

**WESTCHASE
COMMUNITY DEVELOPMENT DISTRICT**

AGENDA PACKAGE

NOVEMBER 1, 2016

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

October 25, 2016

Board of Supervisors
Westchase Community Development District

Dear Board Members:

A meeting of the Board of Supervisors of the Westchase Community Development District will be held on Tuesday, November 1, 2016 at **4:00 p.m.** at the **Westchase Community Association Office, 10049 Parley Drive, Tampa, Florida.** Following is the advance agenda for this meeting:

1. Roll Call
2. Consent Agenda
 - A. Approval of the October 4, 2016 Meeting Minutes with Any Corrections Submitted
 - B. Acceptance of Financial Statements as of September 30, 2016
 - C. Motion Assigning Fund Balance for Fiscal Year 2016
 - D. Resolution 2017-1, Amending the Fiscal Year 2017 Budget
3. Engineer's Report
4. Discussion of Erosion Second Opinion
5. Discussion of Landscaping Architect
6. Manager's Report
 - A. Discussion of Dissemination Agent
7. Attorney's Report
8. Field Manager's Report
9. Audience Comments
10. Supervisors' Requests
11. Adjournment

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

Sincerely,



Andrew P. Mendenhall, PMP/sd
Manager

cc: Erin McCormick	Tonja Stewart
Christopher Barrett	Sonny Whyte

Second Order of Business

2A.

<p style="text-align: right;">Page 1</p> <p>RE: WESTCHASE COMMUNITY DEVELOPMENT DISTRICT</p> <hr/> <p>TRANSCRIPT OF: PROCEEDINGS</p> <p>DATE: October 4, 2016</p> <p>TIME: 4:07 p.m. - 6:30 p.m.</p> <p>PLACE: Westchase Community Association Office 10049 Parley Drive Tampa, Florida</p> <p>REPORTED BY: Natalie W. Breaux, RPR, CRR Notary Public State of Florida at Large</p> <p style="text-align: center;">RICHARD LEE REPORTING (813) 229-1588</p> <p>TAMPA: email: rlr@richardleereporting.com ST. PETERSBURG: 100 North Tampa Street, Suite 2845 111 2nd Avenue N.E. Tampa, Florida 33602 St. Petersburg, Florida 33701</p>	<p style="text-align: right;">Agenda Page 5 Page 3</p> <table> <tr> <th>INDEX</th><th>PAGE</th></tr> <tr> <td>Meeting opened by Chairman Ragusa</td><td>4</td></tr> <tr> <td>Roll Call</td><td>4</td></tr> <tr> <td>Consent Agenda</td><td>4</td></tr> <tr> <td>Motion to Approve the consent agenda</td><td>4</td></tr> <tr> <td>Motion to approve 9/13/16 Meeting Minutes</td><td>4</td></tr> <tr> <td>Motion to accept Financial Statements as of 8/31/16</td><td>4</td></tr> <tr> <td>(Motion passes)</td><td>5</td></tr> <tr> <td>Discussion of 25th anniversary event</td><td>8</td></tr> <tr> <td>Motion to approve money for event</td><td>32</td></tr> <tr> <td>(Motion passes)</td><td>33</td></tr> <tr> <td>Engineer's Report:</td><td>47</td></tr> <tr> <td>Discussion of Traffic Control Jurisdiction Agreement</td><td>47</td></tr> <tr> <td>Discussion of pond erosion</td><td>56</td></tr> <tr> <td>Motion to authorize Mr. Ross, counsel, engineer and staff to resolve West Park Village soil conditions, up to \$10,000</td><td>101</td></tr> <tr> <td>(Motion passes)</td><td>102</td></tr> <tr> <td>Manager's Report</td><td>102</td></tr> <tr> <td>Attorney's Report</td><td>102</td></tr> <tr> <td>Field Manager's Report</td><td>113</td></tr> <tr> <td>Audience Comments</td><td>116</td></tr> <tr> <td>Supervisors' Requests</td><td>119</td></tr> <tr> <td>Adjournment</td><td>158</td></tr> </table>	INDEX	PAGE	Meeting opened by Chairman Ragusa	4	Roll Call	4	Consent Agenda	4	Motion to Approve the consent agenda	4	Motion to approve 9/13/16 Meeting Minutes	4	Motion to accept Financial Statements as of 8/31/16	4	(Motion passes)	5	Discussion of 25th anniversary event	8	Motion to approve money for event	32	(Motion passes)	33	Engineer's Report:	47	Discussion of Traffic Control Jurisdiction Agreement	47	Discussion of pond erosion	56	Motion to authorize Mr. Ross, counsel, engineer and staff to resolve West Park Village soil conditions, up to \$10,000	101	(Motion passes)	102	Manager's Report	102	Attorney's Report	102	Field Manager's Report	113	Audience Comments	116	Supervisors' Requests	119	Adjournment	158
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<p style="text-align: right;">Page 2</p> <p>APPEARANCES: WESTCHASE COMMUNITY DEVELOPMENT DISTRICT BOARD MEMBERS:</p> <p>Mark Ragusa, Chairman Greg Chesney Bob Argus James Mills Brian Ross</p> <p>ALSO PRESENT:</p> <p>SEVERN TRENT SERVICES:</p> <p>Andy Mendenhall</p> <p>DISTRICT ATTORNEY:</p> <p>Erin McCormick</p> <p>DISTRICT ENGINEER:</p> <p>Tonja Stewart</p> <p>WESTCHASE STAFF:</p> <p>Sonny Whyte Doug Mays</p> <p>ALSO PRESENT:</p> <p>Ruben Collazo, WCA Christopher Barrett, WOW</p>	<p style="text-align: right;">Page 4</p> <p>1 The transcript of Westchase Community 2 Development District Board Meeting, on the 4th day 3 of October, 2016, at the Westchase Community 4 Association Office, 10049 Parley Drive, Tampa, 5 Florida, beginning at 4:07 p.m., reported by Natalie 6 W. Breaux, Registered Professional Reporter, 7 Certified Realtime Reporter, and Notary Public in 8 and for the State of Florida at Large. 9 * * * * *</p> <p>10 CHAIRMAN RAGUSA: All right. Good 11 afternoon. Welcome to the October 4, 2016 12 Westchase Community Development District. I'm 13 Mark Ragusa. The record should reflect that 14 all supervisors are present today. I'd ask 15 everybody to stand and join me in the Pledge 16 of Allegiance. 17 (Pledge of Allegiance was recited.) 18 CHAIRMAN RAGUSA: All right. On the 19 consent agenda is approval of the September 20 13, 2016 minutes along with acceptance of the 21 financial statements as of August 31, 2016. I 22 am not aware of any scrivener's errors from 23 myself or Mr. Argus, which is a rarity. But 24 nonetheless, did anybody have any noted 25 changes or potential errors in the minutes?</p>																																												

<p style="text-align: right;">Page 5</p> <p>1 Hearing nothing, a motion to approve the 2 consent agenda would be appropriate. 3 MR. ARGUS: Second. But I have some 4 questions after the vote, not relating to the 5 vote. 6 CHAIRMAN RAGUSA: Okay. All in favor of 7 the motion, please raise your hand. That 8 motion passes five to nothing. 9 Mr. Argus, you had questions? 10 MR. ARGUS: Thank you. Yeah. Andy? 11 MR. MENDENHALL: Yes. 12 MR. ARGUS: Somebody in staff, either 13 you or some of the staff, actually looks -- 14 reads the minutes or not? 15 MR. MENDENHALL: Yeah, I usually read 16 them before the meeting. 17 MR. ARGUS: The -- raise a question 18 because on -- I believe it's page -- where is 19 it? In there -- I believe it's around page 58 20 or so, 57 and 58 -- we make mention that -- 21 Mark made mention that he would like to have 22 an item on the agenda today, which was the 23 follow-up or receiving the report on lightning 24 protection for Glencliff Park. And I don't 25 see that anywhere on the agenda.</p>	<p style="text-align: right;">Agenda Page 6 Page 7</p> <p>1 MR. MENDENHALL: Yeah. If I see 2 something, I pass it on. I'll be honest with 3 you, usually it's hundreds of pages, so I do 4 generally skim it rather than focus intently 5 on it. 6 Now, as far as follow-up items like, for 7 example, the lightning strike, something like 8 that typically would fall under, you know, 9 whoever is reporting back on it. So I 10 probably just didn't put it down as a specific 11 agenda item, but yeah. 12 MR. ARGUS: So if we -- so we don't have 13 assurances that if we ask for something be put 14 on next month's agenda in a board meeting, 15 that it is put on the agenda? 16 MR. MENDENHALL: No, I mean, you have 17 those assurances. Things could be missed from 18 time to time. I mean, I don't know if I 19 missed that many in ten years or so, but it's 20 possible. 21 MR. ARGUS: All right. Thank you. 22 That's it. 23 CHAIRMAN RAGUSA: Engineer's report. 24 No, I'm sorry. Ruben, did I hear that you're 25 the new WSA president? WCA president?</p>
<p style="text-align: right;">Page 6</p> <p>1 MR. MENDENHALL: Okay. 2 MR. ARGUS: And also later on in the -- 3 around page 90 or so in the discussion about 4 the bonuses and salary increases for next 5 year, reference was made to a request -- or a 6 request was made for a projection of what 7 effect that would have. 8 And my question on that is: I'm 9 assuming that was followed through and the 10 person who made the request received it. But 11 if the rest of the board members wanted a copy 12 of that report, do we have to individually 13 request that? 14 MR. MENDENHALL: No. I was going to 15 e-mail it out to everybody. We just processed 16 that, so basically it's just an update to the 17 spreadsheet I sent out I think a month and a 18 half ago and adding this year. So I could 19 send that out. 20 MR. ARGUS: Okay. So I can rest assured 21 that you or your staff, somebody, looks at the 22 minutes and -- 23 MR. MENDENHALL: Yes. 24 MR. ARGUS: -- any sort of scrivener 25 errors you pass on?</p>	<p style="text-align: right;">Page 8</p> <p>1 MR. COLLAZO: In fact, I am. 2 CHAIRMAN RAGUSA: Congratulations. 3 MR. COLLAZO: But don't hold that 4 against me, by the way. 5 CHAIRMAN RAGUSA: Of course not. 6 MR. COLLAZO: Ruben Collazo. R-u-b-e-n 7 C-o-l-l-a-z-o. 8 CHAIRMAN RAGUSA: Do you want to go 9 ahead and -- you have an issue I know you want 10 the CDD to consider. Do you want to go ahead 11 and go first then? 12 MR. COLLAZO: I did, but I think I was 13 prepared for an outcome that is different than 14 one I guess we're going to get. We were going 15 to talk about the 25th anniversary celebration 16 of Westchase, and I had to come over because 17 what I wanted to do was just to volunteer some 18 funds and some resources and kind of pool 19 together with you guys and get something done. 20 Our staff has told us that it's very 21 short notice to get a single event done. It's 22 just much too short a notice. There is too 23 much on the plate. There isn't enough time. 24 So what we would have liked to have done was 25 to stage it across multiple months. Instead</p>

<p style="text-align: right;">Page 9</p> <p>1 of having a single Westchase celebration, have 2 a Westchase 25th anniversary season instead 3 and stage several smaller events over multiple 4 months. 5 And I would go to my board and ask for 6 some funds to do that. It was my intent to 7 ask my board for \$5,000 to pool with you guys 8 to do that with. And then the staff together 9 with your staff would stage the events, plan 10 them, execute them; and if there were any 11 funds left over, then of course they would be 12 split between the two entities equally. And 13 that's what I was thinking. 14 CHAIRMAN RAGUSA: And obviously just to 15 get things going on it in terms of the 16 discussion, the concern is that we don't have 17 enough time to stage a single event before the 18 end of the year? 19 MR. COLLAZO: There is not enough time 20 to stage a single large event before the end 21 of the year, correct. 22 CHAIRMAN RAGUSA: And Doug, Glenclyff 23 Park will be ready to go in less than four 24 weeks? 25 MR. MAYS: I would say by the end of</p>	<p style="text-align: right;">Agenda Page 7 Page 11</p> <p>1 authority to do. So I think we need to, you 2 know, be mindful of that as we're determining 3 what the CDD's participation is going to be 4 and what the WCA's participation is going to 5 be. 6 CHAIRMAN RAGUSA: Mr. Chesney? 7 MR. CHESNEY: Can you clarify, when you 8 say celebration of our facilities, so like we 9 can have like a park opening or -- 10 MS. MCCORMICK: Right. 11 MR. CHESNEY: -- things like that? 12 MS. MCCORMICK: Right. I think that 13 that would be appropriate. 14 MR. ARGUS: You may get your fireworks 15 after all. 16 MR. CHESNEY: Yeah. Because I remember 17 this came up originally because I wanted to 18 have a fireworks show many years ago, and you 19 shot me down. Well, I think the two of you 20 shot me down. 21 MS. MCCORMICK: I saw that in the 22 minutes, and I remember vaguely that there was 23 some discussion about that. 24 CHAIRMAN RAGUSA: Does that answer your 25 question?</p>
<p style="text-align: right;">Page 10</p> <p>1 this month, yes. 2 CHAIRMAN RAGUSA: Mr. Argus? 3 MR. ARGUS: What's the -- I'm forgetting 4 the term. What's the driving factor behind 5 wanting to do it earlier rather -- you have a 6 whole year to do the celebration. We can do 7 it nine months from now and have it as a 25th 8 anniversary celebration. 9 MS. MCCORMICK: I was just talking to 10 Sonny because -- I mean, I know we've had the 11 discussion before and I know it was in your 12 minutes from last month also about what the 13 CDD really can do. And so because we're 14 really charged with operating and planning and 15 maintaining the facilities and the 16 infrastructure for the community, I think that 17 we can certainly be involved in this to the 18 extent that it's a celebration of the 19 facilities that the district has, including 20 the parks and the grand opening that we're 21 doing. 22 But the function of just planning 23 community social events is really something 24 that's more under the auspices of the WCA and 25 not what the CDD has jurisdiction and</p>	<p style="text-align: right;">Page 12</p> <p>1 MR. ARGUS: Yes. One thing I'll point 2 out: As many of you know, I'm on the library 3 board for the county. When the county builds 4 a new building opening up, they do a soft 5 opening and several months later have the 6 grand opening because the county commissioners 7 want to be involved in it and it's not easy 8 scheduling time around their schedules. So 9 it's not unusual in government entities to 10 have a soft opening and several months later 11 have a grand opening. 12 CHAIRMAN RAGUSA: Well, I had 13 anticipated that the day we take the fencing 14 down we're going to have a soft opening. 15 MR. ARGUS: Yes. 16 CHAIRMAN RAGUSA: Like I said, I'll do 17 whatever the board wants to do. We have 18 financial constraints and legal constraints 19 that WCA does not have. 20 MR. ARGUS: That is true. 21 CHAIRMAN RAGUSA: And that's why the 22 focus was, you know, we could do an event to 23 commemorate the opening of the parks, which 24 may coincide with the 25th anniversary party 25 towards the end of this year. I don't think</p>

<p style="text-align: right;">Page 13</p> <p>1 we can realistically put it into June of next 2 year or July or August or nine months from 3 now. I just don't think that flows with us 4 commemorating the opening of the parks. 5 I'm hearing from staff that we've got 6 issue with getting something organized. And, 7 you know, I don't want to have to hire a 8 professional to do it. There are plenty of 9 them out there that do that. And I'll leave 10 it up to the board. Whatever you guys -- if 11 you guys don't want to do anything, fine. I'd 12 like to work with the WCA to the extent we 13 can, but I'm hearing logistically and 14 mechanically we may not be able to do this. 15 MS. WHYTE: You did inquire about 16 banners, so that's something I can easily do. 17 I've already contacted them. I sent them the 18 logo. They're not overly -- they're \$49 per 19 banner, so \$50 per banner, which is what we 20 usually pay depending on how many more we 21 order. If we order additional, they may be 22 able to reduce the price. We will have to add 23 a couple more brackets to it, which run about 24 \$68 a set -- a double set of the brackets per, 25 so how many more we add. But we can certainly</p>	<p style="text-align: right;">Agenda Page 8 Page 15</p> <p>1 street lights in West Park Village? 2 MS. WHYTE: Around the thing in the 3 middle? 4 MR. CHESNEY: We lease them. 5 MS. WHYTE: On the easement on the 6 inside we do. 7 MR. MAYS: Just that center part there 8 is 15 up in there. 9 CHAIRMAN RAGUSA: But you're comfortable 10 that we have the ability to put a bracket on 11 those poles? 12 MS. WHYTE: Yes. 13 CHAIRMAN RAGUSA: Are those wood or 14 concrete? 15 MR. MAYS: Which ones? 16 MS. WHYTE: Those are metal. 17 CHAIRMAN RAGUSA: In the park. 18 MR. MAYS: In the park? They're metal. 19 CHAIRMAN RAGUSA: All of those are 20 metal? 21 MR. MAYS: Some of them are fiberglass. 22 The new camera ones are fiberglass, but the 23 ones the old lights are on are metal. 24 MR. CHESNEY: You mean the street 25 lights?</p>
<p style="text-align: right;">Page 14</p> <p>1 do the banners and they can be printed within 2 five days and we can have them up next week. 3 CHAIRMAN RAGUSA: Where are they going? 4 MS. WHYTE: You had asked about -- we 5 usually do them in West Park Village. We 6 talked about Baybridge Park because we own the 7 street lights in Baybridge Park. We can 8 certainly put some up on the new camera poles 9 in Glenciff Park, so we can add some in 10 Glenciff. And of course if the WCA want to 11 participate, they can put them wherever they 12 feel that they need to put them; hence the 13 pooling. So if you wanted to do that. We 14 don't own a lot of other street lights or any 15 other poles that we could add things to. 16 CHAIRMAN RAGUSA: Ruben? 17 MR. COLLAZO: And of course my question 18 is, is should we piggyback on that order, that 19 would not be a problem? 20 MS. WHYTE: I'm pretty sure -- I don't 21 think so, for the price. 22 MR. COLLAZO: I'm pretty sure my board 23 would love to do that. I mean -- 24 CHAIRMAN RAGUSA: Mr. Barrett? 25 MR. BARRETT: Do you guys own all the</p>	<p style="text-align: right;">Page 16</p> <p>1 MS. WHYTE: Yeah, the street lights. 2 MR. CHESNEY: We lease them. 3 MR. MAYS: And I think even -- doesn't 4 Debbie have some concerts coming up in -- 5 CHAIRMAN RAGUSA: Let me make a 6 suggestion and see if the board is in 7 agreement. Why don't we go ahead and 8 authorize staff to go ahead and order a number 9 of banners and brackets, a reasonable amount. 10 We can coordinate with the WCA to meet their 11 needs. And we have some type of an informal 12 agreement with them that they can use our 13 banners and brackets. I don't see the need 14 for the WCA to place an independent order or a 15 piggy-back order with our order. It's all 16 resident money, just two different taxing 17 sources. And if we're going to hold on to the 18 flags, they're still our -- we still own them. 19 So we can buy them, unless Erin tells me 20 otherwise. That's my suggestion. There is no 21 reason to have two entities pay for these 22 banners. Are you guys in agreement? 23 MR. MILLS: Do we need a motion for 24 that? 25 CHAIRMAN RAGUSA: It depends on how much</p>

<p style="text-align: right;">Page 17</p> <p>1 the total cost is, whether we want to. Before</p> <p>2 we do that, Mr. Argus?</p> <p>3 MR. ARGUS: Yes. Is this something the</p> <p>4 commercial property owners will also be able</p> <p>5 to pay for or is it just going to be</p> <p>6 residents; i.e., what part of the budget is</p> <p>7 this coming from?</p> <p>8 CHAIRMAN RAGUSA: That's a good point.</p> <p>9 We need to find a funding source that the</p> <p>10 commercial component does not pay, so I'll</p> <p>11 leave that to Andy and those --</p> <p>12 MS. WHYTE: I can put them under our</p> <p>13 common areas parks, R&M general.</p> <p>14 CHAIRMAN RAGUSA: Mr. Ross?</p> <p>15 MR. ROSS: Why would that be the case?</p> <p>16 Why wouldn't the commercial benefit from this</p> <p>17 operation?</p> <p>18 CHAIRMAN RAGUSA: I think they would,</p> <p>19 and that's I guess a policy decision if we</p> <p>20 were so inclined not to do a general</p> <p>21 accessible fund. I guess we should talk about</p> <p>22 that.</p> <p>23 MR. ROSS: My instinct is it should</p> <p>24 be -- if we're going to pay for it, have it</p> <p>25 shared by the entire community.</p>	<p style="text-align: right;">Agenda Page 9 Page 19</p> <p>1 MR. MILLS: I'm just trying to think</p> <p>2 through how we would task the commercial</p> <p>3 properties to participate in the cost of this.</p> <p>4 I don't know what the total amount is.</p> <p>5 MS. WHYTE: I roughed it out. You know,</p> <p>6 if we're doing what we talked about, ten and</p> <p>7 -- probably about \$2500 for the total. And</p> <p>8 then of course that would be split between --</p> <p>9 you know, equally with them, because we</p> <p>10 already have a lot of our brackets. They</p> <p>11 would have to purchase some of their brackets</p> <p>12 for their poles, but we have a substantial</p> <p>13 amount already.</p> <p>14 MR. MILLS: My inclination -- and we</p> <p>15 heard last month from a commercial operator</p> <p>16 bringing forward some concerns about</p> <p>17 assessments. 2500 bucks, I don't know that we</p> <p>18 want to go knocking on doors looking for</p> <p>19 contributions for that. I think we either do</p> <p>20 it or we don't.</p> <p>21 CHAIRMAN RAGUSA: Looks like a dollar an</p> <p>22 ERU, 75 cents an ERU. Greg, what do you</p> <p>23 think; Mr. Chesney?</p> <p>24 MR. CHESNEY: I don't really have a</p> <p>25 strong opinion, I mean -- on whether or not</p>
<p style="text-align: right;">Page 18</p> <p>1 CHAIRMAN RAGUSA: Let me ask. Are there</p> <p>2 poles with banners in the commercial district?</p> <p>3 MS. WHYTE: Yes, there are.</p> <p>4 CHAIRMAN RAGUSA: Are there any banners</p> <p>5 on them at the moment?</p> <p>6 MS. WHYTE: Well, in the commercial</p> <p>7 district in West Park Village right now we've</p> <p>8 got our fall banners up. Correct?</p> <p>9 MR. MAY: We have our fall banners.</p> <p>10 But as you go down Montague they have some on</p> <p>11 the sides there by Starbucks and --</p> <p>12 CHAIRMAN RAGUSA: Are they advertising</p> <p>13 banners?</p> <p>14 MR. MAY: It's stuff for the apartment</p> <p>15 complex. They're not really advertising.</p> <p>16 MS. WHYTE: But ours are in our common</p> <p>17 areas around the actuating fountain all the</p> <p>18 way down in front of the commercial entities</p> <p>19 and the apartment complex.</p> <p>20 MR. MAY: And I think CVS has some</p> <p>21 banners up, too. I don't think the Publix</p> <p>22 shopping center has anything on their poles.</p> <p>23 CHAIRMAN RAGUSA: What is the board</p> <p>24 inclined to do? Mr. Mills, do you have an</p> <p>25 impression or opinion?</p>	<p style="text-align: right;">Page 20</p> <p>1 the commercial pays for it, you mean?</p> <p>2 CHAIRMAN RAGUSA: Yes.</p> <p>3 MR. CHESNEY: I mean, I think they</p> <p>4 benefit from the activity, so I don't have a</p> <p>5 problem with it. And you're right; it's a</p> <p>6 minuscule amount.</p> <p>7 CHAIRMAN RAGUSA: Do you have any input</p> <p>8 on that, Erin?</p> <p>9 MS. MCCORMICK: Well, I don't think that</p> <p>10 the banners are going only in the parks</p> <p>11 facilities. It sounds like they're going</p> <p>12 other locations, too.</p> <p>13 MS. WHYTE: They're going into West Park</p> <p>14 Village, which is a common area.</p> <p>15 MS. MCCORMICK: Right. And we haven't</p> <p>16 typically, just based on precedence, gone in</p> <p>17 and identified specific expenditures and said</p> <p>18 these should or should not be charged to the</p> <p>19 commercial users. What we've done through the</p> <p>20 methodology is their -- ERU itself, that the</p> <p>21 way that they are assessed is the component of</p> <p>22 it that relates to the recreational facilities</p> <p>23 are not charged for. So their assessment</p> <p>24 theoretically is already balanced so that they</p> <p>25 are not paying for those facilities that the</p>

<p style="text-align: right;">Page 21</p> <p>1 residential --</p> <p>2 MR. CHESNEY: Yeah. So it really</p> <p>3 doesn't matter, yeah.</p> <p>4 CHAIRMAN RAGUSA: Okay.</p> <p>5 MR. CHESNEY: Yeah.</p> <p>6 CHAIRMAN RAGUSA: Those that are</p> <p>7 concerned with the -- who were concerned or</p> <p>8 may still be concerned with the potential</p> <p>9 commercial assessment, are you fine with what</p> <p>10 you've just heard?</p> <p>11 MR. MILLS: Uh-huh.</p> <p>12 CHAIRMAN RAGUSA: I see yeses. All</p> <p>13 right. Then I think the instructions, though,</p> <p>14 from the board, Sonny, are that go ahead and</p> <p>15 inquire as to the amount that you deem</p> <p>16 appropriate, work with Ruben and the WCA. And</p> <p>17 you guys logistically figure out how to make</p> <p>18 that happen.</p> <p>19 MS. WHYTE: Okay. We can certainly do</p> <p>20 that.</p> <p>21 CHAIRMAN RAGUSA: You think it -- we're</p> <p>22 talking about \$2500?</p> <p>23 MS. WHYTE: A rough amount is about</p> <p>24 \$2500. And that's top heavy.</p> <p>25 CHAIRMAN RAGUSA: Just shoot Andy and I</p>	<p style="text-align: right;">Agenda Page 10 Page 23</p> <p>1 MR. ARGUS: As long as they live up to</p> <p>2 our existing guidelines. Would that be</p> <p>3 acceptable?</p> <p>4 CHAIRMAN RAGUSA: Well, staff knows what</p> <p>5 our guidelines are, and staff is certainly</p> <p>6 going to work with the WCA and make sure it</p> <p>7 runs smoothly. And if there is an issue, then</p> <p>8 I think it comes to our attention. But I</p> <p>9 think just the spirit and intent of the board</p> <p>10 is enough. You know, we can authorize staff.</p> <p>11 They know what they're doing. Or would you</p> <p>12 still rather have board approval?</p> <p>13 MR. ROSS: I think actually we're saying</p> <p>14 almost the exact same thing. You're just</p> <p>15 emphasizing one particular point and I'm</p> <p>16 looking at it from a different, so I'm</p> <p>17 confident it will work out. I don't think we</p> <p>18 need to discuss it further. I'm confident it</p> <p>19 will work out.</p> <p>20 CHAIRMAN RAGUSA: Any other discussion</p> <p>21 on that issue? Okay. I guess we're back to</p> <p>22 the original issue. Yes, sir?</p> <p>23 MR. ARGUS: Staff said by December is</p> <p>24 not enough time. How much longer would they</p> <p>25 need to come up with some plans for -- is it</p>
<p style="text-align: right;">Page 22</p> <p>1 and anyone else you want to an e-mail if we're</p> <p>2 going to exceed that budget.</p> <p>3 MS. WHYTE: Yes, sir.</p> <p>4 CHAIRMAN RAGUSA: Thanks. Mr. Ross?</p> <p>5 MR. ROSS: Not knowing what the WCA may</p> <p>6 come up with, could we further go ahead and</p> <p>7 authorize staff to make our facilities</p> <p>8 available to the WCA under whatever conditions</p> <p>9 they believe are appropriate in case the WCA</p> <p>10 comes up with a little fair or community event</p> <p>11 or something, they want to do something at the</p> <p>12 park or something like that?</p> <p>13 CHAIRMAN RAGUSA: I'm all for working</p> <p>14 with the WCA. I'm not interested too much in</p> <p>15 giving a blanket use approval because I don't</p> <p>16 know whether they're going to bring a beer</p> <p>17 cart in or a beer truck or -- I'd like to at</p> <p>18 least know what their plan is before we</p> <p>19 approve it, because we ultimately have risk</p> <p>20 and responsibility for anything that happens</p> <p>21 in our park.</p> <p>22 I think the spirit is that we're going</p> <p>23 to let the WCA do what they need to do or want</p> <p>24 to do, but I don't want to give them blanket</p> <p>25 authority to use our park facilities.</p>	<p style="text-align: right;">Page 24</p> <p>1 something that could be done by January, or is</p> <p>2 it something by February?</p> <p>3 CHAIRMAN RAGUSA: Would does staff say?</p> <p>4 MS. WHYTE: It's whatever you guys want</p> <p>5 to do is the question. Are we going to have</p> <p>6 two food trucks and -- which was one of the</p> <p>7 suggestions last month; we have two or three</p> <p>8 food trucks, a couple of bounce houses and</p> <p>9 that's it. And then we have that -- we can do</p> <p>10 that over a period of two hours and have a go</p> <p>11 at it. It is what the board wants to do.</p> <p>12 What is your expectations? What is your</p> <p>13 suggestions? What would you like to see? And</p> <p>14 what is your budget?</p> <p>15 CHAIRMAN RAGUSA: Mr. Ross?</p> <p>16 MR. ROSS: I think we should put this</p> <p>17 off. I think Ruben -- I don't want to speak</p> <p>18 for Ruben. But I think we've sent a positive</p> <p>19 message to the WCA that we'll work with them.</p> <p>20 I think through our discussion it's clear we</p> <p>21 are not going to take the lead on whatever is</p> <p>22 the planning social element; we're going to be</p> <p>23 differential to the WCA, so let's use the next</p> <p>24 few weeks to let the WCA and staff get</p> <p>25 together and come together with a plan. If</p>

