

**WESTCHASE
COMMUNITY DEVELOPMENT DISTRICT**

AGENDA PACKAGE

MAY 2, 2017

Westchase Community Development District

Severn Trent Services, Management Services Division

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

April 25, 2017

Board of Supervisors
Westchase Community Development District

Dear Board Members:

A meeting of the Board of Supervisors of the Westchase Community Development District will be held on Tuesday, May 2, 2017 at **4:00 p.m.** at the **Westchase Community Association Office, 10049 Parley Drive, Tampa, Florida.** Following is the advance agenda for this meeting:

1. Roll Call
2. Consent Agenda
 - A. Approval of the April 4, 2017 Meeting Minutes with Any Corrections Submitted
 - B. Acceptance of Financial Statements as of March 31, 2017
3. Update on Property Theft – Deputy Alter
4. Engineer's Report
5. Manager's Report
 - A. Consideration of Resolution 2017-3, Approving the Budget for Fiscal Year 2018 and Setting the Public Hearing
 - B. Number of Registered Voters as of April 15, 2017 – 8,075
6. Attorney's Report
7. Field Manager's Report
8. Audience Comments
9. Supervisors' Requests
 - A. Purchase/Installation of Additional Security Cameras - Supervisor Griffith
 - B. Discussion of Interlocal Agreement with Hillsborough County Regarding Parks – Supervisor Griffith
10. Adjournment

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

Sincerely,



Andrew P. Mendenhall, PMP/sd
Manager

cc: Erin McCormick	Tonja Stewart
Christopher Barrett	Sonny Whyte

Second Order of Business

2A.

<p style="text-align: right;">Page 1</p> <p>RE: WESTCHASE COMMUNITY DEVELOPMENT DISTRICT</p> <hr/> <p>TRANSCRIPT OF: BOARD MEETING</p> <p>DATE: April 4, 2017</p> <p>TIME: 4:03 p.m. - 6:55 p.m.</p> <p>PLACE: Westchase Community Association Office 10049 Parley Drive Tampa, Florida</p> <p>REPORTED BY: Kimberly Ann Roberts Notary Public State of Florida at Large</p> <p style="text-align: center;">RICHARD LEE REPORTING (813) 229-1588</p> <p>TAMPA: email: rlr@richardleereporting.com 100 North Tampa Street, Suite 2845 Tampa, Florida 33602</p> <p>ST. PETERSBURG: 111 2nd Avenue N.E. 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 Mr. Mendenhall</td><td>5</td></tr> <tr> <td>Roll Call</td><td>5</td></tr> <tr> <td>Consent agenda</td><td>5</td></tr> <tr> <td>Motion to Approve the consent agenda (Motion passes)</td><td>6 5</td></tr> <tr> <td>Engineer's report</td><td>6</td></tr> <tr> <td>Erosion update and report</td><td>6</td></tr> <tr> <td>Easement update discussion</td><td>36</td></tr> <tr> <td>Westlake Townhomes update</td><td>48</td></tr> <tr> <td>Management report</td><td>49</td></tr> <tr> <td>Consideration of the Greens security contract</td><td>49</td></tr> <tr> <td>Motion to reopen</td><td>70</td></tr> <tr> <td>Further discussion</td><td>70</td></tr> <tr> <td>(Motion passes)</td><td>71</td></tr> <tr> <td>Consideration of the Davey contract</td><td>73</td></tr> <tr> <td>Motion to extend for two years</td><td>73</td></tr> <tr> <td>Further discussion</td><td>74</td></tr> <tr> <td>Motion withdrawn</td><td>75</td></tr> <tr> <td>Motion to extend for one year</td><td>75</td></tr> <tr> <td>Further discussion</td><td>75</td></tr> <tr> <td>(Motion passes)</td><td>77</td></tr> <tr> <td>Burger King (Ms. Carter) update</td><td>78</td></tr> <tr> <td>Budget discussion</td><td>83</td></tr> <tr> <td>Hillsborough County project discussion</td><td>109</td></tr> <tr> <td>Attorney's report</td><td>140</td></tr> <tr> <td>The Avenues sidewalk update</td><td>139</td></tr> <tr> <td>Field manager's report</td><td>150</td></tr> </table>	INDEX	PAGE	Meeting opened by Mr. Mendenhall	5	Roll Call	5	Consent agenda	5	Motion to Approve the consent agenda (Motion passes)	6 5	Engineer's report	6	Erosion update and report	6	Easement update discussion	36	Westlake Townhomes update	48	Management report	49	Consideration of the Greens security contract	49	Motion to reopen	70	Further discussion	70	(Motion passes)	71	Consideration of the Davey contract	73	Motion to extend for two years	73	Further discussion	74	Motion withdrawn	75	Motion to extend for one year	75	Further discussion	75	(Motion passes)	77	Burger King (Ms. Carter) update	78	Budget discussion	83	Hillsborough County project discussion	109	Attorney's report	140	The Avenues sidewalk update	139	Field manager's report	150
INDEX	PAGE																																																						
Meeting opened by Mr. Mendenhall	5																																																						
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Consent agenda	5																																																						
Motion to Approve the consent agenda (Motion passes)	6 5																																																						
Engineer's report	6																																																						
Erosion update and report	6																																																						
Easement update discussion	36																																																						
Westlake Townhomes update	48																																																						
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Consideration of the Greens security contract	49																																																						
Motion to reopen	70																																																						
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Attorney's report	140																																																						
The Avenues sidewalk update	139																																																						
Field manager's report	150																																																						
<p style="text-align: right;">Page 2</p> <p>APPEARANCES: WESTCHASE COMMUNITY DEVELOPMENT DISTRICT BOARD MEMBERS:</p> <p>Jim Mills, Chairman Greg Chesney Matthew Lewis Brian Ross Barbara Hessler Griffith</p> <p>ALSO PRESENT:</p> <p>SEVERN TRENT SERVICES: Andy Mendenhall</p> <p>DISTRICT ATTORNEY: Erin McCormick</p> <p>DISTRICT ENGINEER: Tonja Stewart</p> <p>WESTCHASE STAFF: Doug Mays</p>	<p style="text-align: right;">Page 4</p> <table> <tr> <td>Request to film video</td><td>151</td></tr> <tr> <td>Audience comments</td><td>157</td></tr> <tr> <td>Supervisor requests</td><td>158</td></tr> <tr> <td>Adjournment</td><td>185</td></tr> </table>	Request to film video	151	Audience comments	157	Supervisor requests	158	Adjournment	185																																														
Request to film video	151																																																						
Audience comments	157																																																						
Supervisor requests	158																																																						
Adjournment	185																																																						

<p style="text-align: right;">Page 5</p> <p>1 The transcript of Westchase Community 2 Development District Board Meeting, on the 4th day 3 of April, 2017, at the Westchase Community 4 Association Office, 10049 Parley Drive, Tampa, 5 Florida, beginning at 4:03 p.m., reported by 6 Kimberly Ann Roberts, Notary Public in and for the 7 State of Florida at Large. 8 * * * * *</p> <p>9 MR. MENDENHALL: All right. We're going 10 to get started. This is the Westchase 11 Community Development District board meeting. 12 Today is Tuesday, April 4, 2017. It's 13 approximately four p.m. 14 I'll say, for the record, that all 15 supervisors are here, except for Mr. Lewis. I 16 heard from him earlier. He's on his way and 17 should be here shortly, and we'll let him join 18 us. 19 That takes us to the consent agenda. 20 Actually, first, let's stand for the pledge. 21 (The Pledge of Allegiance was recited.) 22 MR. MENDENHALL: All right. Now back to 23 the consent agenda. I'll ask first if there 24 is a motion to approve the consent agenda. 25 CHAIRMAN MILLS: Motion to approve.</p>	<p style="text-align: right;">Agenda Page 6 Page 7</p> <p>1 decided I better make sure that I did 2 something that would provide some data. So 3 I'm hoping you guys can go back and take a 4 look at it. I'll kind of summarize 5 everything. 6 I'll read the email. I attached a 7 couple of historical emails to refresh the 8 information for everybody, including an email 9 regarding general erosion issues and in 10 changing repairs options and costs, an email 11 regarding the pond inspection performed by 12 Doug and I and thoughts on aquatic plants and 13 the overlapping services between the landscape 14 maintenance company and the lake management 15 company along the pond perimeters, as well as 16 the information regarding the prioritizing of a 17 few erosion repairs that are beginning to 18 encroach onto private property -- 19 (Mr. Lewis enters the room.) 20 MS. STEWART: -- proposals for this 21 prioritized restoration work are also 22 attached, which we are prepared to discuss at 23 the board meeting so that a decision can be 24 made to get this work scheduled to make the 25 most efficient repairs before the rainy season</p>
<p style="text-align: right;">Page 6</p> <p>1 MR. MENDENHALL: Do we have a second? 2 MS. HESSLER GRIFFITH: Second. 3 MR. MENDENHALL: Now any discussion, 4 questions, comments? Do you want me to wait a 5 second? 6 MR. CHESNEY: There we go 7 MR. MENDENHALL: All in favor. 8 (All board members signify in the 9 affirmative.) 10 MR. MENDENHALL: Any opposed. 11 (No response.) 12 MR. MENDENHALL: That motion carries 13 unanimously. 14 (Motion passes.) 15 MR. MENDENHALL: That takes us to Item 16 Number Three, the engineer's report. Tonja 17 Stewart is here, so I'll give her the floor. 18 MS. STEWART: Yes, I was so excited that 19 I prepared a whole, big old report for 20 everybody that nobody read. 21 MS. HESSLER GRIFFITH: I read it. I 22 read it. 23 CHAIRMAN MILLS: Oh, you've been busy. 24 MS. STEWART: Thank you. Well, after 25 hearing the frustration in Brian's voice, I</p>	<p style="text-align: right;">Page 8</p> <p>1 when water levels rise. 2 Keep in mind that in an attempt to 3 restore slopes for a less expensive cost, the 4 vendors who submitted proposals are all new, 5 and we're experimenting with these products. 6 For your information, after I provided 7 this email, Doug and Sonny and I got together, 8 and we recognized the motion that was made at 9 the last meeting that authorized to us proceed 10 with that work. 11 So what you have in your possession is 12 the back-up proposals for you to review for 13 justification for moving forward with the work 14 we approved last month. 15 A couple of things have happened, and 16 this is something I think we talked a little 17 bit about in the last meeting. Since we 18 brought this to your attention -- what? -- six 19 months ago -- five, six months ago, Doug and I 20 have been working trying to, number one, 21 research vendors, research products, do 22 inspections. 23 And the one thing that we had found is, 24 this overlap between landscape maintenance and 25 lake management is complicated. So we're</p>

<p style="text-align: right;">Page 9</p> <p>1 trying to communicate better among all of us 2 in the services. And I believe this is also 3 included in the documents. 4 I just received this from a company 5 about three or four weeks ago, and fascinating 6 enough, it really does address specifically 7 what our problems are. You can see -- this 8 picture to the top right, you can see the 9 grass along the bank is a little higher. They 10 let it grow a little bit. 11 And then if you go to the heart of the 12 report, you can see where the cross section of 13 the pond -- this is really our problem. This 14 is what we have. And what they're 15 recommending is a -- I'm going to say no mow, 16 no weed-eat zone along the grass line of the 17 pond. 18 The goal is to try to get a deeper root 19 system of the grass along the grass line. The 20 good news for you is the majority of your 21 ponds the water levels don't fluctuate 22 significantly, so you don't have that seasonal 23 movement of the water that kind of pulls the 24 soil out from underneath the grass. So that's 25 good news.</p>	<p style="text-align: right;">Agenda Page 7 Page 11</p> <p>1 with the chemicals, and the chemicals are also 2 killing the aquatic plants, so it's not 3 letting the aquatic plants get up into that 4 zone. 5 This zone is the most sensitive. It's 6 the zone where they took the dirt out of the 7 pond and threw it on top of the natural ground 8 to fill it, and then slope that pond slope and 9 put grass on it. So when you have no grass 10 right at that area, that is the area that's 11 probably the most susceptible to erosion. 12 So we're trying to secure that area 13 better, and we're trying to do it with the 14 least expensive repair, which are going to be 15 plants. Okay? 16 Keep in mind, the repairs that you guys 17 approved last month that we're starting now, 18 those were situations where we had erosion 19 getting to encroach on private property, so we 20 needed to repair them, restore them. We could 21 not have just restored them in the condition 22 they're in because they were already within 23 probably a foot or two of the property line, 24 and we did not have easements on them. 25 So that's the reason we went ahead and</p>
<p style="text-align: right;">Page 10</p> <p>1 So because we have not been able to 2 really -- there's a list of plants in here. 3 In talking to a dozen or so different vendors, 4 I can't find a plant that they all agree is a 5 good plant to plant along the grass line. 6 Doug and I kind of talked a little bit about 7 doing some experimenting with it, but my 8 recommendation is that we move a little 9 further in trying to do maybe make some 10 changes to our lake management and our 11 landscape maintenance work. 12 Start with letting the grass grow, you 13 know, one or two feet along the grass line. 14 Let it grow ten inches or so, get that root 15 system down into the soil and maybe experiment 16 with a couple of little flowering plants right 17 below the grass line to see if we can get 18 something to take and if we like it, and as 19 well, understand that the market is going to 20 be releasing a product that will treat the 21 torpedo grass and won't kill the aquatic 22 plants. 23 The situation we're in, we have about a 24 12-inch zone right at the grass line, we're 25 going to have to treat it with torpedo grass</p>	<p style="text-align: right;">Page 12</p> <p>1 went with complete restoration of those 2 slopes. The next step that we're recommending 3 towards now is trying to implement better 4 programs for better stabilization in this area 5 and, therefore, that will be our form of 6 erosion prevention. It's getting better root 7 systems into the ground. 8 I don't know, Doug, if you want to make 9 any comments. 10 MR. MAYS: Well, I mean, other than 11 we've already started addressing it with our 12 landscape company and our aquatics company to 13 make them understand we have a bit of a 14 problem here. It's not huge, but it could get 15 huge if something is not changed. So that's 16 why me and Tonja talked about an area that is 17 -- in some of the pictures, it calls it a no 18 mow zone, but for us, it will be more of a no 19 weed-eat season; and that would help a lot if 20 we don't start -- if we don't continue to 21 butcher these shorelines with weed-eaters. 22 And it also, what it does -- some of 23 these guys are new, and they don't recognize 24 the plants versus a weed, so we want to, you 25 know, get them to understand that they don't</p>

