that</p> <p>11 is user friendly for board meetings and</p> <p>12 constituent reference that sets forth all</p> <p>13 district properties. Color or otherwise coded</p> <p>14 to delineate different rights or uses, such as</p> <p>15 common area, parks, ponds, wetland, access</p> <p>16 easement, landscape easement, drainage</p> <p>17 easement, et cetera, to be completed for</p> <p>18 presentation at the 2018 March board meeting.</p> <p>19 MS. McCORMICK: That's really helpful to</p> <p>20 have a board like that.</p> <p>21 MR. CHESNEY: Well, can I ask you a</p> <p>22 question? Just so when you say -- I mean, we</p> <p>23 have all of these maps. If we put them all</p> <p>24 together and maybe put them on the website</p> <p>25 like in PDF format, is that what you're</p>	<p style="text-align: right;">Page 108</p> <p>1 created is mostly for landscaping.</p> <p>2 So this would have some additional</p> <p>3 layering on it. To your point, it would show</p> <p>4 anything from easements to, you know, property</p> <p>5 rights and those sorts of things. And Tonja</p> <p>6 does that in many districts. I'm sorry.</p> <p>7 MS. WHYTE: I'm sorry.</p> <p>8 MR. ROSS: So what I was just going to</p> <p>9 say, so that I'm not trying to create busy</p> <p>10 work, what I would envision is, if we could</p> <p>11 have a big map here, so that when we're</p> <p>12 talking about it, the people in the audience</p> <p>13 can look at it, even if we have it</p> <p>14 electronically.</p> <p>15 But separately, when we're preparing for</p> <p>16 meetings, that we could have it</p> <p>17 electronically. And if it needs to be broken</p> <p>18 up in 4, 8, 12, 16 pages, you can break it up</p> <p>19 by -- that's okay.</p> <p>20 I'm just saying we get very, very</p> <p>21 inefficient in our meetings, and we start</p> <p>22 saying, "What are we talking about? What pond</p> <p>23 are you talking about?"</p> <p>24 MR. CHESNEY: Okay. So do you want the</p> <p>25 big map or -- and the --</p>

1 MR. ROSS: I said, physical and
2 electronic is in my motion.
3 MR. CHESNEY: Okay. I'll second that.
4 I don't see why not.
5 MR. MENDENHALL: Okay. Sonny.
6 MS. WHYTE: Actually, to let you know, we
7 do have a number of those electronically. It
8 would be very difficult to layer -- there are
9 some descriptions -- and, yes, you're
10 absolutely correct -- the county maps are
11 available to us. We have a lot of them
12 already. Tonja has most of them.
13 They're very complex. They're very
14 little. The description is even smaller, and
15 you have to have an engineer degree almost to
16 read most of these. But we can certainly
17 upload what we have for you.
18 But, then again, I'm working on
19 something and trying to get -- you had asked
20 for this months ago -- the pond numbers. The
21 property is very large, you know to break it
22 down, and then you're still going to be
23 looking for it.
24 It's going to be like a puzzle. It's
25 very complex. I'll be very honest with you.

1 It's very complex.
2 MR. ROSS: Two things. I absolutely
3 believe you that it's complex, which is my
4 point why it needs to be done.
5 Number two -- and not in any way
6 criticizing, but just making an observation --
7 we work on lots of big projects, and they kind
8 of drag on and on and on.
9 And that's why I put a date out in the
10 future, March 2018. If that's unworkable, I'm
11 not trying to be a jerk about it --
12 MS. WHYTE: Oh, no, it's not --
13 MR. ROSS: -- but at some point, we just
14 got to say, "We're going to have this done by
15 whatever date."
16 MR. CHESNEY: I think it would be
17 largely Tonja that would do it. But we have
18 the master map, and I know we have a lot of
19 the parcel maps. I think all she has to do is
20 put it --
21 MS. GRIFFITH: So is she going to charge
22 us to do this?
23 MR. CHESNEY: Oh, yeah.
24 MR. MENDENHALL: Yeah.
25 MS. GRIFFITH: So should we first find