<p style="text-align: right;">Page 25</p> <p>1 there is something really odd about it, it</p> <p>2 will come back to us. If it's not something</p> <p>3 really odd, they'll feel comfortable moving</p> <p>4 forward in reliance upon what they're talking</p> <p>5 about. And we'll still always have our next</p> <p>6 meeting to approve anything that any of us</p> <p>7 feel needs consideration or approval.</p> <p>8 CHAIRMAN RAGUSA: I think I understand</p> <p>9 your suggestion. My concern is what I'm</p> <p>10 hearing from Mr. Collazo is that they -- the</p> <p>11 WCA would prefer a extended recognition or</p> <p>12 celebratory period; whereas we are somewhat</p> <p>13 limited in our time frame and what we can do</p> <p>14 and expend funds for. That's my concern.</p> <p>15 And I recognize that staff are not event</p> <p>16 planners. That's not your job as -- it's in</p> <p>17 your wheelhouse, but it's not in your job</p> <p>18 description.</p> <p>19 MS. WHYTE: I can do it.</p> <p>20 CHAIRMAN RAGUSA: But, you know, that's</p> <p>21 the only thing in my eyes that is holding us</p> <p>22 back. And I'm not advocating that we hire a</p> <p>23 professional, but I just don't see this as</p> <p>24 being all that challenging. I know it's not</p> <p>25 like throwing the Great West Chase or anything</p>	<p style="text-align: right;">Agenda Page 11 Page 27</p> <p>1 October. Right? We finally got the -- so</p> <p>2 what did you have?</p> <p>3 MR. CHESNEY: I want to say it was some</p> <p>4 -- I didn't go, but I want to say it was</p> <p>5 bounce houses at Glenclyff.</p> <p>6 MS. WHYTE: I can certainly -- I have</p> <p>7 more than enough vendors. There is a</p> <p>8 bubble -- you know, like preferred vendors</p> <p>9 that are on our list who already have</p> <p>10 insurance documentation. We have one that is</p> <p>11 a bubble soccer company that comes in and you</p> <p>12 go into these bubble things and you roll</p> <p>13 around and play soccer and you get into each</p> <p>14 other's goals. You have dodge ball, you can</p> <p>15 do bounce houses. Certainly you can have a</p> <p>16 pony. We have a pony on our list. I mean,</p> <p>17 there is a number of things you can do.</p> <p>18 CHAIRMAN RAGUSA: Let me hold that</p> <p>19 thought. When will the water feature be done?</p> <p>20 MS. WHYTE: This week.</p> <p>21 MR. MAYS: That will be done by the end</p> <p>22 of the month.</p> <p>23 MS. WHYTE: Yeah, this week.</p> <p>24 MR. MAYS: The electronics has been</p> <p>25 installed. The pavers are coming tomorrow to</p>
<p style="text-align: right;">Page 26</p> <p>1 like that, but --</p> <p>2 MS. WHYTE: What is it that you guys are</p> <p>3 looking to do?</p> <p>4 CHAIRMAN RAGUSA: That's the fundamental</p> <p>5 question.</p> <p>6 MS. WHYTE: That's the key thing. You</p> <p>7 tell me what you want to do. I can call --</p> <p>8 I'll make all the calls tomorrow morning. But</p> <p>9 you need to give me direction what you want to</p> <p>10 do. And --</p> <p>11 CHAIRMAN RAGUSA: What did we do ten</p> <p>12 years ago?</p> <p>13 MS. WHYTE: We've never --</p> <p>14 CHAIRMAN RAGUSA: Well, we did something</p> <p>15 for the --</p> <p>16 MS. WHYTE: I wasn't -- well --</p> <p>17 CHAIRMAN RAGUSA: It wasn't a big deal.</p> <p>18 MR. CHESNEY: No. It was like a couple</p> <p>19 bounce houses in Glenclyff Park.</p> <p>20 MS. WHYTE: I started in March, and --</p> <p>21 yeah, we started in March.</p> <p>22 CHAIRMAN RAGUSA: We did something.</p> <p>23 MS. WHYTE: Yeah, there was nothing.</p> <p>24 MR. MAYS: 11 years ago.</p> <p>25 MS. WHYTE: Because it was open in</p>	<p style="text-align: right;">Page 28</p> <p>1 start refixing paving.</p> <p>2 CHAIRMAN RAGUSA: It doesn't look like</p> <p>3 it's going to be done in a week, but okay.</p> <p>4 MR. MAYS: It's a little longer than</p> <p>5 that. That's why I say the end of the month.</p> <p>6 MR. ROSS: I don't feel comfortable</p> <p>7 relying upon the projected completion date of</p> <p>8 any of our parks in terms of planning events</p> <p>9 around it.</p> <p>10 MR. MAYS: Neither do I, but --</p> <p>11 CHAIRMAN RAGUSA: Well --</p> <p>12 MS. WHYTE: I mean, certainly by</p> <p>13 December we should be up and running.</p> <p>14 CHAIRMAN RAGUSA: Why don't we shoot for</p> <p>15 something in January then. Gets us through</p> <p>16 the holidays, avoids Super Bowl Sunday, which</p> <p>17 is the second week of February, I think.</p> <p>18 MR. MILLS: First weekend in February.</p> <p>19 CHAIRMAN RAGUSA: Is that what it is;</p> <p>20 first week?</p> <p>21 MR. MILLS: 7th.</p> <p>22 CHAIRMAN RAGUSA: That's probably the</p> <p>23 best time.</p> <p>24 MS. WHYTE: Mid January?</p> <p>25 CHAIRMAN RAGUSA: Mid to late January.</p>

<p style="text-align: right;">Page 29</p> <p>1 MS. WHYTE: Okay. I'll look at the</p> <p>2 dates, I'll make some phone calls, I'll have</p> <p>3 some prices for you and I'll have some</p> <p>4 suggestions for you at the next board meeting.</p> <p>5 What is your budget?</p> <p>6 CHAIRMAN RAGUSA: What are your</p> <p>7 thoughts?</p> <p>8 MR. CHESNEY: They put in five. We put</p> <p>9 in five.</p> <p>10 MS. WHYTE: And of course we would</p> <p>11 certainly not attempt to spend that. It's</p> <p>12 just that way I don't have to keep coming back</p> <p>13 and asking for more --</p> <p>14 MR. ARGUS: What does a bounce house</p> <p>15 cost?</p> <p>16 MS. WHYTE: You know what? I've never</p> <p>17 rented one, but I'm thinking somewhere around</p> <p>18 250 to 300 depending on the extent of it and</p> <p>19 the size of it. We have to rent generators</p> <p>20 because we really don't have that much power</p> <p>21 there.</p> <p>22 MR. MAY: I think they're cheaper than</p> <p>23 that.</p> <p>24 CHAIRMAN RAGUSA: Mr. Barrett?</p> <p>25 MR. BARRETT: Five years ago WOW did a</p>	<p style="text-align: right;">Agenda Page 12 Page 31</p> <p>1 board. I can't -- anything over \$250 I can't</p> <p>2 approve.</p> <p>3 MR. ARGUS: So you're committing to at</p> <p>4 least 250?</p> <p>5 MR. CHESNEY: 249.</p> <p>6 MR. BARRETT: I can commit to 250, but I</p> <p>7 think the WOW board prefers charitable giving</p> <p>8 at this point. But, you know, I'm just</p> <p>9 guessing.</p> <p>10 MR. CHESNEY: We can come up with a</p> <p>11 bunch of stuff. 250 is your limit?</p> <p>12 MR. BARRETT: 250 is my limit, but I</p> <p>13 can --</p> <p>14 MS. WHYTE: 250,000.</p> <p>15 MR. BARRETT: If you want more than</p> <p>16 \$250, you've got to send me a letter saying</p> <p>17 what you -- and they're going to want to know</p> <p>18 what are you going to use it for and then the</p> <p>19 board will approve. He knows the rigmarole.</p> <p>20 CHAIRMAN RAGUSA: The board is still</p> <p>21 smarting from Bernie dropping out.</p> <p>22 MR. BARRETT: From what?</p> <p>23 CHAIRMAN RAGUSA: From Bernie dropping</p> <p>24 out.</p> <p>25 MR. BARRETT: The board?</p>
<p style="text-align: right;">Page 30</p> <p>1 pretty extensive 20th anniversary celebration.</p> <p>2 And we had a whole bunch of bounce houses, we</p> <p>3 had like different small carnival games, not</p> <p>4 like flashy things, and we had entertainment</p> <p>5 like magicians and bands. And we did it for</p> <p>6 all like ten grand, so we can -- you could</p> <p>7 probably throw a pretty big thing for ten</p> <p>8 grand. I think all we did was made hot dogs,</p> <p>9 like something simple available for eat, and</p> <p>10 we had cake. So it wasn't that -- we didn't</p> <p>11 go overboard with food. That's how we kind of</p> <p>12 contained the cost.</p> <p>13 CHAIRMAN RAGUSA: Who organized that?</p> <p>14 You or Tracey?</p> <p>15 MR. BARRETT: Both of us, but it was</p> <p>16 piggybacked on the race, so a lot of the phone</p> <p>17 calls to the vendors fell on Tracey that --</p> <p>18 you know, we've already offered the list to</p> <p>19 staff.</p> <p>20 CHAIRMAN RAGUSA: What are you thinking,</p> <p>21 gentlemen?</p> <p>22 MR. MILLS: I think five and five</p> <p>23 matching is good. Would the WOW be willing to</p> <p>24 participate in this event?</p> <p>25 MR. BARRETT: I can bring it before my</p>	<p style="text-align: right;">Page 32</p> <p>1 CHAIRMAN RAGUSA: You all can understand</p> <p>2 how the process works. When is your next</p> <p>3 board meeting?</p> <p>4 MR. BARRETT: December 6.</p> <p>5 CHAIRMAN RAGUSA: We'd probably have to</p> <p>6 go alone. Maybe the WCA talks to the WOW</p> <p>7 about anything else. But, Sonny, if you'll</p> <p>8 coordinate with Ruben and/or anybody that's</p> <p>9 running the WCA's operation for the</p> <p>10 celebrations, whatever they are, whether</p> <p>11 they're commemorating the parks or an</p> <p>12 anniversary, you know, we'll figure out how to</p> <p>13 make the money go as far as we can.</p> <p>14 MS. WHYTE: I can do that.</p> <p>15 CHAIRMAN RAGUSA: All right. Any other</p> <p>16 questions? Anything else on this issue?</p> <p>17 MR. ARGUS: So we're approving \$5,000?</p> <p>18 MR. CHESNEY: Probably do need a motion</p> <p>19 for that.</p> <p>20 CHAIRMAN RAGUSA: Do we have a motion to</p> <p>21 approve an expense of up to \$5,000 to fund all</p> <p>22 or a portion of events, recognizing the</p> <p>23 capital improvement plan and the opening of</p> <p>24 new and improved parks?</p> <p>25 MR. MILLS: I would amend that to up to</p>

<p style="text-align: right;">Page 33</p> <p>1 5,000 or a matching amount for the WCA. 2 MR. ARGUS: Whichever is greater. 3 MR. MILLS: Whichever is greater. If 4 they come back with four, we do four. Right? 5 CHAIRMAN RAGUSA: That's a good amount. 6 MR. ARGUS: If they come back with 7 eight, we do eight? 8 MR. MILLS: Well, I said five. 9 CHAIRMAN RAGUSA: That's the greater. 10 MR. ARGUS: Yeah. 11 CHAIRMAN RAGUSA: So you're saying 12 lesser? 13 MR. MILLS: A lesser, yeah. Five or 14 lesser. 15 CHAIRMAN RAGUSA: I have no problem with 16 that. 17 MR. ARGUS: I'll second that. 18 CHAIRMAN RAGUSA: Any further 19 discussion? All in favor, please raise your 20 hand. That motion passes five to nothing. 21 Thanks. 22 MR. COLLAZO: So the motion is you'll 23 match up to 5,000. Is that correct? 24 CHAIRMAN RAGUSA: Yes. Anything else? 25 MR. COLLAZO: No.</p>	<p style="text-align: right;">Agenda Page 13 Page 35</p> <p>1 CHAIRMAN RAGUSA: Were they given away 2 in a raffle, or how were they given away? 3 MS. WHYTE: No. They were given away -- 4 each homeowner went up, and I believe it was 5 -- whether it was a bag and then -- 6 MR. BARRETT: I don't remember what -- 7 we gave away a bag, but I don't remember what 8 was in the bag. 9 MS. WHYTE: There was mugs in it, there 10 was a whole bunch of coupons and stuff. But 11 every homeowner -- 12 MR. BARRETT: Oh, you're right. There 13 were like coffee mugs. 14 MS. WHYTE: Yeah. And every homeowner 15 who -- one homeowner per house had to show ID 16 and you sign for it and you got your bag so 17 that not, you know, four people living in the 18 same house -- so that's how they covered it. 19 And of course you're not going to do the -- 20 CHAIRMAN RAGUSA: That could be 21 expensive. 22 MS. WHYTE: -- 3600 homeowners, but, you 23 know, they did a certain amount, and that's 24 how they did it. 25 MR. BARRETT: And I think we only</p>
<p style="text-align: right;">Page 34</p> <p>1 CHAIRMAN RAGUSA: All right. We're 2 good. 3 MR. COLLAZO: Thank you. 4 CHAIRMAN RAGUSA: All right. Engineer's 5 report. 6 MR. MILLS: Before we move off 25th 7 anniversary, Mr. Chair, so are we going to 8 sell all this stuff to make up that money? 9 What's the plan with all of this? 10 MS. WHYTE: These were -- after our 11 board meeting last month I had asked a vendor 12 to give us some suggestions in case the board 13 wanted to do a give-away. At the 25th 14 anniversary they did -- the WOW did a 15 give-away, and each homeowner had to sign -- 16 you know, that sheet from the WCA, they had to 17 sign for -- I was a volunteer at that one. 18 And they had to sign for it and they got their 19 gift, if you want to call it that. 20 Did not know whether or not there was 21 going to be -- you know, anybody had any 22 interest in wanting to do a give-away. We can 23 certainly order some or -- you know, it was 24 just a suggestion. 25 MR. MILLS: Okay.</p>	<p style="text-align: right;">Page 36</p> <p>1 ordered like four or five hundred coffee mugs. 2 MS. WHYTE: Yeah. 3 MR. BARRETT: It was like a thousand 4 dollars. 5 MS. WHYTE: You can certainly do pens, 6 you can do other things, you know. So it was 7 a matter of -- 8 CHAIRMAN RAGUSA: Mr. Collazo? 9 MR. COLLAZO: Let me just add that the 10 license plate is probably one of the hottest 11 items on the market right now. 12 MR. BARRETT: That's what I was 13 thinking. 14 CHAIRMAN RAGUSA: Yeah, we've got an 15 issue there. Sonny can address it. 16 MS. WHYTE: A resident was kind enough 17 to -- well, not kind enough. An unfortunate 18 resident -- let's put it this way -- had a 19 water leak and discovered a box of license 20 plates behind the hot water heater at her 21 home, that the realtor that was I guess 22 supposed to give them out didn't give them 23 out. So I have 110 brand-new license plates, 24 the original Westchase license plates in my 25 office.</p>

<p style="text-align: right;">Page 37</p> <p>1 MR. MAYS: 109.</p> <p>2 MS. WHYTE: Excuse me. We have 109. We</p> <p>3 did have 120, since it was a hot commodity.</p> <p>4 MR. COLLAZO: A giant rainbow coming</p> <p>5 down --</p> <p>6 MS. WHYTE: It were a hot commodity when</p> <p>7 she heard, so she decided to keep ten which</p> <p>8 couldn't, you know -- so I have 109 in my</p> <p>9 office that I probably will do something with.</p> <p>10 So that may be, you know -- it's all set. You</p> <p>11 know, if we wanted to do something else,</p> <p>12 it's -- you know, it's up to the board. It</p> <p>13 also depended on the budget.</p> <p>14 Now, that larger piece of wood here was</p> <p>15 a suggestion that we would probably -- here's</p> <p>16 a Christmas ornament made out of wood and it</p> <p>17 has the 25th logo. This was another</p> <p>18 suggestion as a cheese board cutting board</p> <p>19 with using some of our wood from our community</p> <p>20 when we're taking down trees, because we do</p> <p>21 have a lot of wood. So that would be a</p> <p>22 suggestion that we could do to keep the cost</p> <p>23 down as well. Others are coasters.</p> <p>24 MR. COLLAZO: I like the recycling</p> <p>25 angle.</p>	<p style="text-align: right;">Agenda Page 14 Page 39</p> <p>1 do that, what items would you want to give</p> <p>2 away and how much do you want to spend? So I</p> <p>3 guess three questions.</p> <p>4 MS. WHYTE: We could do a raffle.</p> <p>5 CHAIRMAN RAGUSA: Anyone have any</p> <p>6 thoughts?</p> <p>7 MR. CHESNEY: I'm confused. We just --</p> <p>8 we're jumping the gun here, aren't we? I</p> <p>9 mean -- never mind. I'll just go with the</p> <p>10 flow.</p> <p>11 CHAIRMAN RAGUSA: I'm just telling you</p> <p>12 we will eventually have an event, and we</p> <p>13 can -- if we were so inclined, we could</p> <p>14 acquire some items to give away to residents,</p> <p>15 verified residents.</p> <p>16 MR. MAYS: They could be part of the</p> <p>17 5,000 that you kicked in if we've got -- we've</p> <p>18 only spent 2,500, we say we've got 500 to</p> <p>19 spend on stuff to give away.</p> <p>20 MS. WHYTE: Do you want to do something</p> <p>21 like that? If not, we put it to rest and it's</p> <p>22 done.</p> <p>23 CHAIRMAN RAGUSA: Mr. Ross?</p> <p>24 MR. ROSS: I have no objection to having</p> <p>25 nice give-aways, but I would want it to be</p>
<p style="text-align: right;">Page 38</p> <p>1 MS. WHYTE: Coasters. And of course</p> <p>2 these other infamous items; beer glasses,</p> <p>3 thermos and mug. So it was just a suggestion.</p> <p>4 I had asked for some thoughts in case the</p> <p>5 board wanted to do something like that.</p> <p>6 MR. BARRETT: So there are even -- there</p> <p>7 are other vendors, like Tracey has -- can put</p> <p>8 together -- give her a vendor for putting</p> <p>9 together temporary tattoos with like a</p> <p>10 Westchase logo for kids. I mean, there is</p> <p>11 all --</p> <p>12 MS. WHYTE: Yeah, I mean, you can. And</p> <p>13 if you -- you know, if it's within the budget</p> <p>14 and we haven't spent all of it, that's</p> <p>15 certainly something fun for the kids to have.</p> <p>16 I mean, we did do glow sticks at Movies in the</p> <p>17 Parks when we started that on the 25th</p> <p>18 anniversary. We had glow sticks for the kids</p> <p>19 for the evenings.</p> <p>20 CHAIRMAN RAGUSA: I guess two questions</p> <p>21 for the board then. Are you inclined to do --</p> <p>22 we're not certainly going to provide for all</p> <p>23 members but some quantity of give-aways,</p> <p>24 whether it's -- I don't think it would be a</p> <p>25 random drawing somehow. If we are inclined to</p>	<p style="text-align: right;">Page 40</p> <p>1 tied into whatever else we're doing. So by</p> <p>2 way of example, just to say we're going to do</p> <p>3 a raffle to do a raffle, that to me doesn't do</p> <p>4 cartwheels. If, say, we were doing some kids</p> <p>5 face painting and somehow wanted to make</p> <p>6 some -- you know, that somehow tie into this</p> <p>7 is the best face paint or something, then to</p> <p>8 me that makes a little bit more sense. So I</p> <p>9 have no objection to it.</p> <p>10 I would kind of agree with Greg's</p> <p>11 comment that maybe we're jumping the gun.</p> <p>12 Let's stick it back in staff's corner. Let</p> <p>13 them brainstorm. If they can figure out a</p> <p>14 way to tie it all together and some people</p> <p>15 walk away with some nice keepsakes, makes</p> <p>16 sense to me and I have no objection to that.</p> <p>17 CHAIRMAN RAGUSA: I have a different</p> <p>18 something I'd like you guys to consider. I</p> <p>19 would get a gift certificate of some amount,</p> <p>20 like \$25 to every restaurant in the Westchase</p> <p>21 area, in Westchase, and raffle those off.</p> <p>22 Support our vendors. Absolutely functional</p> <p>23 dollars that people can use. You know, it</p> <p>24 shows that we're supporting our folks. It</p> <p>25 will drive traffic to the restaurants.</p>

<p style="text-align: right;">Page 41</p> <p>1 That -- to me, you know, all this stuff is 2 nice. Yeah, the stainless -- the coolers, the 3 hot and cold things, that's all nice, but I 4 don't want another coffee mug. I certainly 5 don't want a beer stein or a wine glass with a 6 Westchase logo on it. I'm sorry. 7 MR. BARRETT: That one has "Doug" on it, 8 too. 9 CHAIRMAN RAGUSA: I like the one with 10 "Doug" on it. I can imagine -- I know where 11 that one is going. I have no problem with 12 that. But I think -- it's going to be etched 13 in there. But I think that's something that 14 we may want to consider. How many restaurants 15 do we have? 20, 15? 16 MR. BARRETT: That are in the CDD area 17 itself? 18 CHAIRMAN RAGUSA: You've got a couple up 19 by Publix. 20 MR. ARGUS: Just restaurants or 21 restaurants and bars? 22 CHAIRMAN RAGUSA: If they serve food, 23 World of Beer, that may qualify. 24 MS. WHYTE: I don't know. I'd have to 25 do a head count. Maybe 30. 30 top. Top.</p>	<p style="text-align: right;">Agenda Page 15 Page 43</p> <p>1 MS. WHYTE: We'll have to look at 2 different event -- okay. 3 CHAIRMAN RAGUSA: Well, what's the 4 consensus of the board? Is that -- would you 5 rather do that or would you rather do the 6 physical items? 7 MR. CHESNEY: Probably do both. 8 CHAIRMAN RAGUSA: All right. Which of 9 the physical items do you like the most? 10 MR. CHESNEY: People like swag. I don't 11 know. Once again, we're -- I think we're 12 jumping the gun. Why don't you kind of see 13 how it goes. I like the temporary tattoos for 14 the kids. 15 CHAIRMAN RAGUSA: That's the cheap 16 stuff, though. 17 MR. CHESNEY: Yeah. Well, that's what I 18 meant by "swag." 19 CHAIRMAN RAGUSA: Oh. That's swag to 20 you? 21 MR. CHESNEY: Yeah. Or like Koozie 22 holders. Those are always popular, because 23 you don't, you know -- buy a thousand or 24 whatever Westchase Koozies; stuff like that. 25 People like that kind of swag. And you know</p>
<p style="text-align: right;">Page 42</p> <p>1 MR. MAYS: Ten. 2 MR. ARGUS: Coffee shops? 3 MR. MAYS: Counting Burger King, 4 McDonald's and the new Jersey Mike's or Mike's 5 Jerseys or whatever they are. 6 MS. WHYTE: Have Starbucks, all of those 7 places. So I would say maybe 25 -- anywhere 8 between 20 and 30. 9 CHAIRMAN RAGUSA: It's just an idea. 10 MS. WHYTE: It's a good idea. 11 MR. COLLAZO: I like that idea. 12 CHAIRMAN RAGUSA: It's just an idea. 13 For me, in my eyes, I would use that -- a 14 separate funding source than within the \$5,000 15 budget or the 5,000 or less budget we've just 16 approved. 17 MS. WHYTE: That's something we can 18 easily do towards the end as to whether we 19 see -- because those I can go pick up in a 20 matter of a day or two. 21 CHAIRMAN RAGUSA: I think that's all 22 part of your marketing. You've got to let the 23 residents know that we will be giving away X 24 number of gift certificates to -- and it may 25 drive people to the event.</p>	<p style="text-align: right;">Page 44</p> <p>1 in this neighborhood they'll get used. 2 Koozies? People bring a nice cold drink down 3 to the park -- 4 CHAIRMAN RAGUSA: We don't have a 5 decision on this. 6 MS. WHYTE: No worries. 7 MR. MILLS: I'm trying to think. Mark, 8 if you -- along the lines of the gift 9 certificates, I like that idea because 10 anything to advance the businesses and tie it 11 in is awesome. But I'm looking at the stuff 12 here and I'm thinking -- you know, so we've 13 got coffee mugs, so we've got a couple of 14 coffee shops in the community. We've got wine 15 and beer places. I mean, do we -- I don't 16 know. It's just a crazy thought. We come up 17 with 200 of each or something and donate them 18 to the businesses that are applicable to give 19 to residents however they deem appropriate. 20 You know, every 50 -- 21 MS. McCORMICK: I think that -- 22 CHAIRMAN RAGUSA: I'm waiting for Erin 23 to respond. 24 MS. McCORMICK: Yeah, that would 25 probably be beyond the -- I mean, I think that</p>

<p style="text-align: right;">Page 45</p> <p>1 somebody could question that and say is it an 2 appropriate use of the CDD dollars if we were 3 giving it to a business. 4 MR. MILLS: So the WCA could do it then. 5 MS. McCORMICK: The WCA -- 6 MR. MILLS: The WOW could do it. 7 MS. McCORMICK: -- could do it. I don't 8 know that they would have any restrictions. 9 MR. MILLS: Again, just tying it back to 10 the businesses. We're not in the business of 11 giving out swag. But, you know, if somebody 12 goes to World of Beers and they happen to give 13 them one of these instead of another one, 14 "Congratulations, you're the hundredth 15 customer today." I'm just thinking out loud. 16 CHAIRMAN RAGUSA: Mr. Collazo? 17 MR. COLLAZO: Sure. I mean, if you guys 18 wanted to fund a basket of swag and allow us 19 to, you know, distribute it in the community, 20 I think we could do that. I'll take that to 21 my board for sure. 22 MR. MILLS: I don't think that's what 23 you said. 24 CHAIRMAN RAGUSA: Mr. Barrett? 25 MR. BARRETT: People love car magnets</p>	<p style="text-align: right;">Agenda Page 16 Page 47</p> <p>1 issue so we can get rid of the high-cost 2 professionals that are here? Well worth it. 3 Highly valuable and expensive professionals. 4 Anything else, gentlemen? 5 All right. Engineer's report. 6 MS. STEWART: I'm here to talk about the 7 Traffic Enforcement Agreement and the 8 requirement for the certification. I 9 unfortunately will not be able to certify the 10 current signage and striping based on my 11 recent experiences in dealing with this issue. 12 And so therefore, I think in order for the 13 Traffic Enforcement Agreement to be continued, 14 we're going to have to work on getting pricing 15 for replacement. I'd be happy to answer any 16 questions. 17 MR. CHESNEY: Pricing for replacement of 18 what? 19 MS. STEWART: The signage. The entire 20 sign and posts are going to have to be 21 replaced, the decorative posts, because in 22 talking to the vendor today, he says in order 23 to do the County's street signs and to do the 24 dimensions for the stop signs and the height, 25 the existing posts are too short. So the</p>
<p style="text-align: right;">Page 46</p> <p>1 now. You see them everywhere. And, you know, 2 like the family stick figures, but instead of 3 that do -- instead of maybe doing the license 4 plates like what people -- people are just 5 always putting little stickers in the back of 6 their car like where their -- their beach 7 place or whatever. Just a W with Westchase, 8 just nice and small, tuck in the back. 9 MS. WHYTE: That's a really nice idea. 10 MR. CHESNEY: That is a good idea. 11 That's kind of like the modern license plate 12 there. 13 CHAIRMAN RAGUSA: What would it say? 14 MR. CHESNEY: Just a "W," the logo. 15 MR. BARRETT: Like a "Westchase 25th 16 Anniversary." I mean, you could just -- 17 MR. CHESNEY: Just the "W" even. 18 MR. BARRETT: Even the "W" would be more 19 mysterious. 20 MR. CHESNEY: Yeah, kind of cool, "Ooh, 21 who are all these people with Ws?" I like 22 that. 23 CHAIRMAN RAGUSA: Someone want to look 24 into that? The vinyl is cheap. That stuff's 25 dirt cheap. All right. Anything else on this</p>	<p style="text-align: right;">Page 48</p> <p>1 entire -- we do also believe that a lot of the 2 existing posts from the original developer 3 that were installed, that they probably are 4 not break-away posts. He said he thinks that 5 we might be able to get some testing done on 6 them to see if they are. But I suspect, due 7 to their age, they probably are not 8 necessarily break-away. 9 So just a reminder -- this kind of has 10 come up in the past year and a half. I'm 11 dealing with it with the City of Tampa, Pasco 12 County, Hillsborough County where they are 13 really enforcing compliance with the manual 14 and uniform traffic control devices and the 15 DOT standards. I think I may have mentioned 16 in passing the last time that I think the 17 local governments must all go to a conference 18 together and basically talk about how -- the 19 litigious noncompliances. I have no idea. 20 I also do suspect -- this is strictly a 21 suspicion -- that the local sheriff's office 22 and police departments are like, we've got 23 bigger fish to fry. We've got bigger and 24 better things to do. We'll just make this as 25 difficult as possible. I have recommended to</p>

<p style="text-align: right;">Page 49</p> <p>1 some of my clients, if they're not getting the</p> <p>2 service out of their Traffic Enforcement</p> <p>3 Agreement that they want, let it go. Keep</p> <p>4 your signs, keep it the way it is, and just</p> <p>5 get out of the Traffic Enforcement Agreement.</p> <p>6 CHAIRMAN RAGUSA: So moved.</p> <p>7 MR. CHESNEY: Yeah. I mean, we have our</p> <p>8 own deputies that go back there anyways.</p> <p>9 Second. Sorry.</p> <p>10 MS. McCORMICK: You're having the</p> <p>11 feedback from --</p> <p>12 MS. WHYTE: Keep in mind, I'm getting --</p> <p>13 in order for our -- we hire off-duty deputies,</p> <p>14 and they will patrol the common areas, they</p> <p>15 will go behind the gates. That is what we</p> <p>16 have that traffic agreement for, is to go</p> <p>17 behind the gates, because they are gated, and</p> <p>18 for them to write tickets and stuff like that.</p> <p>19 MR. CHESNEY: Right. But that's not --</p> <p>20 CHAIRMAN RAGUSA: Hold on. You're</p> <p>21 mixing two concepts. They are going behind</p> <p>22 the gates regardless of whether we have a</p> <p>23 Traffic Enforcement Agreement. They are not</p> <p>24 actively enforcing traffic violations behind</p> <p>25 the gates without it, though.</p>	<p style="text-align: right;">Agenda Page 17 Page 51</p> <p>1 without having this traffic control</p> <p>2 jurisdiction agreement.</p> <p>3 MS. WHYTE: I can make a quick phone</p> <p>4 call if you'd like.</p> <p>5 CHAIRMAN RAGUSA: They did before we had</p> <p>6 the agreement.</p> <p>7 MS. WHYTE: We've had the agreement</p> <p>8 now --</p> <p>9 MS. McCORMICK: Eight years, I think.</p> <p>10 MS. WHYTE: Eight or nine years. Prior</p> <p>11 to that we only had them on one side.</p> <p>12 MS. STEWART: It seems like a patrol</p> <p>13 agreement in the -- doesn't require them to</p> <p>14 give tickets.</p> <p>15 MS. WHYTE: Would you like me to make a</p> <p>16 quick phone call? Because Gunderson is on</p> <p>17 patrol.</p> <p>18 CHAIRMAN RAGUSA: He's right out there.</p> <p>19 He's running some kind of a sting. He's in a</p> <p>20 silver Chevy Impala right down the road.</p> <p>21 MR. MAYS: He's in his own car.</p> <p>22 CHAIRMAN RAGUSA: He's in an unmarked</p> <p>23 silver car.</p> <p>24 MR. MAYS: He got promoted to sergeant.</p> <p>25 CHAIRMAN RAGUSA: Either that or he's</p>
<p style="text-align: right;">Page 50</p> <p>1 MS. WHYTE: Okay. So basically --</p> <p>2 CHAIRMAN RAGUSA: Correct me if I'm</p> <p>3 wrong.</p> <p>4 MS. WHYTE: -- if that is --</p> <p>5 MS. STEWART: I suspect in order for</p> <p>6 them to give any tickets, they're going to</p> <p>7 need the Traffic Enforcement Agreement.</p> <p>8 CHAIRMAN RAGUSA: How many tickets are</p> <p>9 they actually giving out?</p> <p>10 MS. STEWART: That's the ultimate</p> <p>11 question.</p> <p>12 CHAIRMAN RAGUSA: One?</p> <p>13 MR. MAYS: Very few. Mostly warnings.</p> <p>14 MR. CHESNEY: And also, I am not</p> <p>15 entirely sure that that is correct that you</p> <p>16 need -- the off-duty needs that agreement to</p> <p>17 give --</p> <p>18 MS. WHYTE: They do.</p> <p>19 MS. STEWART: I live in the area, and</p> <p>20 I'm not a hundred percent sure.</p> <p>21 MS. WHYTE: Gunderson keeps asking me</p> <p>22 for it.</p> <p>23 MS. McCORMICK: I haven't asked anybody</p> <p>24 if they will continue to just patrol as part</p> <p>25 of the off-duty patrol behind the gates</p>	<p style="text-align: right;">Page 52</p> <p>1 taking a nap. I didn't say that on the</p> <p>2 record, though. He's a great guy.</p> <p>3 MR. CHESNEY: Well, why don't we give it</p> <p>4 to Erin to investigate.</p> <p>5 CHAIRMAN RAGUSA: Well, I think -- I</p> <p>6 don't know that I want to spend a ton of money</p> <p>7 doing it, but I'd like to know the cost of</p> <p>8 bringing the gated communities into</p> <p>9 compliance. I think The Greens is going to be</p> <p>10 astronomical. Harbor Links is going to be</p> <p>11 high.</p> <p>12 MR. ARGUS: Are there safety issues with</p> <p>13 the signage we have now? Why the change in</p> <p>14 requirements?</p> <p>15 MS. STEWART: That is a very subjective</p> <p>16 question. My comment to the local governments</p> <p>17 that are asking for the certification, I'm</p> <p>18 like, did somebody get decapitated by a sign</p> <p>19 being too low? What happened? These are not</p> <p>20 high-speed freeways. You're asking for</p> <p>21 compliance for standards for high-speed</p> <p>22 highways. What -- what's up? And I just kind</p> <p>23 of get a blank look.</p> <p>24 Do I think the signs that are there are</p> <p>25 reasonable? The only thing that I would</p>

