

**WESTCHASE
COMMUNITY DEVELOPMENT DISTRICT**

AGENDA PACKAGE

APRIL 4, 2017

Westchase Community Development District

Severn Trent Services, Management Services Division

210 North University Drive Suite 702, Coral Springs, Florida 33071 Phone: 954-753-5841 Fax: 954-345-1292

March 28, 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, April 4, 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 March 7, 2017 Meeting Minutes with Any Corrections Submitted
 - B. Acceptance of Financial Statements as of February 28, 2017
3. Engineer's Report
 - A. Crosscreek Pond Slope Restoration Proposal
 - B. Easement Discussion over Wetlands on Abutting Rezoning Property
 - C. Westlake Townhomes SWFWMD Transfer to Operation
4. Manager's Report
 - A. Consideration of Greens Security Contract
 - B. Consideration of Davey Contract
5. Attorney's Report
 - A. Sidewalk Options in Front of The Avenues
6. Field Manager's Report
7. Audience Comments
8. Supervisors' Requests
9. Adjournment

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

Sincerely,



Andrew P. Mendenhall, PMP/sd
Manager

cc: Erin McCormick
Christopher Barrett

Tonja Stewart
Sonny Whyte

Second Order of Business

2A.

<p style="text-align: right;">Page 1</p> <p>RE: WESTCHASE COMMUNITY DEVELOPMENT DISTRICT</p> <hr/> <p>TRANSCRIPT OF: BOARD MEETING DATE: March 7, 2017 TIME: 4:00 p.m. - 6:45 p.m. PLACE: Westchase Community Association Office 10049 Parley Drive Tampa, Florida</p> <p>REPORTED BY: Kimberly Ann Roberts Notary Public State of Florida at Large</p> <p>RICHARD LEE REPORTING (813) 229-1588 TAMPA: email: rlr@richardleereporting.comST. PETERSBURG: 100 North Tampa Street, Suite 2845 111 2nd Avenue N.E. Tampa, Florida 33602 St. Petersburg, Florida 33701</p>	<p style="text-align: right;">Agenda Page 5 Page 3</p> <p style="text-align: center;">INDEX</p> <table> <tr> <th></th><th style="text-align: right;">PAGE</th></tr> <tr> <td>Meeting opened</td><td style="text-align: right;">5</td></tr> <tr> <td>Roll Call</td><td style="text-align: right;">5</td></tr> <tr> <td>Motion to Approve the consent agenda (Motion passes)</td><td style="text-align: right;">6</td></tr> <tr> <td>Presentation of preliminary 2018 budget</td><td style="text-align: right;">7</td></tr> <tr> <td>Engineer's report</td><td style="text-align: right;">7</td></tr> <tr> <td>Motion to proceed with Crosscreek Environmental proposal (Motion passes)</td><td style="text-align: right;">51 52</td></tr> <tr> <td>Continued presentation of preliminary 2018 budget</td><td style="text-align: right;">52</td></tr> <tr> <td>Attorney's report</td><td style="text-align: right;">84</td></tr> <tr> <td>Consideration for the extension of exterior landscape maintenance service agreement Triangle Pool proposal</td><td style="text-align: right;">85 100</td></tr> <tr> <td>Motion to accept Triangle Pool revised contract (Motion passes)</td><td style="text-align: right;">102 103</td></tr> <tr> <td>Update on County CIP Plan</td><td style="text-align: right;">103</td></tr> <tr> <td>Field manager's report</td><td style="text-align: right;">107</td></tr> <tr> <td>Update on medians</td><td style="text-align: right;">107</td></tr> <tr> <td>Resident requests</td><td style="text-align: right;">118</td></tr> </table>		PAGE	Meeting opened	5	Roll Call	5	Motion to Approve the consent agenda (Motion passes)	6	Presentation of preliminary 2018 budget	7	Engineer's report	7	Motion to proceed with Crosscreek Environmental proposal (Motion passes)	51 52	Continued presentation of preliminary 2018 budget	52	Attorney's report	84	Consideration for the extension of exterior landscape maintenance service agreement Triangle Pool proposal	85 100	Motion to accept Triangle Pool revised contract (Motion passes)	102 103	Update on County CIP Plan	103	Field manager's report	107	Update on medians	107	Resident requests	118
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<p style="text-align: right;">Page 2</p> <p>APPEARANCES: WESTCHASE COMMUNITY DEVELOPMENT DISTRICT BOARD MEMBERS:</p> <p>Jim Mills, Chairman Greg Chesney Matthew Lewis Brian Ross Barbara Hessler Griffith</p> <p>ALSO PRESENT:</p> <p>SEVERN TRENT SERVICES:</p> <p>Andy Mendenhall Alan Baldwin (Telephonically) DISTRICT ATTORNEY: Erin McCormick DISTRICT ENGINEER: Tonja Stewart (Telephonically) WESTCHASE STAFF: Doug Mays Sonny Whyte</p>	<p style="text-align: right;">Page 4</p> <p style="text-align: center;">INDEX</p> <table> <tr> <th></th><th style="text-align: right;">PAGE</th></tr> <tr> <td>Motion to explore options for properties (Motion passes)</td><td style="text-align: right;">122 122</td></tr> <tr> <td>Supervisor requests</td><td style="text-align: right;">147</td></tr> <tr> <td>Motion for installation of guarded gatehouse system</td><td style="text-align: right;">175</td></tr> <tr> <td>Motion to table (Motion passes)</td><td style="text-align: right;">178 178</td></tr> <tr> <td>Motion to adjourn (Motion passes)</td><td style="text-align: right;">182 183</td></tr> </table>		PAGE	Motion to explore options for properties (Motion passes)	122 122	Supervisor requests	147	Motion for installation of guarded gatehouse system	175	Motion to table (Motion passes)	178 178	Motion to adjourn (Motion passes)	182 183																		
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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 7th day 3 of March, 2017, at the Westchase Community 4 Association Office, 10049 Parley Drive, Tampa, 5 Florida, beginning at 4:00 p.m., reported by 6 Kimberly Ann Roberts, Notary Public in and for the 7 State of Florida at Large. 8 * * * * *</p> <p>9 MR. MENDENHALL: This is the Westchase 10 Community District Development District board 11 meeting. It is Tuesday, March the 7th, 2017, 12 at approximately 4:00 p.m. If everybody wants 13 to stand for the pledge. 14 (The Pledge of Allegiance was recited.) 15 THE COURT: I'll just note for the 16 record that we have all of our board members 17 in attendance except for Mr. Chesney, and 18 we'll, of course, mention if he joins. We 19 also have myself, district manager, and Erin 20 McCormick, our district counsel, and Tonja 21 Stewart is on the line, the district engineer, 22 and we also have Alan Baldwin from Severn 23 Trent. 24 Item Number Two is the consent agenda. 25 First, I'll ask, is there a motion to approve</p>	<p style="text-align: right;">Agenda Page 6 Page 7</p> <p>1 have. 2 All right. Tonja, the floor is yours. 3 MS. STEWART: I just wanted to give the 4 board an update regarding -- and Doug and 5 Sonny can also chime into this -- with regard 6 to a notice that we got in regards to 7 maintenance work that was done in the canal. 8 And this is for the board's information. 9 We have a meeting with two EPC representatives 10 tomorrow, so the goal is basically to explain 11 to them that some of the sandy conditions that 12 they're seeing that they're concerned about 13 are conditions that existed prior to any work 14 that we have done. 15 That's just mother nature doing her 16 thing. So that's really the goal, is to 17 explain that, the work that was done was 18 basically removal of some very small, sick 19 trees and re-grading of some of that sand to 20 try to help spread the water out. 21 So I don't know, Doug and Sonny, if you 22 want to add anything to it or if the board has 23 any questions. 24 (Mr. Chesney enters the room.) 25 MR. MAYS: No, I don't have anything to</p>
<p style="text-align: right;">Page 6</p> <p>1 the consent agenda? 2 MR. MILLS: So moved. 3 MR. MENDENHALL: Okay. Do we have a 4 second? 5 MR. LEWIS: I'll second. 6 MR. MENDENHALL: All right. Any 7 discussion or questions or comments on the 8 consent agenda? 9 (No response.) 10 MR. MENDENHALL: Hearing none, all in 11 favor. 12 (All board member signify in the 13 affirmative.) 14 MR. MENDENHALL: Any opposed? 15 (No response.) 16 MR. MENDENHALL: Okay. That motion 17 carries. 18 (Motion passes.) 19 MR. MENDENHALL: The next item is the 20 presentation of the preliminary budget for 21 fiscal year 2018. I know that Tonja has 22 another meeting she has to go to. So if it's 23 okay with the board, I'm happy to kind of get 24 to that in a minute, if we want to give Tonja 25 a moment to go over any items that she might</p>	<p style="text-align: right;">Page 8</p> <p>1 add to it. 2 MR. LEWIS: Tonja, is this just a 3 regular meeting, or were they called out by 4 anybody or -- 5 MS. STEWART: No. Basically what 6 happened is that a resident called with a 7 complaint. It was a follow-up to a resident 8 complaint. 9 MR. LEWIS: Okay. 10 MS. STEWART: And they basically sent us 11 a notice, and both Sonny had a conversation 12 with them and I had a conversation with them. 13 I sent them a report in regards to the 14 work that was done. They sent out a formal 15 letter asking for stabilization of the 16 unstabilized areas, and we reached back out to 17 them to ask if we could have an on-site 18 meeting so that they could better understand 19 what the pre-work conditions were. 20 MR. LEWIS: Thank you. 21 MS. STEWART: You're welcome. 22 MR. MENDENHALL: Anything else to report 23 on, Tonja? 24 MS. STEWART: No. That's it. 25 MS. McCORMICK: Tonja, do you want to</p>

<p style="text-align: right;">Page 9</p> <p>1 mention the issue of the townhouse project?</p> <p>2 This was the project where we had negotiations</p> <p>3 with them and gotten with them to agree as a</p> <p>4 zoning condition to preserve a drainage</p> <p>5 easement for the flow of water from that</p> <p>6 project, and the CDD, so that there wouldn't</p> <p>7 be flooding issues created.</p> <p>8 They're in the process right now -- I</p> <p>9 think Tonja is going through their plan</p> <p>10 approval -- and the EPC indicated that, at</p> <p>11 least in written comments, it did not want a</p> <p>12 drainage easement because that area was going</p> <p>13 to be a conservation area.</p> <p>14 So I just talked with Tonja about it a</p> <p>15 little bit ago, and I think she's going to</p> <p>16 follow up with the EPC about that issue, too,</p> <p>17 just to make sure that if we don't have the</p> <p>18 drainage easement that's going to -- we're</p> <p>19 still going to be protected to the extent that</p> <p>20 we had planned to be when we negotiated that</p> <p>21 zoning condition.</p> <p>22 Is that right, Tonja?</p> <p>23 MS. STEWART: Yes, that is correct. And</p> <p>24 I believe one of the people that is going to</p> <p>25 be in this inspection tomorrow is someone who</p>	<p style="text-align: right;">Agenda Page 7 Page 11</p> <p>1 proposals to do what we refer to as Geotubing.</p> <p>2 Basically they just take the fabric, lay</p> <p>3 it out, they dredge up some of the sediment in</p> <p>4 the pond, and they basically fold the material</p> <p>5 over it, you know, and it creates like a tube,</p> <p>6 and then what we'll do is, we'll put plants on</p> <p>7 it after that.</p> <p>8 One of the other products is kind of a</p> <p>9 woodland material, but same philosophy. One</p> <p>10 of the things I was telling Doug earlier today</p> <p>11 is that in researching both products, there is</p> <p>12 controversy over their longevity. Each one</p> <p>13 will probably claim that they have longevity,</p> <p>14 but then the others will claim that they</p> <p>15 don't.</p> <p>16 So our point of this is, we really don't</p> <p>17 need longevity out of the products because we</p> <p>18 really want the roots of the plants to be the</p> <p>19 part that gets stabilized, so I'm not</p> <p>20 concerned with any of the products that has</p> <p>21 longevity.</p> <p>22 So we basically went with the least</p> <p>23 expensive, and the good news is, in the last</p> <p>24 discussion we had in regard to future erosion</p> <p>25 costs, we were using \$110 a lineal foot</p>
<p style="text-align: right;">Page 10</p> <p>1 will be able to assist us in figuring out how</p> <p>2 to address, you know, the overlap between</p> <p>3 conservation area and drainage, so I think</p> <p>4 tomorrow --</p> <p>5 MS. McCORMICK: Right. So I think after</p> <p>6 the meeting tomorrow -- I mean, certainly by</p> <p>7 the April meeting we will be able to report</p> <p>8 back to the board on both of those issues, if</p> <p>9 not before that.</p> <p>10 MR. MENDENHALL: All right. Any</p> <p>11 questions -- other questions for Tonja?</p> <p>12 MR. MILLS: Yes. There are other</p> <p>13 proposals in here, lake and wetland</p> <p>14 management. Is that something that she needs</p> <p>15 to be a part of the discussion on, or is that</p> <p>16 something, Doug, you're going to address?</p> <p>17 MR. MAYS: Well, I thought we were going</p> <p>18 to address it together.</p> <p>19 Tonja, did you want to bring up those</p> <p>20 other erosion repairs?</p> <p>21 MS. STEWART: Oh, sure. Basically we</p> <p>22 solicited proposals for the erosion repairs</p> <p>23 that we mentioned in the past. We have</p> <p>24 discovered around through (inaudible) three</p> <p>25 different areas to be able to provide</p>	<p style="text-align: right;">Page 12</p> <p>1 figure, and this product has come back at \$37</p> <p>2 a lineal foot.</p> <p>3 So we're hoping we're finding a product</p> <p>4 that's more reasonably cost. It's not a</p> <p>5 permanent erosion solution. It still is</p> <p>6 something that needs the plants to work with</p> <p>7 it, but I think we found a plant that is</p> <p>8 working for us now, so I think we have kind of</p> <p>9 gotten over that hurdle.</p> <p>10 So it looks like our lineal foot price</p> <p>11 has come down a little bit, so that's good</p> <p>12 news.</p> <p>13 MR. MAYS: So, Tonja, do you want to let</p> <p>14 them know which company that we think is the</p> <p>15 one we want to go with and see if we can</p> <p>16 get --</p> <p>17 MS. STEWART: Yes. Crosscreek</p> <p>18 Environmental is the company that we're</p> <p>19 recommending to do the next phase of this</p> <p>20 work.</p> <p>21 And, Doug, you can obviously present the</p> <p>22 proposal and the cost. The other two were</p> <p>23 Lake & Wetland and Dragonfly Works.</p> <p>24 Dragonfly Works was going to do another</p> <p>25 Geotube product, and the Lake & Wetland was</p>

<p style="text-align: right;">Page 13</p> <p>1 the one with the woven products. They were</p> <p>2 \$55 a lineal foot. And I believe Dragon Works</p> <p>3 was like 66, I think, was what I calculated it</p> <p>4 to be.</p> <p>5 But the Crosscreek Environmental is the</p> <p>6 least expensive, and I also did follow up on</p> <p>7 some references, a couple of district managers</p> <p>8 that I do business with have used their</p> <p>9 services.</p> <p>10 MR. MAYS: And they'll do the repair and</p> <p>11 install the plants at the same time, all --</p> <p>12 MS. STEWART: Correct. Yes.</p> <p>13 MR. MAYS: -- that's the price for</p> <p>14 everything that we need done. So my</p> <p>15 recommendation is to go with Crosscreek also.</p> <p>16 MS. STEWART: The \$37 a lineal foot</p> <p>17 doesn't include the plant price, but the plant</p> <p>18 price is included in the proposal. It just</p> <p>19 makes it a little more than 37 a lineal foot.</p> <p>20 MR. MAYS: Okay.</p> <p>21 MS. McCORMICK: So is there any</p> <p>22 permitting that's required? If so, do they do</p> <p>23 that or is --</p> <p>24 MS. STEWART: No. This is considered</p> <p>25 maintenance.</p>	<p style="text-align: right;">Agenda Page 8 Page 15</p> <p>1 in no time.</p> <p>2 MR. MENDENHALL: Yes, sir.</p> <p>3 MR. ROSS: What was the cost on</p> <p>4 Crosscreek?</p> <p>5 MR. MENDENHALL: I can't pull it up,</p> <p>6 unfortunately.</p> <p>7 MR. ROSS: You can't pull it up. You</p> <p>8 don't have it. You don't have it.</p> <p>9 MR. MAYS: Let me see if I can pull it</p> <p>10 up real quick.</p> <p>11 MR. CHESNEY: Lake & Wetland Management,</p> <p>12 Dragonfly and Aquatic. I have three.</p> <p>13 MR. ROSS: Aquatic is something</p> <p>14 different, I think. While you're looking for</p> <p>15 it or somebody is looking for it, Erin, each</p> <p>16 of these bidders is using a different form</p> <p>17 contract. They each have their own little</p> <p>18 spec page.</p> <p>19 Are you looking at all of these to make</p> <p>20 sure what --</p> <p>21 MS. McCORMICK: Yes. These are just the</p> <p>22 proposal. We have a standard form of contract</p> <p>23 that we use for these types of projects, and</p> <p>24 then we just attach their proposal as an</p> <p>25 exhibit to that, but we did a contract for</p>
<p style="text-align: right;">Page 14</p> <p>1 MS. McCORMICK: So it wouldn't be</p> <p>2 required, but we'll do like our standard</p> <p>3 agreement for the erosion repair similar to</p> <p>4 what we did before.</p> <p>5 MR. MAYS: Yeah, like we did with</p> <p>6 Biomass.</p> <p>7 MS. McCORMICK: And then is A & B</p> <p>8 involved in it at all?</p> <p>9 MR. MAYS: No.</p> <p>10 MS. McCORMICK: Okay.</p> <p>11 MR. MILLS: Do we have Crosscreek's</p> <p>12 proposal?</p> <p>13 MS. McCORMICK: I have the other two.</p> <p>14 MR. MILLS: I see the other two.</p> <p>15 MR. CHESNEY: Crosscreek.</p> <p>16 MR. MAYS: Those guys brought the</p> <p>17 material out. His material even looked a lot</p> <p>18 better. I have a piece of it -- I wish I</p> <p>19 would have brought it with me -- a sample of</p> <p>20 the material. It's lot heavier-duty gauge of</p> <p>21 plastic.</p> <p>22 It looks like the -- the last stuff that</p> <p>23 we installed was almost like a burlap sack</p> <p>24 that they would fold over after and put the</p> <p>25 burlap on top, and that burlap got ate through</p>	<p style="text-align: right;">Page 16</p> <p>1 their erosion repairs before, and so I'll</p> <p>2 probably use that as a form and just make sure</p> <p>3 that it's consistent.</p> <p>4 MR. CHESNEY: No, I don't have it</p> <p>5 either.</p> <p>6 MR. MENDENHALL: Does anybody know what</p> <p>7 the wireless password is?</p> <p>8 MR. BARRETT: Westchase.</p> <p>9 MR. MENDENHALL: That's easy. I should</p> <p>10 have tried that first.</p> <p>11 MR. MAYS: No. It looks like all I've</p> <p>12 got is the email. I don't have the PDF</p> <p>13 attached to it.</p> <p>14 MR. MENDENHALL: But, Doug, we do have a</p> <p>15 price for it. It's just a matter of --</p> <p>16 MR. MAYS: Yes.</p> <p>17 MR. MENDENHALL: So what you could do,</p> <p>18 if you want, you either can wait till we have</p> <p>19 a copy of it for everybody to review, or you</p> <p>20 can approve it based on the price with review</p> <p>21 by your attorney putting it into contract</p> <p>22 form.</p> <p>23 MR. MAYS: Well, Tonja has the price --</p> <p>24 Tonja should have the price.</p> <p>25 MR. CHESNEY: Tonja?</p>

<p style="text-align: right;">Page 17</p> <p>1 MR. MENDENHALL: Tonja, are you still 2 there? 3 MS. STEWART: Yes, I'm here. I'm sorry. 4 What did you say? 5 MR. MENDENHALL: We're looking for the 6 price on this particular proposal. 7 MS. STEWART: For Crosscreek 8 Environmental? 9 MR. MAYS: Yes. 10 MR. MENDENHALL: Yes. 11 MS. STEWART: Forgive me. I'm driving, 12 so I'm not going to be able to do this 13 necessarily off the top of my head -- well, I 14 mean, I will have to do it off the top of my 15 head. I believe it was a little over \$20,000 16 for the products, and then the plants were 17 additional. What I'll do, Andy, when I get 18 parked -- 19 MR. MENDENHALL: Okay. 20 MS. STEWART: -- I'll pull it up and 21 I'll attach -- or I'll forward you the actual 22 proposal. 23 MR. MENDENHALL: Okay. That sounds 24 good, unless Sonny might have it. 25 MS. STEWART: Doug, you should have</p>	<p style="text-align: right;">Agenda Page 9 Page 19</p> <p>1 MS. STEWART: I'm loading these people 2 up on work, so we've got to definitely get our 3 -- get us on the schedule. 4 MR. MENDENHALL: So, Tonja, would this 5 be something that could wait until our next 6 meeting that is April 4th? 7 MS. STEWART: No. I'm suggesting that 8 it not, because they won't put us on their 9 schedule unless we have a signed contract. 10 MR. MENDENHALL: Okay. So if you -- 11 based on Tonja's recommendation, if you didn't 12 want to wait until the next meeting, then it 13 would be appropriate to set a not-to-exceed, 14 once again, with review of the proposal put 15 into contract form by your attorney, if 16 anybody is interested in doing that -- 17 MR. ROSS: What's the not-to-exceed 18 number? 19 MR. MENDENHALL: Well, I think she said 20 20,000. And how much was the plants? 3,000, 21 Tonja? 22 MS. STEWART: Yeah. If you want to be 23 safe, let's say 30,000. And like I said, as 24 soon as I get parked, I'll forward you the 25 proposal.</p>
<p style="text-align: right;">Page 18</p> <p>1 gotten it by email today. 2 MS. McCORMICK: So I'm looking at the -- 3 maybe I'm looking at this wrong. But it seems 4 like the Lake & Wetland Management proposal is 5 for \$17,875. 6 MS. STEWART: I believe -- they didn't 7 have the same length. They had a shorter 8 length. I did the analysis on the per lineal 9 foot price based on the length that they 10 quoted, they didn't have the total length in 11 their proposal. 12 MR. MAYS: They're not going to be able 13 to get to the work for another couple of 14 months anyway, so if you want, we can -- 15 MS. STEWART: Well, I talked to 16 Crosscreek, we do have some critical timing 17 here since it is so dry right now. 18 Everybody is loading up on these 19 repairs. And I called and said, "I've got to 20 make sure that this work gets done by -- when 21 we think the rainy season is going to happen, 22 which can happen between May and July." 23 And he said he can guarantee it would 24 get done by -- I believe by May 1st, May 15th. 25 MR. MENDENHALL: So, Tonja --</p>	<p style="text-align: right;">Page 20</p> <p>1 MR. ROSS: Wasn't the Dragonfly proposal 2 26,000? 3 MR. MAYS: That was, I think, one of the 4 ponds, wasn't it, or is that both of them? 5 MS. STEWART: I'm just being 6 conservative. I'm not -- I don't know that we 7 need that. I'm just trying to make sure that 8 the amount is covered, you know. 9 MR. MENDENHALL: I guess the concern, 10 Tonja, is, was the other proposal from 11 Dragonfly less expensive? Is there any reason 12 that -- 13 MS. STEWART: it's not. I promise you 14 it's not. I didn't realize -- if I had 15 realized that I needed to send the whole thing 16 out, I apologize, I would have sent it out. I 17 thought I had it better together. So I did 18 the analysis. 19 I calculated each one of their links. I 20 compared them. Lake & Wetland was short on 21 their length, which totaled \$55 (inaudible). 22 Crosscreek Environmental, they were at \$37 a 23 lineal foot, plus plants. And Dragon Works 24 was the highest. 25 MR. MENDENHALL: Okay.</p>

<p style="text-align: right;">Page 21</p> <p>1 MS. HESSLER GRIFFITH: Can I ask, what 2 happens if we don't do this work? What if it 3 didn't happen for a year? It's a lot of 4 money. So what --</p> <p>5 MR. MENDENHALL: I think I'll let Tonja 6 speak to it. But in my experience, you know, 7 depending on how bad it is, you just run the 8 risk that when you get into the rainy season, 9 you could have further erosion, which could 10 make your cost higher the next go-around. And 11 if we had particularly more rain than usual, 12 then, you know, you take a bit of a risk.</p> <p>13 Tonja, in your opinion, how much risk is 14 there --</p> <p>15 MS. STEWART: Yes. What is critical 16 here -- this is how we prioritize these 17 particular locations. If you remember, we 18 looked at every single pond trying to figure 19 out how we can re-engage the planting program 20 so we can reduce the need to do these kinds of 21 repairs, which I think we're making great 22 progress on.</p> <p>23 But these particular areas, we have 24 problems with erosion being right at private 25 property lines. That is our issue with that.</p>	<p style="text-align: right;">Agenda Page 10 Page 23</p> <p>1 more detail. And the example I would give -- 2 and I know this isn't directly responsive to 3 your question, but it's kind of burning me a 4 bit -- is we've got to quit doing business 5 based on who remembers what as to what was 6 said at what meeting.</p> <p>7 We've got to begin to document a little 8 bit clearer, in my view, as to what is our 9 present situation of a pond, what do we 10 perceive as being the worst-case scenario, 11 what's the recommended fix, why was that fix 12 recommended and what did it cost, and then, 13 ultimately, go back and say, "Did that fix or 14 not?"</p> <p>15 And I'm not preaching at you. I'm just 16 expanding on the issue that, to me, I candidly 17 don't feel like we've got our arms around it.</p> <p>18 MR. MENDENHALL: Sure. It's a fair 19 assessment. Yes, sir.</p> <p>20 MS. STEWART: And, Brian, I apologize 21 for not being there. I promise I will be at 22 the next meeting, and you will have a full 23 report. I believe that we do have a pretty 24 good handle on where things are. At this 25 point, I feel like I've done a very poor job of</p>
<p style="text-align: right;">Page 22</p> <p>1 We cannot allow erosion to occur on private 2 properties.</p> <p>3 MR. MENDENHALL: Yes, sir.</p> <p>4 MR. ROSS: Can I add to the 5 conversation?</p> <p>6 In one of our conversations in trying to 7 get our arms around this issue, and it has 8 become a bigger deal in the past year or so, 9 at some point a number was thrown out that the 10 ultimate fixed cost could be \$5,000,000.</p> <p>11 And so we're trying to figure out a 12 smart way of dealing with this before it's a 13 \$5,000,000 fix and do it on this 14 piece-by-piece basis.</p> <p>15 I would just share with you that from my 16 singular perspective, we don't have our arms 17 around it, so I think your question is 18 excellent. I still don't think we have a -- I 19 don't have a clear understanding as to what 20 our ultimate bad-case scenario is. I don't 21 have a clear understanding as to what is the 22 best fix yet.</p> <p>23 I saw that in our package that our staff 24 gave us the pond inventory that we've been 25 asking for, but I was hoping for a little bit</p>	<p style="text-align: right;">Page 24</p> <p>1 communicating it.</p> <p>2 MR. ROSS: And I appreciate that. I'm 3 not upset with an individual. I'm more 4 frustrated with the circumstances, and perhaps 5 I'm frustrated with my own inability to grasp 6 all the nuances of the issues. So I'm just 7 frustrated. And I'll leave it at that.</p> <p>8 MS. STEWART: I'm hearing it. I 9 completely understand. I appreciate it. And 10 we'll fix it. But I promise you we have made 11 much more progress. You'll be fairly happy to 12 hear, I think, at the end of the day where we 13 are.</p> <p>14 MR. MENDENHALL: Mr. Chair.</p> <p>15 MR. MILLS: Yes. Thank you. So, Tonja, 16 my concern is that we've got -- excuse me -- 17 two quotes in front of us, neither of which 18 match up linear feet or project scope, and 19 you're detailing a third one that we still 20 have not received.</p> <p>21 And we've talked in the past about it 22 being frankly unacceptable to be getting 23 materials at this meeting that we did not get 24 in advance to review, and I find it 25 unacceptable to even act on this, absent of</p>

<p style="text-align: right;">Page 25</p> <p>1 the one that we're missing that you're</p> <p>2 proposing that we accept.</p> <p>3 So if one says 190 feet and one says 360</p> <p>4 feet or whatever, these quotes should match</p> <p>5 up, at least for the scope. Perhaps the</p> <p>6 linear foot for the total project costs will</p> <p>7 differ, and that's something this board could</p> <p>8 entertain, but we've got apples and oranges at</p> <p>9 this point, and a missing link on the third</p> <p>10 quote.</p> <p>11 And while we would like to move forward</p> <p>12 with the stuff that needs to be done, to</p> <p>13 Ms. Griffith's point, another 30 days isn't</p> <p>14 going to kill us if we've already eroded to</p> <p>15 the property line.</p> <p>16 We're going to have to see better</p> <p>17 alignment of these quotes in order to make</p> <p>18 informed and proper decisions on the expense.</p> <p>19 MS. STEWART: Would it be possible -- I</p> <p>20 have gotten them to apples and apples based on</p> <p>21 my phone calls with the vendors and my reviews</p> <p>22 of their proposals. I can provide the board a</p> <p>23 report explaining how I came up with the</p> <p>24 recommendation I'm making in showing how the</p> <p>25 proposals compare and who was the least</p>	<p style="text-align: right;">Agenda Page 11 Page 27</p> <p>1 MR. ROSS: Oh. So you could email it to</p> <p>2 us real quick now, Tonja?</p> <p>3 MS. STEWART: I'm just pulling into a</p> <p>4 parking lot, so, yes, I can.</p> <p>5 MR. ROSS: Yeah, just -- okay. Great.</p> <p>6 MS. WHYTE: Just email it over to my CDD</p> <p>7 -- and I'll see if I can get it printed.</p> <p>8 MS. STEWART: Okay. All right. I'll do</p> <p>9 it right now.</p> <p>10 MS. WHYTE: Thank you, ma'am.</p> <p>11 MR. LEWIS: Okay.</p> <p>12 MS. WHYTE: She'll be back.</p> <p>13 MR. MENDENHALL: I think the concern</p> <p>14 that Mr. Mills brought up is still probably</p> <p>15 going to be an issue, that you will get this</p> <p>16 additional info but doing a relative</p> <p>17 comparison among the three might be</p> <p>18 challenging without having Tonja's summary</p> <p>19 report that kind of gives how she got the</p> <p>20 information to get them to apples and apples</p> <p>21 by talking to each of the vendors.</p> <p>22 So I think you still might have that</p> <p>23 challenge, but, you know, that being said --</p> <p>24 MR. ROSS: I happen to agree with</p> <p>25 everything Jim said, that it just adds to my</p>
<p style="text-align: right;">Page 26</p> <p>1 expensive.</p> <p>2 I have that information, Jim. Forgive</p> <p>3 me. Like I said, I've just done a very poor</p> <p>4 job of communicating it. If it's possible</p> <p>5 maybe to allow for you all to review it and</p> <p>6 communicate directly to me with any questions,</p> <p>7 then maybe allow for the chairman to make the</p> <p>8 final decision. If that's something possible,</p> <p>9 Andy?</p> <p>10 I just -- the reason I say that is</p> <p>11 because I really want to feel comfortable that</p> <p>12 we can get on these people's schedules,</p> <p>13 because this dry season has been so excessive</p> <p>14 that, like I said, I've got a lot of work</p> <p>15 being done in a lot of my other communities,</p> <p>16 you know, because this is a huge window of</p> <p>17 opportunity, and I just want to make sure we</p> <p>18 get on the schedules.</p> <p>19 MR. MENDENHALL: Mr. Ross.</p> <p>20 MR. ROSS: Is there any way somebody can</p> <p>21 call the vendor and see if they can email it</p> <p>22 to either you or Sonny?</p> <p>23 MS. WHYTE: Tonja, could you email it</p> <p>24 over to my CDD email?</p> <p>25 MS. STEWART: Yes.</p>	<p style="text-align: right;">Page 28</p> <p>1 frustration and underscores why I am</p> <p>2 frustrated.</p> <p>3 But all that being said, if this</p> <p>4 proposal comes in and has similar lineal feet</p> <p>5 as the Dragonfly one -- I did the math real</p> <p>6 quick -- it's a total of 560 linear square</p> <p>7 feet and multiply that -- I forget what I --</p> <p>8 oh, the 37 bucks, and it came out to 20,000</p> <p>9 and change, which would indicate it's the</p> <p>10 lowest one.</p> <p>11 And so if it comes in and it's a</p> <p>12 two-page proposal, like most of these are, and</p> <p>13 then one of the two pages is nothing more than</p> <p>14 a bunch of legalese, we may be able to cut to</p> <p>15 the chase pretty quickly if we can just get it,</p> <p>16 and --</p> <p>17 MR. MENDENHALL: Sure.</p> <p>18 MR. ROSS: -- I suggest we table this</p> <p>19 issue and move on, and we can see if we can</p> <p>20 get it back.</p> <p>21 MR. MENDENHALL: We can do that.</p> <p>22 MR. MILLS: But the point I'm making, I</p> <p>23 guess, can we resolve this today or not, is</p> <p>24 we've had these conversations before about</p> <p>25 last-minute information coming before us and</p>

<p style="text-align: right;">Page 29</p> <p>1 expecting us to make -- this is not a \$500 2 decision. It's \$25,000 or \$20,000, and I don't 3 think we ought to be operating that way. 4 MR. ROSS: And I'm sorry if I'm hogging 5 the floor. But I actually prepared some notes 6 about the very point that you're talking 7 about, and maybe we'll later in the meeting -- 8 I don't know if it would be appropriate to 9 discuss it then, or I'm happy to get off point 10 and raise it now. 11 But I had thought about the very issue 12 that you're talking about. 13 MR. MENDENHALL: Okay. Do you want to 14 talk about it in supervisor comments later, or 15 do you want to discuss it now? 16 MR. ROSS: I'm happy to talk about it 17 now, and I may have to go look at my notes on 18 my phone. 19 But one of the reasons why I was 20 supportive of you being the chair is I feel 21 like sometimes -- 22 MR. CHESNEY: Running the meeting. 23 MS. MCCORMICK: Yes. 24 MR. ROSS: Running the meeting, thank 25 you.</p>	<p style="text-align: right;">Agenda Page 12 Page 31</p> <p>1 particular agenda item will be prepared. 2 And they'll see it on there and say, 3 "Oh, I need to make that call," "I need to look 4 at that document," or "I need to go out and 5 inspect that," whatever. So I would like to 6 take advantage of that. 7 And then related to that -- at least in 8 my mind it's related -- the reality is, right 9 now, the majority of our board has been here 10 for less than two years, I think it is. 11 MR. MENDENHALL: Yes. 12 MR. ROSS: And the flip side of that is, 13 we've had the great, wonderful fortune of 14 having the same lawyer, the same engineer, the 15 same CDD staff, the same CDD manager. I mean, 16 that's pretty unusual, if you think about it, 17 but the reality is, at some point that's not 18 going to continue, and we're either going to 19 lose our district manager or we're going to 20 lose, for whatever reason, an engineer or 21 counsel or staff are going to retire or 22 whatever. 23 So it underscores we can't do business 24 by anecdote. We can't do it by who remembers 25 what was said at what meeting. And so to the</p>
<p style="text-align: right;">Page 30</p> <p>1 MR. MENDENHALL: Oh, I got promoted. 2 Huh? 3 MR. ROSS: Running the meeting -- thank 4 you -- chairing the meeting, running the 5 meeting. I feel like sometimes we lose track 6 of stuff. 7 What will sometimes happen is, somebody 8 will say, "What about the benches?" 9 And we'll say that to Doug and Sonny, 10 and they'll say, "Okay. This is where we 11 are." Or someone will say to Erin, "What 12 about that legal issue?" 13 "Oh, okay." And we kind of lost track 14 of it, and so we're dealing with such stuff on 15 an anecdotal basis. What I would like you to 16 do is, controlling and preparing the agenda, is 17 take better advantage of old business. 18 MR. MENDENHALL: Sure. 19 MR. ROSS: And maybe list some things on 20 there that you hear us, the supervisors, 21 raise. "Let's come back to that planning 22 issue" or that bench issue or that contract 23 issue. And just have it on there. And that 24 way, will we not only lose track of stuff, but 25 also the individuals who are in charge of that</p>	<p style="text-align: right;">Page 32</p> <p>1 extent, Andy, you can help us begin to -- as 2 our district manager, document decisions we 3 make, but also why we make the decisions. 4 MR. MENDENHALL: Okay. 5 MR. ROSS: And I'll give you an example 6 that I was involved in. You remember the pond 7 off of Linebaugh -- 8 MR. MENDENHALL: Sure. 9 MR. ROSS: -- that we bought that chunk 10 of land that included the lake, if you will? 11 MR. MENDENHALL: Yes. 12 MR. ROSS: I don't think it's documented 13 anywhere the particular reasons for that. 14 MR. MENDENHALL: You're right. 15 MR. ROSS: And can I see in ten years 16 from now some future board saying, "Well, they 17 built some houses back there. We can flip 18 that land to so and so, and we'll get a nice 19 little pocket of cash here." But we already 20 deliberated that. 21 And I'm not saying the future board 22 can't make their own decisions, but I think 23 they should have the benefit of knowing that 24 this board already evaluated things. We 25 tumbled through all the issues. We threw</p>

<p style="text-align: right;">Page 33</p> <p>1 things around. And we made the decision, no, 2 we want to keep that as greenery. We want to 3 control our own pond. So I use that as example 4 of --</p> <p>5 MR. MENDENHALL: That's a good example. 6 MR. ROSS: -- so I don't want to belabor 7 the point, but this sort of segues into what 8 Jim was saying. I really would like you to 9 utilize your position as setting up the 10 agenda, being a little bit more assertive and 11 following up with people that you have asked 12 as supervisors and making sure issues don't 13 get lost in the shuffle.</p> <p>14 MR. MENDENHALL: Right. Now, all valid 15 points. Note for the record that Mr. Chesney 16 joined us. It looks like you have a question. 17 MR. CHESNEY: Well, no. I was going -- 18 I concur. I like the term "old business." 19 Keep a running list of some of these things 20 that we have going, because, I mean, I forget 21 about them until I sit here and then I start 22 looking at all the things I have, you know --</p> <p>23 MS. HESSLER GRIFFITH: And I can 24 probably even weigh in just sort of being new 25 into this role. I've spent the past month</p>	<p style="text-align: right;">Agenda Page 13 Page 35</p> <p>1 MR. MENDENHALL: Sure. 2 MR. CHESNEY: I mean, that was why we 3 started a much more comprehensive minutes. 4 But it can take you a while to find things. 5 MS. HESSLER GRIFFITH: It's in 6 transcripts. Right? 7 MR. CHESNEY: Yes. 8 MR. MENDENHALL: Uh-huh. And I'll just 9 tell you a couple of things that I found seems 10 to work at other districts. 11 Number One, I keep a project list of 12 everything I do for your district and other 13 districts, so at any time I can click a button 14 and get a report on what I'm working for the 15 district. 16 I mean, really, your engineer, your 17 attorney, your staff should be doing the same 18 thing, and they are. Right? But as far as, 19 you know, if there is any time you're looking 20 for, hey, what outstanding items is Tonja 21 working on? You know, that should be something 22 that can be easily generated. 23 My only hesitation with putting it on the 24 agenda is then we kind of -- this agenda is 25 essentially a business meeting -- right? -- so</p>
<p style="text-align: right;">Page 34</p> <p>1 just trying to learn history, and I met with 2 Andrew, I met with Mark Ragusa, I met with 3 Sonny just trying to learn a lot. 4 And one question was, what repository 5 exists where I can go and see some of the 6 history so I'm not re-inventing wheels and 7 spinning wheels? 8 And so I'll put on my PMP hat, you know, 9 when I think of my RAID log where I track, you 10 know, my risks, my action items, my issues and 11 the decisions needed. 12 So when I look here at the agenda and I 13 see engineer's report, under that I would like 14 to see open items for the engineer, the 15 manager's report, open items -- right? --</p> <p>16 MR. MENDENHALL: Sure. 17 MS. HESSLER GRIFFITH: -- so we can sort 18 of see is it still open or do we have a 19 resolution? So, to your point, we're not sort 20 of relying on memory. 21 MR. CHESNEY: Yeah. Also I like the 22 short -- I like the short thing when we 23 resolve it at the meeting, I mean, because I 24 go back through and look at -- you always have 25 the minutes.</p>	<p style="text-align: right;">Page 36</p> <p>1 the things that should go on here, we'll say 2 under "Engineer" just as an example, are items 3 that she has for you to make a decision this 4 evening. 5 This is just my personal opinion. 6 Probably that agenda should not have things 7 on, "Hey, where are you at with those five 8 things?" That should be a report that she 9 sends out to you prior to the meeting so that 10 you can ask questions and whatnot, but they 11 aren't necessarily items that there's action 12 being taken on. 13 That's kind of the distinction I see 14 with this agenda, is this is an action item. 15 One thing I would say is that with all the 16 districts that I deal with, I mean, I try to 17 encourage them to have a standing rule that if 18 something is not given out to the board at 19 least a week ahead of time, it's not on the 20 agenda, no matter what. I mean, unless it's an 21 emergency or something is on fire, it should 22 not be on the agenda, because you need the 23 time to look it over, and as well, it's an 24 important thing to give your community time to 25 look things over -- right? -- you know, have</p>

<p style="text-align: right;">Page 37</p> <p>1 it on the website and have it on the agenda.</p> <p>2 Yes, sir. I'm sorry.</p> <p>3 MR. ROSS: I'm not going to disagree</p> <p>4 with you. What I will state, though, I want</p> <p>5 to look to you, as the person who is now</p> <p>6 running the meeting --</p> <p>7 MR. MENDENHALL: Sure.</p> <p>8 MR. ROSS: -- and involved in drafting</p> <p>9 the agenda, to keep track of those items.</p> <p>10 MR. MENDENHALL: Oh, yeah.</p> <p>11 MR. ROSS: If it's your conclusion the</p> <p>12 best way to do it is not do it as old</p> <p>13 business, you're smarter than me, and I will</p> <p>14 defer to your judgment, but I would like to</p> <p>15 look to you as the person who is sort of</p> <p>16 keeping track of the herd, if you will.</p> <p>17 And that's in no way indicating</p> <p>18 unhappiness with anybody's work. I think we</p> <p>19 have a great lawyer, great engineer staff,</p> <p>20 great district manager. I mean that</p> <p>21 sincerely.</p> <p>22 MR. MENDENHALL: Sure.</p> <p>23 MR. ROSS: I just know what happens,</p> <p>24 that we just lose stuff, or, as Jim said,</p> <p>25 sometimes we're given stuff at the second, and</p>	<p style="text-align: right;">Agenda Page 14 Page 39</p> <p>1 as you may notice, that it's tough to have the</p> <p>2 answers right here in the meeting.</p> <p>3 So if we have an agenda item that says</p> <p>4 where are you with, you know, A, B or C,</p> <p>5 sometimes it's not as easy to get those</p> <p>6 answers, especially if somebody is sitting</p> <p>7 right here and they don't have their resources</p> <p>8 back at their desk or at their computer, that</p> <p>9 sort of thing. Yes, sir. Sorry.</p> <p>10 MR. ROSS: I want to make sure we're not</p> <p>11 miscommunicating. What I'm saying is, if you</p> <p>12 will, from a corporate structure, hierarchy,</p> <p>13 I'm looking for you up above these people --</p> <p>14 MR. MENDENHALL: Gotcha.</p> <p>15 MR. ROSS: -- not in terms of you're</p> <p>16 their bosses.</p> <p>17 MR. MENDENHALL: I understand.</p> <p>18 MR. ROSS: But in terms of management of</p> <p>19 information --</p> <p>20 MR. MENDENHALL: Yeah. Coordination.</p> <p>21 MR. ROSS: -- preparation, coordination.</p> <p>22 What I don't want to happen is you sitting</p> <p>23 back, and Tonja has got all this list of items</p> <p>24 that are open, and shall we bring it up?</p> <p>25 MR. MENDENHALL: I understand. Yeah.</p>
<p style="text-align: right;">Page 38</p> <p>1 we ought to be looking to improve and be</p> <p>2 better, and if that's a way to achieve it,</p> <p>3 then let's do it.</p> <p>4 MR. MENDENHALL: I think all valid</p> <p>5 points brought up. Honestly I could go either</p> <p>6 way, old business or as keep a running list.</p> <p>7 I think one of the benefits of having a</p> <p>8 running list, just as an example, Tonja sends</p> <p>9 you out a report and says, "Here's the five</p> <p>10 things I'm working on and the stages of where</p> <p>11 they're at."</p> <p>12 The benefit of that, is it comes out to</p> <p>13 you well ahead of the meeting so that you can</p> <p>14 ask those questions, and potentially maybe it</p> <p>15 is something that can be completed outside of</p> <p>16 the meeting and then comes on here as an</p> <p>17 action item for you guys.</p> <p>18 I would like a lot of those deep</p> <p>19 questions that she might have to answer from</p> <p>20 you guys individually to be done when she's</p> <p>21 sitting at her desk or when she's able -- and</p> <p>22 I'm using Tonja as an example just because she</p> <p>23 seems to have a lot more project-based stuff.</p> <p>24 You know, I think there is some benefit</p> <p>25 to that, rather than there's a lot of times,</p>	<p style="text-align: right;">Page 40</p> <p>1 MR. ROSS: "Hey, Tonja, you got that</p> <p>2 list of open items? Are you ready to discuss</p> <p>3 those?"</p> <p>4 MR. MENDENHALL: Yes, you're right. I</p> <p>5 mean, from a -- I mean, that's one of my</p> <p>6 primary roles should be as district manager.</p> <p>7 MR. ROSS: I appreciate that.</p> <p>8 MR. MENDENHALL: So I'm with you. I</p> <p>9 understand completely. Mr. Lewis.</p> <p>10 MR. LEWIS: Could we get -- the one I</p> <p>11 actually brought up from memory, so I'm going</p> <p>12 to pile on here. But the education to the</p> <p>13 residents, if we can go back to Tonja, that</p> <p>14 was actually one of the things I had written</p> <p>15 down.</p> <p>16 Where do we stand? The way I read the</p> <p>17 minutes, because I don't know if Tonja --</p> <p>18 Tonja, are you back on?</p> <p>19 (No response.)</p> <p>20 MR. MENDENHALL: I thought I heard</p> <p>21 her --</p> <p>22 MR. LEWIS: I thought she was going to</p> <p>23 provide a draft.</p> <p>24 MS. WHYTE: Can you all just look under</p> <p>25 your pond proposal where you had your file? I</p>