1 out what it's going to cost?
2 MR. MENDENHALL: Yeah. I mean, even
3 giving till March, she has time to come back
4 with an estimate, and then --
5 MS. GRIFFITH: I think, yeah, maybe give
6 till November to give us an estimate, and then
7 March to do the work or --
8 MR. MENDENHALL: We have districts that
9 -- you're right, your biggest challenge is
10 that Westchase is huge. So, you know, tiny
11 print. Right? But we have some districts,
12 Meadow Point, which is fairly large, and they
13 have, you know, an overall map that shows
14 everything. Really, all you can see is the
15 colors. And then they actually have a booklet
16 that is, in their particular case, goes
17 village by village, and it hones in on the
18 finer details for each village for the
19 district assets, because, obviously, you know,
20 if you have a couple of pages for a village,
21 you can go street by street, and then go to
22 a --
23 MR. ROSS: How about this: I'll
24 withdraw the motion. If you'll approach Tonja
25 and let her know that the board is asking to

1 make some presentation as to what it would
2 cost, what it would involve, what it would
3 look like, all that kind of stuff, at our next
4 meeting.
5 MR. MENDENHALL: Sure.
6 MS. WHYTE: Can I just ask, do you want
7 this on DropBox, or do you want it -- where do
8 you want it presented to?
9 MR. ROSS: Wherever it be best for us to
10 reference, that --
11 MS. WHYTE: Okay. The question is -- we
12 work off of DropBox. Would DropBox be
13 sufficient for you, or do you want them on the
14 website?
15 MR. ROSS: I would think that you'd want
16 them on the website. If you have residents
17 calling you up and talking about issues, and
18 you could say, "Here, you can look right here
19 on Page Four of our eight-page map." You're
20 talking about the whatever --
21 MR. MENDENHALL: You're like three steps
22 ahead, because --
23 MS. WHYTE: I have to. I have to. I
24 have to. I'm thinking.
25 MR. MENDENHALL: But, first, we need to