<p style="text-align: right;">Page 53</p> <p>1 suggest is long-term as we replace things we 2 replace them to be compliant and that we look 3 at the retro reflectivity. I think maybe some 4 of the signs at night we would want to try to 5 make sure they're reflective enough. But 6 overall these are low-speed subdivision roads. 7 And do they need all these highly regulated 8 standards? My professional opinion is no. 9 Same thing about crosswalks. These are 10 subdivision streets. You should be able to 11 cross the street without a crosswalk, you 12 know. Although people are beginning to drive 13 a little bit more crazy every day, so -- 14 CHAIRMAN RAGUSA: Mr. Ross? 15 MR. ROSS: So that the record is clear, 16 regardless of whether we have this agreement, 17 law enforcement will enforce whatever the 18 applicable laws on roads such as Linebaugh and 19 Countryway? 20 MS. STEWART: Correct. Because they are 21 County-owned roads. 22 MR. ROSS: That's what I wanted to make 23 sure. We're not debating whether we'll have 24 enforcement on, I think what you'd call, a 25 high-speed road or something like that.</p>	<p style="text-align: right;">Agenda Page 18 Page 55</p> <p>1 CHAIRMAN RAGUSA: So we're going to ask 2 staff to confirm whether the directed 3 sheriff's patrol will still patrol behind the 4 gates in the absence of traffic -- what's the 5 name of the contract? 6 MS. McCORMICK: Traffic control 7 jurisdiction agreement. I mean, it seems like 8 they should, because the reason that they're 9 asking for the certification is to know that 10 the signage -- is to certify the signage and 11 the crosswalks, which is what they would be 12 giving tickets based on. It doesn't have 13 anything to do with whether they're patrolling 14 for, you know, unauthorized people or somebody 15 that would be causing mischief behind the 16 gates. 17 MR. ROSS: But to Greg's point, if it's 18 going to come back, we want to know any 19 consequences of the motion whether they're 20 positive or negative, not just the one that 21 you highlighted. 22 CHAIRMAN RAGUSA: Right. 23 MR. CHESNEY: Yeah. So let's just 24 investigate it a little bit more. I think we 25 can figure it out.</p>
<p style="text-align: right;">Page 54</p> <p>1 MS. STEWART: Correct. Correct. 2 MR. CHESNEY: I'd venture to say that 3 the signage when it was put in -- 4 CHAIRMAN RAGUSA: The signage isn't 5 compliant. 6 MR. CHESNEY: Yeah. It's the same 7 signage. 8 MS. STEWART: We have said the same 9 thing; that that is irrelevant because at the 10 end of the day they're looking for someone to 11 certify that they can point the finger to when 12 something goes wrong. 13 CHAIRMAN RAGUSA: Do we have a -- what 14 direction does the board want to go on that? 15 I actually made a motion and I have a second, 16 so let's discuss that, whether we withdraw it 17 or vote on it. 18 MR. CHESNEY: I move to table it, and 19 let's investigate this further. Investigate, 20 exactly. I don't understand the difference on 21 what the contract calls for compared to what 22 we have. I mean, I don't have a strong -- 23 CHAIRMAN RAGUSA: All right. I'll just 24 go ahead and withdraw the motion. 25 MR. CHESNEY: All right.</p>	<p style="text-align: right;">Page 56</p> <p>1 CHAIRMAN RAGUSA: Mr. Mills? 2 MR. MILLS: Thank you. For me a piece 3 of this is back to an original and earlier 4 comment. If there is any data available as to 5 how many tickets they are writing, you know -- 6 CHAIRMAN RAGUSA: One. 7 MR. MILLS: I mean, if there is no 8 tickets being written -- 9 MR. MAYS: Right now they're just 10 writing warnings. Most of the time that's 11 what they have been doing. 12 MR. MILLS: So, you know, if the two can 13 be stand-alone and there is no ticket activity 14 that we're losing out on from enforcement -- 15 from an enforcement standpoint, I don't know 16 that we need to go through a sign exercise. 17 CHAIRMAN RAGUSA: Deputy -- or Corporal 18 Gunderson is on his way, so why don't we table 19 this informally and go to the next topic. 20 MS. STEWART: The good news is Doug has 21 planted some club-rush in the ponds, so 22 we're going to monitor that and -- 23 MR. MAYS: Correct. 24 MS. STEWART: -- hope that the stuff 25 will take off and maybe be a more reasonable</p>

<p style="text-align: right;">Page 57</p> <p>1 option for dealing with our erosion issues</p> <p>2 than the Flexamat. So that's being taken care</p> <p>3 of. That's really all I had.</p> <p>4 MR. MAYS: And we kind of located some</p> <p>5 areas that we can do the rock instead of</p> <p>6 having to do the restoration of the edge with</p> <p>7 the Flexamat, so I think our costs are coming</p> <p>8 down on it a little bit.</p> <p>9 MR. CHESNEY: Where did you plant the</p> <p>10 bushes?</p> <p>11 MR. MAYS: Montague and Linebaugh on</p> <p>12 that corner pond there.</p> <p>13 MR. BARRETT: Where on the pond?</p> <p>14 MR. MAYS: Right on the edge.</p> <p>15 MS. STEWART: The pond slope on the</p> <p>16 perimeter.</p> <p>17 MR. BARRETT: Closest to the sidewalks?</p> <p>18 MR. MAYS: Sidewalk and then on the road</p> <p>19 side.</p> <p>20 MR. BARRETT: I didn't notice.</p> <p>21 MR. MAYS: Because that came -- when it</p> <p>22 came in, the ponds were so high that when they</p> <p>23 planted it, it's underwater and --</p> <p>24 MR. BARRETT: It's in the water. It's</p> <p>25 not on the bank?</p>	<p style="text-align: right;">Agenda Page 19 Page 59</p> <p>1 money to do what you need done every year</p> <p>2 based on your budget that you've got set now.</p> <p>3 But look around and look at it and see what</p> <p>4 I'm talking about.</p> <p>5 CHAIRMAN RAGUSA: Mr. Barrett?</p> <p>6 MR. BARRETT: If I could touch on that.</p> <p>7 My own personal experience, there is a weird</p> <p>8 part of my parcel that actually sits in a</p> <p>9 wetland setback area. And when I was putting</p> <p>10 in a pool, Doug happened to come by because we</p> <p>11 were talking about the conservation and talked</p> <p>12 to me about pulling out some of the invasives.</p> <p>13 And the difference in just the kind of whole</p> <p>14 health of that ecosystem changed dramatically</p> <p>15 by just pulling out these Brazilian peppers,</p> <p>16 which were just smothering the whole thing.</p> <p>17 And it really -- you can see them all along</p> <p>18 the back of Baybridge Park. They are taking</p> <p>19 over everything.</p> <p>20 If you go down that same Montague</p> <p>21 stretch before -- between the pond and</p> <p>22 Westchase Drive, you guys have cut those back,</p> <p>23 but it's almost all this invasive Brazilian</p> <p>24 pepper. And it really looks, when it gets</p> <p>25 really overgrown -- it's the plant that you</p>
<p style="text-align: right;">Page 58</p> <p>1 MR. MAYS: It's right on the edge of the</p> <p>2 water, right. So as it grows it will expand.</p> <p>3 MS. STEWART: I don't know if we talked</p> <p>4 about this either. But one of the things that</p> <p>5 we're noticing universally in communities that</p> <p>6 I work for is that the wetland buffers are</p> <p>7 exploding with nuisance, undesirable</p> <p>8 vegetation. And my fear is, is that as we go</p> <p>9 into a drought -- one day we will convert into</p> <p>10 a drought like we did six, seven years ago --</p> <p>11 that that will be fuel for wildfires. So I'm</p> <p>12 trying to inform my clients to pay attention,</p> <p>13 look to see what I'm talking about; you know,</p> <p>14 when you're walking take a look. You'll see</p> <p>15 the vines. You'll just see all kinds of</p> <p>16 nuisance stuff that's beginning to recruit and</p> <p>17 explode because of the high water elevations</p> <p>18 and the above-average rainfall.</p> <p>19 I am highly recommending -- and I know</p> <p>20 Doug works with the lake management company to</p> <p>21 try to manage that, so you're kind of ahead of</p> <p>22 the curve. But pay attention to what's going</p> <p>23 on so that when you start getting into looking</p> <p>24 at future budgets, that you take a look at</p> <p>25 what needs to happen. And you may have enough</p>	<p style="text-align: right;">Page 60</p> <p>1 pulled out on the side of the Ross building.</p> <p>2 It gets overgrown, it just takes over</p> <p>3 everything. And it's actually, frankly, not</p> <p>4 very attractive and it spreads. And you pull</p> <p>5 it out and three years later the -- it's just</p> <p>6 a totally different, prettier look. So just --</p> <p>7 that's been my personal experience. And I've</p> <p>8 always thought that that would be a great</p> <p>9 project to hand to the local scouts and to</p> <p>10 say, "Have at it," you know.</p> <p>11 MS. STEWART: I'm creating an article,</p> <p>12 too. I'm working on an article to spread</p> <p>13 universally to all my clients so to educate</p> <p>14 residents in this area so that maybe some</p> <p>15 residents will take some of it on themselves,</p> <p>16 because I have a wetland in my backyard, and I</p> <p>17 can't help myself, so --</p> <p>18 CHAIRMAN RAGUSA: The problem with the</p> <p>19 Brazilians is you have to kill them</p> <p>20 appropriately. You not only have to move them</p> <p>21 but you have to poison the root system.</p> <p>22 MR. BARRETT: Right. And he told me the</p> <p>23 chemical.</p> <p>24 CHAIRMAN RAGUSA: Right.</p> <p>25 MR. BARRETT: And it's not that complex</p>

<p style="text-align: right;">Page 61</p> <p>1 a thing. It works. Like we -- when we</p> <p>2 initially started it, we were -- because we</p> <p>3 also took care of the CDD property along that</p> <p>4 area as well. And he was -- I remember early</p> <p>5 on -- I don't know if this chemical will work.</p> <p>6 It worked fabulously.</p> <p>7 CHAIRMAN RAGUSA: After the trees were</p> <p>8 cut out?</p> <p>9 MR. BARRETT: Yes. They cut them down</p> <p>10 to the stump. They cut like cross-sections</p> <p>11 into them, and then they painted them with</p> <p>12 whatever the chemical was. They're gone. And</p> <p>13 I just -- now I just kind of keep my eye out.</p> <p>14 And I recognize them, and so when I see them</p> <p>15 sprouting, because the seeds drop from the</p> <p>16 bark, I just yank that -- like the little</p> <p>17 sapling out, and it just -- if you go through</p> <p>18 and you even look at my property, you can see</p> <p>19 how that looks versus that stretch between the</p> <p>20 pond and Westchase Drive. That's the</p> <p>21 difference of when you pull the Brazilian</p> <p>22 pepper out.</p> <p>23 MS. WHYTE: Sergeant Gunderson.</p> <p>24 CHAIRMAN RAGUSA: Sergeant.</p> <p>25 SGT. GUNDERSON: Yes.</p>	<p style="text-align: right;">Agenda Page 20 Page 63</p> <p>1 MR. CHESNEY: And that's for when -- the</p> <p>2 off-duty sheriff patrol as well; you would not</p> <p>3 issue tickets then?</p> <p>4 SGT. GUNDERSON: No. Because -- I mean,</p> <p>5 you probably have the better verbiage than me.</p> <p>6 But they're not approved through the -- I</p> <p>7 guess they need to be approved by an engineer</p> <p>8 and the county. It's not going to -- we</p> <p>9 rarely write tickets back there, and it's --</p> <p>10 you know, we do get speeding complaints back</p> <p>11 there. The Harbor Links very rarely. I can</p> <p>12 say maybe twice in the last ten years. Harbor</p> <p>13 Links -- or I'm sorry -- The Greens probably</p> <p>14 once or twice a year we get a speeding</p> <p>15 complaint back there.</p> <p>16 But getting this agreement is not going</p> <p>17 to cure the speed. I mean, I think -- you</p> <p>18 know, unless some other, you know -- people</p> <p>19 are always going to speed. It's always going</p> <p>20 to be an issue. But it's not an issue to</p> <p>21 where I think, you know, the agreement is --</p> <p>22 you know, we have to have that. It's just</p> <p>23 another tool for us if we do want to enforce</p> <p>24 traffic; that we have it and we can issue</p> <p>25 citations.</p>
<p style="text-align: right;">Page 62</p> <p>1 MR. CHESNEY: Congratulations.</p> <p>2 SGT. GUNDERSON: Thank you.</p> <p>3 CHAIRMAN RAGUSA: We have a question for</p> <p>4 you.</p> <p>5 SGT. GUNDERSON: Okay.</p> <p>6 CHAIRMAN RAGUSA: The -- what's the name</p> <p>7 of the agreement?</p> <p>8 MS. McCORMICK: So we have the Traffic</p> <p>9 Control Jurisdiction Agreement with -- for The</p> <p>10 Greens and Harbor Links, which is separate and</p> <p>11 apart from the off-duty sheriff's patrol</p> <p>12 agreement. And I think that Traffic Control</p> <p>13 Jurisdiction Agreement is what allows you to</p> <p>14 go back behind the gates and to issue tickets</p> <p>15 if somebody were speeding or, you know,</p> <p>16 violating traffic laws.</p> <p>17 So if they don't go forward with doing</p> <p>18 the Traffic Control Jurisdiction Agreement, my</p> <p>19 understanding is that you would still do your</p> <p>20 regular patrol activities behind The Greens</p> <p>21 and Harbor Links; you just would not be</p> <p>22 issuing tickets back there or warnings. Is</p> <p>23 that right?</p> <p>24 SGT. GUNDERSON: That's correct.</p> <p>25 MS. McCORMICK: Okay.</p>	<p style="text-align: right;">Page 64</p> <p>1 CHAIRMAN RAGUSA: Mr. Ross?</p> <p>2 MR. ROSS: If you don't have the</p> <p>3 agreement, can you still do warnings?</p> <p>4 SGT. GUNDERSON: I'm going to say no,</p> <p>5 that we wouldn't -- knowing that we don't have</p> <p>6 an agreement, then I would say that the stop</p> <p>7 would be -- wouldn't be -- you know, we would</p> <p>8 be making these stops knowing that they're not</p> <p>9 lawful stops. So I wouldn't be comfortable</p> <p>10 making a stop when we don't have an agreement</p> <p>11 in place, unless it's criminal. Unless we see</p> <p>12 a criminal traffic violation, then we could go</p> <p>13 in and enforce that. But those are, you know,</p> <p>14 very far and few between.</p> <p>15 MR. ROSS: I guess times have changed.</p> <p>16 When I was growing up, a policeman might</p> <p>17 actually stop me, knowing he's not going to</p> <p>18 give me a ticket, but just to scare the</p> <p>19 bejeebers out of me if you were doing</p> <p>20 something you shouldn't be doing. You guys</p> <p>21 don't do that anymore?</p> <p>22 SGT. GUNDERSON: Well, I would never</p> <p>23 practice that. But, you know, nowadays, so</p> <p>24 much -- you know, everything --</p> <p>25 MR. ROSS: I was just asking.</p>

<p style="text-align: right;">Page 65</p> <p>1 SGT. GUNDERSON: We're more scrutinized, 2 yeah. 3 CHAIRMAN RAGUSA: You had a lot of that, 4 didn't you? Anything else? Mr. Chesney? 5 MR. CHESNEY: So there is some little 6 kid running around on his minibike. Is that 7 an okay, approved activity by the sheriff's 8 department? 9 SGT. GUNDERSON: Where? I mean, it 10 depends where. 11 CHAIRMAN RAGUSA: Right here. 12 MR. CHESNEY: It's all over. 13 SGT. GUNDERSON: Yeah, no motorized 14 bikes on the -- 15 MR. CHESNEY: On the sidewalks? 16 CHAIRMAN RAGUSA: He'll be back in a 17 couple minutes. 18 MS. WHYTE: There is a kid that runs it 19 up and down my street. He's on one of those 20 little mini things. He's in the middle of the 21 street hauling butt. 22 MR. COLLAZO: What about the golf carts? 23 MR. CHESNEY: Golf carts on the 24 sidewalk? That's a no? A no-no too. 25 SGT. GUNDERSON: That is a no-no.</p>	<p style="text-align: right;">Agenda Page 21 Page 67</p> <p>1 the record about that. 2 MS. WHYTE: We've had it. 3 CHAIRMAN RAGUSA: Anything else? 4 Anything for us? 5 SGT. GUNDERSON: No. 6 CHAIRMAN RAGUSA: Thanks for taking the 7 time to come over here. I appreciate it. 8 SGT. GUNDERSON: You guys have a good 9 week. 10 CHAIRMAN RAGUSA: Thank you. You too. 11 Take care. Anything else, Tonja? 12 MS. STEWART: No. That's it. 13 CHAIRMAN RAGUSA: Thank you. 14 MS. STEWART: You're welcome. 15 MR. ARGUS: Before she goes, we made 16 mention of -- earlier last month we were 17 talking about the lightning protection for 18 some of the equipment. And according to the 19 minutes, we were supposed to get some sort of 20 a report. 21 MS. STEWART: I do not have a report. I 22 thought I heard you say that. I looked at 23 Sonny and I said, "I meant to talk to you 24 about that." And she goes, "Yeah, I meant to 25 talk to you about that." So yes, I will</p>
<p style="text-align: right;">Page 66</p> <p>1 MR. CHESNEY: What about golf carts on 2 the streets? 3 SGT. GUNDERSON: If it's -- well, that's 4 a good question. Golf carts on the sidewalk 5 are only if it's a county-maintained road and 6 the sidewalk is five feet wide. We don't have 7 any county-maintained roads out here, so 8 nothing on the sidewalk. 9 On the street -- don't quote me on this 10 because I would have to review the statute. 11 But I think if it's registered -- 12 MR. CHESNEY: The ones on the street I 13 don't really mind. 14 CHAIRMAN RAGUSA: Some golf carts are 15 street legal. 16 SGT. GUNDERSON: Yeah. 17 MS. WHYTE: If they're tagged. 18 SGT. GUNDERSON: If it's registered. 19 MR. CHESNEY: Quite frankly, I just was 20 curious on that. I'm mostly focused just on 21 the ones on the sidewalk. 22 MS. WHYTE: We have a whole lot of new 23 ones. 24 CHAIRMAN RAGUSA: We should have a whole 25 different discussion with Sgt. Gunderson off</p>	<p style="text-align: right;">Page 68</p> <p>1 e-mail the electrical engineer and get the 2 conversation going, and we'll have a report 3 for you next month. 4 MS. WHYTE: In the meantime, in regards 5 to that -- 6 MR. MAYS: Just so you know, Glenciff 7 Park already has lightning rods combing the 8 bathroom building there, that canopy. They 9 just got three lightning rods on top of it, in 10 case anybody had noticed that. I just noticed 11 it myself. 12 MR. ARGUS: We're putting a new roof on 13 the gazebo. Is that going to have a lightning 14 rod? 15 MR. MAYS: Never has had one. 16 MS. WHYTE: What I did is -- in regards 17 to the discussion we had last month -- and I 18 talked to Tonja briefly on it, but we need to 19 do a little bit more research. I did inquire. 20 Apparently we cannot put any additional stuff 21 on the existing playground as it is now. I 22 called a couple of places, did a little bit of 23 research. And a lot of the county parks in 24 Orlando and other places, Coral Springs and 25 places like that, they're all using this</p>

<p style="text-align: right;">Page 69</p> <p>1 lightning detection system where you have 2 sirens or you have strobe lights. 3 So I talked to one company -- oh, my 4 goodness. 5 MR. MAYS: The name of it? 6 MS. WHYTE: 64 parks in Orlando that are 7 under them. They actually linked us up. Doug 8 and I are getting regular alerts on our phones 9 just to see how it works. They linked us up 10 to see. 11 What they would do is we would put a 12 piece of equipment in each of the parks. It's 13 just a little monitor and it's hooked up to 14 our wi-fi, which we already have. And what it 15 does is it notifies the residents in -- not in 16 the park. But people in the park, if they see 17 the strobe lights -- it's three lights that go 18 like this. Because they have an option of 19 doing it with sirens or doing it with lights. 20 I figured, especially at Glenclyff, 21 probably lights would be better. You could 22 have people on your list that you could send 23 notice that -- like Doug and I are getting -- 24 notices out to that tell you there is 25 lightning within a five-mile radius of your</p>	<p style="text-align: right;">Agenda Page 22 Page 71</p> <p>1 West Park Village into it as well, it's \$2500. 2 That may be an option to give you what you 3 want without having to draw more -- other 4 things. And that would tell people that there 5 is lightning in the park. As a safety reason 6 you would be covered as well, I think. Erin, 7 am I correct? Just, you know, I mean, it's an 8 option for us. And I can certainly give you 9 more information. We're testing it right now. 10 CHAIRMAN RAGUSA: I have two comments. 11 I've seen them at swimming pools, and I've seen 12 the ones that have sirens, and they're 13 terribly unreliable. 14 MS. WHYTE: This is not. 15 CHAIRMAN RAGUSA: Well, to me that 16 system is idiotic. To send an e-mail off or a 17 text off-site doesn't warn the person standing 18 there in the lightning zone. That's why -- if 19 you're going to warn, it's a warning device. 20 You are warning the people in the affected 21 area, Get undercover or get away from metal or 22 -- 23 MS. WHYTE: That's what it would do. At 24 the same time as I get the e-mails, it 25 immediately goes off there.</p>
<p style="text-align: right;">Page 70</p> <p>1 area of your park, so that if you have a 2 soccer player on the field or a coach, that 3 coach would get a warning. Not every parent 4 because that would be just, you know, too 5 much. But the coaches, if you wanted to give 6 the coach the ability for us to link the coach 7 and say, "Hey, coach, be aware that, you know, 8 you've got lightning within five miles." And 9 then the light would flash three times and it 10 would tell people that it's time to get out of 11 the park. 12 He did tell us that actually in New York 13 City they have one in one of their parks, and 14 they took -- they have a fining process; if 15 you're in that park when the sirens goes -- 16 they have the siren -- that there is a 17 thousand-dollar fine if you're found in the 18 park. 19 CHAIRMAN RAGUSA: Only in New York City. 20 MS. WHYTE: Yeah. But that's one of the 21 options. Now, that piece of equipment is 22 \$1700 per park, and it covers -- you can do 23 five-mile, ten-mile radius, whatever. And 24 it's \$1700 per park. It's one year. There is 25 a renewal up to three parks; if we want to put</p>	<p style="text-align: right;">Page 72</p> <p>1 CHAIRMAN RAGUSA: It flashes three 2 lights which looks like lightning. You have 3 to have an audible warning. 4 MS. WHYTE: It's a strobe light. You 5 can certainly do -- if you wanted to do the 6 siren light, the siren sound, that's \$8700. 7 It does the same thing, but it blasts. And 8 you can set it for certain times during the 9 day if you only want to cover the daylight 10 hours. Because could you imagine -- 11 CHAIRMAN RAGUSA: It's 8700 per unit? 12 MS. WHYTE: Per unit. Per unit per 13 park. And that -- but keep in mind, you now 14 have those people in Woodbay and in Glenfield 15 hearing -- you know how much lightning we get. 16 They'd be hearing that continuously during a 17 storm. 18 CHAIRMAN RAGUSA: Every afternoon in the 19 summer. 20 MS. WHYTE: Every afternoon, every 21 Saturday morning, every Sunday. You could set 22 -- I said to them, "I wouldn't want these to 23 go off in the middle of the night." He said, 24 "No, what you can do is you compile a time 25 frame. You know, if your park opens at sun</p>

<p style="text-align: right;">Page 73</p> <p>1 up, so you'd set it for seven o'clock in the</p> <p>2 morning. You close at sundown, that's your</p> <p>3 hours that you have those sirens running."</p> <p>4 Because if they're in the park after the park</p> <p>5 closes, they're trespassing.</p> <p>6 MR. BARRETT: Can you also -- I'm sorry.</p> <p>7 Can you also time it, though, so that there is</p> <p>8 a gap between once it sounds that it can</p> <p>9 remain silent for, say, half an hour to kind</p> <p>10 of avoid the repeated --</p> <p>11 MS. WHYTE: It does a 30-minute</p> <p>12 interval. It tells you how many lightning --</p> <p>13 you know, if the lightning is within a certain</p> <p>14 amount -- and after 30 minutes the computer</p> <p>15 resets itself and there is no more lightning,</p> <p>16 then you get an all clear.</p> <p>17 So it was just something I'm testing</p> <p>18 right now to see if it's an option for the</p> <p>19 community. If it's something you guys would</p> <p>20 like to explore, you know, it can be installed</p> <p>21 at any time if that is something -- but we</p> <p>22 certainly cannot add to the lightning rods to</p> <p>23 the equipment that's already in existence.</p> <p>24 CHAIRMAN RAGUSA: What is the board</p> <p>25 inclined? Any input?</p>	<p style="text-align: right;">Agenda Page 23 Page 75</p> <p>1 West Park Village, the soil that was</p> <p>2 underneath the sod, they excavated that sod.</p> <p>3 They noticed it very mucky to a point where</p> <p>4 they didn't feel comfortable with putting that</p> <p>5 Pour-in-Place material on top of it. So they</p> <p>6 requested an engineer come out to take a soil</p> <p>7 sample, see how deep it was, see what we</p> <p>8 needed to do, see what the appropriate action</p> <p>9 would be to take care of that problem. The</p> <p>10 engineer -- we went ahead and pushed forward</p> <p>11 with that.</p> <p>12 Faulkner Engineering came out at Tonja's</p> <p>13 request, took a soil sample. He suggests that</p> <p>14 we remove an additional four to six inches'</p> <p>15 worth of soil and then put a rock base over</p> <p>16 top of that before we put the material down</p> <p>17 that they put. So we had Bosscraft -- or</p> <p>18 Rep Services go ahead and give us an</p> <p>19 additional proposal for that. So I believe</p> <p>20 the proposal came back to --</p> <p>21 MS. WHYTE: 9,000.</p> <p>22 MR. MAYS: -- about \$9,000 to do that,</p> <p>23 to remove all that soil, put in fresh soil and</p> <p>24 bring in a rock base on top of it to make it a</p> <p>25 more stabilized surface. And it would go</p>
<p style="text-align: right;">Page 74</p> <p>1 MR. ARGUS: I'd like to see the report.</p> <p>2 MR. MILLS: What's that?</p> <p>3 MR. ARGUS: I'd like to see the report</p> <p>4 that they're working on, the results of their</p> <p>5 findings.</p> <p>6 MS. McCORMICK: I wonder if this would</p> <p>7 be anything that our insurer would have any</p> <p>8 input on. Do you think? I mean, I have never</p> <p>9 done any research on this. But, you know, I</p> <p>10 can see issues if it malfunctions and people</p> <p>11 are relying upon it to provide warning.</p> <p>12 MR. MENDENHALL: Pretty much -- you're</p> <p>13 providing something like you're saying that</p> <p>14 somebody is relying on. So if it does</p> <p>15 malfunction, if it doesn't go off and then</p> <p>16 somebody gets injured, I think you'd have some</p> <p>17 liability issues. But we can find out. I can</p> <p>18 ask the insurance company and talk to them</p> <p>19 about it.</p> <p>20 CHAIRMAN RAGUSA: Anything else?</p> <p>21 MS. STEWART: Doug just brought up one</p> <p>22 more item.</p> <p>23 MR. MAYS: I got one more item that</p> <p>24 Tonja might need some -- to put other input</p> <p>25 on. As we were doing the grade work over at</p>	<p style="text-align: right;">Page 76</p> <p>1 through Rep Services. It would just be like</p> <p>2 an addendum or a --</p> <p>3 MS. McCORMICK: So they were just</p> <p>4 testing the stability of the soil? That was</p> <p>5 what they were sampling for?</p> <p>6 MR. MAYS: The condition of it, right.</p> <p>7 See what the conditions are.</p> <p>8 MS. STEWART: What happens, is when they</p> <p>9 built the development, it's very common that</p> <p>10 the unsuitable material -- the most clay</p> <p>11 material that you can't put as a roadway bed</p> <p>12 or for building a house, that stuff will be</p> <p>13 left. So they have to target locations to</p> <p>14 bury that, and it happens to be in any extra</p> <p>15 green space that you have outside of a road or</p> <p>16 a house. So this was green space that was</p> <p>17 left available, so the bad stuff got stuck</p> <p>18 there.</p> <p>19 MR. MAYS: Just to put it in line,</p> <p>20 though, as they were doing it you could --</p> <p>21 that stuff even without the rain wouldn't dry</p> <p>22 out for three days, it was so mucky and so</p> <p>23 muddy. So that's why they -- and then when he</p> <p>24 took his sample, he saw that there was a hard</p> <p>25 base about six inches down -- four to six</p>