<p style="text-align: right;">Page 41</p> <p>1 just uploaded that Crosscreek from our --</p> <p>2 whatever that proposal that Tonja was talking</p> <p>3 about. It's under "Ponds" under "Dropbox." I</p> <p>4 just uploaded it. It's on Greg's, so it has</p> <p>5 to be on everybody else's. Sorry. I didn't</p> <p>6 mean to disturb.</p> <p>7 MR. MENDENHALL: No, not at all. So to</p> <p>8 your question about the informational flyer --</p> <p>9 MR. LEWIS: I think Mr. Ross had the</p> <p>10 point of maybe a do's and a don'ts kind of</p> <p>11 thing.</p> <p>12 MR. MENDENHALL: Right. And I know</p> <p>13 Tonja has one of those documents. I don't</p> <p>14 know if she's gotten it to you guys yet. No?</p> <p>15 MS. WHYTE: (Moves head from side to</p> <p>16 side.)</p> <p>17 MR. MENDENHALL: Okay. I have seen it</p> <p>18 for other districts, so it really is a matter</p> <p>19 of probably forwarding it on and maybe</p> <p>20 tailoring it slightly to meet the specific</p> <p>21 needs of this district.</p> <p>22 So I'll follow up with Tonja on that and</p> <p>23 find out, you know, and get it across to</p> <p>24 everybody.</p> <p>25 MR. LEWIS: Yes, if you could, because</p>	<p style="text-align: right;">Agenda Page 15 Page 43</p> <p>1 couple days of the meeting, so --</p> <p>2 MR. MAYS: That's what happened here.</p> <p>3 He was out here Thursday, so for him to get us</p> <p>4 a proposal by Friday afternoon or Monday</p> <p>5 morning was pretty good to do that.</p> <p>6 MR. MENDENHALL: Yes.</p> <p>7 MR. MAYS: And he was very competitive,</p> <p>8 and his material looks better to me, so it</p> <p>9 just kind of puts us in a situation where we</p> <p>10 don't want to, you know, throw the board off</p> <p>11 of anything, but we want you to have the best</p> <p>12 information possible, and sometimes a couple</p> <p>13 of days before, you know, is as close as we</p> <p>14 can -- you know what I mean? -- it's as close</p> <p>15 as we can get to it. We don't mean to do that</p> <p>16 last minute.</p> <p>17 And I am sorry. I thought this one was</p> <p>18 loaded on Dropbox, but that's my fault for not</p> <p>19 following up there. But that's why Crosscreek</p> <p>20 came up.</p> <p>21 MR. MENDENHALL: Mr. Mills.</p> <p>22 MR. MILLS: And that's really the issue,</p> <p>23 Doug, not that -- and this looks to be perhaps</p> <p>24 a better proposal, but until 30 seconds ago we</p> <p>25 didn't have it.</p>
<p style="text-align: right;">Page 42</p> <p>1 if we're going to make a decision about --</p> <p>2 MR. MENDENHALL: It will go hand in hand</p> <p>3 with this.</p> <p>4 MR. LEWIS: Right. This is a good</p> <p>5 opportunity to take advantage of it.</p> <p>6 MR. MENDENHALL: Yeah, you're absolutely</p> <p>7 right.</p> <p>8 MR. MAYS: I've got a question then. So</p> <p>9 how would you want to us to handle, for</p> <p>10 instance, we had the other two proposals two</p> <p>11 weeks ago, which were uploaded, but we got</p> <p>12 last-minute information about another company</p> <p>13 that does the stuff, which is Crosscreek,</p> <p>14 which just came on site Thursday afternoon.</p> <p>15 So would you rather me tell him, "Sorry,</p> <p>16 it's too late to bid it"?</p> <p>17 MR. MENDENHALL: I think if -- I'll just</p> <p>18 weigh it here, because we have this happen all</p> <p>19 the time. I think if we think that's a</p> <p>20 valuable vendor that can maybe do it better,</p> <p>21 cheaper, whatever the case may be, absolutely,</p> <p>22 get the information, get the proposal from</p> <p>23 them, but at the same time, the project or the</p> <p>24 review of the project probably has to go to</p> <p>25 the next meeting, if we're within like a</p>	<p style="text-align: right;">Page 44</p> <p>1 MR. MAYS: I gotcha.</p> <p>2 MR. MILLS: Right? So if we had it,</p> <p>3 even if it was yesterday or Friday, we would</p> <p>4 at least had some opportunity to see a third</p> <p>5 one in there as opposed to two things going</p> <p>6 back to something that Mr. Ross said about the</p> <p>7 agenda.</p> <p>8 MR. MENDENHALL: Sure.</p> <p>9 MR. MILLS: She didn't even address</p> <p>10 these proposals until one of us asked her about</p> <p>11 it.</p> <p>12 MR. MENDENHALL: That's true.</p> <p>13 MR. MILLS: So if she was done with her</p> <p>14 part of the meeting until we said, "What about</p> <p>15 these other proposals?"</p> <p>16 "Oh, yeah." So if it had been on her --</p> <p>17 on the agenda, we could have followed along,</p> <p>18 and it wouldn't be potentially missed</p> <p>19 completely. Right?</p> <p>20 MR. MAYS: Right.</p> <p>21 MR. MENDENHALL: Yeah.</p> <p>22 MR. MILLS: Number One. Number Two, had</p> <p>23 we had this ahead of time, now she's speaking</p> <p>24 to it, we're all capable to pull it up quickly</p> <p>25 and review it, but I had never even heard the</p>

<p style="text-align: right;">Page 45</p> <p>1 name of that company until she started talking 2 about it. 3 MR. MENDENHALL: Sure. 4 MR. MILLS: She went from zero to this 5 is who I recommend we use. We're not going to 6 do business that way. Right? So I think we 7 can do -- I understand the last one -- 8 MR. MAYS: I just want to make sure -- 9 MR. MILLS: And I don't disagree with 10 you, and I understand at times when that is a 11 necessity, but we've got to somehow get -- 12 MR. MAYS: Get the information. 13 MR. MILLS: -- or if it's not time 14 critical, it has to go to the next meeting. 15 MR. MENDENHALL: Agree. 16 MR. ROSS: And since I was the one 17 whining, I want to affirm what Andy just said. 18 I agree 100 percent. There is no way am I mad 19 that this came in at the last second. We want 20 you to do your job. 21 We want you to turn over every single 22 rock in finding the best vendor. What could 23 have happened here, when we finally got to it, 24 Tonja had just said, "Oh, we just got this in 25 last week, and we really haven't had a chance</p>	<p style="text-align: right;">Agenda Page 16 Page 47</p> <p>1 flipping back and forth between the two, 2 Dragonfly says approximately 360, so that 3 might be it right there. 4 MR. MENDENHALL: So certainly an item 5 that we can put on the next agenda. If you 6 want more time to review, as well as getting 7 Tonja's summary, I will obviously defer to the 8 board, how you want to handle that 9 specifically. 10 You also can give your chair the 11 authority to work with Tonja, and if he feels 12 comfortable obviously approving it outside of 13 this meeting once he gets those additional 14 details. 15 MS. HESSLER GRIFFITH: I have one 16 question. 17 MR. MENDENHALL: Yes. 18 MS. HESSLER GRIFFITH: So since we've 19 chosen to take the piecemeal approach, after 20 -- if we do this work, how many more pieces 21 are there? 22 MR. MENDENHALL: That's a question I 23 don't know the answer to. 24 MR. MAYS: That's one of the things that 25 me and Tonja are putting together. That's</p>
<p style="text-align: right;">Page 46</p> <p>1 to scrutinize it or we haven't had a chance to 2 closely compare to the other two," then this 3 conversation would have taken two seconds and 4 not what it's taken. 5 So, no, you -- I want you out there 6 doing exactly what you're doing. I will make 7 this point since I've got the floor. I'm 8 still not clear if we have a match-up in 9 linear square feet. 10 If you compare this to the -- what I 11 think is the Dragonfly one, they both seem to 12 have 200 lineal feet on Wycliff, but this one 13 seems to have, if I'm understanding the 14 proposal quickly, 348, and the Dragon had, I 15 think, 360. 16 I'm not saying a difference of 12 is 17 material, but I will just point out that it 18 doesn't match up. 19 MR. CHESNEY: They each measured it 20 themselves? 21 MR. MAYS: Yes. I didn't do 22 measurements. I showed them what we were 23 looking to have done and -- 24 MR. ROSS: That's a good point, that 25 might be the difference. And, now, I've been</p>	<p style="text-align: right;">Page 48</p> <p>1 what -- the information I gave you on Dropbox, 2 that little list that Mr. Ross had mentioned 3 earlier that he'd like a little more detail 4 on -- 5 MS. HESSLER GRIFFITH: Okay. Yes. 6 MR. MAYS: -- that was me throwing it 7 together in the 60-day period in looking at 8 the ponds and going over a lot of them her and 9 showing areas -- we looked at areas -- okay. 10 We have enough of our land that we don't have 11 to do one here if we start planting. 12 So the planting is what's going to stop 13 some -- you know, stop these erosion. And 14 like I've mentioned to some of the other board 15 members, also our new tactics with our 16 landscape company, making sure that they're 17 not killing it with Roundup, they're not 18 weed-eating too deep now to kill the 19 shoreline. 20 So some of the new practices that we've 21 started already are going to help some of 22 these areas that you'll see that there -- like 23 where I put "no issues," Tonja says at this 24 point nothing needs to be done there. 25 But a lot of them we do need to add</p>

<p style="text-align: right;">Page 49</p> <p>1 plants, and that's why I gave -- we gave a guy 2 that does installation of plants, we gave him 3 five ponds today, 3,000 plants that we need 4 him to put in in some of our ponds, that 5 you'll see some of them that are noted needing 6 plants, if you look at that -- 7 MS. HESSLER GRIFFITH: Okay. 8 MR. MENDENHALL: Mr. Lewis. 9 MR. LEWIS: Doug, you guys are keeping 10 like a photo log? I know you said -- 11 MR. MAYS: I started some pictures. We 12 weren't too successful in loading some of them 13 up this week. 14 MR. LEWIS: Okay. 15 MR. MAYS: One of them is actually a 16 good picture of one of the erosion repairs 17 that we were fixing to try to get approved 18 over off of Bennington. 19 You can see where there was a tree that 20 used to be on the lake bank -- the pond bank, 21 and it's almost eight feet away from the pond 22 bank now, so it's in water, and it's dead. So 23 the tree shows you what needs to be done 24 there. 25 MR. MENDENHALL: Mr. Barrett, do you</p>	<p style="text-align: right;">Agenda Page 17 Page 51</p> <p>1 our Davey team and our vendors, but also 2 residents' vendors. That's something they can 3 hand out to their vendor to say, "Here, you 4 may unintentionally be doing some chopping 5 where you shouldn't be doing chopping." So I 6 think that's a great suggestion. 7 MR. MENDENHALL: Okay. Mr. Ross. 8 MR. ROSS: I move that we proceed -- 9 given our engineer's recommendations of 10 urgency, I move that we proceed with the 11 Crosscreek Environmental proposal, authorizing 12 our legal counsel and chair to work out any 13 details, provided it's at a price not to 14 exceed \$20,900. 15 MR. MENDENHALL: Do we have a second to 16 that particular motion? 17 MR. LEWIS: I'll second. 18 MR. MENDENHALL: Okay. Any further 19 discussion on that item? 20 MR. BARRETT: Just the location of the 21 banks, the ponds, please. 22 MR. MAYS: Pond 11 and Pond 13. 23 MS. HESSLER GRIFFITH: Bennington and 24 Wycliff. 25 MR. BARRETT: Thank you.</p>
<p style="text-align: right;">Page 50</p> <p>1 have a question? 2 MR. BARRETT: Just an idea. This isn't 3 the first time I've heard -- also we talked 4 about do's and don'ts for the residents, a 5 brochure. 6 Maybe some brochure could be made up 7 into English and Spanish or whatever the 8 predominant language is of the actual 9 landscaping crew staff works in on do's and 10 don'ts, because this is not the first time 11 I've heard the landscaping company having to 12 be told more than once how to maintain pond 13 banks. 14 And maybe this is worth also putting 15 together a sign for the maintenance shed 16 where, you know, remember this when you're 17 within a certain amount of feet of pond banks, 18 because I know when we change contractors, 19 this has been an issue -- when new staff comes 20 on, it's an issue. 21 So it seems like a do's and don'ts might 22 be valuable for both residents and the 23 maintenance crew. 24 MR. ROSS: I echo that. That's a great 25 suggestion. And it can be used not only for</p>	<p style="text-align: right;">Page 52</p> <p>1 MR. MENDENHALL: Hearing no further 2 discussion, all in favor. 3 (All board members signify in the 4 affirmative.) 5 MR. MENDENHALL: Any opposed? 6 (No response.) 7 MR. MENDENHALL: Okay. That motion 8 carries. 9 (Motion passes.) 10 MR. MENDENHALL: All right. Just going 11 back to one level above there, we have the 12 presentation of the fiscal preliminary budget 13 for fiscal year 2018, and I have Alan Baldwin 14 on the phone as well. 15 So at this particular meeting every 16 year, we kind of introduce the budget as a 17 general concept. This is where we start to 18 get together board members, as far as thinking 19 of any projects, any wish lists, as well I 20 know Sonny and Doug are always working on 21 those same types of items. 22 We look at our May meeting as the one 23 where we adopt the preliminary budget that's 24 sent off to the county, the high water mark, if 25 you will.</p>

<p style="text-align: right;">Page 53</p> <p>1 MR. BALDWIN: (Inaudible)</p> <p>2 MR. MENDENHALL: Say again, Alan.</p> <p>3 MR. BALDWIN: If they approve their</p> <p>4 budget, we adopt it.</p> <p>5 MR. MENDENHALL: Yes. So this is the</p> <p>6 point where obviously we don't necessarily go</p> <p>7 onto a deep dive into the budget this evening.</p> <p>8 Certainly if there are items that you have</p> <p>9 questions on or comments regarding it, we take</p> <p>10 that all in and try to make any adjustments</p> <p>11 that we need to with the first cut of the</p> <p>12 budget, and obviously I have Alan on the line</p> <p>13 also.</p> <p>14 Alan, I don't know if you had anything</p> <p>15 to add, any general comments or info for the</p> <p>16 board.</p> <p>17 MR. BALDWIN: I have some information</p> <p>18 for you. In the general fund 001, I did place</p> <p>19 again another one dollar placeholder under</p> <p>20 common area Fr under -- I'm sorry -- physical</p> <p>21 environment for capital outlay, and that is</p> <p>22 for the piece of land that was purchased a</p> <p>23 couple of years ago, to just remind the board</p> <p>24 that if you decide -- whatever you decide to</p> <p>25 utilize that land for dictates where in the</p>	<p style="text-align: right;">Agenda Page 18 Page 55</p> <p>1 any ideas for that particular parcel.</p> <p>2 MR. BALDWIN: I just don't want the</p> <p>3 board to forget that whatever decision is made</p> <p>4 for that piece of land that it -- it will</p> <p>5 impact different people differently depending</p> <p>6 on how it's going to be applied.</p> <p>7 MR. MENDENHALL: Mr. Chesney.</p> <p>8 MR. BALDWIN: Also under the common</p> <p>9 area, you still have the improvement, parks,</p> <p>10 for four hundred and twelve thousand plus</p> <p>11 dollars sitting there.</p> <p>12 Again, I know the parks have been</p> <p>13 debated, but at the same time I didn't know if</p> <p>14 you wanted me to completely wipe away this</p> <p>15 amount of money, because right now, the</p> <p>16 budget for this amount, almost all assessments</p> <p>17 for majority of the people at this point in</p> <p>18 time is increased slightly.</p> <p>19 And, of course, that can be reduced by</p> <p>20 the 412,000 that we have listed under</p> <p>21 improvement, parks, for budget of next year,</p> <p>22 or that dollar amount can be moved to a</p> <p>23 different area, but, again, it will affect</p> <p>24 different people differently moving it from</p> <p>25 the common area to another segment of the</p>
<p style="text-align: right;">Page 54</p> <p>1 budget the expense would have to hit.</p> <p>2 In other words, the commercial people do</p> <p>3 not benefit from the parks. So in that area</p> <p>4 -- in the common area, so that area, anything</p> <p>5 that hits there does not affect the commercial</p> <p>6 people. (Inaudible) So if you decide to</p> <p>7 build a park there, then it's not going to</p> <p>8 affect the commercial, but if you build office</p> <p>9 space for Sonny and Doug or whoever, then I'll</p> <p>10 say it would go under right of way or under a</p> <p>11 different area which it would affect the</p> <p>12 commercial people.</p> <p>13 That's why there are pending balances in</p> <p>14 the difference of one dollar because we don't</p> <p>15 know where or what the anticipation of the</p> <p>16 board is, and if there is nothing at year end</p> <p>17 -- or at budget end, you wish to move that one</p> <p>18 dollar placeholder, I can certainly --</p> <p>19 MR. MENDENHALL: So if there are no</p> <p>20 plans for this particular parcel for this</p> <p>21 year, which I know we haven't discussed</p> <p>22 anything yet for it, Alan can take it away,</p> <p>23 and then the budget is flat. Right now there</p> <p>24 is the one dollar difference that's just</p> <p>25 basically holding that spot in case there were</p>	<p style="text-align: right;">Page 56</p> <p>1 budget 001.</p> <p>2 MR. MENDENHALL: So at least right</p> <p>3 now, the similar dollars to what we had in the</p> <p>4 past couple of years is in there for parks.</p> <p>5 You can certainly leave that there, or</p> <p>6 if you choose, you can take it out or take</p> <p>7 some portion out. You know, that's a board</p> <p>8 decision for you.</p> <p>9 MR. CHESNEY: Okay. Hey, Alan -- can I</p> <p>10 speak?</p> <p>11 MR. MENDENHALL: Yes.</p> <p>12 MR. BALDWIN: Yes.</p> <p>13 MR. CHESNEY: I would like to discuss</p> <p>14 that issue with you a little bit just so I</p> <p>15 understand. Sonny and I would like to garner</p> <p>16 your attention at some point, but I understand</p> <p>17 the deficit that's there, but we need to</p> <p>18 figure out exactly how to allocate it properly</p> <p>19 so we make up the deficit for this current</p> <p>20 year.</p> <p>21 So I would like to discuss that in some</p> <p>22 detail. But what I was also going to bring</p> <p>23 your attention to is on Page Four. I still</p> <p>24 show the reserves and roadways, prior year,</p> <p>25 still shows f502.</p>

<p style="text-align: right;">Page 57</p> <p>1 It's my understanding we voted last year</p> <p>2 to move a great portion of that to the</p> <p>3 undesignated fund balance.</p> <p>4 MR. BALDWIN: The notes that I have was</p> <p>5 for last year was to take 60,000 and move it</p> <p>6 to your erosion control. I did not have any</p> <p>7 other note about reducing the road reserves to</p> <p>8 unassigned.</p> <p>9 MR. CHESNEY: No.</p> <p>10 MR. BALDWIN: Would you like to have it</p> <p>11 moved to unassigned?</p> <p>12 MR. CHESNEY: We'll go back to the</p> <p>13 minutes and look at it, but I'm fairly</p> <p>14 confident, because there was some great</p> <p>15 discussion between Mr. Ragusa and I about how</p> <p>16 much to leave in there, so we need to go back</p> <p>17 and alter that.</p> <p>18 MR. BALDWIN: Okay. Any time --</p> <p>19 throughout any time of the year, during budget</p> <p>20 season or not budget season, if the board</p> <p>21 wishes to undesignate or un-assign specific</p> <p>22 dollar amounts that have been assigned, it can</p> <p>23 be done easily by motion.</p> <p>24 MR. CHESNEY: Yeah. Okay.</p> <p>25 MR. BALDWIN: And then we'll change it</p>	<p style="text-align: right;">Agenda Page 19 Page 59</p> <p>1 MR. CHESNEY: Okay.</p> <p>2 MR. MENDENHALL: Mr. Ross.</p> <p>3 MR. ROSS: On the first issue that Alan</p> <p>4 mentioned about the dollar placeholder on the</p> <p>5 land that we acquired, I think this is the</p> <p>6 second year in a row that he's raised this</p> <p>7 point, so I feel like we just need to go ahead</p> <p>8 and resolve it.</p> <p>9 In my mind, it ought to be in the</p> <p>10 category where we have the ponds, because if</p> <p>11 you recall -- and I know this because I went</p> <p>12 back and checked my notes preparing for this</p> <p>13 meeting -- is that we have a significant</p> <p>14 portion of that pond or lake that was included</p> <p>15 in that vacant land. That's one of the reasons</p> <p>16 we took action, and so logically, to me, it</p> <p>17 would just travel in that category.</p> <p>18 MR. MENDENHALL: Okay. Yes.</p> <p>19 MR. BALDWIN: It's separated because</p> <p>20 it's still -- I mean, yes, I understand there</p> <p>21 is waterfront associated with that piece of</p> <p>22 land, but depending on what it is being</p> <p>23 utilized as, once a decision is made, you know,</p> <p>24 it will affect how we --</p> <p>25 MR. MENDENHALL: Mr. Chesney. Hold on</p>
<p style="text-align: right;">Page 58</p> <p>1 on your balance sheet, and it will go as</p> <p>2 whatever --</p> <p>3 MR. CHESNEY: I'm sure it just didn't</p> <p>4 get to you, but I'm sure if we go back, you'll</p> <p>5 see the exact numbers.</p> <p>6 MR. MENDENHALL: Yeah, easy enough to</p> <p>7 fix.</p> <p>8 MR. CHESNEY: Okay. And then we'll at</p> <p>9 the -- what I'm interested in, is that we need</p> <p>10 to make up the deficit -- I need to understand</p> <p>11 what the deficit position was for the park</p> <p>12 before you start moving those dollars</p> <p>13 somewhere else, understood kind of thing --</p> <p>14 MR. BALDWIN: You and I can talk and so</p> <p>15 I can have a better picture of what you're</p> <p>16 looking at or what you're describing.</p> <p>17 MR. CHESNEY: I'll send you an email or</p> <p>18 we'll talk. You were just getting into some</p> <p>19 detail about what to do with those dollars.</p> <p>20 And I'm saying -- and I don't know what to do</p> <p>21 with it.</p> <p>22 But the important thing is to make up</p> <p>23 the full cost of the parks before we start</p> <p>24 moving any excess capital somewhere else.</p> <p>25 MR. BALDWIN: Okay.</p>	<p style="text-align: right;">Page 60</p> <p>1 juts a second, Alan. Mr. Chesney.</p> <p>2 MR. CHESNEY: Yeah. So I concur with</p> <p>3 Mr. Ross. So if we put it in ponds, we can</p> <p>4 always change it at a later date if we decide</p> <p>5 to utilize it for something else.</p> <p>6 So I know there was some -- there's some</p> <p>7 -- and there might be some additional</p> <p>8 expenses, because I know there might be</p> <p>9 obligations for the property.</p> <p>10 MS. McCORMICK: Nothing that we are --</p> <p>11 MR. CHESNEY: That we need to incur for</p> <p>12 this budget cycle. Okay.</p> <p>13 MS. McCORMICK: -- budgeted for --</p> <p>14 MR. MENDENHALL: So if I can, I think</p> <p>15 the challenge is that if you just consider in</p> <p>16 the pond area, it doesn't remain isolated, so</p> <p>17 when you come to budget season, it's a</p> <p>18 reminder every year that, oh, by the way, we</p> <p>19 have this parcel if we wanted to do something</p> <p>20 with it. That's why it's isolated right now</p> <p>21 with the one-dollar placemaker. So, I mean,</p> <p>22 that would --</p> <p>23 MR. CHESNEY: We have other parcels. We</p> <p>24 have the parcel behind the library. We have</p> <p>25 parcels all over the place that we could do</p>

<p style="text-align: right;">Page 61</p> <p>1 stuff with.</p> <p>2 MR. MENDENHALL: Fair enough.</p> <p>3 MR. CHESNEY: I'm just saying that</p> <p>4 Brian's approach goes with what we have done</p> <p>5 in the past.</p> <p>6 MR. MENDENHALL: Yeah. Oh, I agree</p> <p>7 conceptually that it should go there. My only</p> <p>8 thought, once again, was that it doesn't jump</p> <p>9 off the page at you during budget season if</p> <p>10 you wanted the reminder.</p> <p>11 MR. MILLS: Couldn't it just be added as</p> <p>12 a note like some of the other notes?</p> <p>13 MR. MENDENHALL: Sure. Absolutely.</p> <p>14 MR. MILLS: And that way it would stay</p> <p>15 in front of us and be absorbed into the</p> <p>16 numbers.</p> <p>17 MR. ROSS: Or to the extent we've now</p> <p>18 got a pond inventory, we can have a land</p> <p>19 inventory. You know, it's the same thing.</p> <p>20 It's not that complicated.</p> <p>21 MR. MENDENHALL: Valid point. Okay.</p> <p>22 You got that, Alan?</p> <p>23 MR. BALDWIN: I'm trying to find out</p> <p>24 where you would like me to place it. So are</p> <p>25 you talking about right under right of way?</p>	<p style="text-align: right;">Agenda Page 20 Page 63</p> <p>1 on.</p> <p>2 We have the Fishkind Methodology which</p> <p>3 lays out how they should each be assessed. So</p> <p>4 I just wanted to kind of let you know that</p> <p>5 that's one change you would have as far as</p> <p>6 your assessment role. You'll have 36 parcels</p> <p>7 instead of the one piece that was being</p> <p>8 assessed. So just kind of heads up on that.</p> <p>9 MR. MILLS: Okay.</p> <p>10 MR. BARRETT: Andy, could I --</p> <p>11 MR. MENDENHALL: Yes, sir.</p> <p>12 MR. BARRETT: Sorry to interrupt. To</p> <p>13 that end, the parcel at the end of Montague</p> <p>14 Street that you just added to the assessment</p> <p>15 rolls this past year, it just changed hands</p> <p>16 last month to Grady Pridgen, and I think</p> <p>17 they're looking to build town homes there,</p> <p>18 too.</p> <p>19 MR. MENDENHALL: Okay.</p> <p>20 MR. BARRETT: So you might want to just</p> <p>21 put that on your follow list.</p> <p>22 MS. McCORMICK: Which parcel?</p> <p>23 MR. MENDENHALL: Yeah, so -- it's the</p> <p>24 one that is the train station --</p> <p>25 MS. McCORMICK: Oh, at the end of</p>
<p style="text-align: right;">Page 62</p> <p>1 MR. MENDENHALL: So basically wherever</p> <p>2 ponds are categorized.</p> <p>3 MR. CHESNEY: I would just make it a</p> <p>4 zero. It goes away.</p> <p>5 MR. MENDENHALL: Yeah, and you can make</p> <p>6 it a zero for now.</p> <p>7 MR. ROSS: Yes. Yes. That -- yes.</p> <p>8 MR. MENDENHALL: Okay.</p> <p>9 MR. CHESNEY: That is a good idea,</p> <p>10 though. I never thought of that. I assume</p> <p>11 that when we purchased these other pieces of</p> <p>12 properties over the years that somehow we have</p> <p>13 a list somewhere.</p> <p>14 MR. MENDENHALL: Yeah. Yeah, it gets</p> <p>15 filed, so --</p> <p>16 MR. ROSS: That's a good point.</p> <p>17 MR. MENDENHALL: The one other thing</p> <p>18 I'll bring up related to the budget is, as</p> <p>19 Erin mentioned earlier, we did get notified by</p> <p>20 the folks related -- at David Weekley Homes</p> <p>21 related to the town homes.</p> <p>22 So they have the 36 town homes now, and</p> <p>23 they will actually be on the -- they should be</p> <p>24 on the assessment this year, so we'll go ahead</p> <p>25 and work with our assessment area to add them</p>	<p style="text-align: right;">Page 64</p> <p>1 Montague. Okay.</p> <p>2 MR. BARRETT: Yes.</p> <p>3 MR. MENDENHALL: Yeah. So for the</p> <p>4 benefit of our board members that weren't on</p> <p>5 the board at the time, Fishkind did a study on</p> <p>6 three different areas last year and what</p> <p>7 potential change they might have to the</p> <p>8 assessment based on their use.</p> <p>9 There were three parcels that were</p> <p>10 potentially going to be developed. One was</p> <p>11 the town homes, the other one was the retail</p> <p>12 establishment kind of down the far end, and</p> <p>13 then this property that Chris refers to.</p> <p>14 And basically for the retail</p> <p>15 establishment and for the property that Chris</p> <p>16 just referred to at the end of Montague, we're</p> <p>17 waiting to see what they're developed at or</p> <p>18 Fishkind was waiting to see that before they</p> <p>19 could analyze exactly how it should be</p> <p>20 assessed.</p> <p>21 So this would be an item that by</p> <p>22 getting some of that information, we go back</p> <p>23 to Fishkind and say, okay, it's going to be X</p> <p>24 amount of town homes, and they should be able</p> <p>25 to give us what the breakout would be for</p>

<p style="text-align: right;">Page 65</p> <p>1 assessment.</p> <p>2 MR. BARRETT: The county just approved a</p> <p>3 change in appearance, and the part of the</p> <p>4 requirement was that they file a plan for</p> <p>5 development in 90 days. So that was a month</p> <p>6 ago probably?</p> <p>7 MR. MENDENHALL: Okay.</p> <p>8 MR. BARRETT: Do you remember how long</p> <p>9 ago I sent you that? Was it a month or two</p> <p>10 months?</p> <p>11 MR. ROSS: I was going to say I betcha</p> <p>12 it's more like six weeks.</p> <p>13 MR. BARRETT: Six weeks. So if they</p> <p>14 haven't filed a plan yet with the county, it's</p> <p>15 imminent.</p> <p>16 MR. MENDENHALL: Okay. Mr. Argus.</p> <p>17 MR. ARGUS: Just a quick question. The</p> <p>18 one-dollar parcel, if my memory serves me</p> <p>19 correctly, don't we have an obligation to</p> <p>20 build a fence there at some time, and isn't</p> <p>21 that coming due shortly?</p> <p>22 MR. CHESNEY: That's what I was alluding</p> <p>23 to.</p> <p>24 MS. McCORMICK: Yeah, there is an</p> <p>25 agreement, and there are a number of issues</p>	<p style="text-align: right;">Agenda Page 21 Page 67</p> <p>1 time?</p> <p>2 As I kind of suggested earlier, if you</p> <p>3 come up with questions as you're looking</p> <p>4 through this, feel free to email me, as well</p> <p>5 you can email Alan.</p> <p>6 If you don't have his email address,</p> <p>7 I'll send that out to everybody, and we can</p> <p>8 kind of work on getting some of those</p> <p>9 questions answered between the meetings and</p> <p>10 getting things prepared for your next meetings</p> <p>11 as well.</p> <p>12 MR. BALDWIN: I only have a couple more</p> <p>13 statements.</p> <p>14 MR. MENDENHALL: Go right ahead, Alan.</p> <p>15 MR. BALDWIN: Page 21, which is</p> <p>16 Radcliffe, even though there is no budget for</p> <p>17 the next fiscal year, I placed it in there</p> <p>18 because we did assess for this current year</p> <p>19 for -- and I can't remember off the top of my</p> <p>20 head what exactly it was for.</p> <p>21 MR. CHESNEY: Solar lights.</p> <p>22 MR. BALDWIN: Maybe Sonny and Doug can</p> <p>23 help me. I just want to let you know that no</p> <p>24 expenses occurred in regards to the</p> <p>25 assessments that we have assessed those</p>
<p style="text-align: right;">Page 66</p> <p>1 that we've identified associated with that</p> <p>2 agreement, so at this point we weren't -- I</p> <p>3 mean, I've had some discussion with Mr. Ross</p> <p>4 about it.</p> <p>5 We weren't planning on proceeding with</p> <p>6 doing any wall construction at this point</p> <p>7 unless it becomes an issue at some point in</p> <p>8 the future, but it hasn't been raised.</p> <p>9 MR. ARGUS: I thought the agreement had</p> <p>10 a date that we had to have a wall --</p> <p>11 MS. McCORMICK: The agreement does have</p> <p>12 a date in it, but the issue relates to whether</p> <p>13 that agreement would at any point be</p> <p>14 enforceable.</p> <p>15 And so to the extent that nobody is</p> <p>16 asking for that wall to be constructed at this</p> <p>17 point, the thought was to wait and see if and</p> <p>18 when at some point in the future it would</p> <p>19 become an issue, and then at that time to deal</p> <p>20 with it.</p> <p>21 MR. ROSS: I agree with everything</p> <p>22 counsel just said.</p> <p>23 MR. ARGUS: Okay.</p> <p>24 MR. MENDENHALL: Any additional</p> <p>25 budget-related questions for Alan at this</p>	<p style="text-align: right;">Page 68</p> <p>1 residents.</p> <p>2 MR. CHESNEY: Well, hold on for a</p> <p>3 second. Go on, Sonny. Do you want to answer</p> <p>4 that?</p> <p>5 MS. WHYTE: A few years ago the</p> <p>6 community had requested solar panels, because</p> <p>7 we didn't have any lighting in any of the</p> <p>8 monuments on Linebaugh, so the board had</p> <p>9 agreed to allow them to do this, and they</p> <p>10 wanted to pay for it, so they were assessed</p> <p>11 for it.</p> <p>12 Unfortunately, the solar panels were</p> <p>13 stolen, so we had to -- there was a police</p> <p>14 report, but unfortunately we have no way of,</p> <p>15 you know, getting any proof or anything like</p> <p>16 this, so we had to order new solar panels, and</p> <p>17 that is what the assessment is for, because --</p> <p>18 MR. CHESNEY: Right.</p> <p>19 MS. WHYTE: -- it's charged back to the</p> <p>20 community.</p> <p>21 MR. CHESNEY: Alan, what page is that?</p> <p>22 Because it should be a negative number in</p> <p>23 there.</p> <p>24 MR. MENDENHALL: Page 21.</p> <p>25 MR. CHESNEY: I don't -- Page 21.</p>

<p style="text-align: right;">Page 69</p> <p>1 MS. WHYTE: It's like \$1900.</p> <p>2 MR. CHESNEY: My 21 is the Greens.</p> <p>3 MR. BALDWIN: It should say "Radcliffe,"</p> <p>4 and it should be right before --</p> <p>5 MR. CHESNEY: Okay. Thank you. There</p> <p>6 is an 895, so yeah.</p> <p>7 MR. BALDWIN: Correct. And, right now,</p> <p>8 we have assessed them -- we have collected the</p> <p>9 assessment, but we haven't done anything with</p> <p>10 the money. So I just put it out there, even</p> <p>11 though it has nothing to do with next year's</p> <p>12 budget, I just put it out there as a reminder</p> <p>13 that we did assess these residents money, but</p> <p>14 we have had any expenses --</p> <p>15 MR. MENDENHALL: Anything else, Alan?</p> <p>16 MR. BALDWIN: And the only other item I</p> <p>17 have is has to do with regards to the</p> <p>18 assessment status themselves.</p> <p>19 Once you go to Page 42, you'll start</p> <p>20 seeing where the changes were negative 30 and</p> <p>21 some of them around 13, et cetera. Some of</p> <p>22 this has to do with that in May of this year,</p> <p>23 the old Westchase E Series 2007-1 is going to</p> <p>24 be paid off.</p> <p>25 And then for the old Westchase Series</p>	<p style="text-align: right;">Agenda Page 22 Page 71</p> <p>1 MR. MENDENHALL: Okay.</p> <p>2 MS. McCORMICK: So for the --</p> <p>3 MR. BALDWIN: And that's all I have.</p> <p>4 MR. MENDENHALL: Okay.</p> <p>5 MS. McCORMICK: I was just going to</p> <p>6 mention that David Weekley Homes, the new town</p> <p>7 homes that are going to be assessed now at a</p> <p>8 different rate --</p> <p>9 MR. MENDENHALL: Yes.</p> <p>10 MS. McCORMICK: -- this year based on</p> <p>11 the assessment methodology, I'm assuming we'll</p> <p>12 send out assessment notices to the property</p> <p>13 owners for that since there is going to be a</p> <p>14 change in their assessments to a higher amount,</p> <p>15 I imagine.</p> <p>16 MR. MENDENHALL: It actually --</p> <p>17 MR. BALDWIN: If the overall budget for</p> <p>18 those -- I mean, if you changed the general</p> <p>19 fund 001 and you take a large amount of money</p> <p>20 away from that park improvement of 400,000,</p> <p>21 then they may not have an increase.</p> <p>22 MR. MENDENHALL: Correct. If any --</p> <p>23 MR. BALDWIN: It's all dependent on how</p> <p>24 we work this budget, and to also go to what</p> <p>25 Greg was saying, you know, the (inaudible) see</p>
<p style="text-align: right;">Page 70</p> <p>1 2007-2 series is going to be paid off in</p> <p>2 fiscal year '18. It is on Pages 41 -- let me</p> <p>3 go -- sorry. On Page 39, you'll see where it</p> <p>4 has 100 percent under the debt service column</p> <p>5 as being 100 percent, and then you see the</p> <p>6 other being 29 percent or around 30 percent.</p> <p>7 So 100 percent is the one being paid off</p> <p>8 this year, and the 29 is to reduce the fund</p> <p>9 balance and reduce the amount of assessments</p> <p>10 that we're going to be collecting for next</p> <p>11 year because we have to have available cash in</p> <p>12 order to cover that payment and not have an</p> <p>13 over-excessive amounts of excess money by the</p> <p>14 time we do pay it off next May.</p> <p>15 MR. MENDENHALL: So in a nutshell, you</p> <p>16 don't have to assess the full amount to those</p> <p>17 folks.</p> <p>18 MR. CHESNEY: Right, because it's in</p> <p>19 escrow.</p> <p>20 MR. MENDENHALL: So that's a good thing.</p> <p>21 MR. BALDWIN: I just wanted to let you</p> <p>22 know why there are negatives out there and why</p> <p>23 there were different dollar amount negatives.</p> <p>24 One is going to be paid off this year and one</p> <p>25 is going to be paid off next year.</p>	<p style="text-align: right;">Page 72</p> <p>1 what we need to do in regards to those</p> <p>2 figures.</p> <p>3 I can't guarantee that there's going to</p> <p>4 be an increase, but I don't think they're</p> <p>5 going to -- right now, it's going probably</p> <p>6 going to decrease.</p> <p>7 MR. MENDENHALL: Right. So the short</p> <p>8 answer is, it depends on the overall because</p> <p>9 that parks line item is pretty large. So even</p> <p>10 if a portion of that was reduced, that's</p> <p>11 probably going to put everybody lower than</p> <p>12 what they paid last year as far as</p> <p>13 assessments.</p> <p>14 In regards to the town homes, the</p> <p>15 aggregate total is actually less than what</p> <p>16 they were paying previously when it was one</p> <p>17 parcel, so -- and you would probably know from</p> <p>18 a legal perspective now that you have 38</p> <p>19 individuals paying an assessment that they</p> <p>20 weren't paying before, they probably do need</p> <p>21 to be noticed regardless, I would think, so</p> <p>22 those might be 38 letters for sure going out.</p> <p>23 MS. McCORMICK: Right.</p> <p>24 MR. BARRETT: Just so you know, there</p> <p>25 are actually no homes built there yet. It's</p>

<p style="text-align: right;">Page 73</p> <p>1 still all David Weekley owned property. 2 MR. CHESNEY: Okay. So they'll get 38 3 letters. 4 MS. McCORMICK: Yeah. And then if we 5 sent it out this year, then we wouldn't have 6 to send it out in the future unless their 7 assessments were to go up, which would be the 8 same for any resident. 9 MS. HESSLER GRIFFITH: So with the 10 recalculation, do we have any idea how much 11 additional revenue we're adding to our -- 12 MR. MENDENHALL: Well, you're not adding 13 additional revenue. Basically -- and I talked 14 to Fishkind about this. So based on what they 15 put together as far as calculations, they were 16 previously, for that particular parcel, paying 17 28,244. 18 As converted to 36 town homes at \$497 19 per town home, the total becomes 17,876. So I 20 asked Fishkind about that, or I asked 21 Mr. McLaren, who is the gentleman that worked 22 on the study, you know, what happens with that 23 delta. 24 And he explained that would be absorbed 25 by the rest of the overall community. He did</p>	<p style="text-align: right;">Agenda Page 23 Page 75</p> <p>1 revenue. You're just shifting where it's 2 coming in from. 3 MR. CHESNEY: It's going somewhere else. 4 MS. HESSLER GRIFFITH: So the 28,000 5 versus the seventeen, that delta -- 6 MR. MENDENHALL: Correct. So, you know, 7 11,000 or whatnot would be distributed, you 8 know, across -- 9 MS. HESSLER GRIFFITH: I see. 10 MR. MENDENHALL: -- the folks that would 11 be subject to the same areas of the budget, 12 so -- 13 MS. HESSLER GRIFFITH: So we run the 14 risk of the same scenario with the additional 15 town homes? 16 MR. MENDENHALL: Yeah, potentially. I 17 mean, it depends on two things. It depends on 18 what the parcel is assessed at -- 19 MS. HESSLER GRIFFITH: Currently 20 assessed for. 21 MR. MENDENHALL: -- currently assessed 22 for, and then how that translates. It depends 23 on how many town homes. Right? I mean, if 24 they build a number of town homes that is low, 25 it goes by -- if it goes by a similar measure</p>
<p style="text-align: right;">Page 74</p> <p>1 say that it would probably be less than one 2 percent when you take it as total, but that 3 was the answer I got. 4 MS. HESSLER GRIFFITH: Are we able to 5 dispute that? 6 MR. MENDENHALL: The short answer is, 7 you can definitely ask some questions and 8 potentially agree to disagree. I mean, he's 9 the -- he's the consultant that's been hired 10 for the district to do that, so I don't know 11 how -- you might want to ask him questions and 12 find out some details behind it first. 13 Yes, Mr. Chesney. 14 MR. CHESNEY: Yeah. I think it would be 15 helpful to, when you think about this -- the 16 thing about the revenue is you set the amount 17 of revenue, or we, as a board, set the 18 revenue that's going to come in. 19 So by adding those homes, we're not 20 changing the revenue amount, because that is 21 set by us at any given time, so -- 22 MS. HESSLER GRIFFITH: So it sounds -- 23 but it sounds like we're actually losing 24 revenue. No? 25 MR. MENDENHALL: Well, you're not losing</p>	<p style="text-align: right;">Page 76</p> <p>1 of 497, then it could be less. 2 If it has a number of town homes that is 3 greater than that property value -- or what it 4 was assessed, rather, then it could be higher. 5 It kind of depends. Yes, sir. 6 MR. CHESNEY: What is our timing for the 7 budget cycle? What is your anticipated how 8 it's going to flow? 9 MR. MENDENHALL: Yes. How do you have 10 the calendar for the budget now? 11 MR. BALDWIN: I believe, amongst 12 discussion between you and I and the recording 13 department, I believe that the approved budget 14 is going to be in May and the adoption is 15 going to be in August. 16 MR. CHESNEY. Okay. So for those of you 17 that are newer, on the May budget, that is our 18 maximum possible budget amount, that number 19 that goes out. So we can always bring it 20 down, but we can't bring it up past that date. 21 So it's important to think of things -- 22 like we have a landscaping renewal that 23 depending on this other agenda item we may or 24 may not know what that will be. So it's just 25 important to understand that past May we</p>

<p style="text-align: right;">Page 77</p> <p>1 cannot go up. We can only go down. Yes.</p> <p>2 MR. MENDENHALL: And just to piggyback</p> <p>3 on Mr. Chesney's comments, and we kind of</p> <p>4 alluded to it earlier, if there is any</p> <p>5 increase at all for a particular parcel owner</p> <p>6 or all parcel owners, whoever there is an</p> <p>7 increase for based on what is submitted to the</p> <p>8 county, you have to send them a letter to let</p> <p>9 them know.</p> <p>10 So the long and short of that is that</p> <p>11 if you're thinking of keeping the budget the</p> <p>12 same or slightly lower or a lot lower, then</p> <p>13 you do save yourself some expense, but at the</p> <p>14 same time you want to make sure you have all of</p> <p>15 those safety factors in as far as things that</p> <p>16 come up, yeah, because once you set that</p> <p>17 number, you can't go up.</p> <p>18 MR. CHESNEY: So by the May -- I will</p> <p>19 get with Alan, and also I'll help you</p> <p>20 understand the park -- how that line item</p> <p>21 affects the overall budget.</p> <p>22 MR. MENDENHALL: Okay. Sounds good.</p> <p>23 Mr. Barrett.</p> <p>24 MR. BARRETT: Yes. Hopefully this is</p> <p>25 the last time I open my trap today.</p>	<p style="text-align: right;">Agenda Page 24 Page 79</p> <p>1 MS. HESSLER GRIFFITH: So being newer,</p> <p>2 if I can -- if you can help me understand, if</p> <p>3 I wanted to propose something, an investment</p> <p>4 of sorts, how would I go about that?</p> <p>5 Am I going to take -- am I gathering the</p> <p>6 estimate? Am I asking Doug help with an</p> <p>7 estimate? Who's --</p> <p>8 MR. MENDENHALL: That's definitely what</p> <p>9 we have staff for. What we have done in the</p> <p>10 past is folks have gotten their wish list to</p> <p>11 Doug and Sonny, and then they've coordinated</p> <p>12 it with Alan as well, so we have -- you know,</p> <p>13 we have estimates, that sort of thing.</p> <p>14 At the very least, so we have discussion</p> <p>15 points as we come to that May meeting and say,</p> <p>16 "Hey, here are the five suggestions we have</p> <p>17 and the ballpark estimate," so we can have</p> <p>18 some of those deeper-dive discussions.</p> <p>19 MS. HESSLER GRIFFITH: Okay. And then I</p> <p>20 need help sort of understanding the numbers</p> <p>21 that go into this proposed budget, so, you</p> <p>22 know, the legal services, the engineering,</p> <p>23 what are the hourly rates --</p> <p>24 MR. MENDENHALL: Sure.</p> <p>25 MS. HESSLER GRIFFITH: -- just to get</p>
<p style="text-align: right;">Page 78</p> <p>1 One of the things that -- I don't</p> <p>2 frequently make budget requests, just think</p> <p>3 about them. But I was at a park CDD meeting</p> <p>4 at a CDD north of here, and a number of their</p> <p>5 supervisors were a little incredulous at the</p> <p>6 butterfly garden and its appearance.</p> <p>7 And the reaction was, what the heck is</p> <p>8 that? And it seemed to echo what the person I</p> <p>9 live with, her reaction to the butterfly</p> <p>10 garden.</p> <p>11 So as you're going into the budget</p> <p>12 section, please keep in mind the talk that you</p> <p>13 guys had about enhancing other areas, because</p> <p>14 as I -- my running group, which I do less often</p> <p>15 than I should, it takes me through the Fords,</p> <p>16 and a lot of the landscaping is starting to</p> <p>17 look -- it's aged, and especially the</p> <p>18 neighborhood monuments going into the Fords.</p> <p>19 Maybe this is the year where since</p> <p>20 you're done with the parks and you've got this</p> <p>21 big erosion bill, but you start looking at</p> <p>22 budgeting to hire a different landscaping</p> <p>23 company to come in and do a nice job in some</p> <p>24 of those areas. Just a thought. Thank you.</p> <p>25 MR. MENDENHALL: Thank you. Yes.</p>	<p style="text-align: right;">Page 80</p> <p>1 and idea and --</p> <p>2 MR. BALDWIN: You can always contact me,</p> <p>3 if you would like, and I can give you like a</p> <p>4 one-on-one class on it.</p> <p>5 MS. HESSLER GRIFFITH: Okay. I would</p> <p>6 certainly appreciate that.</p> <p>7 MR. LEWIS: We'll make it a conference</p> <p>8 call.</p> <p>9 MR. CHESNEY: Well, no --</p> <p>10 MS. HESSLER GRIFFITH: No, we can't do</p> <p>11 that.</p> <p>12 MR. LEWIS: Oh, that's right. Sorry.</p> <p>13 Sorry.</p> <p>14 MR. MENDENHALL: But we can absolutely</p> <p>15 set up some time. Yeah, that's no problem.</p> <p>16 MS. HESSLER GRIFFITH: Okay. But I do</p> <p>17 have one general question, I think, might be</p> <p>18 a curiosity for everyone, with regard to the</p> <p>19 discounts on the assessment, so the pay early</p> <p>20 -- right? --</p> <p>21 MR. MENDENHALL: Yes.</p> <p>22 MS. HESSLER GRIFFITH: So we have a</p> <p>23 pretty close to a 100 percent collection rate.</p> <p>24 MR. CHESNEY: You always have 100</p> <p>25 percent collection rate.</p>