<p style="text-align: right;">Page 113</p> <p>1 find out from Tonja the scope, because she'll</p> <p>2 be able to tell you, "This is way too much</p> <p>3 data. You won't fit it on a website," you</p> <p>4 know, in some cases. But we can find out all</p> <p>5 of those details. Mr. Barrett.</p> <p>6 MR. BARRETT: What I would suggest --</p> <p>7 this might be way too expensive, but it might</p> <p>8 be cheaper than you thought, given this -- the</p> <p>9 growth of these small companies that do this</p> <p>10 stuff -- the county has -- they still have not</p> <p>11 the best site, but they have a site that</p> <p>12 basically has a basic map, and then you choose</p> <p>13 the layers that you want to lay over it, what</p> <p>14 you want to see.</p> <p>15 MR. MENDENHALL: yes.</p> <p>16 MR. BARRETT: So if you created one with</p> <p>17 Westchase -- and the thing is, you can go in</p> <p>18 or you can come out as you want, and it's</p> <p>19 actually pretty easy to manipulate.</p> <p>20 If you can create one for Westchase, you</p> <p>21 cannot only make it really user friendly in</p> <p>22 terms of easements, like CDD property, WCA</p> <p>23 property -- I can think of all the different</p> <p>24 layers -- and then you could also make it</p> <p>25 really useful to residents by putting things</p>	<p style="text-align: right;">Page 115 Agenda Page 33</p> <p>1 fortunate to have the same professionals</p> <p>2 representing us for many, many years, have the</p> <p>3 same employees for many, many years, and at</p> <p>4 some point, somebody is going to retire,</p> <p>5 somebody is going to leave us, whatever, and</p> <p>6 so we need to make sure we are documenting our</p> <p>7 practices, schedules, procedures, et cetera.</p> <p>8 I'm not in any way suggesting that there</p> <p>9 is a sense of urgency or whatever, but I was</p> <p>10 going to make a motion. But if you'll just</p> <p>11 add it to your working list.</p> <p>12 MR. MENDENHALL: Sure.</p> <p>13 MR. ROSS: We need to get this done. We</p> <p>14 need to make sure that people document things</p> <p>15 like our maintenance schedules, or if Tonja</p> <p>16 has some unique institutional knowledge about</p> <p>17 our ponds and how they interact, and, "Oh,</p> <p>18 this is the magic toggle thing you've got to</p> <p>19 kick in order to make sure whatever" -- and</p> <p>20 all that stuff just needs to be documented.</p> <p>21 And it may be documented already, then</p> <p>22 it needs to be assembled and readily</p> <p>23 accessible for everybody. So if you add that</p> <p>24 to your list as well.</p> <p>25 MR. MENDENHALL: Sure.</p>
<p style="text-align: right;">Page 114</p> <p>1 like storm surge maps layered on top of it.</p> <p>2 So just -- I don't know how expensive it</p> <p>3 would be, but it's something to consider.</p> <p>4 MR. MENDENHALL: Mr. Chesney.</p> <p>5 MR. CHESNEY: Yeah, I don't mean to</p> <p>6 belabor this. I was going to suggest</p> <p>7 something similar.</p> <p>8 But the company we used for our</p> <p>9 insurance assets might have some mapping</p> <p>10 assistance in there, so there might be -- you</p> <p>11 can ask Tonja, but there are actual firms that</p> <p>12 do this as well, where they just pull it from</p> <p>13 the public data.</p> <p>14 MS. WHYTE: Okay.</p> <p>15 MR. CHESNEY: But they wouldn't have</p> <p>16 that master map that I know that she has.</p> <p>17 MS. WHYTE: I have it. We already have</p> <p>18 it.</p> <p>19 MR. MENDENHALL: So let me talk to Tonja</p> <p>20 about everything you just discussed. And</p> <p>21 we'll have her come back and give an idea of</p> <p>22 what she can do capability-wise, and that will</p> <p>23 lead you towards the direction you want to go.</p> <p>24 MR. ROSS: Okay. Related to this issue</p> <p>25 of creating a map, et cetera, we've been very</p>	<p style="text-align: right;">Page 116</p> <p>1 MR. ROSS: I had the opportunity to have</p> <p>2 a conversation with Doug, and I was inquiring</p> <p>3 about standards in that park in front of me.</p> <p>4 And I made the observation that I don't</p> <p>5 believe OLM and Davey are doing certain</p> <p>6 things.</p> <p>7 And so I would like to make the motion</p> <p>8 that the district manager notify OLM and Davey</p> <p>9 that the district believes the weeding</p> <p>10 standards have not been adequately followed</p> <p>11 and expect its plant beds to be weeded</p> <p>12 frequently enough and with correct</p> <p>13 consistency so that, by way of example, weeds</p> <p>14 are not sprouting through plants and, B,</p> <p>15 believes the hedge standards have not been</p> <p>16 adequately followed and expects hedges to be</p> <p>17 maintained so that they are continues, that</p> <p>18 is, no missing plants; full, that is, each</p> <p>19 individual plant is not twiggy or diseased;</p> <p>20 and uniform, each plant is of similar height,</p> <p>21 depth and width. A copy of the notice and any</p> <p>22 response should be provided to the board at</p> <p>23 the at 2017 November board meeting.</p> <p>24 MR. CHESNEY: Can I ask one question on</p> <p>25 the prior item?</p>

1 MR. ROSS: Sure. Yeah.

2 MR. CHESNEY: I know we are short of
3 time. Part of the reason when we started
4 going to documented minutes was to try to
5 retain some of that institutional knowledge.

6 I notice on our DropBox it goes back to
7 2014. How far back does the documentation
8 website that you guys support? Do you recall?

9 MR. MENDENHALL: I have to look. With a
10 lot of -- with a lot of the -- well, once the
11 law went into effect where districts were
12 required to maintain their own website, the
13 bulk of it would have gone to the website. So
14 I'll have to check to make sure.

15 MR. CHESNEY: That might be something to
16 add to that request, because we have all these
17 minutes, and there is a lot of info. I mean,
18 I use -- I used to use it more. I would go
19 back and figure out what we had done prior.