<p style="text-align: right;">Page 13</p> <p>1 have to weed-eat everything. Even those weeds 2 can keep the shoreline together. 3 So we're trying to -- our plan is to 4 educate them in a way that they understand to 5 not weed-eat these ponds down too hard, not 6 scalp them, as we call it. So that's the plan 7 that we've talked about trying. 8 MS. STEWART: Another issue we 9 discovered that we just found out about -- I 10 wasn't aware of it -- I am finding out that 11 this is a universal problem in just about 12 every community. 13 When the district mows the pond bank, it 14 appears that the homeowner's landscape vendor 15 is also mowing this area. It's getting mowed 16 more than once. So it's not only getting 17 overmowed, it probably not getting mowed the 18 way that we prefer that it get mowed. 19 So I think we're going to have to do an 20 education program for the residents to ask 21 them to not mow outside of the property that 22 the district mows so that we can get better 23 management on it. 24 MS. HESSLER GRIFFITH: Tonja, can I just 25 weigh in there? So when you talk about the</p>	<p style="text-align: right;">Agenda Page 8 Page 15</p> <p>1 thoughts. 2 MR. COLLAZO: I do have some thoughts. 3 And thank you. Ruben Collazo, President of 4 the Westchase Community Association. Thank 5 you, everybody, for hosting us. 6 We did have a conversation. Yes, there 7 are some provisions in our CCRs that allows us 8 to address anyone who attacks some of the 9 foliage around the pond areas. 10 As to the enforcement of that, that's 11 where it becomes a little bit tricky. We did 12 a little bit of investigative work, and we've 13 got some ideas. Debbie is here to help us 14 with that. 15 It seems that we do have a bit of an 16 easement with notice across private property 17 to get to the ponds and at least take a look 18 at the ponds. 19 What we don't have, obviously, is we 20 don't have the authority to kind of enforce 21 what goes there, who puts it there, how it's 22 maintained. You know, how it's documented is 23 going to be really, really important. 24 So certainly one of the ideas that we 25 want to float with you is that if you're able</p>
<p style="text-align: right;">Page 14</p> <p>1 resident education program -- and this has 2 come up a couple of times about communicating 3 with the residents -- in terms of pulling some 4 of these plants, that perhaps they're not as 5 aesthetically pleasing, we talked about 6 perhaps a flyer being sent out, and one of 7 the things that I found is that within the WCA 8 bylaws, there is a rule that prevents 9 homeowners from doing this. 10 So I had a conversation with Ruben of 11 the WCA to see if -- I think it's a good idea 12 to communicate with the homeowners, but I 13 think I would like to perhaps take it one 14 step farther -- further and see if we can 15 leverage the WCA to help us with that 16 communication and with the enforcement. 17 The one tricky part, I think, that we 18 have is, how can the WCA do their part in 19 helping us to enforce it? So whether it's 20 having access to easements, things of that 21 nature, because if we need to sort of count on 22 the homeowners to make sure that the 23 investment we're making isn't going to wait, 24 you know, if we can do that. 25 So I don't know, Ruben, if you have any</p>	<p style="text-align: right;">Page 16</p> <p>1 to document these instances of damage, then we 2 can certainly send out a letter with the 3 appropriate verbiage in it, citing the correct 4 citation in our documents. 5 Now, as to the enforcement, that becomes 6 problematic, because how do you prove that 7 some individual homeowner is actually 8 responsible for the erosion that's taking 9 place and the attack that's taking place on 10 the vegetation that's in that area. You 11 can't. It's like concluding someone's car 12 that's parked outside your home is actually 13 their car. We're unable to do that also, as 14 you know, you know. 15 But we want to float ideas, we want to 16 help, we want to cooperate. It benefits the 17 entire community. So we're here to help. I 18 say, you know, we're here from the 19 association, we're here to help. 20 MS. HESSLER GRIFFITH: So with that 21 said, when we get to -- thank you, Ruben -- so 22 when we get to that point where we are, you 23 know, ready to sort of, you know, enforce 24 whatever -- I don't know where we are with 25 regards to the plantings, if the plantings are</p>

<p style="text-align: right;">Page 17</p> <p>1 in yet.</p> <p>2 I know that we had some sort of --</p> <p>3 MS. STEWART: Doug has initiated some</p> <p>4 plantings, I think. Have you had any issues</p> <p>5 with removal at this point?</p> <p>6 MR. MAYS: Not yet.</p> <p>7 MS. HESSLER GRIFFITH: No. Okay.</p> <p>8 MR. MAYS: Well, that's what I was going</p> <p>9 to ask, too, not to stop you, but when we do</p> <p>10 see a situation where we know we put plants in</p> <p>11 and the plants are gone or we somebody that's</p> <p>12 running their edger along the lake bank to</p> <p>13 keep a nice straight edge, and do we take</p> <p>14 photos and turn them in to the WCA?</p> <p>15 MR. COLLAZO: Okay. So -- again, Ruben</p> <p>16 Collazo -- you know, one of the suggestions I</p> <p>17 would have, Doug, is when you're completing</p> <p>18 these jobs, if you're documenting them, taking</p> <p>19 photos, dated and time stamped, the whole</p> <p>20 thing, and do a before and after comparison</p> <p>21 with photos, you all can fight the complaints,</p> <p>22 and we can follow up with our letter.</p> <p>23 You know, what happens after that is</p> <p>24 another issue, but I think it would be nice to</p> <p>25 be able to at least address this with the</p>	<p style="text-align: right;">Agenda Page 9 Page 19</p> <p>1 even though it's a first violation, more of a</p> <p>2 negative, but --</p> <p>3 MR. COLLAZO: I couldn't agree more. I</p> <p>4 will state, though, for the record, that most</p> <p>5 of our homeowners actually lose the first</p> <p>6 letter. I'm being glib, but we hear that a</p> <p>7 lot. They just don't get the first letter.</p> <p>8 MR. LEWIS: Sure.</p> <p>9 MR. COLLAZO: It gets buried in -- you</p> <p>10 know, it gets buried in the spam and, you</p> <p>11 know --</p> <p>12 MR. LEWIS: Yeah. And to your</p> <p>13 benefit, I mean, we -- and maybe you've</p> <p>14 followed some of the meetings, but we have</p> <p>15 talked about an education program, but I just</p> <p>16 don't think we're quite there yet.</p> <p>17 I think we need to get there quick,</p> <p>18 because if we're already starting to do</p> <p>19 things, with, you know, Doug and the staff,</p> <p>20 but we need to get that out there. I can talk</p> <p>21 to -- and I already have talked to several of</p> <p>22 my neighbors that live on the water, but</p> <p>23 that's just --</p> <p>24 MR. MENDENHALL: So we had talked -- the</p> <p>25 board had talked about Tonja putting together</p>
<p style="text-align: right;">Page 18</p> <p>1 residents and say, "Here, Residents, you</p> <p>2 violated the covenants and deed restrictions,</p> <p>3 and there could be consequences for doing so."</p> <p>4 MR. MENDENHALL: Matt, did you have a</p> <p>5 question?</p> <p>6 MR. LEWIS: I had more of a statement.</p> <p>7 And I appreciate the ideas and all. I would</p> <p>8 rather us -- we talked about it for a couple</p> <p>9 months now, for an education program. I would</p> <p>10 much rather see us go more of a positive role</p> <p>11 and a positive route, rather than go negative</p> <p>12 quickly to, you know, some kind of a letter to</p> <p>13 the owner or property owner.</p> <p>14 I mean, I get it, that I think that</p> <p>15 could be effective. You just made me remove a</p> <p>16 trash can from the side of my house last</p> <p>17 month, so --</p> <p>18 MR. CHESNEY: That was a positive</p> <p>19 experience for you?</p> <p>20 MR. LEWIS: Well, it got the action that</p> <p>21 they wanted, so -- but my point being, I would</p> <p>22 rather -- let's try I think -- I find it a lot</p> <p>23 when you take a positive route sometimes, it's</p> <p>24 more effective than a potential negative, and</p> <p>25 a lot of homeowners sometimes sees those as,</p>	<p style="text-align: right;">Page 20</p> <p>1 a document that would go out to residents</p> <p>2 around ponds. You could also probably maybe</p> <p>3 put in many of your different communications</p> <p>4 that go out to the community, including the</p> <p>5 WOW, the website, as well we also talked about</p> <p>6 education being given to some of the workers</p> <p>7 back at the Westchase office, because</p> <p>8 sometimes they aren't aware.</p> <p>9 They have new crews that come on board</p> <p>10 and that sort of thing. So as far as -- yes,</p> <p>11 Mr. Chesney.</p> <p>12 MR. CHESNEY: I just was going to say, I</p> <p>13 mean, if it was like a two-sider, one-pager</p> <p>14 kind of document. Right?</p> <p>15 MR. MENDENHALL: Yes.</p> <p>16 MR. CHESNEY: I mean, we could do that.</p> <p>17 You could reprint it as an insert in the WOW</p> <p>18 and things like that.</p> <p>19 MR. MENDENHALL: Sure.</p> <p>20 MS. HESSLER GRIFFITH: My comment to</p> <p>21 that --</p> <p>22 MR. CHESNEY: They're always looking for</p> <p>23 money.</p> <p>24 MS. HESSLER GRIFFITH: -- a couple of</p> <p>25 things. One, the residents that received that</p>

<p style="text-align: right;">Page 21</p> <p>1 flyer today are the residents that live here 2 today. Right? It doesn't address the 3 resident who moves in tomorrow. 4 So it's already in the bylaws, the rules 5 are already there. What I'm saying is that as 6 we go out with the communication, which is, I 7 think, our third meeting talking about 8 education. All right. So I would like to see 9 some traction there. 10 But if -- you know, when that 11 communication goes out, I would like to see 12 perhaps some of that be a reminder that this 13 is also in your covenants and, you know, 14 subject to enforcement, that sort of thing. 15 MR. MENDENHALL: Yes. 16 MS. HESSLER GRIFFITH: Because the thing 17 is, we're spending a lot money on this 18 restoration. Once they pull it, it's going to 19 cost us to go and replace it again. So 20 obviously positive messaging, but I don't want 21 to lose plants either, so -- 22 MR. MENDENHALL: And to your point, in 23 the communities where they do this, because 24 there are many communities that do these types 25 of reminders, they do it on an interim basis,</p>	<p style="text-align: right;">Agenda Page 10 Page 23</p> <p>1 We're in complete agreement. You've 2 indicated frustration to us over time with 3 there being a lack of clarity in your industry 4 with regard to particular fixes, particular 5 product, and that's been frustrating for you. 6 The way I receive that frustration is 7 lack of confidence in what we're doing. And 8 so that's what you're hearing from me. It's 9 really an echo or, if you will, the other side 10 of the coin. 11 So I don't want you to think in any way 12 we're in conflict. It's the exact opposite. 13 I'm more, as Ms. Griffith, indicated, let's 14 get going on this. Let's get some stuff done, 15 which back to the comment you made a second 16 ago, I think you're spot on, we need to do the 17 education material. 18 And my memory is that the board said 19 let's go ahead and go forward with that while 20 you were not here. And so from our 21 viewpoint, we're waiting on you and staff to 22 come forward with this product, and that may 23 not have gotten communicated to you, because, 24 again, I think you appeared by phone for only 25 part of the meeting last time.</p>
<p style="text-align: right;">Page 22</p> <p>1 either twice a year or once a year, 2 recognizing that new people come in, whether 3 it be renters or new owners; that way, they 4 can assure that at least once or twice a 5 year that message is at least being pushed 6 out and kept on the website and that sort of 7 thing. Mr. Ross. 8 MR. ROSS: Just to circle around. Sorry 9 I didn't see your report. 10 MS. STEWART: That's okay, Brian. 11 MR. ROSS: I assure you I read all your 12 reports. I couldn't get Dropbox to work. I 13 went to Doug, and he and I unanimously agreed 14 it's a user error. I did something wrong. 15 We'll get it straightened out. Sonny's going 16 to be back in a couple of days, and when I'm 17 there I'll read it. 18 Secondly, I wanted to apologize. If any 19 of the comments I made at the last meeting 20 were after you were off line, I don't really 21 remember. I wanted to kind of give you some 22 feedback because I was reflecting on it, that 23 we're in agreement that the district needs to 24 be proactive in addressing some of the issues 25 with regard to our ponds.</p>	<p style="text-align: right;">Page 24</p> <p>1 So, yeah, we desperately need that, and 2 then we can work out the detail, the 3 substance, means of distributions, et cetera, 4 et cetera. 5 MS. STEWART: We have a series of 6 documents that are ready to go. I just have 7 to convert it over to Westchase format. We're 8 ready. Do you want me to send it to you? 9 MR. MENDENHALL: Sounds good. Yeah. 10 MS. STEWART: We have a wetlands 11 management piece of information, too, that we 12 added. I do need to create something about 13 this mowing issue. So I'll add that to the 14 mix, too. So we're ready to go. 15 MR. CHESNEY: So it's like a one-pager? 16 I'm sorry. 17 MS. McCORMICK: Yes. And if you wanted 18 to include information about the provisions in 19 the CCRs or like citations to those -- I know 20 you've got some tabs there, so I don't know if 21 you guys have pulled them out, but you can 22 send those to Tonja and to me if you want. 23 Those could get incorporated into the 24 materials that Tonja already has, too. 25 CHAIRMAN MILLS: Yes. So just a couple</p>