<p style="text-align: right;">Page 81</p> <p>1 MS. HESSLER GRIFFITH: Right. Exactly.</p> <p>2 And Florida statutes allows us to offer the</p> <p>3 early pay discount, but are we required to</p> <p>4 offer -- because that's \$112,000 in revenue</p> <p>5 that we're giving up just to give up, so --</p> <p>6 MR. MENDENHALL: Well, the tax collector</p> <p>7 is handling your collections, so they kind of</p> <p>8 run that and offer the discount, and obviously</p> <p>9 we gross up to make sure that if people didn't</p> <p>10 pay early, that the funds would be there for</p> <p>11 your operating budget.</p> <p>12 So it's a less bit less out of our</p> <p>13 control as far as what we can offer, because</p> <p>14 really the tax collector is offering.</p> <p>15 MS. HESSLER GRIFFITH: The tax collector</p> <p>16 makes that decision on our behalf.</p> <p>17 MR. MENDENHALL: Yeah, well --</p> <p>18 MS. McCORMICK: It's the same thing as</p> <p>19 your tax bill, like your property tax bills</p> <p>20 when you pay --</p> <p>21 MS. HESSLER GRIFFITH: No. I get it.</p> <p>22 If the tax collector wants to offer that early</p> <p>23 pay for the tax it's collecting, but to --</p> <p>24 MR. BALDWIN: I believe it's part of</p> <p>25 Florida Statutes, and it's also in audit. It</p>	<p style="text-align: right;">Agenda Page 25 Page 83</p> <p>1 the fee for the property appraiser and the tax</p> <p>2 collector used to be four percent, but the</p> <p>3 property appraiser no longer, for Hillsborough</p> <p>4 County, charges for it, so there is only the</p> <p>5 two percent for the tax collector. That was</p> <p>6 effective last year.</p> <p>7 MS. McCORMICK: The other think that</p> <p>8 happens when you use the tax collector is when</p> <p>9 somebody is paying their property taxes and</p> <p>10 their CDD assessments, they can't say, "Okay,</p> <p>11 I'm going to pay my property taxes, but I'm</p> <p>12 not going to pay my CDD assessments."</p> <p>13 They have to pay the whole thing, and if</p> <p>14 they don't, then there's a tax certificate</p> <p>15 that's issued. And so it saves a lot of the</p> <p>16 district having to enforce the collection.</p> <p>17 MR. CHESNEY: (Inaudible) always collect</p> <p>18 100 percent of what we budget, always.</p> <p>19 MR. MENDENHALL: So far.</p> <p>20 MR. CHESNEY: Well, I mean, if not, then</p> <p>21 all hell is broken loose.</p> <p>22 MR. MENDENHALL: Fair enough. All</p> <p>23 right. Anything else, Alan?</p> <p>24 MR. BALDWIN: No. That's all I have.</p> <p>25 If any of the other supervisors wishes to</p>
<p style="text-align: right;">Page 82</p> <p>1 should be around Page 25 in your audit.</p> <p>2 MR. CHESNEY: It's a little more</p> <p>3 complicated. If you choose to use a tax</p> <p>4 collector, you have to offer the discount.</p> <p>5 MS. McCORMICK: Right.</p> <p>6 MS. HESSLER GRIFFITH: Got it.</p> <p>7 MR. MENDENHALL: Right. There you go.</p> <p>8 Okay.</p> <p>9 MS. HESSLER GRIFFITH: So by choosing to</p> <p>10 use a tax collector, we're losing -- we're</p> <p>11 losing \$112,000, plus the four percent that we</p> <p>12 pay the tax collector.</p> <p>13 MR. MENDENHALL: You can look at it that</p> <p>14 way, but the challenge is, if you didn't use</p> <p>15 the tax collector, then anybody that doesn't</p> <p>16 want to pay, you have to chase them down --</p> <p>17 MS. HESSLER GRIFFITH: Got it.</p> <p>18 MR. MENDENHALL: -- which you</p> <p>19 potentially, at least, lose a lot more.</p> <p>20 MS. HESSLER GRIFFITH: No. I get it,</p> <p>21 but it's something to think about.</p> <p>22 MR. MENDENHALL: Yeah. No. Sounds</p> <p>23 fine.</p> <p>24 MR. BALDWIN: Now, it's no longer --</p> <p>25 well, it is four percent collection cost, but</p>	<p style="text-align: right;">Page 84</p> <p>1 contact me in order to have discussions with</p> <p>2 regards to the budget, feel free.</p> <p>3 MR. MENDENHALL: And obviously you can</p> <p>4 contact me as well. I mean, I sit on a board.</p> <p>5 I sit in your seat and do the same thing with</p> <p>6 our budget, as well as obviously district</p> <p>7 manager, so happy to help out.</p> <p>8 All right. If nobody had anything else</p> <p>9 for Alan, I was going to let him go. All</p> <p>10 right. Thank you, Alan.</p> <p>11 MR. BALDWIN: Thank you. Have a good</p> <p>12 evening.</p> <p>13 MR. MENDENHALL: Appreciate it. All</p> <p>14 right. So we did the engineer's report.</p> <p>15 The manager's report, I brought up the</p> <p>16 items that I had, which was basically talking</p> <p>17 about the budget and those town homes as well.</p> <p>18 And that will lead us into the attorney's</p> <p>19 report, and I'll give Erin the floor.</p> <p>20 MS. McCORMICK: I really don't have too</p> <p>21 much to report. I guess, in the field</p> <p>22 management report, you're going to talk about</p> <p>23 the exterior landscape maintenance extension,</p> <p>24 or is that -- actually that was coming up</p> <p>25 before.</p>

<p style="text-align: right;">Page 85</p> <p>1 MR. MENDENHALL: Yes, you're right.</p> <p>2 MS. McCORMICK: Do you to go back to</p> <p>3 that?</p> <p>4 MR. MENDENHALL: Yes, we'll go back to</p> <p>5 report. All right. So we have the</p> <p>6 consideration for the extension of exterior</p> <p>7 landscape maintenance service agreement with</p> <p>8 the Davey Tree Expert Company.</p> <p>9 As I understand it, they offered to</p> <p>10 extend their existing contract for three</p> <p>11 additional years with --</p> <p>12 MS. WHYTE: One year.</p> <p>13 MR. CHESNEY: One year.</p> <p>14 MS. McCORMICK: Yeah. Well, right now,</p> <p>15 we entered into the contract with them</p> <p>16 November of 2014, so it would go through</p> <p>17 September 30th of 2017 --</p> <p>18 MS. WHYTE: Correct. And then --</p> <p>19 MR. MAYS: October 1st.</p> <p>20 MS. WHYTE: October 1st. And then it</p> <p>21 goes to an extension for one additional year</p> <p>22 at no increase.</p> <p>23 MR. MENDENHALL: Okay. So that's the</p> <p>24 opportunity you have that they would like to</p> <p>25 extend that for the one additional year, and</p>	<p style="text-align: right;">Agenda Page 26 Page 87</p> <p>1 MR. MILLS: Is there a trigger date for</p> <p>2 this one-year renewal, or are we okay --</p> <p>3 MS. McCORMICK: Our contract provides</p> <p>4 that we are to give them 60 days' notice if we</p> <p>5 intend not to renew them. But our contract</p> <p>6 was only entered into for a three-year time</p> <p>7 period.</p> <p>8 So basically they're proposing an</p> <p>9 additional one-year extension. Right now, we</p> <p>10 don't have any obligations with them after the</p> <p>11 contract terminates.</p> <p>12 MR. MILLS: Oh, I understand that. But</p> <p>13 is there a -- so it's 60 days beforehand if we</p> <p>14 do not renew.</p> <p>15 MS. McCORMICK: No. We don't have an</p> <p>16 obligation to let them know we choose not to</p> <p>17 renew, but we have to go through the vet</p> <p>18 process of an RFP --</p> <p>19 MR. MENDENHALL: Right. So it's only if</p> <p>20 you wanted to leave early. If you wanted to</p> <p>21 leave early, you have to give them 60 days;</p> <p>22 but since their term ends, you can leave when</p> <p>23 the term ends.</p> <p>24 MR. MILLS: There is no timing</p> <p>25 obligation for the one-year extension.</p>
<p style="text-align: right;">Page 86</p> <p>1 certainly you can -- you can do that.</p> <p>2 If there is no increase, you don't have</p> <p>3 to go out to did. Of course, if you're</p> <p>4 interested in looking at other landscaping</p> <p>5 services, you have that opportunity as well.</p> <p>6 I'll kind of open it up for discussion.</p> <p>7 Mr. Ross.</p> <p>8 MR. ROSS: I think it's premature to</p> <p>9 extend Davey. We engaged them to do this work</p> <p>10 at the front of Westchase. I personally was</p> <p>11 disappointed with the way the process</p> <p>12 occurred.</p> <p>13 I could see us in the future electing to</p> <p>14 do other specialty landscape improvements, and</p> <p>15 if the conclusion of this board is that Davey,</p> <p>16 for whatever reason, is not best situated for</p> <p>17 that, we're going to be having conversations</p> <p>18 with other contractors.</p> <p>19 So I'm not encouraging that, but I'm</p> <p>20 just noting that would be the reality. So I</p> <p>21 think we should give it another month or two</p> <p>22 and wait and see how Davey has hit on their</p> <p>23 predictions on how the front entrance will</p> <p>24 look markedly better in the next month or so.</p> <p>25 MR. MENDENHALL: Okay. Mr. Mills.</p>	<p style="text-align: right;">Page 88</p> <p>1 MR. MENDENHALL: Not that I'm hearing.</p> <p>2 MR. MILLS: Yeah.</p> <p>3 MR. MENDENHALL: But I can give you</p> <p>4 realistic there is, because if they were to</p> <p>5 walk away or if the board was to say we don't</p> <p>6 want to use your services after your term</p> <p>7 ends, we would need probably, bare minimum,</p> <p>8 two months to get another contractor in.</p> <p>9 MR. CHESNEY: No. No. No. More than</p> <p>10 that.</p> <p>11 MR. MENDENHALL: Well, that's why I</p> <p>12 said "bare minimum."</p> <p>13 MR. CHESNEY: Just getting OLM out here</p> <p>14 will take you a month and a half, and then two</p> <p>15 months for contractors. So I would say four</p> <p>16 months. And that would be time for us to make</p> <p>17 a choice.</p> <p>18 MS. McCORMICK: And you also need to</p> <p>19 know for budgeting purposes, too.</p> <p>20 MR. MENDENHALL: Yes, that's true.</p> <p>21 Well, you can build those protections into</p> <p>22 your budget as far as setting aside additional</p> <p>23 dollars if you're thinking that that might</p> <p>24 happen.</p> <p>25 And that's a discussion we can have also</p>

<p style="text-align: right;">Page 89</p> <p>1 -- I think Brian's suggestion is a good one, 2 to have this queued up for each month 3 basically to say, "Okay, it's been a month. 4 How are things looking with the projects that 5 we've given them? Do we have any different 6 opinion on potentially renewing it," that sort 7 of things. 8 And that would open up the other 9 conversations. If things look bad, well, 10 maybe we need to talk about setting up our 11 budget so that if the district wants to change 12 firms, you have those dollars available. 13 MR. ROSS: Since we're talking 14 landscaping -- I don't want to get off point 15 -- does Davey perceive it that they dropped 16 the ball or that they somehow messed up with 17 regard to the front entranceway, or do they 18 perceive it as the board is being unrealistic 19 in its expectations? 20 MR. MAY: I would say probably a little 21 bit of both. He's not happy with some of the 22 plant material that he did get, but he made it 23 clear almost that the board could expect it to 24 look like it was expected in the pictures, but 25 that's not what they got.</p>	<p style="text-align: right;">Agenda Page 27 Page 91</p> <p>1 entranceway, it looks worse than it looked 2 before. You know, you have huge gaps of mulch 3 and no plant material, no greenery, no color, 4 no nothing, and I -- you know, if I was a 5 professional -- and I am a professional -- I'd 6 bust my rear end to make a customer happy, and 7 I'm not sensing it, I don't feel it. 8 But rather what I'm feeling is exactly 9 what I threw out there, that they somehow 10 think that we're being unreasonable or we got 11 our head in the sand or we're not being 12 understanding or something, and it's just the 13 overall situation does not sit well with me 14 right at present, and, frankly, I don't see us 15 using Davey on specialty projects in the 16 future. 17 Like we talked about some of these other 18 communities, like Chris mentioned, with some 19 aged plant material, why would we go back to 20 Davey if there is their responsiveness? 21 I'm just not in tune with the situation, 22 to be frank, about it. 23 MR. MENDENHALL: Let me go to Barbara 24 real quick, and then I'll get you, Greg. 25 MS. HESSLER GRIFFITH: So I have a</p>
<p style="text-align: right;">Page 90</p> <p>1 So his excuse is, with the plant 2 material that was available was smaller, and 3 you guys have got to give time. So that's why 4 I say I think he's -- I think it's both ways. 5 MR. ROSS: And just to respond, I 6 commented last meeting that I felt like I had 7 been misled, and I would like to expand on 8 that, because I don't think people go into 9 business relationships intentionally trying to 10 mislead somebody. Maybe I used a bad word 11 choice there. 12 I feel like that Davey, once they 13 realized that the promised plant material was 14 not available, they should have paused at that 15 point and come back to us. Instead, they 16 unilaterally made a decision on what they 17 thought was the best solution, and that's what 18 led, at least in my case, to the discrepancy 19 and expectations. 20 So that's where I'm coming from. And I 21 don't want to make a big deal of it or 22 anything like that, but in my larger picture, 23 I don't see that they're really being very 24 interested or responsive to the situation. 25 Right now, if you drive by that front</p>	<p style="text-align: right;">Page 92</p> <p>1 curiosity, so, you know, the concern with just 2 the specialty projects, I know I have my 3 opinion community wide, and it's probably 4 somewhere in line with your thoughts, but one 5 of the things that I think is interesting is 6 the disparity between, say, in my perspective, 7 your perspective, and the result of the audit. 8 So we have these landscape audits that 9 we do that are consistently rated highly. So 10 if I'm Davey, I'm thinking I'm doing a great 11 job because my audits are telling me I'm doing 12 a great job, but yet I'm getting feedback that 13 I'm not. Right? 14 So I think there's probably an 15 opportunity for us to also align the audit 16 with our expectations. 17 MR. ROSS: I think you're raising an 18 excellent point, and I was scratching my head 19 when I looked at the OLM review. How come 20 they didn't pick up with the problem with the 21 front end? It's like, are they looking at the 22 same stuff I'm looking at? 23 So I think there's merit to what you're 24 saying, but I do see that as a different 25 issue, that may be true that OLM is</p>

<p style="text-align: right;">Page 93</p> <p>1 contributing to misunderstood expectations or</p> <p>2 something like this, but the difference in</p> <p>3 this case was, on this specialty project, they</p> <p>4 came in -- I don't think you were yet on the</p> <p>5 board -- they made a special presentation to</p> <p>6 us.</p> <p>7 They passed out graphics and pictures.</p> <p>8 Mr. Mills was very explicit in the purpose and</p> <p>9 the timing of this. I felt like they made</p> <p>10 promises to, yeah, they could achieve those</p> <p>11 things, and it just was, in my view, a flat-</p> <p>12 out disaster.</p> <p>13 And I used the word last time, I felt</p> <p>14 misled. I realize I need to temper that a</p> <p>15 little bit, but I just see that as a very</p> <p>16 different issue.</p> <p>17 MR. MENDENHALL: And just to at least</p> <p>18 make the delineation, when OLM reviews,</p> <p>19 generally speaking, they're reviewing for</p> <p>20 maintenance performance. So when you do a</p> <p>21 special project like this and they look at</p> <p>22 that special project and they see there's</p> <p>23 weeds or the plant material isn't thriving,</p> <p>24 they might mark that; but if it doesn't meet</p> <p>25 the pictures that we saw, they aren't going to</p>	<p style="text-align: right;">Agenda Page 28 Page 95</p> <p>1 MS. HESSLER GRIFFITH: Okay. And based</p> <p>2 upon the fact that we've had previous</p> <p>3 proposals, does that help expedite the RFP if</p> <p>4 we essentially send out RFP to folks who have</p> <p>5 already proposed?</p> <p>6 MR. MENDENHALL: Well, the short answer</p> <p>7 is yes. I mean, there's a limited pool of</p> <p>8 folks --</p> <p>9 MS. HESSLER GRIFFITH: Right.</p> <p>10 MR. MENDENHALL: -- that can handle a</p> <p>11 community of this scope.</p> <p>12 MS. HESSLER GRIFFITH: Right. Okay.</p> <p>13 MR. MENDENHALL: So, I mean, I can guess</p> <p>14 offhand because I know the folks that are in</p> <p>15 the industry. So it is a limited pool.</p> <p>16 As far as your specifications, generally</p> <p>17 speaking, they are, you know, a living</p> <p>18 document, but we have done this three or four</p> <p>19 times now, so we've captured, as we have gone</p> <p>20 along and there are different iterations, new</p> <p>21 things that are wanted or things that were</p> <p>22 missed, so you have a pretty good set of</p> <p>23 documents.</p> <p>24 So would it be relatively quick?</p> <p>25 Generally speaking, it can move pretty</p>
<p style="text-align: right;">Page 94</p> <p>1 necessarily grade on that, because it's just</p> <p>2 not part of their review.</p> <p>3 So when you'll see the OLM come into</p> <p>4 play, for example, last year we had some</p> <p>5 issues with flowers at the end of some of the</p> <p>6 curbs and some weeds, and so those show up on</p> <p>7 the report, because they're regular</p> <p>8 maintenance items, and OLM will actually</p> <p>9 report on them, and then the expectation is</p> <p>10 that Davey fixes it by the next cycle of the</p> <p>11 report.</p> <p>12 So to Mr. Ross' point, they come in and</p> <p>13 gave a presentation, they show a picture, you</p> <p>14 paid dollars specifically for what you were</p> <p>15 presented, and I don't think that that was</p> <p>16 met.</p> <p>17 MS. HESSLER GRIFFITH: Does it make</p> <p>18 sense to have OLM present when we're</p> <p>19 evaluating landscaping vendors?</p> <p>20 MR. CHESNEY: They usually do it for us.</p> <p>21 MS. HESSLER GRIFFITH: They usually do</p> <p>22 what for us?</p> <p>23 MR. CHESNEY: They submit specs, and</p> <p>24 they solicit the proposals, and they provide a</p> <p>25 recommendation.</p>	<p style="text-align: right;">Page 96</p> <p>1 quickly, but the reality is, there are just</p> <p>2 these procedural steps that you have to go</p> <p>3 through, especially with you guys only being</p> <p>4 able to meet in the sunshine, it starts</p> <p>5 putting months between the process.</p> <p>6 So that's kind of what really drives the</p> <p>7 time line of it. Yes, sir.</p> <p>8 MR. ROSS: I feel, Andy, that your</p> <p>9 comments actually give greater weight to the</p> <p>10 comments that Ms. Griffith made, that she was</p> <p>11 suggesting that part of the issue may be we</p> <p>12 might have a disconnect between OLM and Davey</p> <p>13 and whether it's in communication or setting</p> <p>14 expectations, et cetera. You were narrowing</p> <p>15 the scope of what OLM does.</p> <p>16 MR. MENDENHALL: Sure.</p> <p>17 MR. ROSS: But think of some of the</p> <p>18 things that have happened in the time I've</p> <p>19 been on this board. We have heard numerous</p> <p>20 times people talking about the shrinking</p> <p>21 flower beds. I've heard it many, many times,</p> <p>22 and I could make the argument, isn't that</p> <p>23 something that OLM should have been on top of?</p> <p>24 MR. MENDENHALL: And I would say yes.</p> <p>25 MR. ROSS: And I think that that makes</p>

<p style="text-align: right;">Page 97</p> <p>1 her point almost, that maybe it's time to go 2 back and at some point have a refresh with 3 OLM as to what our expectations are. Maybe 4 give them the specs of the property and make 5 sure they're not just covering maintenance, 6 but that, yeah, we're getting what we're 7 paying for. 8 MR. MENDENHALL: And that's a very good 9 point. And I think with any of these projects 10 that you have, you know, if you have an 11 entrance beautification, it is certainly 12 relevant to kind of pull OLM in and say, "Hey, 13 look" -- even have them sit in in the meeting 14 and say, "Here's what we're expecting to get. 15 We want you to do the double-check on that." 16 Now, I'm just speculating that they 17 might say, "Well, that's kind of outside the 18 our scope of regular contract, so we'll do it 19 for X dollars." They'll project manage it, so 20 to speak. 21 It might be worth it for them to do 22 that. Or it might be something that you 23 negotiate with them and say, "Look, it's part 24 of your contract. We expect that you do that. 25 You know, these projects only come up once or</p>	<p style="text-align: right;">Agenda Page 29 Page 99</p> <p>1 value to extending a contract within three 2 years, an additional year with no inflationary 3 increase, especially given the current labor 4 market and the current, you know, market for 5 landscaping services has a certain value to 6 it, and I would not wait too long to make that 7 choice. 8 I'm not going to go ahead and make a 9 motion to accept it. I understand that. But 10 I think -- and I agree with both of you as far 11 as, you know, their performance in that area, 12 but maybe that is something that you break off 13 and take, like Mr. Barrett's suggestion, maybe 14 do it differently in the future. 15 MR. MENDENHALL: Okay. 16 MS. McCORMICK: Related to Davey, too -- 17 are you, on your report, going to be talking 18 about the property enhancement addendum to the 19 landscape maintenance contract with the 20 increased amounts for -- 21 MR. MAYS: I wasn't planning on it since 22 it was -- 23 MS. WHYTE: That was approved. 24 MR. CHESNEY: Yeah. 25 MS. McCORMICK: Okay. So we just need</p>
<p style="text-align: right;">Page 98</p> <p>1 twice a year, and it should be within your 2 normal routine." 3 So I think it's a very good point that 4 you both bring up, and it's something to look 5 at as we get these projects that come up, 6 because, you know -- and I've seen this in 7 many districts, including my own, when you 8 leave a project design like that 9 implementation up to the landscaper, you know, 10 they have different eyes than you, because you 11 are driving through it every day, and you get 12 feedback from your residents and that sort of 13 thing, so, you know, obviously there can be 14 that disconnect. 15 MR. ROSS: And now going full circle, 16 typing back my opening comments to the 17 beginning of the meeting, can you make sure 18 everything we're talking about is not lost in 19 the shuffle? 20 MR. MENDENHALL: Absolutely. 21 MR. ROSS: You're wonderful. Thank you. 22 MR. MENDENHALL: Not a problem at all. 23 Mr. Chesney. 24 MR. CHESNEY: Yes. I want to clarify 25 from a budgeting standpoint there is a certain</p>	<p style="text-align: right;">Page 100</p> <p>1 to write -- I just need to write an addendum 2 then that adds this into the dollar amount of 3 the landscaping maintenance contract. 4 MR. CHESNEY: Eighty seven or eighty 5 nine hundred, something like that. 6 MS. McCORMICK: Yeah, eighty nine. 7 MR. MENDENHALL: I pulled you out of 8 your attorney report to go back to Davey. Did 9 you have anything else? 10 MS. McCORMICK: Other than that, we've 11 got the contract now for Triangle Pool 12 Services finalized. 13 I know that the proposal amount ended up 14 changing because it's not only for the splash 15 pad fountain, but for the other two fountains 16 within the community, but that has -- 17 MR. MAYS: No. That's correct. I don't 18 know if I had misinformed the board or how it 19 came across, but the maintenance contract that 20 we had last month was just for the fountain. 21 It was for the actuating fountain. But the 22 two additional fountains was not included in 23 that last month. 24 MS. McCORMICK: Okay. 25 MR. MAYS: So we have the new Triangle</p>

<p style="text-align: right;">Page 101</p> <p>1 Pool's proposal in front of you now.</p> <p>2 MS. McCORMICK: And you have the</p> <p>3 contract. What's the dollar amount for that?</p> <p>4 MS. WHYTE: \$500.</p> <p>5 MS. McCORMICK: Per --</p> <p>6 MS. WHYTE: Monthly.</p> <p>7 MS. McCORMICK: Month. Okay.</p> <p>8 MR. BARRETT: Did you say 500?</p> <p>9 MR. CHESNEY: Did you say 500?</p> <p>10 MS. WHYTE: \$500 a month -- twice a</p> <p>11 month -- they'll charge twice a week.</p> <p>12 MR. MAYS: It's two visits a week,</p> <p>13 instead of the one --</p> <p>14 MR. CHESNEY: What was it previously?</p> <p>15 MS. WHYTE: The original one we talked</p> <p>16 about was 355. And this covers all three</p> <p>17 fountains under one contract with one company.</p> <p>18 MR. MILLS: They modified the fountains</p> <p>19 from once a week to twice a week.</p> <p>20 MS. WHYTE: Yes, sir. And their hourly</p> <p>21 wage is modified because apparently the</p> <p>22 difference was Hillsborough County has a</p> <p>23 different hourly wage than Pinellas County</p> <p>24 does.</p> <p>25 MR. ROSS: And you've got the budget</p>	<p style="text-align: right;">Agenda Page 30 Page 103</p> <p>1 affirmative.)</p> <p>2 MR. MENDENHALL: Any opposed?</p> <p>3 (No response.)</p> <p>4 MR. MENDENHALL: Okay. And that motion</p> <p>5 carries.</p> <p>6 (Motion passes.)</p> <p>7 MS. McCORMICK: And then just to give</p> <p>8 you an update, the county had another public</p> <p>9 hearing on its CIP plan, which includes the</p> <p>10 repaving of a lot of the district roads and</p> <p>11 also includes the Citrus Park extension.</p> <p>12 I talked to Mr. Mills about it. I did</p> <p>13 not attend the hearing, but I did have a</p> <p>14 conversation with the governmental affairs</p> <p>15 reps from WCA, and I know they had somebody</p> <p>16 that attended the hearing; and my</p> <p>17 understanding is that the county is proceeding</p> <p>18 with the -- they had the public hearing, and</p> <p>19 they're proceeding with including that in</p> <p>20 their budget in their capital improvement</p> <p>21 program.</p> <p>22 And that's all I've got, unless anybody</p> <p>23 has any questions for me. Barbara.</p> <p>24 MS. HESSLER GRIFFITH: No, I have no</p> <p>25 questions there.</p>
<p style="text-align: right;">Page 102</p> <p>1 reflecting the current number.</p> <p>2 MR. MENDENHALL: I'll make sure it does.</p> <p>3 MS. WHYTE: I will. I've already got it</p> <p>4 marked down. I think it's a thousand dollars</p> <p>5 difference from last year to this year, if I'm</p> <p>6 not mistaken, from last year to this year.</p> <p>7 And keep in mind the actuating fountain does</p> <p>8 require a lot more maintenance, it does, and a</p> <p>9 lot more hands-on filters and stuff.</p> <p>10 MR. MAYS: Can you explain that hourly</p> <p>11 rate thing you said again?</p> <p>12 MS. WHYTE: Their hourly rate in</p> <p>13 Pinellas County is \$85.00 if they're doing</p> <p>14 extra additional maintenance, and in</p> <p>15 Hillsborough County they charge \$95.00. I</p> <p>16 don't know. That is their policy.</p> <p>17 MR. CHESNEY: I move to accept the</p> <p>18 revised Triangle Pool Service contract.</p> <p>19 MR. MENDENHALL: Do we have a second?</p> <p>20 MR. ROSS: Second.</p> <p>21 MR. MENDENHALL: Any further discussion</p> <p>22 on that item?</p> <p>23 (No response.)</p> <p>24 MR. MENDENHALL: All in favor.</p> <p>25 (All board members signify in the</p>	<p style="text-align: right;">Page 104</p> <p>1 I'm sorry. On Davey, what did we decide</p> <p>2 to do?</p> <p>3 MR. MENDENHALL: Davey is going to be</p> <p>4 queued up for every meeting going forward so</p> <p>5 that the board can consider if they want to</p> <p>6 move forward with the renewal.</p> <p>7 We've got awhile until their term runs</p> <p>8 out, and also during the budget season we can</p> <p>9 add that as part of the general discussion.</p> <p>10 MS. HESSLER GRIFFITH: So I guess my</p> <p>11 thought there is this: They've submitted</p> <p>12 their request to us with their interest in</p> <p>13 extending for a year. In fairness to Davey --</p> <p>14 right? -- I don't want to leave them hanging.</p> <p>15 MR. MENDENHALL: Sure.</p> <p>16 MS. HESSLER GRIFFITH: They want a</p> <p>17 response sooner than later. So does it make</p> <p>18 sense to, while they're waiting, go out for</p> <p>19 RFP and so that we can give them a fair</p> <p>20 response sooner than later and gives us proper</p> <p>21 timing for consideration in the budget, et</p> <p>22 cetera, rather than sort of delaying, I think,</p> <p>23 maybe the inevitable?</p> <p>24 MR. CHESNEY: Can I just help from a</p> <p>25 strategy standpoint here?</p>

<p style="text-align: right;">Page 105</p> <p>1 MS. HESSLER GRIFFITH: Please.</p> <p>2 MR. CHESNEY: If you were to go out for</p> <p>3 RFP, the first they're going to do is pull</p> <p>4 their offer of extension. So then it just --</p> <p>5 they would respond to the RFP that we go out</p> <p>6 for.</p> <p>7 So I would not recommend that strategy.</p> <p>8 I would -- you know, if you're generally happy</p> <p>9 with their service, I would extend it. If</p> <p>10 you're not, then put it out for bid. I mean,</p> <p>11 that's -- am I missing anything?</p> <p>12 MR. MENDENHALL: Yeah. No. And even if</p> <p>13 at some point you, as a board, decide that you</p> <p>14 do want to move forward, then, as Erin</p> <p>15 mentioned, you have 60 days if something goes</p> <p>16 sideways or you suddenly become unhappy, that</p> <p>17 you can get out of it within 60 days.</p> <p>18 MR. CHESNEY: Yeah, that's true. We can</p> <p>19 extend it right now and then go three, five</p> <p>20 months down the road and give them 60 days'</p> <p>21 notice, and then we can get out of the</p> <p>22 contract and put it up for RFP.</p> <p>23 MS. HESSLER GRIFFITH: Doug, is there a</p> <p>24 time of year that is better to change</p> <p>25 providers?</p>	<p style="text-align: right;">Agenda Page 31 Page 107</p> <p>1 with advertising to run the RFP process, maybe</p> <p>2 a little more.</p> <p>3 MR. MENDENHALL: All right. That moves</p> <p>4 us into the field manager's report, so I'll</p> <p>5 turn it over to Sonny and Doug, if you have</p> <p>6 anything additional besides the items we</p> <p>7 talked about.</p> <p>8 MR. MAYS: Other than the items we</p> <p>9 talked about, I just want to give everybody an</p> <p>10 update on what's going on in the medians out</p> <p>11 there.</p> <p>12 I'm not sure -- I'm sure you have -- if</p> <p>13 you came from the west to eastbound on</p> <p>14 Linebaugh Avenue, you'll notice that they're</p> <p>15 doing a little cutout -- what they did, first</p> <p>16 of all, though, is they bypassed our</p> <p>17 irrigation zone.</p> <p>18 And the reason they bypassed those two</p> <p>19 -- there's three of them, three fifty-foot</p> <p>20 sections, fifty, a hundred-foot sections --</p> <p>21 and what they're doing is -- what they had to</p> <p>22 do is they basically moved the irrigation over</p> <p>23 so that they can cut out -- so they're cutting</p> <p>24 it out for us -- remember we talked about the</p> <p>25 bike lane being pulled up and maybe having one</p>
<p style="text-align: right;">Page 106</p> <p>1 MR. MAYS: Oh, yeah. Yeah.</p> <p>2 MS. HESSLER GRIFFITH: What time of year</p> <p>3 is best to make that change?</p> <p>4 MR. MAYS: Probably the wintertime,</p> <p>5 yeah, because you don't want to do it right in</p> <p>6 the summertime when you're staffing up and</p> <p>7 things are starting to grow makes it</p> <p>8 difficult, so --</p> <p>9 MR. MENDENHALL: More of a risk.</p> <p>10 MR. MAYS: More of a fall to wintertime</p> <p>11 when they cut their staff when the growth is</p> <p>12 not so heavy.</p> <p>13 MS. HESSLER GRIFFITH: Okay.</p> <p>14 MR. MENDENHALL: Okay. Oh. Sorry.</p> <p>15 MS. McCORMICK: I was just going to say.</p> <p>16 We have actually the ability to terminate on</p> <p>17 30 days' notice, but we would have to go</p> <p>18 through the RFP process. So from a practical</p> <p>19 standpoint, you're right.</p> <p>20 MR. MAYS: Plus, you can spend a lot of</p> <p>21 money to RFP it, too. OLM is not free.</p> <p>22 You've got to advertise it. There's a cost</p> <p>23 involved --</p> <p>24 MR. CHESNEY: Yeah, that's true. It's</p> <p>25 probably about three to four thousand dollars</p>	<p style="text-align: right;">Page 108</p> <p>1 lane of traffic.</p> <p>2 Well, their plan is not to do that.</p> <p>3 Their plan is to do these cutouts and deviate</p> <p>4 traffic around so you've still got two lanes</p> <p>5 going around it. And then what they're doing</p> <p>6 is, they're not cutting the whole bicycle lane</p> <p>7 up. They've got three, four points where they</p> <p>8 will be digging the bike lane and pulling the</p> <p>9 pipe through -- or pushing the pipe through.</p> <p>10 So they don't have to dig up the whole</p> <p>11 bike lane after all. They're just digging up</p> <p>12 their -- I think it's four sections so that</p> <p>13 they can pull their pipe through, and then</p> <p>14 they will repave only the bike lane back</p> <p>15 itself, and then they will repatch -- patch up</p> <p>16 the side of the road back, putting our</p> <p>17 irrigation back, and putting our St. Augustine</p> <p>18 sod back.</p> <p>19 MR. CHESNEY: Is the water currently</p> <p>20 off?</p> <p>21 MR. MAYS: No. It looks like it out</p> <p>22 there today, though, didn't it?</p> <p>23 MR. CHESNEY: Yeah.</p> <p>24 MR. MAYS: It looked a little dry.</p> <p>25 MR. BARRETT: Is this for a new</p>

<p style="text-align: right;">Page 109</p> <p>1 reclaimed water line?</p> <p>2 MR. MAYS: That's for a new reclaimed</p> <p>3 water line that the county is putting in.</p> <p>4 MR. LEWIS: So, Doug, so essentially</p> <p>5 they're cutting out into the median, there is</p> <p>6 going to be a little restripe and a little</p> <p>7 shift of traffic in that area.</p> <p>8 MR. MAYS: Yes. Exactly.</p> <p>9 MR. LEWIS: Okay.</p> <p>10 MR. MAYS: So it doesn't cut down to one</p> <p>11 lane.</p> <p>12 MR. MILLS: They're putting turn lanes</p> <p>13 into nowhere.</p> <p>14 MR. MAYS: (Inaudible) into our river</p> <p>15 rock and butterfly garden.</p> <p>16 MR. MENDENHALL: There you go. All</p> <p>17 right. So that moves us into audience -- I'm</p> <p>18 sorry. Did you have something else, Sonny?</p> <p>19 MS. WHYTE: Just to let you know that I</p> <p>20 received a letter yesterday from Mike Flynn</p> <p>21 from downtown; he is in traffic.</p> <p>22 Apparently a resident had complained</p> <p>23 about the excessive amount of traffic turning</p> <p>24 off of Linebaugh going toward Citrus Park to</p> <p>25 two turning lanes to the point where Ms. Sandy</p>	<p style="text-align: right;">Agenda Page 32 Page 111</p> <p>1 Road now so that --</p> <p>2 MS. WHYTE: I saw that. I saw that. It</p> <p>3 goes all the way up Sheldon and it's going to</p> <p>4 come into Westchase. They're going to be</p> <p>5 digging that --</p> <p>6 MR. BARRETT: No. I've been told that</p> <p>7 they're not bringing it through Westchase at</p> <p>8 all. They're going to continue up Sheldon</p> <p>9 now.</p> <p>10 MS. WHYTE: Really?</p> <p>11 MR. BARRETT: Yeah. But I don't know</p> <p>12 where they're going to turn it, so --</p> <p>13 MS. WHYTE: Yeah. Yeah.</p> <p>14 MR. BARRETT: -- don't -- I'm not a</p> <p>15 hundred percent sure.</p> <p>16 MS. WHYTE: But I'm just giving you a</p> <p>17 heads up on everything I've been told in the</p> <p>18 last 48 hours. So as I get more information,</p> <p>19 Erin, I'll certainly inform you and --</p> <p>20 MR. BARRETT: And that turn lane is</p> <p>21 going towards the Costco and then turning</p> <p>22 left into Sheldon?</p> <p>23 MS. WHYTE: It is the left-hand lane</p> <p>24 right outside of CVS. It's the two lanes that</p> <p>25 turn up to Citrus Park.</p>
<p style="text-align: right;">Page 110</p> <p>1 Murman, county commissioner, came out,</p> <p>2 evaluated.</p> <p>3 They are now going to give a proposal, a</p> <p>4 drawing, next week. She said it will take</p> <p>5 about a week or two -- she gave me a written</p> <p>6 note, and I was going to give it to Erin</p> <p>7 shortly -- to let you know that chances are</p> <p>8 they may propose an extensive -- a 300-foot</p> <p>9 extension on the turning lane that goes north,</p> <p>10 just to take some traffic away and allow the</p> <p>11 flow of traffic going straight versus the</p> <p>12 traffic going left.</p> <p>13 We may lose some trees in the process.</p> <p>14 They estimate probably about 300 feet. So</p> <p>15 probably -- what did I tell you? 12 --</p> <p>16 MR. MAYS: A dozen trees.</p> <p>17 MS. WHYTE: -- a dozen trees or so. But</p> <p>18 as we get a little closer and as I get more</p> <p>19 information, I will certainly let you know.</p> <p>20 And, of course, in the future there is going</p> <p>21 to be a reclaimed sewer line they're digging</p> <p>22 up probably next year in that whole area well.</p> <p>23 MR. BARRETT: They recently told me --</p> <p>24 again, this changes with the other one -- that</p> <p>25 they are going to shoot that all up Sheldon</p>	<p style="text-align: right;">Page 112</p> <p>1 MR. BARRETT: Okay. Thank you.</p> <p>2 MR. MENDENHALL: Mr. Mills.</p> <p>3 MR. MILLS: Was there any discussion</p> <p>4 with the commissioner about the fact that the</p> <p>5 Citrus Park extension would alleviate a lot of</p> <p>6 that left turn traffic?</p> <p>7 MS. WHYTE: I don't know. I can only</p> <p>8 tell you what I've gotten since yesterday --</p> <p>9 MR. MILLS: I hope --</p> <p>10 MS. WHYTE: -- and what I spoke to him</p> <p>11 on, and as he said, in the next couple of</p> <p>12 weeks there will be more discussion, and we'll</p> <p>13 go from there.</p> <p>14 MR. MILLS: We should certainly add that</p> <p>15 to the discussion, because I'd hate to see all</p> <p>16 those median ripped out, then they build the</p> <p>17 extension, and then there is no need for a</p> <p>18 300-foot extension. Right? Where they need</p> <p>19 an extension is at the other end turning south</p> <p>20 on Racetrack Road.</p> <p>21 MS. WHYTE: Call Sandy Murman.</p> <p>22 MR. MENDENHALL: You can't get to the</p> <p>23 turn lane, and it's always empty.</p> <p>24 MR. CHESNEY: That is designed very</p> <p>25 poorly. I know every morning I sit there and</p>

<p style="text-align: right;">Page 113</p> <p>1 people running over it.</p> <p>2 MR. MILLS: Yeah.</p> <p>3 MS. HESSLER GRIFFITH: I'm sorry. So do</p> <p>4 we have a voice here? Because, I mean, that's</p> <p>5 -- when we start talking about ripping out</p> <p>6 portion of our boulevard, I think that's</p> <p>7 sacred to our community.</p> <p>8 So for one resident to call up and</p> <p>9 express a concern and they come out and</p> <p>10 they're just -- you know, I think that maybe</p> <p>11 we should have some opportunity to --</p> <p>12 MS. WHYTE: Keep in mind that boulevard</p> <p>13 is not ours. That is actually county-owned</p> <p>14 property. We just have a maintenance</p> <p>15 agreement. Am I correct?</p> <p>16 MS. McCORMICK: On Linebaugh?</p> <p>17 MS. WHYTE: Yes, ma'am.</p> <p>18 MS. McCORMICK: Yes. Yes.</p> <p>19 MS. WHYTE: So whether or not we do or</p> <p>20 we don't, I don't know. As he indicated,</p> <p>21 there is no funding for it. It could be five</p> <p>22 years out before that funding actually</p> <p>23 applies. So it is strictly in the preliminary</p> <p>24 stages at this point.</p> <p>25 MS. McCORMICK: I mean, I would think</p>	<p style="text-align: right;">Agenda Page 33 Page 115</p> <p>1 MS. WHYTE: It was tabled -- it was</p> <p>2 tabled, and now they're bringing it back.</p> <p>3 MR. RAGUSA: Well, it's not preliminary.</p> <p>4 They've got design drawings. They always</p> <p>5 intended to take that cutout to the drugstore</p> <p>6 away, and they always intended to run at least</p> <p>7 two, three hundred feet to increase that left</p> <p>8 turn capacity.</p> <p>9 MS. WHYTE: You're correct. And they're</p> <p>10 going to leave the turning lane into CVS</p> <p>11 because they got a lot -- they got a lot of</p> <p>12 feedback from CVS, and it wasn't positive,</p> <p>13 so --</p> <p>14 MR. RAGUSA: It defeats the purpose</p> <p>15 then.</p> <p>16 MS. WHYTE: I don't know. Once I see</p> <p>17 the drawings, I'll be able to pass it on. I</p> <p>18 can only tell you what -- we had a very quick</p> <p>19 discussion yesterday.</p> <p>20 MR. RAGUSA: Well, my suggestion to the</p> <p>21 CDD supervisors then, you, as a matter of</p> <p>22 policy, oppose the effort to examine or</p> <p>23 consider significantly increasing the turning</p> <p>24 lane, you should take the unified position and</p> <p>25 approach at least Commissioner Murman, if not</p>
<p style="text-align: right;">Page 114</p> <p>1 that the county is being responsive to what it</p> <p>2 believes that the residents in this area want,</p> <p>3 so I think that's probably a big driver of why</p> <p>4 they're looking at this.</p> <p>5 MS. HESSLER GRIFFITH: Okay. All right.</p> <p>6 I think that, though -- I'm concerned that,</p> <p>7 you know, a resident called; they're looking</p> <p>8 at it purely from a traffic perspective --</p> <p>9 right? -- and, sure, with traffic flow, but,</p> <p>10 you know, I want to make sure that they're</p> <p>11 sort of weighing --</p> <p>12 MR. CHESNEY: You don't live here</p> <p>13 anymore.</p> <p>14 MR. RAGUSA: Makes it easier for me to</p> <p>15 talk.</p> <p>16 MR. MENDENHALL: This is probably an</p> <p>17 appropriate time to go to audience comments.</p> <p>18 If anyone --</p> <p>19 MR. CHESNEY: I see Mr. Ragusa with his</p> <p>20 hand up first. If you just --</p> <p>21 MR. RAGUSA: Yes. Mark Ragusa, 401 East</p> <p>22 Jackson Street, Suite 2500. On that turning</p> <p>23 lane on Linebaugh, they had that planned for</p> <p>24 years, Sonny.</p> <p>25 MR. CHESNEY: Yeah.</p>	<p style="text-align: right;">Page 116</p> <p>1 the entire Hillsborough Commission, because</p> <p>2 you're right.</p> <p>3 It seems as though our commissioner --</p> <p>4 our commissioner, the Westchase commissioner,</p> <p>5 is much more responsive now than would</p> <p>6 historically seem in the past. But you're</p> <p>7 right. One resident, while it's important to</p> <p>8 respond to that resident, it should not</p> <p>9 overweigh the desires of the community.</p> <p>10 MS. HESSLER GRIFFITH: Thank you. And I</p> <p>11 guess that's where I was kind of going. Where</p> <p>12 is our position as -- what is our position as</p> <p>13 Westchase? Because there is probably something</p> <p>14 to be said expressing our position on these</p> <p>15 things.</p> <p>16 You know, I think I'm afraid we sort of</p> <p>17 sit in the background a lot of times, and I</p> <p>18 want us to be more front and center leading</p> <p>19 our community, as opposed to I hear a lot,</p> <p>20 "Well, that's the county's land, that's the</p> <p>21 county's this." That's fine, but we should be</p> <p>22 driving a lot of that, being the voice of our</p> <p>23 residents.</p> <p>24 Unfortunately, these are things that</p> <p>25 can't be undone. They can't come and take</p>