20 MR. MENDENHALL: Yeah.

21 MR. CHESNEY: But that would, I think,
22 go a long way in what he's asking.

23 MR. MENDENHALL: I'm guessing that --
24 and I'll double check -- but I'm pretty sure
25 with the repository, that that, for the most

1 part, from updating, has gone away since you
2 have your own website; however, those minutes
3 would still be retained, you know, at Severn
4 Trent. We have them electronically.

5 Just to Brian's motion, though, do we
6 have a second to that?

7 MR. CHESNEY: What's the motion? I'm
8 sorry.

9 MR. ROSS: I made a motion that the
10 district manager notify OLM and Davey in
11 writing that the weeding standards and hedging
12 standards are not being adequately followed.

13 CHAIRMAN MILLS: So I'll second it for
14 discussion. I have a couple of questions
15 about it.

16 One is, is there a specific issue that's
17 driving that motion? And secondary to that,
18 is what you're asking in the current contract
19 and required by contract?

20 MR. ROSS: There is not a specific one
21 with regard to the weeding, other than it's
22 just all over Westchase. You just drive down
23 the road, and you'll see weed popping out of
24 plants. And I think that's not appropriate.

25 With regard to the hedging that's along

1 the brick wall, that at points you see a gap
2 in the hedge. There's evidently a missing
3 plant or a plant that's been damaged by kids
4 or whatever and not been replaced.

5 So that would be the specific regarding
6 the hedges issue.

7 CHAIRMAN MILLS: Okay.

8 MS. GRIFFITH: Let me ask, because I --
9 I mean, I did a drive-through with OLM, and I
10 have my own feedback.

11 Is there not a channel for giving
12 feedback to Davey? Do we have to do motions
13 in order to give feedback to Davey or --

14 MR. MENDENHALL: No. I mean, I know
15 Doug has constant communication with them, as
16 well, you can have me send -- as Brian just
17 suggested, I certainly can send things as well
18 when we have that.

19 MR. ROSS: And if I can respond. I
20 think we do have open lines of communication.
21 My impression is that Doug and Davey talk all
22 the time, certainly daily.

23 What my motion is suggesting is to take
24 it to a different level, to say our district
25 manager provide written notice to them,

1 letting them know, okay, this has been going
2 on long enough, because I told Doug, the issue
3 about the weeds and the plants, I personally
4 observed it for months and months and months.

5 I purposely didn't want to say anything,
6 kind of hoping Davey would fix it or OLM would
7 notice it for it. And it obviously just kind
8 of slipped through the cracks. It's like,
9 "Hey, let's tighten it up. Let's make a
10 formal written notice to them."

11 MS. GRIFFITH: And that where when I
12 look at OLM's feedback, those items that
13 continue to be called out, at some point,
14 enough is enough -- right? -- you know, if
15 it's been called out every month for six
16 months, and Davey hasn't addressed it.

17 But, again, I know that -- you know, to
18 your point, that Doug and Davey has an open
19 line of communication.

20 Like, you know, we had the landscaping
21 in front of the signs so tall that you
22 couldn't even see the -- you know, all of
23 Westchase. You couldn't see the Bridges. And
24 so we gave that feedback.