<p style="text-align: right;">Page 25</p> <p>1 comments, and then I want to come back to you, 2 Erin. I made some notes as you were talking, 3 Tonja. 4 So my first question around growing the 5 grass to ten inches or so along the edges of 6 the ponds -- two questions -- one is, does 7 that create any snake and rat infestation 8 opportunities? 9 And, secondly -- and we sort of kicked 10 this one around already a little bit, since I 11 wrote this down, but how do we prevent the 12 residents' landscapers from mowing that down? 13 Right? So that's -- you know, we can do 14 everything we want to do. 15 The resident could get a notice and say 16 to the landscaper, "Don't do this," and then 17 they get a new set of guys, and the guy goes 18 out back and goes, "This looks like hell," and 19 weed-whacks it down. Right? 20 So the education piece is a part of it. 21 I agree with Mr. Lewis, I don't think initial 22 enforcement is the way to go. I'm going to 23 defer to Erin here in a second and come back 24 to that. 25 The second part is, some of the things</p>	<p style="text-align: right;">Agenda Page 11 Page 27</p> <p>1 effort on the long-term view of where are we, 2 and then the immediate priorities, the have- 3 to-do priorities, the like-to-do priorities, 4 so we have a view of what's ahead, not just 5 month to month. Surprise. We got a slope 6 behind a house that's fallen -- the pool has 7 fallen in. Right? 8 So back to you, Erin. Any concerns or 9 feedback on the whole enforcement side of this 10 thing in terms of, A, in general, and, B, CDD 11 referring residents to the WCA for CCR 12 enforcement? 13 MS. McCORMICK: I think what I was 14 envisioning is that we just cite those 15 provisions in the CCR that the residents are 16 bound by at this point. And I don't know if 17 you're doing plantings around a specific pond, 18 if it would work logistically to maybe hand 19 these materials out to the residents around 20 that particular pond so that they get the 21 information. 22 "These plants are being done this week, 23 and here is some information that you need." 24 I mean, that seems like that way you're 25 hitting the residents right at the time that</p>
<p style="text-align: right;">Page 26</p> <p>1 we addressed last month and I think some of 2 the frustrations you might be hearing is this 3 all around these urgent requests. Right? We 4 can't operate with every month it seems there 5 is another \$22,000, we-have-to-do-this-now 6 project. Right? 7 And that's where going back to what we 8 talked about in the past about inventorying 9 the slopes and the ponds and where are we and 10 coming up with more of a master plan and 11 saying, "In the next three months, we need to 12 do these two, in the next six months, we need 13 to do these four, in the next 12 months, we're 14 keeping an eye on these eight," whatever it 15 is. 16 Let's get away from this every month, 17 we've got another \$22,000, we need action 18 today kind of approach, because then we're 19 back to, you know, what is the overall cost? 20 How do we plan for that? 21 We're budgeting for some erosion. But 22 is 60,000 going to cut it? Three projects, 23 and we're out of money again for the year. 24 Right? 25 So I would like to see a continuing</p>	<p style="text-align: right;">Page 28</p> <p>1 the work is going on. 2 But as far as enforcement, I think 3 that's something I would need to look at a 4 little bit more, because I would want to make 5 sure that, you know, we complied with all the 6 legal requirements that we needed to. 7 CHAIRMAN MILLS: Okay. Thank you. 8 MR. MENDENHALL: Okay. 9 MR. MAYS: Andy. 10 MR. MENDENHALL: Yes, sir. 11 MR. MAYS: Mr. Collazo. 12 MR. MENDENHALL: Oh. 13 MR. COLLAZO: Just a couple of quick 14 comments. Whatever vehicle you come up with 15 for distribution of information, we can 16 certainly go ahead and multiply your effort by 17 distributing on our email list and voting 18 member email list. 19 We reach pretty much everyone in 20 Westchase on our digital communications. 21 Debbie also has an idea she wants to bounce 22 off you. 23 MS. SAINZ: I have -- one of the 24 recommendations is, whenever there's been a 25 stop order request done for any buyer, they go</p>

<p style="text-align: right;">Page 29</p> <p>1 onto the homeowner docs website, and there's</p> <p>2 specific material that we already have</p> <p>3 uploaded to that website that the title agent</p> <p>4 prints and provides to the buyer.</p> <p>5 So if this is a small document that I</p> <p>6 could have them upload to provide to every</p> <p>7 buyer regardless of whether they live on a</p> <p>8 pond or not, they may move onto a pond</p> <p>9 eventually, at least they'll have the</p> <p>10 material.</p> <p>11 MR. MENDENHALL: I think that's a great</p> <p>12 idea.</p> <p>13 MS. SAINZ: I would just need it in PDF</p> <p>14 format.</p> <p>15 MS. STEWART: Absolutely. Absolutely.</p> <p>16 CHAIRMAN MILLS: Tonja, you were nodding</p> <p>17 your head about snakes in the grass.</p> <p>18 MS. STEWART: Just to follow up a little</p> <p>19 bit, unfortunately, the answer to that</p> <p>20 question is a yes.</p> <p>21 Anytime you let the grass grow higher</p> <p>22 it does hide those kind of critters. What we</p> <p>23 had -- what we're doing at some other</p> <p>24 communities is -- starting with some of the</p> <p>25 common ponds, not the ones that are behind</p>	<p style="text-align: right;">Agenda Page 12 Page 31</p> <p>1 and --</p> <p>2 MR. MAYS: On the edge of the pond?</p> <p>3 MS. STEWART: Well, on the ponds or --</p> <p>4 I typically see them concentrated really more</p> <p>5 towards the outfall structures and into the</p> <p>6 wetlands.</p> <p>7 MR. MAYS: We really never had an issue,</p> <p>8 other when we're cleaning a pond out, which</p> <p>9 most of the ponds now are cleaned out to the</p> <p>10 point where we got rid of all the weeds and</p> <p>11 bad plant material that was in them. So now</p> <p>12 that we've cleaned them out, that's where</p> <p>13 usually the snakes were hiding.</p> <p>14 Now they're -- we don't have any</p> <p>15 issues. I mean, we got a call for authorizing</p> <p>16 a permit on a gator every once in a while,</p> <p>17 but, you know, they're all over; they're not</p> <p>18 hiding in the grass.</p> <p>19 MS. STEWART: I think the whole warning</p> <p>20 thing about wildlife needs to be thrown out</p> <p>21 there, because, yes, anything could come into</p> <p>22 the system from Mother Nature, and we don't</p> <p>23 have any control over it. The same thing with</p> <p>24 mosquitos, you know.</p> <p>25 MR. MAYS: Plus I think a ten-inch no</p>
<p style="text-align: right;">Page 30</p> <p>1 people's houses first to give us some time, to</p> <p>2 introduce this to the residents. Do you all</p> <p>3 allow -- do you allow fishing?</p> <p>4 MR. MAYS: No.</p> <p>5 MS. STEWART: I mean, are residents</p> <p>6 allowed to walk around a pond, or is there a</p> <p>7 prohibition to walking around --</p> <p>8 MR. MAYS: We really don't have anything</p> <p>9 on that, so, yeah, they can walk around.</p> <p>10 MS. STEWART: Because as part of what</p> <p>11 I'll add to the process of our educational</p> <p>12 information is it would be preferred that</p> <p>13 people not walk on the slope of the pond.</p> <p>14 I mean, we had an incident in Orlando</p> <p>15 last year. So, in general, I think it's</p> <p>16 important that we try to advise residents that</p> <p>17 if you're going to walk around the pond, at</p> <p>18 least, stay on the flat bank; don't walk on</p> <p>19 the slope.</p> <p>20 I mean, I think that could be a safety</p> <p>21 question in several ways, so --</p> <p>22 MR. GOLDSTEIN: That would include pets,</p> <p>23 too.</p> <p>24 MS. STEWART: Yes. Yes. Doug, how many</p> <p>25 times have you seen problems with snakes</p>	<p style="text-align: right;">Page 32</p> <p>1 weed-eat is kind of a little excessive. We</p> <p>2 don't need that. I mean, we just need to --</p> <p>3 MS. STEWART: I'll let you all -- I'm</p> <p>4 not an expert on grass, for sure. I -- yeah.</p> <p>5 MR. MAYS: We just need the landscapers</p> <p>6 to understand it, and the homeowners that live</p> <p>7 on lakes that allow their landscapers to go</p> <p>8 down there, get them to understand that we</p> <p>9 don't want it to be scalped any longer.</p> <p>10 We just want to tip it, get the bud off</p> <p>11 the top, you know, the weed bud, or the tip of</p> <p>12 the grass off or -- you know, I've already</p> <p>13 started talking to the landscapers, you know,</p> <p>14 and asking them how do they do it, "How do you</p> <p>15 handle a pond?"</p> <p>16 And a lot of them are aware of the</p> <p>17 problem. They know them weed-eating these</p> <p>18 ponds and scalping them to the ground is going</p> <p>19 to cause an issue, so a lot of them know this</p> <p>20 stuff.</p> <p>21 It's just sometimes we've got homeowners</p> <p>22 that will say, "I want it -- I want it down,"</p> <p>23 you know, even though they don't need to go</p> <p>24 back there and mow it, that we have the guys</p> <p>25 do it, but the homeowners prefer to have their</p>

<p style="text-align: right;">Page 33</p> <p>1 whole yard on the same schedule.</p> <p>2 That's why a lot of them do it. And</p> <p>3 you've got to understand that's -- I mean, you</p> <p>4 want your yard to be even, we're not there for</p> <p>5 two more days, and, you know, there's a few</p> <p>6 inches difference, and it just looks terrible.</p> <p>7 So that's why we understand why some of them</p> <p>8 do it.</p> <p>9 But if we continue to educate them, and</p> <p>10 I think we've already started doing that.</p> <p>11 I've already seen a lot less erosion problems</p> <p>12 in the community. And that pond list that I</p> <p>13 gave you, you see that list, that pretty much</p> <p>14 says a lot of the ponds don't need anything,</p> <p>15 and some ponds need plants.</p> <p>16 There's very few of them that we saw</p> <p>17 that we're talking erosion repairs. These are</p> <p>18 the last two that me and Tonja have even</p> <p>19 looked at that -- there's one more, I think</p> <p>20 it's Pond Number One, that we're probably</p> <p>21 going to recommend a pond erosion restoration</p> <p>22 on, but --</p> <p>23 MS. STEWART: And, Jim, that's a</p> <p>24 response to your last comment. I think we're</p> <p>25 where we need to be at this point. I think we</p>	<p style="text-align: right;">Agenda Page 13 Page 35</p> <p>1 someone else needs to look at it. Well, no,</p> <p>2 we're kind of near a final product, absent</p> <p>3 supervisor comments."</p> <p>4 MR. MENDENHALL: Yeah. It will be in</p> <p>5 final form, and basically just -- the only</p> <p>6 other thing would be any edits that would come</p> <p>7 from the board in that meeting itself.</p> <p>8 MR. ROSS: And ideally if we get it</p> <p>9 early enough, we can provide our edits</p> <p>10 directly to you. Correct?</p> <p>11 MR. MENDENHALL: Yes. You should get</p> <p>12 that by -- just to let you know, Tonja -- in</p> <p>13 order for it to go in the package, we would</p> <p>14 need it by the 24th of April, so that's after</p> <p>15 getting everyone's input and --</p> <p>16 MS. STEWART: I'll get something to</p> <p>17 you --</p> <p>18 MR. MENDENHALL: Okay.</p> <p>19 MS. STEWART: -- the end of this week or</p> <p>20 next week. That way it could --</p> <p>21 MR. MENDENHALL: Perfect.</p> <p>22 MS. STEWART: Would you like for me to</p> <p>23 distribute it to everybody, or send it to you</p> <p>24 and let you --</p> <p>25 MR. MENDENHALL: Send it to me, and I'll</p>
<p style="text-align: right;">Page 34</p> <p>1 don't anticipate any kind of emergency coming</p> <p>2 back to you.</p> <p>3 We'll continue to inspect, continue to</p> <p>4 monitor and respond to resident, you know,</p> <p>5 issues or whatever, but I think we're -- now</p> <p>6 that we have found a plant that we all believe</p> <p>7 we can install and sustain, I think we're</p> <p>8 where we need to be.</p> <p>9 CHAIRMAN MILLS: And then my final</p> <p>10 comment is, even though Mr. Ross didn't get to</p> <p>11 see it, it was a very comprehensive and</p> <p>12 thorough submission. I appreciate it, and he</p> <p>13 will, too, when he sees it.</p> <p>14 MR. ROSS: I always appreciate your</p> <p>15 work. Can we have this on next month's agenda</p> <p>16 and --</p> <p>17 MR. MENDENHALL: Sure.</p> <p>18 MR. ROSS: -- specifically prior to the</p> <p>19 meeting? Can this draft of this educational</p> <p>20 product have been circulated to all of the</p> <p>21 interested parties, whether that's staff, our</p> <p>22 vendor, our engineer, our legal counsel --</p> <p>23 MR. MENDENHALL: Yes.</p> <p>24 MR. ROSS: -- you, so that when we come</p> <p>25 to the meeting, we're don't have to hear, "Oh,</p>	<p style="text-align: right;">Page 36</p> <p>1 distribute it. That way, I can make sure that</p> <p>2 everybody kind of touches it that needs to,</p> <p>3 all parties involved.</p> <p>4 MS. STEWART: Okay. Great.</p> <p>5 MR. MENDENHALL: All right. Great.</p> <p>6 MR. ROSS: Thanks, Andy.</p> <p>7 MR. MENDENHALL: Sure. Tonja, anything</p> <p>8 on the easement discussion over on the</p> <p>9 wetlands on abutting rezoning property?</p> <p>10 MS. STEWART: I told the engineer after</p> <p>11 our incident with the inspection that we had</p> <p>12 that I think we need to come to what is</p> <p>13 acceptable language.</p> <p>14 The situation that we have is, the cross</p> <p>15 section of a wetland, in general, as</p> <p>16 engineers, we assume that it's bowl shaped and</p> <p>17 that the seasonal high water is above the root</p> <p>18 of the vegetation. Okay? Allows water to</p> <p>19 flow straight out of the system.</p> <p>20 What we have found is that, number one,</p> <p>21 you were designed during the drought, so some</p> <p>22 of your seasonal high -- design seasonal high</p> <p>23 waters were off -- okay? -- which basically</p> <p>24 races the water elevation.</p> <p>25 When we had street flooding on Montague,</p>