<p style="text-align: right;">Page 117</p> <p>1 portions of land and add turn lanes and then 2 undo it. So I would rather us decide what is 3 our position and be prepared to have those 4 conversations. 5 So I know we're relying on Sonny as sort 6 of the gatekeeper, but I think Sonny also, you 7 know, could probably benefit from some 8 direction from the board when she's having 9 these conversations to know what, you know, 10 our position is, so -- 11 MR. MENDENHALL: Well, a very valid 12 point. So, I mean, anytime these sort of 13 items come up, much like this particular one 14 today, you as a board certainly can decide 15 whether you want to weigh in an opinion or 16 take an approach, and then obviously legal 17 counsel will tell you what your limitations 18 are and what you can do, whether it's actually 19 if you have a strong position, or whether you 20 can just kind of say, "Hey, this is our 21 opinion," and, you know, that's all it is. 22 But certainly a valid point. Yes, Mr. Ross. 23 MR. ROSS: I would also ask that we have 24 the governmental affairs of the WCA, and 25 they're very active in these matters, and</p>	<p style="text-align: right;">Agenda Page 34 Page 119</p> <p>1 center, which have now become seating areas 2 for the restaurants. 3 So I'm going to, you know, talk to code 4 enforcement or the county about that. But I 5 would like to see a sidewalk from Bentley Way 6 up past Westchase Town Center, down to 7 Sheldon, a public sidewalk for everybody, 8 wheelchairs, strollers, runners, walkers, 9 everybody. And the bus stop is on that 10 corner, too, so -- 11 MR. MENDENHALL: Mr. Barrett. 12 MR. BARRETT: I think the last time I 13 looked at the permit for developing land, it 14 did require a public sidewalk, and for them to 15 build one, and I think you're referring to -- 16 it's covered with now -- you're right -- it's 17 covered with all sorts of chairs. It's not a 18 sidewalk. 19 MS. MERCER: Garbage cans. 20 MR. BARRETT: It's functioning as a 21 patio and garbage storage. 22 If that's the case, there may be -- and, 23 again, this is maybe something Erin can look 24 at -- if there is a way that the owner of the 25 Avenues can be (inaudible) if that's not going</p>
<p style="text-align: right;">Page 118</p> <p>1 certainly we can partner with them or even 2 refer the matter to them. 3 MR. MENDENHALL: Okay 4 MS. MERCER: Cindy Mercer, 9809 5 Bridgeton Drive. I wanted to let you know 6 that I had requested from the county for a 7 sidewalk to be built from Bentley Way to 8 Sheldon. I was hoping that the CDD would 9 support me on this. 10 I know, you know -- I guess it's kind of 11 your property, but it's the county sidewalk. I 12 have a real problem -- now, that there is a 13 destination at the corner of Sheldon and 14 Linebaugh, I like to walk, I like to go over 15 to West Park Village and through the Town 16 Center at Westchase, but the sidewalks there 17 are impassable. 18 They turned the sidewalks into 19 restaurant space. You can't get through 20 there. And this is the street side. So that 21 may be a code enforcement thing. I suspect 22 that the owner of the development was waived 23 the responsibility of making public sidewalks 24 next to the road because he was building 25 sidewalks on either side of the shopping</p>	<p style="text-align: right;">Page 120</p> <p>1 to be a sidewalk, then you're required under 2 the use rights of this property to build a 3 public sidewalk to at least Cavendish Drive. 4 MS. MERCER: It's really hard to get up 5 to like Jersey Jim's, those new shops up 6 there, because if you go on the street side, 7 you can't get through. 8 If you go on the open side where the 9 shops are, it's still you have to zigzag -- if 10 I were in a wheelchair, I would have to go in 11 the road, because The Grind has built a deck 12 at the end of the sidewalk, you know, that's 13 roped off. You can't even -- you have to go 14 left, and then they have cables -- 15 MR. BARRETT: You might also offer up a 16 clear delineation about where they can put all 17 their signs and banners. 18 MR. CHESNEY: So what are you asking of 19 us? Actually last Friday night, I walked up 20 to Jersey Mike's, and I, too, was unable to 21 walk. They had family day running, so there 22 was a jillion cars in the whatever way, and 23 then you can't -- the sidewalk is completely 24 blocked. 25 Once you hit The Grind, I mean, they</p>

<p style="text-align: right;">Page 121</p> <p>1 actually have it blocked off like, I mean. So</p> <p>2 what is it that --</p> <p>3 MS. MERCER: Well, you know, I thought</p> <p>4 at one point maybe the CDD would have to pay</p> <p>5 for the sidewalks, because I think the</p> <p>6 property owners along the right of way have to</p> <p>7 -- I don't know.</p> <p>8 I'm just saying I requested the county</p> <p>9 -- they took my request. They're going to</p> <p>10 call me to discuss it. If there's any</p> <p>11 (inaudible) degrees with the county, you know,</p> <p>12 do that, or just, you know -- I just want to</p> <p>13 inform you'll that I'm going to agitate for</p> <p>14 this.</p> <p>15 I have pictures of the sidewalks, if you</p> <p>16 want them, of the --</p> <p>17 MR. CHESNEY: I would support -- since</p> <p>18 we do own the property there that I'm very</p> <p>19 familiar with, I would support at least</p> <p>20 having maybe Erin trying to figure out what</p> <p>21 our options are, which obviously incurs</p> <p>22 expense, so obviously my fellow board members</p> <p>23 would have to agree with that by seconding a</p> <p>24 small use of her time.</p> <p>25 MR. MENDENHALL: Do we have a consensus</p>	<p style="text-align: right;">Agenda Page 35 Page 123</p> <p>1 MR. RAGUSA: I have another option for</p> <p>2 you. Call one of the lawyers who does the</p> <p>3 Americans with Disabilities Act litigation,</p> <p>4 and they will send someone in a wheelchair and</p> <p>5 go to every one of those businesses.</p> <p>6 MS. MERCER: I have a friend I thought</p> <p>7 of calling and --</p> <p>8 MR. RAGUSA: (Inaudible) And that is how</p> <p>9 that business works.</p> <p>10 If you will indulge me, I have an agenda</p> <p>11 comment. My only concern is I would stress to</p> <p>12 the board the importance of don't let that</p> <p>13 landscape contract catch up to you and bite</p> <p>14 you in the tail end.</p> <p>15 MR. ARGUS: Right.</p> <p>16 MR. RAGUSA: If you need to be prepared</p> <p>17 for May, you need to put a 20 percent increase</p> <p>18 in that contract price. Landscape contracting</p> <p>19 has gone up dramatically.</p> <p>20 If you'll look back at the bids we got</p> <p>21 three years ago, Davey was significantly lower</p> <p>22 than its competitors. So take a look at that</p> <p>23 analysis and try to estimate what you may see</p> <p>24 if you were to put it out to bid.</p> <p>25 The other thing is, we've got a lot of</p>
<p style="text-align: right;">Page 122</p> <p>1 on that?</p> <p>2 MR. ROSS: I'll second it.</p> <p>3 MR. MENDENHALL: Okay. Any further</p> <p>4 discussion?</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: Any opposed?</p> <p>10 (No response.)</p> <p>11 MR. MENDENHALL: Okay. So Erin can look</p> <p>12 into what your options are.</p> <p>13 (Motion passes.)</p> <p>14 MS. McCORMICK: Yeah. Yeah.</p> <p>15 MR. MENDENHALL: All right.</p> <p>16 MS. McCORMICK: I think this issue has</p> <p>17 come up in the past actually.</p> <p>18 MR. CHESNEY: Well, what's come up is --</p> <p>19 remember? -- my wall, when they kept blocking</p> <p>20 it?</p> <p>21 MS. McCORMICK: Right.</p> <p>22 MR. CHESNEY: And I said we could build</p> <p>23 a wall right there, and we have the easement</p> <p>24 for it. So yes.</p> <p>25 MR. MENDENHALL: Mr. Ragusa.</p>	<p style="text-align: right;">Page 124</p> <p>1 new equipment, new features. I would -- and I</p> <p>2 know staff loves work. I would get staff to</p> <p>3 communicate with OLM on the new specs that</p> <p>4 would be applicable for the parks and all the</p> <p>5 new improvements, because that may be an</p> <p>6 increase or decrease in material and labor.</p> <p>7 Don't wait to do that. Don't surprise</p> <p>8 OLM with that. Make sure they understand what</p> <p>9 the new specs may be, because, you know, I can</p> <p>10 hear it from Mr. Ross, and I can admit the</p> <p>11 first time I saw the entryway, I was like,</p> <p>12 wow, I'm glad I didn't vote for that, but</p> <p>13 nonetheless, my -- don't let the entryway jade</p> <p>14 your positive impression that you have on</p> <p>15 Davey's performance over the last three years.</p> <p>16 I've been on this board -- or I was on</p> <p>17 that board long enough to see the performance</p> <p>18 from in-house contractors and a variety of</p> <p>19 outside contractors, and Davey's performance</p> <p>20 just isn't that bad.</p> <p>21 I was frequently a vocal critic of the</p> <p>22 performance of landscape contractors, but this</p> <p>23 community could do a lot worse for a lot more</p> <p>24 money, so be careful with that.</p> <p>25 And, again, I'm not representing Davey,</p>

<p style="text-align: right;">Page 125</p> <p>1 nor am I lobbying for them. Just be cautious 2 of what you may get and what you ask for. 3 MR. MENDENHALL: Okay. Ms. Carter, did 4 you have any questions? 5 MS. CARTER: Sure. I'm going to move my 6 chair up, if you don't mind. I'm old. Thanks 7 for letting me come. 8 I met with the board last year about my 9 property in Westchase. I see we've got some 10 the new faces on the board. 11 MR. MILLS: Would you state your name, 12 please? 13 MS. CARTER: Oh. Jane Carter. I own 14 the property located at 10612 Sheldon Road. 15 It's the Burger King property. 16 Okay. I'm here again. I was invited 17 back by the board to -- when I came last time, 18 I brought a lot of papers from the county and 19 so forth on the tax issue and so forth. The 20 problem that I'm having is the property that I 21 have is a small property, and the CDD fees 22 just continually go up and up, and it's really 23 strapping that property to pay that high of 24 CDD fees. 25 So last time I came, I was requesting a</p>	<p style="text-align: right;">Agenda Page 36 Page 127</p> <p>1 that just doesn't seem fair to me really, 2 especially in the methodology, so of the 3 things can be usage can be taken into 4 consideration. 5 I mean, I'm comparing just our three 6 properties over there on Sheldon, which is a 7 CVS on the corner, an Applebee's restaurant, 8 and my little Burger King. Well, I mean, CVS 9 does probably does multi-million dollars a 10 year -- I'm sure many millions of dollars a 11 year. Applebee's the same, not as much as 12 CVS. My little store is, you know, way beyond 13 that as far as the amount of income that comes 14 in that store, yet we pay the exact same 15 taxes. 16 MS. HESSLER GRIFFITH: How much is your 17 assessment? 18 MS. CARTER: \$28,000 are the CDD fees, 19 and the county taxes are \$10,000. 20 Andy and I were going over earlier some 21 of the features in this Fishkind report, and 22 it clearly states on a good many of the 23 categories that nonresidential properties, 24 including the golf course, are allocated based 25 on a portion of the costs based on the number</p>
<p style="text-align: right;">Page 126</p> <p>1 reduction in CDD fees, because at least an 2 acre or more of that property is wetlands 3 property, which adjoins the wetlands 4 properties on the north side, which is owned 5 by the CDD, and then the offices and the 6 office spaces and so forth. 7 I'm sure you're -- is everybody familiar 8 with where it is? Okay. Anyway, so I was 9 going to ask to reduce our size, because that 10 wetlands is a drainage for the area, not just 11 from my property, but for the whole area. 12 But then when I did more looking into 13 it, I found out that that's not necessarily 14 the case, because it doesn't really seem to 15 matter what size you are and how many acres 16 that you have, although it should, according 17 to the Fishkind study, because in a number of 18 categories, it's based on acreage for 19 commercial properties. 20 But when you come to budget, which he 21 sent me a copy of the budget and I reviewed it 22 fairly thoroughly, every commercial property 23 is taxed exactly the same. If you have nine 24 acres or if you have ten acres or if you have 25 one acre, you're taxed the same amount; and</p>	<p style="text-align: right;">Page 128</p> <p>1 of acres in use. And that's the same for a 2 number of categories. 3 MR. CHESNEY: Well, it's also the number 4 of trips. 5 MS. CARTER: I'm sorry? 6 MR. CHESNEY: The number of trips, so 7 the number of people going to that property in 8 a given day, so -- 9 MS. CARTER: Yeah, some of the 10 categories is based on trips. 11 MR. CHESNEY: It's combination of them, 12 so -- 13 MS. CARTER: Yes. 14 MR. CHESNEY: -- if you have a larger 15 property in a certain class, so the class is 16 the first indicator of the taxing, so the 17 number of trips, that's the best thing. 18 So like something big like a golf 19 courses still only has 18 holes, four people, 20 they actually have a relatively low number of 21 trips given their acreage. 22 MS. CARTER: Right. 23 MR. CHESNEY: You know, a fast food 24 restaurant in the trip manual -- it's not just 25 the guy doesn't just come up with it -- in the</p>

<p style="text-align: right;">Page 129</p> <p>1 trip manual, they have like a set number of</p> <p>2 trips per size parcel.</p> <p>3 So a fast food restaurant has a certain</p> <p>4 category that's done.</p> <p>5 MS. CARTER: Yeah. Isn't it the case</p> <p>6 that the trips -- the trips are on some of the</p> <p>7 categories, but the acres is on some of the</p> <p>8 categories?</p> <p>9 MR. CHESNEY: No. It's all based on</p> <p>10 trips for commercial.</p> <p>11 MS. CARTER: Oh. So actually we don't</p> <p>12 really go by what this study says.</p> <p>13 MR. CHESNEY: Well, I haven't read that</p> <p>14 in a number of years, but that should be what</p> <p>15 that says. I'd be happy -- I was unprepared</p> <p>16 for this. I didn't know -- I thought you had</p> <p>17 talked with someone from Fishkind on how they</p> <p>18 did it, or I don't know who you talked to.</p> <p>19 But I guess the long and the short of</p> <p>20 it is that if we change it, we can't change it</p> <p>21 just for one person, the methodology. We pick</p> <p>22 a methodology based on how we treat all the</p> <p>23 commercial properties, and so that's how all</p> <p>24 the commercial properties are treated.</p> <p>25 They're all treated the same, based on</p>	<p style="text-align: right;">Agenda Page 37 Page 131</p> <p>1 So your classification --</p> <p>2 MS. CARTER: All based on trips?</p> <p>3 MR. CHESNEY: Yeah, it's all based on</p> <p>4 trips, so --</p> <p>5 MS. CARTER: Well, then every single</p> <p>6 parcel should not have the exact same CDD fee</p> <p>7 -- right? -- even if it's based on trips.</p> <p>8 MR. CHESNEY: I would be surprised that</p> <p>9 it does, I mean, because, you know, you pay</p> <p>10 28,000, CVS doesn't or Applebee's doesn't. I</p> <p>11 know Publix doesn't. So I know they all pay</p> <p>12 different amounts. So I'm not sure what you</p> <p>13 mean --</p> <p>14 MS. CARTER: They pay the exact amount</p> <p>15 according to the budget. Let's see here, and</p> <p>16 I'll show you what I've got.</p> <p>17 MR. BARRETT: Some copies of the budget,</p> <p>18 Ms. Carter, have a base number that you have</p> <p>19 to then multiply by a unit multiplier, which</p> <p>20 is another --</p> <p>21 MS. CARTER: Uh-huh. What constitutes a</p> <p>22 unit?</p> <p>23 MR. BARRETT: I don't know.</p> <p>24 MR. MENDENHALL: Yeah, and that's in the</p> <p>25 Fishkind methodology. I can't tell you</p>
<p style="text-align: right;">Page 130</p> <p>1 that trip manual and the size, and we hire</p> <p>2 Fishkind to actually come up with what those</p> <p>3 individual percentages are.</p> <p>4 MS. CARTER: Uh-huh. Well, then, I</p> <p>5 guess --</p> <p>6 MR. CHESNEY: So unlike a valuation,</p> <p>7 like if you go to your tax collector and say,</p> <p>8 "Hey, you know, you are saying this is worth</p> <p>9 \$200,000 and it's not. It's really worth</p> <p>10 \$100,000. I needs my taxes changed." Well,</p> <p>11 we don't have that authority, because the way</p> <p>12 we've done it from the beginning is just based</p> <p>13 on what that property is, what the usage of</p> <p>14 that property is, and then to a lesser extent,</p> <p>15 what the size is, so --</p> <p>16 MS. CARTER: Okay. I guess I'm confused</p> <p>17 then, because some of the categories are based</p> <p>18 on the trip evaluation, the trip method,</p> <p>19 according to this, but maybe you're not going</p> <p>20 by this. I don't know. And some of them are</p> <p>21 based on acres.</p> <p>22 MR. CHESNEY: Well, it might be because</p> <p>23 they were not developed at the time. Like I</p> <p>24 said, it's been awhile since I've looked at</p> <p>25 that, but in general, it's all based on trips.</p>	<p style="text-align: right;">Page 132</p> <p>1 exactly where -- I don't have it in front of</p> <p>2 me. But Chris is correct. So, just as an</p> <p>3 example, Burger King, your --</p> <p>4 MS. CARTER: Yeah. That's one of my</p> <p>5 questions. What constitutes a unit?</p> <p>6 MR. MENDENHALL: -- your unit would be</p> <p>7 1.69, so it would be --</p> <p>8 MS. CARTER: That's acre. They're going</p> <p>9 by the acreage calculation then.</p> <p>10 MR. MENDENHALL: Okay. So it would be</p> <p>11 that number multiplied by what the general</p> <p>12 fund assessment is for commercial. I have the</p> <p>13 old budget. I'm looking actually at 2016. So</p> <p>14 in that particular case --</p> <p>15 MS. CARTER: Okay. One point -- okay.</p> <p>16 That's --</p> <p>17 MR. MENDENHALL: It was 14,000, and you</p> <p>18 would multiply that by 1.69. So there is some</p> <p>19 differentiation between the different</p> <p>20 commercial parcels, you know, based on what</p> <p>21 their unit count is. There would be some</p> <p>22 slight differences. But number that's used as</p> <p>23 the multiplier is what's the same.</p> <p>24 MR. CHESNEY: Yeah.</p> <p>25 MS. CARTER: So -- okay. Then maybe</p>

<p style="text-align: right;">Page 133</p> <p>1 somebody can answer my question. As you said, 2 we'll get together on it and -- 3 MR. MENDENHALL: Yeah. Absolutely. 4 MS. CARTER: -- rather than the whole 5 board have to rehash this thing out. 6 But, for here, for instance, shopping 7 center, 9.9 units, \$14,639.68. Shopping 8 center, 7.24 units, which I guess is acres 9 in this case -- 10 MR. MENDENHALL: Uh-huh. 11 MS. CARTER: -- or not. 12 MR. CHESNEY: Well, just how about this? 13 What is the -- like I said, it's been a number 14 of years, so I don't want to get too in depth 15 because I'll be wrong. 16 MS. CARTER: Uh-huh. 17 MR. CHESNEY: But like what is the 18 McDonald's unit versus -- 19 MS. CARTER: I don't know what their 20 number is. What's the number for McDonald's? 21 MR. CHESNEY: That would be a good 22 comparative. 23 MR. MENDENHALL: I don't know exactly 24 what parcel. It doesn't list it as 25 specifically McDonald's.</p>	<p style="text-align: right;">Agenda Page 38 Page 135</p> <p>1 They have the same base number that's 2 being used to multiple by ERU, which is that 3 14,000, but because they are 9.9, their grand 4 total is going to be a lot more, so -- and we 5 can go specifically over your numbers, and I 6 can compare them to some of the other 7 commercial so they kind of give you that 8 background. 9 MS. CARTER: Okay. 10 MR. MENDENHALL: I wasn't prepared to do 11 that this evening, but I certainly am happy to 12 do that, so -- 13 MS. CARTER: Okay. All right. 14 MR. CHESNEY: And I wasn't trying to 15 push you off. It's just that there is -- we 16 came up with -- we kind of did it on purpose. 17 So we have a set methodology, and there is no 18 ambiguity here, I guess, in it. There's no -- 19 help me out with the word. 20 MS. McCORMICK: Well -- right -- you 21 have to be apportioning it fairly between 22 property owners, and that's why you couldn't 23 change it for one property, you know, make an 24 exception and not apply it to any of the other 25 property owners.</p>
<p style="text-align: right;">Page 134</p> <p>1 MS. CARTER: They're just numbers. The 2 numbers don't mean anything to me. 3 MR. ROSS: If I could jump in, I'm also 4 a commercial property owner, and I don't 5 believe units is the amount of acreage. I 6 don't believe that's accurate. It's, again, 7 based on -- 8 MS. CARTER: We do have 1.66 acres, 9 including the wetlands. 10 MR. ROSS: Okay. It could be. I may be 11 wrong. But where I think you're missing one 12 mathematical step is, you need to take, in the 13 example you gave us, nine point something -- 14 whatever it was -- 15 MS. CARTER: 9.99. 16 MR. ROSS: And then you multiply that by 17 the 14,000 and change -- 18 MR. CHESNEY: Correct. 19 MR. ROSS: -- and then that's the 20 eventual assessment that that particular 21 property owner has to pay. 22 MR. MENDENHALL: So that particular 23 shopping center would actually be paying much 24 higher than what you're paying, currently not 25 the same amount.</p>	<p style="text-align: right;">Page 136</p> <p>1 MS. CARTER: I understand. I 2 understand. I understand it needs to be 3 uniform. 4 MS. McCORMICK: Right. Exactly. 5 MS. CARTER: The way I was looking at 6 it, it didn't appear to be uniform, because I 7 was thinking it was done on the acre 8 situation. 9 MS. McCORMICK: Right. 10 MS. CARTER: But in here -- 11 MR. CHESNEY: We did redo it last year, 12 so -- unless they screwed it up. 13 MS. CARTER: Yeah, let's see if this 14 makes sense. It has all these different 15 categories in here, and then some of the 16 categories are based on trips, some of the 17 categories are simply based on acres. 18 But are you saying that that's not how 19 it is? 20 MR. CHESNEY: It should all be based on 21 trips. And I know there is -- and I want to 22 say -- like I said, this is where I'm afraid 23 to say anything. I don't recall exactly if 24 like you had this size restaurant versus 25 another size restaurant, how exactly you</p>

<p style="text-align: right;">Page 137</p> <p>1 delineate the two.</p> <p>2 That's why I'm a little leery of giving</p> <p>3 you further guidance without refreshing myself</p> <p>4 on that. But, in general, the way to look at</p> <p>5 it, it's all based on the trip manual. It's</p> <p>6 called a trip manual.</p> <p>7 MS. CARTER: Yeah.</p> <p>8 MR. CHESNEY: And they literally have I</p> <p>9 have this kind of parcel, and this is how many</p> <p>10 trips I should expect on it, and then we</p> <p>11 multiply it across. And it's done across</p> <p>12 every parcel -- every commercial property</p> <p>13 within the confines of the community</p> <p>14 development district, the exact same</p> <p>15 methodology.</p> <p>16 MS. CARTER: You're saying, in the final</p> <p>17 analysis, when it comes down, all the</p> <p>18 commercial properties pay different</p> <p>19 assessments.</p> <p>20 MR. CHESNEY: Yes.</p> <p>21 MR. MENDENHALL: Yes. If they have a</p> <p>22 different -- in just looking at it, those that</p> <p>23 have different units --</p> <p>24 MS. CARTER: Can I get that? Can I get</p> <p>25 that?</p>	<p style="text-align: right;">Agenda Page 39 Page 139</p> <p>1 forgetting the number offhand, but --</p> <p>2 MS. CARTER: Yeah.</p> <p>3 MR. MENDENHALL: -- you still take that</p> <p>4 and multiply it by the amount that is the</p> <p>5 general fund assessment, so --</p> <p>6 MS. CARTER: When I saw the 1.66, since</p> <p>7 our properties acreage is 1.66 --</p> <p>8 MR. MENDENHALL: Yeah. I mean, there</p> <p>9 might be some reason it's similar. Yeah, I</p> <p>10 understand.</p> <p>11 MS. CARTER: -- that it was based on the</p> <p>12 acres.</p> <p>13 MS. HESSLER GRIFFITH: I'm sorry. So is</p> <p>14 somebody going to meet with Ms. Carter and go</p> <p>15 over it in detail?</p> <p>16 MR. MENDENHALL: Yeah. We were</p> <p>17 talking --</p> <p>18 MS. HESSLER GRIFFITH: I want to make</p> <p>19 sure she has a good understanding, because</p> <p>20 obviously she's done a lot of research, and I</p> <p>21 want to make sure --</p> <p>22 MR. MENDENHALL: We were talking prior</p> <p>23 to the meeting --</p> <p>24 MS. HESSLER GRIFFITH: Okay.</p> <p>25 MR. MENDENHALL: -- so we're going to</p>
<p style="text-align: right;">Page 138</p> <p>1 MR. MENDENHALL: That would be right in</p> <p>2 your budget. We can go over this. If you're</p> <p>3 looking at the assessment table, the fourth</p> <p>4 column is units, and that particular column is</p> <p>5 multiplied by the general fund column, which</p> <p>6 is the last -- the second to the last column,</p> <p>7 and that gives you the grand total of what any</p> <p>8 commercial property might pay in a particular</p> <p>9 year.</p> <p>10 Like I said, I can certainly off line</p> <p>11 can go over your property as well as the other</p> <p>12 commercial to kind of give you the</p> <p>13 comparisons.</p> <p>14 MS. CARTER: Yeah. Okay. Because the</p> <p>15 way I was looking at it -- so, in other words,</p> <p>16 it said total assessments per unit, so there</p> <p>17 are different units for each commercial</p> <p>18 property.</p> <p>19 MR. MENDENHALL: Correct. So when you</p> <p>20 see the different villages, the units actually</p> <p>21 represent homes, and when you get to shopping</p> <p>22 center or different retail establishments,</p> <p>23 they represent the ERU, which is the</p> <p>24 equivalent residential units, and so that's</p> <p>25 where like the number you referred to -- I'm</p>	<p style="text-align: right;">Page 140</p> <p>1 talk offline, and I'll get her some very</p> <p>2 specific details so she can have a comparison.</p> <p>3 MS. HESSLER GRIFFITH: And, frankly, it</p> <p>4 sounds like we could benefit from a good</p> <p>5 understanding of how the assessments work.</p> <p>6 MR. MENDENHALL: We're definitely going</p> <p>7 to be going through it as we go through the</p> <p>8 next three meetings as well. So, yeah, we can</p> <p>9 speak to all that. That's no problem.</p> <p>10 And if we need real expertise, we can</p> <p>11 get Fishkind in, since they wrote the report,</p> <p>12 so to speak.</p> <p>13 MS. HESSLER GRIFFITH: I do have a</p> <p>14 question -- and this is probably an education</p> <p>15 question -- our commercial neighbors, what do</p> <p>16 they get from the CDD in return for those</p> <p>17 \$28,000?</p> <p>18 So, you know, I know litter, obviously</p> <p>19 we're taking care of common areas, things of</p> <p>20 that nature. But what -- I have personally</p> <p>21 been out to the Burger King site, the whole</p> <p>22 Applebee's. We've got brick monuments that</p> <p>23 could probably use some attention.</p> <p>24 Do we own that? Are we taking care of</p> <p>25 that? Is that something that we can do to --</p>

<p style="text-align: right;">Page 141</p> <p>1 MS. CARTER: The Burger King landscaping 2 is totally gone, even out by the roadway, 3 which I assumed is Burger King's 4 responsibility to do, ultimately mine, I 5 guess, but I leased a Burger King, and they're 6 supposed to take care of all the maintenance. 7 MR. MENDENHALL: Right. So -- 8 MS. CARTER: But yet it says in the 9 Fishkind study, under Florida law requires two 10 requirements from a CDD. First, the 11 properties being assessed -- it goes along 12 with what you're saying -- the properties 13 being assessed must receive a special benefit 14 from the improvements paid for via the 15 assessments. 16 Second, the assessments must be fairly 17 and reasonably allocated to the properties 18 being assessed. So I heard you all earlier 19 talking about fountains and all that kind 20 stuff. I can see that the properties, maybe 21 interior properties that have fountains and so 22 forth, should be paying for the fountains. 23 The fountain doesn't benefit me at all. 24 MR. CHESNEY: Well, the parks and those 25 types of facilities are not paid for by the</p>	<p style="text-align: right;">Agenda Page 40 Page 143</p> <p>1 MR. CHESNEY: There is a certain benefit 2 of being in Westchase, and so -- 3 MS. HESSLER GRIFFITH: So, I guess the 4 reason for my comment is because of the 5 location of Burger King, Applebee's, CVS. 6 They're right there at our primary entrance. 7 Right? 8 And so I want to make sure that, you 9 know, the proper investments are being made 10 there as well. So, you know, again, I think 11 there is probably a little bit of who owns, 12 and, you know -- but I have heard that we've, 13 in the past, taken the position of being a 14 good neighbor. 15 So I just -- I just was curious, you 16 know, especially considering the amount of 17 revenue that is coming from that corridor. 18 Are we also doing our part? So that was just 19 my observation, so thank you. 20 MR. MENDENHALL: Thanks. 21 MS. CARTER: Thank you. 22 MR. MENDENHALL: Ms. Carter, we can talk 23 more offline. We can go through some very 24 specific examples so you can get that true 25 comparison.</p>
<p style="text-align: right;">Page 142</p> <p>1 commercial properties, so they're exclusively 2 to the residents -- 3 MS. CARTER: Okay. And all the 4 fountains are in the parks. 5 MR. CHESNEY: And I don't want to -- 6 correct -- well, maybe not the fountain. I'd 7 have to look at each specific -- depends on 8 what you say by fountain is. It's like the 9 fountain coming in on Linebaugh is probably 10 assessed across the community -- 11 MR. MENDENHALL: Right. 12 MR. CHESNEY: -- that one -- the big 13 one. And I will give you example of that 14 fountain. So whoever leases the space in that 15 commercial property is going to have a 16 wonderful view of that fountain and is going 17 to benefit from -- Mark always said this stuff 18 a lot better than I did -- but it will benefit 19 from being in Westchase and the business and 20 community traffic. 21 I don't know. Like I said, Mark always 22 said it better than me. Mark, do you want to 23 come back for one for day? 24 MR. RAGUSA: You're doing great. You're 25 doing great.</p>	<p style="text-align: right;">Page 144</p> <p>1 MS. CARTER: Okay. It's hard for me to 2 know what the numbers represent who that is. 3 MR. MENDENHALL: I understand. 4 MS. CARTER: I mean, if I had addresses, 5 then I could know more of what it is. 6 MR. MENDENHALL: I can probably put 7 together a very basic chart that kind of gives 8 the comparison of the total amount that folks 9 pay for assessments. That way, you have more 10 of a true comparison, and I'm happy to do 11 that. 12 MS. CARTER: Yeah. And I see what 13 you're -- I live in a planned unit myself out 14 in Valrico, so I appreciate what you say about 15 it, and I know everybody has got to bear a 16 certain burden of the expenses of keeping it 17 up, but there are a number of things that I 18 guess everyone is paying for, including my own 19 property, that really don't benefit us at all. 20 I mean, we have no street lights, we 21 have no sidewalks. If we do, I guess they're 22 county, and I guess we have to maintain them. 23 MR. CHESNEY: Well, I mean -- 24 MS. CARTER: Landscaping, I guess, is 25 our responsibility, even it's not a common</p>

<p style="text-align: right;">Page 145</p> <p>1 area. It's in the right of way out front. I 2 guess I'm asking a lot of questions, too, 3 because I need to know -- 4 MR. CHESNEY: Andy can go through and 5 show you, but you're only -- the commercial 6 properties are only assessed for -- they're 7 not assessed for the things that are utilized, 8 I guess, solely by the residents, because I 9 mean you could make an argument that just even 10 having the parks and things still benefits the 11 commercial properties because it creates a 12 sense of community that you want to be part of 13 as a commercial vendor, so -- 14 MS. CARTER: Uh-huh. So you're saying 15 then that street lighting and parks and things 16 like that -- 17 MR. CHESNEY: Are not being paid by the 18 commercial properties. 19 MS. CARTER: -- are not being paid by 20 the commercial properties. That would be 21 interesting to know -- 22 MR. MENDENHALL: As I said, I can give 23 you the breakdown of exactly what the 24 commercial properties are subject to. 25 MS. CARTER: Sure. I appreciate that.</p>	<p style="text-align: right;">Agenda Page 41 Page 147</p> <p>1 going to get something done. 2 MS. HESSLER GRIFFITH: Thank you. 3 MS. CARTER: They are responsible for 4 maintaining -- what else? -- since you all 5 have been discussing landscaping tonight. 6 MR. MENDENHALL: Thank you for coming. 7 MS. CARTER: It would be nice for Burger 8 King to look nice, too, so -- 9 MR. MENDENHALL: I will give you a call 10 and go over some of those greater details. 11 MS. CARTER: All right. Thanks for your 12 time. 13 MR. MENDENHALL: Thank you. Mr. Argus, 14 did you have any questions for the board this 15 evening? 16 MR. ARGUS: Not at this time. Thank 17 you. 18 MR. MENDENHALL: No problem. 19 Mr. Barrett, anything else? 20 MR. BARRETT: (Moving head from side to 21 side.) 22 MR. MENDENHALL: So we'll move into 23 supervisor requests, and we're going to start 24 down with Barbara and go around the table, if 25 that's okay.</p>
<p style="text-align: right;">Page 146</p> <p>1 MR. MENDENHALL: Sure. No problem. 2 MS. CARTER: I was under the impression 3 the opposite, that we paid for everything, and 4 that's not the case. Okay. 5 Well, that's good. I'd hate to have to 6 pay more than what we are paying now. It's 7 really -- is really -- it's difficult for -- 8 MS. HESSLER GRIFFITH: If I can just add 9 -- and then I'll leave the subject -- but, 10 again, to your point, it's having parks and 11 having all of the things that we do for this 12 community adding to the Westchase brand -- 13 right? -- so I think Ms. Carter should benefit 14 from being the Westchase Burger King. 15 She's not just a Burger King. She's the 16 Westchase Burger King. So I want people to 17 know when they're at her Burger King, they're 18 at the Westchase Burger King. Right? 19 MS. CARTER: Yeah. Come and eat there. 20 MS. HESSLER GRIFFITH: So I just -- I 21 want to make sure that -- 22 MS. CARTER: We definitely need 23 business. And the place is not maintained 24 like it should be. And I'm addressing the 25 issue with Burger King, so hopefully we're</p>	<p style="text-align: right;">Page 148</p> <p>1 MS. HESSLER GRIFFITH: So I have a 2 couple of questions. One, the CDD website, do 3 we have a status on that? 4 I know the funds were allocated. I 5 think we're also re-allocating them next year 6 so far -- 7 MR. MENDENHALL: Okay. 8 MS. HESSLER GRIFFITH: -- allocate them 9 again. Do we have an update on the CDD 10 website? 11 MR. MENDENHALL: Well, I know Sonny is 12 maintaining -- 13 MS. WHYTE: We have a statutory website 14 that is required by law that we have to 15 maintain that has all of our records. It's 16 westchasecdd.com. 17 MS. HESSLER GRIFFITH: Right. But my 18 understanding is that last year we put \$7500 19 into the budget toward a new website. 20 MS. WHYTE: We have monthly fees on that 21 website. It's not quite \$7500, but it is 22 quite a bit. It does run -- off the top of my 23 head -- probably a couple hundred dollars 24 easily a year that we have to pay for the 25 maintaining of it.</p>

<p style="text-align: right;">Page 149</p> <p>1 MS. HESSLER GRIFFITH: Okay.</p> <p>2 MS. WHYTE: We're only required under</p> <p>3 certain things to add, to my understanding --</p> <p>4 Andy, please correct me if I'm wrong --</p> <p>5 MR. MENDENHALL: Yeah. Well --</p> <p>6 MS. WHYTE: -- certain things are</p> <p>7 required by law to be on our website.</p> <p>8 MS. HESSLER GRIFFITH: Okay. So maybe I</p> <p>9 misunderstood. It's my understanding is that</p> <p>10 we had allocated the funds in an effort to</p> <p>11 improve the website, so we wanted to sort of</p> <p>12 enhance the online experience?</p> <p>13 MS. WHYTE: That was a few years ago.</p> <p>14 And that was, my understanding, we're just</p> <p>15 required to update all of the maintenance on a</p> <p>16 regular basis. I mean, I don't know what else</p> <p>17 we can inform our residents of that we do as a</p> <p>18 governmental entity.</p> <p>19 MR. MENDENHALL: Generally speaking, a</p> <p>20 CDD website is -- it's a document repository,</p> <p>21 that there are certain legal requirements that</p> <p>22 that Erin can talk about all day long, what</p> <p>23 you specifically have to have there based on</p> <p>24 every meetings you have to have certain</p> <p>25 things, as well as certain milestone-type</p>	<p style="text-align: right;">Agenda Page 42 Page 151</p> <p>1 opportunity or a desire to enhance it, you</p> <p>2 know, maybe add different things or make it</p> <p>3 more interactive or user friendly.</p> <p>4 MS. HESSLER GRIFFITH: Okay. That's the</p> <p>5 status I was looking for. Did we ever do</p> <p>6 that, because we allocated the funds so we</p> <p>7 haven't --</p> <p>8 MR. MENDENHALL: No, not -- not -- I</p> <p>9 mean, not that I'm aware of.</p> <p>10 MS. HESSLER GRIFFITH: Okay.</p> <p>11 MR. MENDENHALL: Okay.</p> <p>12 MR. MAYS: I think we thought it was</p> <p>13 going to be a lot more expensive than we</p> <p>14 thought it was. So that would be something</p> <p>15 during the budget cycle you would want to</p> <p>16 lower the budget on.</p> <p>17 MS. HESSLER GRIFFITH: Okay. Unless we</p> <p>18 do want to enhance it.</p> <p>19 MR. MAYS: Right.</p> <p>20 MS. HESSLER GRIFFITH: And then we</p> <p>21 talked about the fact that we have an</p> <p>22 inventory -- inventorying our land and</p> <p>23 inventorying certain ponds. Right? I would</p> <p>24 also -- I'd be curious to know what our</p> <p>25 appetite is to also take inventory of our</p>
<p style="text-align: right;">Page 150</p> <p>1 items that occur yearly, budget, audit,</p> <p>2 facilities report, that sort of thing ---</p> <p>3 things.</p> <p>4 So as far as anything above and beyond</p> <p>5 that, that's always at the board's discretion.</p> <p>6 Certainly something that can be talked about.</p> <p>7 Typically CDDs keep it pretty basic to that</p> <p>8 level, only so that when residents go there,</p> <p>9 they can kind of find the documents they need,</p> <p>10 especially in preparation for meetings, but,</p> <p>11 you know, I do have some boards that put other</p> <p>12 information out there, whether it's -- well,</p> <p>13 other boards, they own different things. Like</p> <p>14 they own clubhouses and stuff like that, so</p> <p>15 some of that is a little bit more, you know,</p> <p>16 community specific.</p> <p>17 But the website can basically be</p> <p>18 anything you want it. Right now, it's</p> <p>19 primarily a documents repository, which is a</p> <p>20 goal that most CDDs strive for.</p> <p>21 MS. HESSLER GRIFFITH: So why did we</p> <p>22 allocate the funds?</p> <p>23 MR. MENDENHALL: I think, as Sonny</p> <p>24 referenced, there was a general thought that</p> <p>25 allocating funds in case there was an</p>	<p style="text-align: right;">Page 152</p> <p>1 monuments because they're 25 years old now.</p> <p>2 Right? So --</p> <p>3 MR. MENDENHALL: Yeah, it's a good</p> <p>4 point, you know --</p> <p>5 MR. CHESNEY: Well, we have it as part</p> <p>6 of the insurance because we insure them.</p> <p>7 MR. MENDENHALL: Correct. So you have</p> <p>8 it in that regard.</p> <p>9 MS. McCORMICK: You mean more the</p> <p>10 conditions of the monuments?</p> <p>11 MS. HESSLER GRIFFITH: Right. So</p> <p>12 they're dated. They kind of look 25 years</p> <p>13 old. Right? And some of them are kind of in</p> <p>14 need of repair.</p> <p>15 MR. MENDENHALL: Yeah, you can task --</p> <p>16 you know, at any point, you can task either</p> <p>17 Tonja or a company that does reserve studies</p> <p>18 that might want to look, you know -- give them</p> <p>19 the list of assets or tell them to look at all</p> <p>20 of our assets, and then they can develop a</p> <p>21 plan for you.</p> <p>22 As far as, just using the monuments as</p> <p>23 an example, they can give you an idea how you</p> <p>24 can plan for that through yearly iterations of</p> <p>25 money being set aside. I mean, I know we have</p>

<p style="text-align: right;">Page 153</p> <p>1 money set aside, but if you want to get more 2 specific about, you know, this amount of money 3 for monuments and this for, you know, whatever 4 else, so that's always an opportunity for you. 5 MS. HESSLER GRIFFITH: Okay. 6 MR. MENDENHALL: Anything else? 7 MR. CHESNEY: Well, to that, why don't 8 we send out -- because now that I'm thinking 9 about it, I'm probably the only one that's 10 seen this, because the last time we did this, 11 I don't know that anyone else was here, the 12 last time we did our insurance -- whatever 13 that document is -- 14 MR. MENDENHALL: Sure. 15 MR. CHESNEY: -- I don't even know where 16 it is. 17 MS. WHYTE: I did speak to Paula. 18 MR. CHESNEY: I know you had talked to 19 me recently about redoing it, but I don't -- 20 it's been a few years. 21 MS. WHYTE: Yes. I spoke to Paula about 22 reviewing it due to the fact that our cost of 23 our parks have increased considerably, do we 24 want to evaluate and have them come back and 25 determine whether or not the actual value of</p>	<p style="text-align: right;">Agenda Page 43 Page 155</p> <p>1 it. But, yes, that's a good idea -- 2 MR. MENDENHALL: We can get in touch 3 with a firm that does the proposal. That way, 4 you can at least consider it. 5 MR. CHESNEY: Yeah. Well, why don't you 6 start with, find me the one that's currently 7 there. 8 MR. MENDENHALL: Well, yeah, as well. 9 MS. WHYTE: The one that we did years -- 10 was actually our insurance carrier. They sent 11 out an adjuster, and he evaluated everything 12 that we chose to and what we had on the 13 property at the time. 14 MR. RAGUSA: Andy, there exists an 15 inventory of all the brick walls and all the 16 fencing. That exists. 17 MR. MAYS: We've got pictures of all 18 that. The fountains -- 19 MR. MENDENHALL: Okay. 20 MS. WHYTE: We have everything. It's 21 just a matter of -- we started doing it over 22 the years. 23 MR. MENDENHALL: Okay. 24 MS. HESSLER GRIFFITH: And my last -- 25 just a comment. So thanks you to Sonny for</p>
<p style="text-align: right;">Page 154</p> <p>1 our parks is what we have got them insured, 2 whether or not that is a necessity. And I did 3 talk to Greg a while back. 4 MR. CHESNEY: Because I don't even 5 remember -- 6 MR. MENDENHALL: Yes, it's definitely 7 been a few years. So even if you haven't, you 8 know, done the park work, it's probably 9 worthwhile to have the insurance company send 10 somebody out to kind of get a look on what you 11 currently have and -- 12 MR. CHESNEY: Well, we paid for it. 13 Yeah, we did. 14 MR. MENDENHALL: Did you? 15 MS. WHYTE: We did. 16 MR. CHESNEY: We hired a company -- it's 17 the same company that we would do a reserve 18 analysis for us if we wanted, so we paid -- 19 through Severn Trent. 20 MR. MENDENHALL: Okay. Yeah. I mean, 21 that very well may be. I know the insurance 22 companies do it as well. 23 MR. CHESNEY: And to Sonny's credit, she 24 has asked me about this already for the last 25 few months, and I just keep blowing her off on</p>	<p style="text-align: right;">Page 156</p> <p>1 working with the Hillsborough County Sheriff's 2 Office on capturing our bicycle nabber, so -- 3 MS. WHYTE: Yeah. 4 MR. MENDENHALL: Okay. There you go. 5 MS. WHYTE: Our cameras have paid for 6 themselves. That's how they got them, with 7 the cameras at the park. 8 MR. BARRETT: No kidding. 9 MS. WHYTE: Yes, sir. 10 MR. MAYS: No kidding. 11 MS. WHYTE: It was our cameras. 12 MR. MENDENHALL: Mr. Lewis. 13 MR. LEWIS: Going back to maybe what 14 Tonja was saying, was there -- Doug, maybe you 15 know -- is there going to be a report from 16 Tonja regarding the ponds? 17 MR. MAYS: Yes. 18 MR. LEWIS: I might get with you later 19 this week. I had some ideas for maybe keeping 20 track of -- similar to that spreadsheet you 21 guys had presented in the package today. 22 MR. MAYS: Okay. 23 MR. LEWIS: Just a thought. Thanks. 24 MS. WHYTE: As we're going into budget 25 cycle -- and, again, Andy -- if you have</p>

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<p>1 something that you would like me to price out, 2 please email me so that I can start working on 3 it preferably sooner than later. 4 You know, sometimes it takes a little 5 while to get things. So if you have any 6 suggestions, anything you'd like to see -- 7 and, yes, we have benches. Yes, we have 8 garbage cans coming. They're being delivered 9 April 4th. 10 But if there's any additional inventory 11 that you would like to see, please let me 12 know. I will be glad to go ahead and get 13 pricing for you and put it into the budget, 14 and then you can review it at the budget 15 meeting. 16 MR. MENDENHALL: Okay. Brian. 17 MR. ROSS: We had in our package 18 Aquatics Systems, Inc. proposal. What was 19 that for? 20 MR. MENDENHALL: I'm not sure. 21 MS. WHYTE: Doug? 22 MR. MAYS: Aquatics what? 23 MR. ROSS: Aquatics Systems, Inc., a 24 proposal or agreement for fourteen hundred and 25 change.</p>	<p>1 doing testing on seven different ponds from 2 different corners of the community, so we'll 3 get a good evaluation of the condition of our 4 water -- our waterways in the community. 5 MR. ROSS: Why would A & B not be able 6 to provide us the exact same information? 7 MR. MAYS: Probably because -- it has to 8 go to a lab, obviously, so a lab is performing 9 it. I don't think -- I think A & B can 10 probably pull the water, but they would have 11 to send it out to somebody, too, to be tested, 12 which is what's happening. 13 MR. ROSS: Fair comment. Was this 14 suggested by A & B because they saw there was 15 a problem with water quality? 16 MR. MAYS: No. 17 MR. ROSS: It was Tonja's suggestion. 18 MR. MAYS: Tonja's suggestion. 19 MR. ROSS: Why didn't she go back to 20 Aaron at A & B and say, "You're not doing your 21 job," or "You're not doing your job well 22 enough. It looks like we've got a problem"? 23 MR. MAYS: Well, with her not here to 24 answer the question, I don't know for sure. 25 MR. ROSS: And good point. I'm not</p>
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<p>1 MS. WHYTE: Bear with me. I -- 2 MR. MENDENHALL: Was it in the meeting 3 package or one of the uploaded items? 4 MR. MAYS: I think that was the increase 5 for A & B Aquatics, was it? 6 MS. WHYTE: No. 7 MR. MAYS: No. Who's that company whose 8 name is -- 9 MR. MENDENHALL: I mean, there is an 10 Aquatics Systems company. I'm not seeing it 11 in my package, though. 12 MR. ROSS: It was in mine. 13 MR. MENDENHALL: I don't know, because 14 you don't currently use them, so -- 15 MS. WHYTE: Oh. It was to do with the 16 water quality. Tonja -- that's what it was. 17 Tonja suggested that we get our water quality 18 tested in a number of our lakes just to see 19 where we're at, due to the fact that we have 20 had some issues with plant material taking and 21 stuff like this. 22 So she just wanted to suggest that we 23 might want to consider doing some water 24 quality testing. 25 MR. MAYS: So we're doing seven ponds,</p>	<p>1 buzzing you. I don't want you to take it 2 that. 3 But it just really didn't make sense to 4 me. It's like here's another vendor making 5 another proposal, and it doesn't really fit in 6 with me as the overall game plan as to what 7 we're trying to do and achieve. It just 8 seemed like, oh, okay, let's call somebody to 9 do some water checking, and if that's the 10 case, then A & B must not be doing their job. 11 MR. MAYS: No. I know there was a good 12 reason behind it. I just don't remember -- 13 MR. ROSS: I'll drop it. 14 MR. MENDENHALL: I can reach out to 15 Tonja and have her email back some of the 16 answers to those questions, and that way, we 17 get it out to the board and -- 18 MR. ROSS: Well, just to some import, 19 she didn't raise it during her report, so 20 maybe she decided it was a waste of time, and 21 I'm not giving her the credit for recognizing 22 it is a waste of time, but, yeah -- 23 MR. MENDENHALL: Still work under -- I 24 understand the background for it, sure. 25 MR. ROSS: Fair enough.</p>