25 And I've been looking, and it's getting

<p style="text-align: right;">Page 121</p> <p>1 down so that we can now see the signs, but --</p> <p>2 okay. I was just curious.</p> <p>3 MR. MENDENHALL: Any further discussion</p> <p>4 on that particular motion?</p> <p>5 (No response.)</p> <p>6 MR. MENDENHALL: All in favor?</p> <p>7 (All board members signify in the</p> <p>8 affirmative.)</p> <p>9 MR. MENDENHALL: Okay. Motion carries.</p> <p>10 (Motion passes.)</p> <p>11 MR. ROSS: I know people got to go at</p> <p>12 5:45. I heard a rumor that the Westchase Golf</p> <p>13 Course is for sale. And I know that the long-</p> <p>14 time course manager has left.</p> <p>15 So I move that a working group be</p> <p>16 established, comprised of the district field</p> <p>17 manager, district engineer, district counsel,</p> <p>18 and Supervisor Chesney, with Supervisor</p> <p>19 Chesney to serve as chair, for the purpose of</p> <p>20 examining the feasibility of purchasing the</p> <p>21 Westchase Golf Course, with an initial report</p> <p>22 presented to the board no later than the 2017</p> <p>23 December board meeting.</p> <p>24 I didn't mean to be presumptuous, but</p> <p>25 you know money stuff in and out, and I thought</p>	<p style="text-align: right;">Page 123 Agenda Page 35</p> <p>1 with an initial report presented to the board</p> <p>2 no later than 2018 January board meeting.</p> <p>3 MR. CHESNEY: I'll second that.</p> <p>4 MS. GRIFFITH: Wait. Which property is</p> <p>5 this?</p> <p>6 (Multiple speakers speaking at once.)</p> <p>7 MR. CHESNEY: Behind the elementary</p> <p>8 school.</p> <p>9 MS. GRIFFITH: Yeah. Okay. So I would</p> <p>10 think that there have been ideas thrown around</p> <p>11 with what to do with that property. I sort of</p> <p>12 envisioned that being one of our workshop</p> <p>13 discussions.</p> <p>14 MR. ROSS: Okay. I withdraw that</p> <p>15 motion. And if you'll add it to the addenda</p> <p>16 for the workshop.</p> <p>17 MR. MENDENHALL: Sure. That sounds</p> <p>18 good.</p> <p>19 MR. ROSS: And then, similarly, if you</p> <p>20 add on to workshop agenda whether the district</p> <p>21 could initiate a dialogue with local Scout</p> <p>22 troops to see if there is any interest, such</p> <p>23 as earning a merit badge, and the troops</p> <p>24 working with the district to maximize the</p> <p>25 butterfly effect of the Mays butterfly garden.</p>
<p style="text-align: right;">Page 122</p> <p>1 you --</p> <p>2 MR. CHESNEY: Well, actually I tried to</p> <p>3 buy the golf course the first time it was for</p> <p>4 sale. It was unsuccessful.</p> <p>5 MR. ROSS: My motion is detailed for the</p> <p>6 feasibility of that.</p> <p>7 MR. MENDENHALL: Do we have a second to</p> <p>8 that motion?</p> <p>9 MR. CHESNEY: Second.</p> <p>10 MR. MENDENHALL: Discussion?</p> <p>11 (No response.)</p> <p>12 MR. MENDENHALL: Seeing none, all in</p> <p>13 favor?</p> <p>14 (Board members signify in the</p> <p>15 affirmative.)</p> <p>16 MR. MENDENHALL: So the motion is four</p> <p>17 to one.</p> <p>18 (Motion passes.)</p> <p>19 MR. ROSS: Okay. Next, I move a working</p> <p>20 group be established, comprised of the</p> <p>21 district field manager, district engineer,</p> <p>22 district counsel and supervisor whoever to</p> <p>23 serve as chair for the purposes of examining</p> <p>24 the feasibility of creating a Westchase</p> <p>25 community garden on the Promise Lane property</p>	<p style="text-align: right;">Page 124</p> <p>1 MS. GRIFFITH: Which is looking better</p> <p>2 and better, by the way.</p> <p>3 MR. MAYS: A little bit at a time.</p> <p>4 MR. MENDENHALL: Do we have a second to</p> <p>5 that motion?</p> <p>6 MR. ROSS: No, it's not a motion. I'm</p> <p>7 just saying add that to the workshop. Sorry</p> <p>8 for taking so long.</p> <p>9 MR. MENDENHALL: That's okay.</p> <p>10 MS. GRIFFITH: I just have two quick</p> <p>11 things. So, one, I know we called out earlier</p> <p>12 the tremendous efforts of, you know, Doug,</p> <p>13 Sonny, and our staff with regard to the</p> <p>14 Hurricane Irma preparation and recovery.</p> <p>15 I do also want to recognize Chris</p> <p>16 Barrett and his ability in communicating,</p> <p>17 keeping the community informed, the online</p> <p>18 forum. The community came together.</p> <p>19 He was sort of a moderator, but, man, he</p> <p>20 kept everybody informed: Where is there gas?</p> <p>21 Where can I get propane? Where is there</p> <p>22 water?</p> <p>23 And it just -- the sense of community,</p> <p>24 you know, everyone sort of helped each other</p> <p>25 out. And Chris was making phone calls, he</p>