<p style="text-align: right;">Page 77</p> <p>1 inches down. So he said that's fine. You can 2 put anything on top of it. It's just that top 3 four to six inches that they put in was not -- 4 CHAIRMAN RAGUSA: In an ordinary 5 construction contract, the contractor is 6 responsible for soil sample and boring. Are 7 you telling me that Rep expects us to pay for 8 this? This is not an unforeseen or 9 unanticipated condition. It's not. They 10 should -- if they're driving columns into that 11 soil, are you telling me that they did no soil 12 sampling? 13 MR. MAYS: No, they did no soil samples. 14 CHAIRMAN RAGUSA: I want to know what 15 the contract says. 16 MS. McCORMICK: I believe we have 17 something in the contract that says that they 18 are responsible for knowing what the 19 conditions of the site are. 20 CHAIRMAN RAGUSA: Yeah, that's typical. 21 Rep Services needs to take care of this, if 22 that's what our contract says. I'm not paying 23 them for their soil condition, the soil 24 condition that they should have detected. 25 They could have put that in the bid. They</p>	<p style="text-align: right;">Agenda Page 24 Page 79</p> <p>1 was paid to do, was to develop the 2 specifications. 3 CHAIRMAN RAGUSA: Mr. Chesney? 4 MR. CHESNEY: Yes. I mean, I agree with 5 you as well. But on the other hand, it was 6 the engineer's recommendation, so then the 7 contractor -- I'll play on the words you said, 8 look for a workable solution. And that would 9 be my -- 10 CHAIRMAN RAGUSA: Mr. Ross? 11 MR. ROSS: I apologize I wasn't here 12 last meeting. I don't remember us talking -- 13 you all talking about this. I just don't see 14 what the workable solution would be. 15 Shouldn't we be very unhappy with this 16 contractor that -- 17 CHAIRMAN RAGUSA: Yes. 18 MR. ROSS: Hasn't there been enough that 19 has gone wrong that -- as I recall, the rep 20 was in here two or three months ago 21 apologizing that they weren't on schedule and 22 weren't performing. 23 MS. WHYTE: That's a different 24 playground. 25 MR. ARGUS: Different playground.</p>
<p style="text-align: right;">Page 78</p> <p>1 should have done that sample or they should 2 have come to us a long time ago. 3 MR. MAYS: Okay. 4 CHAIRMAN RAGUSA: Now, that's not to say 5 I don't think we won't talk to them about 6 working out a workable solution. But for them 7 to come in and say, "It's going to cost you 8 15,000 to put new soil in and compact it and 9 get rock in," that's just unrealistic, and 10 that's why we have contracts. Does anybody 11 disagree with me? 12 MR. MILLS: No. 13 CHAIRMAN RAGUSA: Mr. Ross? 14 MR. ROSS: I agree with you a hundred 15 percent. But I would like Tonja to approve 16 the proposed solution. It doesn't make sense 17 to pay -- for them to pay for a solution that 18 you're going to say that made no sense or was 19 incomplete or inadequate. 20 MS. STEWART: Well, one of the things 21 that I told Doug is -- this is really out of 22 my area of expertise. That's why I'd 23 recommend a geotechnical engineer -- we will 24 get the back-up that we need from the 25 geotechnical engineer. That's part of what he</p>	<p style="text-align: right;">Page 80</p> <p>1 MS. WHYTE: This is West Park Village. 2 This is Rep Services that do West Park 3 Village. They just started grading the soil 4 last -- two Mondays ago. 5 MR. MAYS: Two weeks ago. 6 MR. CHESNEY: I'm saying -- 7 CHAIRMAN RAGUSA: This isn't Glenclyff. 8 MR. CHESNEY: I'm saying I don't want 9 them to -- I want it to be done correctly or I 10 want it to be done better than the minimum 11 standards. 12 MR. ROSS: I'll make one more comment. 13 If this was in -- these projects were in front 14 of your house, your house, your house, your 15 place, we'd be miserable. We'd be miserable. 16 The drive by here -- I just drove by. They're 17 a pig sty. It's a pig sty. And we just 18 should be holding them to a higher standard. 19 And so when you talk about a workable 20 solution, I appreciate the spirit of when you 21 have a surprise you want to come up with a 22 positive result, not one person strong-arming 23 the other. But to some degree they've taken 24 advantage of the situation. I don't mean to 25 complain just to complain.</p>

<p style="text-align: right;">Page 81</p> <p>1 CHAIRMAN RAGUSA: Before we take a 2 formal position, let's have Erin work with 3 Tonja and staff to how we're going to approach 4 them. Because if our contract says that we've 5 made representations and warranties on the 6 condition of the soil, anything like that, 7 then it's a whole different story. I don't 8 think there is -- I remember seeing them. I 9 don't remember that being in there. 10 MR. MAYS: I don't know exactly what's 11 in the contract, and that's why I figured we 12 better bring it to your attention. 13 CHAIRMAN RAGUSA: We can -- let's figure 14 out where we stand from a legal perspective, 15 and then as a board we'll have to make a 16 policy decision whether we're going to 17 strictly enforce them and their performance 18 under the contract. 19 MR. BARRETT: Will that delay the 20 project? 21 MS. WHYTE: Yes. 22 CHAIRMAN RAGUSA: Not in my eyes. 23 MS. WHYTE: It will, because they were 24 ready to -- that's what we're waiting on. 25 CHAIRMAN RAGUSA: They have an</p>	<p style="text-align: right;">Agenda Page 25 Page 83</p> <p>1 MS. WHYTE: Yeah. 2 MR. CHESNEY: So my position on this 3 would be, though, is they have a 4 recommendation of an engineer that -- the 5 words you used were made a suggestion that you 6 scrape it off and replace it with rock, not 7 that -- so they might go: Well, I don't think 8 it needs it. So for me, why jeopardize a 9 couple-hundred-thousand-dollar investment 10 over, you know, \$5,000 of rock or whatever it 11 is. 12 MS. WHYTE: They felt that if the -- if 13 they put the Pour-in-Place on the existing -- 14 you know, the way they normally would finish 15 it, that eventually it would have some 16 buckling -- am I correct? 17 MR. MAYS: Yes. 18 MS. WHYTE: -- and some movement and in 19 five or six years we wouldn't be happy with 20 it. That is why they brought it to us. 21 CHAIRMAN RAGUSA: Well, I think the 22 engineer -- our engineer has to play a role in 23 this. And again, these are expenses that we 24 should not have to incur. But I agree, we 25 need a workable solution with them. We need</p>
<p style="text-align: right;">Page 82</p> <p>1 obligation to -- if Erin comes back to me 2 within 24 hours or 48 hours and says, "Under 3 our contract they're responsible for the soil 4 conditions," they should have tested it, then 5 they're going forward or I'm going to declare 6 them in breach. I think this board will 7 gladly do that. And if they want to fight us, 8 they can fight us. 9 MR. CHESNEY: I know. But my 10 position -- 11 MS. MCCORMICK: Have they been paid 12 anything at this point? 13 MS. WHYTE: Just their 50 percent 14 deposit, which is -- 15 MS. MCCORMICK: They were paid the 50 16 percent? 17 MS. WHYTE: Their 50 percent in their 18 contract. 19 MS. MCCORMICK: When did that happen? 20 MS. WHYTE: This week, because they just 21 got their equipment. That was part of the 22 contract. I read the contract, and it said 50 23 percent. 24 CHAIRMAN RAGUSA: Yeah, it was delivery 25 on site.</p>	<p style="text-align: right;">Page 84</p> <p>1 Tonja to say, "I agree with your proposed 2 course," and then Erin can deal with who is 3 legally responsible. And I don't know if we 4 have rock material we can give them. I don't 5 know what we can do to help or how we can help 6 to defray the cost. But I agree with 7 Mr. Chesney: We want to do it right. 8 And now that they've identified the 9 problem, they're going to have to deal with 10 it. This is not going to go away. They're 11 not going to go in and pour in there. And 12 it's troubling to me that that project is a 13 few months behind, no question. It's not six 14 months behind like Glenciff Park, at least 15 four months behind. 16 MS. WHYTE: They have permit issues. 17 CHAIRMAN RAGUSA: So -- they have -- 18 well, again, permit issue isn't my problem. 19 It's not this board or the community's 20 problem. Permit issue is their problem. 21 Okay? They set a time line, and they're 22 already beyond their contract window. They're 23 beyond the extended window, as is Glenciff 24 Park. 25 So, you know, I want to work with these</p>

<p style="text-align: right;">Page 85</p> <p>1 contractors, I want to get the project</p> <p>2 completed, and I think we as a group want them</p> <p>3 done right. There is no question about that.</p> <p>4 We owe it to the community. They have been</p> <p>5 through a tough ordeal, and hopefully the end</p> <p>6 product will be so great in the long-term that</p> <p>7 they will have forgotten about the</p> <p>8 inconvenience it caused. But I guess we've</p> <p>9 got to put our team to come up with the best</p> <p>10 way of handling this.</p> <p>11 MR. MAYS: Right.</p> <p>12 CHAIRMAN RAGUSA: And that's engineers,</p> <p>13 lawyers and staff.</p> <p>14 MR. MAYS: We just need to know who is</p> <p>15 responsible for taking that soil sample, whose</p> <p>16 responsibility it is. So once we find that</p> <p>17 out, then, you know -- I'm sure it's in the</p> <p>18 contract.</p> <p>19 CHAIRMAN RAGUSA: And yeah, I want a</p> <p>20 geotechnical -- either you or someone from</p> <p>21 your company to say this is the solution.</p> <p>22 MS. STEWART: Yeah, basically what we</p> <p>23 did -- I told Doug, I said, this is a district</p> <p>24 engineering service, okay, so it should be</p> <p>25 paid through district engineering services for</p>	<p style="text-align: right;">Agenda Page 26 Page 87</p> <p>1 engineering. We -- soils engineering is not</p> <p>2 our area of expertise. Okay? So I can't -- I</p> <p>3 don't have the knowledge to evaluate the soil,</p> <p>4 so we basically made a recommendation on</p> <p>5 someone whose area of expertise is</p> <p>6 geotechnical engineering so that they can do</p> <p>7 the testing, make the recommendations and</p> <p>8 provide the specifications for the correction.</p> <p>9 CHAIRMAN RAGUSA: And what's the name of</p> <p>10 that entity?</p> <p>11 MS. STEWART: Faulkner Engineering.</p> <p>12 CHAIRMAN RAGUSA: Oh, okay.</p> <p>13 MS. STEWART: Yeah. So basically what I</p> <p>14 said, since our office doesn't provide that</p> <p>15 service, we need to find that person to do it.</p> <p>16 But it would qualify as being district</p> <p>17 engineering services. Stantec just doesn't</p> <p>18 have that area of expertise.</p> <p>19 MR. BARRETT: But doesn't that speak to</p> <p>20 the whole pond erosion thing?</p> <p>21 CHAIRMAN RAGUSA: I don't know about</p> <p>22 that, but --</p> <p>23 MS. STEWART: But we have experience</p> <p>24 with pond erosion.</p> <p>25 CHAIRMAN RAGUSA: Faulkner Engineering</p>
<p style="text-align: right;">Page 86</p> <p>1 someone -- that since I don't have the area of</p> <p>2 expertise to pay someone to do that, which I</p> <p>3 believe at this point they have done.</p> <p>4 MR. MAYS: Yeah, David Faulkner sent us</p> <p>5 a report today, so I'll forward the report to</p> <p>6 -- he sent it to me, so I'll --</p> <p>7 MS. McCORMICK: But, Tonja, it's in the</p> <p>8 contractor's best interest that you guys sign</p> <p>9 off on whatever the fix is, because --</p> <p>10 MS. STEWART: We'll follow up on it.</p> <p>11 MS. McCORMICK: -- they're not going to</p> <p>12 get paid until you certify the project is</p> <p>13 all --</p> <p>14 MS. STEWART: My certification is going</p> <p>15 to be based on Faulkner's certification.</p> <p>16 That's what will happen.</p> <p>17 MS. McCORMICK: Right. Understood.</p> <p>18 CHAIRMAN RAGUSA: Did anybody else get</p> <p>19 confused by that? Explain the district</p> <p>20 engineering services as opposed to your</p> <p>21 company.</p> <p>22 MS. STEWART: District engineering</p> <p>23 services encompasses just general consulting</p> <p>24 services; survey, landscape. We don't do --</p> <p>25 our area of expertise is not geotechnical</p>	<p style="text-align: right;">Page 88</p> <p>1 is a subcontractor to Stantec.</p> <p>2 MS. STEWART: No. He entered into a</p> <p>3 contract directly with the district. And I</p> <p>4 was telling Doug that that --</p> <p>5 MS. McCORMICK: He did? I didn't know</p> <p>6 about this.</p> <p>7 MR. MAYS: There was a lot -- yeah, we</p> <p>8 just did it last week.</p> <p>9 MS. STEWART: Yeah.</p> <p>10 MR. MAYS: It was kind of a rush thing.</p> <p>11 I didn't know you weren't aware. I apologize</p> <p>12 for that.</p> <p>13 MS. McCORMICK: Yeah, no, I didn't know.</p> <p>14 MR. MAYS: It was kind of a rush thing.</p> <p>15 He sent a proposal. We had to get something</p> <p>16 done. We had to move on the project, so --</p> <p>17 CHAIRMAN RAGUSA: It's Faulkner who</p> <p>18 issued the report?</p> <p>19 MR. MAYS: Yes.</p> <p>20 CHAIRMAN RAGUSA: That's a good</p> <p>21 engineering company.</p> <p>22 MS. STEWART: And what will happen is if</p> <p>23 we need to follow up based on their research,</p> <p>24 their testing and their specifications, we can</p> <p>25 rely on his information to do that.</p>

<p style="text-align: right;">Page 89</p> <p>1 CHAIRMAN RAGUSA: Faulkner Engineering 2 is now the -- apparently now the Westchase 3 Community Development District's geotechnical 4 or geo -- whatever it is -- engineer for this 5 particular project? 6 MS. STEWART: Yes. 7 CHAIRMAN RAGUSA: Can you get Erin that 8 contract? Mr. Ross? 9 MR. ROSS: So who pays Faulkner's bill? 10 Us or you? 11 MS. STEWART: I'm waiting for them to -- 12 we don't have a subconsultant's agreement with 13 them. They have a contract directly with the 14 district. But depending on Erin's review of 15 the contract will probably determine if that's 16 the contractor's problem or something that the 17 district will pay. 18 MR. ROSS: So at a minimum, Stantec is 19 not paying it. You're saying it's either us 20 or the -- 21 MS. STEWART: Correct. 22 MR. MAYS: The contractor. 23 MS. STEWART: And my point to you is: 24 If the district pays for it, which is what I 25 was expecting was going to happen, it comes</p>	<p style="text-align: right;">Agenda Page 27 Page 91</p> <p>1 MS. STEWART: No. We have the 2 experience in dealing with pond erosion. The 3 pond erosion -- think about this. They deal 4 with the dirt, the actual dirt problems 5 themselves. Erosion that's occurring is not 6 related to the dirt. The erosion is related 7 to seasonal fluctuations in the groundwater, 8 the fact that we've had elevated groundwater 9 conditions and it's killing the grass around 10 the perimeter, which happens to be exactly in 11 the zone of the natural ground and the fill, 12 which is the most sensitive part of the pond 13 completely. 14 So that is not a geotechnical -- if you 15 were on the beach and it was beach erosion and 16 you were dealing with erosive soils like that, 17 then yeah, a geotechnical engineer could come 18 in and assist. But there is no reason to 19 deal -- have a specialist come in and deal 20 with the type of pond erosion that you're 21 having. 22 CHAIRMAN RAGUSA: Okay. Now, where were 23 we before we got off that? So again, 24 that's -- I guess we're relying on Faulkner 25 Engineering then for recommendations on the</p>
<p style="text-align: right;">Page 90</p> <p>1 out of the district engineering services, not 2 out of the project. Because if I had the area 3 of expertise, I would have gotten involved in 4 taking care of it. 5 CHAIRMAN RAGUSA: Does Rep Services have 6 a separate consulting engineer for this issue? 7 MR. MAYS: No. Because he's the one 8 that recommended that we call Stantec and find 9 out who they'd recommend. 10 MR. CHESNEY: What's the contractor? 11 Faulkner? 12 CHAIRMAN RAGUSA: Yeah, Faulkner 13 Engineering. But currently we're obligated to 14 pay our consulting engineer, so that's -- that 15 is what it is. If you can get Erin that 16 agreement or proposal or contract, whatever 17 we've committed ourselves to? 18 Yes, sir, Mr. Argus? 19 MR. ARGUS: Changing the subject just 20 slightly, I was thinking along the lines of 21 Chris when he made his comment. Since we're 22 dealing with muck there and I associate muck 23 with the edges of the ponds and erosion, is 24 Faulkner somebody we should be having consult 25 on the ponds, or no?</p>	<p style="text-align: right;">Page 92</p> <p>1 appropriate remedial fix. And our team will 2 have to figure out where we stand from a legal 3 perspective, and we'll have to go back to the 4 Rep Services. Time's of the essence, 5 obviously. We want to keep them moving. 6 What was the estimate of the cost of 7 scraping and replacing the fill material? 8 MS. WHYTE: Just under \$10,000. 9 CHAIRMAN RAGUSA: What's the total 10 amount of their contract? 11 MS. WHYTE: Ninety-seven. 12 CHAIRMAN RAGUSA: 97,000? 13 MS. WHYTE: (Moving head up and down.) 14 MR. MAYS: That's why I wanted Tonja to 15 stick around. 16 CHAIRMAN RAGUSA: Do they have a 17 performance bond on this project? 18 MS. WHYTE: No. 19 CHAIRMAN RAGUSA: Anything else, Tonja? 20 MS. STEWART: No. That's it. 21 CHAIRMAN RAGUSA: Thank you. 22 MS. STEWART: Thank you. 23 MR. CHESNEY: So maybe we should 24 authorize some money for them. 25 MR. MAYS: According to the Rep</p>

<p style="text-align: right;">Page 93</p> <p>1 Services, it's our responsibility, so that</p> <p>2 would be up to Erin to let me know whether it</p> <p>3 is or not. I will stop the company that is</p> <p>4 going to start work on it. I can stop them,</p> <p>5 but --</p> <p>6 MR. CHESNEY: My suggestion would be to</p> <p>7 tentatively authorize the up to \$9,000 or</p> <p>8 whatever.</p> <p>9 MS. WHYTE: Ten.</p> <p>10 MR. CHESNEY: Up to \$10,000.</p> <p>11 MR. MAYS: That was my plan to keep</p> <p>12 things going. But after this meeting, I'm</p> <p>13 kind of nervous about that. But my plan was</p> <p>14 to keep it going and to let the legals handle</p> <p>15 the deal, whether who is paying for what.</p> <p>16 CHAIRMAN RAGUSA: They have a</p> <p>17 contractual obligation to deliver a completed</p> <p>18 project, which means they need to incur the</p> <p>19 expense. If they think we're responsible for</p> <p>20 the \$10,000, then they can sue us for it or</p> <p>21 they can request it and we can decide what</p> <p>22 we're going to do. They have an obligation to</p> <p>23 get the job done. They are foolish if they</p> <p>24 halt this project over this \$10,000 dispute.</p> <p>25 MR. CHESNEY: Well, I'm going to</p>	<p style="text-align: right;">Agenda Page 28 Page 95</p> <p>1 MR. MAYS: It's the (inaudible) --</p> <p>2 MR. CHESNEY: There is differences of</p> <p>3 opinions. Yeah, I mean, they might say, "Well,</p> <p>4 okay. Well" --</p> <p>5 CHAIRMAN RAGUSA: That's why I want to</p> <p>6 hear what Erin has to say.</p> <p>7 MR. CHESNEY: All right. I would like</p> <p>8 to have you involved in that process. And</p> <p>9 just in case you change your mind, would like</p> <p>10 to have you --</p> <p>11 CHAIRMAN RAGUSA: Absolutely.</p> <p>12 MR. CHESNEY: -- have up to \$10,000 of</p> <p>13 authority to deal with the situation. How</p> <p>14 about that?</p> <p>15 CHAIRMAN RAGUSA: I can deal with the</p> <p>16 situation, but I don't want any -- I don't</p> <p>17 want Rep Services reading the public record to</p> <p>18 suggest that we're going to pay the 10,000.</p> <p>19 This lawyer board member is not interested in</p> <p>20 paying for Rep Services' obligation. Now, I</p> <p>21 also want to get the project done. I know</p> <p>22 we're going to -- it's a delicate balancing</p> <p>23 act here.</p> <p>24 But if Erin comes back with a legal</p> <p>25 opinion that says that you've got good</p>
<p style="text-align: right;">Page 94</p> <p>1 respectfully give you another -- I mean, I'm</p> <p>2 going to go back to the other position, is</p> <p>3 that they're going to say, "Okay. Well, you</p> <p>4 know, that was the area we have," and they're</p> <p>5 going to do the --</p> <p>6 CHAIRMAN RAGUSA: Do they want the bad</p> <p>7 publicity that will come from this community?</p> <p>8 That is a company that specializes in</p> <p>9 community development.</p> <p>10 MR. CHESNEY: You won't notice it for</p> <p>11 two years.</p> <p>12 CHAIRMAN RAGUSA: No. They're going to</p> <p>13 notice it when it hits the newspaper the day</p> <p>14 after we declare them in default. That's a</p> <p>15 company that builds infrastructure for</p> <p>16 communities. They can't have --</p> <p>17 MR. CHESNEY: I understand.</p> <p>18 CHAIRMAN RAGUSA: -- a default in</p> <p>19 Westchase on a water feature.</p> <p>20 MR. CHESNEY: I understand what you're</p> <p>21 saying.</p> <p>22 CHAIRMAN RAGUSA: That's not good</p> <p>23 for them.</p> <p>24 MR. CHESNEY: From a business</p> <p>25 perspective they might --</p>	<p style="text-align: right;">Page 96</p> <p>1 contractual language that says that they're</p> <p>2 responsible for knowing their soil conditions</p> <p>3 before they go about their construction</p> <p>4 activities, then they've got a problem. And</p> <p>5 if they've got a lawyer on their end, who is</p> <p>6 going to probably give the same advice -- and</p> <p>7 it's really dangerous for a contractor to play</p> <p>8 Russian roulette by holding up projects.</p> <p>9 That's not good business practice.</p> <p>10 MR. CHESNEY: Okay. Like I said, I'm</p> <p>11 just trying to -- there might be a middle</p> <p>12 ground that they might see that --</p> <p>13 CHAIRMAN RAGUSA: That's why we're going</p> <p>14 to have those discussions with them.</p> <p>15 MR. CHESNEY: -- the soil is fine. We</p> <p>16 have one guy's opinion that he made a</p> <p>17 suggestion that we --</p> <p>18 CHAIRMAN RAGUSA: We can't ignore it</p> <p>19 now. If Faulkner comes back -- if our</p> <p>20 engineers come back and say, "Here's what has</p> <p>21 to be done," then we've got to follow it. We</p> <p>22 have no choice.</p> <p>23 MR. CHESNEY: I'd like to see Faulkner's</p> <p>24 report. Do you have it? Could you e-mail it</p> <p>25 to me?</p>

<p style="text-align: right;">Page 97</p> <p>1 MS. WHYTE: It didn't come to me.</p> <p>2 CHAIRMAN RAGUSA: Please don't take my</p> <p>3 expressed feelings and positioning as the</p> <p>4 board's position. That's the supervisor's</p> <p>5 position. That's the supervisor's position.</p> <p>6 But I think we need to work with them and keep</p> <p>7 this project moving.</p> <p>8 MS. WHYTE: The equipment is on site</p> <p>9 already.</p> <p>10 CHAIRMAN RAGUSA: And I'm not suggesting</p> <p>11 you guys want to draw a line in the sand here.</p> <p>12 I don't think we need to. But, you know, if</p> <p>13 someone's got to take the hard-line approach,</p> <p>14 it will be me. Mr. Ross?</p> <p>15 MR. ROSS: Since I was on the other end</p> <p>16 of the spectrum, I'll expand a little bit. I</p> <p>17 a hundred percent don't believe this is the</p> <p>18 forum to negotiate a resolution. We don't</p> <p>19 have the other folks here. Not just the best</p> <p>20 forum for many reasons.</p> <p>21 What I haven't heard in this discussion</p> <p>22 is why has our contractor not focused on many</p> <p>23 of the other considerations that would be</p> <p>24 normally addressed in this type of situation;</p> <p>25 a higher sense of urgency in getting the</p>	<p style="text-align: right;">Agenda Page 29 Page 99</p> <p>1 park is done to a better than acceptable</p> <p>2 level. Because there is acceptable; you get</p> <p>3 your permit, the job is complete; and then</p> <p>4 there is, hey, this will last ten years, this</p> <p>5 Pour-in-Place, or whatever they call it,</p> <p>6 instead of four years. That's all I'm saying.</p> <p>7 That's a worthwhile investment, \$10,000, to</p> <p>8 make something last an extra five years.</p> <p>9 That's all.</p> <p>10 CHAIRMAN RAGUSA: If this were your</p> <p>11 house, you would not be taking that position.</p> <p>12 MR. CHESNEY: I'm a pushover when it</p> <p>13 comes to my house, so I would pretty much pay</p> <p>14 for it.</p> <p>15 CHAIRMAN RAGUSA: Again, I'm trying to</p> <p>16 keep this train on the tracks. Do you want to</p> <p>17 authorize the board member to work in</p> <p>18 conjunction with the engineer and the counsel</p> <p>19 to get a working solution?</p> <p>20 MR. CHESNEY: Yes, like you. That's</p> <p>21 what I suggested.</p> <p>22 CHAIRMAN RAGUSA: Okay.</p> <p>23 MR. CHESNEY: You're good at this kind</p> <p>24 of stuff.</p> <p>25 CHAIRMAN RAGUSA: Mr. Ross?</p>
<p style="text-align: right;">Page 98</p> <p>1 project timely complete -- well, not timely.</p> <p>2 Just completed; making sure it's properly</p> <p>3 completed, making sure that they have a clean</p> <p>4 work site. I could talk about other things,</p> <p>5 but this is not the place to do that.</p> <p>6 MR. CHESNEY: Yeah.</p> <p>7 MR. ROSS: But I would agree with you a</p> <p>8 hundred percent; I want this project done and</p> <p>9 I want it done correctly. And we should be</p> <p>10 putting pedal to the metal towards that end</p> <p>11 result a hundred percent right there. We just</p> <p>12 might differ a little bit in the shades of how</p> <p>13 to get there.</p> <p>14 MR. CHESNEY: Yeah. I don't want to use</p> <p>15 the words "correctly," because that can</p> <p>16 mean -- I'm saying in such a way that would</p> <p>17 minimize future maintenance or future work.</p> <p>18 And so part of the issues on the -- remember,</p> <p>19 there is two contractors out there. There is</p> <p>20 the one doing the splash pad. I think</p> <p>21 probably a lot of the mess is the splash pads</p> <p>22 contractor, but -- so it's fine. I mean, we</p> <p>23 can go forward. I agree with you in dealing</p> <p>24 with it. And I just want to make sure you</p> <p>25 have the tools necessary to make sure that the</p>	<p style="text-align: right;">Page 100</p> <p>1 MR. ROSS: I'll second your motion if</p> <p>2 it's clear that Mr. Ragusa has the power to</p> <p>3 negotiate all pertinent factors towards</p> <p>4 getting this project completed.</p> <p>5 MR. CHESNEY: Sounds great.</p> <p>6 MR. ROSS: I second it.</p> <p>7 CHAIRMAN RAGUSA: Okay. We have the</p> <p>8 motion under discussion.</p> <p>9 MR. MILLS: The first step is: What</p> <p>10 does the contract say. That's the driver</p> <p>11 behind this whole issue. Right? Because if</p> <p>12 there is language in there that we suspect</p> <p>13 puts this on the contractor, that's one path.</p> <p>14 If it's not in there for whatever reason, the</p> <p>15 remedy is --</p> <p>16 CHAIRMAN RAGUSA: We write a check.</p> <p>17 MR. MILLS: -- on us to fix it to get it</p> <p>18 done. Right?</p> <p>19 CHAIRMAN RAGUSA: Yes. Okay. Can I</p> <p>20 make a suggestion? I hear the motion, I</p> <p>21 understand the motion. Can I suggest that</p> <p>22 Mr. Ross be the representative for that? My</p> <p>23 position is in the record -- my posturing or</p> <p>24 my position is in the record. This is the</p> <p>25 mediator, more so than me.</p>

<p style="text-align: right;">Page 101</p> <p>1 MR. CHESNEY: Sure.</p> <p>2 CHAIRMAN RAGUSA: I think you have the</p> <p>3 better temperament and training to negotiate</p> <p>4 this deal.</p> <p>5 MR. ROSS: You're smarter, you know</p> <p>6 construction law, you're better looking,</p> <p>7 everything. If you don't want to do it, I'll</p> <p>8 be glad to do it.</p> <p>9 CHAIRMAN RAGUSA: It's not that I don't</p> <p>10 want to do it. I think you're probably the</p> <p>11 better demeanor to do it.</p> <p>12 MR. ROSS: Okay. I'm happy to do it.</p> <p>13 CHAIRMAN RAGUSA: Do you want to</p> <p>14 withdraw your motion?</p> <p>15 MR. CHESNEY: How about I amend it to</p> <p>16 give that same authority to Mr. Ross?</p> <p>17 CHAIRMAN RAGUSA: I will second it since</p> <p>18 he can't. Or he in theory could. Any further</p> <p>19 discussion? The motion is to authorize</p> <p>20 Mr. Ross to coordinate with counsel and</p> <p>21 engineer and staff for a working solution to</p> <p>22 the issue with respect to the soil conditions</p> <p>23 at West Park Village with authority up to</p> <p>24 \$10,000 --</p> <p>25 MR. CHESNEY: I would say with whatever</p>	<p style="text-align: right;">Agenda Page 30 Page 103</p> <p>1 project, and then we'll bring back a report to</p> <p>2 the board in November.</p> <p>3 CHAIRMAN RAGUSA: Great. Any questions</p> <p>4 for counsel?</p> <p>5 Field manager's report. Oh, I'm sorry.</p> <p>6 Mr. Argus?</p> <p>7 MR. ARGUS: In talking with Sonny over</p> <p>8 the last few days, I understand there is --</p> <p>9 we're required now to post board packets</p> <p>10 online like a week before the meeting. Is</p> <p>11 that true, or what all is involved in --</p> <p>12 MS. McCORMICK: There were amendments to</p> <p>13 the requirements as to what is supposed to go</p> <p>14 on the district's website, and I believe the</p> <p>15 agenda packages -- I'm not sure about the time</p> <p>16 frame as far as how far in advance.</p> <p>17 MS. WHYTE: Seven days prior to a board</p> <p>18 meeting. Sandra called me and asked me,</p> <p>19 including anything that goes online, including</p> <p>20 anything. So that's engineer's report, any</p> <p>21 kind of --</p> <p>22 MR. MENDENHALL: All the exhibits.</p> <p>23 MS. WHYTE: All the exhibits, everything</p> <p>24 has to go online seven days prior to an</p> <p>25 existing board meeting. So we're going to</p>
<p style="text-align: right;">Page 102</p> <p>1 apparent authority is necessary. Isn't that</p> <p>2 what you were trying to get at?</p> <p>3 CHAIRMAN RAGUSA: Okay. To resolve all</p> <p>4 issues.</p> <p>5 MR. CHESNEY: Yeah.</p> <p>6 MR. MAYS: So we're not slowing down the</p> <p>7 project?</p> <p>8 CHAIRMAN RAGUSA: Try not to. Erin is</p> <p>9 going to have an answer to us shortly. Any</p> <p>10 further discussion? All in favor, please</p> <p>11 raise your hand. That motion passes five to</p> <p>12 nothing.</p> <p>13 Manager's report.</p> <p>14 MR. MENDENHALL: I have nothing</p> <p>15 additional this evening.</p> <p>16 MR. CHESNEY: Fantastic.</p> <p>17 CHAIRMAN RAGUSA: Very good. Counsel?</p> <p>18 MS. McCORMICK: Just an update; that we</p> <p>19 are going to be having a meeting with the</p> <p>20 county staff on the 27th of this month with</p> <p>21 Greg being there --</p> <p>22 MR. CHESNEY: 27th?</p> <p>23 MS. McCORMICK: -- as well. I think</p> <p>24 it's the 27th. To talk about the possibility</p> <p>25 of going forward with the road repaving</p>	<p style="text-align: right;">Page 104</p> <p>1 have to move our field office report up next</p> <p>2 month.</p> <p>3 MR. ARGUS: So my -- raises questions in</p> <p>4 my mind. If Tonja gives her report three days</p> <p>5 late, does that mean we don't get it for this</p> <p>6 board meeting? We have to tell her at the</p> <p>7 next meeting? What are our obligations on</p> <p>8 those?</p> <p>9 MS. McCORMICK: I need to look at that,</p> <p>10 because maybe you have it. You can deal with</p> <p>11 that already.</p> <p>12 MR. MENDENHALL: I have a little bit of</p> <p>13 experience with that. Typically at least the</p> <p>14 stance that I've seen that's been taken is</p> <p>15 anything that's going to be on the agenda,</p> <p>16 exhibit or otherwise, has to be that week</p> <p>17 ahead of time. And if it's not, then at least</p> <p>18 where I've seen it in practice, it's pushed</p> <p>19 off to the next meeting, so -- because the</p> <p>20 idea is, you know, basically folks are</p> <p>21 supposed to go look at stuff ahead of time,</p> <p>22 see if something interests them and then come</p> <p>23 to the meeting. If something is handed out at</p> <p>24 a meeting, it hasn't had that vetting to the</p> <p>25 public, so that's the idea.</p>