<p style="text-align: right;">Page 161</p> <p>1 MR. MAYS: It didn't have anything to do 2 with A & B. It was more of what's coming into 3 this community from downstream, you know -- 4 upstream. Excuse me. What somebody else is 5 sending through our community as it comes 6 through -- I think she was doing in another 7 community and thought it might be worthwhile, 8 so I supported her on it. 9 MR. ROSS: Okay. Okay. And then we 10 were talking about the brick inventory and 11 wall inventory. Is that going to be 12 circulated? I don't feel like I have seen it. 13 MR. MENDENHALL: Yeah. If we have 14 inventory of those items, that would be 15 helpful. 16 MR. ROSS: That would be great. 17 MR. MENDENHALL: If you guys can send it 18 to me and I'll distribute it out. 19 MS. WHYTE: We certainly can do that. 20 MS. HESSLER GRIFFITH: Does that 21 inventory include the condition? 22 MS. WHYTE: No. 23 MS. HESSLER GRIFFITH: Okay. 24 MR. MENDENHALL: As well, to Greg's 25 point earlier, I'll circulate the last review</p>	<p style="text-align: right;">Agenda Page 45 Page 163</p> <p>1 little -- there's a lot, a lot of room on the 2 website for general information. 3 The street sweeping went up there today 4 because we're doing street sweeping on the 5 23rd and 24th. Let the residents know. Not 6 very many of our residents read our websites, 7 just FYI. 8 But also we're doing the -- I did put in 9 there that we're doing oleander cutbacks on 10 Montague and Gretna Green and what month we're 11 doing them, so the residents in that area are 12 informed. 13 MR. CHESNEY: Yeah. But, I mean, like 14 any general documents like that. I know -- I 15 think that we have a map on there, which 16 probably doesn't include some of the parcels 17 that we bought, like behind the library and 18 stuff like that. 19 MR. MENDENHALL: Okay. 20 MR. CHESNEY: I mean, any general 21 documents I think would be useful to have up 22 there. 23 MR. MENDENHALL: Okay. 24 MR. CHESNEY: One word of guidance for 25 when I'm gone, which, you know, will happen,</p>
<p style="text-align: right;">Page 162</p> <p>1 by the insurance adjuster. 2 MR. MAYS: That's mainly what it was 3 for, for insurance purposes. 4 MR. ROSS: That makes sense. Yes, I'm 5 done? 6 MR. CHESNEY: First of all, I think it's 7 exciting. You know, having to deal for years 8 with fuddy duddies like Mark -- having like 9 new ideas and you guys are excited about 10 projects and stuff, I think it's awesome. 11 And I encourage you to continue and come 12 up with things. There's lots of opportunities 13 out there to do stuff. One of the things you 14 talked about is maybe some of those documents 15 could make it to the website. 16 MR. MENDENHALL: Sure. 17 MR. CHESNEY: I have to say when I go to 18 look up some of that stuff, it takes me 19 forever to find it after many, many years. 20 So, I mean, if you put some of that stuff on 21 the website, I don't know there's any harm in 22 it. 23 MS. WHYTE: And just FYI, I do 24 periodically update. Like right now, we're 25 doing the oleander cutbacks. I do have a</p>	<p style="text-align: right;">Page 164</p> <p>1 is never, ever change the assessment 2 methodology. Every once in a while, you're 3 going to get a commercial property owner 4 that's going to come, but that was a very 5 thought-out process, and it works very well 6 for the residents of the community and to keep 7 it as stable as it has been. 8 And, you know, we got a lot more 9 complaints back in the day, and everyone now 10 seems to accept it, so it's -- but it is a 11 well-reasoned methodology. 12 MR. MENDENHALL: Sure. Matt, I saw you 13 had your hand up. 14 MR. LEWIS: Yeah. I'm sorry. The 15 dwelling live, the Greens, it looks like card 16 reader for something. 17 MR. MILLS: Yeah. I'm going to address 18 that. 19 MR. LEWIS: Oh, very good then. I was 20 trying to segue into your -- 21 MR. MENDENHALL: Mr. Chair. 22 MR. MILLS: So before I get to that, let 23 me go back to we changed how these meetings 24 are chaired. I suspect that was the vote of 25 no confidence in me chairing these meetings,</p>

<p style="text-align: right;">Page 165</p> <p>1 so -- which I'm fine with, by the way.</p> <p>2 MR. CHESNEY: No. No. No.</p> <p>3 MR. MILLS: But as we did talk about it</p> <p>4 a couple of times today, I think there's</p> <p>5 opportunities to improve this process even</p> <p>6 further, to some of the points that Mr. Ross</p> <p>7 made earlier, in expanding and keeping some of</p> <p>8 this stuff in front of us, rather than us</p> <p>9 going through the agenda and going, "Well, we</p> <p>10 didn't talk about this." "Oh, yeah, we</p> <p>11 forgot." Right? So I think there's</p> <p>12 opportunity there.</p> <p>13 To segue from Mr. Chesney's comments</p> <p>14 -- he must have been reading my notes --</p> <p>15 because the next project of passion that I</p> <p>16 wanted to address -- and I don't think this</p> <p>17 was sent out to anybody else yet -- correct,</p> <p>18 Sonny?</p> <p>19 MS. WHYTE: It's on Dropbox.</p> <p>20 MR. MILLS: Oh, it is. Okay.</p> <p>21 MS. WHYTE: I uploaded it this afternoon</p> <p>22 because I thought you might want --</p> <p>23 MR. MILLS: Okay. So the disclaimer up</p> <p>24 front, because I can hear Mr. Ragusa requiring</p> <p>25 a disclaimer --</p>	<p style="text-align: right;">Agenda Page 48 Page 167</p> <p>1 You can also take people off the list</p> <p>2 off the website, and then the guard has a hand</p> <p>3 -- a remote wireless hand scanner, and the</p> <p>4 system spits out a card for the guest, for the</p> <p>5 visitor, with a bar code on it, the address,</p> <p>6 the instructions to get to the residence, and</p> <p>7 then that card is valid for seven days. So if</p> <p>8 the guest comes back again, they simply takes</p> <p>9 this scanner, the guest holds the thing up at</p> <p>10 the window, and the guard scans it, and it</p> <p>11 opens the gate and lets them in and captures</p> <p>12 that named person attached to the bar code is</p> <p>13 entering the community.</p> <p>14 And so we saw several that seven days</p> <p>15 had expired, but they're still an authorized</p> <p>16 guest. The system beeps and allows the guard</p> <p>17 to just hit reprint, and they get a new card.</p> <p>18 If you didn't want a guest to go beyond</p> <p>19 a day or seven days, it beeps, and it doesn't</p> <p>20 allow you to reprint, and you then have to</p> <p>21 call the resident and tell them so and so is</p> <p>22 here trying to get in.</p> <p>23 Anyway, a long way around the block,</p> <p>24 lots of capabilities, lots of functionality</p> <p>25 that we simply do not have over here, and the</p>
<p style="text-align: right;">Page 166</p> <p>1 MR. CHESNEY: He's gone.</p> <p>2 MR. MILLS: I am a resident of the</p> <p>3 Greens, and so obviously we have a guarded</p> <p>4 gatehouse system there that services -- how</p> <p>5 many residents, Chris?</p> <p>6 MR. MAYS: 510 homes.</p> <p>7 MR. MILLS: Five hundred and something</p> <p>8 homes. And it is an old, antiquated system</p> <p>9 with a tiny little monitor that the guards</p> <p>10 have to scroll down to see if you have more</p> <p>11 than like eight names on your list, and so</p> <p>12 thinking in this modern era of technology,</p> <p>13 there has to be something better out there.</p> <p>14 A couple of Fridays ago, Sonny and I</p> <p>15 went and visited with Waterchase's folks, and</p> <p>16 they have a state-of-the-art system that</p> <p>17 allows -- and, Sonny, jump in if I miss some</p> <p>18 of this -- it allows residents to go on the</p> <p>19 website and enter guests' names that upload</p> <p>20 into the gatehouse.</p> <p>21 So you don't have to call Carmen, and</p> <p>22 then if she forgets to tell the second shift</p> <p>23 guy, they turn away my guests because they</p> <p>24 can't find a piece of paper that they wrote it</p> <p>25 on. Right?</p>	<p style="text-align: right;">Page 168</p> <p>1 proposal, if I read it correctly, was to lease</p> <p>2 this equipment for 440 bucks a month.</p> <p>3 MS. WHYTE: It comes with the equipment.</p> <p>4 It comes with a new computer and a router, the</p> <p>5 scanner, it comes with 10,000 cards. It comes</p> <p>6 with everything included. I believe -- Jim,</p> <p>7 correct me -- three years --</p> <p>8 MR. MILLS: Uh-huh.</p> <p>9 MS. WHYTE: -- you lease this equipment</p> <p>10 to program. We've looked at it before. It</p> <p>11 was considerably more, the program. Many</p> <p>12 years ago we did it. There has been a lot of</p> <p>13 requests from the homeowners to be more, as</p> <p>14 you would put it, socially able to work on</p> <p>15 their own.</p> <p>16 If they're at the office -- and, "Oh, my</p> <p>17 God, I forgot the Verizon guy is coming in.</p> <p>18 I've got to put that in there." Or I've got a</p> <p>19 guest who just called, you know, a vendor who</p> <p>20 is going to go over and fix your roof, you can</p> <p>21 do this all on your smart phone, on your</p> <p>22 tablet on everything.</p> <p>23 The resident basically controls their</p> <p>24 own in and out. Again, there are going to be</p> <p>25 a number of residents who are not quite as</p>

<p style="text-align: right;">Page 169</p> <p>1 savvy on their smart phones, and we can 2 certainly work with those and do it manually, 3 if need be. 4 But, in general, we have had so many 5 requests, "Why are we working on such an old 6 system?" So we've been working on this for a 7 few years, and then it was brought back up, 8 and we looked at it again, and it is a natural 9 -- plus, on top of that, our computer at the 10 Greens needs to be upgraded, and I don't 11 really want to spend money on a computer when 12 -- if the board chooses to or the community 13 chooses to go forth with this, we're going to 14 get a computer with it. Why have this, when 15 the lease comes with a computer, right there. 16 And it's all touch screen, and it's very fast, 17 and it moves the guards through like this. 18 You actually can -- when a resident 19 comes in and say, "You go to see Mr. Mills," 20 scan it in, boom, you can now have a text 21 message sent to your smart phone. "Hey, so 22 and so just came through the gate," and you're 23 prepared when your guest comes to your door. 24 MR. MILLS: Another functionality, I can 25 text you to come in, and you end up at the</p>	<p style="text-align: right;">Agenda Page 47 Page 171</p> <p>1 you go, "Wow, I haven't spoken to this person 2 in seven years. I forgot all about that." 3 Gone. 4 MS. HESSLER GRIFFITH: Does it do 5 anything for other gated communities or 6 only ones that are guarded? 7 MS. WHYTE: It's only for that -- it's 8 only that program and that particular program, 9 because you have to have a human person there 10 to do what -- to use it. 11 MS. HESSLER GRIFFITH: I suspect if this 12 is something we want to do, it will be sort of 13 similar to the Radcliffe solar panels or it 14 would be a special assessment to the Greens' 15 residents. 16 MS. WHYTE: It comes right out of their 17 budget. Anything we do for any of the gated 18 communities, it goes directly to their budget. 19 And I believe they have all their finances and 20 taxes to be able to handle four hundred -- 21 MR. MILLS: 510 residents and four 22 employees, plus a month it's 80 cents a month. 23 Right? 24 MR. BARRETT: We're going to chain down 25 the system so it doesn't get stolen.</p>
<p style="text-align: right;">Page 170</p> <p>1 gate with a code on your phone, kind of like a 2 mobile boarding pass at the airport. Right? 3 And they scan it, and the gate opens, and then 4 you come. So there's just a lot of 5 functionality and a lot of -- 6 MS. WHYTE: There's a lot of pros and 7 cons to it. I mean, you can continuously add 8 things to this program. You can do -- you 9 know, when a resident comes in and does not 10 have anything, or a guest, and you can take 11 the driver's license legally. I'm not sure 12 what you can and cannot do. But it's an 13 option. 14 You can take the driver's license, 15 register it, boom, there is nothing outstanding 16 whatever, and it records it. Only certain 17 things you're allowed to record. 18 And, I mean, there are so many things on 19 this program that are phenomenal, and it will 20 expedite the entry, and the residents have 21 their own accountability and their own -- you 22 know, because a lot of times residents forget. 23 If you're living there, you just 24 presume, tell us -- your gate information 25 sheet is updated or it's up to date, and then</p>	<p style="text-align: right;">Page 172</p> <p>1 MR. RAGUSA: You should look at the 2 nighttime kiosks, too. 3 MS. WHYTE: Oh, God, no, don't start -- 4 MR. CHESNEY: I like how he leaves, and 5 now he's like let's do -- 6 MR. RAGUSA: The CDD looked at a 7 nighttime kiosk for the Greens. That's the 8 biggest single subject we've ever had in this 9 community. There were hundreds of people 10 lined up out the door. 11 To tell you the truth, they got bad 12 information from residents that was absolutely 13 false. 14 MR. CHESNEY: Because they said we were 15 going to get rid of the guard. 16 MR. RAGUSA: Correct. We had hundreds 17 of people that wanted to speak, and it was 18 like, "Folks, save your breath. You got bad 19 info. Someone wasted your time." 20 MR. CHESNEY: I was saying it out there. 21 I couldn't get in. 22 MS. WHYTE: So as a board, the 23 collective board, do we need -- do you need to 24 vote on something like this? What's the 25 process?</p>

<p style="text-align: right;">Page 173</p> <p>1 MR. CHESNEY: Yeah.</p> <p>2 MS. McCORMICK: Yes. I mean --</p> <p>3 MS. WHYTE: No. No.</p> <p>4 MS. McCORMICK: -- I'm looking at the</p> <p>5 proposed amendment that Securitas provided.</p> <p>6 So this looks like it's for the equipment and</p> <p>7 the software is at a cost of \$440 per month,</p> <p>8 and it says that you are obligated to keep</p> <p>9 this equipment for three years.</p> <p>10 MS. WHYTE: Correct.</p> <p>11 MS. McCORMICK: So it's really 36 times</p> <p>12 \$440 is the amount of the contract.</p> <p>13 MS. WHYTE: It's a three-year lease</p> <p>14 contract.</p> <p>15 MS. McCORMICK: Because if you</p> <p>16 terminated earlier, there's a fixed cost, so</p> <p>17 you still have to pay them that amount.</p> <p>18 MS. WHYTE: I can just tell you the</p> <p>19 program that we have in there right now is</p> <p>20 Door King. It was originally installed --</p> <p>21 I've been here 12 years. It was prior to that</p> <p>22 -- on a floppy. It's still in there. We</p> <p>23 actually had to purchase a CD about ten years</p> <p>24 ago --</p> <p>25 MR. MAY: Yeah.</p>	<p style="text-align: right;">Agenda Page 48 Page 175</p> <p>1 us supervisors can bring all of our pet</p> <p>2 projects --</p> <p>3 MS. HESSLER GRIFFITH: Okay.</p> <p>4 MR. ROSS: -- that's a better term.</p> <p>5 MS. McCORMICK: So her question was,</p> <p>6 would they be able to, in transition to using</p> <p>7 this, prior to --</p> <p>8 MS. HESSLER GRIFFITH: Oh, no. No. No.</p> <p>9 MS. McCORMICK: Oh.</p> <p>10 MS. HESSLER GRIFFITH: As far as voting</p> <p>11 on whether we want to proceed --</p> <p>12 MR. MILLS: So I'll make a motion that</p> <p>13 we adopt the proposal --</p> <p>14 MS. HESSLER GRIFFITH: Okay.</p> <p>15 MR. MILLS: -- and move forward with the</p> <p>16 installation of the equipment.</p> <p>17 MS. WHYTE: It will require training for</p> <p>18 each of individuals.</p> <p>19 MR. LEWIS: If I may, I saw -- I briefly</p> <p>20 looked at it and wondered what the heck it was</p> <p>21 a little while ago. But there was an option,</p> <p>22 if I heard you right, to buy for like five</p> <p>23 thousand something dollars annually? Did I</p> <p>24 see that right, or was that --</p> <p>25 MR. MILLS: No. That's the annual --</p>
<p style="text-align: right;">Page 174</p> <p>1 MS. WHYTE: -- just so that we can get</p> <p>2 an update. We haven't been able to update</p> <p>3 that program because we're not paying for it;</p> <p>4 it doesn't exist anymore.</p> <p>5 So, basically, as by track record, we</p> <p>6 kind of hold onto our programs for any length</p> <p>7 of time, so it's not something that we do on</p> <p>8 the spur of the moment.</p> <p>9 MR. MILLS: And it's actually cheaper to</p> <p>10 lease it than purchase it.</p> <p>11 MS. WHYTE: Correct. Correct.</p> <p>12 MR. MILLS: And it gives us the option</p> <p>13 if the technology advances or the program</p> <p>14 improves. We have the capability to stay up</p> <p>15 with it.</p> <p>16 MS. WHYTE: Yeah.</p> <p>17 MS. HESSLER GRIFFITH: So is this</p> <p>18 something that we would simply propose along</p> <p>19 with any other proposals during the budget</p> <p>20 process?</p> <p>21 MR. CHESNEY: We can do it now. I mean,</p> <p>22 it's -- I'm looking to see the budget amount,</p> <p>23 but I'm sure it will be fine.</p> <p>24 MR. ROSS: The answer is yes, but over</p> <p>25 the next couple of months, this is when all of</p>	<p style="text-align: right;">Page 176</p> <p>1 MS. McCORMICK: Cost.</p> <p>2 MR. MILLS: That's the annual monthly</p> <p>3 cost.</p> <p>4 MR. LEWIS: Oh, the cost --</p> <p>5 MS. McCORMICK: Yes. So that's the 440</p> <p>6 times 12.</p> <p>7 MR. LEWIS: Oh, okay. I didn't do that</p> <p>8 in my head. Okay. I thought it was another</p> <p>9 option to lease or purchase.</p> <p>10 MR. MILLS: No.</p> <p>11 MR. CHESNEY: There's \$50,000 in</p> <p>12 undesignated cash in the Greens' fund. I must</p> <p>13 have never moved it back. So, yeah, there is</p> <p>14 plenty --</p> <p>15 MR. MENDENHALL: So do we have a second</p> <p>16 to the motion?</p> <p>17 MR. CHESNEY: I'll second it.</p> <p>18 MR. MENDENHALL: Okay.</p> <p>19 MR. ROSS: Discussion?</p> <p>20 MR. MENDENHALL: Yes, sir.</p> <p>21 MR. ROSS: I am going to oppose the</p> <p>22 motion, only because I feel like we're jumping</p> <p>23 the gun. I haven't seen the proposal. I've</p> <p>24 heard that it's in our Dropbox. When I looked</p> <p>25 earlier this morning, I didn't see it there.</p>

<p style="text-align: right;">Page 177</p> <p>1 It wasn't in my package.</p> <p>2 In addition to that, I feel like we've</p> <p>3 got a partner in the WCA where we should not</p> <p>4 necessarily get somebody's approval, but at</p> <p>5 least float the concepts that we're thinking</p> <p>6 about, so whoever would be The Greens' voting</p> <p>7 member should sort of hear about it.</p> <p>8 MS. WHYTE: I've already done that.</p> <p>9 MR. ROSS: Okay. And what was the</p> <p>10 reaction?</p> <p>11 MS. WHYTE: It needs to be done by</p> <p>12 Mr. Papa. The Green Links -- voting member of</p> <p>13 Green Links was -- she had some apprehensions.</p> <p>14 She said that, you know, residents like to</p> <p>15 have things done for them, rather than them</p> <p>16 having to do it, but nowadays, with</p> <p>17 technology, everybody is on Facebook,</p> <p>18 everybody is, you know, on their smart phone.</p> <p>19 There is more demand from the residents</p> <p>20 versus the -- the one particular voting</p> <p>21 member.</p> <p>22 MR. ROSS: Okay. Well, I'm still going</p> <p>23 to oppose it for those two reasons. I feel</p> <p>24 like there needs to be more percolation about</p> <p>25 the idea and such.</p>	<p style="text-align: right;">Agenda Page 49 Page 179</p> <p>1 I'd say that, Mark would make some crack. You</p> <p>2 need to get out of here, so I can say --</p> <p>3 undesignated cash in that account --</p> <p>4 MS. WHYTE: There was enough revenue --</p> <p>5 MR. CHESNEY: -- which means not</p> <p>6 allocated currently.</p> <p>7 MR. MILLS: My final request is, have we</p> <p>8 seen a final parks' cost versus estimates?</p> <p>9 Have we paid all the bills for the park</p> <p>10 renovations?</p> <p>11 MS. WHYTE: I will say by the time we</p> <p>12 got -- I would say yes, because I just</p> <p>13 ordered the last batch of benches and trash</p> <p>14 cans, but I do not have it. I will have it</p> <p>15 for you at the next board meeting.</p> <p>16 MR. MILLS: Okay. Just so we can put a</p> <p>17 ribbon around that.</p> <p>18 MR. MAYS: Put it on the list, Andy.</p> <p>19 MR. MENDENHALL: I got it.</p> <p>20 MR. MILLS: And then finally -- finally,</p> <p>21 before we adjourn, we do have a couple of</p> <p>22 former supervisors in the audience this</p> <p>23 evening that are not here by coincidence.</p> <p>24 And so I would like to take this</p> <p>25 opportunity to make a couple of presentations</p>
<p style="text-align: right;">Page 178</p> <p>1 MR. RAGUSA: Well, procedurally, Erin,</p> <p>2 can they vote on something that is not on the</p> <p>3 noticed agenda?</p> <p>4 MS. McCORMICK: Yes, that is a good</p> <p>5 point, that -- I mean, this is being brought</p> <p>6 up under supervisor items, but to the extent</p> <p>7 that we can do it, what we're supposed to do</p> <p>8 is have anything that we're going to be</p> <p>9 approving on the agenda at least seven days</p> <p>10 prior, so that would be best to wait and hold</p> <p>11 off on this.</p> <p>12 MR. CHESNEY: Okay. I move to table it</p> <p>13 till next meeting.</p> <p>14 MR. MENDENHALL: Okay.</p> <p>15 MR. ROSS: I second motion to table.</p> <p>16 MR. MENDENHALL: Any further discussion?</p> <p>17 (No response.)</p> <p>18 MR. MENDENHALL: All in favor?</p> <p>19 (All board members signify in the</p> <p>20 affirmative.)</p> <p>21 MR. MENDENHALL: We'll get it on the</p> <p>22 agenda.</p> <p>23 (Motion passes.)</p> <p>24 MR. CHESNEY: And for the note, there's</p> <p>25 \$150,000 of excess -- not excess -- every time</p>	<p style="text-align: right;">Page 180</p> <p>1 on your behalf to honor the time and service</p> <p>2 you've provided to this board and this</p> <p>3 community for probably between the two of you</p> <p>4 a hundred years. So what do we have, Andy?</p> <p>5 MR. MENDENHALL: Sure. Mr. Ragusa's is</p> <p>6 the blue right one here.</p> <p>7 MR. MILLS: So let's do this one first.</p> <p>8 So, Mr. Argus, would you please come forward</p> <p>9 here for a little recognition.</p> <p>10 On behalf of this board and all the</p> <p>11 residents in Westchase, thank you very much</p> <p>12 for all of your contributions. We certainly</p> <p>13 appreciate it. We look forward to you</p> <p>14 continuing to be a part of this community and</p> <p>15 interacting.</p> <p>16 MR. ARGUS: I'm hard to get rid of.</p> <p>17 MR. MILLS: Please accept this as a</p> <p>18 small token of our appreciation on behalf of</p> <p>19 everything you have done for us. And all we</p> <p>20 could afford is a box.</p> <p>21 MR. ARGUS: Made in the USA, Number 810,</p> <p>22 a key to Westchase.</p> <p>23 MR. MILLS: So thanks again, Bob.</p> <p>24 MR. ARGUS: Sure. My pleasure.</p> <p>25 MR. MILLS: Don't be a stranger. The</p>

<p style="text-align: right;">Page 181</p> <p>1 next victim. The person formerly known as a 2 resident of Westchase. Bob left and stuck 3 around. 4 MR. ARGUS: But he lives in his office. 5 MR. RAGUSA: I do. I do. 6 MR. MILLS: Two decades we have shared 7 various roles of community service for the 8 various boards and ultimately for the 9 residents and have made Westchase what it is 10 today, and we have a lot to be proud of. And 11 you certainly leave the gates here past a 12 soon-to-be-improved exit of walls at the gate. 13 But, again, as I said to Mr. Argus, we 14 cannot thank you enough for your service and 15 contributions. In large part, and I said this 16 when you left, Westchase is today, in part, 17 because of what you've assisted making it. 18 So on behalf of all of us and all the 19 residents, thank you very much. And a small 20 token of our appreciation. 21 MR. RAGUSA: Should I open it? 22 MR. MILLS: Yes. 23 MR. CHESNEY: I had to think about this. 24 I thought it was a good idea. 25 MR. RAGUSA: You're going to take</p>	<p style="text-align: right;">Agenda Page 50 Page 183</p> <p>1 MS. HESSLER GRIFFITH: Motion to 2 adjourn. 3 MR. MENDENHALL: Second. All in favor? 4 (All board members signify in the 5 affirmative, and the meeting adjourns at 6 6:50 p.m.) 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25</p>
<p style="text-align: right;">Page 182</p> <p>1 credit? 2 MR. CHESNEY: No. 3 MR. RAGUSA: All right. A gavel. It's 4 perfect. 5 MR. MILLS: So, here, it says, 6 "Westchase CDD, Mark Ragusa, 1998 to 2016." 7 Time flies when you're having fun. 8 MR. RAGUSA: That's the official year? 9 MR. MILLS: Yeah. 10 MR. RAGUSA: Excellent. Thank you. 11 MR. MILLS: Thank you very much. 12 MR. MENDENHALL: All right. With that 13 -- 14 MR. RAGUSA: Let me just say, having met 15 with Barbara, you guys are in trouble. And 16 Greg was right, she's a whole lot of energy 17 and a whole lot of great ideas. So she will 18 greatly improve my seat, too. There's no 19 question about that. 20 MS. HESSLER GRIFFITH: Thank you. Thank 21 you. 22 MR. MENDENHALL: So we're looking for a 23 motion to adjourn. If somebody would like 24 to -- 25 MR. MILLS: So moved.</p>	<p style="text-align: right;">James P. Mills, Chairman</p>

2B.

**Westchase
Community Development District**

Financial Report

February 28, 2017

Prepared by



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**Westchase
Community Development District**

Financial Statements

(Unaudited)

February 28, 2017

Balance Sheet
February 28, 2017

ACCOUNT DESCRIPTION	GENERAL FUND (001)	GENERAL FUND - HARBOR LINKS (002)	GENERAL FUND - THE ENCLAVE (003)	GENERAL FUND - SAVILLE ROW (004)	GENERAL FUND - COMMERCIAL ROAD (005)	GENERAL FUND - RADCLIFFE (008)	GENERAL FUND - THE GREENS (102)	GENERAL FUND - STONEBRIDGE (103)	GENERAL FUND -WEST PARK VILLAGE (323,4,5A,6) (104)	GENERAL FUND - WEST PARK VILLAGE (324-C5) (105)	GENERAL FUND - VINEYARDS (106)
ASSETS											
Cash - Checking Account	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Assessments Receivable	994	-	-	-	-	-	-	703	-	-	-
Allow-Doubtful Collections	(497)	-	-	-	-	-	-	(351)	-	-	-
Due From Other Funds	3,594,471	171,395	24,099	39,210	16,387	930	491,390	54,093	145,529	19,798	165,701
Investments:											
Certificates of Deposit - 9 Months	-	-	-	-	-	-	-	-	-	-	-
Certificates of Deposit - 12 Months	-	-	-	-	-	-	-	-	-	-	-
Certificates of Deposit - 24 Months	-	-	-	-	-	-	-	-	-	-	-
Certificates of Deposit - 36 Months	-	-	-	-	-	-	-	-	-	-	-
Money Market Account	-	-	-	-	-	-	-	-	-	-	-
Interest Account	-	-	-	-	-	-	-	-	-	-	-
Prepayment Account	-	-	-	-	-	-	-	-	-	-	-
Reserve Fund	-	-	-	-	-	-	-	-	-	-	-
Revenue Fund	-	-	-	-	-	-	-	-	-	-	-
Prepaid Items	8,059	-	-	-	-	-	-	-	-	-	-
Deposits	6,403	3,630	7,600	20	-	-	8,425	800	18,600	-	-
TOTAL ASSETS	\$ 3,609,430	\$ 175,025	\$ 31,699	\$ 39,230	\$ 16,387	\$ 930	\$ 499,815	\$ 55,245	\$ 164,129	\$ 19,798	\$ 165,701
LIABILITIES											
Accounts Payable	\$ 87,578	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 15,205	\$ -	\$ -	\$ -	\$ 66
Accrued Expenses	20,313	539	489	145	-	-	17,884	350	8,500	605	-
Sales Tax Payable	86	-	-	-	-	-	30	-	-	-	-
Deferred Revenue	497	-	-	-	-	-	-	351	-	-	-
Due To Other Funds	-	-	-	-	-	-	-	-	-	-	-
TOTAL LIABILITIES	108,474	539	489	145	-	-	33,119	701	8,500	605	66

Balance Sheet
February 28, 2017

ACCOUNT DESCRIPTION	GENERAL FUND (001)	GENERAL FUND - HARBOR LINKS (002)	GENERAL FUND - THE ENCLAVE (003)	GENERAL FUND - SAVILLE ROW (004)	GENERAL FUND - COMMERCIAL ROAD (005)	GENERAL FUND - RADCLIFFE (008)	GENERAL FUND - THE GREENS (102)	GENERAL FUND - STONEBRIDGE (103)	GENERAL FUND -WEST PARK VILLAGE (323,4,5A,6) (104)	GENERAL FUND - WEST PARK VILLAGE (324-C5) (105)	GENERAL FUND - VINEYARDS (106)
FUND BALANCES											
Nonspendable:											
Prepaid Items	8,059	-	-	-	-	-	-	-	-	-	-
Deposits	6,403	3,630	7,600	20	-	-	8,425	800	18,600	-	-
Restricted for:											
Debt Service	-	-	-	-	-	-	-	-	-	-	-
Capital Projects	-	-	-	-	-	-	-	-	-	-	-
Assigned to:											
Operating Reserves	692,291	3,466	4,372	2,893	17	-	64,469	2,571	24,965	1,330	6,636
Reserves - Erosion Control	60,000	-	-	-	-	-	-	-	-	-	-
Reserves - Roadways	502,031	30,546	-	3,686	4,647	-	89,160	13,787	36,795	7,206	66,441
Unassigned:	2,232,172	136,844	19,238	32,486	11,723	930	305,642	37,386	75,269	10,657	92,558
TOTAL FUND BALANCES	\$ 3,500,956	\$ 174,486	\$ 31,210	\$ 39,085	\$ 16,387	\$ 930	\$ 467,696	\$ 54,544	\$ 155,629	\$ 19,193	\$ 165,635
TOTAL LIABILITIES & FUND BALANCES	\$ 3,609,430	\$ 175,025	\$ 31,699	\$ 39,230	\$ 16,387	\$ 930	\$ 500,815	\$ 55,245	\$ 164,129	\$ 19,798	\$ 165,701

Balance Sheet
February 28, 2017

ACCOUNT DESCRIPTION	SERIES 2000 DEBT SERVICE FUND	SERIES 2007- 1 DEBT SERVICE FUND	SERIES 2007- 2 DEBT SERVICE FUND	SERIES 2007- 3 DEBT SERVICE FUND	WESTCHASE UNINSURABL E ASSETS FUND	CLEARING FUND	TOTAL
ASSETS							
Cash - Checking Account	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,552,481	\$ 2,552,481
Assessments Receivable	-	576	-	-	-	-	2,273
Allow-Doubtful Collections	-	(288)	-	-	-	-	(1,136)
Due From Other Funds	11,917	14,228	20,844	34,283	-	-	4,804,275
Investments:							
Certificates of Deposit - 9 Months	-	-	-	-	-	336,554	
Certificates of Deposit - 12 Months	-	-	-	-	270,566	676,001	946,567
Certificates of Deposit - 24 Months	-	-	-	-	411,350	922,433	1,333,783
Certificates of Deposit - 36 Months	-	-	-	-	-	104,734	104,734
Money Market Account	-	-	-	-	-	212,073	212,073
Interest Account	-	20,206	-	-	-	-	20,206
Prepayment Account	11,003	-	-	-	-	-	11,003
Reserve Fund	58,500	-	-	-	-	-	58,500
Revenue Fund	183,636	209,457	318,465	525,998	-	-	1,237,556
Prepaid Items	-	-	-	-	-	-	8,059
Deposits	-	-	-	-	-	-	45,478
TOTAL ASSETS	\$ 265,056	\$ 244,179	\$ 339,309	\$ 560,281	\$ 681,916	\$ 4,804,276	\$ 11,672,406
LIABILITIES							
Accounts Payable	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 102,849
Accrued Expenses	-	200	200	200	-	-	49,425
Sales Tax Payable	-	-	-	-	-	-	116
Deferred Revenue	-	288	-	-	-	-	1,136
Due To Other Funds	-	-	-	-	-	4,804,276	4,804,276
TOTAL LIABILITIES	-	488	200	200	-	4,804,276	4,957,802

Balance Sheet
February 28, 2017

ACCOUNT DESCRIPTION	SERIES 2000 DEBT SERVICE FUND	SERIES 2007- 1 DEBT SERVICE FUND	SERIES 2007- 2 DEBT SERVICE FUND	SERIES 2007- 3 DEBT SERVICE FUND	WESTCHASE UNINSURABL E ASSETS FUND	CLEARING FUND	TOTAL
<u>FUND BALANCES</u>							
Nonspendable:							
Prepaid Items	-	-	-	-	-	-	8,059
Deposits	-	-	-	-	-	-	45,478
Restricted for:							
Debt Service	265,056	243,691	339,109	560,081	-	-	1,407,937
Capital Projects	-	-	-	-	681,916	-	681,916
Assigned to:							
Operating Reserves	-	-	-	-	-	-	803,010
Reserves - Erosion Control	-	-	-	-	-	-	60,000
Reserves - Roadways	-	-	-	-	-	-	754,299
Unassigned:	-	-	-	-	-	-	2,954,905
TOTAL FUND BALANCES	\$ 265,056	\$ 243,691	\$ 339,109	\$ 560,081	\$ 681,916	\$ -	\$ 6,715,604
TOTAL LIABILITIES & FUND BALANCES	\$ 265,056	\$ 244,179	\$ 339,309	\$ 560,281	\$ 681,916	\$ 4,804,276	\$ 11,673,406

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending February 28, 2017

ACCOUNT DESCRIPTION	FEB-17 ACTUAL	YEAR TO DATE ACTUAL	ANNUAL ADOPTED BUDGET	YTD ACTUAL AS A % OF ADOPTED BUD
<u>REVENUES</u>				
Interest - Investments	\$ 205	\$ 1,530	\$ 7,000	21.86%
Interest - Tax Collector	-	320	-	0.00%
Special Assmnts- Tax Collector	96,950	2,541,343	2,740,531	92.73%
Special Assmnts- Discounts	(1,633)	(98,517)	(109,621)	89.87%
Other Miscellaneous Revenues	475	10,233	-	0.00%
Pavilion Rental	2,758	5,028	-	0.00%
TOTAL REVENUES	98,755	2,459,937	2,637,910	93.25%
<u>EXPENDITURES</u>				
<u>Administration</u>				
P/R-Board of Supervisors	1,000	4,800	13,000	36.92%
FICA Taxes	77	367	995	36.88%
ProfServ-Engineering	1,359	8,690	36,000	24.14%
ProfServ-Legal Services	11,491	31,010	90,000	34.46%
ProfServ-Mgmt Consulting Serv	8,737	43,685	104,843	41.67%
ProfServ-Recording Secretary	919	4,235	11,000	38.50%
Auditing Services	7,500	7,500	7,500	100.00%
Postage and Freight	159	805	1,200	67.08%
Insurance - General Liability	-	35,803	37,624	95.16%
Printing and Binding	-	5	1,200	0.42%
Legal Advertising	-	393	3,000	13.10%
Misc-Assessmnt Collection Cost	1,906	48,856	54,811	89.14%
Misc-Credit Card Fees	26	71	220	32.27%
Misc-Contingency	-	3,003	100	3003.00%
Office Supplies	-	100	550	18.18%
Annual District Filing Fee	-	175	175	100.00%
Total Administration	33,174	189,498	362,218	52.32%
<u>Flood Control/Stormwater Mgmt</u>				
Contracts-Lake and Wetland	11,667	41,667	90,000	46.30%
Contracts-Fountain	-	255	4,300	5.93%
R&M-Aquascaping	8,919	11,669	20,000	58.35%
R&M-Drainage	-	20,950	28,000	74.82%
R&M-Fountain	-	500	3,000	16.67%
Total Flood Control/Stormwater Mgmt	20,586	75,041	145,300	51.65%

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending February 28, 2017

ACCOUNT DESCRIPTION	FEB-17 ACTUAL	YEAR TO DATE ACTUAL	ANNUAL ADOPTED BUDGET	YTD ACTUAL AS A % OF ADOPTED BUD
<u>Right of Way</u>				
Payroll-Salaries	14,524	72,505	178,145	40.70%
Payroll-Benefits	1,316	25,721	67,500	38.11%
Payroll - Overtime	1,354	8,359	17,500	47.77%
Payroll - Bonus	-	33,652	12,000	280.43%
FICA Taxes	1,906	11,367	15,885	71.56%
Contracts-Police	10,580	54,532	180,000	30.30%
Contracts-Other Services	1,630	7,910	19,560	40.44%
Contracts-Landscape	43,801	219,003	525,608	41.67%
Contracts-Mulch	-	73,796	147,592	50.00%
Contracts-Plant Replacement	11,769	29,422	52,959	55.56%
Contracts-Road Cleaning	696	3,480	8,351	41.67%
Contracts-Security Alarms	-	267	641	41.65%
Contracts-Pest Control	48	240	576	41.67%
Fuel, Gasoline and Oil	305	3,033	14,000	21.66%
Communication - Teleph - Field	1,542	4,814	6,000	80.23%
Utility - General	386	9,451	32,000	29.53%
Utility - Reclaimed Water	1,332	4,970	9,500	52.32%
Insurance - General Liability	-	3,427	3,601	95.17%
R&M-General	8,115	14,394	58,100	24.77%
R&M-Equipment	366	5,150	20,000	25.75%
R&M-Grounds	965	76,613	145,000	52.84%
R&M-Irrigation	950	11,747	25,000	46.99%
R&M-Sidewalks	-	-	17,000	0.00%
R&M-Signage	398	2,612	6,000	43.53%
R&M-Walls and Signage	1,588	28,975	68,000	42.61%
Misc-Holiday Decor	-	1,607	5,000	32.14%
Misc-Taxes (Streetlights)	-	16,015	28,724	55.75%
Misc-Contingency	-	7,960	5,004	159.07%
Office Supplies	10	251	11,500	2.18%
Cleaning Services	-	580	1,680	34.52%
Op Supplies - General	750	1,354	4,996	27.10%
Op Supplies - Uniforms	-	236	600	39.33%
Supplies - Misc.	-	74	600	12.33%
Subscriptions and Memberships	-	-	400	0.00%
Conference and Seminars	-	-	1,000	0.00%
Total Right of Way	104,331	733,517	1,690,022	43.40%

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending February 28, 2017

ACCOUNT DESCRIPTION	FEB-17 ACTUAL	YEAR TO DATE ACTUAL	ANNUAL ADOPTED BUDGET	YTD ACTUAL AS A % OF ADOPTED BUD
<u>Common Area</u>				
R&M-General	-	112	17,000	0.66%
R&M-Boardwalks	-	-	700	0.00%
R&M-Brick Pavers	-	-	1,200	0.00%
R&M-Grounds	169	169	1,500	11.27%
R&M-Signage	-	-	1,400	0.00%
R&M-Walls and Signage	-	-	900	0.00%
Misc-Internet Services	-	-	5,400	0.00%
Impr - Park	8,941	377,548	412,270	91.58%
Total Common Area	<u>9,110</u>	<u>377,829</u>	<u>440,370</u>	<u>85.80%</u>
TOTAL EXPENDITURES	167,201	1,375,885	2,637,910	52.16%
Excess (deficiency) of revenues Over (under) expenditures	<u>(68,446)</u>	<u>1,084,052</u>	<u>-</u>	<u>0.00%</u>
Net change in fund balance	<u>\$ (68,446)</u>	<u>\$ 1,084,052</u>	<u>\$ -</u>	<u>0.00%</u>
FUND BALANCE, BEGINNING (OCT 1, 2016)		2,416,904	2,416,904	
FUND BALANCE, ENDING		<u>\$ 3,500,956</u>	<u>\$ 2,416,904</u>	

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending February 28, 2017

ACCOUNT DESCRIPTION	FEB-17 ACTUAL	YEAR TO DATE ACTUAL	ANNUAL ADOPTED BUDGET	YTD ACTUAL AS A % OF ADOPTED BUD
<u>REVENUES</u>				
Interest - Investments	\$ 9	\$ 73	\$ 125	58.40%
Special Assmnts- Tax Collector	2,349	61,577	66,403	92.73%
Special Assmnts- Discounts	(71)	(4,304)	(4,789)	89.87%
Capital Improvement	1,886	49,443	53,319	92.73%
Gate Bar Code/Remotes	70	94	-	0.00%
TOTAL REVENUES	4,243	106,883	115,058	92.89%
<u>EXPENDITURES</u>				
<u>Administration</u>				
Misc-Assessmnt Collection Cost	83	2,134	2,394	89.14%
Misc-Credit Card Fees	2	3	15	20.00%
Total Administration	85	2,137	2,409	88.71%
<u>Right of Way</u>				
Communication - Teleph - Field	117	1,206	3,500	34.46%
Electricity - Streetlighting	1,548	4,409	8,585	51.36%
Insurance - General Liability	-	1,522	1,599	95.18%
R&M-General	-	246	19,700	1.25%
R&M-Gate	830	13,928	6,340	219.68%
R&M-Streetlights	-	-	2,600	0.00%
1st Quarter Operating Reserves	-	-	1,733	0.00%
Reserve - Roadways	-	-	15,273	0.00%
Total Right of Way	2,495	21,311	59,330	35.92%
TOTAL EXPENDITURES	2,580	23,448	61,739	37.98%
Excess (deficiency) of revenues Over (under) expenditures	1,663	83,435	53,319	156.48%
<u>OTHER FINANCING SOURCES (USES)</u>				
Contribution to (Use of) Fund Balance	-	-	53,319	0.00%
TOTAL FINANCING SOURCES (USES)	-	-	53,319	0.00%
Net change in fund balance	\$ 1,663	\$ 83,435	\$ 53,319	156.48%
FUND BALANCE, BEGINNING (OCT 1, 2016)		91,051	91,051	
FUND BALANCE, ENDING		\$ 174,486	\$ 144,370	

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending February 28, 2017

ACCOUNT DESCRIPTION	FEB-17 ACTUAL	YEAR TO DATE ACTUAL	ANNUAL ADOPTED BUDGET	YTD ACTUAL AS A % OF ADOPTED BUD
<u>REVENUES</u>				
Interest - Investments	\$ 2	\$ 13	\$ 40	32.50%
Special Assmnts- Tax Collector	643	16,853	18,174	92.73%
Special Assmnts- Discounts	(11)	(653)	(727)	89.82%
TOTAL REVENUES	634	16,213	17,487	92.71%
<u>EXPENDITURES</u>				
<u>Administration</u>				
Misc-Assessmnt Collection Cost	13	324	363	89.26%
Total Administration	13	324	363	89.26%
<u>Right of Way</u>				
R&M-Streetlights	489	7,582	17,124	44.28%
Total Right of Way	489	7,582	17,124	44.28%
TOTAL EXPENDITURES	502	7,906	17,487	45.21%
Excess (deficiency) of revenues Over (under) expenditures	132	8,307	-	0.00%
Net change in fund balance	\$ 132	\$ 8,307	\$ -	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2016)		22,903	22,903	
FUND BALANCE, ENDING		\$ 31,210	\$ 22,903	

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending February 28, 2017

ACCOUNT DESCRIPTION	FEB-17 ACTUAL	YEAR TO DATE ACTUAL	ANNUAL ADOPTED BUDGET	YTD ACTUAL AS A % OF ADOPTED BUD
<u>REVENUES</u>				
Interest - Investments	\$ 2	\$ 16	\$ 42	38.10%
Special Assmnts- Tax Collector	493	12,920	13,932	92.74%
Special Assmnts- Discounts	(8)	(501)	(557)	89.95%
Gate Bar Code/Remotes	-	33	-	0.00%
TOTAL REVENUES	487	12,468	13,417	92.93%
<u>EXPENDITURES</u>				
<u>Administration</u>				
Misc-Assessmnt Collection Cost	10	248	279	88.89%
Misc-Credit Card Fees	-	1	5	20.00%
Total Administration	10	249	284	87.68%
<u>Right of Way</u>				
Communication - Teleph - Field	120	595	1,400	42.50%
Insurance - General Liability	-	406	427	95.08%
R&M-General	-	-	1,500	0.00%
R&M-Gate	95	95	2,938	3.23%
R&M-Streetlights	25	152	500	30.40%
Misc-Contingency	-	-	4,525	0.00%
Reserve - Roadways	-	-	1,843	0.00%
Total Right of Way	240	1,248	13,133	9.50%
TOTAL EXPENDITURES	250	1,497	13,417	11.16%
Excess (deficiency) of revenues Over (under) expenditures	237	10,971	-	0.00%
Net change in fund balance	<u>\$ 237</u>	<u>\$ 10,971</u>	<u>\$ -</u>	<u>0.00%</u>
FUND BALANCE, BEGINNING (OCT 1, 2016)		28,114	28,114	
FUND BALANCE, ENDING		<u>\$ 39,085</u>	<u>\$ 28,114</u>	