1 was, you know, just collecting information
 2 from the county, sharing it.
 3 And I just -- I was incredibly proud to
 4 be part of Westchase. So thank you, Chris.
 5 MR. CHESNEY: I've got to get Facebook
 6 to see all this work.
 7 MR. BARRETT: It was about crowdsourcing
 8 the information that was out there.
 9 MS. GRIFFITH: It was tremendous.
 10 MR. BARRETT: I simply provided a
 11 template, and people just plugged into it, and
 12 it worked.
 13 MS. WHYTE: Oh, they did, they plugged.
 14 MS. GRIFFITH: But it made a world of
 15 difference. Everybody banded together.
 16 My second thing is a fun thing. So
 17 Duncan, the dog, is in the top three. I think
 18 he's going to win it.
 19 CHAIRMAN MILLS: All right.
 20 MS. GRIFFITH: And I think there is an
 21 award ceremony on October 7th to present an
 22 award to the winner. So my goal is to be
 23 there, and because --
 24 MR. CHESNEY: Is it over?
 25 MS. GRIFFITH: It's over, the voting is

1 over.
 2 MR. CHESNEY: Okay.
 3 MS. GRIFFITH: And the WCA asked if they
 4 can adopt Duncan and give Duncan a permanent
 5 home outside their office here.
 6 So they're going to come and collect
 7 Duncan for purposes of the awards ceremony,
 8 but then he will come back home and --
 9 MR. CHESNEY: Awesome.
 10 MR. MAYS: Very good.
 11 MR. CHESNEY: I think it was a great
 12 project, by the way.
 13 MS. GRIFFITH: Thank you. And we even
 14 secured him during the hurricane, so, you
 15 know --
 16 MR. MAYS: Yes, we did.
 17 MR. CHESNEY: Did you build a doghouse?
 18 (Multiple speakers speaking at once.)
 19 MR. MENDENHALL: Go ahead.
 20 MR. LEWIS: Just real quick, one thing
 21 maybe following up on our minutes and
 22 organization that we were talking about
 23 before, the street signs that were black and
 24 white in West Park Village, I believe, where
 25 do we stand with that, or maybe somebody

1 can --
 2 MS. WHYTE: Workshop.
 3 MR. LEWIS: That's a workshop.
 4 MS. WHYTE: That's part of the
 5 discussion on this.
 6 MR. CHESNEY: They're expensive.
 7 MR. LEWIS: Okay. I couldn't remember,
 8 and I couldn't find it in any of the previous
 9 minutes.
 10 MS. GRIFFITH: Well, we got an estimate.
 11 Right?
 12 MS. WHYTE: I have an estimate that we
 13 were going to table it, because the discussion
 14 was that they -- you guys wanted to wait until
 15 the budget cycle. Of course, we have to
 16 figure out to pay for it. And to see how you
 17 wanted to do and what you wanted to do, and it
 18 was a discussion for the workshop.
 19 MR. LEWIS: That's all I needed to know.
 20 I couldn't remember. Thank you.
 21 MR. MENDENHALL: Okay. Mr. Barrett.
 22 MR. BARRETT: Just a favor. We changed
 23 -- every year for I don't know how many years
 24 we served beer at the end of the big Great
 25 West Chase, and it's very, very popular.