<p style="text-align: right;">Page 37</p> <p>1 basically we had water backing up into the</p> <p>2 wetland into Montague. And the problem was,</p> <p>3 is the water couldn't get to the outfall</p> <p>4 structure because of the root mass.</p> <p>5 Okay. These are the things that we</p> <p>6 monitor, Doug and I. We go out and maintain</p> <p>7 -- make sure everything has a positive</p> <p>8 outfall. It is possible that that situation</p> <p>9 may be experienced downstream of us where the</p> <p>10 zoning is occurring.</p> <p>11 What EPC is telling that developer is</p> <p>12 they are not going to give us a drainage</p> <p>13 easement over it because they do not want</p> <p>14 people in there impacting that wetland. Okay?</p> <p>15 With that being said, I did investigate</p> <p>16 their design a little bit. Their seasonal</p> <p>17 high waters, their starting water elevation</p> <p>18 is not like ours, where they're artificially</p> <p>19 low. They appear to be normal and elevated in</p> <p>20 the system.</p> <p>21 So the opportunity for what we've</p> <p>22 experienced to happen there is not as great.</p> <p>23 You follow me? Okay? So in lieu of maybe us</p> <p>24 asking them for a drainage easement that they</p> <p>25 can't get from EPC, I think we just agree</p>	<p style="text-align: right;">Agenda Page 14 Page 39</p> <p>1 enforceable.</p> <p>2 MS. McCORMICK: Right. Well -- and that</p> <p>3 was the reason for requiring the drainage</p> <p>4 easement as a zoning condition when they were</p> <p>5 going through the rezoning process. We had</p> <p>6 negotiated that with them.</p> <p>7 So the problem is that this wetland area</p> <p>8 is going to ultimately be owned by whom?</p> <p>9 MS. STEWART: Their property owner --</p> <p>10 their owner, their apartment owner.</p> <p>11 MS. McCORMICK: Their owners association</p> <p>12 or the --</p> <p>13 MS. STEWART: Yeah. And I don't know</p> <p>14 that they'll have an owners association.</p> <p>15 Isn't it an apartment complex?</p> <p>16 MR. BARRETT: Yes, Fluor Companies of</p> <p>17 Georgia, F-I-u-o-r, out of Georgia.</p> <p>18 MS. McCORMICK: That could change. I</p> <p>19 mean, they could sell the property to a third</p> <p>20 party, which is why we wanted to have</p> <p>21 something that would be recorded so that it</p> <p>22 runs with the land.</p> <p>23 MR. ROSS: So, by way of example, is it</p> <p>24 something that we should insist is in the</p> <p>25 county's final recommendation or report or</p>
<p style="text-align: right;">Page 38</p> <p>1 obviously that they acknowledge that they're</p> <p>2 downstream and that there needs to be some</p> <p>3 coordination with us and them to make sure</p> <p>4 every year when we go through the rainy season</p> <p>5 that we can maybe do an inspection, you know,</p> <p>6 and report -- you know, maybe report to them</p> <p>7 on a regular -- on an annual basis, you know,</p> <p>8 that everything looks good, and if it doesn't</p> <p>9 look good, notify them, and then they figure</p> <p>10 out what to do, because it appears that EPC is</p> <p>11 not going to let them do the drainage</p> <p>12 easement.</p> <p>13 MR. MENDENHALL: Mr. Ross.</p> <p>14 MR. ROSS: I believe I understood</p> <p>15 everything what she said, and if I can</p> <p>16 translate what's important to me is this</p> <p>17 adjacent property owner that's going through</p> <p>18 this rezoning development process, their</p> <p>19 drainage is not supposed to come onto our</p> <p>20 property. Is that right?</p> <p>21 MS. STEWART: Correct.</p> <p>22 MR. ROSS: How do we document that so</p> <p>23 that in the future if there is a problem, we</p> <p>24 can pursue the relief that she just described?</p> <p>25 I'm not clear how we document or make it</p>	<p style="text-align: right;">Page 40</p> <p>1 rezoning grant?</p> <p>2 MS. McCORMICK: It was included. It was</p> <p>3 included --</p> <p>4 MR. ROSS: Oh, it was included.</p> <p>5 MS. McCORMICK: -- as a condition of</p> <p>6 zoning. And so apparently subsequent to the</p> <p>7 zoning being approved, EPC has raised this</p> <p>8 issue with the owner.</p> <p>9 And the EPC is saying what, Tonja?</p> <p>10 MS. STEWART: They will not allow them</p> <p>11 to put a drainage easement over it.</p> <p>12 MS. McCORMICK: They will not allow --</p> <p>13 MS. STEWART: We identified a drainage</p> <p>14 easement, and they said they will not because</p> <p>15 it's wetland. Now, wetlands and drainage come</p> <p>16 together. I don't know why it's such an</p> <p>17 issue, but after we just went through --</p> <p>18 MR. ROSS: So, again, I'm just trying to</p> <p>19 understand what you're telling me. So as it</p> <p>20 presently sits, this district has the legal</p> <p>21 right to look to that property owner, whoever</p> <p>22 it is, under the existing documents, if the</p> <p>23 flow comes the opposite way, we have some</p> <p>24 legal action we could take, whether it's --</p> <p>25 MS. McCORMICK: Yes. They had committed</p>

<p style="text-align: right;">Page 41</p> <p>1 that they would address it at the development</p> <p>2 stage. Now, whether it's enforceable as a</p> <p>3 zoning condition or as a written agreement</p> <p>4 that they gave to us at the time that they</p> <p>5 would do it subsequent when they were in the</p> <p>6 development stage, I can't remember, so I</p> <p>7 would have to go back and look.</p> <p>8 MS. STEWART: It may be even a code</p> <p>9 enforcement. If we start experiencing</p> <p>10 problems and we notify the county, maybe</p> <p>11 through their code enforcement program they</p> <p>12 are able to get with that property owner.</p> <p>13 MR. ROSS: Well, the way it's going to</p> <p>14 -- and I'm sorry -- the way it's going to</p> <p>15 happen, in my mind -- and I don't want to be</p> <p>16 overly dramatic -- we're going to discover</p> <p>17 there is a problem when we have some serious</p> <p>18 damage --</p> <p>19 MS. McCORMICK: Right. Right.</p> <p>20 MR. ROSS: -- to our community. That's</p> <p>21 the way it's going to come up. And so,</p> <p>22 ideally, we want to be able to say, One,</p> <p>23 you've got to fix it; Two, you've got to</p> <p>24 reimburse us for the damage; Three, who is</p> <p>25 your insurer?</p>	<p style="text-align: right;">Agenda Page 15 Page 43</p> <p>1 MS. McCORMICK: Who's agreed?</p> <p>2 MS. STEWART: Between EPC and me. We</p> <p>3 don't want to open that can of worms.</p> <p>4 MR. ROSS: Well, then how about this, I</p> <p>5 don't want anybody -- can I leave it charged</p> <p>6 to you guys to figure it out between</p> <p>7 yourselves that the scenario that I described,</p> <p>8 we're not in a position --</p> <p>9 MS. McCORMICK: Right.</p> <p>10 MR. ROSS: -- trying to argue who's</p> <p>11 liable, who's responsible. That issue should</p> <p>12 be disposed of now. That's why we're talking</p> <p>13 about it. And the issue should only be more</p> <p>14 focused on how do we get whole in the horrible</p> <p>15 event that we do have significant damage?</p> <p>16 MS. McCORMICK: Right.</p> <p>17 MR. LEWIS: If I could -- and, Tonja,</p> <p>18 I might be wrong -- but the developer would</p> <p>19 have to hire an engineer to do the permit</p> <p>20 drawings --</p> <p>21 MS. STEWART: They did. They did.</p> <p>22 MR. LEWIS: -- for the drainage. So</p> <p>23 that that gets recorded, and we already have</p> <p>24 drawings -- or permit drawings.</p> <p>25 So, I guess, to what Mr. Ross is saying,</p>
<p style="text-align: right;">Page 42</p> <p>1 We're just going to be going through all</p> <p>2 the normal stuff, and I'm not crystal clear</p> <p>3 based on what you all saying are that we have</p> <p>4 that right, yet you both believe that's their</p> <p>5 obligation.</p> <p>6 MS. McCORMICK: Yes. That was -- that</p> <p>7 was what negotiated at the time that the</p> <p>8 zoning was approved. If the county -- if the</p> <p>9 EPC will not agree to let them impose a</p> <p>10 drainage easement in the favor of the CDD on</p> <p>11 it as part of the development process, then, I</p> <p>12 mean, we could look at some other type of</p> <p>13 document that would run with the land that</p> <p>14 would be recorded that wouldn't, you know, be</p> <p>15 a drainage easement that EPC would have a</p> <p>16 problem with.</p> <p>17 But when they initially raised this</p> <p>18 issue with Tonja and said, "EPC is not</p> <p>19 allowing us to do this," I had asked Tonja to</p> <p>20 go back and talk to EPC, because I didn't want</p> <p>21 to just take the developer's word for it.</p> <p>22 So I guess you have talked to EPC now,</p> <p>23 and they have also confirmed that --</p> <p>24 MS. STEWART: Yes. We've agreed not to</p> <p>25 ask the question.</p>	<p style="text-align: right;">Page 44</p> <p>1 I mean, if there is some kind of an issue, we</p> <p>2 could say, "Here is the as-built condition</p> <p>3 that we have for our CDD, our district, and</p> <p>4 here's the date that this new development came</p> <p>5 in. Here's their permit drawings. This is</p> <p>6 their system dumping into ours or, you know,</p> <p>7 vice versa."</p> <p>8 MR. MENDENHALL: And their drawings</p> <p>9 should say that it does say contained. Right?</p> <p>10 MS. STEWART: It does. It does. It</p> <p>11 gives all the design high water elevations and</p> <p>12 everything, so --</p> <p>13 MR. LEWIS: So my point being, that's --</p> <p>14 you were just asking about a recordable</p> <p>15 document or something that show proof. That,</p> <p>16 to me, may be the avenue that would do that.</p> <p>17 MR. ROSS: He's smarter than me, so --</p> <p>18 MR. LEWIS: I don't know about that,</p> <p>19 but --</p> <p>20 MR. ROSS: Just you guys figure it out.</p> <p>21 MS. McCORMICK: Okay.</p> <p>22 CHAIRMAN MILLS: So the final question</p> <p>23 on this, in the event -- in the event of an</p> <p>24 issue, which takes precedent, the zoning</p> <p>25 conditions or the EPC denial of an easement?</p>

<p style="text-align: right;">Page 45</p> <p>1 MS. McCORMICK: Well, I have to go back 2 and look at the zoning condition, because I 3 think what it said was that this was going to 4 be addressed at the development stage, and the 5 developer was committing to work with us to 6 make sure that there was not going to be an 7 issue, but there may be in that wiggle room in 8 there, that if the EPC is saying that they 9 can't do this, then that gives them a basis 10 for saying they're not going to grant the 11 easement. 12 CHAIRMAN MILLS: That's what I'm asking 13 you. Does that override the zoning 14 condition -- 15 MS. McCORMICK: Right. Right. 16 CHAIRMAN MILLS: -- or vice versa? 17 MS. McCORMICK: I think Mr. Ross' point 18 is well taken, and we need to do -- you know, 19 ensure that we protect the district to the 20 greatest extent that we can on this issue in 21 the event that it becomes a problem, which 22 hopefully it will not. 23 MS. STEWART: I mean, it's not on our 24 radar. You know what I mean. It's just like 25 all the other systems. It's not the first</p>	<p style="text-align: right;">Agenda Page 16 Page 47</p> <p>1 county. 2 MR. ROSS: I agree with everything -- 3 just to give a point of perspective that maybe 4 the newer supervisors will appreciate, at some 5 time in the past our engineer and our staff 6 were working with the county and figured out 7 we had all that muck along the railroad, and 8 you all very smartly worked with the county to 9 get the county come out and do some major 10 dredging, and they did it on their nickel, and 11 the cost was over a hundred thousand dollars 12 that we would have incurred, but the county 13 graciously through the encouragement of our 14 professionals, they did it on their nickel. 15 That's the kind of money we're talking 16 about. If we have a serious flooding problem, 17 you're talking six figures. So I just put 18 that in perspective. 19 MR. BARRETT: Just to raise -- that road 20 just stopped flooding in front of your home 21 after that? 22 MR. ROSS: My house? It is -- I don't 23 remember it flooding recently. Yeah. I mean, 24 it was really a dramatic improvement, yeah. 25 You mean the house on the cover of The WOW?</p>
<p style="text-align: right;">Page 46</p> <p>1 time we've had to deal -- and the interesting 2 thing about it when this issue came up, I kind 3 of went, why hasn't this been asked before? 4 We only have five billion development that 5 drain downstream. 6 Well, how do we know that that guy 7 downstream is going to take care of their 8 system? You know, obviously, it's a very 9 common issue, and I think there is probably a 10 code enforcement part of this. But if 11 somebody is not (inaudible) system, they get a 12 notice. 13 MS. McCORMICK: Yeah. I think we were 14 more just trying to have like a second line of 15 protection for the district, because, I mean, 16 we would always be able to go to the county 17 and say, "Look, this is an issue," and then we 18 get into them doing their inspection and 19 determining what needs to be done, but we also 20 wanted to have something that would be 21 separate between the private parties that 22 wouldn't involve the county. 23 And so to the extent that we can still 24 get there, I think that just gives the CDD 25 more protection than having to rely upon the</p>	<p style="text-align: right;">Page 48</p> <p>1 MR. MENDENHALL: All right. Your final 2 item, Tonja, the Westlake townhomes SWFWMD 3 transfer to operation, update on that. 4 MS. STEWART: Yes. As a matter of fact, 5 I talked to the design engineer to say that -- 6 we have a conference call scheduled for 7 tomorrow -- they had had transferred 8 everything. 9 Now, what I understood is that we need 10 to do a permit modification to split the two 11 permits. So tomorrow he and I are going to 12 talk about that, and he'll provide a proposal 13 to split the permit so that they're 14 independent of each other, then at that point 15 we can then reach out to M/I Homes, you know, 16 depending on the cost and how you feel about 17 it, how much you feel is fair for us to pay 18 versus what they should pay or if we should 19 split it to protect everybody. 20 So once we get the proposal, we can go 21 from there. 22 MR. MENDENHALL: Okay. Anything else, 23 Tonja? 24 MS. STEWART: No, sir. 25 MR. MENDENHALL: Anything for Tonja?</p>