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending February 28, 2017

ACCOUNT DESCRIPTION	FEB-17 ACTUAL	YEAR TO DATE ACTUAL	ANNUAL ADOPTED BUDGET	YTD ACTUAL AS A % OF ADOPTED BUD
<u>REVENUES</u>				
Interest - Investments	\$ 1	\$ 6	\$ 10	60.00%
Special Assmnts- Tax Collector	246	6,451	6,956	92.74%
Special Assmnts- Discounts	(4)	(250)	(278)	89.93%
TOTAL REVENUES	243	6,207	6,688	92.81%
<u>EXPENDITURES</u>				
<u>Administration</u>				
Misc-Assessmnt Collection Cost	5	124	139	89.21%
Total Administration	5	124	139	89.21%
<u>Right of Way</u>				
R&M-General	-	-	5,000	0.00%
Reserve - Roadways	-	-	1,549	0.00%
Total Right of Way	-	-	6,549	0.00%
TOTAL EXPENDITURES	5	124	6,688	1.85%
Excess (deficiency) of revenues Over (under) expenditures	238	6,083	-	0.00%
Net change in fund balance	<u>\$ 238</u>	<u>\$ 6,083</u>	<u>\$ -</u>	<u>0.00%</u>
FUND BALANCE, BEGINNING (OCT 1, 2016)		10,304	10,304	
FUND BALANCE, ENDING		<u>\$ 16,387</u>	<u>\$ 10,304</u>	

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending February 28, 2017

ACCOUNT DESCRIPTION	FEB-17 ACTUAL	YEAR TO DATE ACTUAL	ANNUAL ADOPTED BUDGET	YTD ACTUAL AS A % OF ADOPTED BUD
REVENUES				
Interest - Investments	\$ -	\$ -	\$ -	0.00%
Special Assmnts- Tax Collector	38	987	1,064	92.76%
Special Assmnts- Discounts	(1)	(38)	(43)	88.37%
TOTAL REVENUES	37	949	1,021	92.95%
EXPENDITURES				
Administration				
Misc-Assessmnt Collection Cost	1	19	21	90.48%
Total Administration	1	19	21	90.48%
Right of Way				
R&M-General	-	-	1,000	0.00%
Total Right of Way	-	-	1,000	0.00%
TOTAL EXPENDITURES	1	19	1,021	1.86%
Excess (deficiency) of revenues Over (under) expenditures	36	930	-	0.00%
Net change in fund balance	<u>\$ 36</u>	<u>\$ 930</u>	<u>\$ -</u>	<u>0.00%</u>
FUND BALANCE, BEGINNING (OCT 1, 2016)		-	-	
FUND BALANCE, ENDING		<u>\$ 930</u>	<u>\$ -</u>	

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending February 28, 2017

ACCOUNT DESCRIPTION	FEB-17 ACTUAL	YEAR TO DATE ACTUAL	ANNUAL ADOPTED BUDGET	YTD ACTUAL AS A % OF ADOPTED BUD
<u>REVENUES</u>				
Interest - Investments	\$ 23	\$ 200	\$ 800	25.00%
Special Assmnts- Tax Collector	10,874	285,050	307,392	92.73%
Special Assmnts- Discounts	(183)	(11,051)	(12,296)	89.87%
Gate Bar Code/Remotes	335	1,636	-	0.00%
TOTAL REVENUES	11,049	275,835	295,896	93.22%
<u>EXPENDITURES</u>				
<u>Administration</u>				
Misc-Assessmnt Collection Cost	214	5,480	6,148	89.13%
Misc-Credit Card Fees	9	48	20	240.00%
Total Administration	223	5,528	6,168	89.62%
<u>Right of Way</u>				
Contracts-Security Services	13,579	66,934	154,000	43.46%
Contracts-Pest Control	20	100	240	41.67%
Communication - Teleph - Field	169	846	4,000	21.15%
Insurance - General Liability	-	777	816	95.22%
R&M-General	29	24,783	21,760	113.89%
R&M-Gate	1,607	7,221	16,800	42.98%
R&M-Streetlights	4,320	24,593	48,000	51.24%
Reserve - Roadways	-	-	44,112	0.00%
Total Right of Way	19,724	125,254	289,728	43.23%
TOTAL EXPENDITURES	19,947	130,782	295,896	44.20%
Excess (deficiency) of revenues Over (under) expenditures	(8,898)	145,053	-	0.00%
Net change in fund balance	<u>\$ (8,898)</u>	<u>\$ 145,053</u>	<u>\$ -</u>	<u>0.00%</u>
FUND BALANCE, BEGINNING (OCT 1, 2016)		321,643	321,643	
FUND BALANCE, ENDING		<u>\$ 466,696</u>	<u>\$ 321,643</u>	

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending February 28, 2017

ACCOUNT DESCRIPTION	FEB-17 ACTUAL	YEAR TO DATE ACTUAL	ANNUAL ADOPTED BUDGET	YTD ACTUAL AS A % OF ADOPTED BUD
<u>REVENUES</u>				
Interest - Investments	\$ 3	\$ 25	\$ 80	31.25%
Special Assmnts- Tax Collector	820	21,506	23,191	92.73%
Special Assmnts- Discounts	(14)	(834)	(928)	89.87%
Gate Bar Code/Remotes	-	37	-	0.00%
TOTAL REVENUES	809	20,734	22,343	92.80%
<u>EXPENDITURES</u>				
<u>Administration</u>				
Misc-Assessmnt Collection Cost	16	413	464	89.01%
Misc-Credit Card Fees	-	2	5	40.00%
Total Administration	16	415	469	88.49%
<u>Right of Way</u>				
Communication - Teleph - Field	117	701	1,400	50.07%
Insurance - General Liability	-	316	332	95.18%
R&M-General	-	-	1,000	0.00%
R&M-Gate	-	447	3,800	11.76%
R&M-Streetlights	350	2,640	5,596	47.18%
Misc-Contingency	-	-	6,640	0.00%
Reserve - Roadways	-	-	3,106	0.00%
Total Right of Way	467	4,104	21,874	18.76%
TOTAL EXPENDITURES	483	4,519	22,343	20.23%
Excess (deficiency) of revenues Over (under) expenditures	326	16,215	-	0.00%
Net change in fund balance	<u>\$ 326</u>	<u>\$ 16,215</u>	<u>\$ -</u>	<u>0.00%</u>
FUND BALANCE, BEGINNING (OCT 1, 2016)		38,329	38,329	
FUND BALANCE, ENDING		<u>\$ 54,544</u>	<u>\$ 38,329</u>	

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending February 28, 2017

ACCOUNT DESCRIPTION	FEB-17 ACTUAL	YEAR TO DATE ACTUAL	ANNUAL ADOPTED BUDGET	YTD ACTUAL AS A % OF ADOPTED BUD
<u>REVENUES</u>				
Interest - Investments	\$ 8	\$ 66	\$ 300	22.00%
Special Assmnts- Tax Collector	4,033	105,718	114,004	92.73%
Special Assmnts- Discounts	(68)	(4,098)	(4,560)	89.87%
TOTAL REVENUES	3,973	101,686	109,744	92.66%
<u>EXPENDITURES</u>				
<u>Administration</u>				
Misc-Assessmnt Collection Cost	79	2,032	2,280	89.12%
Total Administration	79	2,032	2,280	89.12%
<u>Right of Way</u>				
R&M-Streetlights	8,500	46,102	95,199	48.43%
Reserve - Roadways	-	-	12,265	0.00%
Total Right of Way	8,500	46,102	107,464	42.90%
TOTAL EXPENDITURES	8,579	48,134	109,744	43.86%
Excess (deficiency) of revenues Over (under) expenditures	(4,606)	53,552	-	0.00%
Net change in fund balance	\$ (4,606)	\$ 53,552	\$ -	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2016)		102,077	102,077	
FUND BALANCE, ENDING		\$ 155,629	\$ 102,077	

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending February 28, 2017

ACCOUNT DESCRIPTION	FEB-17 ACTUAL	YEAR TO DATE ACTUAL	ANNUAL ADOPTED BUDGET	YTD ACTUAL AS A % OF ADOPTED BUD
<u>REVENUES</u>				
Interest - Investments	\$ 1	\$ 9	\$ 25	36.00%
Special Assmnts- Tax Collector	278	7,276	7,847	92.72%
Special Assmnts- Discounts	(5)	(282)	(314)	89.81%
TOTAL REVENUES	274	7,003	7,558	92.66%
<u>EXPENDITURES</u>				
<u>Administration</u>				
Misc-Assessmnt Collection Cost	5	140	157	89.17%
Total Administration	5	140	157	89.17%
<u>Right of Way</u>				
R&M-Streetlights	275	2,200	4,999	44.01%
Reserve - Roadways	-	-	2,402	0.00%
Total Right of Way	275	2,200	7,401	29.73%
TOTAL EXPENDITURES	280	2,340	7,558	30.96%
Excess (deficiency) of revenues Over (under) expenditures	(6)	4,663	-	0.00%
Net change in fund balance	\$ (6)	\$ 4,663	\$ -	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2016)		14,530	14,530	
FUND BALANCE, ENDING		\$ 19,193	\$ 14,530	

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending February 28, 2017

ACCOUNT DESCRIPTION	FEB-17 ACTUAL	YEAR TO DATE ACTUAL	ANNUAL ADOPTED BUDGET	YTD ACTUAL AS A % OF ADOPTED BUD
<u>REVENUES</u>				
Interest - Investments	\$ 8	\$ 68	\$ 150	45.33%
Special Assmnts- Tax Collector	1,318	34,558	37,266	92.73%
Special Assmnts- Discounts	(22)	(1,340)	(1,491)	89.87%
Gate Bar Code/Remotes	35	171	-	0.00%
TOTAL REVENUES	1,339	33,457	35,925	93.13%
<u>EXPENDITURES</u>				
<u>Administration</u>				
Misc-Assessmnt Collection Cost	26	665	745	89.26%
Misc-Credit Card Fees	1	4	25	16.00%
Total Administration	27	669	770	86.88%
<u>Right of Way</u>				
Communication - Teleph - Field	66	477	850	56.12%
Insurance - General Liability	-	317	333	95.20%
R&M-General	-	-	4,701	0.00%
R&M-Drainage	-	-	3,000	0.00%
R&M-Gate	-	12,168	5,000	243.36%
Misc-Internet Services	-	-	1,272	0.00%
Misc-Contingency	-	-	10,026	0.00%
Reserve - Roadways	-	-	9,973	0.00%
Total Right of Way	66	12,962	35,155	36.87%
TOTAL EXPENDITURES	93	13,631	35,925	37.94%
Excess (deficiency) of revenues Over (under) expenditures	1,246	19,826	-	0.00%
Net change in fund balance	<u>\$ 1,246</u>	<u>\$ 19,826</u>	<u>\$ -</u>	<u>0.00%</u>
FUND BALANCE, BEGINNING (OCT 1, 2016)		145,809	145,809	
FUND BALANCE, ENDING		<u>\$ 165,635</u>	<u>\$ 145,809</u>	

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending February 28, 2017

ACCOUNT DESCRIPTION	FEB-17 ACTUAL	YEAR TO DATE ACTUAL	ANNUAL ADOPTED BUDGET	YTD ACTUAL AS A % OF ADOPTED BUD
<u>REVENUES</u>				
Interest - Investments	\$ 15	\$ 57	\$ -	0.00%
Special Assmnts- Tax Collector	6,223	163,115	175,900	92.73%
Special Assmnts- Discounts	(105)	(6,323)	(7,036)	89.87%
TOTAL REVENUES	6,133	156,849	168,864	92.88%
<u>EXPENDITURES</u>				
<u>Administration</u>				
ProfServ-Dissemination Agent	-	-	1,000	0.00%
ProfServ-Trustee Fees	-	3,717	3,233	114.97%
Misc-Assessmnt Collection Cost	122	3,136	3,518	89.14%
Total Administration	122	6,853	7,751	88.41%
<u>Debt Service</u>				
Principal Debt Retirement	-	-	110,000	0.00%
Interest Expense	-	20,768	41,535	50.00%
Total Debt Service	-	20,768	151,535	13.71%
TOTAL EXPENDITURES	122	27,621	159,286	17.34%
Excess (deficiency) of revenues				
Over (under) expenditures	6,011	129,228	9,578	1349.22%
<u>OTHER FINANCING SOURCES (USES)</u>				
Contribution to (Use of) Fund Balance	-	-	9,578	0.00%
TOTAL FINANCING SOURCES (USES)	-	-	9,578	0.00%
Net change in fund balance	\$ 6,011	\$ 129,228	\$ 9,578	1349.22%
FUND BALANCE, BEGINNING (OCT 1, 2016)		135,828	135,828	
FUND BALANCE, ENDING		\$ 265,056	\$ 145,406	

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending February 28, 2017

ACCOUNT DESCRIPTION	FEB-17 ACTUAL	YEAR TO DATE ACTUAL	ANNUAL ADOPTED BUDGET	YTD ACTUAL AS A % OF ADOPTED BUD
<u>REVENUES</u>				
Interest - Investments	\$ 9	\$ 25	\$ -	0.00%
Special Assmnts- Tax Collector	7,429	194,737	210,000	92.73%
Special Assmnts- Discounts	(125)	(7,549)	(8,400)	89.87%
TOTAL REVENUES	7,313	187,213	201,600	92.86%
<u>EXPENDITURES</u>				
<u>Administration</u>				
ProfServ-Arbitrage Rebate	-	-	200	0.00%
ProfServ-Dissemination Agent	-	-	333	0.00%
ProfServ-Trustee Fees	-	4,337	4,337	100.00%
Misc-Assessmnt Collection Cost	146	3,744	4,200	89.14%
Total Administration	146	8,081	9,070	89.10%
<u>Debt Service</u>				
Principal Debt Retirement	-	-	245,000	0.00%
Interest Expense	-	4,900	9,800	50.00%
Total Debt Service	-	4,900	254,800	1.92%
TOTAL EXPENDITURES	146	12,981	263,870	4.92%
Excess (deficiency) of revenues Over (under) expenditures	7,167	174,232	(62,270)	0.00%
<u>OTHER FINANCING SOURCES (USES)</u>				
Contribution to (Use of) Fund Balance	-	-	(62,270)	0.00%
TOTAL FINANCING SOURCES (USES)	-	-	(62,270)	0.00%
Net change in fund balance	\$ 7,167	\$ 174,232	\$ (62,270)	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2016)		69,459	69,459	
FUND BALANCE, ENDING		\$ 243,691	\$ 7,189	

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending February 28, 2017

ACCOUNT DESCRIPTION	FEB-17 ACTUAL	YEAR TO DATE ACTUAL	ANNUAL ADOPTED BUDGET	YTD ACTUAL AS A % OF ADOPTED BUD
<u>REVENUES</u>				
Interest - Investments	\$ 9	\$ 36	\$ -	0.00%
Special Assmnts- Tax Collector	10,884	285,292	307,653	92.73%
Special Assmnts- Discounts	(183)	(11,060)	(12,306)	89.87%
TOTAL REVENUES	10,710	274,268	295,347	92.86%
<u>EXPENDITURES</u>				
<u>Administration</u>				
ProfServ-Arbitrage Rebate	-	-	200	0.00%
ProfServ-Dissemination Agent	-	-	333	0.00%
ProfServ-Trustee Fees	-	4,337	4,337	100.00%
Misc-Assessmnt Collection Cost	214	5,484	6,153	89.13%
Total Administration	214	9,821	11,023	89.10%
<u>Debt Service</u>				
Principal Debt Retirement	-	-	260,000	0.00%
Interest Expense	-	10,600	21,200	50.00%
Total Debt Service	-	10,600	281,200	3.77%
TOTAL EXPENDITURES	214	20,421	292,223	6.99%
Excess (deficiency) of revenues Over (under) expenditures	10,496	253,847	3,124	0.00%
<u>OTHER FINANCING SOURCES (USES)</u>				
Contribution to (Use of) Fund Balance	-	-	3,124	0.00%
TOTAL FINANCING SOURCES (USES)	-	-	3,124	0.00%
Net change in fund balance	\$ 10,496	\$ 253,847	\$ 3,124	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2016)		85,262	85,262	
FUND BALANCE, ENDING		\$ 339,109	\$ 88,386	

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending February 28, 2017

ACCOUNT DESCRIPTION	FEB-17 ACTUAL	YEAR TO DATE ACTUAL	ANNUAL ADOPTED BUDGET	YTD ACTUAL AS A % OF ADOPTED BUD
<u>REVENUES</u>				
Interest - Investments	\$ 15	\$ 61	\$ -	0.00%
Special Assmnts- Tax Collector	17,901	469,239	506,017	92.73%
Special Assmnts- Discounts	(302)	(18,190)	(20,241)	89.87%
TOTAL REVENUES	17,614	451,110	485,776	92.86%
<u>EXPENDITURES</u>				
<u>Administration</u>				
ProfServ-Arbitrage Rebate	-	-	200	0.00%
ProfServ-Dissemination Agent	-	-	333	0.00%
ProfServ-Trustee Fees	-	4,337	4,337	100.00%
Misc-Assessmnt Collection Cost	352	9,021	10,120	89.14%
Total Administration	352	13,358	14,990	89.11%
<u>Debt Service</u>				
Principal Debt Retirement	-	-	400,000	0.00%
Interest Expense	-	36,231	72,463	50.00%
Total Debt Service	-	36,231	472,463	7.67%
TOTAL EXPENDITURES	352	49,589	487,453	10.17%
Excess (deficiency) of revenues Over (under) expenditures	17,262	401,521	(1,677)	-23942.81%
<u>OTHER FINANCING SOURCES (USES)</u>				
Contribution to (Use of) Fund Balance	-	-	(1,677)	0.00%
TOTAL FINANCING SOURCES (USES)	-	-	(1,677)	0.00%
Net change in fund balance	\$ 17,262	\$ 401,521	\$ (1,677)	-23942.81%
FUND BALANCE, BEGINNING (OCT 1, 2016)		158,560	158,560	
FUND BALANCE, ENDING		\$ 560,081	\$ 156,883	

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending February 28, 2017

ACCOUNT DESCRIPTION	FEB-17 ACTUAL	YEAR TO DATE ACTUAL	ANNUAL ADOPTED BUDGET	YTD ACTUAL AS A % OF ADOPTED BUD
<u>REVENUES</u>				
Interest - Investments	\$ 160	\$ 1,076	\$ -	0.00%
TOTAL REVENUES	160	1,076	-	0.00%
<u>EXPENDITURES</u>				
TOTAL EXPENDITURES	-	-	-	0.00%
Excess (deficiency) of revenues Over (under) expenditures	160	1,076	-	0.00%
Net change in fund balance	<u>\$ 160</u>	<u>\$ 1,076</u>	<u>\$ -</u>	<u>0.00%</u>
FUND BALANCE, BEGINNING (OCT 1, 2016)		680,840	-	
FUND BALANCE, ENDING		<u>\$ 681,916</u>	<u>\$ -</u>	

Notes to the Financial Statements

February 28, 2017

Financial Overview / Highlights

- ▶ General Fund Revenues - Interest investments earnings from the Money Market Account and Certificates of Deposit; Pavilion Rentals and Gate
- ▶ Total revenues for General fund 001 are apporximarely 93% compared to adopted budget.
- ▶ Total expenditures for General Fund 001 are at approximately 52% compared to adopted budget.

Variance Analysis

Account Name	YTD Actual	Annual Budget	% of Budget	Explanation
Balance Sheet				
Assessment receivable	\$2,273			2015-02016 delinquent Assessment.
Allow-Doughtful collection	\$1,136			2015 delinquent Assessment.
Prepaid	\$8,059			Workers Comp. bill for FY17. March 2017 telephone.
Revenues - Fund 001				
Other Misc Revenue	\$10,233	-		Accident Reimb \$5,600. Geico Reimb \$483.
Expenditures - Fund 001				
<u>Administrative</u>				
Postage and Freight	\$805	\$1,200	67%	Postage through February 2017.
Insurance - General Liability	\$35,803	\$37,624	95%	Public Risk Insurance, paid in full for year.
Misc-Contingency	\$3,003	\$100	3003%	Examination of Assessments by Fishkind \$3,000.
Annual District Filing Fee	\$175	\$175	100%	Yearly filing fee paid at the beginning of the year.
<u>Flood Control/Stormwater Mgmt</u>				
Contracts-Lake and Wetland	\$41,667	\$90,000	46%	Monthly fee increased to 8,333 per month. Additional 3,334 paid for Oct-Dec increase.
Contracts-Fountain	\$255	\$4,300	6%	Fountain Design, Quarterly.
R&M-Aquascaping	\$11,669	\$20,000	58%	Aquatic plants install.
R&M-Drainage	\$20,950	\$28,000	75%	Drainage of canal for Springrose \$20,950.
<u>Rights of Way</u>				
Payroll-Bonus	\$33,652	\$12,000	280%	Payroll Bonuses.
Contracts-Other Services	\$7,910	\$19,560	40%	Monthly fee increased Januray. September to December \$1,550 per month.
Contracts-Landscape	\$219,003	\$525,608	42%	Mainscape \$43,800.66/mo.

Notes to the Financial Statements

February 28, 2017

Account Name	YTD Actual	Annual Budget	% of Budget	Explanation
Contracts-Mulch	\$73,796	\$147,592	50%	The Davey Tree Expert, Semi-annuals.
Contracts-Plant Replacement	\$29,422	\$52,959	56%	The Davey Tree Expert, Quarterly. Budget not based on actual.
Contracts-Road Cleaning	\$3,480	\$8,351	42%	USA Services bimonthly amount is \$1,390.
Contracts-Security Alarms	\$267	\$641	42%	ADT, Quarterly.
Communication - Teleph - Field	\$4,814	\$6,000	80%	Unfavorable varience due to lines added.
Insurance - General Liability	\$3,427	\$3,601	95%	Public Risk Insurance, paid in full for year.
R&M-Grounds	\$76,613	\$145,000	53%	Landscape enhancements \$37,642. Plant enhacement \$19,095.
R&M-Irrigation	\$11,747	\$25,000	47%	Irrigation repairs.
R&M-Walls and Signage	\$28,975	\$68,000	43%	Common area wall pressure washing. Wall repair \$16,800.
Misc-Holiday Décor	\$1,607	\$5,000	32%	Holiday lights and décor.
Misc-Taxes (Streetlights)	\$16,015	\$28,724	56%	Doug Belden Tax Collector.
Misc-Contingency	\$7,960	\$5,004	159%	Anniversaty party supplies.
Op Supplies - Uniforms	\$236	\$600	39%	Staff Uniforms.
<u>Common Area</u>				
Impr- Patk	\$377,548	\$412,270	92%	Park plaground and equipment.
Expenditures - Fund 002 Harbor Links				
Insurance - General Liability	\$1,522	\$1,599	95%	Public Risk Insurance, paid in full for year.
Electricity - Streetlighting	\$4,409	\$8,585	51%	Expenses through February.
R&M-Gate	\$13,928	\$6,340	220%	3 Gate openers/phone repair \$10,835.
Expenditures - Fund 004 Saville Row				
<u>Rights of Way</u>				
Insurance - General Liability	\$406	\$427	95%	Public Risk Insurance, paid in full for year.
Expenditures - Fund 102 The Greens				
<u>Administrative</u>				
Misc-Credit Card Fees	\$48	\$20	240%	Fees for credit card purchases for gate bar code/remotes.
<u>Rights of Way</u>				
Contracts-Security Services	\$66,934	\$154,000	43%	Security staffing through February 2017.

Notes to the Financial Statements

February 28, 2017

Account Name	YTD Actual	Annual Budget	% of Budget	Explanation
Contracts-Pest Control	\$100	\$240	42%	Monthly pest control by Hughes Exterminators.
Insurance - General Liability	\$777	\$816	95%	Public Risk Insurance, paid in full for year.
R&M-General	\$24,783	\$21,760	114%	Sidewalk repairs \$17,890.
R&M-Gate	\$7,221	\$16,800	43%	Gate remotes & gate repairs.
R&M-Streetlights	\$24,593	\$48,000	51%	Expenses through February 2017.
Expenditures - Fund 103 Stonebridge				
<u>Administrative</u>				
Misc-Credit Card Fees	\$2	\$5	40%	Fees for credit card purchases for gate bar code/remotes.
R&M-Streetlights	\$2,640	\$5,596	47%	Expenses through February 2017.
<u>Rights of Way</u>				
Insurance - General Liability	\$316	\$332	95%	Public Risk Insurance, paid in full for year.
Expenditures - Fund 104 West Park Village				
<u>Rights of Way</u>				
R&M-Streetlights	\$46,102	\$95,199	48%	Expenses through February 2017.
Expenditures - Fund 106 Vineyards				
<u>Rights of Way</u>				
Communication - Teleph- Field	\$477	\$850	56%	Verizon through February 2017.
Insurance - General Liability	\$317	\$333	95%	Public Risk Insurance, paid in full for year.
R&M-Gate	\$12,168	\$5,000	243%	Gate camera repairs \$7,875. Phone unit repair \$2,970.
Expenditures - Fund 254				
<u>Administrative</u>				
ProfServ-Trustee	\$3,717	\$3,233	115%	U.S. Bank annual trustee fees paid in full.
Expenditures - Fund 255				
<u>Administrative</u>				
ProfServ-Trustee	\$4,337	\$4,337	100%	U.S. Bank annual trustee fees paid in full.
Expenditures - Funds 256				
<u>Administrative</u>				
ProfServ-Trustee	\$4,337	\$4,337	100%	U.S. Bank annual trustee fees paid in full.
Expenditures - Funds 257				
<u>Administrative</u>				
ProfServ-Trustee	\$4,337	\$4,337	100%	U.S. Bank annual trustee fees paid in full.

**Westchase
Community Development District**

Supporting Schedules

February 28, 2017

Non-Ad Valorem Special Assessments
(Hillsborough County Tax Collector - Monthly Collection Distributions)
For the Fiscal Year Ending September 30, 2017

					ALLOCATION BY FUND										
Date Received	Net Amount Received	Interest/ Discount Amount	Collection Costs	Gross Amount Received	001 General Fund Assessments	002 Harbor Links Fund Assessments	002 Harbor Links Fund Capital Improv.	003 The Enclave Fund Assessments	004 Saville Row Fund Assessments	005 Commercial Road Fund Assessments	008 Radcliffe Fund Assessments				
Assessments Levied				\$ 4,589,649 100%	\$ 2,740,531 59.71%	\$ 66,403 1.45%	\$ 53,319 1.16%	\$ 18,174 0.40%	\$ 13,932 0.30%	\$ 6,956 0.15%	\$ 1,064 0.02%				
11/03/16	42,590	2,268	869	45,728	27,304	662	531	181	139	69	11				
11/15/16	458,082	19,475	9,349	486,906	290,737	7,045	5,656	1,928	1,478	738	113				
11/23/16	874,135	37,152	17,839	929,127	554,792	13,443	10,794	3,679	2,820	1,408	215				
12/07/16	2,158,841	91,768	44,058	2,294,667	1,370,171	33,199	26,658	9,087	6,966	3,478	532				
12/15/16	164,649	6,676	3,360	174,685	104,307	2,527	2,029	692	530	265	40				
02/07/16	156,438	2,735	3,193	162,365	96,950	2,349	1,886	643	493	246	38				
TOTAL					3,854,735	160,075	78,668	4,093,478	2,444,261	59,225	47,555	16,210	12,426	6,204	949
% COLLECTED					89.19%	89.19%	89.19%	89.19%	89.19%	89.19%	89.19%	89.19%	89.19%	89.19%	
TOTAL OUTSTANDING					496,171.23	296,269.40	7,178.64	5,764.13	1,964.78	1,506.17	752.00	115.01			

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

ALLOCATION BY FUND									
102 The Greens Fund Assessments	103 Stonebridge Fund Assessments	104 West Park Village Fund Assessments	105 West Park Village Fund Assessments	106 Vineyards Fund Assessments	254 DS 2000 Fund Assessments	255 DS 2007-1 Fund Assessments	256 DS 2007-2 Fund Assessments	257 DS 2007-3 Fund Assessments	
\$ 307,392 6.70%	\$ 23,191 0.51%	\$ 114,004 2.48%	\$ 7,847 0.17%	\$ 37,266 0.81%	\$ 175,900 3.83%	\$ 210,000 4.58%	\$ 307,653 6.70%	\$ 506,017 11.03%	
3,063	231	1,136	78	371	1,753	2,092	3,065	5,042	
32,611	2,460	12,094	832	3,953	18,661	22,278	32,638	53,682	
62,228	4,695	23,079	1,588	7,544	35,609	42,512	62,281	102,438	
153,685	11,595	56,998	3,923	18,632	87,944	104,993	153,816	252,991	
11,700	883	4,339	299	1,418	6,695	7,993	11,709	19,259	
10,874	820	4,033	278	1,318	6,223	7,429	10,884	17,901	
274,161	20,684	101,679	6,998	33,238	156,884	187,298	274,394	451,313	
89.19%	89.19%	89.19%	89.19%	89.19%	89.19%	89.19%	89.19%	89.19%	
33,231.07	2,507.12	12,324.56	848.26	4,028.73	19,015.91	22,702.38	33,259.31	54,703.76	

Cash & Investment Report
February 28, 2017

<u>ACCOUNT NAME</u>	<u>DATE OPENED</u>	<u>MATURITY</u>	<u>BANK NAME</u>	<u>YIELD</u>	<u>BALANCE</u>
CLEARING FUND					
Public Funds Checking		n/a	Jefferson Bank	n/a	2,552,481
Certificate of Deposit	2-06-16	11/6/2016	Jefferson Bank	0.26%	168,072
Certificate of Deposit	4-20-16	1/20/2017	Jefferson Bank	0.22%	168,482
9 months Subtotal					336,554
Certificate of Deposit	5-18-16	5/18/2017	Jefferson Bank	0.00%	337,706
Certificate of Deposit	6-19-16	6/19/2017	Jefferson Bank	0.31%	338,295
12 months Subtotal					676,001
Certificate of Deposit	7-20-14	7/20/2016	Jefferson Bank	0.55%	307,207
Certificate of Deposit	5-18-16	5/18/2018	Jefferson Bank	0.55%	307,947
Certificate of Deposit	6-19-16	6/19/2018	Jefferson Bank	0.31%	307,278
24 months Subtotal					922,433
Certificate of Deposit	5-18-15	5/18/2018	Jefferson Bank	0.00%	34,939
Certificate of Deposit	6-19-15	6/19/2018	Jefferson Bank	0.77%	34,931
Certificate of Deposit	7-20-15	7/20/2018	Jefferson Bank	0.70%	34,864
36 months Subtotal					104,734
Money Market Account	5-07-12	n/a	Jefferson Bank	0.35%	212,073
Subtotal					4,804,275
DEBT SERVICE FUNDS					
Series 2000 Prepayment Account			U.S. Bank	0.15%	11,003 (1)
Series 2000 Reserve Account			U.S. Bank	0.15%	58,500 (1)
Series 2000 Revenue Account			U.S. Bank	0.15%	183,636 (1)
Series 2007-1 Interest Account			U.S. Bank	0.15%	20,206 (1)
Series 2007-1 Revenue Account			U.S. Bank	0.15%	209,457 (1)
Series 2007-2 Revenue Account			U.S. Bank	0.15%	318,465 (1)
Series 2007-3 Revenue Account			U.S. Bank	0.15%	525,998 (1)
Subtotal					1,327,265
UNINSURABLE ASSETS					
Certificate of Deposit	5-18-16	5/18/2017	Jefferson Bank	0.35%	270,516 (2)
Certificate of Deposit	5-18-16	5/18/2018	Jefferson Bank	0.55%	411,400 (2)
Subtotal					681,916
Total					\$ 6,813,456

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

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

Third Order of Business

I have attached a couple of historical emails to refresh the information for everyone, including 1) an email regarding general erosion issues and the changing repair options and costs and 2) an email regarding the pond inspection performed by Doug and I and thoughts on aquatic plants and the overlapping services between the landscape maintenance company and the lake management company along the pond perimeters. As well as, information regarding the prioritizing of a few erosion repairs that are beginning to encroach onto private property with no drainage easements is attached. Proposals for this prioritized restoration work are also attached, which we are prepared to discuss at the Board meeting so that a decision can be made to get this work scheduled to make the most efficient repairs before the rainy season when water levels rise. Keep in mind that, in an attempt to restore slopes for a less expensive cost, the vendors who submitted proposals are all new, and we will be experimenting with their products and installing aquatic plants along them to try to achieve long-term slope stabilization. We have made, and continue to make, progress in regard the selection of the right aquatic plant material and its planting location to assure a successful planting program. Doug, Sonny, and I have also been discussing the torpedo grass treatment options/alternatives to attempt to come up with a plan that will better protect the aquatic plants so that they more successfully stabilize the slopes.

I have also attached the approved erosion repair proposal for the work in the Greens as a reminder of the scope and cost of that work which is currently being completed. This method is a purely mechanical permanent repair like the repairs done along Montague/Stockbridge/Lightner Bridge last year.

Now, we are initiating the next phase of trying to preserve the remaining ponds' existing slope condition so that erosion will not continue over time. A pond slope planting guide is attached for your review and discussion at the next Board meeting. Doug, Sonny, and I have been discussing various plant material options and we will recommend a planting scheme for Ponds 49, 59, and 61 to include a combination of bermuda grass, Blue Flag Iris, and club/spikerush. As well, we will experiment with a "No Mow/Weedat" zone along the bottom of the grass line to help get deeper root systems in this area. We will also start preparing educational information for the residents' and allow them to observe the conditions and attend meetings with any questions and/or concerns.

Thanks.

Tonja Stewart, P.E.

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Guide to Selection and Installation of Stormwater Pond Plants



Gail Hansen, Shangchun Hu
UF/IFAS Environmental Horticulture Department
Center for Landscape Conservation and Ecology



Plant Selection

Selecting aquatic and shoreline plants for stormwater ponds is more challenging than selecting plants for a typical landscape. The site conditions can vary greatly and are more difficult

to control. Water depth can fluctuate widely over the year and create wet and dry conditions that the plants must be able to tolerate. The water quality can also vary with rainfall and fertilizer inputs and steep slopes can make plant establishment difficult.

The concept of using the right plant in the right place is important in the shoreline environment because the shoreline includes a variety of conditions including a dry slope, a littoral shelf, and deeper water areas. Selecting the right plant requires knowledge of plants, including function, aesthetics, and environmental/growing requirements and knowledge of site characteristics. Three questions to ask about plants are:

1. Aesthetically: what do you want the plant to look like?
2. Functionally: what do you want the plant to do?
3. Environmentally: what conditions does the plant need to grow?

Aesthetics

There are common plant characteristics that are generally considered to have aesthetic value. Most people enjoy a variety of color, texture, and forms in plant material. Aesthetic characteristics describe the look of the plant and can be used to create a pleasing composition that enhances the aquatic habitat. Aesthetics also refers to the organization of plants in the landscape through repetition of plants and color, form, or texture at specific locations in the landscape to create a recognizable pattern.

Color- Color is usually the most attractive visual characteristic of plants, but it also is the most fleeting, as most plants only display prominent color during short bloom periods. Light qualities of the site--sunny or shady areas--affect the perception of color. Warm colors such as white, yellow, orange, and red show up more in aquatic and shady environments because they contrast with the darker blues, greens, and browns of water and foliage. Cool colors such as blues and dark purples are less noticeable because they tend to blend with greens. Including a variety of greens in the aquatic plants will create interest year-around.

References

Denny, G. and Hansen, G. (2012) *Right Plant– Right Place: The Art and Science of Landscape Design-Plant Selection and Siting*. <http://edis.ifas.ufl.edu/ep416>.

Hansen, G. & Alvarez, E. (20120) *Landscape Design: Aesthetic Characteristics of Plants*. <http://edis.ifas.ufl.edu/ep433>.

Texture- Textures are typically described as coarse (large, broad leaves and big stems) medium (average leaves and stems), or fine (tiny leaves, thin stems). Texture can provide contrast and interest, particularly when there is a lack of variety in color. Texture is the most variable quality of a plant- it can change with the seasons when plants lose their foliage, and it can change with viewing distance. Stormwater ponds are often viewed from a distance so bold textured plants with large, broad leaves and big flowers show better. Use a fine textured plant, such as a grass, to contrast with the bold texture and provide more interest.

Form– Growth habit or form, is the most recognizable quality of a plant. Choose the plant form most appropriate for the desired function. It is important to remember that plant change over time as they grow. Form also helps determine if plant material should be used in masses or as individual specimens. In large open areas such as ponds large upright plants with well defined leaves that grow in large clumps are often preferred. Floating plants with broad flat leaves, such as water lilies, work well as long as they don't spread and cover the entire pond surface.

Size- It is important to consider the size of the plant when it is fully mature. Tall plants can sometimes block views when they are mature so consider height as well as spread. The slope to the water affects the visual height of the plant depending on the location of the plant on the slope. Tall plants at the top of the slope will block the view of the water so locate low growing plants at the top of slope and taller plants at the bottom.

Function

When choosing plants for a particular site, consider the Function of the plants. Functional characteristics include density of foliage to block views, density of root mass to prevent erosion, and ability to take up nutrients and pollutants to improve water quality.

Erosion control - Trees in the water at the pond edge can help control erosion by breaking up the wind and wave action that contributes to shore erosion. Large trees that do well in wet conditions include: Red Maple (*Acer rubrum*), Loblolly Bay (*Gordonia lasianthus*), and Bald Cypress (*Taxodium spp.*). Strongly rooted emergent plants also help prevent erosion . Emergent plants include: Bulrush (*Scirpus spp.*), Spike Rush (*Eleocharis app.*), Pickerel weed (*Pontederia cordata*), and Duck Potato



Growing Conditions

A site inventory and analysis will guide plant choices by noting environmental conditions in the pond and on the shoreline. Conditions that affect plants in aquatic habitats include water depth, fluctuating water levels,

foraging fish, soil structure, the slope of the littoral shelf, and light availability. Conditions that affect landside plants include bank slope and soil structure.

Water Depth

Water depth must be considered when choosing plants because wetland plants grow in three different groups or zones with varying water depths. Emergent wetland plants are rooted in the soil in the shallow water of the upper littoral zone with the upper portion of the plant out of the water. Emergent wetland plants are further divided into short-stemmed marginal plants that do well in wet mud or sand and marginal plants that grow on the bank and prefer changing water levels. Submerged plants grow entirely underwater and are typically located in the lower littoral zone where the water is deepest. The floating wetland plants have roots that dangle and are rooted in the pond bottom in the middle littoral zone. Creating deeper areas by excavation can help expand the size of planted areas.

Fluctuating Water Levels

Ponds that have fluctuating water levels present a challenge when selecting plants. The plants need to thrive in both wet and dry conditions, sometimes for extended periods. Emergent plants that are more tolerant of draw-downs (exposed pond soil) include: Pickerel-weed, (*Pontederia* spp.), Duck Potato (*Sagittaria lancifolia*), Bulrush (*Scirpus* spp.), Golden Canna (*Canna flaccida*), Spike Rush (*Eleocharis* sp.) and Blue Flag Iris (*Iris virginica*).

Controlling Grass Carp

Although Grass carp (sterile triploid) are sometimes used for biological control of aquatic vegetation they can present problems with new plantings. Grass carp prefer submerged plants, but they also browse on the tips of young tender emergent plants. To prevent loss of new plants install a barricade around the plants, such as four wire fencing or plastic net fencing from the pond bottom to the top of the water until the plants are larger and less tender.

Soil Structure

Soil (substrate) conditions are important for plant growth. Rocky bottoms in the pond are too hard for plant roots to penetrate and muck soil is too soft and unstable to anchor plants. Sandy soil with some organic matter (between rocks and muck) is usually best. Too much organic matter can create high levels of acids, methane, ethylene, and alcohols which are toxic to plants.

Slope of Littoral Shelf

Steep slopes, that create changes in water levels and growing conditions make establishment more difficult. It is important to determine the average water level along the shoreline on a yearly basis because many plants will die if they are too wet or too dry for long periods. Manipulating the depth and slope is one of the best ways to encourage plant growth. Littoral zone size often increases as the pond gets older because increased sedimentation and water movement decreases the depth of the lake.

Slope of Pond Bank

The slope of the bank leading to the waters edge can present challenges for the establishment of the no-mow or no-maintenance zone. Several techniques can be used to prevent erosion and capture irrigation water for the slope plants. Installing mini-baffles (short lengths of plastic edging or landscape timbers) on the downhill side of plants will hold water and keep soil from eroding. Porous landscape fabric such as burlap or jute will also trap sediment and water. Rip rap made from stone, concrete rubble or pavers can help slow water runoff and creating swales and berms along the bank will intercept water and allow it to percolate.

Light Availability

Light availability is the most important factor in plant growth and is primarily determined by water clarity and depth. Water clarity is determined by organic color and suspended particles, both organic and inorganic. Bottom feeding fish such as carp and catfish can increase suspended sediment which blocks light and may limit plant growth. Slowing surface runoff with plant buffers and no-mow zones and using rip-rap at drain discharge areas will help decrease turbidity caused by water movement. Nutrient levels in ponds, both from soil and human-caused, can affect light availability by increasing algal growth which decreases water clarity. Reducing algae growth will increase light available to plants.

References

White, Gilbert, F., Worthington, E.B., and Ackerman, V.C. (1973) *Man-Made Lakes: Their Problems and Environmental Effects* American Geophysical Union, William Byrd Press, Richmond Virginia.

UF/IFAS Communications, Florida LAKEWATCH, Dept. of Fisheries and Aquatic Sciences. *A Beginner's Guide to Water Management, Aquatic Plants in Florida Lakes*, Information Circular 111, October 2007

Shoreline Plant Installation

1. Shoreline preparation

Remove undesirable plant species in the shoreline area. Remove roots of undesirable species to prevent regrowth.

Determine the average shoreline water level on a yearly basis. This is especially important because water levels may vary dramatically that making plants harder to survive if they are kept too wet or too dry for extended periods.

Measure maximum water depth in areas to be planted. These measurements will assist in deciding the numbers and types of plants you need and the boundaries in which to plant them.

Consider increasing the size of planting zones. Deepening the margins around the edge of a pond can help prevent undesirable plants, such as non-native torpedo grass, from invading into the water.

Develop a detailed planting plan that includes types and numbers of plants needed. The accuracy and detail of your measurements will play a key role in the planting plan. A detailed plan will increase efficiency during planting and promote plant survival.

Note that stormwater ponds are planned and permitted according to Florida Department of Environmental Protection or local Water Management District criteria, and proper approvals must be obtained prior to modifying these types of ponds. Counties and local governments may also have guidelines or policies on stormwater ponds. It is advisable to contact the county public works office to ensure planting plans are permissible.

2. Shoreline plant installation

When to Plant. Perennials and grasses should be planted during peak growing season (in mid-to-late summer) to allow enough time for their root systems to become established before they go dormant in the late fall. Trees and shrubs should be planted in spring and fall when there is adequate rainfall to help them develop strong roots and leafy growth.

Handle wetland plants with care during planting. Plants should be wrapped in wet newspaper to avoid injury and drying. Do not place plants in the trunk of a car or in the back of a truck where they will overheat. When planting, start with plants in the deep water zones and work up the banks. Planting should be conducted in the early morning or late afternoon to avoid the hot midday sun.

Where to Plant. If possible, locate aquatic plants 2 or 3 feet from the planted bank or plant low-growing plants. The gap between the aquatic plants and the shore plants will prevent accidental trimming of aquatic plants with the weed trimmer when maintaining the shore plants on the bank.

Plant in clumps. Planting like species in clumps creates attractive concentrations of color and provides more varied habitat features. Three or four plants of the same species should be installed in the same hole and they will expand into a cluster of plants. Installing plants in clusters will increase survivability of shoreline plants, facilitate management of weeds, and minimize colonization of unwanted plants.

3. Maintenance after installation

Routine maintenance is needed during the initial stage after the installation of plants to allow expansion of the desirable plants and control the growth of invasive species. Desirable native species do not require fertilizers or spray.