1 It's a little weird, I think, people
 2 drinking that early, but it's very popular.
 3 And the best races often do it.
 4 We changed it where we were told
 5 previously the provider's license extended to
 6 the use. We were misinformed. That was not
 7 accurate. We want to do it the right way, and
 8 that requires us, once we are a 501(c)(3),
 9 which may start happening next week, to
 10 acquire a neighborhood fair permit, which
 11 would allow to us to basically have a license
 12 to serve beer legally in that area, but it
 13 requires a signed affidavit from the property
 14 owner.
 15 So if you would be willing to support
 16 that, I would be grateful. It may not happen
 17 this year, which would mean that we would have
 18 more time to discuss it in the coming months
 19 if it doesn't happen, because it all hinges on
 20 the 501(c)(3).
 21 But if you do give it, you know, we
 22 would then have a five-year permit to do it,
 23 and we're doing it properly.
 24 MR. ROSS: I move that we give the Chair
 25 the authority to sign that -- the authority

<p style="text-align: right;">Page 129</p> <p>1 and approval to sign that affidavit.</p> <p>2 MR. MENDENHALL: Okay. Do we have a</p> <p>3 second?</p> <p>4 MR. CHESNEY: Second.</p> <p>5 MR. MENDENHALL: Discussion?</p> <p>6 MR. CHESNEY: I don't understand why</p> <p>7 you need -- whatever. It's your business. I</p> <p>8 don't care.</p> <p>9 MR. BARRETT: There are very few races</p> <p>10 that ever do it. Almost every one that serves</p> <p>11 beer does it in violation of the law, and no</p> <p>12 one says boo, but we want to do the right</p> <p>13 thing.</p> <p>14 MR. CHESNEY: Yeah. That's all right.</p> <p>15 I just understand why the WOW couldn't just</p> <p>16 get the permit, but whatever. It's your</p> <p>17 business, that's fine.</p> <p>18 MR. BARRETT: Thank you.</p> <p>19 MS. WHYTE: One thing, adding to that,</p> <p>20 the Great West Chase run is coming up. We'll</p> <p>21 put up the signs as usual. It's on 28th of</p> <p>22 October. It's on the calendar.</p> <p>23 We've got the request for the holiday</p> <p>24 banners for Santa Claus Parade, which is the</p> <p>25 second Saturday in December.</p>	<p style="text-align: right;">Page 131 Agenda Page 37</p> <p>1 that.</p> <p>2 MR. MENDENHALL: Any other discussion on</p> <p>3 that particular one?</p> <p>4 (No response.)</p> <p>5 MR. MENDENHALL: All in favor?</p> <p>6 (All board members signify in the</p> <p>7 affirmative.)</p> <p>8 MR. MENDENHALL: Okay. Motion carries.</p> <p>9 (Motion passes.)</p> <p>10 MR. BARRETT: Thank you.</p> <p>11 MR. CHESNEY: Motion to adjourn.</p> <p>12 MR. MENDENHALL: Do we have a second to</p> <p>13 that motion?</p> <p>14 CHAIRMAN MILLS: Second.</p> <p>15 MR. MENDENHALL: All in favor.</p> <p>16 (All board members signify in the</p> <p>17 affirmative, and motion passes.)</p> <p>18 (At 5:50 p.m., the meeting adjourns.)</p> <p>19</p> <p>20</p> <p>21</p> <p>22</p> <p>23</p> <p>24</p> <p>25</p>
<p style="text-align: right;">Page 130</p> <p>1 MR. BARRETT: The 9th.</p> <p>2 MS. WHYTE: Yeah. You have your food</p> <p>3 drive coming up, we have the holiday market</p> <p>4 coming up. There is going to be quite a bit</p> <p>5 of signage. We'll try to keep it down to a</p> <p>6 minimum and make sure it doesn't overlap.</p> <p>7 Holiday decoration, if anybody has any</p> <p>8 thoughts, please share them with me. I just</p> <p>9 signed the contract for the lights, so we're</p> <p>10 all set for lighting.</p> <p>11 We're going to have to change our light</p> <p>12 structure outside a little bit this year due</p> <p>13 to the fact that we don't have that curve</p> <p>14 anymore, but we are still lighting up West</p> <p>15 Park Village.</p> <p>16 So if anyone has any suggestions, I'm</p> <p>17 way open to ideas and certainly suggestions</p> <p>18 from anyone.</p> <p>19 MR. BARRETT: Did you just vote on</p> <p>20 the affidavit?</p> <p>21 CHAIRMAN MILLS: No.</p> <p>22 MR. MENDENHALL: No. That's what I was</p> <p>23 just going to say.</p> <p>24 MS. WHYTE: Sorry.</p> <p>25 CHAIRMAN MILLS: We'll come back to</p>	<p style="text-align: right;">Page 132</p> <p style="text-align: center;">CERTIFICATE OF REPORTER</p> <p>STATE OF FLORIDA:</p> <p>COUNTY OF HILLSBOROUGH:</p> <p>I, Kimberly Ann Roberts, Notary Public in and for the State of Florida at Large, do hereby certify that I reported in shorthand the foregoing proceedings at the time and place therein designated; that my shorthand notes were thereafter reduced to typewriting under my supervision; and that the foregoing pages are a true and correct, verbatim record of the aforesaid proceedings.</p> <p>Witness my hand and seal October 26, 2017, in the City of Tampa, County of Hillsborough, State of Florida.</p> <p style="text-align: right;">Kimberly Ann Roberts Notary Public State of Florida at Large</p>