<p style="text-align: right;">Page 105</p> <p>1 Now, legally I don't know if that's the</p> <p>2 way it has to go. But at least, like I said,</p> <p>3 that's the stance I've seen many districts</p> <p>4 take.</p> <p>5 MR. CHESNEY: Are there penalties for</p> <p>6 not --</p> <p>7 MR. MENDENHALL: No penalties that I'm</p> <p>8 aware of.</p> <p>9 MR. ARGUS: And this is Florida statute?</p> <p>10 MR. MENDENHALL: Well, once again, I</p> <p>11 can't speak to the statute. I can just tell</p> <p>12 you the guidance I've seen given and the</p> <p>13 stance I've seen taken by CDD's, you know, to</p> <p>14 not run any risk of anybody getting upset or,</p> <p>15 you know --</p> <p>16 MS. McCORMICK: I mean, I guess the</p> <p>17 ultimate risk would be that somebody said that</p> <p>18 it wasn't adopted in accordance with the</p> <p>19 statutory requirements and said that if the</p> <p>20 board approved something without having</p> <p>21 provided proper notice, then somebody would</p> <p>22 question whether it was validly approved.</p> <p>23 MR. MENDENHALL: Right. Because we used</p> <p>24 to have a number of districts that were pretty</p> <p>25 regular at changing the agenda on the fly a</p>	<p style="text-align: right;">Agenda Page 31 Page 107</p> <p>1 MR. MENDENHALL: The -- I'm trying to</p> <p>2 remember the exact date the law changed. But</p> <p>3 the -- the statute for -- there was the -- I</p> <p>4 guess the first phase of the statute was to</p> <p>5 have the website, and it listed out the</p> <p>6 various documents that you had to have there.</p> <p>7 And then this is, I guess I would call, a</p> <p>8 secondary which talks about these time lines</p> <p>9 basically.</p> <p>10 MS. WHYTE: According to Sandra, it</p> <p>11 would have to be up and posted. The first</p> <p>12 official date was October 1.</p> <p>13 MS. McCORMICK: That makes sense.</p> <p>14 MR. ARGUS: Okay.</p> <p>15 CHAIRMAN RAGUSA: But it applies to</p> <p>16 written reports or submittals.</p> <p>17 MS. WHYTE: Anything that we do that</p> <p>18 goes in the agenda packet. So in other words,</p> <p>19 field office reports -- unless we bring our</p> <p>20 report just to you verbally, I guess that</p> <p>21 wouldn't --</p> <p>22 MR. MENDENHALL: That would probably --</p> <p>23 I would think that would be okay.</p> <p>24 MS. WHYTE: That would eliminate that,</p> <p>25 so we could do that. That's an option. But</p>
<p style="text-align: right;">Page 106</p> <p>1 day or two before the meeting, walk in and</p> <p>2 hand out a new agenda. And pretty much all of</p> <p>3 them have stopped that for this reason.</p> <p>4 CHAIRMAN RAGUSA: Mr. Ross?</p> <p>5 MR. ROSS: Does that mean if a resident</p> <p>6 appears, raises an issue, we think it's a</p> <p>7 great idea and we want to move on it, we can't</p> <p>8 move on it in that particular meeting?</p> <p>9 MS. McCORMICK: I would say no, it</p> <p>10 doesn't mean that. I mean, if they are</p> <p>11 providing -- if --</p> <p>12 MR. MENDENHALL: It's more providing</p> <p>13 documents.</p> <p>14 MS. McCORMICK: Yeah. If we have it on</p> <p>15 the agenda --</p> <p>16 CHAIRMAN RAGUSA: It's written material.</p> <p>17 MS. McCORMICK: -- that there is going</p> <p>18 to be opportunity for audience comments, then</p> <p>19 you can always, as issues come up during</p> <p>20 discussion, make a motion on how to address</p> <p>21 it.</p> <p>22 CHAIRMAN RAGUSA: Mr. Argus?</p> <p>23 MR. ARGUS: So based on what you just</p> <p>24 said, you've known about this for several</p> <p>25 months? It's an ongoing process?</p>	<p style="text-align: right;">Page 108</p> <p>1 anything that we write on our -- that we send</p> <p>2 to our board of supervisors, anything she set</p> <p>3 had to be uploaded seven days prior to. And</p> <p>4 she actually wants us to send it to her so</p> <p>5 that it can be uploaded with the full agenda</p> <p>6 packet, not a separate line item. And that's</p> <p>7 how it loaded up on to the website, which is</p> <p>8 what I did this --</p> <p>9 CHAIRMAN RAGUSA: I did not get a field</p> <p>10 office report.</p> <p>11 MS. WHYTE: It's on the agenda packet.</p> <p>12 It's there. It's one of those link things.</p> <p>13 They're in there.</p> <p>14 MR. ARGUS: Not in what I'm looking at.</p> <p>15 MS. WHYTE: It's part of that new thing</p> <p>16 that Dropbox has, because I did exactly the</p> <p>17 same today with the OLM report.</p> <p>18 CHAIRMAN RAGUSA: I didn't get an OLM</p> <p>19 report.</p> <p>20 MS. WHYTE: You didn't. But he did and</p> <p>21 Brian did. And it's in there. It's on</p> <p>22 Dropbox.</p> <p>23 MR. MILLS: It's in Dropbox, not in</p> <p>24 e-mail.</p> <p>25 MS. WHYTE: No.</p>

<p style="text-align: right;">Page 109</p> <p>1 CHAIRMAN RAGUSA: No, that's where I'm</p> <p>2 in.</p> <p>3 MS. WHYTE: No. Let me ask you. If I</p> <p>4 send --</p> <p>5 MR. ARGUS: Dropbox, that's where I'm</p> <p>6 at.</p> <p>7 MS. WHYTE: Is there a way that if I</p> <p>8 send the e-mails to the voting members rather</p> <p>9 than putting it on Dropbox?</p> <p>10 MR. ARGUS: Voting members?</p> <p>11 MR. CHESNEY: What's the problem? I</p> <p>12 have the OLM report.</p> <p>13 MS. WHYTE: Board members. It's the</p> <p>14 board members. If I send you e-mails to the</p> <p>15 board members, is that the same thing?</p> <p>16 MR. MENDENHALL: You can distribute it</p> <p>17 that way as well or that way in place of,</p> <p>18 sure. That's really whatever the preference</p> <p>19 is. The idea was, you know, Dropbox would be</p> <p>20 one spot where everybody could feed stuff in.</p> <p>21 Now, I know at least at a time folks were</p> <p>22 setting up their own Dropboxes and then, you</p> <p>23 know, grabbing information and pulling it down</p> <p>24 to their personal -- not personal but their</p> <p>25 district Dropbox. I don't know if maybe</p>	<p style="text-align: right;">Agenda Page 32 Page 111</p> <p>1 MR. CHESNEY: "CDD Meetings" --</p> <p>2 MS. WHYTE: The recording secretary does</p> <p>3 that.</p> <p>4 MR. CHESNEY: -- and then "10-4-16."</p> <p>5 CHAIRMAN RAGUSA: Where is my "CDD</p> <p>6 Meetings"?</p> <p>7 MR. CHESNEY: Hold on. Let me just look</p> <p>8 at mine.</p> <p>9 MS. WHYTE: And mine usually go in</p> <p>10 files.</p> <p>11 MR. CHESNEY: So I have -- yeah, go</p> <p>12 down. He doesn't have one that says "CDD</p> <p>13 Meetings." Why is that?</p> <p>14 CHAIRMAN RAGUSA: I don't have one that</p> <p>15 says "OLM" either.</p> <p>16 MR. CHESNEY: I don't know.</p> <p>17 CHAIRMAN RAGUSA: Here's my agenda</p> <p>18 sheet.</p> <p>19 MR. CHESNEY: Yeah, no, yours is</p> <p>20 different than ours. Is yours the same?</p> <p>21 MR. MENDENHALL: Is everybody going to</p> <p>22 the same Dropbox account? That's --</p> <p>23 CHAIRMAN RAGUSA: I go to the Dropbox</p> <p>24 the e-mail links me to.</p> <p>25 MR. MENDENHALL: Okay. Got you. So</p>
<p style="text-align: right;">Page 110</p> <p>1 that's caused some of the -- you know, some</p> <p>2 people have it, some people don't. But the --</p> <p>3 we'll call it the official Dropbox, the</p> <p>4 Westchase one is where it should reside. So</p> <p>5 if you go into that, it should be there. At</p> <p>6 least when I go out it's there.</p> <p>7 MR. CHESNEY: Are we talking about the</p> <p>8 OLM report? Is that what you're asking?</p> <p>9 MR. MENDENHALL: I think we're talking</p> <p>10 about OLM and there was the field office</p> <p>11 report as well.</p> <p>12 MR. CHESNEY: Yeah, mine is there.</p> <p>13 CHAIRMAN RAGUSA: Whoever is loading the</p> <p>14 captions of the Dropbox, put the date first.</p> <p>15 MS. WHYTE: I did exactly as --</p> <p>16 MR. MENDENHALL: So that it sorts.</p> <p>17 CHAIRMAN RAGUSA: I don't have an OLM</p> <p>18 report, unless I'm not seeing this correctly.</p> <p>19 I don't have the OLM report. I only have the</p> <p>20 minimal report from this one that has the</p> <p>21 transcript from the last meeting. It's got</p> <p>22 the one page -- it actually has two</p> <p>23 one-pages --</p> <p>24 MR. CHESNEY: It's under "CDD Meetings."</p> <p>25 MS. WHYTE: I don't upload theirs.</p>	<p style="text-align: right;">Page 112</p> <p>1 yeah, you should be in the right --</p> <p>2 CHAIRMAN RAGUSA: I only have one</p> <p>3 Dropbox account.</p> <p>4 MR. CHESNEY: I was going to say another</p> <p>5 way to do this is you could put a link to this</p> <p>6 folder on the website and then it all had been</p> <p>7 in there, all the CDD meetings on the Dropbox</p> <p>8 folder. That's what we do at church. We just</p> <p>9 have a Dropbox folder and it has all the</p> <p>10 documents in there.</p> <p>11 MR. ARGUS: Anybody then could edit any</p> <p>12 of that?</p> <p>13 MR. CHESNEY: No. We just -- it's read</p> <p>14 only. They can download it so everyone can</p> <p>15 see how much money we have at church, but it's</p> <p>16 not like we put anything -- I don't know that</p> <p>17 I would do that necessarily because you have</p> <p>18 to think about it before you do that, like</p> <p>19 what's in our agenda package, you know. Do we</p> <p>20 have copies of checks in there?</p> <p>21 CHAIRMAN RAGUSA: Well, that's a good</p> <p>22 question. Under the new statute can you</p> <p>23 link --</p> <p>24 MS. WHYTE: I don't know.</p> <p>25 CHAIRMAN RAGUSA: -- link the agenda to</p>

<p style="text-align: right;">Page 113</p> <p>1 an off-site like a Dropbox?</p> <p>2 MR. MENDENHALL: At least from what I've</p> <p>3 seen and heard, you have to have it on --</p> <p>4 actually residing on your website, because</p> <p>5 previously we had a lot of districts that had</p> <p>6 some of their stuff piggy-backing off of HOA</p> <p>7 websites and that sort of thing. And at least</p> <p>8 from what I've seen, you have to have your own</p> <p>9 specifically designated website.</p> <p>10 MR. CHESNEY: Yeah. Well, this is on</p> <p>11 the website. It's a folder that links</p> <p>12 directly to --</p> <p>13 MR. MENDENHALL: Yeah, it's going back</p> <p>14 to the website, yeah.</p> <p>15 CHAIRMAN RAGUSA: What is on the field</p> <p>16 manager's report? Do you have it?</p> <p>17 MR. CHESNEY: Yeah.</p> <p>18 MS. WHYTE: Does somebody have it?</p> <p>19 Because I don't. It just says that it has the</p> <p>20 spreadsheet with the final numbers or the</p> <p>21 present numbers as of now. It just gives you</p> <p>22 the discussion of the 25th anniversary. It</p> <p>23 gives you the prices for the banners, which</p> <p>24 I've already given to you. The actual wading</p> <p>25 fountain is about 95 percent complete. West</p>	<p style="text-align: right;">Agenda Page 33 Page 115</p> <p>1 grading is going to be in process, so we're</p> <p>2 moving along there.</p> <p>3 MR. MAYS: Building of the old parking</p> <p>4 lot will be --</p> <p>5 MS. WHYTE: Wednesday?</p> <p>6 MR. MAYS: -- this week, this Thursday,</p> <p>7 Friday, so that's going along.</p> <p>8 MS. WHYTE: That's all that's in our</p> <p>9 report. And then of course the financials.</p> <p>10 I'll resend it to you, Mark.</p> <p>11 MR. CHESNEY: Do we do positive pay with</p> <p>12 the bank, Andy?</p> <p>13 MR. MENDENHALL: I'm not sure offhand.</p> <p>14 MR. CHESNEY: Okay. Can you check and</p> <p>15 just send me an e-mail with that?</p> <p>16 MR. MENDENHALL: Yeah. Sure.</p> <p>17 CHAIRMAN RAGUSA: What is that?</p> <p>18 MR. MENDENHALL: Positive pay is they</p> <p>19 submit to the bank what all the checks should</p> <p>20 be, so the only checks that get paid are</p> <p>21 stuff that's in the register ahead of time.</p> <p>22 MR. CHESNEY: That's been registered.</p> <p>23 MR. MENDENHALL: Yeah. Yeah, we can</p> <p>24 find out. I'm not sure offhand.</p> <p>25 MR. MAYS: So really that's pretty much</p>
<p style="text-align: right;">Page 114</p> <p>1 Park Village grading has started. Equipment</p> <p>2 has been delivered. Cameras have been</p> <p>3 installed in West Park Village. West Park</p> <p>4 Village requires additional crushed concrete,</p> <p>5 which we already discussed, due to organic</p> <p>6 matter. Glenclyff Park drainage is being</p> <p>7 worked on now. Glenclyff equipment is</p> <p>8 installed. Canopy posts are up at Glenclyff</p> <p>9 Park. Cameras have been installed at</p> <p>10 Glenclyff. The basketball courts have been</p> <p>11 poured, which means the asphalt is down. All</p> <p>12 of the soccer -- all of the sod is done.</p> <p>13 MR. MAYS: All the bermuda.</p> <p>14 MS. WHYTE: And the basketball court has</p> <p>15 been demolished and it has -- Doug?</p> <p>16 MR. MAYS: Has been cut out to the</p> <p>17 patterns that we discussed.</p> <p>18 MS. WHYTE: Yeah. And there are going</p> <p>19 to be two sets of either a Hopscotch and Four</p> <p>20 Square on one side, so that will be part of</p> <p>21 the walkway. So everything is really, really</p> <p>22 moving. The dirt has been moved --</p> <p>23 MR. MAYS: Uh-huh.</p> <p>24 MS. WHYTE: -- my understanding. The</p> <p>25 rest of the dirt is being put where the</p>	<p style="text-align: right;">Page 116</p> <p>1 our report.</p> <p>2 CHAIRMAN RAGUSA: We went over most of</p> <p>3 it.</p> <p>4 MR. MAYS: Yes. Unless there is any</p> <p>5 questions off of it.</p> <p>6 CHAIRMAN RAGUSA: Carried then.</p> <p>7 Audience comments. Mr. Collazo?</p> <p>8 MR. COLLAZO: Thank you. Ruben Collazo,</p> <p>9 president of the Westchase Community</p> <p>10 Association. I wanted to give you an update</p> <p>11 on the development over at David Weekley.</p> <p>12 David Weekley intends to apply for membership</p> <p>13 in the Westchase Community Association. We</p> <p>14 have tentatively scheduled two notice</p> <p>15 meetings: November 15th and December 13th.</p> <p>16 On November 15th they will make a formal</p> <p>17 presentation to the voting members. On</p> <p>18 December 13th they will vote on the annexation</p> <p>19 of the property. So that vote will take place</p> <p>20 on 12/13.</p> <p>21 Obviously I can't predict what the</p> <p>22 outcome of the vote will be, but 75 percent of</p> <p>23 the membership is required to vote in the</p> <p>24 affirmative. And I don't know at what point</p> <p>25 they become a member of the CDD, but I know</p>

<p style="text-align: right;">Page 117</p> <p>1 Andy is already working on that.</p> <p>2 CHAIRMAN RAGUSA: 75 percent of the</p> <p>3 actual membership has to vote?</p> <p>4 MR. COLLAZO: 75 percent of the units</p> <p>5 have to vote in favor, that's correct. So we</p> <p>6 have --</p> <p>7 CHAIRMAN RAGUSA: If 50 percent show up</p> <p>8 they can't pass?</p> <p>9 MR. COLLAZO: That's right.</p> <p>10 MR. ARGUS: Of the voting members.</p> <p>11 Votes represented by the voting members. It's</p> <p>12 the voting members that vote.</p> <p>13 MR. COLLAZO: There are 3,473 units in</p> <p>14 Westchase. We need 75 percent of those to</p> <p>15 vote in the affirmative to accept the</p> <p>16 annexation. We never had a problem with</p> <p>17 quorum. We always have a quorum, and we</p> <p>18 usually almost always have 75 percent show up,</p> <p>19 so I don't see that being a problem.</p> <p>20 MR. BARRETT: But as cast by voting</p> <p>21 members as opposed to --</p> <p>22 CHAIRMAN RAGUSA: Correct.</p> <p>23 MR. BARRETT: -- paper ballots per --</p> <p>24 MR. COLLAZO: Oh, yes. As cast by</p> <p>25 voting members representing the units, yes.</p>	<p style="text-align: right;">Agenda Page 34 Page 119</p> <p>1 matter, not a board matter. I will say this:</p> <p>2 The meetings and the interactions that we've</p> <p>3 had with David Weekley have gone remarkably</p> <p>4 well, so I don't see any major obstacles to</p> <p>5 it. But, you know, I don't cast the votes.</p> <p>6 The voting members do.</p> <p>7 CHAIRMAN RAGUSA: I thought you were</p> <p>8 still a VM.</p> <p>9 MR. COLLAZO: I am. That's only 235</p> <p>10 votes.</p> <p>11 CHAIRMAN RAGUSA: It's still 235 votes.</p> <p>12 Okay. Anything else from the audience?</p> <p>13 MR. COLLAZO: No. That's all. Thank</p> <p>14 you.</p> <p>15 CHAIRMAN RAGUSA: Supervisor requests or</p> <p>16 comments? I'll start with Mr. Ross.</p> <p>17 MR. ROSS: First of all, let me</p> <p>18 apologize again for missing last month's</p> <p>19 meeting. You all's time is valuable. It's</p> <p>20 the first meeting I missed, and I felt</p> <p>21 horrible about missing it and messing up you</p> <p>22 all's quorum. Moreover, it means we have to</p> <p>23 go backwards with regard to the issue I want</p> <p>24 to raise.</p> <p>25 I was reading the minutes and saw that</p>
<p style="text-align: right;">Page 118</p> <p>1 MR. CHESNEY: And the property is</p> <p>2 already in the CDD.</p> <p>3 MR. COLLAZO: Are they?</p> <p>4 CHAIRMAN RAGUSA: Yes. Well, is there</p> <p>5 any opposition to the WCA, the effort to have</p> <p>6 them join the WCA?</p> <p>7 MR. COLLAZO: I have not heard any.</p> <p>8 But, you know, that is yet to be determined,</p> <p>9 obviously.</p> <p>10 CHAIRMAN RAGUSA: I take it at least one</p> <p>11 supervisor will be at that meeting?</p> <p>12 MR. CHESNEY: You.</p> <p>13 MR. ROSS: Oh.</p> <p>14 CHAIRMAN RAGUSA: Are you still on the</p> <p>15 board?</p> <p>16 MR. ROSS: This is the first I've heard</p> <p>17 of the meetings. I didn't even know. I don't</p> <p>18 have them on my calendar.</p> <p>19 CHAIRMAN RAGUSA: Are you on the WCA</p> <p>20 board?</p> <p>21 MR. ROSS: I'm on the WCA board.</p> <p>22 MR. ARGUS: But it's a voting member</p> <p>23 meeting that he's talking about, not a board</p> <p>24 --</p> <p>25 MR. COLLAZO: This is a voting member</p>	<p style="text-align: right;">Page 120</p> <p>1 Tonja was estimating we might incur \$5 million</p> <p>2 in costs in dealing with pond erosion. In my</p> <p>3 experience, if we had a contractor come to us</p> <p>4 and say, after however many years dealing with</p> <p>5 an issue, "Oh, by the way, you may have</p> <p>6 another \$5 million exposure," most of my</p> <p>7 business would be saying, "We're getting a</p> <p>8 second opinion."</p> <p>9 And I didn't see that referenced in the</p> <p>10 discussion last month. And I wanted to throw</p> <p>11 that out to the board, whether it was</p> <p>12 appropriate to get a second opinion; in no way</p> <p>13 commenting on the strengths or talents of</p> <p>14 Tonja and her company but, rather, just does</p> <p>15 it make sense to get a second opinion or have</p> <p>16 another set of eyes look at the issues?</p> <p>17 CHAIRMAN RAGUSA: Good point. I --</p> <p>18 first of all, I don't remember her saying</p> <p>19 we've got to spend \$5 million. I think we</p> <p>20 talked about a potential high side. We also</p> <p>21 heard some today that the anticipated cost</p> <p>22 will be less. But, you know, ultimately if a</p> <p>23 recommendation comes in for a</p> <p>24 multi-million-dollar expense, I think it would</p> <p>25 be prudent to get another professional's</p>

<p style="text-align: right;">Page 121</p> <p>1 opinion.</p> <p>2 MR. ROSS: And if that was the case,</p> <p>3 wouldn't it be prudent for us to do it sooner</p> <p>4 rather than later, meaning be ahead of the</p> <p>5 curve? And I say that in the context -- I was</p> <p>6 reading again in the minutes and it looked</p> <p>7 like there were about -- I may be wrong on the</p> <p>8 exact number -- about seven or so homes that</p> <p>9 had already gone too far past, and I guess ten</p> <p>10 to 20 feet of their back yards had already</p> <p>11 been eaten up by the erosion.</p> <p>12 I think we're better off to act ahead of</p> <p>13 the problem instead of waiting till the</p> <p>14 problem rears its ugly head or rears it</p> <p>15 further, I guess, and we are looking at a</p> <p>16 multimillion-dollar solution.</p> <p>17 CHAIRMAN RAGUSA: Would you have a</p> <p>18 recommendation?</p> <p>19 MR. ROSS: I don't know anything about</p> <p>20 engineers who specialize in that field. My</p> <p>21 recommendation is that we go get a second</p> <p>22 opinion.</p> <p>23 MR. CHESNEY: Just on that topic, or we</p> <p>24 interview engineers in general?</p> <p>25 MR. ROSS: Again, I don't know that</p>	<p style="text-align: right;">Agenda Page 35 Page 123</p> <p>1 as to how much it might cost to address the</p> <p>2 issues.</p> <p>3 And all that being said, I would add to</p> <p>4 it: I think part of the issue is more than</p> <p>5 just let's throw money at it. I think part of</p> <p>6 it is we have to engage in some sort of</p> <p>7 significant educational process for our</p> <p>8 residents; why is it that we're experiencing</p> <p>9 this behind certain homes? Are they not</p> <p>10 maintaining their homes? Are they ripping up</p> <p>11 the vegetation that we're planting, which</p> <p>12 we've heard anecdotes about? Are they somehow</p> <p>13 diverting the stormwater run-off from their</p> <p>14 properties that's affecting it?</p> <p>15 Again, it's way out of my bailiwick.</p> <p>16 But to the extent there is things that our</p> <p>17 property owners who have property adjacent to</p> <p>18 the water are engaging in some behavior that's</p> <p>19 adversely affecting the circumstances, we</p> <p>20 should be educating them. But right now my</p> <p>21 main focus is: Let's get someone else to come</p> <p>22 in and talk to us.</p> <p>23 CHAIRMAN RAGUSA: At this stage, knowing</p> <p>24 that we don't have a hard proposal or a cost,</p> <p>25 or would you --</p>
<p style="text-align: right;">Page 122</p> <p>1 area, so I'm a little bit thrown off.</p> <p>2 MR. CHESNEY: Because, I mean, I would</p> <p>3 like -- and maybe this is somewhat premature</p> <p>4 because I'm mildly interested in the contract</p> <p>5 on The Greens' roadway. Like I'm still</p> <p>6 struggling with that, how all of a sudden --</p> <p>7 we've had this thing for ten years; all of a</p> <p>8 sudden I can't sign off on this, so something</p> <p>9 had to have either changed or -- I mean,</p> <p>10 something had to have changed, whether it be a</p> <p>11 cultural thing at that engineering firm or</p> <p>12 something in the contract changed.</p> <p>13 MR. ROSS: And I understand your point.</p> <p>14 As to this immediate issue that I'm talking</p> <p>15 about, if I owned a large residential</p> <p>16 development and one of my third-party vendors</p> <p>17 came to me and said, "You may have an</p> <p>18 additional \$5 million exposure," I'd probably</p> <p>19 be starting from scratch. I'd be saying,</p> <p>20 "Again, respect your opinion. Thank you so</p> <p>21 much. Not saying you're right or wrong, but</p> <p>22 let me have someone come in and look at the</p> <p>23 property, look at the exact problem." And as</p> <p>24 part of that, if they agree there is a</p> <p>25 problem, what is their guesstimate or thought</p>	<p style="text-align: right;">Page 124</p> <p>1 MR. ROSS: That's what I'd be in favor</p> <p>2 of, because it would additionally be: Do you</p> <p>3 agree that this is a severe problem, or do you</p> <p>4 agree we're looking at this correctly? Do you</p> <p>5 agree the initial ideas that we're talking</p> <p>6 about to address it is the right approach?</p> <p>7 Anything that would validate Tonja's advice.</p> <p>8 And again, I want to emphasize to</p> <p>9 anybody reporting this, I'm not making any</p> <p>10 negative comments about Stantec. I just -- if</p> <p>11 I went to one of my clients and said, "By the</p> <p>12 way, you may have a \$5 million exposure,"</p> <p>13 they'd say, "Brian, we're going to talk to</p> <p>14 another lawyer just in case." And I get that;</p> <p>15 it's prudent.</p> <p>16 So I feel like I'm not able to</p> <p>17 specifically address whatever is going on in</p> <p>18 your mind, same with Greg. I just think we</p> <p>19 ought to be looking at getting somebody else</p> <p>20 in here to talk to us.</p> <p>21 CHAIRMAN RAGUSA: Well, do you want to</p> <p>22 put that on next month's agenda?</p> <p>23 MR. ROSS: If that's the appropriate way</p> <p>24 to do it. And again, I apologize I wasn't</p> <p>25 here last month. I would have raised it last</p>

<p style="text-align: right;">Page 125</p> <p>1 month, but I wouldn't even know how to start. 2 I don't know what companies in the Tampa Bay 3 area specialize in this or claim to specialize 4 in it. I'm sure Erin has dealt with some 5 people. I've dealt with people, but I don't 6 know who's high -- you know, the top-notch 7 companies. 8 CHAIRMAN RAGUSA: Why don't we put that 9 on the November agenda. 10 MR. MENDENHALL: For a discussion or to 11 actually -- 12 CHAIRMAN RAGUSA: For discussion. But I 13 think in advance it would be prudent for 14 management -- 15 MR. MENDENHALL: I can tell you some 16 engineering companies. That's no problem. 17 CHAIRMAN RAGUSA: I don't want to do 18 this as a non-agenda item with Tonja not here. 19 MR. ROSS: That's fine. 20 CHAIRMAN RAGUSA: I think for 21 appearances it's better to have her present in 22 part of that discussion. I think she'll agree 23 with your mindset. But I think we should 24 identify potential -- 25 MR. MENDENHALL: Sure.</p>	<p style="text-align: right;">Agenda Page 36 Page 127</p> <p>1 come like that. It hasn't -- 2 CHAIRMAN RAGUSA: I think the transcript 3 reads differently than what we had live, 4 because I did not walk out of that meeting 5 thinking we had a \$5 million tab coming. 6 MS. McCORMICK: I read that and it was 7 the beginning of the discussion, but then she 8 got into talking about alternatives and 9 focusing on plantings as opposed to putting in 10 the material, the geowebbing. 11 MR. ROSS: Well, it definitely read as 12 Greg just alluded to. I was reading this 13 thinking, Why didn't anybody jump up and down 14 and scream, "Stop." But now I better 15 understand. You had the conversation and 16 everybody felt better once the conversation -- 17 so if I misread it or misunderstood the 18 conversation, then I'll back up a little bit. 19 But I will stand by the point that if 20 we're facing a potential multimillion-dollar 21 exposure, we should get somebody else in here 22 to talk to us. I do firmly believe that. 23 That's, again, not a criticism of anybody. 24 It's just prudent business, and I think that 25 that's true.</p>
<p style="text-align: right;">Page 126</p> <p>1 CHAIRMAN RAGUSA: -- second-opinion 2 engineering companies. 3 MR. MENDENHALL: Yeah, that's no 4 problem. 5 CHAIRMAN RAGUSA: And maybe we even 6 reach out to them. I don't know that we'll 7 have to open bid those. I'll defer to Erin on 8 that. But I think if we're to the point where 9 we are being given a recommendation of 10 significant expense for like bank erosion, I 11 think we should go ahead and retain a second 12 engineering company. 13 MR. CHESNEY: I agree. But -- I agree, 14 but -- I mean, she just threw that number out. 15 I mean, historically she -- I was here 12 16 years ago, she threw out some number like 17 that. I reserved some hundred and fifty or a 18 hundred thousand dollars a year, and we never 19 spent it. But I mean -- you know what I mean? 20 So it's like I question -- I agree with you as 21 well, is that, you know, it's like mind 22 blowing. I mean, I sat here when she said \$5 23 million. I mean, Sonny, I looked over and I 24 was like, are you -- you know, it's just 25 crazy. But I don't -- historically it hasn't</p>	<p style="text-align: right;">Page 128</p> <p>1 CHAIRMAN RAGUSA: Hang on, Mr. Argus. 2 Can you go ahead and get us three to five 3 names? 4 MR. MENDENHALL: Sure. 5 CHAIRMAN RAGUSA: And you may want to 6 just reach out to someone you may know just to 7 give them a head's up. 8 MR. MENDENHALL: That's not a problem. 9 There is a lot of engineers that do the same 10 -- have the same type of specialty as far as 11 erosion work and evaluating, so that's not a 12 problem. 13 MR. ARGUS: Is Faulkner one of them? 14 MR. MENDENHALL: No. I haven't used 15 Faulkner for that sort of thing, so -- 16 MR. ARGUS: Since we seem to have a 17 geotechnical engineering firm -- 18 MR. CHESNEY: I would like to do it, 19 too, because I think that -- I said this last 20 month. I mean, she brings back the same 21 contractor and the same solution for every 22 problem, and I find that difficult to -- 23 MR. MENDENHALL: Here's how I would look 24 at it. I have Tonja in the majority of the 25 districts that I've managed over the past 12</p>