<p style="text-align: right;">Page 49</p> <p>1 (No response.)</p> <p>2 MS. STEWART: Thank you all.</p> <p>3 CHAIRMAN MILLS: Thanks.</p> <p>4 MR. MENDENHALL: Have a good one.</p> <p>5 MS. STEWART: Thank you.</p> <p>6 MR. MENDENHALL: That moves us to the</p> <p>7 management report. I have a few agenda items</p> <p>8 and a few slightly off the agenda items that</p> <p>9 have come up recently.</p> <p>10 So the first one is consideration of the</p> <p>11 Greens security contract. We talked about</p> <p>12 this at the last meeting, but we wanted to get</p> <p>13 it on the agenda so there was ample time for</p> <p>14 any residents that might want to provide</p> <p>15 commentary as well as you, as a board, to</p> <p>16 review any aspects of it.</p> <p>17 If you'll recall, it was \$440 per month,</p> <p>18 equaling up to a total of 5280 for the year.</p> <p>19 So you're at the point where if you would like</p> <p>20 to move forward, you certainly can. Yes.</p> <p>21 MS. HESSLER GRIFFITH: The subject came</p> <p>22 up with regard to the communication with the</p> <p>23 residents.</p> <p>24 So has that taken place, we have met</p> <p>25 with the residents and gotten feedback in</p>	<p style="text-align: right;">Agenda Page 17 Page 51</p> <p>1 that voting members who were there were</p> <p>2 supportive of the proposal.</p> <p>3 MR. MENDENHALL: Mr. Ross, and I'll go</p> <p>4 out to you.</p> <p>5 MR. ROSS: I suspect all supervisors</p> <p>6 received some emails from the folks that</p> <p>7 Mr. Mills just referenced in which they spoke</p> <p>8 of this process in which they were unhappy.</p> <p>9 The thrust of their communications was</p> <p>10 we need to hear from the residents, we need to</p> <p>11 hear from the residents. So what I'm hearing</p> <p>12 is that voting member, voting member, maybe</p> <p>13 voting member alternate we've heard from, but</p> <p>14 did those voting members poll their residents.</p> <p>15 That really is the threshold issue. And</p> <p>16 if they haven't, I don't know why. But I</p> <p>17 throw that out. Have we heard? Do we know if</p> <p>18 they polled their residents?</p> <p>19 MR. MENDENHALL: I don't know offhand.</p> <p>20 I don't know if -- we can certainly --</p> <p>21 MS. HESSLER GRIFFITH: Is that</p> <p>22 traditionally what the voting members do?</p> <p>23 MR. COLLAZO: I'm not aware of any</p> <p>24 polling of the residents.</p> <p>25 MR. MENDENHALL: Sir?</p>
<p style="text-align: right;">Page 50</p> <p>1 terms of --</p> <p>2 CHAIRMAN MILLS: Yeah. So I met in this</p> <p>3 room a couple weeks ago with the voting member</p> <p>4 for the Greens, the alternate for the Greens,</p> <p>5 Jerry Pappa and Joaquin Arrillaga, the</p> <p>6 voting member for Village Greens, Bobbi Pitcher</p> <p>7 as well as the president of the WCA, and</p> <p>8 Securitas was here as well and answered any</p> <p>9 questions that everyone had.</p> <p>10 And my sense is that when we left that</p> <p>11 meeting, everyone was in agreement, that there</p> <p>12 was a comfort level. Really all of the</p> <p>13 hoopla was around, I guess there had been,</p> <p>14 prior to me even being here, reviews and</p> <p>15 discussions about this, and it didn't circle</p> <p>16 back around.</p> <p>17 It intended to, but one thing led to</p> <p>18 another, and it became a mini deal we were able</p> <p>19 to resolve. And I'm not aware of any</p> <p>20 opposition at this point.</p> <p>21 MR. MENDENHALL: Okay.</p> <p>22 MS. HESSLER GRIFFITH: Can I ask Ruben</p> <p>23 -- oh, sorry --</p> <p>24 MR. COLLAZO: I came away from the</p> <p>25 meeting with exactly the same impression, that</p>	<p style="text-align: right;">Page 52</p> <p>1 MR. SHANNON: I'm a resident.</p> <p>2 MR. MENDENHALL: If you could just state</p> <p>3 your name for the record.</p> <p>4 MR. SHANNON: My name is Mike Shannon.</p> <p>5 I live at 9611 Greenpointe Drive. I found</p> <p>6 out about this on Facebook. That's how I</p> <p>7 found out about it.</p> <p>8 There was nothing sent to my home, there</p> <p>9 was no communication with us. And I found out</p> <p>10 about it, and my first interpretation of it</p> <p>11 when I -- along with some other things that I</p> <p>12 read, that they were going to take the guard</p> <p>13 shack out.</p> <p>14 After further reading, I realize that</p> <p>15 that isn't what it is. So that's why I'm here</p> <p>16 today.</p> <p>17 MR. MENDENHALL: Sure.</p> <p>18 MR. SHANNON: My concern with it is,</p> <p>19 what's going to happen with it, because, like</p> <p>20 I said, my first interpretation were on the</p> <p>21 web, so we have all kinds of stories that they</p> <p>22 were going to basically remove it, and there</p> <p>23 was going to be automated system.</p> <p>24 And to me as a homeowner, when I</p> <p>25 bought in there, I paid a premium for that</p>

<p style="text-align: right;">Page 53</p> <p>1 house.</p> <p>2 MR. MENDENHALL: Sure.</p> <p>3 MR. SHANNON: And my taxes were also</p> <p>4 second to Harbor Links in that house, and if</p> <p>5 it was going to be removed, that's why I was</p> <p>6 concerned. So I'm basically here today to</p> <p>7 find out exactly what you all are going to do,</p> <p>8 because I'm not really clear.</p> <p>9 So your question, does the residents</p> <p>10 know or they understand, if it wasn't for me</p> <p>11 being on the Facebook, I wouldn't have even</p> <p>12 known about it.</p> <p>13 CHAIRMAN MILLS: Well, I think there's a</p> <p>14 pretty good article in the WOW.</p> <p>15 MR. BARRETT: Which he advertised, and</p> <p>16 you got to read --</p> <p>17 MR. SHANNON: There was an article in</p> <p>18 there, because I did ask my wife -- she's the</p> <p>19 boss in the household -- and I asked her</p> <p>20 about, "Did we get anything?"</p> <p>21 She said, "I did read something in the</p> <p>22 WOW." But other than that -- but, you know,</p> <p>23 there are a lot of people they don't -- they</p> <p>24 grab the WOW, and they just throw it right in</p> <p>25 the trash, and they're not informed. I did do</p>	<p style="text-align: right;">Agenda Page 18 Page 55</p> <p>1 a contractor that works this area, I go into</p> <p>2 several of these communities that are a key</p> <p>3 code, and when I drive through, five or six</p> <p>4 other people drive through behind me, or I do</p> <p>5 the same thing. And that was my concern.</p> <p>6 So if it's just -- you know, because I</p> <p>7 even saw one lady make a comment, saying that</p> <p>8 "Well, they don't do anything anyways. Why</p> <p>9 are we upgrading it? They need to work."</p> <p>10 And I was like, "Really?" I mean, this</p> <p>11 -- we're in 2017. I mean, I'm putting in</p> <p>12 water softeners that have wi-fi in it that</p> <p>13 send you a text message that you're low on</p> <p>14 salt.</p> <p>15 MS. HESSLER GRIFFITH: So can I ask the</p> <p>16 question -- so since you work in the area, you</p> <p>17 have been through Waterchase.</p> <p>18 MR. SHANNON: Uh-huh.</p> <p>19 MS. HESSLER GRIFFITH: And this is the</p> <p>20 same system that exists in Waterchase.</p> <p>21 MR. SHANNON: Uh-huh.</p> <p>22 MS. HESSLER GRIFFITH: So you know how</p> <p>23 the guard there -- there is a guard.</p> <p>24 MR. SHANNON: Uh-huh. And he gives you</p> <p>25 a sticker.</p>
<p style="text-align: right;">Page 54</p> <p>1 -- my money is going right in that trash.</p> <p>2 MR. BARRETT: A lot of people do read</p> <p>3 it, at least the ones who know what's going</p> <p>4 on. I follow all the same Facebook threads,</p> <p>5 and when I was talking about this with Barbara</p> <p>6 the other day, inevitably whatever I see on</p> <p>7 Facebook, there's about 20 percent of --</p> <p>8 MR. SHANNON: I agree with you 100</p> <p>9 percent.</p> <p>10 MR. BARRETT: -- it's always -- it's so</p> <p>11 rare it's not on the WOW's website or in the</p> <p>12 WOW itself. Anyway --</p> <p>13 MR. SHANNON: Well, like I said, from my</p> <p>14 reading -- and if you can clarify it for me,</p> <p>15 because that's the only reason I'm here -- to</p> <p>16 me, it looks like you're going to upgrade the</p> <p>17 system --</p> <p>18 CHAIRMAN MILLS: That's correct.</p> <p>19 MR. SHANNON: -- to make it more user</p> <p>20 friendly for the people that are in there and</p> <p>21 also better for the people that are working</p> <p>22 the gates.</p> <p>23 Like I said, I was under the impression</p> <p>24 that it was either going to be removed or</p> <p>25 there's going to be an automated gate, and as</p>	<p style="text-align: right;">Page 56</p> <p>1 MS. HESSLER GRIFFITH: Exactly. So they</p> <p>2 have a bit higher-end technology, more current</p> <p>3 technology, so --</p> <p>4 MR. SHANNON: Yeah, because what they'll</p> <p>5 do is, either the person has called and said,</p> <p>6 "Let them in," or when I get there they call</p> <p>7 and let me in. And I'm here. There is a</p> <p>8 separate area for -- just like the Greens --</p> <p>9 the people who live there, they can drive by,</p> <p>10 he comes out, he takes my tag number, he gives</p> <p>11 me a card and he prints it, it's handed to me.</p> <p>12 It's good for 24 hours, so if I have to</p> <p>13 go into the house and I find out that I need</p> <p>14 something from a supply house and I leave, I</p> <p>15 can come back in. I hold it up, and he just</p> <p>16 does the button, and, boom, I go back in.</p> <p>17 MS. HESSLER GRIFFITH: So you can't do</p> <p>18 that today in the Greens -- right? -- because</p> <p>19 they don't have it --</p> <p>20 MR. SHANNON: Well, I can, because I've</p> <p>21 got a key --</p> <p>22 MS. HESSLER GRIFFITH: But another</p> <p>23 contractor wouldn't have that.</p> <p>24 MR. SHANNON: Well -- yeah. Yeah. The</p> <p>25 only problem I see in the Greens, to be honest</p>

<p style="text-align: right;">Page 57</p> <p>1 with you, is, you know, I know that I have a 2 commercial vehicle, so I'm not really 3 recognized as a resident, but when I go 4 through on that side, that the guard lets 5 that person in, I've almost been hit four 6 times because the other person just wants to 7 jump in front of me and cut me off. 8 And there is a sign that says caution, 9 you know, for other traffic. They don't. And 10 I have been cut off by contractors. I've been 11 cut off by regular people visiting. 12 I've actually been stopped, after I've 13 gone in behind somebody, and threatened, that 14 I don't belong in here, da, da, da, da, that 15 you came through the resident gate, and I had 16 to inform them that I am a resident here. 17 So, I mean, you know, it's -- there are 18 people that are watching, you know, who comes 19 in, but the biggest thing I see is the merge. 20 The merge, that's a safety issue. 21 MR. MENDENHALL: Mr. Ross. 22 MR. ROSS: I want to clarify or sharpen 23 my comments a little bit. I don't believe the 24 district has an obligation to reach out to all 25 thirty -- however -- thousand -- four thousand</p>	<p style="text-align: right;">Agenda Page 19 Page 59</p> <p>1 we're not going to get a second round of 2 criticism. 3 CHAIRMAN MILLS: Well, you know, I 4 think, to your point, we have -- and I can 5 hear the prior chair saying this -- right? -- 6 we're not obligated to poll the residents. 7 The parks upgrades I think is a good example 8 of that -- 9 MR. ROSS: I agree. 10 CHAIRMAN MILLS: -- to the tune of 1.3 11 million dollars. Right? It's what this board 12 feels is best for the community and how we 13 expend the funds in the budget that we have 14 available. 15 What I laid out for the voting members, 16 and then I believe, in this case, it's their 17 responsibility to go back to the residents as 18 the voting members to communicate this to them 19 and/or field any concerns or questions. 20 But as we walked through -- and Ruben, 21 chime in if I miss anything -- the approaching 22 reductions of bond assessments for those 23 villages, coupled with whatever the final 24 budget -- and I didn't speak to specifics, but 25 I addressed the fact that the \$400,000 a year</p>
<p style="text-align: right;">Page 58</p> <p>1 constituents we have every time we want to do 2 something. I don't think we need to do that. 3 I think we have great forms of 4 communication online, the WOW, our staff is 5 very active, they're out in the community, 6 they talk to people. So I personally did not 7 feel like the district took a misstep with 8 regard to the way, for the most part, this has 9 been handled. 10 I'm just responding to the emails that 11 I've read in which there is an expectation of 12 at least one to three people who are voting 13 members for that community that they wanted to 14 hear from the residents, and if they somehow 15 led residents to believe they were going to be 16 polled or asked or solicited, I don't want to 17 get a second round of critical emails saying, 18 "We jumped the gun," or something like that. 19 I personally have not gotten a single 20 email or phone call regarding this issue. No 21 one's reached out to me. I read -- that Sonny 22 has talked to a few residents; there is no 23 opposition. So I'm not trying to be the 24 Negative Nelly, so to speak. 25 I just want to have confidence that</p>	<p style="text-align: right;">Page 60</p> <p>1 assessments for the parks will in some way, 2 shape or form likely look different in the 3 coming years beginning next year. 4 That's a significant impact of reduction 5 on the assessments of the Greens residents. 6 For ten bucks a year, we're implementing this 7 system, which to your point and your question, 8 sir, the system in that guardhouse is a -- 9 MR. SHANNON: Floppy disk. 10 CHAIRMAN MILLS: 16-year-old floppy disk 11 system that's not supportable. Right? So we 12 have to do something even if -- whether we 13 want to or not, I suppose. And then in light 14 of the fact that we have to do something, 15 there's other technologies and bells and 16 whistles on systems available that put the app 17 -- that's the other piece that you may not be 18 aware of -- 19 MR. SHANNON: Yes. 20 CHAIRMAN MILLS: -- the residents will 21 have an app that you control your guest list. 22 Right? And the Securitas folks that were here 23 at the voting member meeting that I had with 24 those folks and Ruben committed to a full 25 implementation and training process village by</p>