2B.

Placeholder for Financial Statements

Fifth Order of Business

Westchase

District Counsel's Report

Issue No. 1: Communication with County staff, Commissioner Murman and Westra regarding expectations for restoration of facilities following completion of Linebaugh Avenue Reclaimed Water Transmission Main

- Letter transmitted from District Counsel to George Cassady, Hillsborough County Director of Public Utilities, Commissioner Murman and other County staff on Oct. 13, 2017
 - Response by George Cassady on October 13, 2017
 - George Cassady, Director of Public Utilities and other County staff to attend Board of Supervisors meeting on Nov. 7, 2017 for discussion of issues with Board of Supervisors
-

Issue No. 2: Communication with County staff, and Westra regarding current damages to irrigation system needing to be addressed immediately, and requiring repair

- Letter transmitted from District Counsel to George Cassady, Hillsborough County Director of Public Utilities, other County staff and Matt Hester of Westra Construction on October 13, 2017
 - Response by George Cassady on October 13, 2017
 - George Cassady, Director of Public Utilities and other County staff to attend Board of Supervisors meeting on Nov. 7, 2017 to discuss to discuss issues with Board of Supervisors
-

Issue No. 3: Communication with County staff regarding observations and communications with Westra and County during Hurricane Irma storm preparation

- Letter transmitted from District Counsel to George Cassady, other County staff and Matt Hester of Westra Construction on October 13, 2017
- Response by George Cassady on October 13, 2017
- George Cassady and other County staff to attend Board of Supervisors meeting on Nov. 7, 2017 for discussion of issues with Board of Supervisors

Sixth Order of Business

Westchase

District Manager Report

Assigned To Andrew Mendenhall

Issue 3992	Employee Holiday Bonuses	Open Date 10/31/2017
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To be distributed first week of December

Issue 3991	Employee Irma Bonuses	Open Date 10/3/2017
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To be distributed first week of November

Issue 3990	Seek Landscaping Consultant	Open Date 10/2/2017
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Board will develop general scope at upcoming workshop then go through formal legal process of soliciting consultant.

Issue 3958	Coordinate/Advertise Quarterly Workshops	Open Date 9/12/2017
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Board will choose workshope date(s) after report from Field Staff at November meeting.

Seventh Order of Business

Field Manager Report for November 7th, 2017

- Palm Tree Trimming is completed
- Pond Maintenance Brochures has been distributed to all residents who reside on a pond
- Irma Debris has been picked up by Fema Crew at no cost to the district.

The Greens

- 46% of the resident have signed into the new gate program
- Working on each street to target the residents who have not signed it.

Reclaim Irrigation Line (Westra)

- Westra has started with connecting their piping, appx 2-3 more month
- Westra has hired a subcontractor to repair the Valves and Valve boxes
This project has been completed.
- Discussing next step to addition Irrigation repairs (Satellites/Wiring) with Erin
As they are disputing that they are responsible for repairs, estimated cost of \$35,000+

Westchase Project Report

Field Office

November 2017

[illegible]