<p style="text-align: right;">Page 129</p> <p>1 years. And she's in a lot of districts and</p> <p>2 has the majority of them probably for all the</p> <p>3 management companies, and she's good. There</p> <p>4 are other engineering firms that do the same</p> <p>5 thing. That's who I would go towards, these</p> <p>6 folks that are working in CDDs, doing the same</p> <p>7 sort of work. But it is twofold, so you want</p> <p>8 to get somebody that comes in and evaluates</p> <p>9 what's your current situation, estimate of</p> <p>10 cost; that sort of thing.</p> <p>11 But then the secondary thing is that you</p> <p>12 probably do want to have other contractors.</p> <p>13 And whether that's instructing Tonja to go get</p> <p>14 other bidders -- there is other companies that</p> <p>15 do the same work as Biomass, and there is</p> <p>16 companies that do it cheaper, you know, and</p> <p>17 you can debate whether it's better or worse.</p> <p>18 But it's something to look at because we have</p> <p>19 tons of communities.</p> <p>20 I have one community that has major pond</p> <p>21 problems, and the range of bids we will get --</p> <p>22 including Biomass and other folks -- literally</p> <p>23 at times can be forty and fifty thousand</p> <p>24 dollars apart. So any of -- when you're</p> <p>25 talking about long-range plans and large</p>	<p style="text-align: right;">Agenda Page 37 Page 131</p> <p>1 CHAIRMAN RAGUSA: Send the names to</p> <p>2 the -- all board.</p> <p>3 MR. MENDENHALL: Yeah.</p> <p>4 MR. ROSS: Maybe if you've got any C.V.</p> <p>5 or other stuff about them.</p> <p>6 MR. MENDENHALL: Yeah. Yeah, all of</p> <p>7 them at different times have bid on different</p> <p>8 projects, so I'll send out some info that I</p> <p>9 have.</p> <p>10 MR. ROSS: Great. While I've still got</p> <p>11 the floor, the other interest I had is: Does</p> <p>12 our maintenance -- or landscape maintenance</p> <p>13 contract include moss in the trees?</p> <p>14 MR. MAYS: No.</p> <p>15 MR. ROSS: Okay.</p> <p>16 MR. MAYS: It's an extra.</p> <p>17 CHAIRMAN RAGUSA: Wear your chigger</p> <p>18 suits. Mr. Argus?</p> <p>19 MR. ARGUS: I initially wanted to</p> <p>20 comment about Brian's previous discussion,</p> <p>21 but -- so I'll go ahead and do that real</p> <p>22 quick. I agree we shouldn't be talking about</p> <p>23 those without Tonja here. But in listening --</p> <p>24 I support your desire to get a second opinion</p> <p>25 for large capital expenses.</p>
<p style="text-align: right;">Page 130</p> <p>1 expenditures, absolutely you want to verify</p> <p>2 that these are truly problems that need to be</p> <p>3 handled and when they need to be handled.</p> <p>4 And then you want to make sure you get a</p> <p>5 couple contractors to come and look at it.</p> <p>6 And that will help keep Biomass, you know,</p> <p>7 sharpen their pencils and -- to understand</p> <p>8 that they aren't just being brought in to do</p> <p>9 the job.</p> <p>10 MR. CHESNEY: Yeah.</p> <p>11 CHAIRMAN RAGUSA: Mr. Ross?</p> <p>12 MR. ROSS: I think you're right. Let's</p> <p>13 just put this off till next month. I wasn't</p> <p>14 looking to talk while Tonja is not here. I</p> <p>15 raised this because it was under supervisor's</p> <p>16 interest, and that's where I thought the</p> <p>17 appropriate time to raise it. But I think</p> <p>18 your sensitivity to the situation is</p> <p>19 appropriate. Let's just put it off till next</p> <p>20 month.</p> <p>21 CHAIRMAN RAGUSA: But you still want</p> <p>22 Andy to --</p> <p>23 MR. ROSS: Oh, yeah. Yeah, yeah, yeah.</p> <p>24 MR. MENDENHALL: I can think of three</p> <p>25 right now. I can get you three to five, so --</p>	<p style="text-align: right;">Page 132</p> <p>1 But listening to the conversation that</p> <p>2 took place, it was mentioned that several</p> <p>3 years we've been talking about pond erosion.</p> <p>4 We don't seem to be doing anything about it.</p> <p>5 It seems to just be getting worse and worse.</p> <p>6 So my concern is that we're not -- we're</p> <p>7 overthinking it as opposed to getting it done.</p> <p>8 Had we done it five years ago, we might be</p> <p>9 talking about ten feet instead of 20 feet of</p> <p>10 erosion. So my concern is more of a</p> <p>11 timeliness of this issue.</p> <p>12 MR. BARRETT: Actually, I'm going to</p> <p>13 correct you, Bob, because they actually spent</p> <p>14 almost a half a million dollars on pond</p> <p>15 erosion that was reported as failing.</p> <p>16 MR. ARGUS: Yes. I agree they have done</p> <p>17 some pond erosion, yes. But I believe these</p> <p>18 particular four or five properties that we're</p> <p>19 talking about last month have been on the list</p> <p>20 for a while. And had we gotten it earlier,</p> <p>21 the expense wouldn't be as high, is my concern</p> <p>22 there. But since I have the floor, I'll go on</p> <p>23 with supervisor's comments and requests.</p> <p>24 This past -- last week, in fact, I had</p> <p>25 the privilege of joining OLM on their</p>

<p style="text-align: right;">Page 133</p> <p>1 five-hour tour of Westchase. It was very 2 informative. I learned a lot. I have been 3 very critical recently about the landscape 4 maintenance. And after the OLM meeting, I 5 probably still am as critical. 6 I found the -- I'm trying to read my 7 notes and my writing is getting bad. So 8 the -- I learned that a lot of the stuff that 9 I find fault with is not necessarily the 10 result of a landscaper. Some of it is our 11 fault. We have -- for the last several years 12 Doug has talked to us about replacing -- a 13 capital improvement program to replace some of 14 the plants out there because they're aging. 15 And I don't believe we have addressed that in 16 any of our budgets to date. So a lot of what 17 I'm seeing out there is just because the 18 plants are old. Okay? 19 I would suggest that we, for the next 20 budget cycle, take a look at that. And in 21 that regard I asked both OLM and Davey's to 22 come up with a list of things that might take 23 us to the next level or the level beyond that 24 and give it to staff in the next two or three 25 months so that they can work on it in</p>	<p style="text-align: right;">Agenda Page 38 Page 135</p> <p>1 seen around the community, it's not going to 2 be enough, which is why I asked for the 3 suggested improvements. 4 MR. CHESNEY: Do we spend it all each 5 year? 6 MR. MAYS: No. Most years we don't 7 spend it all because of other things. It gets 8 spent in other areas, so we end up using that 9 line item to balance it, to make sure we have 10 a balanced budget. 11 MR. CHESNEY: I know it's 150,000, 12 because it's been that way for a while. 13 CHAIRMAN RAGUSA: Who at a prior meeting 14 in the last two or three months said we should 15 look at the mall, Citrus Park Mall? 16 MR. MILLS: I did. 17 CHAIRMAN RAGUSA: And I went there and 18 you're right. It's pretty impressive. 19 MR. MILLS: It's awesome. 20 CHAIRMAN RAGUSA: It's mature 21 vegetation, but it does look really good. 22 MR. BARRETT: It does. 23 MR. CHESNEY: You're talking about 24 Citrus Park Mall? 25 CHAIRMAN RAGUSA: Yes. Even across the</p>
<p style="text-align: right;">Page 134</p> <p>1 anticipation of next year's budget, should the 2 supervisors choose to go with those 3 recommendations. 4 CHAIRMAN RAGUSA: Mr. Chesney? 5 MR. CHESNEY: I just want to say is I 6 think that's a great idea, coming up with a 7 suggestion list. But we do have \$150,000 8 planting budget, so we do have a replacement 9 budget already. 10 MR. ARGUS: One of the specific things 11 they mentioned was the annual program. We're 12 changing out I believe three times a year. 13 They were suggesting five and six times a year 14 to get more pop. And a lot of it is 15 replacement of lots of vegetation. 16 I toured parts of Westchase earlier 17 today, going up and down Countryway. I look 18 at the vegetation, and now in my mind I 19 realize that's the oldest vegetation in 20 Westchase. I'm surprised some of that stuff 21 is still growing, because it's been there 25 22 years. 23 MR. CHESNEY: We do have a budget for 24 it. That's all I'm saying, so yeah. 25 MR. ARGUS: And based on what I have</p>	<p style="text-align: right;">Page 136</p> <p>1 street at the Best Buy site, it's impressive. 2 MS. WHYTE: It requires a high amount of 3 maintenance. 4 CHAIRMAN RAGUSA: Yeah. 5 MR. MAYS: A little more maintenance, a 6 little more planting. 7 CHAIRMAN RAGUSA: Mr. Ross? 8 MR. ROSS: I would not be opposed to 9 enhancing the quality of our landscaping, but 10 I want to be clear: The issue you're talking 11 about is different than the issue that Bob is 12 talking about and would like to respectfully 13 quibble a little bit with you. 14 MR. ARGUS: Okay. 15 MR. ROSS: The reason we -- part of the 16 reasons why we have a third-party professional 17 is to advise us regarding the plant material. 18 If in their professional judgment they believe 19 the plant material needs to be replaced and no 20 longer can thrive, they should be telling us 21 that. So when you say it's our fault, is it 22 our fault for buying landscaping 25 years ago? 23 MR. ARGUS: No. And during -- if I may, 24 and during the -- my visit or tour of the 25 community, OLM would point to stuff and say,</p>

<p style="text-align: right;">Page 137</p> <p>1 "Those junipers need to be replaced, and deduct 2 Davey's a few points for them still not being 3 replaced." But it's my understanding a lot of 4 that is outside of our existing budget, in 5 that we don't have enough money budgeted for 6 those things. 7 MR. ROSS: If you'll yield back, you may 8 be right that we don't have it there. But I 9 would respectfully assert, if that's how our 10 landscaper is documenting their 11 recommendations for changing out the plant 12 material, they need to change the way they do 13 business. I'm not minimizing the value of 14 those OLM monthly inspections. But if they 15 genuinely believe -- I'm talking about the 16 landscaper -- genuinely believes that the 17 plant material is failing or about to fail, 18 they know where Sonny and Doug are. I mean, 19 they should either be walking down the hall or 20 sending an e-mail or sending a memo. 21 And frankly, they have every motivation 22 because of OLM to make sure that they've 23 documented that. So if they really agreed 24 with all your points, we'd be having a hundred 25 e-mails saying, "Westchase staff, we</p>	<p style="text-align: right;">Agenda Page 39 Page 139</p> <p>1 this?" 2 "Oh, we haven't gotten to it yet." So 3 they're so overwhelmed sometimes being 4 understaffed, Paul does so many things on this 5 property, sometimes he just doesn't have time 6 to get to that proposal to get it done. 7 MR. CHESNEY: You don't always use 8 Davey, too. That I know, because I see -- 9 MR. MAYS: No. Sometimes -- because 10 that happened again that they didn't provide 11 me with a proposal, I've gone to an outside 12 source and asked for a proposal for certain 13 areas, and -- 14 CHAIRMAN RAGUSA: Can I make a -- I'm 15 sorry. Mr. Mills? 16 MR. MILLS: Unless there is another 17 entry somewhere else, I was looking up as you 18 gentlemen were chatting, it looks like plant 19 replacement was budgeted for 52,000 and 20 change, not 150,000. We exceeded that. Is 21 there another category? 22 MS. WHYTE: That is contractual. That 23 is part of Davey's -- the islands. That's 24 three change-outs. We are on R&M Ground. 25 R&M Ground covers everything. And keep in</p>
<p style="text-align: right;">Page 138</p> <p>1 recommended this plant material be replaced." 2 And I don't think that's the case. 3 So I just think we're getting into a 4 small, small subset, but I don't think we 5 should relieve our landscaper from their 6 obligations. I want my professionals to not 7 just do their work but also to advise. I want 8 Erin to advise, I want Andy to advise, I want 9 David to advise, I want them all to be 10 advising us, not just think they can just get 11 to sit back and do what we ask them to do. 12 And I say all of that respectfully. 13 CHAIRMAN RAGUSA: Let me just ask for 14 clarification. On the landscape material that 15 OLM identifies that needs to be replaced, 16 Davey acknowledges it needs to be replaced, 17 who pays for that replacement? 18 MR. MAYS: We do. It's called an 19 enhancement. And on the inspection OLM will 20 recommend an enhancement done to a certain 21 area. And it's up to Davey to provide -- the 22 way he says it is: Provide the community with 23 a proposal for this area. And it's up to 24 Davey to provide me with a proposal. And I go 25 to Davey and I say, "Where is my proposal for</p>	<p style="text-align: right;">Page 140</p> <p>1 mind, that's two and a half -- that's two 2 months behind right there. 3 MR. MILLS: So R&M Grounds is a hundred 4 and twenty-six, and we've only spent 5 fifty-seven through August with one month left 6 in the cycle. 7 CHAIRMAN RAGUSA: Can I make a 8 suggestion? Why don't we identify -- and 9 we've talked about this in the past. Why 10 don't we identify the four most visible areas 11 in this community and target them for a major 12 upgrade in the landscaping? I think we can 13 probably do that within our budget. 14 MR. ARGUS: We had talked about doing 15 some tests on a couple of boards at some of 16 the intersections, so you're talking in 17 addition to that. Correct? 18 CHAIRMAN RAGUSA: The medians and the 19 strips inside Linebaugh and Countryway, that's 20 a waste of good money, in my opinion. I'm 21 looking at the main entrance, the big signage 22 coming off of Sheldon Road into Westchase or 23 coming into Countryway. Where do you get the 24 biggest bang for your buck with the best of 25 the vegetation? Put it in the marquee.</p>

<p style="text-align: right;">Page 141</p> <p>1 That's me. I'm sorry.</p> <p>2 MS. WHYTE: You don't like my "W"?</p> <p>3 CHAIRMAN RAGUSA: What's that?</p> <p>4 MS. WHYTE: You don't like my "W"?</p> <p>5 CHAIRMAN RAGUSA: I'm just saying.</p> <p>6 MR. MAYS: We have proposals signed for</p> <p>7 \$19,000 worth of work at the entrances to The</p> <p>8 Vineyards -- which is Cavendish. It's not The</p> <p>9 Vineyards -- both sides of the road, Cavendish</p> <p>10 Road, along Linebaugh. And we have</p> <p>11 improvements coming to the four entrances on</p> <p>12 those both sides, which is Linebaugh Avenue</p> <p>13 again. Then we have -- then we have some on</p> <p>14 Montague Avenue where we have some aging</p> <p>15 juniper that is to come out. We've got some</p> <p>16 on that -- on Montague also. We've also got</p> <p>17 some -- a signed proposal on a couple of areas</p> <p>18 on Countryway Boulevard where some plants have</p> <p>19 been removed years ago and just outdated. And</p> <p>20 so we've got some -- we've got \$19,000 worth</p> <p>21 of proposals signed that should be getting</p> <p>22 started on within the next week.</p> <p>23 CHAIRMAN RAGUSA: When were those</p> <p>24 contracts signed?</p> <p>25 MR. MAYS: Two weeks ago.</p>	<p style="text-align: right;">Agenda Page 40 Page 143</p> <p>1 I compliment you for that. But I also like</p> <p>2 Mr. Ragusa's idea that Mr. Mills has mentioned</p> <p>3 about this before, I think Mr. Argus has. I</p> <p>4 don't remember if you have, Mr. Chesney, so I</p> <p>5 apologize. And now Mr. Ragusa has done it.</p> <p>6 I think we should proceed. Let's have</p> <p>7 staff target a handful of key areas and make</p> <p>8 sure that those key areas are either</p> <p>9 consistent with the standard that's been</p> <p>10 referenced or let's look at investing the</p> <p>11 dollars to raise them to the standards that</p> <p>12 you're talking about. I think it's a good</p> <p>13 idea, and you guys have talked about it now.</p> <p>14 CHAIRMAN RAGUSA: Mr. Mills?</p> <p>15 MR. MILLS: And if you think ahead, the</p> <p>16 entrance at Sheldon and Linebaugh is about to</p> <p>17 be the most visible once the traffic starts</p> <p>18 entering and exiting Costco. There is going</p> <p>19 to be a huge influx of people that don't come</p> <p>20 out this way; that that's going to be the</p> <p>21 billboard for the community as they drive by</p> <p>22 it. So we have an opportunity there to really</p> <p>23 make that even more than it is.</p> <p>24 MS. WHYTE: There is a problem.</p> <p>25 MR. MAYS: I'll tell you too, though,</p>
<p style="text-align: right;">Page 142</p> <p>1 CHAIRMAN RAGUSA: So we're now getting</p> <p>2 -- we're in fall, the nongrowing season, in</p> <p>3 about a month --</p> <p>4 MR. MAYS: The best time to plant.</p> <p>5 CHAIRMAN RAGUSA: Now is the best time</p> <p>6 to plant?</p> <p>7 MR. MAYS: Yes. Because you're going</p> <p>8 into dormant season. It gives young plants a</p> <p>9 chance to establish their roots. And that's</p> <p>10 what the recommendations are, is right before</p> <p>11 because it's the best time. While a plant is</p> <p>12 dormant it's a better time to plant it.</p> <p>13 CHAIRMAN RAGUSA: Okay.</p> <p>14 MR. CHESNEY: I've always noticed in</p> <p>15 your budget the last two months you seem to</p> <p>16 blow through that planting.</p> <p>17 MR. MAYS: And that's why.</p> <p>18 MS. WHYTE: We like to see where we are</p> <p>19 financially.</p> <p>20 MR. MAYS: Where we're at. Plus, also,</p> <p>21 because of the planting seasons of the dormant</p> <p>22 plants.</p> <p>23 CHAIRMAN RAGUSA: Mr. Ross?</p> <p>24 MR. ROSS: As always, I'm thrilled to</p> <p>25 hear that our staff is ahead of the curve, and</p>	<p style="text-align: right;">Page 144</p> <p>1 the ligustrums -- those big, large ligustrums</p> <p>2 that are on the corners -- that's the big</p> <p>3 bushy plant -- OLM has mentioned a few</p> <p>4 times -- but they're very expensive trees.</p> <p>5 CHAIRMAN RAGUSA: Yeah, they are.</p> <p>6 MR. MAYS: To try to remove those plants</p> <p>7 to put something else in there that's smaller</p> <p>8 and would fit in the corner is, you know, kind</p> <p>9 of an expensive undertaking that I don't agree</p> <p>10 that should be done. I think those ligustrums</p> <p>11 -- we don't always agree, you know. So those</p> <p>12 ligustrums to me are just beautiful, sculptured</p> <p>13 ligustrums right now, so I don't want do change</p> <p>14 that.</p> <p>15 But if you notice, Westchase -- the main</p> <p>16 Westchase corner, Linebaugh and Countryway</p> <p>17 Boulevard, we've got those nice copper plants</p> <p>18 in there now, we've got some nice gold mound</p> <p>19 duranta, so it's starting to develop its</p> <p>20 color. But we've got some plant material</p> <p>21 problems on the medians in the center. But we</p> <p>22 have been starting to address some of those</p> <p>23 planting areas for that reason just to --</p> <p>24 because certain plants are starting to age</p> <p>25 out.</p>

<p style="text-align: right;">Page 145</p> <p>1 But we just don't -- instead of doing it</p> <p>2 all at once, we can't overload our landscaper.</p> <p>3 I mean, he couldn't do it. Right now he has a</p> <p>4 hard enough time just getting a proposal to</p> <p>5 me. So sometimes if he doesn't get a proposal</p> <p>6 to me quick enough -- Sonny will tell you -- I</p> <p>7 tell him, I'm snapping a finger on somebody</p> <p>8 else, I mean, "We've got to get this work</p> <p>9 done." So that's why sometimes I -- it may</p> <p>10 look like we're falling behind, but that's</p> <p>11 exactly what we're working on, trying to do</p> <p>12 those type of things.</p> <p>13 MR. MILLS: And I'm not suggesting that</p> <p>14 at all. And I'm going to defer to what Mr. --</p> <p>15 I'm not the plant guy. I don't know hardly</p> <p>16 one from the next. But I'll say it again --</p> <p>17 and you've now kind of validated it -- whoever</p> <p>18 is doing the Citrus Park Centers, we ought</p> <p>19 to -- somebody ought to talk to them and give</p> <p>20 us ideas on what we could do, because that --</p> <p>21 those places look a lot different than we do.</p> <p>22 MR. MAYS: They spend more money. It's</p> <p>23 all about replacement. They do spend more</p> <p>24 money, I'll be honest with you. And they do</p> <p>25 sculpture -- they take the time to sculpture</p>	<p style="text-align: right;">Agenda Page 41 Page 147</p> <p>1 the issues earlier, sometimes you can motivate</p> <p>2 people by what you communicate. So I would</p> <p>3 hope that you all would convey to Davey, "You</p> <p>4 guys may be missing out."</p> <p>5 MR. MAYS: We have.</p> <p>6 MR. ROSS: The board is seriously</p> <p>7 talking about doing some landscape</p> <p>8 enhancements. And if you guys can't do it,</p> <p>9 I'm going to go talk to somebody else. And so</p> <p>10 I see that as a positive, not as a negative.</p> <p>11 And the reality is by bringing in another set</p> <p>12 of eyes, somebody may say, "Oh, yeah, you could</p> <p>13 easily do this." It really isn't that much of</p> <p>14 an aggravation. It's a cost factor.</p> <p>15 But in terms of an aggravation, it's not</p> <p>16 going to involve taking out the Ligustrums.</p> <p>17 Maybe what you need to do is run your plant</p> <p>18 bed up further along where the CVS is or on</p> <p>19 the other side. I don't know. And again, I</p> <p>20 don't want to pretend to do something I'm</p> <p>21 capable of doing. But I don't want you to see</p> <p>22 it as threatening what you guys do.</p> <p>23 I just think we've talked about it</p> <p>24 enough to where it's worth kicking the can on</p> <p>25 it, and let's just see if there is something</p>
<p style="text-align: right;">Page 146</p> <p>1 each plant. And we do do that, but sometimes</p> <p>2 even our OLM inspector says we don't want a</p> <p>3 sculptured plant. We want more of a natural</p> <p>4 look.</p> <p>5 And I'll be honest with you; when people</p> <p>6 come and they're new residents in this</p> <p>7 community and they come to Sonny's office,</p> <p>8 they don't say, "We came in here" -- of course</p> <p>9 it's for the model of the house. But they say</p> <p>10 they just love driving through this roadway</p> <p>11 and it's so beautiful and so well manicured.</p> <p>12 Because they don't see those small little</p> <p>13 things that we see as the professionals, you</p> <p>14 know, as you guys have been seeing for the</p> <p>15 years that you've lived here. But those</p> <p>16 people just -- they come in this community,</p> <p>17 and the first thing they tell us is how</p> <p>18 beautiful it is.</p> <p>19 MR. MILLS: And there is no argument</p> <p>20 there.</p> <p>21 CHAIRMAN RAGUSA: Mr. Ross?</p> <p>22 MR. ROSS: I wasn't being facetious when</p> <p>23 I was complimenting you all earlier. You guys</p> <p>24 are great. And I mean that very, very</p> <p>25 genuinely. But as we were talking about on</p>	<p style="text-align: right;">Page 148</p> <p>1 else we can do in some key areas, as Mark</p> <p>2 said, and do something good for the community.</p> <p>3 So just take a look at it.</p> <p>4 MR. MAYS: Yes, sir.</p> <p>5 CHAIRMAN RAGUSA: Let me just expand on</p> <p>6 my initial comments. I would like to</p> <p>7 identify -- again, identify -- whether it's</p> <p>8 six spots or four spots, I'd like to identify</p> <p>9 what the community thinks are the most</p> <p>10 important and most highly visible areas of</p> <p>11 this -- of Westchase. Me, I'd go out, hire a</p> <p>12 landscape architect and a landscape contractor</p> <p>13 and give them a budget for two of them and see</p> <p>14 how they do.</p> <p>15 Hardeman-Kempton landscape architects,</p> <p>16 landscaping company, they gave us a very</p> <p>17 expensive bid for an incredible park, but they</p> <p>18 do this all the time. And I don't know</p> <p>19 whether they designed Citrus Park Mall. I</p> <p>20 don't know. But I know that that is a company</p> <p>21 that's a one-stop shop. They'll design it and</p> <p>22 they'll put it in and they'll turn it over for</p> <p>23 maintenance to our folks.</p> <p>24 What -- our current system with Davey's</p> <p>25 situation is not going to get us what we're</p>

<p style="text-align: right;">Page 149</p> <p>1 looking for. That system is not going to get</p> <p>2 us four or six entryways or marquees that look</p> <p>3 like Citrus Park. Again, it's a lot of money.</p> <p>4 MR. CHESNEY: I know, but how much would</p> <p>5 you think?</p> <p>6 CHAIRMAN RAGUSA: I would think that you</p> <p>7 could spend easily \$5,000 designing the big</p> <p>8 marquees, and your plant material could be</p> <p>9 \$50,000. And I think -- I don't know how far</p> <p>10 that really goes. But, you know, those</p> <p>11 companies, you know -- I know Hardeman-Kempton</p> <p>12 from experience. They've got a huge nursery.</p> <p>13 They grow their own stuff.</p> <p>14 If you stick with -- I think if we stick</p> <p>15 with Davey and wait around for Davey to give</p> <p>16 us a proposal, we're not going to get what we</p> <p>17 want. And I know that this is probably where</p> <p>18 Davey makes their profit on these special</p> <p>19 projects, and I want to work with our vendor;</p> <p>20 but if we're waiting two weeks for proposals</p> <p>21 and we're not getting the service or the</p> <p>22 ingenuity or the creativeness that we would</p> <p>23 want, then let's think about subcontracting --</p> <p>24 MR. CHESNEY: Yeah, the key is you said</p> <p>25 "the landscape architect." Right now we have</p>	<p style="text-align: right;">Agenda Page 42 Page 151</p> <p>1 going to be in here a year, two years,</p> <p>2 whenever, saying either, "We can't perform," or</p> <p>3 "We can't perform under these contractual</p> <p>4 terms."</p> <p>5 And we need to be able to say, "Look at</p> <p>6 yourself in the mirror. There are</p> <p>7 opportunities here for you to make money,</p> <p>8 opportunities for you to get the gravy train,</p> <p>9 if you will, because this kind of would be a</p> <p>10 gravy train project, so don't now come crying</p> <p>11 to us." I think that's an important part of</p> <p>12 the process in which our staff needs to be</p> <p>13 conveying back to Davey, "You're about to miss</p> <p>14 out."</p> <p>15 MR. BARRETT: Does Davey have a</p> <p>16 architect -- landscape architect on staff,</p> <p>17 or --</p> <p>18 MR. MAYS: I don't think they do. They</p> <p>19 rely pretty much on their district manager,</p> <p>20 who is a district manager.</p> <p>21 MR. BARRETT: So you could still hire</p> <p>22 the landscape architect to develop the plan</p> <p>23 and hand it to them and say, "Give us a bid"?</p> <p>24 MR. MENDENHALL: Yes. We've done that</p> <p>25 in a lot of places. We've done revamping of</p>
<p style="text-align: right;">Page 150</p> <p>1 OLM who's not a landscape architect. He's</p> <p>2 just identifying plants and --</p> <p>3 CHAIRMAN RAGUSA: They have landscape</p> <p>4 architects on staff, I think.</p> <p>5 MR. MAYS: I don't know if they're</p> <p>6 landscape architects, but they're all</p> <p>7 horticulturists. And that's what most of them</p> <p>8 do.</p> <p>9 CHAIRMAN RAGUSA: But there is a</p> <p>10 difference. There is a difference.</p> <p>11 MR. CHESNEY: I think you're right. But</p> <p>12 it's the creative element I think we're</p> <p>13 missing.</p> <p>14 MR. MAYS: The OLM doesn't like to --</p> <p>15 they tell you, "We're not here to tell you</p> <p>16 what to do. We just tell you how to maintain</p> <p>17 it and what you should be doing, but we can't</p> <p>18 tell you what to do or how many employees to</p> <p>19 have or" --</p> <p>20 CHAIRMAN RAGUSA: Mr. Ross?</p> <p>21 MR. ROSS: I don't disagree with what</p> <p>22 you're saying, but I believe that our two</p> <p>23 messages can be dovetailed. The thrust of my</p> <p>24 message was: We need to communicate with our</p> <p>25 contractor. And I'm of the belief they're</p>	<p style="text-align: right;">Page 152</p> <p>1 communities, entry features, that sort of</p> <p>2 thing and exactly as you just described: you</p> <p>3 have an architect come in, they talk to the</p> <p>4 board, get your ideas, put it together on</p> <p>5 paper, present it back to you. Once you</p> <p>6 approve it, you can either hand it to your</p> <p>7 landscaper or bid it out.</p> <p>8 CHAIRMAN RAGUSA: Mr. Ross?</p> <p>9 MR. ROSS: Can we put this on next</p> <p>10 month's agenda? That way it will be clearer</p> <p>11 to everybody, and whether we bid or not we can</p> <p>12 decide.</p> <p>13 MR. MAYS: By then those projects that</p> <p>14 we've just discussed, those areas will be</p> <p>15 done. And then you can look at those and see</p> <p>16 what you think, because the guy that we</p> <p>17 hired -- the company that we hired to do it,</p> <p>18 that's mainly what he does; he does install</p> <p>19 work mainly. He doesn't do maintenance. He</p> <p>20 does do some maintenance, but he prefers to do</p> <p>21 install work. And he's an ex-Busch Gardens</p> <p>22 man, so I'm hoping that -- and we've used him</p> <p>23 on a couple other spots, smaller stuff, but --</p> <p>24 CHAIRMAN RAGUSA: Andy, can you get us</p> <p>25 five names of landscape architects that you</p>