<p style="text-align: right;">Page 61</p> <p>1 village.</p> <p>2 So it's not going to be today we have</p> <p>3 what we have, and May 1st we have a new system</p> <p>4 for 510 homes. It's going to be, they're</p> <p>5 going to do one village and implement it and</p> <p>6 get a comfort level, go to the next village.</p> <p>7 And what the Waterchase folks told us was,</p> <p>8 they got up -- it took them awhile, but they</p> <p>9 got up above 90 percent implementation. They</p> <p>10 still had residents calling, and the voting</p> <p>11 member from Village Green indicated a concern</p> <p>12 that she had that some of her residents maybe</p> <p>13 were not tech savvy or computer savvy, still</p> <p>14 have flip phones, not smart phones.</p> <p>15 All of things they're doing today are</p> <p>16 still going to be available for those that</p> <p>17 choose not to utilize the benefits of a new</p> <p>18 system. But there are no indications when I</p> <p>19 left that meeting other than let's go. So</p> <p>20 Ruben.</p> <p>21 MR. COLLAZO: Yeah. And I just want to</p> <p>22 state that meeting occurred about two weeks</p> <p>23 ago more or less, and there was no popular</p> <p>24 uprising as a result of that meeting. I mean,</p> <p>25 it's not like we were inundated with emails,</p>	<p style="text-align: right;">Agenda Page 20 Page 63</p> <p>1 preliminary feedback from the board and the</p> <p>2 voting members and then sort of leave it to</p> <p>3 them to decide if they need to go to -- you</p> <p>4 know, one layer deeper and go out to the</p> <p>5 residents to get additional feedback.</p> <p>6 But I think to say that we don't have an</p> <p>7 obligation, I'm not sure that I agree with</p> <p>8 that. Maybe not every dollar that we spend,</p> <p>9 but, you know, this is something that's not</p> <p>10 only going to affect the budget, but it's also</p> <p>11 going to be affect their experience in the</p> <p>12 community every time they drive in and out of</p> <p>13 their community, so --</p> <p>14 MR. CHESNEY: Well, you can cover it, if</p> <p>15 you'd like.</p> <p>16 MR. ROSS: We may just be having a</p> <p>17 difference in wording.</p> <p>18 MS. HESSLER GRIFFITH: Sure.</p> <p>19 MR. ROSS: What I'm saying is, we don't</p> <p>20 need to poll them. In terms of communication,</p> <p>21 the reason they know about it is because of</p> <p>22 me, that -- and I've been scolded, that maybe</p> <p>23 I acted out of turn.</p> <p>24 We had a meeting. There were like four</p> <p>25 issues that I thought might be of interest to</p>
<p style="text-align: right;">Page 62</p> <p>1 negative or otherwise. It was fairly well</p> <p>2 accepted that this was a good idea.</p> <p>3 MS. HESSLER GRIFFITH: So can I -- I</p> <p>4 just want to say something because there are a</p> <p>5 couple of comments that make me a little</p> <p>6 nervous.</p> <p>7 One, I do think there is an obligation</p> <p>8 to communicate and reach out to our residents.</p> <p>9 And, you know, we don't operate within a</p> <p>10 bubble. We do have access to our WCA</p> <p>11 partners. They have -- I understand we have a</p> <p>12 website. But, honestly, if I hear someone say</p> <p>13 one more time, "It's on the website," people</p> <p>14 don't go to the website.</p> <p>15 If I hear that "it's in the WOW," the</p> <p>16 truth is, yes, it's in the WOW. I love the</p> <p>17 WOW because I like to have something to read.</p> <p>18 But the truth is, we're going to have this</p> <p>19 meeting today, it's not going to be published</p> <p>20 in the WOW for another month.</p> <p>21 So there is something to be said for the</p> <p>22 communication outlet that the WCA offers. And</p> <p>23 when we're talking about spending our</p> <p>24 residents money, there should be a -- sort of</p> <p>25 a pecking order of feedback. So maybe we get</p>	<p style="text-align: right;">Page 64</p> <p>1 the WCA. I happen to be on the WCA board. So</p> <p>2 I sent an email to WCA president sitting</p> <p>3 right, saying, "Here, I think you should know</p> <p>4 about these things."</p> <p>5 He then said, "Yeah." And the exercise</p> <p>6 of my responsibilities, almost what you said,</p> <p>7 "I think the Greens rep should know about at</p> <p>8 least one of these issues," so he contacted</p> <p>9 them.</p> <p>10 What my comments are in response to are</p> <p>11 the emails that came back, and I think you've</p> <p>12 seen those. And I stand by what I'm saying.</p> <p>13 Are there responsibilities to communicate</p> <p>14 whether you're putting things on our agenda,</p> <p>15 email, WOW, talking, all those kind -- 100</p> <p>16 percent agreement, but that's different than</p> <p>17 saying we have an obligation to go poll every</p> <p>18 residents, and they have the -- the way I read</p> <p>19 it is that at least one, if not all three</p> <p>20 feel like we have a responsibility to poll the</p> <p>21 residents.</p> <p>22 And they're mad that we didn't poll the</p> <p>23 residents. I don't agree with that, but I</p> <p>24 don't want to get yelled at again. You know,</p> <p>25 I mean, it's for their benefit. It's to serve</p>

<p style="text-align: right;">Page 65</p> <p>1 them. And if it's more important to them to 2 go poll the residents, I'm happy to put it off 3 for a month or two. 4 If I'm misreading the situation and 5 there's this unanimity to go forward, I'm okay 6 with that. 7 MR. CHESNEY: Yeah. And I would 8 encourage everyone that sits on this board to 9 recognize they were directly elected, for the 10 most part -- you're directly elected to 11 represent the residents of Westchase and 12 involving our taxing district. 13 So recognizing that, think of yourself 14 as that elected official and that you have 15 that direct responsibility, and sometimes it's 16 unclear. 17 You know, I've had meetings over the 18 years where there's -- I mean, I couldn't find 19 a parking space because of issues. And, you 20 know, those are things that you are 21 responsible for. 22 MS. HESSLER GRIFFITH: Absolutely. 23 Absolutely. So we sort of represent the 24 residents and we should be in tune -- 25 MR. CHESNEY: Well, you directly</p>	<p style="text-align: right;">Agenda Page 21 Page 67</p> <p>1 every time they make a tax spending decision. 2 It's just not a functional way to 3 operate an entity like this. 4 MS. HESSLER GRIFFITH: I agree on the 5 polling. Absolutely. Just the communication. 6 CHAIRMAN MILLS: So when I presented it 7 to the voting members, because they were the 8 ones that reacted to your initial email that 9 came through Ruben, and Sonny was -- I had 10 instructed Sonny to reach out to them, but 11 your email got to them before she did. Okay? 12 MR. ROSS: Good point. 13 CHAIRMAN MILLS: So there was no effort 14 to blind-side them. Right? There wasn't even 15 an effort for me to make a motion last month 16 until the supervisor on my right seemed to be 17 in agreement with what I was suggesting, and 18 said, "Make a motion." 19 MR. COLLAZO: I think you did a very 20 good job explaining, and the voting members 21 accepted that. 22 CHAIRMAN MILLS: So this was not 23 something we were trying to sneak by anybody. 24 The reality is, and the example I gave to the 25 voting members was, as a resident, I'm tired</p>
<p style="text-align: right;">Page 66</p> <p>1 represent them. Yeah. 2 MS. HESSLER GRIFFITH: -- we should be 3 in tune with their desires so that we're 4 voting along those lines. I get it. 5 MR. CHESNEY: Yeah, but it's not a 6 direct democracy, just because a bunch of 7 people show up or write your letters. 8 MS. HESSLER GRIFFITH: I just -- the -- 9 MR. CHESNEY: They recognize your 10 talent. The reason you're sitting here is 11 because you have a talent that leads you to 12 this place, so recognize that. 13 MS. HESSLER GRIFFITH: Well, that's a 14 nice -- 15 MR. CHESNEY: No. It's I'm serious, 16 so -- 17 MS. HESSLER GRIFFITH: So thank you. 18 Thank you. 19 MR. CHESNEY: There's a lot of 20 responsibility with that talent. 21 CHAIRMAN MILLS: Yeah. And to that 22 point, a good parallel -- this is a much 23 smaller scale -- but look at the board of 24 county commissioners and how they operate. 25 Right? They do not poll a million residents</p>	<p style="text-align: right;">Page 68</p> <p>1 of the antiquated system in that guardhouse 2 that results in, when a visitor is coming to 3 see me and that note gets put under this notes 4 and that guard at night doesn't find it and 5 turns my guests away -- we're better than that 6 in 2017. 7 And since there is technology available 8 to correct those types of things, to your 9 point about the residents' experiences, it's 10 not residents' experiences. We'll continue to 11 go in with a clicker or the reader. It's the 12 guests of the residents will endure or enjoy, 13 I think, a better experience than what we're 14 providing to them today. 15 And I had my father-in-law, with a new 16 guard, it says, "Edward, and you're saying 17 your name is Ed." Really? You know, so there 18 are opportunities here for to us do better 19 than what's going on inside that building 20 today, and for ten bucks a year by the way for 21 the first three years, I think, proposal is, 22 that it's paid for out of unassigned Greens 23 cash because the paving was -- 24 MR. CHESNEY: Yeah, it's not going to 25 change -- I went through the budget. It's not</p>

<p style="text-align: right;">Page 69</p> <p>1 going to change the assessment.</p> <p>2 CHAIRMAN MILLS: And with coming bond</p> <p>3 issues coming off the residents of the Greens,</p> <p>4 in my mind, it's a no brainer. And as a</p> <p>5 resident and a member of this board, it's a no</p> <p>6 brainer.</p> <p>7 MR. CHESNEY: Well, I make a motion to</p> <p>8 reopen it.</p> <p>9 MR. ROSS: Well, the last thing I'll say</p> <p>10 about it is, if we had voted last month, I</p> <p>11 would have voted for it.</p> <p>12 As it sits now, I'm probably going to</p> <p>13 vote against, because I heard expressions from</p> <p>14 the voting members of that community, "We want</p> <p>15 to make sure our residents here can have a</p> <p>16 chance to consider it."</p> <p>17 As I sit here now, I have no idea if</p> <p>18 that's the case.</p> <p>19 MR. CHESNEY: Can I ask you one question</p> <p>20 on that, though? Right now, we have a system</p> <p>21 that's unsupported; it's not fixable. If it</p> <p>22 would break, for any reason, I mean, it would</p> <p>23 cause a problem getting in and out of that</p> <p>24 gate because they would have no system.</p> <p>25 So wouldn't it make sense to go ahead</p>	<p style="text-align: right;">Agenda Page 22 Page 71</p> <p>1 hear you.</p> <p>2 MR. ROSS: I don't like --</p> <p>3 MR. MENDENHALL: So let me stop there.</p> <p>4 We have a motion on the floor. Do we have a</p> <p>5 second?</p> <p>6 MS. HESSLER GRIFFITH: I'll second.</p> <p>7 MR. MENDENHALL: We have a second. Any</p> <p>8 further discussion?</p> <p>9 MR. ROSS: What's the motion?</p> <p>10 MR. MENDENHALL: Well, the motion right</p> <p>11 now is to put it back on the floor. As the</p> <p>12 motion was stated at the last meeting, which</p> <p>13 was accepting this particular proposal from</p> <p>14 Securitas, which would be reviewed by counsel.</p> <p>15 We have a motion and a second. Any</p> <p>16 additional discussion?</p> <p>17 (No response.)</p> <p>18 MR. MENDENHALL: All in favor?</p> <p>19 (Board members signify in the</p> <p>20 affirmative.)</p> <p>21 MR. MENDENHALL: Any opposed?</p> <p>22 (Board member signifies in the</p> <p>23 negative.)</p> <p>24 MR. MENDENHALL: One opposed. Mr. Ross.</p> <p>25 All right. That was easy.</p>
<p style="text-align: right;">Page 70</p> <p>1 and approve the expenditure and get it fixed</p> <p>2 now?</p> <p>3 MR. ROSS: To me, it would, and that's</p> <p>4 why I would have voted for it last time. But</p> <p>5 I don't know if there is some secret cadre of</p> <p>6 Greens residents that either Mr. Pappa or</p> <p>7 Arrillaga or Ms. Pitcher know about that</p> <p>8 are dead set against this, and they cobbled</p> <p>9 together some group --</p> <p>10 MR. CHESNEY: I think if we put it in</p> <p>11 last month, no one would have even known. I</p> <p>12 mean --</p> <p>13 MR. ROSS: You guys don't need to</p> <p>14 persuade me that it's a better system.</p> <p>15 Economically, to me, using your phrase, it is</p> <p>16 no brainer.</p> <p>17 MR. CHESNEY: Well, I'll still make a</p> <p>18 motion to reopen it.</p> <p>19 MS. HESSLER GRIFFITH: So if we go with</p> <p>20 Greg's mind set of we represent the residents,</p> <p>21 I mean, Brian you've lived here long enough.</p> <p>22 I think -- you know.</p> <p>23 MR. ROSS: I don't like getting nasty</p> <p>24 emails.</p> <p>25 MS. HESSLER GRIFFITH: I hear you. I</p>	<p style="text-align: right;">Page 72</p> <p>1 MR. CHESNEY: And if anyone is concerned</p> <p>2 -- I'm going from memory, but I think there is</p> <p>3 \$166,000 of paving budget that was unused when</p> <p>4 we did our last paving, so we will be bringing</p> <p>5 down.</p> <p>6 MR. BARRETT: Andy, just to clarify.</p> <p>7 MR. MENDENHALL: Yes, sir.</p> <p>8 MR. BARRETT: Was that motion just to</p> <p>9 have it reviewed, or is that motion actually</p> <p>10 to put the system in or both?</p> <p>11 MR. MENDENHALL: That was acceptance of</p> <p>12 the system which is based on what the motion</p> <p>13 was tabled at the last meeting.</p> <p>14 MR. BARRETT: Thank you.</p> <p>15 CHAIRMAN MILLS: I have one question.</p> <p>16 MR. MENDENHALL: Yes, sir.</p> <p>17 CHAIRMAN MILLS: So the contract that</p> <p>18 was in the package, Erin, what they had asked</p> <p>19 you to look at, there was language in the</p> <p>20 amendment addressing an early termination</p> <p>21 penalty.</p> <p>22 So I don't know if that's standard</p> <p>23 language, acceptable language or --</p> <p>24 MS. McCORMICK: Yeah, a lot of times it</p> <p>25 is for security contracts because they've got</p>