Generally, maintenance requirements are minimal after the plantings become established. Herbicides may be needed if undesirable the plants become established after the first year when wetland plants are better established. Only herbicides that are registered specifically for use in wetlands by the U.S. Environmental Protection Agency and the Florida Depart-

Adapted from:

Main, M. B. , Allen, G. M., and Langeland, K. A., 2006. *Creating Wildlife Habitat with Native Florida Freshwater Wetland Plants*. UF IFAS Extension publication. <http://edis.ifas.ufl.edu/fa007>

Seminole County Department of Public Works, (n.d.). *How to Plant Your Lakefront*. <http://www.seminole.wateratlas.usf.edu/upload/documents/How%20to%20Plant%20Your%20Lakefront%20Booklet.pdf>

Wilson, D. and Korb, G., 1999. *Shoreline Plants and Landscaping*. University of Wisconsin–Extension. <http://cfpub.epa.gov/npstbx/files/wiexlandscape.pdf>

Recommended Shoreline Species For Neighborhood Ponds

Water Edge Zone



Height: floating leaves
Light: full sun to partial shade
Water: 30-36"
Distribution: FL Statewide

<http://www.dep.state.fl.us/lands/invaspec/2ndlevpgs/pdfs/Circular4.pdf>

Fragrant Water Lily *Nymphaea odorata*



Height: 2.5 ft.
Light: full sun to partial shade
Water: 6-12"
Distribution: FL Statewide

<http://www.dep.state.fl.us/lands/invaspec/2ndlevpgs/pdfs/Circular4.pdf>

Spikerush *Eleocharis cellulosa & interstincta*



Height: 3 ft.
Light: full sun to partial shade
Water: 6-12"
Hardiness zone: 6-10

<http://www.southeasternflora.com/viewfull.asp?picid=1688>

<http://www.southeasternflora.com/viewfull.asp?picid=1687>

Duck potato *Sagittaria lancifolia*



Height: 3 ft.
Light: full sun to partial shade
Water: 6-18"
Hardiness zone: 3b-10

<http://cherylharner.blogspot.com/2010/02/wetland-plants-and-dragonfly-fever.html>

Pickerelweed *Pontederia cordata*



Height: 3 ft.
Light: full sun to partial shade
Water: 12-18"
Hardiness zone: 8-10

<http://www.dep.state.fl.us/lands/invaspec/2ndlevpgs/pdfs/Circular4.pdf>

http://www.onlineplantguide.com/PlantDetails.aspx?Plant_id=414

Golden canna *Canna flaccida*



Height: 2 ft.
Light: partial shade
Water: 3"
Hardiness zone: 7-11

<http://www.guitarfish.org/2008/08/12/swamp-lilly-flower>

Swamp lily *Crinum americanum*



Height: 4 ft.
Light: full sun
Water: dry to wet; water edge
Hardiness zone: 8b-11

<http://www.apriliani.com/sand-cordgrass>

Sand Cord Grass *Spartina bakerii*



Height: 2 ft.
Light: partial shade
Water: moist to wet; water edge
Hardiness zone: 8b-11

<http://www.wellsphere.com/healthy-living-article/friday-flowers-wild-iris/442029>

Blue Flag Iris *Iris virginica*

Bank Slope Zone



Height: 4 ft.
Light: full sun to partial shade
Water: dry to moist
Hardiness zone: 8-11

http://www.paulverlander.com/index_TR-Tripsacum%20dactyloides-Fakahatchee%20Grass.php

Fakahatchee Grass *Tripsacum dactyloides*



Height: 3 ft.
Light: full sun to partial shade
Water: dry to wet
Hardiness zone: 8-11

http://apofl.com/plants/contract-growing/grasses/_page/2/

Florida Gamagrass *Tripsacum floridanum*



Height: 3 ft.
Light: full sun
Water: dry to wet
Hardiness zone: 7-11

<http://www.dickersonlandscaping.com/nursery/grasses-bamboo.aspx>

Muhly Grass *Muhlenbergia capillaris*



Height: 2 ft.
Light: full sun to partial shade
Water: moist
Hardiness zone: 4-11

http://www.sbs.utexas.edu/bio406d/images/pics/ast/conoclinium_coelestinum.htm

Blue Mistflower *Conoclinium coelestinum*



Height: 1.5 ft.
Light: full sun to partial shade
Water: dry
Hardiness zone: 10-11

<http://vaniliana.wordpress.com/rosliny-plants-plantas/opisy-roslin-plant-files-fichas-de-plantas/>

Scorpion Tail *Heliotropium angiospermum*



Height: 2 ft.
Light: full sun
Water: dry to moist
Hardiness zone: 9-11

<http://www.pbase.com/hjsteed/image/99274631/original>

Blue Porterweed *Stachytarpheta jamaicensis*



Height: 0.5 ft. (as ground cover)
Light: full sun
Water: moist
Hardiness zone: 8-11

http://folsomnps.org/passion_vine.html

Passion Vine *Passiflora incarnata*



Height: 3 ft.
Light: full sun to partial shade
Water: dry to wet
Hardiness zone: 8b-11

<http://njaes.rutgers.edu/images/photos/deerresistance/iris-sibirica.jpg>

African Iris *Dietes iridioides*

Bank Top Zone



Height: 2 ft.
Light: full sun
Water: dry
Hardiness zone:
4-11

<http://www.gossettsnursery.com/plants/juniper-parsons>

Parson's Juniper *Juniperus chinensis 'parsonii'*



Height: 3 ft.
Light: full sun
Water: dry
Hardiness zone:
8-10

<http://www.learn2grow.com/plants/paspalum-quadrifarium-images/>

Crown Grass *Paspalum quadrifolium*



Height: 3 ft.
Light: full sun
Water: dry
Hardiness zone:
8b-11

<http://it.pinellas.k12.fl.us/Teachers7/ByersS/images/BCF4D24A64646B7B7F125C88A2AAD17.jpg>

Beach Sunflower *Helianthus debilis*



Height: 0.5 ft.
Light: full sun
Water: dry
Hardiness zone:
8-11

<http://okeechobee.ifas.ufl.edu/News%20columns/2008.Plants.htm>

Sunshine Mimosa *Mimosa strigillosa*



Height: 4 ft.
Light: full sun
Water: dry
Hardiness zone:
7-10

http://www.floridasnature.com/landscape/lantana_camara.htm

Pineland Lantana *Lantana depressa*



Height: 2 ft.
Light: full sun to
full shade
Water: dry
Hardiness zone:
8b-11

<http://fnpsblog.blogspot.com/2010/08/coonties-captivating-cycads.html>

Coontie *Zamia floridana*



Height: 1.5 ft.
Light: full sun
Water: dry
Hardiness zone:
9-11

<http://nanak-mygardenpath.blogspot.com/2010/04/sunny-blooms.html>

Tampa Vervain *Glandularia tampensis*



Height: 1.5 ft.
Light: full sun to
full shade
Water: dry
Hardiness zone:
8-11

<http://foliagefirst.bestplants.com.au/destiny.html>

Flax Lily *Dianella tasmanica*

Trees and Large/Medium Shrubs– all Zones



<http://www.allnativeflora.com/loblolly>

Loblolly Bay *Gordonia lasianthus*

Height: 50 ft.
Spread: 25 ft.
Light: part sun
Water: wet
Hardiness zone:
8-9



<http://www.arborday.org/trees/detail/Red-Maple>

Red Maple *Acer rubrum*

Height: 45 ft.
Spread: 30 ft.
Light: full sun
Water: wet
Hardiness zone:
8-10



<http://www.texastrees.org/cms/wp-content/uploads/2010/07/bald-cypress>

Bald Cypress *Taxodium spp.*

Height: 60 ft.
Spread: 20 ft.
Light: full sun
Water: wet
Hardiness zone:
8-10



<http://www.awkellys.com/Images/trees/Holly-Dahoon>

Dahoon Holly *Ilex cassine*

Height: 25 ft.
Spread: 15 ft.
Light: full sun/
shade
Water: wet
Hardiness zone:
8-10



<http://www.yorkccd.org/wordpress/wp-content/uploads/2009/12/Buttonbush>

Buttonbush *Cephalanthus occidentalis*

Height: 12 ft.
Spread: 7 ft.
Light: full sun
Water: wet
Hardiness zone:
8-11



<http://www.my-photo-gallery.com/wp-content/uploads/2010/Sweet-Peperb>

Sweet Pepperbush *Clethra alnifolia*

Height: 6 ft.
Spread: 6 ft.
Light: full sun to
full shade
Water: wet
Hardiness zone:
8-9



http://upload.wikimedia.org/wikipedia/commons/1/16/Hamelia_patens_Flowe

Firebush *Hamelia patens*

Height: 15 ft.
Spread: 6 ft.
Light: full sun to
shade
Water: well to
medium drained
Hardiness zone:
9-11



<http://foliagefirst.bestplants.com.au/destiny.html>

Virginia Sweetspire *Itea virginica*

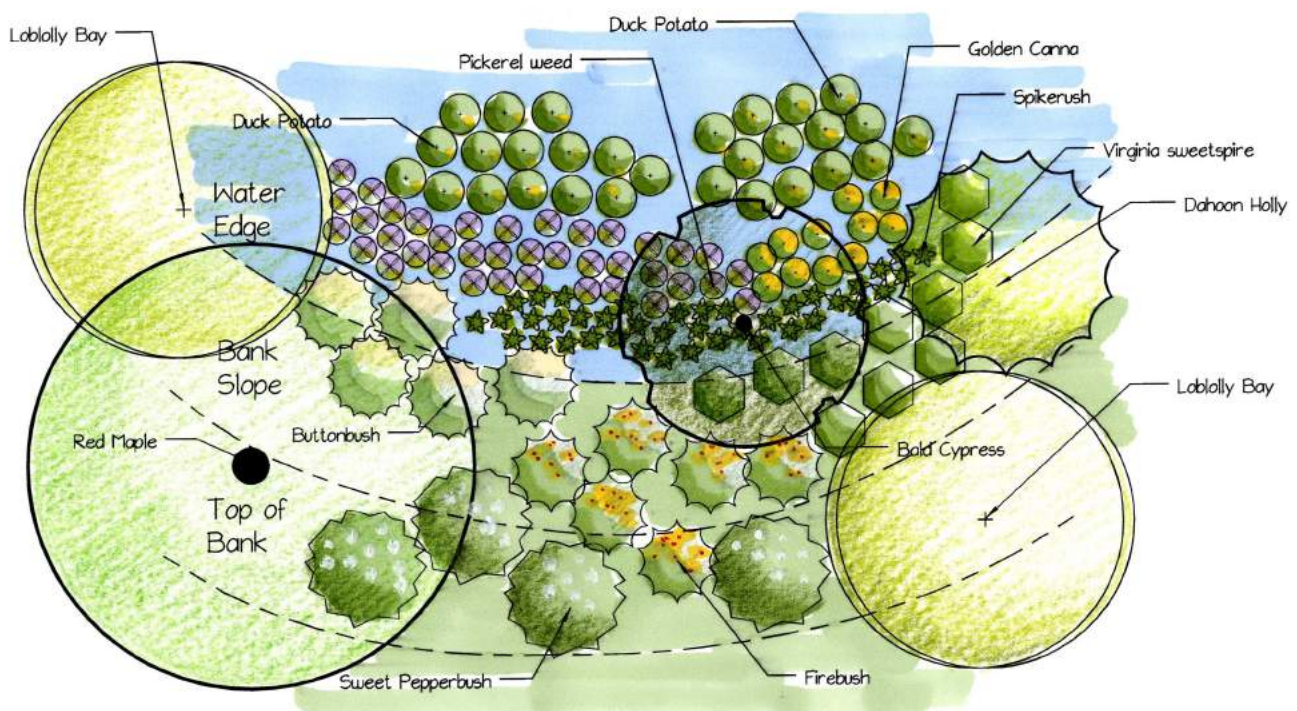
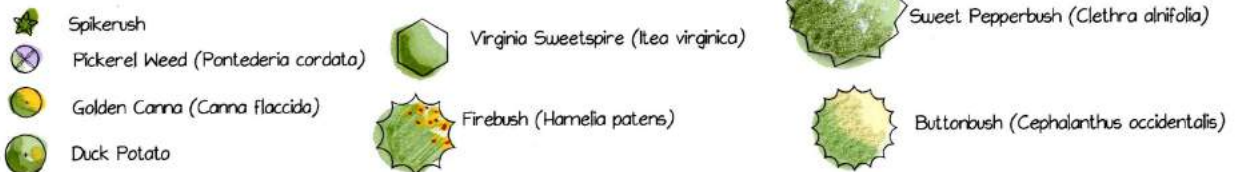
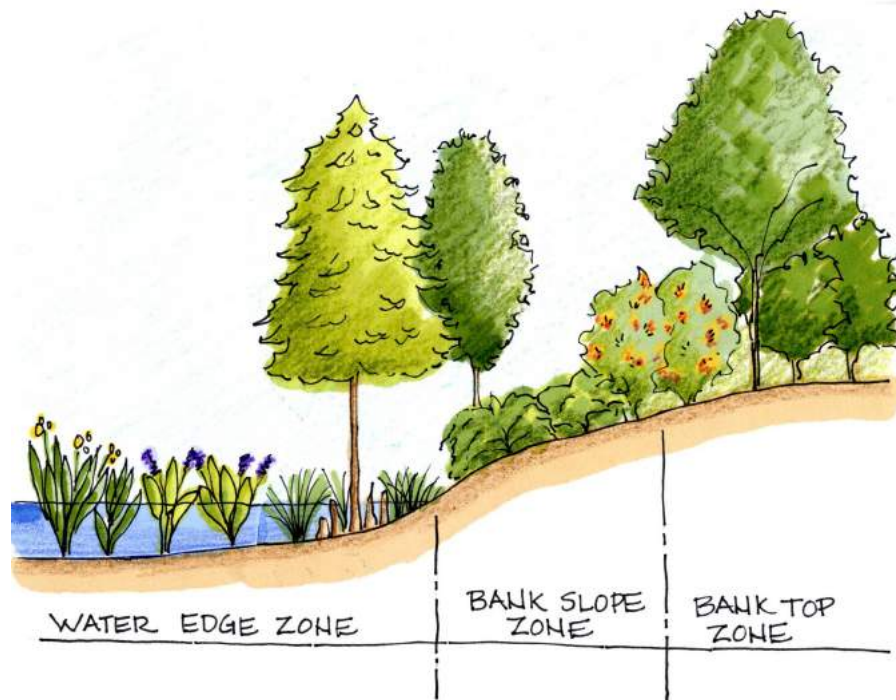
Height: 6 ft.
Spread: 4 ft.
Light: full sun to
full shade
Water: wet
Hardiness zone:
8-9

Moderate to gentle slope with shrubs and trees

10 foot slope and 8 foot top of bank. 60 foot wide lot = 148 plants

The slope and top of bank is planted with large and medium shrubs to provide a transition from the pond edge to a wooded area. Use aquatic plants of various heights for interest. Cluster in the water for a natural look.

(Image credits: Gail Hansen)

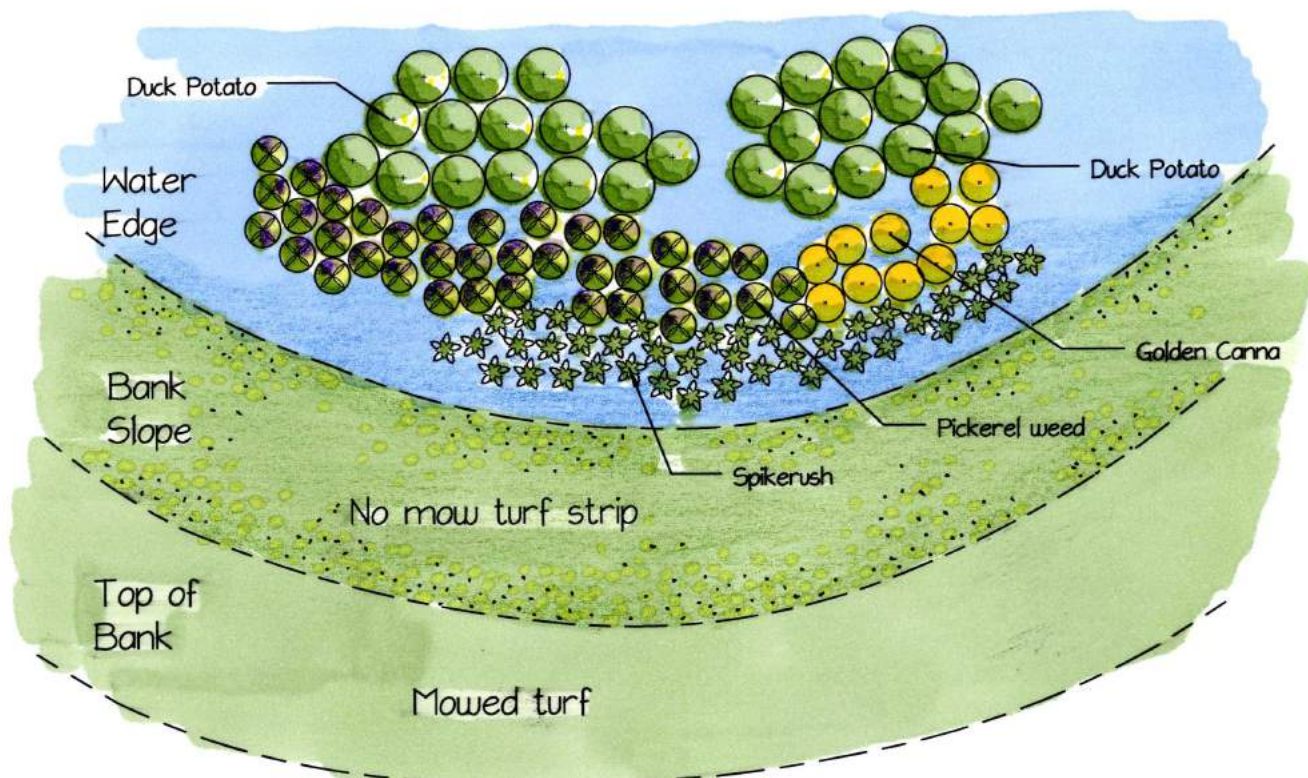
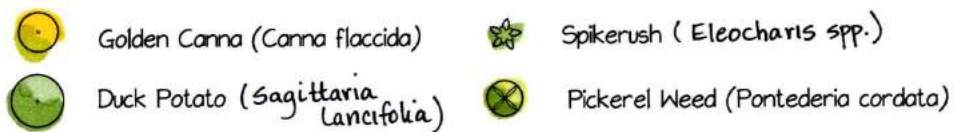
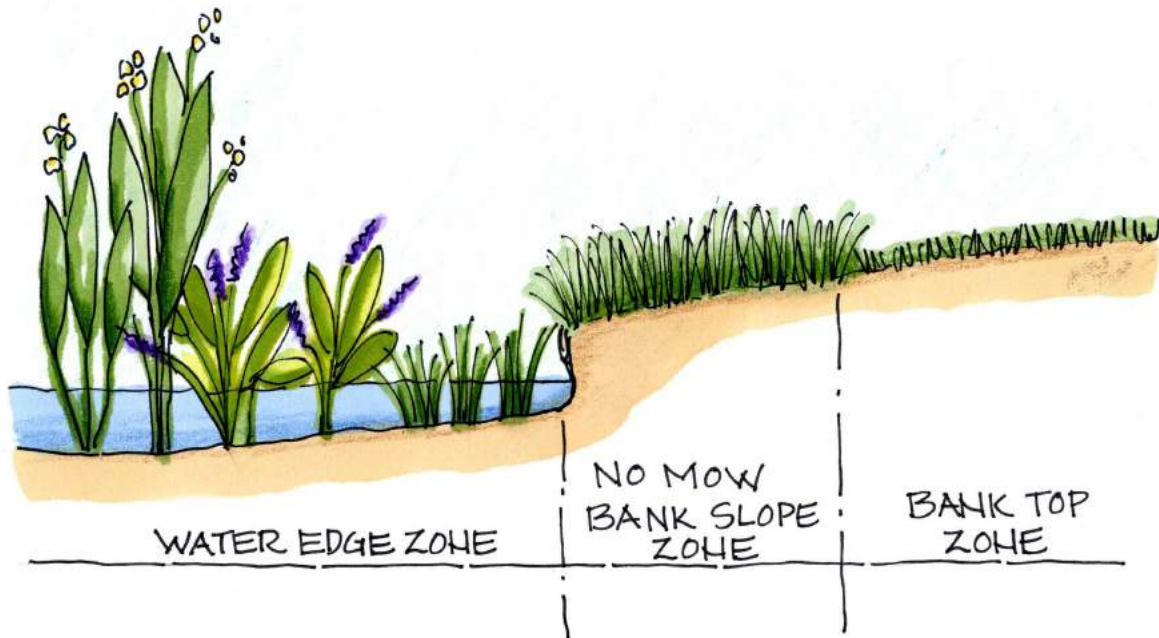


Moderate to Gentle Slope with cut bank

5 to 10 foot no-mow strip (cut bank caused by erosion) – 60 foot wide lot = 119 plants

Turf is planted to the water edge and a no-mow zone is established around the perimeter of the pond. The no-mow strip can be top-trimmed to maintain a neater appearance. Use low aquatic plants or leave a small gap next to the shoreline to avoid cutting aquatic plants with trimmer. Cluster in the water for a natural look.

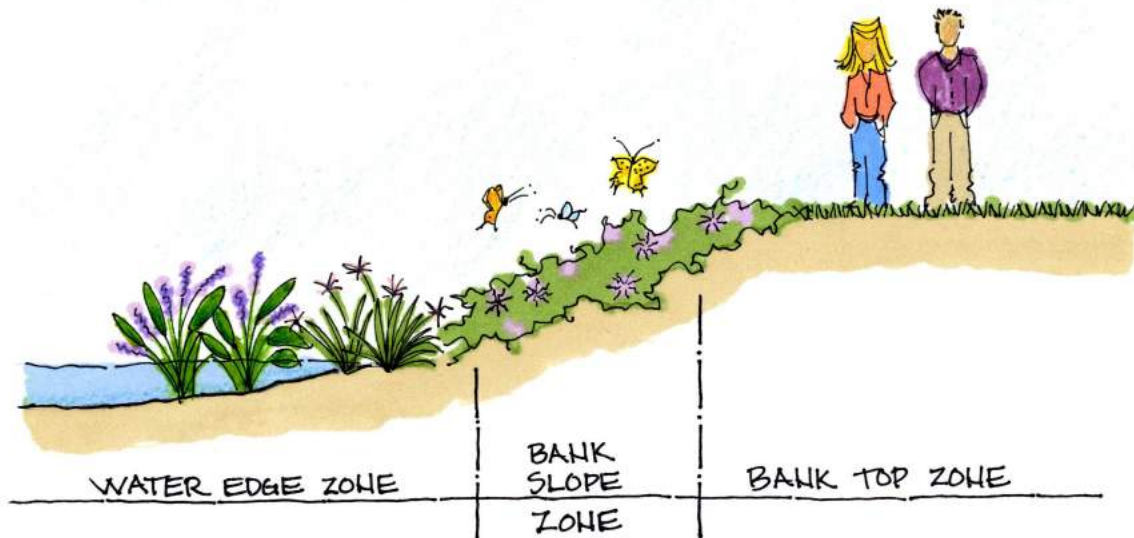
(Image credits: Gail Hansen)



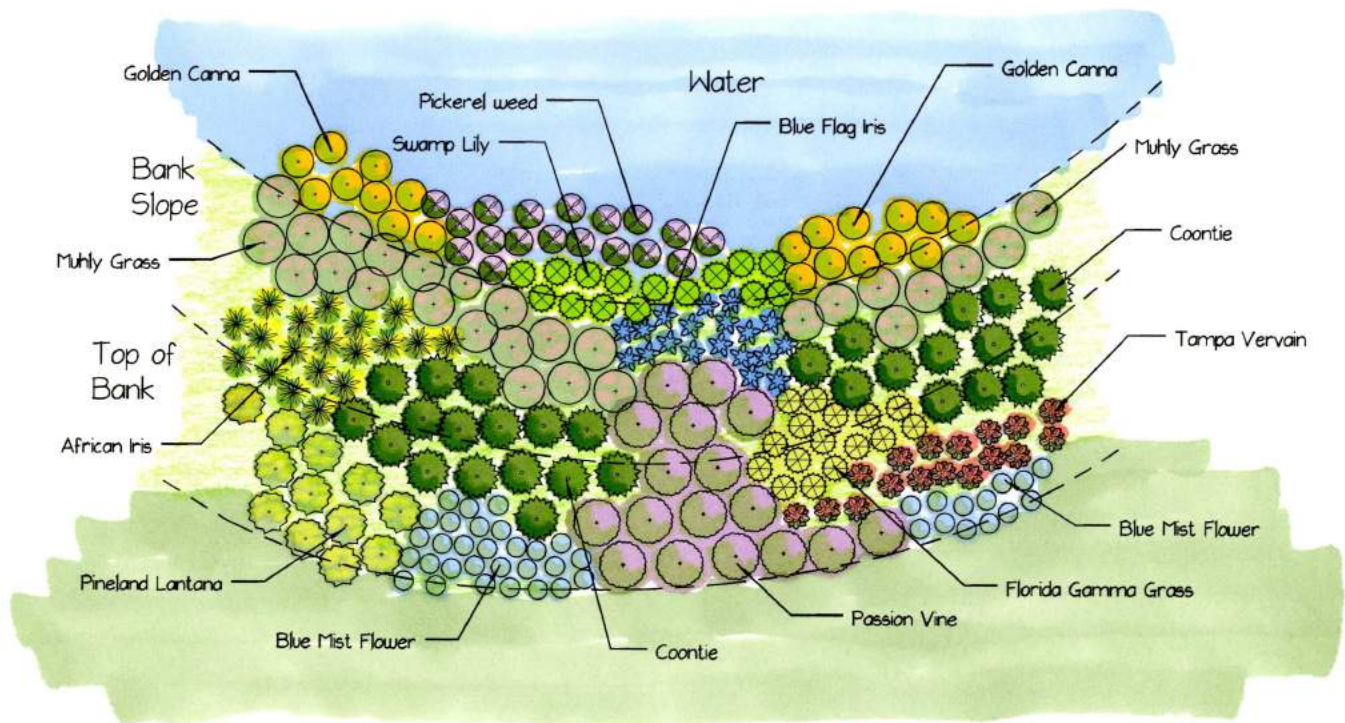
Short, Steep Slope– 15 to >20%

10 foot slope and 5 foot top of bank– 60 foot wide lot = 242 plants

Use low-growing, sprawling ground cover such as Sunshine Mimosa, Beach Sunflower, or Passion Vine on steep slopes. Plant at the top of the bank and encourage plants to grow down the bank by pinning the vines in the direction you want them to grow. Cluster or group similar plants for a natural look. (Image credits: Gail Hansen)



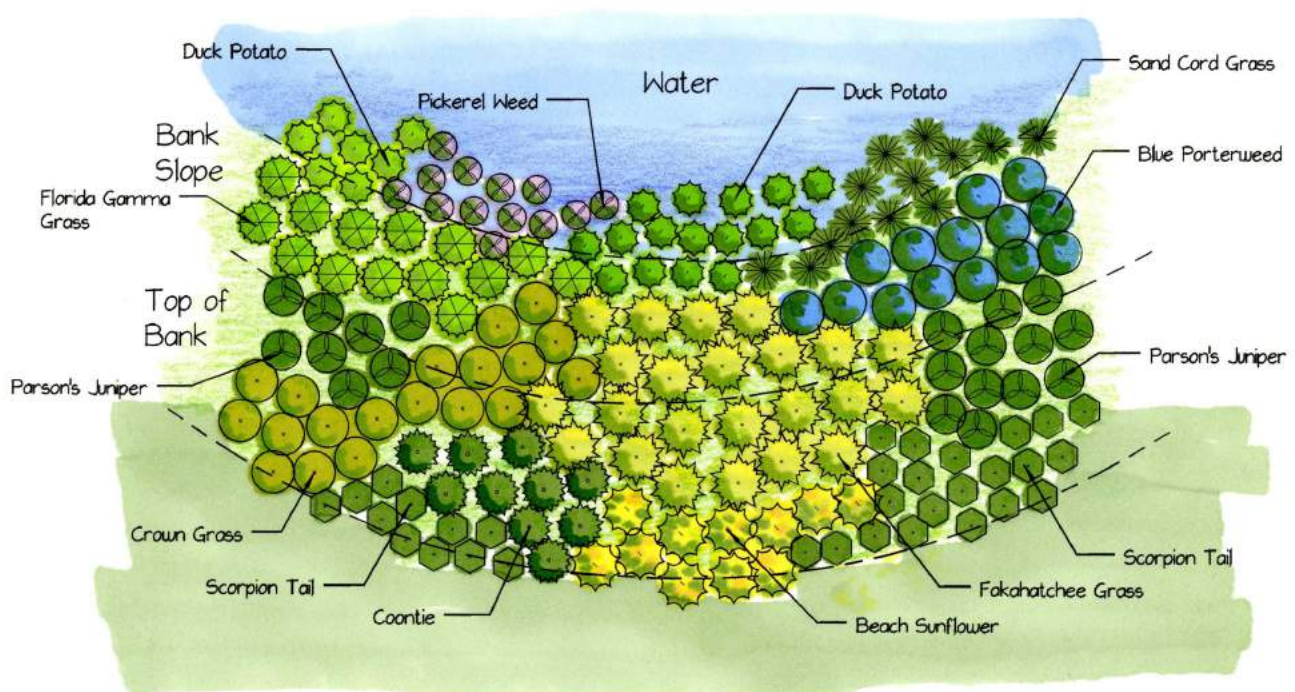
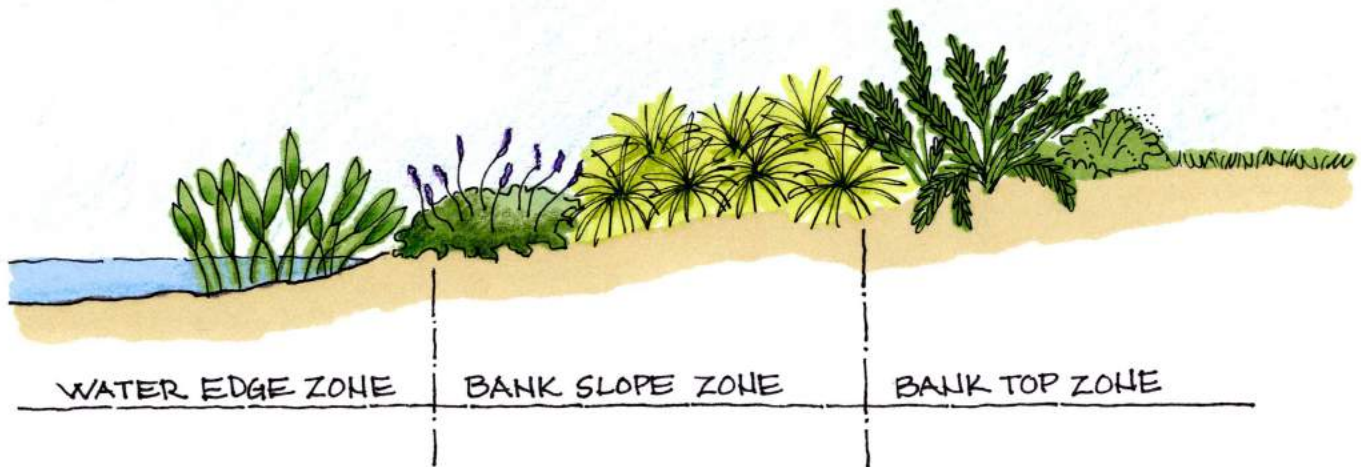
- | | | |
|---|---|---|
| Blue Mist Flower (<i>Conoclinium coelestinum</i>) | Florida Gamma Grass (<i>Tripsacum floridanum</i>) | Blue Flag Iris (<i>Iris virginica</i>) |
| Tampa Vervain (<i>Glandularia tampensis</i>) | Muhly Grass (<i>Muhlenbergia capillaris</i>) | Golden Canna (<i>Canna flaccida</i>) |
| African Iris (<i>Diets iridioides</i>) | Pineland Lantana (<i>Lantana depressa</i>) | Swamp Lily (<i>Crinum americanum</i>) |
| Coontie (<i>Zamia pumila</i>) | Passion Vine (<i>Passiflora incarnata</i>) | Pickerel Weed (<i>Pontederia cordata</i>) |



Moderate Slope– 10 to 15%

10 foot slope and 8 foot top of bank– 60 foot wide lot = 192 plants

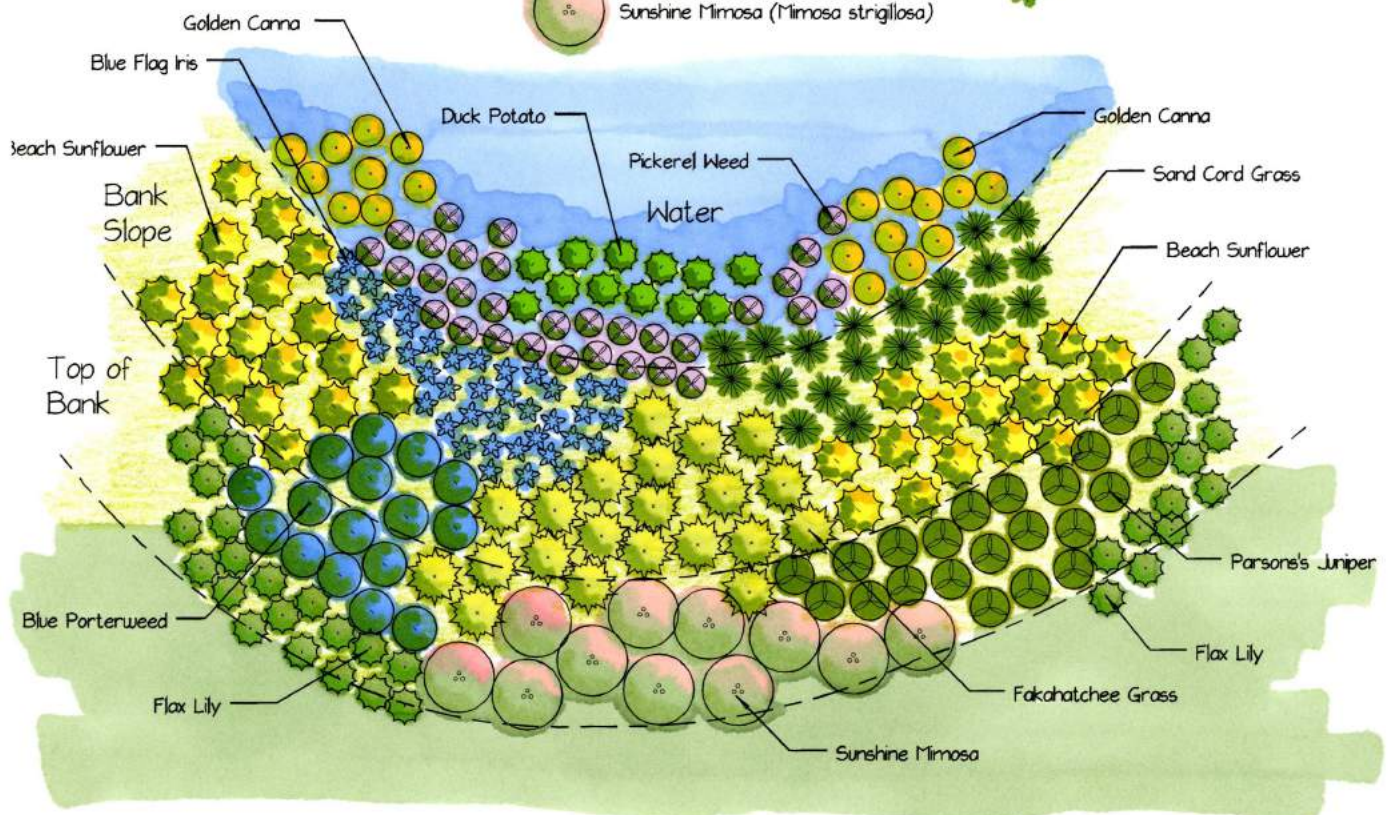
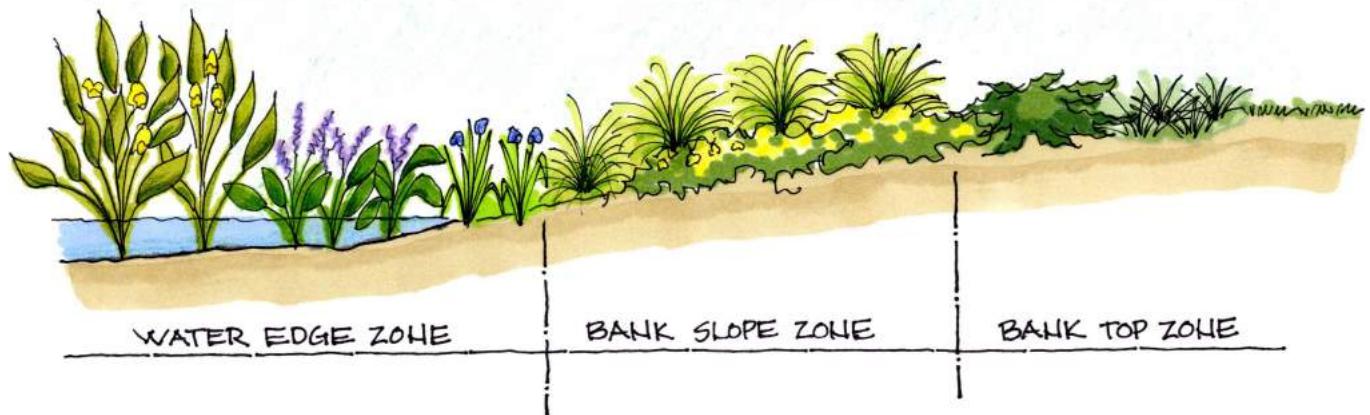
Use clump grasses and mounding low-growing shrubs or clumping perennials at the top of the bank where the slope starts, such as Coontie, Crown Grass and Fakahatchee Grass. On the slope use sprawling plants such as Blue Porterweed. (Image credits: Gail Hansen)



Long, Gentle Slope– 5 to 10%

15 foot slope and 8 foot top of bank– 80 foot wide lot = 260 plants

Use clump grasses, low-growing groundcover and small shrubs, such as Parson's Juniper or Coontie on long, gentle slopes. Plant shrubs at the top of the bank and sprawling plants and grasses such as Beach Sunflower, and Fakahatchee on the slope. Cluster or group plants on land and in the water for a natural look. (Image credits: Gail Hansen)



I offer the following for clarification:

1. Stormwater pond slope erosion is common due to the historical seasonal water level fluctuation over time, as well as, illicit discharges. I would consider this type of work standard maintenance. Since these types of erosion are not, typically, a result of failed soils, either natural and/or backfilled, we do not solicit special engineering services to address them. Of course, there can be extenuating circumstances that would require testing and special evaluation, and we would let the Board know if this was ever the case in dealing with any erosion problems within the District.
2. In the past, I have discussed the various erosion repair options with the Board, and, of course, some miscellaneous repairs have been made. Those options were the best/most economical options available at the time.
3. We also have discussed the importance of aquatic planting for slope stabilization for many years, since it is the most economical method in stabilizing pond slopes, and aquatic plantings were planted after erosion repairs were made a few years ago in an effort to stabilize the repair work done, but the plantings failed.
4. The erosion repair products are ever changing/evolving, and we try to keep up with them when evaluating/considering repair specifications. So, the newest non-aquatic planting repair is the Flexamat which has worked well thus far. Keep in mind that we haven't experienced significant decline in pond water levels since these repairs were made, so the product has not been completely tested at this point.
5. The information that I provided the Board a couple of months ago regarding anticipated costs for future erosion repair was a simple mathematical equation for a point of discussion and awareness. I multiplied the length of pond slope with the varying costs (\$1 per l.f. for plantings, \$50 per l.f. for concrete rubble, and \$110 per l.f. for flexamat. We have not formally assessed the ponds which would typically be done in the spring, but we have recently observed some erosion issues that are worthy of discussing since they may be occurring in easements in homeowners back yard versus in a larger CDD owned tract of land containing the pond maintenance berm. I also understand from Doug that the clubrush plantings are doing acceptably, and the Board may choose to pursue more extensive planting program, where appropriate, with a resident education program, instead of spending a lot more money on the mechanical repairs.

Please let me know if you need additional information or have questions.

Thanks.

Tonja

From: Mendenhall, Andrew [<mailto:Andy.Mendenhall@STServices.com>]
Sent: Wednesday, November 02, 2016 9:25 AM
To: Stewart, Tonja
Subject: Westchase

Hi Tonja,

We had some discussion last night on whether there are geo-technical needs related to the erosion issues. Can you clarify the engineering needs related to the erosion issues?

Thanks
 Andy

I offer the following information:

1. Doug and I visited multiple ponds in various parts of the community with the following goals in mind:
 - a. We estimated property corner locations to observe how much land the CDD owned along the pond slopes. We wanted to discuss whether or not restoring slopes was necessary to make effective repairs. As you can see in the photos with Doug, even in the Greens where we have drainage easements for the maintenance berms on private property, we have a wide space remaining in CDD ownership. Please note that most ponds also contain trees within this area which will be discussed further below.
 - b. We wanted to observe the lake management treatment along the slope and further discuss methods treatment schedules with our environmental professionals to follow up with the lake management company.
 - c. We wanted to observe the current condition of the various aquatic planting and see how well they were stabilizing the slopes. The goal is to achieve a successful aquatic planting program with the appropriate plant material in the appropriate location.

You can see in one of the attachments, in general, we have more than 10 feet of CDD owned pond berm/slope along in most ponds which should give us some flexibility in re-grading and stabilizing eroded slopes instead of backfilling and re-constructing the originally constructed pond slope. There are exceptions to this generalization which will be discussed further below.

I further reviewed a current aerial of the community to determine locations where CDD owned lands are narrower to get an idea of how many areas would need backfilling and slope construction to stay out of the abutting private property.

2. One of the attachments contains a picture of some aquatic plants and evidence of the current weed control along a pond slope. You'll see a lot of browning of the weed material. We discussed this with one of our environmental professionals and Doug will be developing a modification to the lake management's current treatment program so that treatment occurs more often before the weeds/undesirable grasses grow into the desirable aquatic plants.
3. Another attachment contains a few pictures of various aquatic plants, ferns, arrowhead, clubrush type grass, and canna. We discussed various plants with our environmental professional and he has sent a list of his recommendations. We also discussed the nuisance apple snail issue, and we all agreed that diversity would be key, in case of a snail infestation. The good news is that it seems that only I have experienced serious problem with the apple snail, so we're hoping it won't be a universal problem. As you can see from the pictures, the ferns, clubrush, and canna all seem to expand into the waterline/grass zone that we're targeting for stabilization. These plant locations are susceptible to change depending on water level changes due to dry/wet seasons and above/below average rainfall. Sand cordgrass was also highly recommended for slope stabilization in this zone.

We want to experiment with all the recommended plants in varying combination to see what is more desirable and most effective. This would also allow for a community education program.

4. Another attachment includes pictures of the recent erosion repairs, as well as, the abutting land experiencing erosion. You can see how the preservation of the pine trees required backfill and re-construction of the original slope. As you can see in the photos with the cypress trees, this type of re-construction should not be necessary since the cypress trees sit in the water. So, we believe that pond slope stabilization with non-cypress trees will require slope reconstruction and pond slope with cypress trees can be planted with the aquatic plants. In walking along pond slopes with cypress trees, it was quite clear that the cypress knees can be hazardous, and I think we should discuss this condition further at the Board meeting.
5. The last attachment contains several locations have narrow strips of CDD owned land between the private property rear lot line and the water line. These areas need to be further field survey for final determination of how much space owned by the CDD. I have currently estimated that there is about 1500 linear feet of slope that will need to be addressed to avoid encroachment into private property. I will get with Doug with some measurements so that we can discuss this further at the Board meeting.

Tonja Stewart, P.E.

Senior Project Manager, Civil Engineering
Stantec

777 S Harbour Island Boulevard Suite 600, Tampa FL 33602-5729

Phone: (813) 223-9500

Cell: (813) 426-4916

Fax: (813) 223-0009

Tonja.Stewart@stantec.com



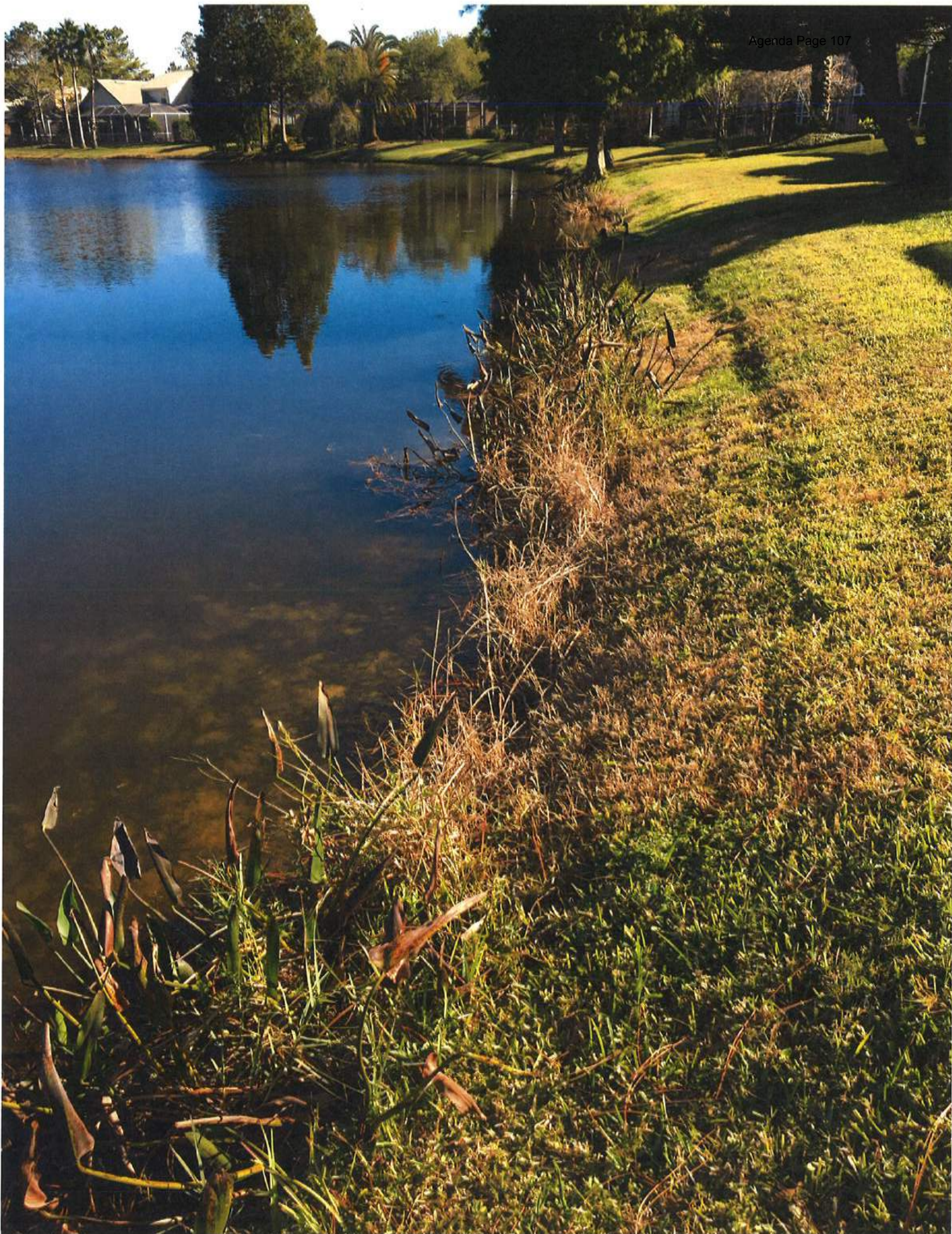


















December 1, 2016



0 125 250 500 ft



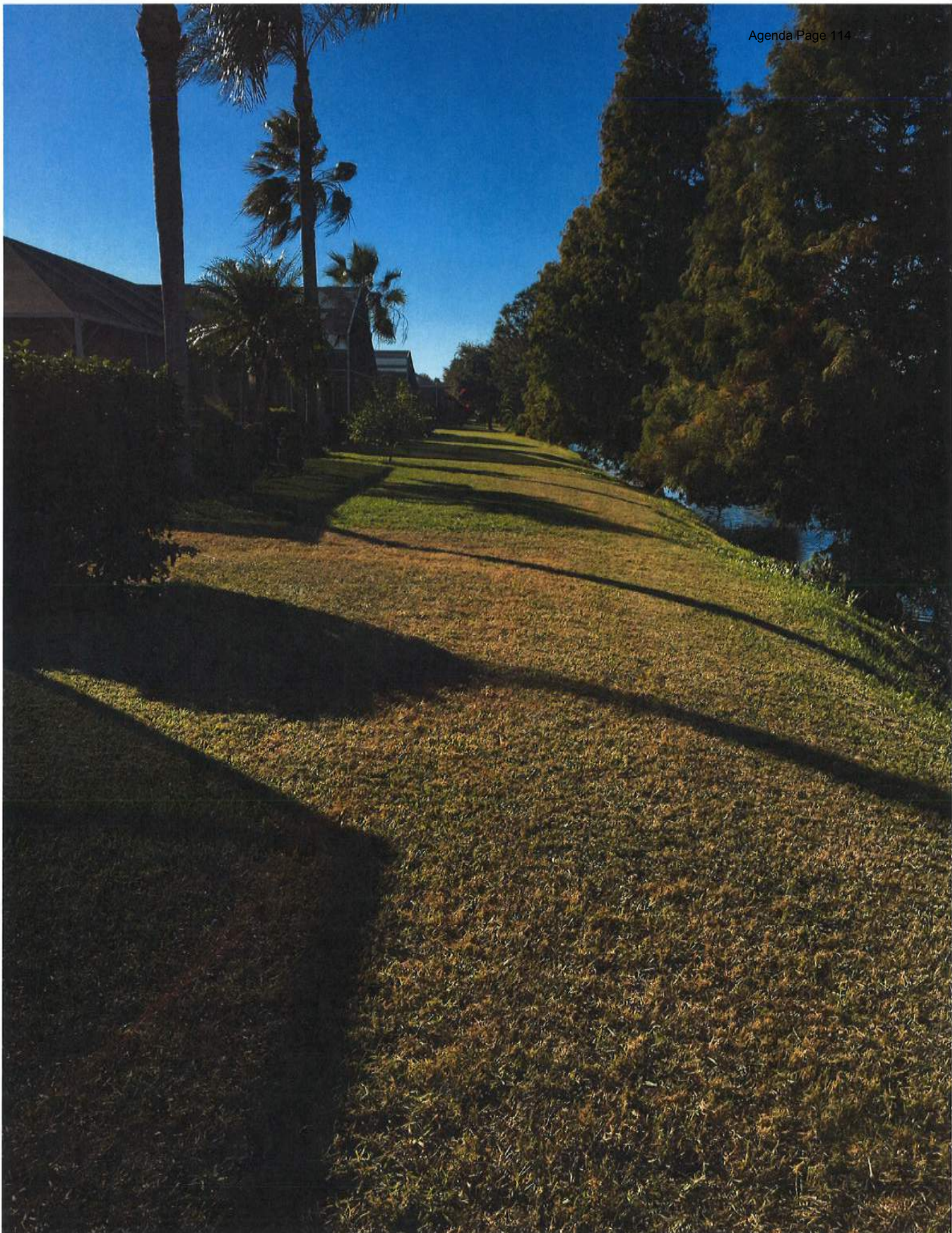
Bob Henriquez, CFA

Hillsborough County Property Appraiser
This map is for assessment purposes only.
It is not a survey.