<p style="text-align: right;">Page 153</p> <p>1 and Severn Trent have worked with?</p> <p>2 MR. MENDENHALL: Sure. I don't know if</p> <p>3 I can get five. I think --</p> <p>4 CHAIRMAN RAGUSA: Three.</p> <p>5 MR. MENDENHALL: Yeah, I can get you</p> <p>6 three.</p> <p>7 CHAIRMAN RAGUSA: There is at least</p> <p>8 three in this area.</p> <p>9 MR. MENDENHALL: Yeah, there is probably</p> <p>10 more. Just ones that I've worked with, it's</p> <p>11 only been like three. But yeah.</p> <p>12 MR. ROSS: Can you send us an e-mail of</p> <p>13 the intersections where you guys are doing</p> <p>14 improvements?</p> <p>15 MS. WHYTE: I'll do that tomorrow</p> <p>16 morning.</p> <p>17 MR. ROSS: Thank you.</p> <p>18 CHAIRMAN RAGUSA: Are we in agreement on</p> <p>19 what the -- the locations that we should spend</p> <p>20 the money on?</p> <p>21 MR. CHESNEY: Why don't you have the</p> <p>22 architect decide where he can get the most</p> <p>23 bang for the buck.</p> <p>24 MS. WHYTE: Can I just give you one</p> <p>25 suggestion? One of the biggest things that we</p>	<p style="text-align: right;">Agenda Page 43 Page 155</p> <p>1 around the concrete rubble there at that park?</p> <p>2 MS. WHYTE: It will be taken care of, I</p> <p>3 promise. And you'll have new plantings there</p> <p>4 as well.</p> <p>5 MR. ROSS: Sorry. Just had to --</p> <p>6 CHAIRMAN RAGUSA: Have we exhausted</p> <p>7 this?</p> <p>8 MR. ARGUS: One other thing I need to</p> <p>9 mention to you. When I brought up -- asking</p> <p>10 both OLM and Davey's for suggestions on how to</p> <p>11 raise -- step it up a notch, Sonny raised an</p> <p>12 important question with -- is it the</p> <p>13 district -- or property manager or district</p> <p>14 manager?</p> <p>15 MS. WHYTE: The office -- the branch</p> <p>16 manager.</p> <p>17 MR. ARGUS: Branch manager, which was:</p> <p>18 "Your contract is about to end. Are you</p> <p>19 willing to essentially extend it for another</p> <p>20 period of time?" And he indicated in the</p> <p>21 affirmative at the same price.</p> <p>22 CHAIRMAN RAGUSA: That was Davey?</p> <p>23 MS. WHYTE: They have one more year</p> <p>24 left. This November -- next November will be</p> <p>25 their third year. And as of now he's already</p>
<p style="text-align: right;">Page 154</p> <p>1 have with certain plant material is line of</p> <p>2 sight issues. We just put some beautiful</p> <p>3 Florida-friendly plant material down on</p> <p>4 Countryway. They're gorgeous. Right across</p> <p>5 from Glendiff Park. We're getting regular</p> <p>6 complaints that the plants are too high; they</p> <p>7 can't see the oncoming traffic, which is an</p> <p>8 issue.</p> <p>9 CHAIRMAN RAGUSA: It is. We can't have</p> <p>10 that.</p> <p>11 MS. WHYTE: So keep that in mind when</p> <p>12 you're looking at -- if you're discussing or</p> <p>13 possibly thinking about medians, that is a</p> <p>14 true issue for all of us, you know, safety of</p> <p>15 kids running across the street, parents</p> <p>16 running across bringing their kids. So keep</p> <p>17 that in mind if you're determining if you'd</p> <p>18 like to see certain things done on the median.</p> <p>19 It's a little bit more difficult.</p> <p>20 CHAIRMAN RAGUSA: That's what a</p> <p>21 landscape architect does.</p> <p>22 MR. MAYS: Yeah, we'll leave it to the</p> <p>23 architect.</p> <p>24 CHAIRMAN RAGUSA: Mr. Ross?</p> <p>25 MR. ROSS: Can we move those plants</p>	<p style="text-align: right;">Page 156</p> <p>1 committed to us that he would like to continue</p> <p>2 at the same rate.</p> <p>3 MR. MAYS: For his year extension.</p> <p>4 MS. WHYTE: For his year extension.</p> <p>5 MR. MAYS: It's only one year at a time.</p> <p>6 MR. CHESNEY: You can just put that on</p> <p>7 the agenda and we can take it up.</p> <p>8 MS. WHYTE: Well, we've got a full year.</p> <p>9 MR. ARGUS: I just wanted to share that</p> <p>10 with you.</p> <p>11 MR. CHESNEY: Well, we have less than a</p> <p>12 full year.</p> <p>13 MS. WHYTE: Okay. But you know what I</p> <p>14 mean.</p> <p>15 MR. CHESNEY: We have like February.</p> <p>16 CHAIRMAN RAGUSA: No.</p> <p>17 MR. CHESNEY: Yeah, because if we're not</p> <p>18 going to -- we're going to put it out for bid</p> <p>19 again?</p> <p>20 CHAIRMAN RAGUSA: We should lower that</p> <p>21 budget. That sends a good message.</p> <p>22 MS. WHYTE: Really?</p> <p>23 MR. MENDENHALL: So you want that on the</p> <p>24 agenda for the next one, or do you want to --</p> <p>25 MR. CHESNEY: Sometime between now and</p>

<p style="text-align: right;">Page 157</p> <p>1 February. How about December? Because then 2 we'll have -- 3 MR. MENDENHALL: December? 4 CHAIRMAN RAGUSA: Unless the company 5 is -- company committed? 6 MR. CHESNEY: Yeah, that's the thing. 7 MS. WHYTE: He is a company. 8 MR. CHESNEY: Do we have an actual 9 letter? 10 MS. WHYTE: He will give us a letter. 11 I've already asked for a letter. 12 MR. MENDENHALL: Yes. 13 MS. WHYTE: He will supply a letter. 14 I've already asked that. 15 CHAIRMAN RAGUSA: We have one one-year 16 extension in that contract. Is that right, 17 Erin? 18 MR. BARRETT: I thought there were two 19 one-years. 20 MR. CHESNEY: I thought it was 21 continuous. 22 MS. WHYTE: It was continuous. Most of 23 our contracts are continuous. 24 MS. McCORMICK: A three-year contract. 25 MR. MENDENHALL: It's three years, yeah.</p>	<p style="text-align: right;">Agenda Page 44 Page 159</p> <p style="text-align: center;">CERTIFICATE OF REPORTER</p> <p>STATE OF FLORIDA: COUNTY OF HILLSBOROUGH:</p> <p>I, Natalie W. Breaux, Notary Public in and for the State of Florida at Large, do hereby certify that I reported in shorthand the foregoing proceedings at the time and place therein designated; that my shorthand notes were thereafter reduced to typewriting under my supervision; and that the foregoing pages are a true and correct, verbatim record of the aforesaid proceedings.</p> <p>Witness my hand and seal October 19, 2016, in the city of Tampa, County of Hillsborough, State of Florida.</p> <p style="text-align: right;">Natalie W. Breaux Notary Public State of Florida at Large</p>
<p style="text-align: right;">Page 158</p> <p>1 MS. WHYTE: Three years without an 2 increase? 3 CHAIRMAN RAGUSA: It's not an 4 evergreener. 5 MS. McCORMICK: I will look at that. I 6 thought it was a three-year contract. 7 MR. CHESNEY: (Inaudible). 8 CHAIRMAN RAGUSA: No, there is a 9 limitation on the number of times we can keep 10 renewing without bidding it, yeah. 11 MR. CHESNEY: Okay. 12 CHAIRMAN RAGUSA: Okay. Anything else? 13 Mr. Argus? 14 MR. ARGUS: That's it. 15 CHAIRMAN RAGUSA: Any other supervisor 16 comments? Motion to adjourn would be 17 appropriate. 18 MR. ROSS: So moved. 19 CHAIRMAN RAGUSA: All in favor, please 20 raise your hand. That motion passes five to 21 nothing. And we have an additional one? 22 Thank you. 23 (At 6:30 p.m., the meeting was 24 adjourned.) 25</p>	<p style="text-align: right;">Mark Ragusa, Chairman</p>

2B.

**Westchase
Community Development District**

Financial Statements

(Unaudited)

September 30, 2016

**Westchase
Community Development District**

*Financial Report
September 30, 2016*

Prepared by



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Balance Sheet
September 30, 2016

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 - 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	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Accounts Receivable	3,074	-	-	-	-	-	-	-	-	-
Assessments Receivable	1,251	50	8	6	1	144	11	54	4	18
Due From Other Funds	2,672,799	85,004	16,305	28,014	10,269	329,567	37,848	90,515	14,804	147,589
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	-	-	-	-	-	-	-	-	-	-
Reserve Fund	-	-	-	-	-	-	-	-	-	-
Revenue Fund	-	-	-	-	-	-	-	-	-	-
Prepaid Items	107	-	-	-	-	-	-	-	-	-
Deposits	6,403	3,630	7,600	20	-	8,425	800	18,600	-	-
TOTAL ASSETS	\$ 2,683,634	\$ 88,684	\$ 23,913	\$ 28,040	\$ 10,270	\$ 338,136	\$ 38,659	\$ 109,169	\$ 14,808	\$ 147,607
LIABILITIES										
Accounts Payable	\$ 141,175	\$ 509	\$ 1,393	\$ 25	\$ -	\$ 17,305	\$ 452	\$ 7,744	\$ 383	\$ -
Accrued Expenses	39,505	-	-	-	-	4,495	264	-	-	2,028
Sales Tax Payable	70	4	-	-	-	19	2	-	-	-
Deferred Revenue	1,251	50	8	6	1	144	11	54	4	18
Due To Other Funds	-	-	-	-	-	-	-	-	-	-
TOTAL LIABILITIES	182,001	563	1,401	31	1	21,963	729	7,798	387	2,046

Balance Sheet
September 30, 2016

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 - 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	107	-	-	-	-	-	-	-	-	-
Deposits	6,403	3,630	7,600	20	-	7,425	800	18,600	-	-
Restricted for:										
Debt Service	-	-	-	-	-	-	-	-	-	-
Capital Projects	-	-	-	-	-	-	-	-	-	-
Assigned to:										
Operating Reserves	692,291	3,466	4,372	2,893	17	64,469	2,571	24,965	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:	1,240,801	50,479	10,540	21,410	5,605	155,119	20,772	21,011	5,885	72,484
TOTAL FUND BALANCES	\$ 2,501,633	\$ 88,121	\$ 22,512	\$ 28,009	\$ 10,269	\$ 316,173	\$ 37,930	\$ 101,371	\$ 14,421	\$ 145,561
TOTAL LIABILITIES & FUND BALANCES	\$ 2,683,634	\$ 88,684	\$ 23,913	\$ 28,040	\$ 10,270	\$ 338,136	\$ 38,659	\$ 109,169	\$ 14,808	\$ 147,607

Balance Sheet
September 30, 2016

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	WESTCHAS E UNINSURAB LE ASSETS FUND	CLEARING FUND	TOTAL
ASSETS							
Cash - Checking Account	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 429,340	\$ 429,340
Accounts Receivable	-	-	-	-	-	-	3,074
Assessments Receivable	81	127	142	234	-	-	2,131
Due From Other Funds	-	31	35	58	-	-	3,432,838
Investments:							
Certificates of Deposit - 9 Months	-	-	-	-	-	336,339	336,341
Certificates of Deposit - 12 Months	-	-	-	-	270,379	675,746	946,125
Certificates of Deposit - 24 Months	-	-	-	-	410,186	921,856	1,332,042
Certificates of Deposit - 36 Months	-	-	-	-	-	104,064	104,064
Money Market Account	-	-	-	-	-	961,795	961,795
Interest Account	-	25,106	-	-	-	-	25,106
Reserve Fund	69,500	-	-	-	-	-	69,500
Revenue Fund	65,252	43,161	83,579	155,664	-	-	347,656
Prepaid Items	3,717	-	-	-	-	-	3,824
Deposits	-	-	-	-	-	-	45,478
TOTAL ASSETS	\$ 138,550	\$ 68,425	\$ 83,756	\$ 155,956	\$ 680,565	\$ 3,429,140	\$ 8,039,312
LIABILITIES							
Accounts Payable	\$ 2,875	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 168,986
Accrued Expenses	-	200	200	200	-	-	46,892
Sales Tax Payable	-	-	-	-	-	-	95
Deferred Revenue	81	127	142	234	-	-	2,131
Due To Other Funds	822	-	-	-	-	3,429,140	3,432,837
TOTAL LIABILITIES	3,778	327	342	434	-	3,429,140	3,650,941

Balance Sheet
September 30, 2016

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	WESTCHAS E UNINSURAB LE ASSETS FUND	CLEARING FUND	TOTAL
<u>FUND BALANCES</u>							
Nonspendable:							
Prepaid Items	3,717	-	-	-	-	-	3,824
Deposits	-	-	-	-	-	-	44,478
Restricted for:							
Debt Service	131,055	68,098	83,414	155,522	-	-	438,089
Capital Projects	-	-	-	-	680,565	-	680,565
Assigned to:							
Operating Reserves	-	-	-	-	-	-	803,010
Reserves - Erosion Control	-	-	-	-	-	-	60,000
Reserves - Roadways	-	-	-	-	-	-	754,299
Unassigned:	-	-	-	-	-	-	1,604,106
TOTAL FUND BALANCES	\$ 134,772	\$ 68,098	\$ 83,414	\$ 155,522	\$ 680,565	\$ -	\$ 4,388,371
TOTAL LIABILITIES & FUND BALANCES	\$ 138,550	\$ 68,425	\$ 83,756	\$ 155,956	\$ 680,565	\$ 3,429,140	\$ 8,039,312

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending September 30, 2016

ACCOUNT DESCRIPTION	SEP-16 ACTUAL	YEAR TO DATE ACTUAL	ANNUAL ADOPTED BUDGET	YTD ACTUAL AS A % OF ADOPTED BUD
<u>REVENUES</u>				
Interest - Investments	\$ 558	\$ 8,773	\$ 6,000	146.22%
Interest - Tax Collector	-	219	-	0.00%
Special Assmnts- Tax Collector	-	2,710,462	2,711,713	99.95%
Special Assmnts- Refund	-	(668)	-	0.00%
Special Assmnts- Discounts	-	(98,304)	(108,469)	90.63%
Settlements	-	6,852	-	0.00%
Other Miscellaneous Revenues	1,800	2,418	-	0.00%
Gate Bar Code/Remotes	304	890	-	0.00%
Pavilion Rental	726	7,326	-	0.00%
TOTAL REVENUES	3,388	2,637,968	2,609,244	101.10%
<u>EXPENDITURES</u>				
<u>Administration</u>				
P/R-Board of Supervisors	800	11,600	13,000	89.23%
FICA Taxes	61	887	995	89.15%
ProfServ-Engineering	6,856	26,325	20,000	131.63%
ProfServ-Legal Services	10,289	90,440	90,000	100.49%
ProfServ-Mgmt Consulting Serv	8,474	101,691	101,691	100.00%
ProfServ-Property Appraiser	-	-	54,234	0.00%
ProfServ-Recording Secretary	727	12,706	11,000	115.51%
Auditing Services	-	7,500	7,500	100.00%
Postage and Freight	100	806	1,200	67.17%
Insurance - General Liability	-	34,204	41,739	81.95%
Printing and Binding	110	625	1,998	31.28%
Legal Advertising	3,070	6,177	3,000	205.90%
Misc-Assessmnt Collection Cost	-	51,647	54,234	95.23%
Misc-Credit Card Fees	12	138	120	115.00%
Misc-Contingency	-	19	100	19.00%
Office Supplies	-	10	550	1.82%
Annual District Filing Fee	-	175	175	100.00%
Total Administration	30,499	344,950	401,536	85.91%
<u>Physical Environment</u>				
Capital Outlay	-	-	1	0.00%
Total Physical Environment	-	-	1	0.00%

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending September 30, 2016

ACCOUNT DESCRIPTION	SEP-16 ACTUAL	YEAR TO DATE ACTUAL	ANNUAL ADOPTED BUDGET	YTD ACTUAL AS A % OF ADOPTED BUD
<u>Flood Control/Stormwater Mgmt</u>				
Contracts-Lake and Wetland	7,500	90,000	90,000	100.00%
Contracts-Fountain	130	4,325	4,300	100.58%
R&M-Aquascaping	725	1,814	20,000	9.07%
R&M-Drainage	-	21,325	28,000	76.16%
R&M-Fountain	-	2,575	2,000	128.75%
R&M-Lake Erosion	-	38,250	30,000	127.50%
Total Flood Control/Stormwater Mgmt	8,355	158,289	174,300	90.81%
<u>Field</u>				
Payroll-Salaries	14,229	156,707	178,145	87.97%
Payroll-Benefits	4,248	62,965	67,500	93.28%
Payroll - Overtime	1,257	9,986	17,500	57.06%
Payroll - Bonus	-	12,621	12,000	105.18%
FICA Taxes	1,373	18,100	15,885	113.94%
Contracts-Police	11,477	176,120	180,000	97.84%
Contracts-Other Services	1,550	18,600	18,600	100.00%
Contracts-Landscape	43,801	525,608	525,608	100.00%
Contracts-Mulch	73,796	147,592	147,592	100.00%
Contracts-Irrigation	-	3,600	-	0.00%
Contracts-Plant Replacement	17,653	75,484	52,959	142.53%
Contracts-Road Cleaning	-	8,351	8,500	98.25%
Contracts-Security Alarms	107	641	641	100.00%
Contracts-Pest Control	48	576	576	100.00%
Fuel, Gasoline and Oil	813	9,751	14,000	69.65%
Communication - Teleph - Field	183	5,010	6,000	83.50%
Utility - General	1,995	24,708	32,000	77.21%
Utility - Reclaimed Water	736	8,282	9,500	87.18%
Insurance - General Liability	-	3,274	3,892	84.12%
R&M-General	9,714	37,483	22,000	170.38%
R&M-Equipment	-	10,491	20,000	52.46%
R&M-Grounds	37,750	95,143	126,100	75.45%
R&M-Irrigation	10,033	31,769	25,000	127.08%
R&M-Sidewalks	-	1,562	15,000	10.41%
R&M-Signage	-	6,822	6,000	113.70%
R&M-Walls and Signage	1,437	22,247	28,000	79.45%
Misc-Holiday Decor	4,473	10,066	5,200	193.58%
Misc-Taxes (Streetlights)	-	28,724	28,724	100.00%
Misc-Contingency	-	75	5,000	1.50%
Office Supplies	882	3,427	11,500	29.80%
Cleaning Services	-	119	1,416	8.40%
Op Supplies - General	-	5,848	5,000	116.96%

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending September 30, 2016

ACCOUNT DESCRIPTION	SEP-16 ACTUAL	YEAR TO DATE ACTUAL	ANNUAL ADOPTED BUDGET	YTD ACTUAL AS A % OF ADOPTED BUD
Op Supplies - Uniforms	142	604	600	100.67%
Supplies - Misc.	-	-	600	0.00%
Subscriptions and Memberships	-	461	400	115.25%
Conference and Seminars	-	-	1,000	0.00%
Total Field	<u>237,697</u>	<u>1,522,817</u>	<u>1,592,438</u>	<u>95.63%</u>
<u>Common Area</u>				
R&M-General	3,814	10,093	17,000	59.37%
R&M-Boardwalks	-	-	700	0.00%
R&M-Brick Pavers	-	1,582	1,200	131.83%
R&M-Grounds	18,433	25,031	7,500	333.75%
R&M-Signage	-	240	1,400	17.14%
R&M-Walls and Signage	-	1,114	900	123.78%
Impr - Park	147,420	902,486	412,269	218.91%
Total Common Area	<u>169,667</u>	<u>940,546</u>	<u>440,969</u>	<u>213.29%</u>
TOTAL EXPENDITURES	446,218	2,966,602	2,609,244	113.70%
Excess (deficiency) of revenues Over (under) expenditures	<u>(442,830)</u>	<u>(328,634)</u>	<u>-</u>	<u>0.00%</u>
Net change in fund balance	<u>\$ (442,830)</u>	<u>\$ (328,634)</u>	<u>\$ -</u>	<u>0.00%</u>
FUND BALANCE, BEGINNING (OCT 1, 2015)		2,830,267	2,830,267	
FUND BALANCE, ENDING		<u>\$ 2,501,633</u>	<u>\$ 2,830,267</u>	

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending September 30, 2016

ACCOUNT DESCRIPTION	SEP-16 ACTUAL	YEAR TO DATE ACTUAL	ANNUAL ADOPTED BUDGET	YTD ACTUAL AS A % OF ADOPTED BUD
<u>REVENUES</u>				
Interest - Investments	\$ 9	\$ 165	\$ 100	165.00%
Special Assmnts- Tax Collector	-	55,903	55,929	99.95%
Special Assmnts- Refund	-	(14)	-	0.00%
Special Assmnts- Discounts	-	(3,960)	(4,370)	90.62%
Capital Improvement	-	53,281	53,319	99.93%
Gate Bar Code/Remotes	66	426	-	0.00%
TOTAL REVENUES	75	105,801	104,978	100.78%
<u>EXPENDITURES</u>				
<u>Administration</u>				
ProfServ-Property Appraiser	-	-	2,185	0.00%
Misc-Assessmnt Collection Cost	-	2,081	2,185	95.24%
Misc-Credit Card Fees	1	12	15	80.00%
Total Administration	1	2,093	4,385	47.73%
<u>Right of Way</u>				
Communication - Teleph - Field	234	2,806	3,500	80.17%
Insurance - General Liability	-	1,454	1,728	84.14%
R&M-General	-	3,161	9,700	32.59%
R&M-Gate	2,075	5,228	6,340	82.46%
R&M-Streetlights	509	7,163	9,000	79.59%
1st Quarter Operating Reserves	-	-	1,733	0.00%
Reserve - Roadways	-	-	15,273	0.00%
Total Right of Way	2,818	19,812	47,274	41.91%
TOTAL EXPENDITURES	2,819	21,905	51,659	42.40%
Excess (deficiency) of revenues Over (under) expenditures	(2,744)	83,896	53,319	157.35%
<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	\$ (2,744)	\$ 83,896	\$ 53,319	157.35%
FUND BALANCE, BEGINNING (OCT 1, 2015)		4,225	4,225	
FUND BALANCE, ENDING		\$ 88,121	\$ 57,544	

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending September 30, 2016

<u>ACCOUNT DESCRIPTION</u>	<u>SEP-16 ACTUAL</u>	<u>YEAR TO DATE ACTUAL</u>	<u>ANNUAL ADOPTED BUDGET</u>	<u>YTD ACTUAL AS A % OF ADOPTED BUD</u>
<u>REVENUES</u>				
Interest - Investments	\$ 3	\$ 62	\$ 40	155.00%
Special Assmnts- Tax Collector	-	18,166	18,174	99.96%
Special Assmnts- Refund	-	(4)	-	0.00%
Special Assmnts- Discounts	-	(659)	(727)	90.65%
TOTAL REVENUES	3	17,565	17,487	100.45%
<u>EXPENDITURES</u>				
<u>Administration</u>				
ProfServ-Property Appraiser	-	-	363	0.00%
Misc-Assessmnt Collection Cost	-	346	363	95.32%
Total Administration	-	346	726	47.66%
<u>Right of Way</u>				
R&M-Streetlights	1,393	16,544	16,761	98.71%
Total Right of Way	1,393	16,544	16,761	98.71%
TOTAL EXPENDITURES	1,393	16,890	17,487	96.59%
Excess (deficiency) of revenues Over (under) expenditures	(1,390)	675	-	0.00%
Net change in fund balance	\$ (1,390)	\$ 675	\$ -	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2015)		21,837	21,837	
FUND BALANCE, ENDING		\$ 22,512	\$ 21,837	

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending September 30, 2016

ACCOUNT DESCRIPTION	SEP-16 ACTUAL	YEAR TO DATE ACTUAL	ANNUAL ADOPTED BUDGET	YTD ACTUAL AS A % OF ADOPTED BUD
REVENUES				
Interest - Investments	\$ 2	\$ 78	\$ 40	195.00%
Special Assmnts- Tax Collector	-	13,926	13,932	99.96%
Special Assmnts- Refund	-	(3)	-	0.00%
Special Assmnts- Discounts	-	(505)	(557)	90.66%
Gate Bar Code/Remotes	-	98	-	0.00%
TOTAL REVENUES	2	13,594	13,415	101.33%
EXPENDITURES				
Administration				
ProfServ-Property Appraiser	-	-	279	0.00%
Misc-Assessmnt Collection Cost	-	265	279	94.98%
Misc-Credit Card Fees	-	6	5	120.00%
Total Administration	-	271	563	48.13%
Right of Way				
Communication - Teleph - Field	117	1,403	700	200.43%
Insurance - General Liability	-	388	461	84.16%
R&M-General	-	-	1,500	0.00%
R&M-Gate	-	1,489	2,939	50.66%
R&M-Streetlights	25	298	500	59.60%
Misc-Contingency	-	-	4,909	0.00%
Reserve - Roadways	-	-	1,843	0.00%
Total Right of Way	142	3,578	12,852	27.84%
TOTAL EXPENDITURES	142	3,849	13,415	28.69%
Excess (deficiency) of revenues Over (under) expenditures	(140)	9,745	-	0.00%
Net change in fund balance	\$ (140)	\$ 9,745	\$ -	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2015)		18,264	18,264	
FUND BALANCE, ENDING		\$ 28,009	\$ 18,264	

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending September 30, 2016

ACCOUNT DESCRIPTION	SEP-16 ACTUAL	YEAR TO DATE ACTUAL	ANNUAL ADOPTED BUDGET	YTD ACTUAL AS A % OF ADOPTED BUD
<u>REVENUES</u>				
Interest - Investments	\$ -	\$ 8	\$ 15	53.33%
Special Assmnts- Tax Collector	-	1,667	1,667	100.00%
Special Assmnts- Discounts	-	(60)	(67)	89.55%
TOTAL REVENUES	-	1,615	1,615	100.00%
<u>EXPENDITURES</u>				
<u>Administration</u>				
ProfServ-Property Appraiser	-	-	33	0.00%
Misc-Assessmnt Collection Cost	-	32	33	96.97%
Total Administration	-	32	66	48.48%
<u>Right of Way</u>				
Reserve - Roadways	-	-	1,549	0.00%
Total Right of Way	-	-	1,549	0.00%
TOTAL EXPENDITURES	-	32	1,615	1.98%
Excess (deficiency) of revenues Over (under) expenditures	-	1,583	-	0.00%
Net change in fund balance	\$ -	\$ 1,583	\$ -	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2015)		8,686	8,686	
FUND BALANCE, ENDING		\$ 10,269	\$ 8,686	

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending September 30, 2016

ACCOUNT DESCRIPTION	SEP-16 ACTUAL	YEAR TO DATE ACTUAL	ANNUAL ADOPTED BUDGET	YTD ACTUAL AS A % OF ADOPTED BUD
<u>REVENUES</u>				
Interest - Investments	\$ 49	\$ 1,298	\$ 800	162.25%
Special Assmnts- Tax Collector	-	310,838	310,982	99.95%
Special Assmnts- Refund	-	(77)	-	0.00%
Special Assmnts- Discounts	-	(11,274)	(12,439)	90.63%
Gate Bar Code/Remotes	276	2,514	-	0.00%
TOTAL REVENUES	325	303,299	299,343	101.32%
<u>EXPENDITURES</u>				
<u>Administration</u>				
ProfServ-Property Appraiser	-	-	6,220	0.00%
Misc-Assessmnt Collection Cost	-	5,923	6,220	95.23%
Misc-Credit Card Fees	9	82	20	410.00%
Total Administration	9	6,005	12,460	48.19%
<u>Right of Way</u>				
Contracts-Security Services	13,208	159,094	154,000	103.31%
Contracts-Pest Control	20	80	-	0.00%
Communication - Teleph - Field	170	2,041	4,000	51.03%
Insurance - General Liability	-	742	882	84.13%
R&M-General	290	11,117	22,000	50.53%
R&M-Gate	1,880	9,295	16,800	55.33%
R&M-Streetlights	4,041	55,688	45,089	123.51%
Reserve - Roadways	-	-	44,112	0.00%
Total Right of Way	19,609	238,057	286,883	82.98%
TOTAL EXPENDITURES	19,618	244,062	299,343	81.53%
Excess (deficiency) of revenues Over (under) expenditures	(19,293)	59,237	-	0.00%
Net change in fund balance	\$ (19,293)	\$ 59,237	\$ -	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2015)		256,936	256,936	
FUND BALANCE, ENDING		\$ 316,173	\$ 256,936	

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending September 30, 2016

ACCOUNT DESCRIPTION	SEP-16 ACTUAL	YEAR TO DATE ACTUAL	ANNUAL ADOPTED BUDGET	YTD ACTUAL AS A % OF ADOPTED BUD
REVENUES				
Interest - Investments	\$ 4	\$ 95	\$ 70	135.71%
Special Assmnts- Tax Collector	-	23,180	23,191	99.95%
Special Assmnts- Refund	-	(6)	-	0.00%
Special Assmnts- Discounts	-	(841)	(928)	90.63%
Gate Bar Code/Remotes	33	66	-	0.00%
TOTAL REVENUES	37	22,494	22,333	100.72%
EXPENDITURES				
Administration				
ProfServ-Property Appraiser	-	-	464	0.00%
Misc-Assessmnt Collection Cost	-	442	464	95.26%
Misc-Credit Card Fees	1	2	-	0.00%
Total Administration	1	444	928	47.84%
Right of Way				
Communication - Teleph - Field	117	1,403	700	200.43%
Insurance - General Liability	-	302	359	84.12%
R&M-General	575	1,183	1,200	98.58%
R&M-Gate	339	2,476	3,800	65.16%
R&M-Streetlights	452	5,394	5,600	96.32%
Misc-Contingency	-	-	6,640	0.00%
Reserve - Roadways	-	-	3,106	0.00%
Total Right of Way	1,483	10,758	21,405	50.26%
TOTAL EXPENDITURES	1,484	11,202	22,333	50.16%
Excess (deficiency) of revenues Over (under) expenditures	(1,447)	11,292	-	0.00%
Net change in fund balance	\$ (1,447)	\$ 11,292	\$ -	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2015)		26,638	26,638	
FUND BALANCE, ENDING		\$ 37,930	\$ 26,638	

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending September 30, 2016

ACCOUNT DESCRIPTION	SEP-16 ACTUAL	YEAR TO DATE ACTUAL	ANNUAL ADOPTED BUDGET	YTD ACTUAL AS A % OF ADOPTED BUD
REVENUES				
Interest - Investments	\$ 18	\$ 340	\$ 300	113.33%
Special Assmnts- Tax Collector	-	116,430	116,483	99.95%
Special Assmnts- Refund	-	(29)	-	0.00%
Special Assmnts- Discounts	-	(4,223)	(4,659)	90.64%
TOTAL REVENUES	18	112,518	112,124	100.35%
EXPENDITURES				
Administration				
ProfServ-Property Appraiser	-	-	2,330	0.00%
Misc-Assessmnt Collection Cost	-	2,219	2,330	95.24%
Total Administration	-	2,219	4,660	47.62%
Right of Way				
R&M-Streetlights	7,744	91,862	95,199	96.49%
Reserve - Roadways	-	1,520	12,265	12.39%
Total Right of Way	7,744	93,382	107,464	86.90%
TOTAL EXPENDITURES	7,744	95,601	112,124	85.26%
Excess (deficiency) of revenues Over (under) expenditures	(7,726)	16,917	-	0.00%
Net change in fund balance	\$ (7,726)	\$ 16,917	\$ -	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2015)		84,454	84,454	
FUND BALANCE, ENDING		\$ 101,371	\$ 84,454	

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending September 30, 2016

ACCOUNT DESCRIPTION	SEP-16 ACTUAL	YEAR TO DATE ACTUAL	ANNUAL ADOPTED BUDGET	YTD ACTUAL AS A % OF ADOPTED BUD
<u>REVENUES</u>				
Interest - Investments	\$ 1	\$ 34	\$ 10	340.00%
Special Assmnts- Tax Collector	-	8,030	8,034	99.95%
Special Assmnts- Refund	-	(2)	-	0.00%
Special Assmnts- Discounts	-	(291)	(321)	90.65%
TOTAL REVENUES	1	7,771	7,723	100.62%
<u>EXPENDITURES</u>				
<u>Administration</u>				
ProfServ-Property Appraiser	-	-	161	0.00%
Misc-Assessmnt Collection Cost	-	153	161	95.03%
Total Administration	-	153	322	47.52%
<u>Right of Way</u>				
R&M-Streetlights	383	4,438	4,999	88.78%
Reserve - Roadways	-	-	2,402	0.00%
Total Right of Way	383	4,438	7,401	59.96%
TOTAL EXPENDITURES	383	4,591	7,723	59.45%
Excess (deficiency) of revenues Over (under) expenditures	(382)	3,180	-	0.00%
Net change in fund balance	\$ (382)	\$ 3,180	\$ -	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2015)		11,241	11,241	
FUND BALANCE, ENDING		\$ 14,421	\$ 11,241	