<p style="text-align: right;">Page 73</p> <p>1 the investment in the system, but I will</p> <p>2 definitely take a look at that.</p> <p>3 CHAIRMAN MILLS: Okay. Thank you.</p> <p>4 MR. MENDENHALL: Okay. The next item I</p> <p>5 have is consideration of the Davey contract.</p> <p>6 As you may recall, we were going to put this</p> <p>7 as a place marker on your agenda. That way,</p> <p>8 if at any time between now and when their term</p> <p>9 expires, if you want to discuss it, you've got</p> <p>10 their proposal. And certainly we can just</p> <p>11 bring it up every month. I don't know if</p> <p>12 anybody has anything they want to talk about.</p> <p>13 Mr. Ross.</p> <p>14 MR. ROSS: I would like to make a</p> <p>15 motion.</p> <p>16 MR. MENDENHALL: Okay.</p> <p>17 MR. ROSS: I make the motion that we</p> <p>18 extend the Davey contract under its existing</p> <p>19 terms for two years with two, one-year</p> <p>20 options.</p> <p>21 MR. CHESNEY: They only offered us one</p> <p>22 year.</p> <p>23 MR. ROSS: I know. I make a motion that</p> <p>24 we extend it for two years. We're still into</p> <p>25 the process of we only did it one year, we're</p>	<p style="text-align: right;">Agenda Page 23 Page 75</p> <p>1 MR. CHESNEY: Then I will make a motion</p> <p>2 that we accept their proposal to extend the</p> <p>3 contract for one year.</p> <p>4 MR. MENDENHALL: Do we have a second to</p> <p>5 that motion?</p> <p>6 CHAIRMAN MILLS: Yeah. Second.</p> <p>7 MR. MENDENHALL: Okay. We have a</p> <p>8 second. Any further discussion?</p> <p>9 MR. CHESNEY: Well, I'll explain at</p> <p>10 least my thoughts on this. Given the</p> <p>11 situation we have with construction along</p> <p>12 Linebaugh, I think that would be an</p> <p>13 inappropriate time to put it out for bid.</p> <p>14 Do you have something to add to it? I'd</p> <p>15 be happy to cede the floor to you.</p> <p>16 MR. COLLAZO: Always has a quick aside.</p> <p>17 We have a guest speaker tonight from</p> <p>18 Hillsborough County to address the</p> <p>19 construction.</p> <p>20 MR. MENDENHALL: And that speaker is</p> <p>21 here now also to give the opportunity for the</p> <p>22 CDD board, if you have questions, so --</p> <p>23 MR. CHESNEY: This isn't related to the</p> <p>24 construction.</p> <p>25 MR. MENDENHALL: Sure.</p>
<p style="text-align: right;">Page 74</p> <p>1 going to be talking about this again in eight</p> <p>2 months.</p> <p>3 MR. MENDENHALL: Okay. Do we have a</p> <p>4 second to that motion?</p> <p>5 CHAIRMAN MILLS: So I'll second it for</p> <p>6 discussion.</p> <p>7 MR. MENDENHALL: Yes.</p> <p>8 CHAIRMAN MILLS: My question is --</p> <p>9 probably the same as yours -- that presumes</p> <p>10 that that's something they'll offer us, which</p> <p>11 is not something they've offered us.</p> <p>12 MS. McCORMICK: Yeah. And we had gone</p> <p>13 through the bidding process on this contract,</p> <p>14 and the form of the contract already</p> <p>15 established that provides for the renewal on a</p> <p>16 yearly basis, so --</p> <p>17 MR. ROSS: So we're -- I'm sorry to</p> <p>18 interrupt you. I apologize.</p> <p>19 MS. McCORMICK: Yes. So we're doing a</p> <p>20 one-year renewal.</p> <p>21 MR. ROSS: So we're barred from doing a</p> <p>22 two-year --</p> <p>23 MS. McCORMICK: Right. Right.</p> <p>24 MR. ROSS: Okay. Then I withdraw the</p> <p>25 motion then.</p>	<p style="text-align: right;">Page 76</p> <p>1 MR. CHESNEY: This is just that our</p> <p>2 property is in flux. There's things that are</p> <p>3 happening at the moment that I would think</p> <p>4 that drive up the potential cost for the bid.</p> <p>5 I also think just in general, the</p> <p>6 market, as a whole -- the labor market, as a</p> <p>7 whole, has increased quite a bit since we had</p> <p>8 this contract out for bid last.</p> <p>9 And since labor is a significant expense</p> <p>10 in landscaping, I would be afraid of what bids</p> <p>11 we would get back.</p> <p>12 MR. MENDENHALL: That has been my</p> <p>13 experience. I've done a couple of bids in the</p> <p>14 past six months, and you're absolutely</p> <p>15 correct.</p> <p>16 MR. CHESNEY: So that's my reasoning.</p> <p>17 CHAIRMAN MILLS: Can you restate it for</p> <p>18 Ms. Griffith?</p> <p>19 MR. MENDENHALL: Sure. We have a motion</p> <p>20 on the floor right now to accept the extension</p> <p>21 of the Davey contract for one year.</p> <p>22 And we've had some discussion. I don't</p> <p>23 know if you had anything else to add.</p> <p>24 MS. HESSLER GRIFFITH: No. I think I</p> <p>25 had some questions last time that Greg</p>

<p style="text-align: right;">Page 77</p> <p>1 addressed, so --</p> <p>2 MR. CHESNEY: Yeah. So, I mean, my --</p> <p>3 and the reasoning for it was the potential for</p> <p>4 labor increases, which you might have heard,</p> <p>5 and also the community's -- some of the</p> <p>6 construction along Linebaugh and some of the</p> <p>7 other things that are going around the</p> <p>8 community that might look negatively upon</p> <p>9 someone bidding on our landscaping, at least</p> <p>10 in my opinion.</p> <p>11 MR. MENDENHALL: If there's no further</p> <p>12 discussion, all in favor of that motion.</p> <p>13 (All board members signify in the</p> <p>14 affirmative.)</p> <p>15 MR. MENDENHALL: Okay. It's unanimous</p> <p>16 then.</p> <p>17 (Motion passes.)</p> <p>18 MR. MENDENHALL: All right. Great. A</p> <p>19 couple of other real quick items. I've had</p> <p>20 some communications with Ms. Carter, who was</p> <p>21 here at the last meeting -- has been to a</p> <p>22 couple meetings over the past year or so.</p> <p>23 I have answered -- I feel that I've</p> <p>24 answered all of her questions a couple times</p> <p>25 in a couple different ways, and I had a</p>	<p style="text-align: right;">Agenda Page 24 Page 79</p> <p>1 earlier to Greg with regard to how a unit is</p> <p>2 calculated.</p> <p>3 You know, I got the 14,000 spread across</p> <p>4 units. But how is a unit calculated? So now</p> <p>5 that I understand it, I'm equally hopeful that</p> <p>6 Ms. Carter also understand it. She may not</p> <p>7 agree with it.</p> <p>8 MR. MENDENHALL: Right.</p> <p>9 MS. HESSLER GRIFFITH: But I think the</p> <p>10 key part here is helping her to understand so</p> <p>11 that it can make sense.</p> <p>12 So my only thought is, you know, how do</p> <p>13 we make these things -- how do we move these</p> <p>14 things along a little more quickly?</p> <p>15 You know, is this something that we can</p> <p>16 kind of put to bed a little bit more quickly,</p> <p>17 because I would have liked -- you could sense</p> <p>18 from her message today she was --</p> <p>19 MR. MENDENHALL: Right. Well, you know,</p> <p>20 in my experience, you know, having been out</p> <p>21 here for about ten years or so, this is the</p> <p>22 first time that we've come to this depth of</p> <p>23 questions or multiple questions related to</p> <p>24 assessment.</p> <p>25 I don't claim to be an expert. I</p>
<p style="text-align: right;">Page 78</p> <p>1 conversation with Erin today.</p> <p>2 At this point, we are probably best --</p> <p>3 and I've reached out to Fishkind to see if they</p> <p>4 would have an opportunity to speak with</p> <p>5 Ms. Carter to maybe answer some of the more</p> <p>6 technical questions or explain it better than</p> <p>7 I can.</p> <p>8 So that's kind of where we're at with</p> <p>9 that. I just kind of wanted to give an</p> <p>10 update. And obviously if you have any</p> <p>11 questions, I can certainly answer them.</p> <p>12 MS. HESSLER GRIFFITH: My question is</p> <p>13 this. So Ms. Carter was present for the last</p> <p>14 meeting, and we had talked about, you know,</p> <p>15 having some time with her to sort of explain</p> <p>16 -- and I believe you had a phone conversation.</p> <p>17 MR. MENDENHALL: Uh-huh.</p> <p>18 MS. HESSLER GRIFFITH: And I saw a</p> <p>19 recap. I saw she had some additional</p> <p>20 questions which sort of told me she didn't</p> <p>21 have a complete understanding.</p> <p>22 MR. MENDENHALL: Sure.</p> <p>23 MS. HESSLER GRIFFITH: And I'll be</p> <p>24 honest, I didn't have that complete</p> <p>25 understanding until I heard you speaking</p>	<p style="text-align: right;">Page 80</p> <p>1 understand it fairly well. And I can</p> <p>2 certainly point out the key points that most</p> <p>3 people are looking for. You know, I think,</p> <p>4 unfortunately, in this case -- and Mrs. Carter,</p> <p>5 we have given her a lot of information. There</p> <p>6 are certainly -- there is a fair amount of</p> <p>7 stuff she disagrees with, which is absolutely</p> <p>8 fine. That's her prerogative. I mean, I get</p> <p>9 that.</p> <p>10 Unfortunately, I don't think that the</p> <p>11 answer -- and as can be shown, I don't think</p> <p>12 the answers to each of the questions in the</p> <p>13 subsequent questions are really going to get</p> <p>14 to a point where she at some point says,</p> <p>15 "Okay, I'm satisfied. We're good."</p> <p>16 The reality is, she's disappointed with</p> <p>17 what her assessment is, and that's fine, so</p> <p>18 there -- I don't think there is an easy way,</p> <p>19 because if we come into that situation, which,</p> <p>20 like I said, this is the first time in about</p> <p>21 ten years, we get questions, and then we get</p> <p>22 follow-up questions, and the questions kind of</p> <p>23 move a little bit and meander, and I just keep</p> <p>24 answering them as best as I can, and then we</p> <p>25 get to a point where, you know, we kind of</p>

<p style="text-align: right;">Page 81</p> <p>1 need to turn it over to folks that maybe are</p> <p>2 the final say, which in this case would be</p> <p>3 Fishkind, because as you may or may not know,</p> <p>4 you know, when push comes to shove, when they</p> <p>5 develop that report, whether it be Fishkind,</p> <p>6 whether it be my company, we do assessments</p> <p>7 also, that person that creates that assessment</p> <p>8 methodology is expected to defend it, if</p> <p>9 necessary.</p> <p>10 And that's obviously, you know, through</p> <p>11 simple explanation of it, or if push came to</p> <p>12 shove, in court. So I think we're in a rare</p> <p>13 situation here we've just gotten to that point</p> <p>14 it does seem like it's stretched out -- it's</p> <p>15 actually stretched out a lot longer than you</p> <p>16 have seen, because I've been talking to</p> <p>17 Mrs. Carter for over a year.</p> <p>18 MS. HESSLER GRIFFITH: Is there anything</p> <p>19 we can do to help you? Do you need anything?</p> <p>20 MS. McCORMICK: I think at this point --</p> <p>21 I mean, I think Andy has tried to explain the</p> <p>22 methodology to her. So my thought would be if</p> <p>23 she's not satisfied with that, then we should</p> <p>24 try to engage Fishkind -- somebody from</p> <p>25 Fishkind to respond to her questions directly.</p>	<p style="text-align: right;">Agenda Page 25 Page 83</p> <p>1 attorney involved.</p> <p>2 You may want to think about a couple of</p> <p>3 ways -- ask for the attorney's contact</p> <p>4 information and say "Our attorney will contact</p> <p>5 yours."</p> <p>6 MR. MENDENHALL: Sure.</p> <p>7 MR. ROSS: Alternatively, if you set up</p> <p>8 a conference call with Fishkind, encourage her</p> <p>9 to have her legal counsel involved, and that</p> <p>10 way, it's not us versus you, but her talking</p> <p>11 to her advisor and having a higher degree of</p> <p>12 confidence that what's being said is accurate</p> <p>13 and reliable, et cetera.</p> <p>14 MR. MENDENHALL: That's a great</p> <p>15 suggestion. Yeah. Okay. So that was it with</p> <p>16 the Ms. Carter emails.</p> <p>17 Let's see. The other item we have is</p> <p>18 obviously it is budget time. At your next</p> <p>19 meeting, we will go into slightly more of a</p> <p>20 deep dive on the budget; however, you still</p> <p>21 have the opportunity in this meeting, if you</p> <p>22 had any questions, concerns, thoughts, we can</p> <p>23 certainly talk about it. I see Greg raising</p> <p>24 his hand.</p> <p>25 MR. CHESNEY: I just want to go through</p>
<p style="text-align: right;">Page 82</p> <p>1 MS. HESSLER GRIFFITH: Absolutely.</p> <p>2 MS. McCORMICK: Now, the question is</p> <p>3 whether or not Fishkind is going to do that,</p> <p>4 if there is going to be a fee associated with</p> <p>5 it, but Andy has already made that inquiry.</p> <p>6 MR. MENDENHALL: Yeah. I've reached out</p> <p>7 to Joe McLaren, who is the most recent</p> <p>8 Fishkind person that we've dealt with for your</p> <p>9 district.</p> <p>10 He's the individual who did the</p> <p>11 suggested adjustment to the assessment</p> <p>12 methodology about a year ago. Your</p> <p>13 methodology that currently applies was last</p> <p>14 done in 2006.</p> <p>15 So, you know, the folks that worked on</p> <p>16 it then aren't really active at Fishkind</p> <p>17 anymore. Joe is good, so I hold out hope that</p> <p>18 not only will he be able to assist, but he'll</p> <p>19 do a good job of it, because he's very</p> <p>20 knowledgeable, so --</p> <p>21 MS. HESSLER GRIFFITH: Okay.</p> <p>22 MR. ROSS: I think she needs someone on</p> <p>23 her team that she has confidence in that will</p> <p>24 help her work through the issues. In one of</p> <p>25 emails, I believes she references getting her</p>	<p style="text-align: right;">Page 84</p> <p>1 with something I have not done in the last</p> <p>2 couple of years -- and I know we have some new</p> <p>3 board members since then.</p> <p>4 I just wanted to go through and kind of</p> <p>5 explain our financial position a little bit to</p> <p>6 give you an idea of some numbers, so maybe it</p> <p>7 will help you. I know a lot of you turned in</p> <p>8 requests for things, and that's great. Staff</p> <p>9 has.</p> <p>10 So the budget -- there's two sections.</p> <p>11 If you think of a main budget -- and I was</p> <p>12 going to put something up in here, but the</p> <p>13 internet is not working, so I'm going to do</p> <p>14 this.</p> <p>15 MR. COLLAZO: It's working now.</p> <p>16 MR. CHESNEY: Oh, is it?</p> <p>17 MR. COLLAZO: Yes.</p> <p>18 MR. CHESNEY: Well, I'm going to just do</p> <p>19 it from memory. It will be just as easy.</p> <p>20 So, in general, we have two sections.</p> <p>21 We have a main account that's basically our</p> <p>22 checking account, and then we have these</p> <p>23 little reserve accounts that go by</p> <p>24 neighborhood.</p> <p>25 So it's very easy for the accounts in</p>