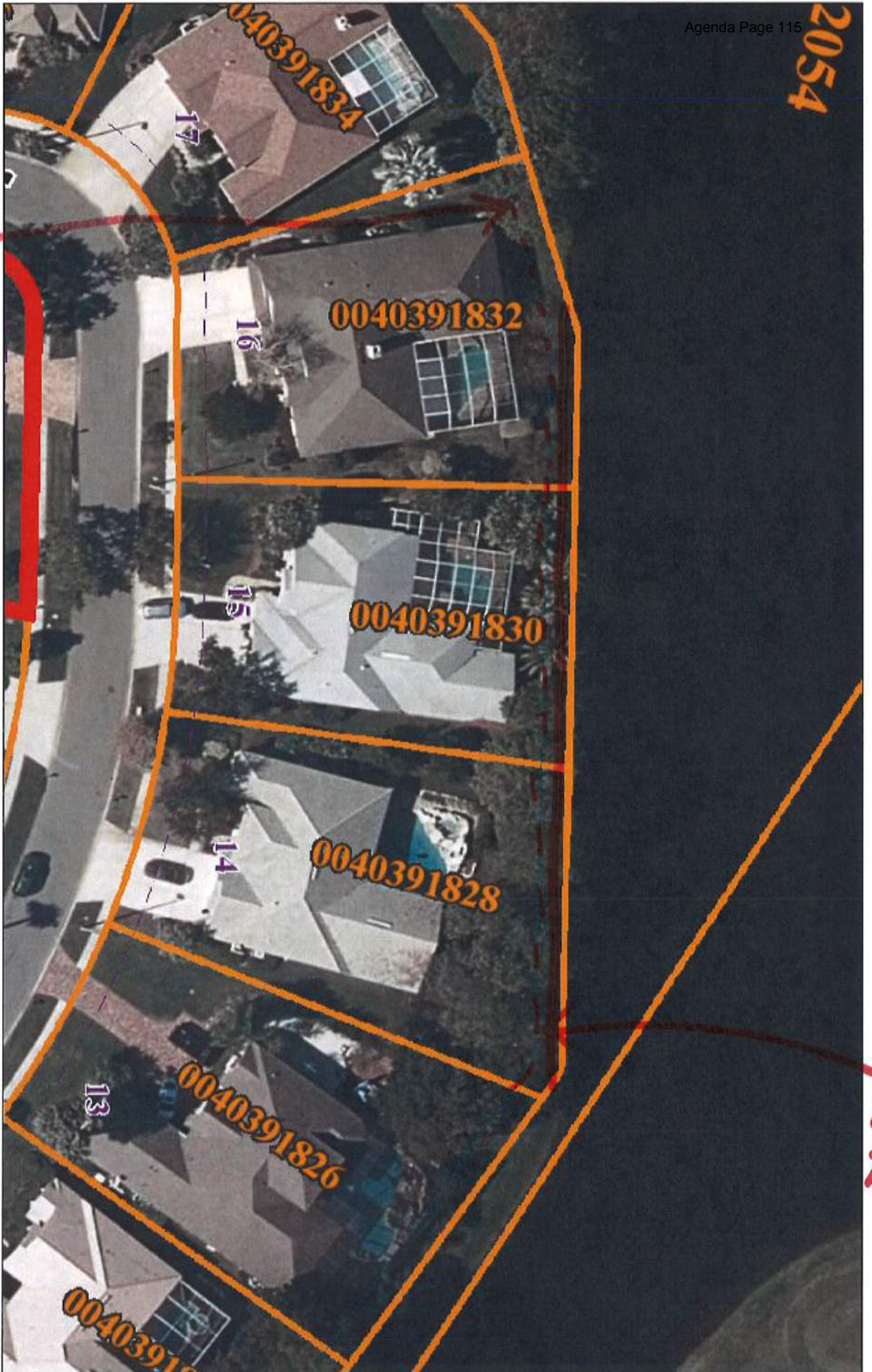
2016 Aerials







2054



November 29, 2016



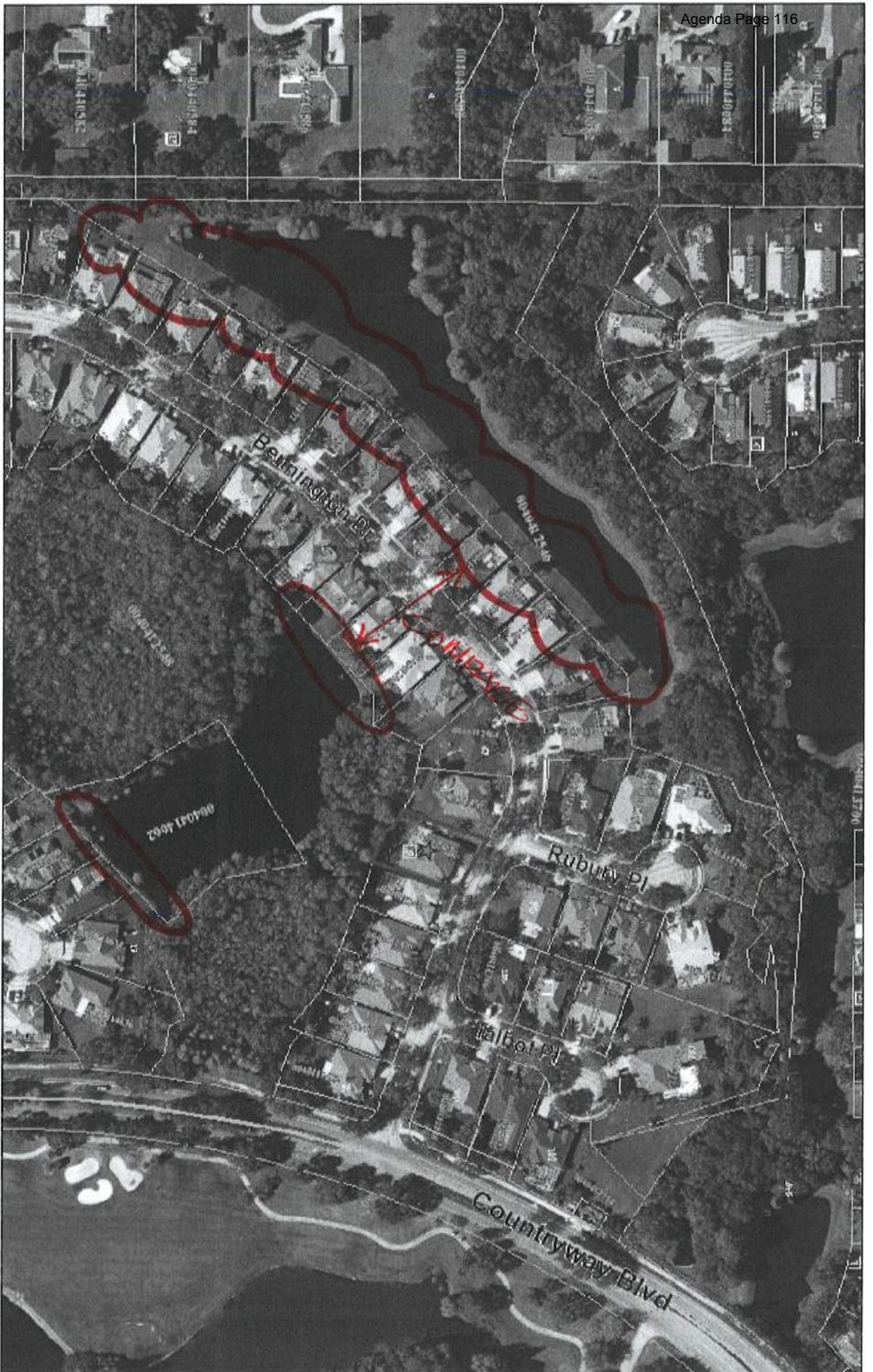
GRASS SPACES

10' EASEMENT LINE

1 PLOT

Bob Henriquez, CFA
Hillsborough County Property Appraiser
This map is for assessment purposes only.
It is not a survey.

2016 Aerials



November 30, 2016



Bob Henriquez, CFA
Hillsborough County Property Appraiser
This map is for assessment purposes only.
It is not a survey.

2016 Aerials



November 30, 2016

0 62.5 125 250 ft



Westchase Golf Dr

Bob Henriquez, CFA

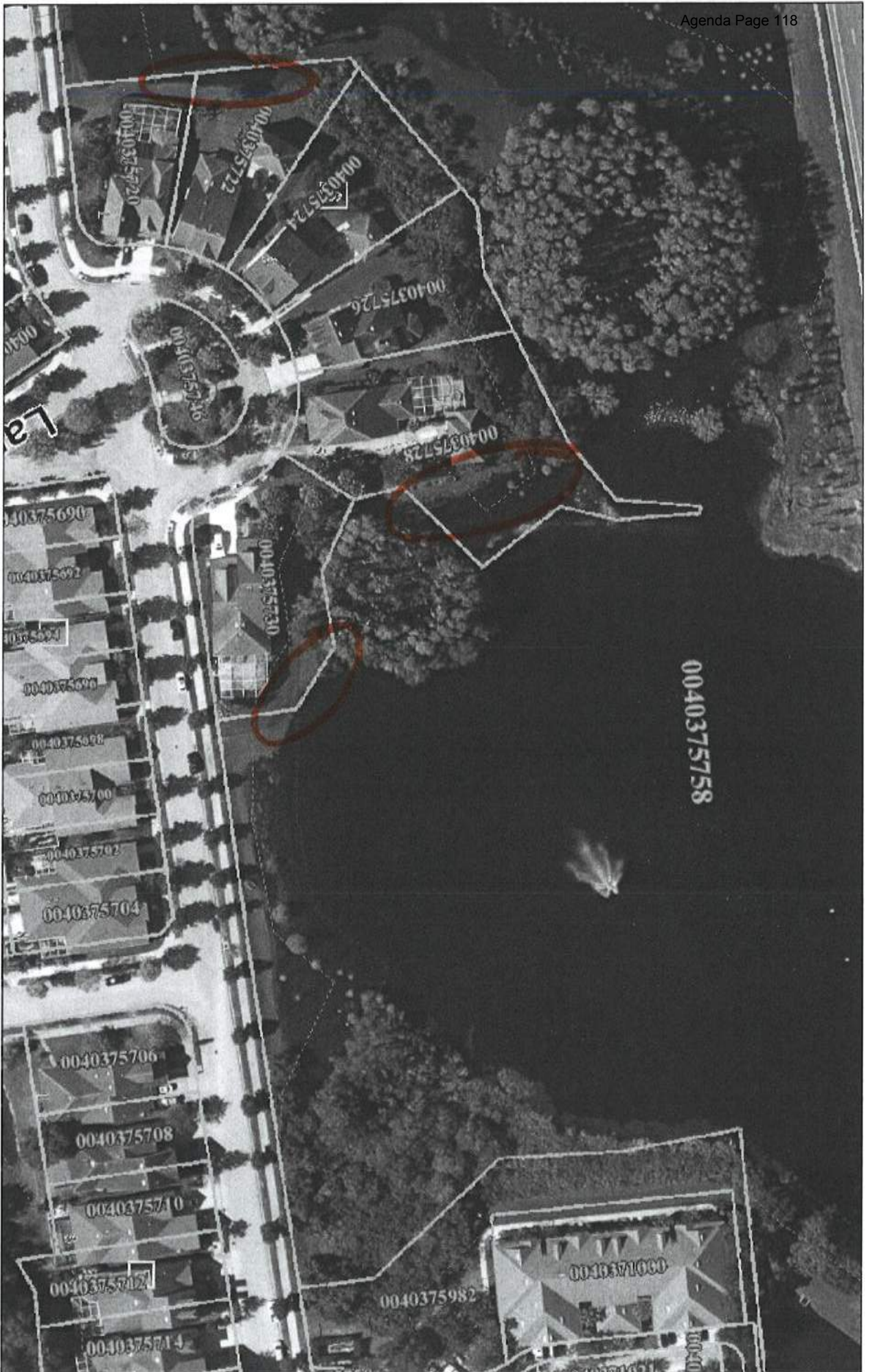
Hillsborough County Property Appraiser
This map is for assessment purposes only.
It is not a survey.

2016 Aerials

December 1, 2016

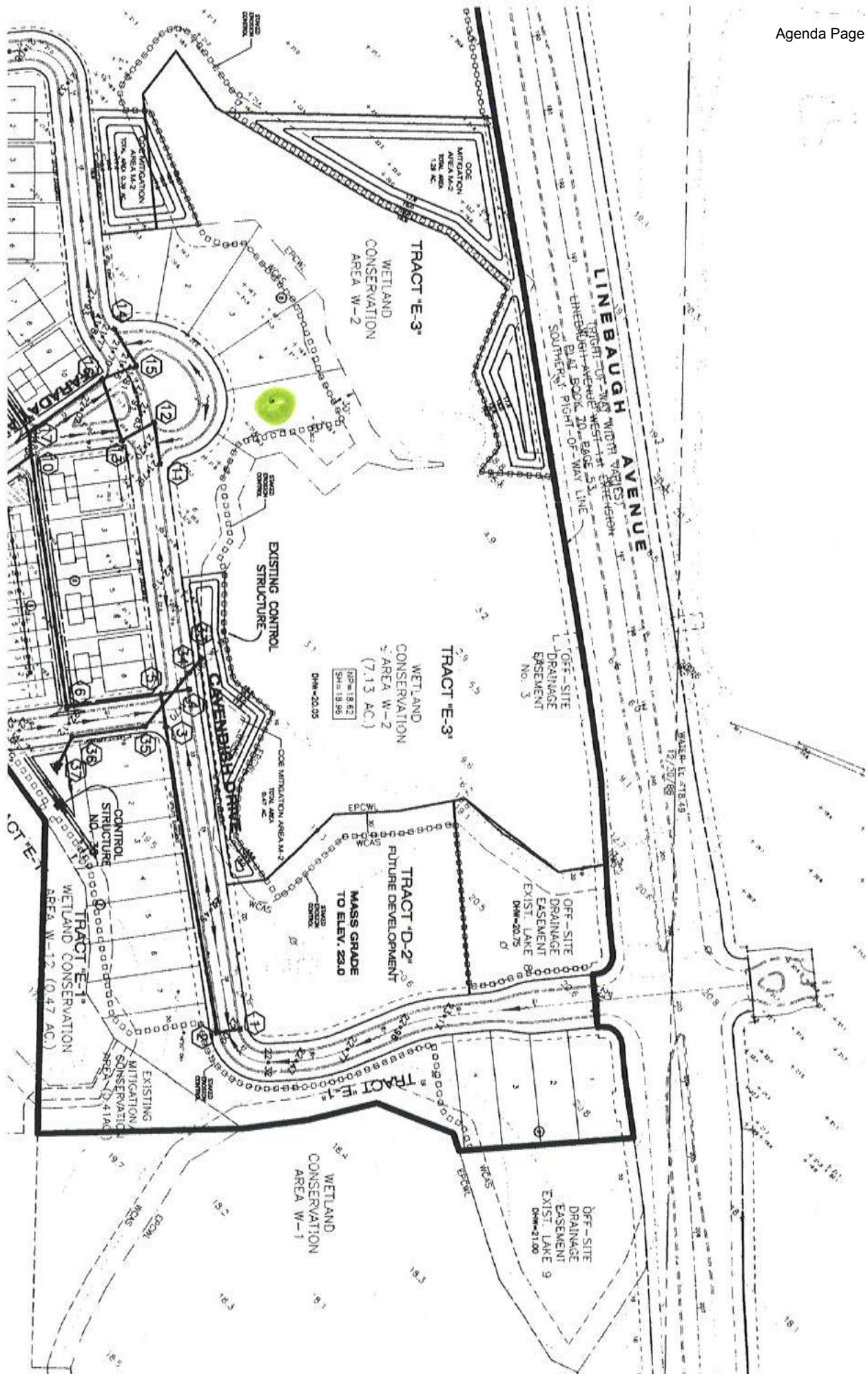


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Bob Henriquez, CFA
Hillsborough County Property Appraiser
This map is for assessment purposes only.
It is not a survey.

2016 Aerials





December 1, 2016

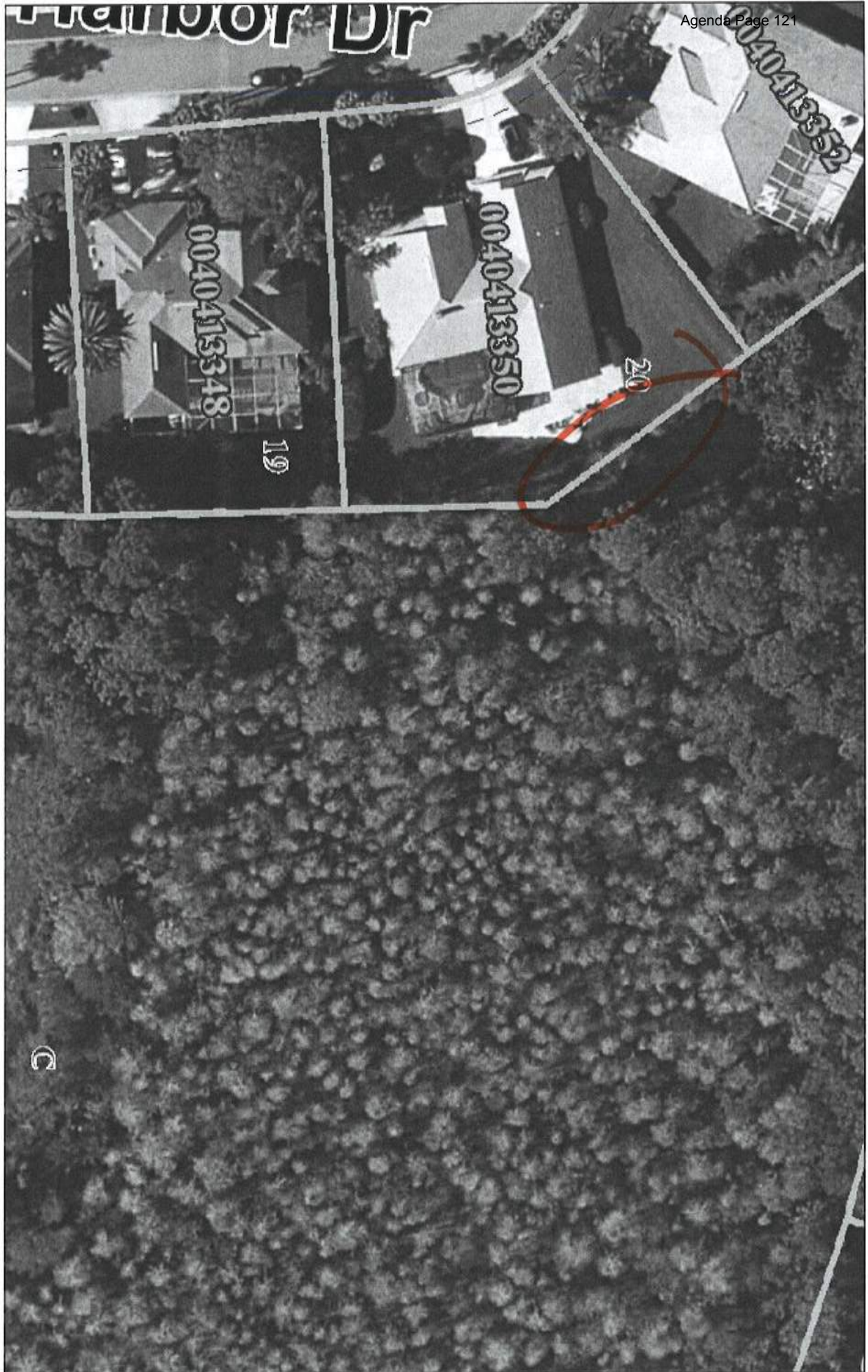


0 62.5 125 250 ft

Bob Henriquez, CFA

Hillsborough County Property Appraiser
This map is for assessment purposes only.
It is not a survey.

2016 Aerials



December 1, 2016



0 30 60 120 ft



Bob Henriquez, CFA

Hillsborough County Property Appraiser
This map is for assessment purposes only.
It is not a survey.

2016 Aerials



BIOMASSTECH
ENVIRONMENTAL SERVICES
15212 State Road 52
Land O Lakes, FL 34638-6811

Proposal

Date Proposal #

12/7/2016 208323

Name / Address

Westchase CDD
9515 West Linebaugh Ave.,
Tampa, Florida 33626

Terms Project

Due on rec... Greenspring Pond...

Description	Qty	U/M	Rate	Total
Pond slope restoration. The project will consist of importing clean fill to re-establish pond bank, fill and grade, stabilization of the re-established slope with Flexi-Mat. Sod all disturbed areas.	300.00	LF	75.00	22,500.00



Total \$22500.00

For additional information contact James @ 727.243.2200 or
james@biomasstech.com

This proposal is valid for 30 days from the date above. Acceptance of terms and conditions of this estimate shall be indicated by signature of authorized person / owner's agent.

X _____





Crosscreek Environmental Inc.

Estimate

111 Palmview Rd
Palmetto, FL 34221

Date	Estimate #
3/3/2017	3696

Name / Address

Westchase CDD
9515 West Linebaugh Ave.
Tampa, FL 33626
Attn: Tonja Stewart
Ph: 813-920-4268

Description	Qty	Rate	Total
POND #11 (ACCESS VIA 12312 WYCLIFF PLACE)			
Supply and installation of all labor, equipment and materials needed to install 200 feet of 7' woven FW 404 geotex tube to repair and control erosion at pond #11.	✓ 200	37.00	7,400.00
B.E.S.T. installation will include following scope of work: * Prep work of lake bank for installation of B.E.S.T. geotextile tube. * Grading of repaired area to match existing slope. * Installation of Floratam sod to stabilize and repair any area disturbed by installation of B.E.S.T. geotextile tube.			
Eleocharis sp. (Spikerush) BR	300	0.75	225.00
POND #13 (ACCESS VIA 10201 BENNINGTON DRIVE) ✓			
NORTH SECTION: Supply and installation of all labor, equipment and materials needed to install 148 feet of 7' woven FW 404 geotex tube to repair and control erosion at north section.	✓ 148	37.00	5,476.00
B.E.S.T. installation will include following scope of work: * Prep work of lake bank for installation of B.E.S.T. geotextile tube. * Grading of repaired area to match existing slope. * Installation of Floratam sod to stabilize and repair any area disturbed by installation of B.E.S.T. geotextile tube.			
Eleocharis sp. (Spikerush) BR	225	0.75	168.75
SOUTH SECTION: Supply and installation of all labor, equipment and materials needed to install 200 feet of 7' woven FW 404 geotex tube to repair and control erosion at south section.	✓ 200	37.00	7,400.00
Please sign and return if accepted			
Total			

548.75



Crosscreek Environmental Inc.

Estimate

111 Palmview Rd
Palmetto, FL 34221

Date	Estimate #
3/3/2017	3696

Name / Address

Westchase CDD
9515 West Linebaugh Ave.
Tampa, FL 33626
Attn: Tonja Stewart
Ph: 813-920-4268

Description	Qty	Rate	Total
<p>B.E.S.T. installation will include following scope of work:</p> <ul style="list-style-type: none"> * Prep work of lake bank for installation of B.E.S.T. geotextile tube. * Grading of repaired area to match existing slope. * Installation of Floratam sod to stabilize and repair any area disturbed by installation of B.E.S.T. geotextile tube. 			
Eleocharis sp. (Spikerush) BR	300	0.75	225.00

20% deposit due prior to commencement of work. Amount to be deducted from final invoice.

Total deposit = \$4,178.95

Amount due at time of completion = \$16,715.80

**It will be the Owners responsibility to keep sod watered once Contract Work has been deemed acceptable and final walkthrough has been made.

Please sign and return if accepted

Total	\$20,894.75
--------------	--------------------

Phone # (941) 479 7811

Fax # (941) 479-7812

admin@crosscreekenv.com

www.crosscreekenvironmental.com



EROSION CONTROL AGREEMENT

This Agreement is made between *Lake and Wetland Management, Inc.*, and:

February 22, 2017

Mr. Doug Mays
Westchase CDD
9515 W. Linebaugh Ave.
Tampa, Florida 33626

cdd@westchasecdd.com
(813) 920-4268 ext.202 Office
(813) 926-3864 Fax

Both Westchase CDD (**CUSTOMER**) and *Lake and Wetland Management (LWM)* agree to these terms and conditions for the Erosion Control Agreement:

Description of Service

A. 12314 Wycliff Place

Dredgesox Erosion Repair / Bank Restoration services for 190 linear feet of lake bank located at Westchase CDD in Tampa, Florida.

- Repair approximately 190' linear feet of lake bank at \$55.00 / per foot.
- Prep areas of debris/trash for Dredgesox.
- Fill Dredgesox with organic media dredged from the lake.
- Materials consist of the following: Dredgesox, wooden stakes, and organic media.
- Includes sod installation.

Lake 1 Investment: \$ 10,450.00

B. 10107 Bennington Drive

Dredgesox Erosion Repair / Bank Restoration services for 135' located at Westchase CDD in Tampa, Florida.

- Repair approximately 135 linear feet of lake bank at \$55.00 / per foot.
- Prep areas of debris/trash for Dredgesox.
- Fill Dredgesox with organic media dredged from the lake.
- Materials consist of the following: Dredgesox, wooden stakes, and organic media.
- Includes sod installation.

Lake 2 Investment: \$ 7,425.00

Total Dredgesox Investment: \$17,875.00

Dragonfly Pond Works

PO Box 1089
Apex, NC 27502-1089
919-851-0033 Telephone
919-710-8286 Fax

Proposal

February 7, 2017
Proposal No: 2943

**Submitted To**

Tonja Stewart
Stantec
777 S. Harbour Island Blvd. Suite 600
Tampa, Florida, Florida 33602

Project

Westchase CDD
10107 Bennington Drive
Tampa, Florida 33626

Scope

Dragonfly will provide enhancement and repair services as described below.

Bennington Drive Pond

Approximately 360 Linear feet of shoreline on the Lake off of Bennington Drive that requires corrective actions. With most escarpment far exceeding the 9" maximum set by SFWMD. Geo-tubes will be staked and anchored into the shoreline edge and then filled with bottom sediment. Once the material has suitably drained, sod will be placed over the top of the tubes. Then a row of Pickerel Weed will be planted at the toe of slope on 3' centers. This project adds back shoreline previously lost and helps protect against future erosion.

Subtotal**20,213.00****Wycliff Place Pond**

Dragonfly Pond Works proposes to repair the 200 LF of shoreline by removing the spoil areas using conventional equipment. The shoreline will be graded out to a 4:1 Slope, Coco Mats will be stapled to the slopes. Bahia sod will be placed on top of mat. There will also be 70 pickerel weed plants placed on 3' centers along the bottom of the slope.

Subtotal**5,909.00****Total****26,122.00**

560 LF

NOT ACCEPTABLE METHOD

360
\$56.15/LF

Fourth Order of Business

4A.

Visitor Management

Protecting your Community from Unauthorized Access



The dwellingLIVE Visitor Management System is the premier solution for communities of any type and size who are concerned about controlling who comes and goes in their community. It provides Community Managers and HOAs with a flexible, web-based interface through which they can configure and monitor the system. Gate Attendants can expedite visitor and resident access through purpose-built computers, while still maintaining a highly secure and professional image. Residents can manage their guest lists online, or on their phone app, knowing that their information is secure and always visible to the Attendants.

dwellingLIVE offers the most complete and feature-rich community Visitor Management solution on the market.

Providing increased efficiency and accuracy through these features and benefits:

- Reduce long lines of visitors waiting at gates
- Guest are admitted without repeated calls to residents
- Handwritten passes are a thing of the past
- Gatehouse PCs are kioskized to eliminate unauthorized access
- One-click pass printing
- Optional License Plate Recognition streamlines guest entry
- Barcode scanning for returning visitors
- Resident profile data is visible to attendants
- Daily Activity Reports and Customized Incident Reports
- Drivers License Recognition
- ...and much more



Internet-Independent Visitor Access:

dwellingLIVE's gate computers are configured to operate even if Internet access is lost at the gatehouse. Attendants continue to access the database as it was at the moment of service loss and all transactions to and from the gate computer are immediately synchronized when Internet service is restored.

Guest Pass Printing:

Managers can configure passes to the unique needs of their communities without the requirement for special programming. Printer options include direct thermal, thermal transfer and Dymo™ for building lobbies. Print a pass with just one keystroke! Return visitors can be tracked via an optional Bar Code on the pass. Property directions appear on the pass. New design templates coming soon.

Notifications:

Residents can choose to receive emails or text messages when guests are added to their account or when passes are issued for their address. Abuse can be detected immediately and action taken from anywhere there is an Internet connection.

ePass

A simple two-step process allows residents to create a unique and temporary electronic visitor pass for their guests. An email will be sent to the guest containing a QR code visitor pass. Upon entry to an attended or unattended gate, the guest simply scans the QR code from their smartphone to access the community.

Auto-Dialing Feature:

Attendants can dial a resident's home or mobile phone with a single keystroke through the gate computer - another feature that contributes to making dwellingLIVE's Visitor Management System the most efficient on the market.

Automated Guest Registration Call Center:

Allows gate attendant to process visitors at gate instead of resident phone calls. Residents call toll-free automated number to add guest.

License Plate Recognition:

When integrated with dwellingLIVE LPR, the system provides even more efficiencies. Returning guests are recognized by their license plates, making guest registration simple and fast for guest and attendants.

Unified, Secure Database:

Managers, property owners and tenants all work through web-based interfaces. Data is stored on dwellingLIVE's secure servers in a SAS-70 compliant facility and is constantly backed up and always available. Data replication keeps gatehouse systems current at all times.

Telephone Entry Systems:

No more software, modems or hassles of managing telephone entry systems. dwellingLIVE software remotely programs and operates our most popular telephone entry system models.

Drivers License Recognition:

Automatically stores drivers license information by scanning the 2D bar code located on the license. New advanced scanner is required to function properly. Available on app and web stations.

Web or App Station:

Allows communities to use any web browser to process visitors. Limitations apply. Computer not supplied.

Resident Guest List Phone App:

Allows residents to manage their guest list and profile information. Available for download on iPhone or Android. 99¢ charge.

COMING SOON!

Mobile Tablet App Station:

Portable, lightweight app station.



Visitor Pass



Telephone Entry - ^dTEK



The next generation telephone entry system with fully integrated visitor management.

Finally the answer to effortless management of community telephone entry systems. Our all-in-one ^dTEK is a web based solution that combines everything you need to manage your community's access control in seconds - from anywhere at anytime!



- Cloud Based Administration
- Touch Screen Display
- 100,000+ Resident Directory
- 250,000+ Entry Codes
- Unlimited VoIP Calling Included
- Secure Visitor Management
- Guest Pass Scanning
- Live Transaction Monitor & Reporting
- Resident Phone App

No Phone Lines Needed.

Secure and Easy to Use.



dwellingLIVE® | ^dTEK

Telephone Entry Kiosk



Telephone Entry Kiosk

Resident Directory

Updating resident information from anywhere at anytime is simple from your web account. Residents are also able to control their display name and contact phone number via the Resident App.

Entry Codes

It has never been easier to manage entry access codes for your community. In seconds you can generate entry codes for residents and vendors, and specify which gates and doors to open.

Visitor Management*

Security and convenience have finally merged with dwellingLIVE dTEK telephone entry systems. Via the web or mobile phone app, administrators and residents can now quickly send guest passes via email and/or text to their guests.

Guest Pass Scanning*

Authorized visitors can now quickly and securely be granted access into the community by scanning their mobile phone electronic pass or printed guest pass. dTEK allows residents to instantly create temporary or permanent electronic visitor passes for their guests.

Administration & Reporting

Quickly manage resident information, directory listings, and entry codes from anywhere at anytime. Easily access transactions in real time, run detailed reports and adjust system settings to meet the community's needs.

Credentialed Access*

dwellingLIVE has long been known as the leader in cloud-based access control solutions. dTEK is the perfect credentialed access system with no limits on the number of readers you can add. Best of all, all dwellingLIVE modules integrate with each other for perfect central data management.

Pricing

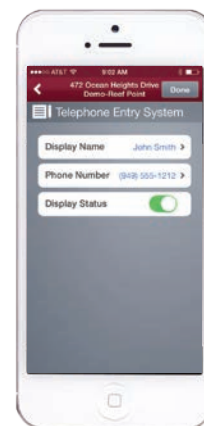
dwellingLIVE charges a monthly subscription fee which includes all web hosting of your administration controls, data storage and unlimited calling plan. Your local authorized dealer will provide your hardware pricing and installation costs. No other system will provide you a more secure, reliable and easy to use solution for both you, your residents and their guests.

*Additional hardware and/or software sold separately

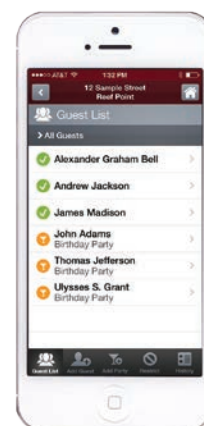


Dimensions

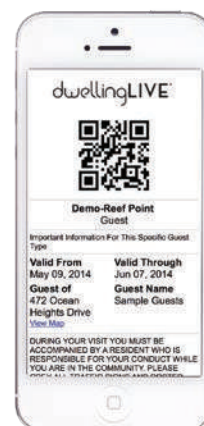
Height: 16"
Width: 20.5"
Depth: 4.75'



Resident App - Directory Controls



Resident App - Guest List Management



Visitor's ePass

Credentialed Access

Most Advanced Access Control Solution



The dwellingLIVE credentialed access control system is the perfect solution for communities of any size. It provides community managers with realtime access control of all their gates and doors. Through an intuitive interface – accessible from any web browser – managers can administer the system. It has never been easier to issue transponders, wallet cards and key fobs – and to monitor their activity in realtime. Even residents can retrieve their personal access activity.

dwellingLIVE web-based software connects to onsite HID VertX Network Controllers via the internet. VertX models can support from 2 to 64 doors each. There is no limit to the number of controllers, interfaces and readers you can install in your community.

Works with any type of reader system*

- Proximity Key Fobs
- RFID Transponders
- Radio Transmitters
- Wallet Cards
- Pin Pads...and many more

**VertX™ Network Controller****Seamless Integration:**

The dwellingLIVE solution can work with previously installed, industry-standard reader technology to significantly reduce installation costs. Interfaces support Wiegand connections.

Application Integration:

The Credentialed Access System is fully integrated with other dwellingLIVE products, such as Visitor Management, License Plate Recognition and Community Websites.

Elevator Control:

Floor enable elevator controls that allow unlimited cabs, unlimited floor controls and unlimited elevator groups for access levels.

Crisis Management:

Managers have web access to all doors and gates and can remotely operate them individually or facility-wide.

Live Monitor:

Managers and gate attendants can view all credentialed access transactions throughout the community as they occur.

Hold Open Schedules:

Managers have the capability of creating schedules, assigning to access points, ensuring access during the given time period.

Activity Monitoring:

Realtime activity alerts can be sent via email or text message. The **Virtual Chaperone™** feature allows residents to manage and track their card usage at anytime.

Web-Based Administration:

Managers, property owners and other authorized users all work through web-based interfaces. Data is stored on dwellingLIVE's secure servers in a SAS-70 compliant facility and is backed up and always available.

Multi-Level Control:

Managers control the system access levels of owners and tenants by configuring door groups, access levels and open/close schedules. Operational efficiencies are achieved with round-the-clock administrative access.

dwellingLIVE ASU:

As with all dwellingLIVE applications, users can be assured that they are always connected to the latest and greatest versions of software through our **Automated Software Update** feature.

Total Cost of Ownership:

The TCO of dwellingLIVE's Access Control System can be up to 60% less than traditional PC-based systems. Lower up-front system and installation costs enable Property Managers and HOAs to focus their working capital where it is most effective.

Hardware Monitoring:

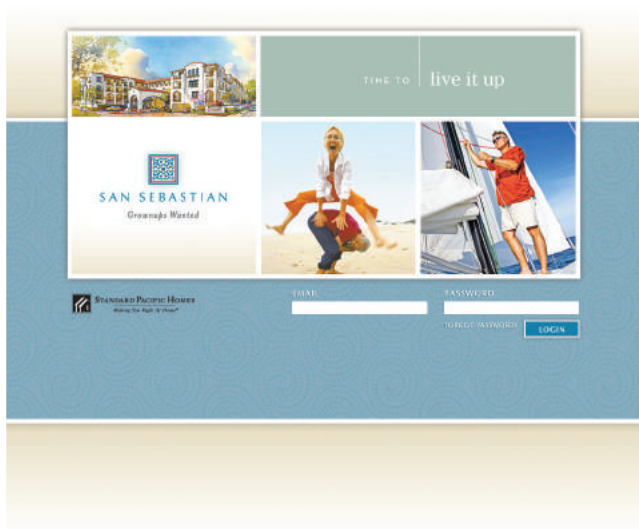
Complete inventory of credentialed access hardware with online/offline status, including email notifications.

Door Monitor:

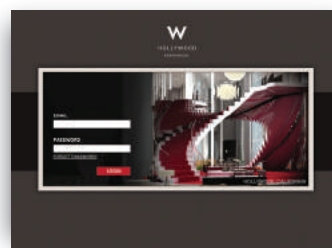
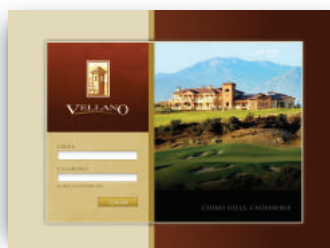
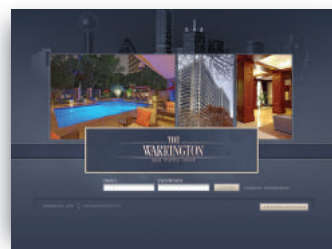
Manage Door Hold Open and Door Forced alerts, notifications, timing and trigger auxiliary alarm relays.

Community Website

*Inform, Engage and Interact
with your Community*



The dwellingLIVE Community Website is not just another community website! It seamlessly integrates with other dwellingLIVE products, providing community managers with the tools to build a dynamic portal that residents will visit again and again. While some of the features may be found on other community websites, dwellingLIVE puts a unique twist on many of them.



Announcements: Community updates and announcements appear on resident's home page. Management can poll residents for feedback.

Newsletter: Newsletters are permanently archived and always available online.

Event Calendar: Management can create events for all to see. Residents can RSVP to events, giving management headcount for planning purposes.

Address Book: Residents decide what information to share in the community address book.

Documents & Forms: The dwellingLIVE system acts as a central repository for documents and forms. Documents can be made public or access can be restricted to certain Boards and Committees – configurable and organized according to each community's needs. Fill-in-Forms can be created for residents to complete online – eliminating paper forms and protecting the environment!

Amenities & Reservations: Community amenities such as tennis courts, party rooms or even overnight accommodations can be maintained online. Management can determine if an amenity is reservable and residents can view availability and book online.

Photo Gallery: Management can create and maintain Photo Albums online. Residents can browse albums and download pictures.

Local Information: Management can maintain an up-to-date list of local services and amenities, such as schools, utility companies and public agencies. Residents have the community information they require at their fingertips! Residents can add their own listings as well.

HOA Contacts: Management can publish a contact list that can include sections such as Board Members, Community Management and Public Safety. Residents can rely on being able to find the right information in one place.

Service Requests: Residents can complete Service Requests online. By creating certain categories, management can channel the requests directly to the parties responsible to address them. Homeowners can rest assured that their requests are going to the right individual in a timely fashion.

Billing Statement: HOA Account information can be loaded into dwellingLIVE, allowing homeowners to view their account statement and even pay the balance using PayPal or other financial services.

Bulletin Boards: Residents can post to the Community Bulletin Board, including pictures and contact information. Management can act as the Bulletin Board moderator, reviewing and approving all posts before they become visible to other residents.

Custom Pages: Management can expand the standard capability of the Community Website by adding customized pages which includes text and unlimited attachments. In this way, Residents can be kept abreast of special projects that do not fall into any of the standard categories.

Navigation: Customize the residents' menu order, and create custom links to external websites.

Notifications: Residents can opt in to receive text or email notifications for website updates.

Groups and Clubs: Administrators can create groups or clubs for community residents.

Forums: Administrators create forum topics for residents to engage in discussions with one another.

Sub-Association Content Filtering: Allows administrators to create categories to filter website content.

Front Desk

Comprehensive Concierge Solution

The dwellingLIVE Front Desk Solution offers functionality, elegance and simplicity for all users. dwellingLIVE provides the online luxuries and tools needed to efficiently and easily manage any multi-family building.



Management Center



Visitor Management



Delivery Management



Valet



Community Website

Community Website:

dwellingLIVE Front Desk Solution offers the most robust and elegant community website available, which seamlessly integrates visitor management, delivery management, and valet for residents and management.

- Polling
- Newsletters
- Event Calendar
- Address Book
- Document & Forms
- Amenities & Reservations
- Photo Gallery
- Local Information
- HOA Contacts
- Service Requests
- HOA Account
- Real Estate Updates

Management Center:

Managers have the entire building at their fingertips...

- Resident Information
- Community Staff
- Vendors
- Facilities
- Advanced Search Capabilities
- Daily Activity Reports
- Customized Forms
- Reports
- Document Sharing with Board Members
- Email Messaging
- Community Website Publishing & Administration
- Visitor Management Administration
- Delivery Management Administration
- Valet Administration

Valet System:

Use this system on a daily basis, or for special occasions.

- Homeowners can request their vehicles along with guest vehicles
- Valets have a simple login to manage vehicle status
- Homeowners receive real time notifications of vehicle status

Visitor Management:

The dwellingLIVE Front Desk Solution's visitor management system is specifically designed for a lobby environment.

- Manage Guests
- Real Time Notifications of Guest Status
- Guest History
- Restricted Guests
- Customizable Visitor Types and Time Allowances
- Visitor Badges (primarily for vendors)

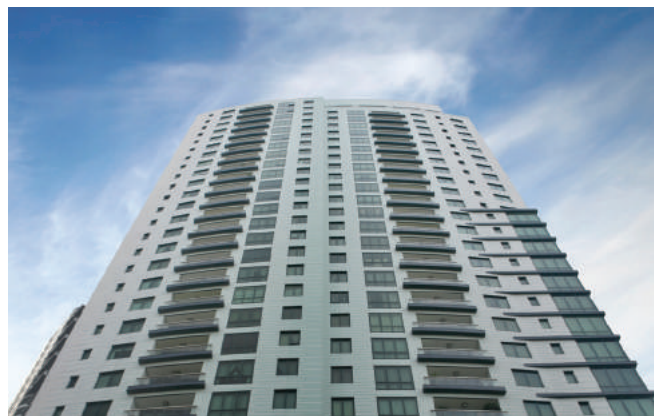
Delivery Management:

Simple and effective package management solution.

- Real Time Notifications of Package Status
- Log Tracking Numbers
- Archive Package History
- Record Resident Signatures
- Customizable Package Types
- Package Search with Barcode Scanner or Quick Search Field
- Updated Notifications (i.e. change of package location)

Sold Separately:

- Credentialed Access
- Mobile Patrol





Investment Proposal – Rate Summary

Securitas proposes the following rates for Westchase HOA. These rates are all-inclusive as defined below and will remain in effect for 60 days from 02/17/17

Equipment - Dwelling Live		
Dwelling Live Equipment Details	Estimated Monthly Cost	Estimated Annual Cost
<p><i>*Dwelling Live Visitor Management System - Includes the following:</i></p> <ul style="list-style-type: none"> <i>DwellingLive Software and all licensing</i> <i>Dell Computer/Touchscreen All-in-one (3 hours Dell Support)</i> <i>Driver's License Scanner</i> <i>Pass Printer (Initial 10,000 passes included)</i> <i>Hand Held Blue Tooth Bar Code Scanner for quick pass scanning</i> <i>Firewall Software</i> <i>APC backup</i> <i>Router</i> <i>Unlimited training and support</i> <i>Unlimited updates</i> 	\$440	\$5280

Note: The proposed billing rates include statutory payroll costs, i.e., FICA, FUI, SUI, GLI, WC. If a change in any legislation or regulation, either federal, state or local, adversely affects Securitas' direct labor and/or payroll costs, client agrees to pay revised rates which will reimburse Securitas for its added costs.

AMENDMENT
To Security Services Agreement (the “agreement”) Between
XXXXXXXX (“Client”)
and Securitas Security Services USA, Inc. (“Company”)

Amendment Effective Date: xxxxxxxx

The Contract, and anything attached to, incorporated into, or otherwise made a part of it (collectively, the Agreement”), is modified as follows as of the Amendment Effective Date, and in case of any conflict between the Agreement and this Amendment, this Amendment will control.

Description of Equipment:

A. Visitor Management System: (DwellingLive)

1. DwellingLive software license (1 app station)
2. DwellingLive Credentialed Access Software (2 readers)
3. (1) Dell Optiplex 3030 500 GB HD/monitor PC with 3 year on-site 4 hour response time
4. (1) Drivers’ License scanner (1 year warranty)
5. (1) Bluetooth barcode scanner
6. (1) APC back-up 45 minute run time
7. (1) Zebra pass printer
8. 10,000 passes with start-up

- Client must provide Internet
- Passes (4X6) are purchased at .0495 per pass after the first 10,000
- Bar codes must be purchased with DwellingLive at a discount
- Voice mail is an option

B. Software Features (Dwellinglive)

1. Internet – Independent Visitor Access (If internet goes off-line, officer can still process) new information will update when the internet is restored.
2. Guest Pass Printing with bar codes for re-entry
3. Drivers’ License scanning/capture software
4. Electronic Daily Activity reports / Incident Reports
5. Resident Email and/or Text notification when a guest arrives
6. E-pass – send an e-pass to visitors smart phone
7. Auto-Dialing – Officer hit one button to call a residents phone number
8. Phone app for smart phone users to schedules visitors

Equipment/Software Monthly Amount: \$440.00

Client acknowledges that Company has incurred certain expenses (“Equipment/Software Expenses”). Accordingly, if for any reason, Client terminates the Agreement prior to the 3rd anniversary of the Agreement, Client will pay Company a payment equal to **\$440.00** per month for every month remaining in the minimum term.

Other Entity

Securitas Security Services USA, Inc.

By: _____

By: _____

Name: _____

Name: _____

Title: _____

Title: _____