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending September 30, 2016

ACCOUNT DESCRIPTION	SEP-16 ACTUAL	YEAR TO DATE ACTUAL	ANNUAL ADOPTED BUDGET	YTD ACTUAL AS A % OF ADOPTED BUD
REVENUES				
Interest - Investments	\$ 6	\$ 218	\$ 110	198.18%
Special Assmnts- Tax Collector	-	38,891	38,909	99.95%
Special Assmnts- Refund	-	(10)	-	0.00%
Special Assmnts- Discounts	-	(1,411)	(1,556)	90.68%
Gate Bar Code/Remotes	-	426	-	0.00%
TOTAL REVENUES	6	38,114	37,463	101.74%
EXPENDITURES				
Administration				
ProfServ-Property Appraiser	-	-	778	0.00%
Misc-Assessmnt Collection Cost	-	741	778	95.24%
Misc-Credit Card Fees	-	16	20	80.00%
Total Administration	-	757	1,576	48.03%
Right of Way				
Communication - Teleph - Field	54	799	800	99.88%
Insurance - General Liability	-	303	360	84.17%
R&M-General	-	-	4,701	0.00%
R&M-Drainage	-	-	3,000	0.00%
R&M-Gate	2,503	7,884	5,000	157.68%
Misc-Contingency	-	-	10,026	0.00%
Reserve - Roadways	-	124,668	12,000	1038.90%
Total Right of Way	2,557	133,654	35,887	372.43%
TOTAL EXPENDITURES	2,557	134,411	37,463	358.78%
Excess (deficiency) of revenues Over (under) expenditures	(2,551)	(96,297)	-	0.00%
Net change in fund balance	\$ (2,551)	\$ (96,297)	\$ -	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2015)		241,858	241,858	
FUND BALANCE, ENDING		\$ 145,561	\$ 241,858	

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending September 30, 2016

ACCOUNT DESCRIPTION	SEP-16 ACTUAL	YEAR TO DATE ACTUAL	ANNUAL ADOPTED BUDGET	YTD ACTUAL AS A % OF ADOPTED BUD
<u>REVENUES</u>				
Interest - Investments	\$ 12	\$ 140	\$ -	0.00%
Special Assmnts- Tax Collector	-	175,819	175,900	99.95%
Special Assmnts- Refund	-	(43)	-	0.00%
Special Assmnts- Discounts	-	(6,377)	(7,036)	90.63%
TOTAL REVENUES	12	169,539	168,864	100.40%
<u>EXPENDITURES</u>				
<u>Administration</u>				
ProfServ-Dissemination Agent	-	1,000	1,000	100.00%
ProfServ-Property Appraiser	-	-	3,518	0.00%
ProfServ-Trustee Fees	-	3,098	3,233	95.82%
Misc-Assessmnt Collection Cost	-	3,350	3,518	95.22%
Total Administration	-	7,448	11,269	66.09%
<u>Debt Service</u>				
Principal Debt Retirement	-	105,000	105,000	100.00%
Principal Prepayments	-	20,000	-	0.00%
Interest Expense	-	49,878	50,410	98.94%
Total Debt Service	-	174,878	155,410	112.53%
TOTAL EXPENDITURES	-	182,326	166,679	109.39%
Excess (deficiency) of revenues Over (under) expenditures	12	(12,787)	2,185	-585.22%
<u>OTHER FINANCING SOURCES (USES)</u>				
Contribution to (Use of) Fund Balance	-	-	2,185	0.00%
TOTAL FINANCING SOURCES (USES)	-	-	2,185	0.00%
Net change in fund balance	\$ 12	\$ (12,787)	\$ 2,185	-585.22%
FUND BALANCE, BEGINNING (OCT 1, 2015)		147,559	147,559	
FUND BALANCE, ENDING		\$ 134,772	\$ 149,744	

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending September 30, 2016

ACCOUNT DESCRIPTION	SEP-16 ACTUAL	YEAR TO DATE ACTUAL	ANNUAL ADOPTED BUDGET	YTD ACTUAL AS A % OF ADOPTED BUD
<u>REVENUES</u>				
Interest - Investments	\$ 4	\$ 89	\$ -	0.00%
Special Assmnts- Tax Collector	-	274,470	274,597	99.95%
Special Assmnts- Refund	-	(68)	-	0.00%
Special Assmnts- Discounts	-	(9,955)	(10,984)	90.63%
TOTAL REVENUES	4	264,536	263,613	100.35%
<u>EXPENDITURES</u>				
<u>Administration</u>				
ProfServ-Arbitrage Rebate	200	200	200	100.00%
ProfServ-Dissemination Agent	-	333	333	100.00%
ProfServ-Property Appraiser	-	-	5,492	0.00%
ProfServ-Trustee Fees	-	4,337	4,337	100.00%
Misc-Assessmnt Collection Cost	-	5,230	5,492	95.23%
Total Administration	200	10,100	15,854	63.71%
<u>Debt Service</u>				
Principal Debt Retirement	-	235,000	235,000	100.00%
Interest Expense	-	19,200	19,200	100.00%
Total Debt Service	-	254,200	254,200	100.00%
TOTAL EXPENDITURES	200	264,300	270,054	97.87%
Excess (deficiency) of revenues Over (under) expenditures	(196)	236	(6,441)	-3.66%
<u>OTHER FINANCING SOURCES (USES)</u>				
Contribution to (Use of) Fund Balance	-	-	(6,441)	0.00%
TOTAL FINANCING SOURCES (USES)	-	-	(6,441)	0.00%
Net change in fund balance	\$ (196)	\$ 236	\$ (6,441)	-3.66%
FUND BALANCE, BEGINNING (OCT 1, 2015)		67,862	67,862	
FUND BALANCE, ENDING		\$ 68,098	\$ 61,421	

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending September 30, 2016

ACCOUNT DESCRIPTION	SEP-16 ACTUAL	YEAR TO DATE ACTUAL	ANNUAL ADOPTED BUDGET	YTD ACTUAL AS A % OF ADOPTED BUD
<u>REVENUES</u>				
Interest - Investments	\$ 7	\$ 128	\$ -	0.00%
Special Assmnts- Tax Collector	-	307,511	307,653	99.95%
Special Assmnts- Refund	-	(76)	-	0.00%
Special Assmnts- Discounts	-	(11,153)	(12,306)	90.63%
TOTAL REVENUES	7	296,410	295,347	100.36%
<u>EXPENDITURES</u>				
<u>Administration</u>				
ProfServ-Arbitrage Rebate	200	200	200	100.00%
ProfServ-Dissemination Agent	-	333	333	100.00%
ProfServ-Property Appraiser	-	-	6,153	0.00%
ProfServ-Trustee Fees	-	4,337	4,337	100.00%
Misc-Assessmnt Collection Cost	-	5,860	6,153	95.24%
Total Administration	200	10,730	17,176	62.47%
<u>Debt Service</u>				
Principal Debt Retirement	-	255,000	255,000	100.00%
Interest Expense	-	31,400	31,400	100.00%
Total Debt Service	-	286,400	286,400	100.00%
TOTAL EXPENDITURES	200	297,130	303,576	97.88%
Excess (deficiency) of revenues				
Over (under) expenditures	(193)	(720)	(8,229)	8.75%
<u>OTHER FINANCING SOURCES (USES)</u>				
Contribution to (Use of) Fund Balance	-	-	(8,229)	0.00%
TOTAL FINANCING SOURCES (USES)	-	-	(8,229)	0.00%
Net change in fund balance	\$ (193)	\$ (720)	\$ (8,229)	8.75%
FUND BALANCE, BEGINNING (OCT 1, 2015)		84,134	84,134	
FUND BALANCE, ENDING		\$ 83,414	\$ 75,905	

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending September 30, 2016

ACCOUNT DESCRIPTION	SEP-16 ACTUAL	YEAR TO DATE ACTUAL	ANNUAL ADOPTED BUDGET	YTD ACTUAL AS A % OF ADOPTED BUD
<u>REVENUES</u>				
Interest - Investments	\$ 13	\$ 218	\$ -	0.00%
Special Assmnts- Tax Collector	-	505,783	506,017	99.95%
Special Assmnts- Refund	-	(125)	-	0.00%
Special Assmnts- Discounts	-	(18,344)	(20,241)	90.63%
TOTAL REVENUES	13	487,532	485,776	100.36%
<u>EXPENDITURES</u>				
<u>Administration</u>				
ProfServ-Arbitrage Rebate	200	200	200	100.00%
ProfServ-Dissemination Agent	-	333	333	100.00%
ProfServ-Property Appraiser	-	-	10,120	0.00%
ProfServ-Trustee Fees	-	4,337	4,337	100.00%
Misc-Assessmnt Collection Cost	-	9,638	10,120	95.24%
Total Administration	200	14,508	25,110	57.78%
<u>Debt Service</u>				
Principal Debt Retirement	-	380,000	385,000	98.70%
Interest Expense	-	88,613	88,613	100.00%
Total Debt Service	-	468,613	473,613	98.94%
TOTAL EXPENDITURES	200	483,121	498,723	96.87%
Excess (deficiency) of revenues				
Over (under) expenditures	(187)	4,411	(12,947)	-34.07%
<u>OTHER FINANCING SOURCES (USES)</u>				
Contribution to (Use of) Fund Balance	-	-	(12,947)	0.00%
TOTAL FINANCING SOURCES (USES)	-	-	(12,947)	0.00%
Net change in fund balance	\$ (187)	\$ 4,411	\$ (12,947)	-34.07%
FUND BALANCE, BEGINNING (OCT 1, 2015)		151,111	151,111	
FUND BALANCE, ENDING		\$ 155,522	\$ 138,164	

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending September 30, 2016

ACCOUNT DESCRIPTION	SEP-16 ACTUAL	YEAR TO DATE ACTUAL	ANNUAL ADOPTED BUDGET	ADOPTED BUD AS A % OF CURR MTH ACT
<u>REVENUES</u>				
Interest - Investments	\$ 263	\$ 3,322	\$ -	0.00%
TOTAL REVENUES	263	3,322	-	0.00%
<u>EXPENDITURES</u>				
TOTAL EXPENDITURES	-	-	-	0.00%
Excess (deficiency) of revenues Over (under) expenditures	263	3,322	-	0.00%
Net change in fund balance	<u>\$ 263</u>	<u>\$ 3,322</u>	<u>\$ -</u>	<u>0.00%</u>
FUND BALANCE, BEGINNING (OCT 1, 2015)		677,243	-	
FUND BALANCE, ENDING		<u>\$ 680,565</u>	<u>\$ -</u>	

Notes to the Financial Statements

September 30, 2016

Financial Overview / Highlights

- ▶ General Fund Revenues - Interest investments earnings from the Money Market Account and Certificates of Deposit, Pavilion Rentals and Gate Card/Remotes.
- ▶ Total revenues for General fund 001 are approximately 101% compared to adopted budget.
- ▶ Total expenditures for General Fund 001 are approximately 114% compared to adopted budget.

Variance Analysis

Account Name	YTD Actual	Annual Budget	% of Budget	Explanation
Revenues - Fund 001				
Settlements	\$6,852	\$0	n/a	USAA Casualty Insurance, Country Way claim \$4,060; Preferred Government Insurance Trust credit due to FY 2015 final audit \$2,792.
Expenditures - Fund 001				
<u>Administrative</u>				
ProfServ-Engineering	\$21,546	\$20,000	108%	Stantec, fees through mid September 2016.
ProfServ-Recording Secretary	\$12,706	\$11,000	116%	Meetings recorded through September 2016 by Richard Lee Reporting.
Legal Advertising	\$9,251	\$3,000	308%	FY16/17 Budget hearing.
Misc-Credit Card Fees	\$138	\$120	115%	Square Up credit card fees for transactions through September 2016.
<u>Flood Control/Stormwater Mgmt</u>				
Contracts-Fountain	\$4,025	\$4,300	94%	Fountain Design Group charges through September 2016.
R&M-Drainage	\$21,325	\$28,000	76%	Hydrilla clean out job by A& B Aquatic \$15,000.
R&M-Fountain	\$2,575	\$2,000	129%	Aerator repairs by Vertex Water Features \$988. Fountain pump maintenance by Westchase Pool Care \$767.
R&M-Lake Erosion	\$38,250	\$30,000	128%	Erosion repair at Bridge slope Lake 31 by Biomass Tech, Inc. \$36,750.
<u>Right of Way</u>				
Payroll-Bonus	\$12,621	\$12,000	105%	Performance bonuses disbursed in October and Holiday bonuses disbursed in December.
Contracts-Mulch	\$147,592	\$147,592	100%	The Davey Tree Expert Co. provides this semi annual mulch service.
Contracts-Irrigation	\$3,600	\$0	0%	Wesco Turf, Inc. three year extended service.
Contracts-Plant Replacement	\$75,484	\$52,959	143%	Plant replacement work by The Davey Tree Expert.
Contracts-Road Cleaning	\$8,351	\$8,500	98%	Six budgeted road sweepings. Paid in Full.
R&M-General	\$31,688	\$22,000	144%	Credit card Purchases through September 2016.
R&M-Irrigation	\$33,464	\$25,000	134%	Various Irrigation repairs.
R&M-Signage	\$6,822	\$6,000	114%	Baybridge park signage \$2,043.42, Bell tower painting \$3,370.
Misc-Holiday Décor	\$5,593	\$5,200	108%	Holiday lights and décor.

Notes to the Financial Statements

September 30, 2016

Account Name	YTD Actual	Annual Budget	% of Budget	Explanation
Operating Supplies - General	\$5,848	\$5,000	117%	Office shop lights by Rapp Electric, \$4,430. Blower purchase from Choo Choo Lawn Equipment \$434.
Operating Supplies - Uniforms	\$604	\$600	101%	Staff uniforms purchased at Workwear.
Expenditures - Fund 001				
<u>Right Of Way</u>				
R&M-Brick Pavers	\$1,582	\$1,200	132%	Deposit for brick repair with Quality Brick Pavers.
R&M-Grounds	\$25,031	\$7,500	334%	Installation of Sod On Countryway Damaged Areas.
R&M-Walls and Signage	\$1,114	\$900	124%	Glenclyff bridges/sidewalks cleaned by AG Outshines LLC.
Improvement-Park	\$902,486	\$412,269	219%	Deposit for park equipment, fountain and other park expenditures. Includes first installment payment for camera equipment.
Expenditures - Fund 004 Saville Row				
<u>Right of Way</u>				
Communication - Telephone - Field	\$1,403	\$700	200%	Bright House Networks fees through September 2016.
Expenditures - Fund 102 The Greens				
<u>Right of Way</u>				
Contracts-Security Services	\$145,886	\$154,000	95%	Securitas Security through August 2016. Monthly amount fluctuates.
Contracts-Pest Control	\$80	\$0	0%	New contract started in June 2016 \$20/month included in FY17 budget.
R&M-Streetlights	\$55,688	\$45,089	124%	Tampa Electric billings through September 2016.
Expenditures - Fund 103 Stonebridge				
<u>Right of Way</u>				
Communication - Telephone - Field	\$1,403	\$700	200%	Bright House Networks fees through September 2016.
Expenditures - Fund 106 Vineyards				
<u>Right of Way</u>				
Communication - Telephone - Field	\$799	\$800	100%	Verizon Florida fees through September 2016.
R&M-Gate	\$6,034	\$5,000	121%	Bore installation by Ultra Underground Contractors.
Reserve - Roadways	\$124,668	\$12,000	1039%	Vineyards Repaving/Milling Of Streets/ Mill Parking lot repaving.

Other Miscellaneous Notes

- The following expenditures were paid in full. Auditing Services, Insurance-General Liability, Annual District Filing Fee, Miscellaneous-Taxes (Streetlights) Series 2000 and 2007-1, 2 & 3 Debt Service Funds.

**Westchase
Community Development District**

Supporting Schedules

September 30, 2016

Westchase

Community Development District

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

Date Received	Net Amount Received	Discount Amount	Collection Costs	Gross Amount Received	ALLOCATION BY FUND					
					001 General Fund Assessments	002 Harbor Links Fund Assessments	002 Harbor Links Fund Capital Imrov.	003 The Enclave Fund Assessments	004 Saville Row Fund Assessments	005 Commercial Road Fund Assessments
Assessments Levied				\$ 4,616,501 100%	\$ 2,711,713 58.74%	\$ 55,929 1.21%	\$ 53,319 1.15%	\$ 18,174 0.39%	\$ 13,932 0.30%	\$ 1,667 0.04%
11/12/15	34,300	1,912	700	36,913	21,682	447	426	145	111	13
11/19/15	248,743	10,513	5,076	264,332	155,268	3,202	3,053	1,041	798	95
11/30/15	1,204,429	51,263	24,580	1,280,272	752,026	15,511	14,787	5,040	3,864	462
12/08/15	1,980,102	84,176	40,410	2,104,689	1,236,285	25,498	24,308	8,286	6,352	760
12/18/15	295,810	12,037	6,037	313,884	184,374	3,803	3,625	1,236	947	113
01/07/16	249,939	7,871	5,101	262,911	154,433	3,185	3,037	1,035	793	95
02/05/16	68,848	1,517	405	70,770	41,570	857	817	279	214	26
03/09/16	60,350	660	1,232	62,241	36,560	754	719	245	188	22
04/07/16	120,682	39	2,463	123,184	72,358	1,492	1,423	485	372	44
05/06/16	19,471	(380)	397	19,488	11,447	236	225	77	59	7
06/08/16	23,460	(697)	479	23,242	13,652	282	268	91	70	8
06/10/16	52,425	(1,558)	1,070	51,936	30,507	629	600	204	157	19
08/05/16	529	(31)	11	510	299	6.17	5.89	2	2	0
TOTAL	\$ 4,359,089	\$ 167,321	\$ 87,961	\$ 4,614,371	\$ 2,710,462	\$ 55,903	\$ 53,294	\$ 18,166	\$ 13,926	\$ 1,667
% COLLECTED					99.95%	99.95%	99.95%	99.95%	99.95%	99.95%
TOTAL OUTSTANDING					\$ 2,131	\$ 1,251	\$ 26	\$ 25	\$ 8	\$ 6

Westchase

Community Development District

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

ALLOCATION BY FUND									
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	
\$ 310,982 6.74%	\$ 23,191 0.50%	\$ 116,484 2.52%	\$ 8,034 0.17%	\$ 38,909 0.84%	\$ 175,900 3.81%	\$ 274,597 5.95%	\$ 307,653 6.66%	\$ 506,017 10.96%	
2,487	185	931	64	311	1,406	2,196	2,460	4,046	
17,806	1,328	6,670	460	2,228	10,072	15,723	17,616	28,974	
86,243	6,431	32,304	2,228	10,790	48,782	76,153	85,320	140,331	
141,778	10,573	53,106	3,663	17,739	80,194	125,190	140,261	230,696	
21,144	1,577	7,920	546	2,645	11,960	18,670	20,918	34,405	
17,710	1,321	6,634	458	2,216	10,018	15,638	17,521	28,818	
4,767	356	1,786	123	596	2,697	4,210	4,716	7,757	
4,193	313	1,570	108	525	2,372	3,702	4,148	6,822	
8,298	619	3,108	214	1,038	4,694	7,327	8,209	13,502	
1,313	98	492	34	164	743	1,159	1,299	2,136	
1,566	117	586	40	196	886	1,382	1,549	2,548	
3,499	261	1,310	90	438	1,979	3,089	3,461	5,693	
34	3	13	1	4	19.42	30	34	56	
\$ 310,838	\$ 23,180	\$ 116,430	\$ 8,030	\$ 38,891	\$ 175,819	\$ 274,470	\$ 307,511	\$ 505,783	
99.95%	99.95%	99.95%	99.95%	99.95%	99.95%	99.95%	99.95%	99.95%	
\$ 144	\$ 11	\$ 54	\$ 4	\$ 18	\$ 81	\$ 127	\$ 142	\$ 234	

**Cash & Investment Report
September 30, 2016**

<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	429,340
Certificate of Deposit	2-06-16	11/6/2016	Jefferson Bank	0.27%	168,390
Certificate of Deposit	4-20-16	1/20/2017	Jefferson Bank	0.22%	167,949
9 months Subtotal					<u>336,339</u>
Certificate of Deposit	5-18-16	5/18/2017	Jefferson Bank	0.35%	338,014
Certificate of Deposit	6-19-16	6/19/2017	Jefferson Bank	0.31%	337,732
12 months Subtotal					<u>675,746</u>
Certificate of Deposit	7-20-14	7/20/2016	Jefferson Bank	0.55%	306,991
Certificate of Deposit	5-18-16	5/18/2018	Jefferson Bank	0.55%	307,573
Certificate of Deposit	6-19-16	6/19/2018	Jefferson Bank	0.31%	307,292
24 months Subtotal					<u>921,856</u>
Certificate of Deposit	5-18-15	5/18/2018	Jefferson Bank	0.75%	35,246
Certificate of Deposit	6-19-15	6/19/2018	Jefferson Bank	0.77%	34,477
Certificate of Deposit	7-20-15	7/20/2018	Jefferson Bank	0.70%	34,342
36 months Subtotal					<u>104,064</u>
Money Market Account	5-07-12	n/a	Jefferson Bank	0.35%	961,835
Subtotal					<u>3,429,180</u>
DEBT SERVICE FUNDS					
Series 2000 Reserve Account			U.S. Bank	0.15%	69,500 (1)
Series 2000 Revenue Account			U.S. Bank	0.15%	65,252 (1)
Series 2007-1 Interest Account			U.S. Bank	0.15%	25,106 (1)
Series 2007-1 Revenue Account			U.S. Bank	0.15%	43,161 (1)
Series 2007-2 Revenue Account			U.S. Bank	0.15%	83,579 (1)
Series 2007-3 Revenue Account			U.S. Bank	0.15%	155,664 (1)
Subtotal					<u>442,262</u>
UNINSURABLE ASSETS					
Certificate of Deposit	5-18-16	5/18/2017	Jefferson Bank	0.35%	270,379 (2)
Certificate of Deposit	5-18-16	5/18/2018	Jefferson Bank	0.55%	410,186 (2)
Subtotal					<u>680,565</u>
Total					<u><u>\$ 4,552,007</u></u>

(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.

2C.

WESTCHASE COMMUNITY DEVELOPMENT DISTRICT

Motion: Assigning Fund Balance as of 9/30/16

The Board hereby assigns the FY 2016 Reserves, per September 30, 2016 Balance Sheet, as follows:

Fund 001	
Operating Reserve	\$692,291
Reserves-Erosion Control	\$ 60,000
Reserves-Roadways	\$502,031

Fund 002	
Operating Reserve	\$ 3,466
Reserves-Roadways	\$30,546

Fund 003	
Operating Reserve	\$ 4,372

Fund 004	
Operating Reserve	\$ 2,893
Reserves-Roadways	\$ 3,686

Fund 005	
Operating Reserve	\$ 17
Reserves-Roadways	\$ 4,647

Fund 102	
Operating Reserve	\$ 64,469
Reserves-Roadways	\$ 89,160

Fund 103	
Operating Reserve	\$ 2,571
Reserves-Roadways	\$13,787

Fund 104	
Operating Reserve	\$ 24,965
Reserves-Roadways	\$ 36,795

Fund 105	
Operating Reserve	\$ 1,330
Reserves-Roadways	\$ 7,206

Fund 106	
Operating Reserve	\$ 6,636
Reserves-Roadways	\$ 66,441

**WESTCHASE
COMMUNITY DEVELOPMENT DISTRICT**

Motion: Assigning Fund Balance as of 9/30/16

Total	
Operating Reserve	\$803,010
Reserves-Erosion Control	\$ 60,000
Reserves-Roadways	\$754,299

2D.

RESOLUTION 2017-1

**A RESOLUTION AMENDING WESTCHASE COMMUNITY
DEVELOPMENT DISTRICT GENERAL FUND BUDGET FOR
FISCAL YEAR 2016**

WHEREAS, the Board of Supervisors, hereinafter referred to as the "Board", of Westchase Community Development District, hereinafter referred to as "District", adopted General Funds Budget for Fiscal Year 2016, and

WHEREAS, the Board desires to reallocate funds budgeted to reappropriate Revenues and Expenses approved during the Fiscal Year.

NOW THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF WESTCHASE COMMUNITY DEVELOPMENT DISTRICT THE FOLLOWING:

1. The General Funds Budget is hereby amended in accordance with Exhibit "A" attached.
2. This resolution shall become effective this 1st day of November, 2016 and be reflected in the monthly and Fiscal Year End 9/30/2016 Financial Statements and Audit Report of the District.

**WESTCHASE
Community Development District**

By: _____
Chairman

Attest:

By: _____
Secretary

Proposed Budget Amendment
For the Period Ending September 30, 2016

ACCOUNT DESCRIPTION	CURRENT BUDGET	PROPOSED AMENDMENT	FINAL BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)
<u>REVENUES</u>					
Interest - Investments	\$ 6,000	\$ -	\$ 6,000	\$ 8,773	\$ 2,773
Interest - Tax Collector	-	-	-	219	219
Special Assmnts- Tax Collector	2,711,713	-	2,711,713	2,710,462	(1,251)
Special Assmnts- Refund	-	-	-	(668)	(668)
Special Assmnts- Discounts	(108,469)	-	(108,469)	(98,304)	10,165
Settlements	-	-	-	6,852	6,852
Other Miscellaneous Revenues	-	2,500	2,500	2,418	(82)
Gate Bar Code/Remotes	-	890	890	890	-
Pavilion Rental	-	7,400	7,400	7,326	(74)
TOTAL REVENUES	2,609,244	10,790	2,620,034	2,637,968	17,934
<u>EXPENDITURES</u>					
<u>Administration</u>					
P/R-Board of Supervisors	13,000	-	13,000	11,600	1,400
FICA Taxes	995	-	995	887	108
ProfServ-Engineering	20,000	-	20,000	26,325	(6,325)
ProfServ-Legal Services	90,000	-	90,000	90,440	(440)
ProfServ-Mgmt Consulting Serv	101,691	-	101,691	101,691	-
ProfServ-Property Appraiser	54,234	-	54,234	-	54,234
ProfServ-Recording Secretary	11,000	-	11,000	12,706	(1,706)
Auditing Services	7,500	-	7,500	7,500	-
Postage and Freight	1,200	-	1,200	806	394
Insurance - General Liability	41,739	-	41,739	34,204	7,535
Printing and Binding	1,998	-	1,998	625	1,373
Legal Advertising	3,000	-	3,000	6,177	(3,177)
Misc-Assessmnt Collection Cost	54,234	-	54,234	51,647	2,587
Misc-Credit Card Fees	120	-	120	138	(18)
Misc-Contingency	100	-	100	19	81
Office Supplies	550	-	550	10	540
Annual District Filing Fee	175	-	175	175	-
Total Administration	401,536	-	401,536	344,950	56,586
<u>Physical Environment</u>					
Capital Outlay	1	-	1	-	1
Total Physical Environment	1	-	1	-	1
<u>Flood Control/Stormwater Mgmt</u>					
Contracts-Lake and Wetland	90,000	-	90,000	90,000	-
Contracts-Fountain	4,300	-	4,300	4,325	(25)
R&M-Aquascaping	20,000	-	20,000	1,814	18,186
R&M-Drainage	28,000	-	28,000	21,325	6,675

Proposed Budget Amendment
For the Period Ending September 30, 2016

ACCOUNT DESCRIPTION	CURRENT BUDGET	PROPOSED AMENDMENT	FINAL BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)
R&M-Fountain	2,000	-	2,000	2,575	(575)
R&M-Lake Erosion	30,000	-	30,000	38,250	(8,250)
Total Flood Control/Stormwater Mgmt	174,300	-	174,300	158,289	16,011
<u>Right of Way</u>					
Payroll-Salaries	178,145	-	178,145	156,707	21,438
Payroll-Benefits	67,500	-	67,500	62,965	4,535
Payroll - Overtime	17,500	-	17,500	9,986	7,514
Payroll - Bonus	12,000	-	12,000	12,621	(621)
FICA Taxes	15,885	-	15,885	18,100	(2,215)
Contracts-Police	180,000	-	180,000	176,120	3,880
Contracts-Other Services	18,600	-	18,600	18,600	-
Contracts-Landscape	525,608	-	525,608	522,008	3,600
Contracts-Mulch	147,592	-	147,592	147,592	-
Contracts-Irrigation	-	-	-	3,600	(3,600)
Contracts-Plant Replacement	52,959	23,000	75,959	75,484	475
Contracts-Road Cleaning	8,500	-	8,500	8,351	149
Contracts-Security Alarms	641	-	641	641	-
Contracts-Pest Control	576	-	576	576	-
Fuel, Gasoline and Oil	14,000	-	14,000	9,751	4,249
Communication - Teleph - Field	6,000	-	6,000	5,010	990
Utility - General	32,000	-	32,000	24,708	7,292
Utility - Reclaimed Water	9,500	-	9,500	8,282	1,218
Insurance - General Liability	3,892	-	3,892	3,274	618
R&M-General	22,000	-	22,000	37,483	(15,483)
R&M-Equipment	20,000	-	20,000	10,491	9,509
R&M-Grounds	126,100	-	126,100	95,143	30,957
R&M-Irrigation	25,000	-	25,000	35,369	(10,369)
R&M-Sidewalks	15,000	-	15,000	1,562	13,438
R&M-Signage	6,000	-	6,000	6,822	(822)
R&M-Walls and Signage	28,000	-	28,000	22,247	5,753
Misc-Holiday Decor	5,200	-	5,200	10,066	(4,866)
Misc-Taxes (Streetlights)	28,724	-	28,724	28,724	-
Misc-Contingency	5,000	-	5,000	75	4,925
Office Supplies	11,500	-	11,500	3,427	8,073
Cleaning Services	1,416	-	1,416	119	1,297
Op Supplies - General	5,000	-	5,000	5,848	(848)
Op Supplies - Uniforms	600	-	600	604	(4)
Supplies - Misc.	600	-	600	-	600
Subscriptions and Memberships	400	-	400	461	(61)
Conference and Seminars	1,000	-	1,000	-	1,000
Total Right of Way	1,592,438	23,000	1,615,438	1,522,817	92,621

Proposed Budget Amendment
For the Period Ending September 30, 2016

ACCOUNT DESCRIPTION	CURRENT BUDGET	PROPOSED AMENDMENT	FINAL BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)
<u>Common Area</u>					
R&M-General	17,000	-	17,000	10,093	6,907
R&M-Boardwalks	700	-	700	-	700
R&M-Brick Pavers	1,200	-	1,200	1,582	(382)
R&M-Grounds	7,500	-	7,500	25,031	(17,531)
R&M-Signage	1,400	-	1,400	240	1,160
R&M-Walls and Signage	900	-	900	1,114	(214)
Impr - Park	412,269	490,000	902,269	902,486	(217)
Total Common Area	440,969	490,000	930,969	940,546	(9,577)
TOTAL EXPENDITURES	2,609,244	513,000	3,122,244	2,966,602	155,642
Excess (deficiency) of revenues					
Over (under) expenditures	-	(502,210)	(502,210)	(328,634)	173,576
Net change in fund balance	-	(502,210)	(502,210)	(328,634)	173,576
FUND BALANCE, BEGINNING (OCT 1, 2015)	2,830,267	-	2,830,267	2,830,267	-
FUND BALANCE, ENDING	\$ 2,830,267	\$ (502,210)	\$ 2,328,057	\$ 2,501,633	\$ 173,576

Sixth Order of Business

6A.

PRAGER & CO., LLC

INVESTMENT BANKERS

TERMINATION OF DISSEMINATION AGREEMENT

September 26, 2016

Westchase Community Development District
Attention: Board of Supervisors

Dear Board Members:

Pursuant to the Dissemination Agreement Section (3) Termination, PRAGER & CO., LLC hereby is providing notice to terminate the agreement as the District's Dissemination Agent effective October 26, 2016.

Based upon the District Manager's prior involvement in providing information and assistance in complying with the terms and conditions of the Continuing Disclosure Agreement, we feel that the District will be well served with the District Manager serving as the Dissemination Agent.

It has been a privilege to serve as your Dissemination Agent. Please let us know how we can assist with the transition. Thank you for all of your cooperation and support.

Very truly yours,

PRAGER & CO., LLC

DocuSigned by:



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Lloyd Leanse
Managing Director