<p style="text-align: right;">Page 85</p> <p>1 the neighborhood to get out of whack. 2 Sometimes they go negative. Sometimes they go 3 positive. Don't freak out when they go 4 negative because it just happens. 5 Like, for example, the Greens right now, 6 we did their paving. The paving came in a lot 7 less expensive. So that created a surplus. 8 So budgeting is more of an art than a science 9 a lot of times, because when it comes down to 10 it, you don't know what these expenses are 11 going to be 15 years in the future. 12 We periodically run, you know, estimates 13 on them, and that's how we come up with these 14 things. And then our main account is our 15 operating account. Things like -- all the 16 things we talk about, erosion and stuff like 17 that. That has a number in it which Andy 18 frequently refers to as fund balance. 19 On the private side, the best way to 20 think about that is working capital, how much 21 working capital you have. And I want to bring 22 that to your attention. 23 So on Page Three -- or Page Four of the 24 budget -- that's probably the best way to look 25 at it -- our working capital is two million</p>	<p style="text-align: right;">Agenda Page 26 Page 87</p> <p>1 because you can think about it, if -- let's 2 say we're spending \$800,000 approximately on 3 landscaping. Well, what if -- at one time 4 early on before Chris and Mark did their 5 wonderful thing with OLM, we were spending far 6 more than that. 7 I don't think we have even come close to 8 getting back to how much we were spending on 9 landscaping when I came on. So like 1.2 10 million, let's say. So, you know, there is 11 that spread. So that spread, in any given 12 year, has to be accounted for. 13 Now, on the other hand, over especially 14 the last ten years, that number has gone up, 15 and it's a lot easier, of course, to decrease 16 the tax rate, which we have done at times, 17 than increase it. 18 So I just -- keep in mind, you generally 19 don't want to build that up too high. Right 20 now it's over 100 percent of that. Now, I 21 get another question a lot of people ask, and 22 that's why I called Andy out is, a lot of 23 people talk about what if a calamity happens? 24 Well, we do actually have -- we have 25 insurance, which we're in the process of</p>
<p style="text-align: right;">Page 86</p> <p>1 four hundred seventy six thousand dollars and 2 some change -- seven eighty six. So that is 3 the excess amount that we have charged our 4 residents over the years, less the amount 5 we've spent. So that's our working capital. 6 Now, I can tell you when I first came on 7 this board, that was negative. It cannot be 8 negative in the state of Florida. You will 9 get seized by the State of Florida if it's -- 10 what? -- negative two years in a row -- 11 MS. McCORMICK: Uh-huh. 12 MR. CHESNEY: -- because that was the 13 first thing I got was a letter. So I 14 literally was elected, then I got a letter 15 saying that we were in a negative position, 16 and it was only the East at the time. That's 17 when we had two split districts. So, you 18 know, you need to deal with this. So that is 19 a problem. 20 Since then, we have been very 21 conservative. So over the years, we have 22 increased that amount. Now, there's lots of 23 -- and Brian has asked me this over the years: 24 "What's the right amount?" 25 There is no right amount for that,</p>	<p style="text-align: right;">Page 88</p> <p>1 reviewing. We haven't reviewed it in a few 2 years. We also have something call an 3 uninsured asset reserve, which is \$600,000. 4 We're going from memory. That's the part I 5 was going to look up on the internet, but I'm 6 confident it's \$600,000. 7 So that is not reflected in this fund 8 balance. So if you really look at it, it's 9 really more like \$3,000,000 of surplus. And 10 to give you an idea, we spend about 2.4 11 million. We used to spend more before Doug 12 came, and he is very thrifty, and he has 13 pushed that down over the years. 14 I'm serious, because it came with Doug. 15 When Doug came, our budget has largely 16 decreased over the years, and this is with 17 increased park spending. 18 So I guess I say this: I encourage 19 you, when we go through the budget cycle next, 20 you know, be prudent in your expenditures, but 21 on the other hand, keep in mind that it's 22 always been -- we had a guy that was on the 23 board for a long time, and he thought our fund 24 balance should be the bare minimum. 25 The bare minimum is really 25 percent of</p>

<p style="text-align: right;">Page 89</p> <p>1 our budget in any given year because that's</p> <p>2 the amount we need before you get your checks</p> <p>3 in.</p> <p>4 So we've looked in the past at budgets</p> <p>5 our size in municipalities. I'll tell you</p> <p>6 most of them keep between 25 and 50 percent.</p> <p>7 Most of them aren't from as well off areas as</p> <p>8 we are, so maybe closer to 75 percent to 100</p> <p>9 percent is probably more appropriate here, but</p> <p>10 anything over 100 percent you've really got to</p> <p>11 start thinking about, you know -- I mean,</p> <p>12 that's like a whole year's assessment for each</p> <p>13 resident.</p> <p>14 So it's important to just keep those</p> <p>15 numbers in perspective, and then sometimes</p> <p>16 when Doug asks for things like a new truck,</p> <p>17 maybe eventually after 12 years we should</p> <p>18 probably buy him one because, you know -- so</p> <p>19 stuff like that.</p> <p>20 And I guess I'm just hoping that was</p> <p>21 helpful. And does anyone have any questions</p> <p>22 on that?</p> <p>23 MS. HESSLER GRIFFITH: That was helpful</p> <p>24 for me, and I can say that.</p> <p>25 MR. CHESNEY: Yeah.</p>	<p style="text-align: right;">Agenda Page 27 Page 91</p> <p>1 years we would budget things like -- erosion</p> <p>2 control was a big part of it.</p> <p>3 We were budgeting \$100,000 a year for</p> <p>4 erosion control. We went two years and didn't</p> <p>5 spend any. Now, lately we've been spending</p> <p>6 quite a bit, but we've dropped the budget down</p> <p>7 to, I want to say, 40,000.</p> <p>8 MR. MENDENHALL: 60,000.</p> <p>9 MR. CHESNEY: Sixty. I'm going from</p> <p>10 memory. So, you know, things like that.</p> <p>11 That's what happens. It's like a lot of times</p> <p>12 we get really excited, and also this board has</p> <p>13 been historically very slow at spending money,</p> <p>14 so we would start budgeting -- so the last</p> <p>15 time, we did the parks.</p> <p>16 You know, I kind of thought about that.</p> <p>17 So we put a flat four hundred in, which we kind</p> <p>18 of whittled down over the years.</p> <p>19 MR. CHESNEY: I think this year it's at</p> <p>20 three seventy, three eighty, something like</p> <p>21 that.</p> <p>22 MR. MENDENHALL: Yeah.</p> <p>23 MR. CHESNEY: Something like that. But</p> <p>24 that was -- you know, we didn't spend it for</p> <p>25 two years.</p>
<p style="text-align: right;">Page 90</p> <p>1 MS. HESSLER GRIFFITH: My understanding</p> <p>2 with regard to the process -- and this is</p> <p>3 something that I'm trying to get my arms</p> <p>4 around, is the process. Right?</p> <p>5 So I understood we were to submit the</p> <p>6 wish list for pricing. I have not seen the</p> <p>7 pricing.</p> <p>8 MR. MENDENHALL: Okay.</p> <p>9 MS. HESSLER GRIFFITH: I was hoping to</p> <p>10 it before this meeting, but hopefully I'll</p> <p>11 have it soon, because then, to your point,</p> <p>12 Greg, depending on where that pricing lands,</p> <p>13 it may or may not make sense to propose.</p> <p>14 Right? So if the pricing estimates are --</p> <p>15 MR. CHESNEY: Yes. Well, I guess the</p> <p>16 part that I would encourage you to think and</p> <p>17 where I've been not very good at this is just</p> <p>18 because it's not in the budget doesn't mean</p> <p>19 you shouldn't do it, kind of thing --</p> <p>20 MS. HESSLER GRIFFITH: Sure.</p> <p>21 MR. CHESNEY: -- doesn't mean you can't</p> <p>22 do it. I think that's a better way to say.</p> <p>23 You know, we historically -- one of the</p> <p>24 ways that this budget kind of got from that 50</p> <p>25 percent to 100 percent number is that some</p>	<p style="text-align: right;">Page 92</p> <p>1 This last year we were negative. I</p> <p>2 think we spent three million total out of a</p> <p>3 normal 2.4, so we spent six hundred out of it</p> <p>4 even though we budgeted four hundred.</p> <p>5 So does that all make sense kind of</p> <p>6 thing?</p> <p>7 MS. HESSLER GRIFFITH: Good point.</p> <p>8 Okay. Thanks.</p> <p>9 MR. CHESNEY: And then I wouldn't worry</p> <p>10 about -- when you look at the budget, I</p> <p>11 wouldn't worry about the individual</p> <p>12 neighborhood as much, because we usually just</p> <p>13 go through and figure out what they're</p> <p>14 spending and go through -- because most of</p> <p>15 those requests come from the residents</p> <p>16 themselves.</p> <p>17 Those residents will say, "I want a new</p> <p>18 clicker system," or "I want cameras," or "I</p> <p>19 want solar lights." And so, you know, we do</p> <p>20 actually work through the local reps for a lot</p> <p>21 of that stuff.</p> <p>22 They'll come and say, "Hey, we want our</p> <p>23 monuments lit" or something like that. We'll</p> <p>24 go ahead and usually approve it, and then we</p> <p>25 just adjust it. In that given year, it might</p>

<p style="text-align: right;">Page 93</p> <p>1 go negative. We use our working capital to 2 borrow for -- there are some neighborhoods 3 that have historically been negative, and 4 that's just because they're so small. 5 Like Stonebridge, for example, you know, 6 something happens, their gates goes out, then 7 they might go negative for a year, and then 8 eventually we build it back up, so some things 9 like that. 10 MR. MENDENHALL: That was very helpful. 11 Thank you 12 MR. CHESNEY: Okay. So don't worry 13 about the locals. That's why -- if you look 14 at all of this, I went through with Alan all 15 the local -- 16 MR. MENDENHALL: Villages. 17 MR. CHESNEY: -- villages. Thank you. 18 I couldn't remember the word I'm looking for. 19 I went through all the villages, so we're 20 going to adjust those. A lot of those, they 21 have debt service coming off, which means it 22 opens up. 23 Jim had referred to that. And then some 24 of them we recently repaved within the last 25 two years. So we're going to probably, with</p>	<p style="text-align: right;">Agenda Page 28 Page 95</p> <p>1 into those neighborhood and their assessment 2 is just reduced for one year. 3 MR. CHESNEY: Well, in general, what 4 happens is, it gets -- yes, in the last year. 5 Alan has brought to my attention the excess, 6 like interest and things like that. 7 He claims -- I had this conversation 8 with him last week. He claims that that 9 amount, which is a much smaller amount, we're 10 talking about hundreds of thousands of 11 dollars, we have historically voted to put it 12 in the fund balance. I didn't remember that 13 quite frankly that way, but he was very 14 specific. And he brought it back to my 15 attention. 16 MR. MENDENHALL: Yeah, because prior to, 17 you know, when bonds are being done -- when 18 they're being paid off, you can work it into 19 that final year. You have less of an 20 assessment. That takes into account dollars 21 that you have sitting there, but I think what 22 he's referring to is thinks like accumulated 23 interest and that sort of stuff. It still 24 happens in that final year, so -- 25 MR. CHESNEY: Yeah.</p>
<p style="text-align: right;">Page 94</p> <p>1 Tonja's help, re-adjust those amounts, 2 because, in general, we spent less. It costs 3 us less than anticipated to repave. So of 4 those accounts have excess funds in them, and 5 then also we've got some little clean-up kind 6 of stuff. 7 You know, like we have one neighborhood 8 that actually took their gates and streets 9 back; but we -- based on the fund balance, 10 we're going to have to re-fund them. 11 So you'll see a bunch of motions coming 12 up, like, you know, we need to give back this 13 21,000 to them, and things like that. the 14 neighborhoods we don't -- we don't -- we give 15 it back to those residents, those individual 16 residents. 17 Debt service, when we pay off a debt, 18 there might be a little escrow amount left 19 over. Those would generally go into the fund 20 balance. So you'll see a plethora of motions 21 over the next few months about stuff like 22 that. 23 MR. BARRETT: Greg, I think that when 24 the bonds are paid off, whatever escrow is 25 generally icing in the budget before it goes</p>	<p style="text-align: right;">Page 96</p> <p>1 CHAIRMAN MILLS: My understanding of 2 that was that as some of these villages 3 approach the payoff of that bond, that there 4 is enough potentially in the escrow to 5 accelerate that. Right? 6 MR. CHESNEY: Yes. 7 CHAIRMAN MILLS: If it's a partial 8 finish this year and a partial next year, if 9 there is enough in the escrow, they can just 10 roll that up into this year -- 11 MR. CHESNEY: Yes. 12 CHAIRMAN MILLS: -- and drop it off the 13 rolls for next year. Right. 14 MR. MENDENHALL: Yeah, that could 15 definitely happen. It depends on how much is 16 there, but, yes, that absolutely can happen. 17 MR. CHESNEY: It's not usually a full 18 amount, so -- 19 MS. HESSLER GRIFFITH: So, Greg, let me 20 ask you -- as I looked through the budget, I 21 didn't look at the neighborhoods. I just 22 looked at the general fund. 23 So I see a number of areas where it 24 appears that there's excess funds allocated 25 compared to actuals for 2016 and budgeted for</p>

1 2017.
2 So is that something you're going through
3 that process with Alan to sort of shave some
4 of that off?
5 MR. CHESNEY: I have occasionally done
6 that, but Alan mostly does that. I usually,
7 historically, have looked at kind of the
8 bigger picture, because you can get that
9 detailed -- like I said, we had a gentleman
10 that I sat on the board with, Mr. Kemerer.
11 He was an accountant. He would go
12 through -- it bothered him if Doug and Sonny
13 spent 8,000 on office supplies and they only
14 had 6,000 budgeted, you know.
15 What happens is, at the end of each
16 year, we do a master reconciliation. It's a
17 motion we make in probably November --
18 MR. MENDENHALL: Uh-huh.
19 MR. CHESNEY: -- I guess once the
20 accountants go back through it, and that
21 brings everything up to where it actually was.
22 So if you're out of one area, it will --
23 at the end of year, it always matches up.
24 It's almost like -- accounting with
25 governments is really -- the best way to think

1 about it, it's a cash basis. You know,
2 there's a difference between accrual and cash.
3 MS. HESSLER GRIFFITH: Right.
4 MR. CHESNEY: Government accounting is
5 essentially cash. So at the end, it doesn't
6 really matter. I mean, the line items might
7 differ, and you know, there is some benefit to
8 looking at those line items because things
9 like erosion, like I said, 100,000 each year
10 we weren't spending it.
11 MS. HESSLER GRIFFITH: That's where my
12 head goes.
13 MR. CHESNEY: Yeah. So that's the kind
14 of stuff that you do gather from those
15 numbers, but I historically don't do that.
16 Alan does that. I will tell you Alan will
17 generally -- and I'm not throwing him under
18 the bus -- he'll always go up on it. He
19 doesn't always bring it down necessarily --
20 MS. HESSLER GRIFFITH: Okay.
21 MR. CHESNEY: -- you know, if he sees we
22 spent that much.
23 MS. HESSLER GRIFFITH: Oright. Right.
24 Okay.
25 MR. MENDENHALL: He'll err on the side

1 of a conservative approach.
2 MR. CHESNEY: Alan does that. And
3 you're welcome to -- and Alan is fantastic.
4 Send him an email, he'll give you very
5 detailed explanation.
6 MR. MENDENHALL: Yes, Alan is truly an
7 asset.
8 MS. HESSLER GRIFFITH: Good.
9 MR. MENDENHALL: Mr. Mills.
10 CHAIRMAN MILLS: So back to one of
11 Barbara's questions initially, can you walk
12 them through the time line of the budget
13 process for the rest of this year?
14 MR. MENDENHALL: Sure. Absolutely. So
15 what will happen is, at the next meeting that
16 we have, which is in May, what typically
17 happens in May is the board has the
18 opportunity to approve the preliminary budget
19 that goes off to the county.
20 So assuming that everything goes well
21 and there's nothing that holds up the budget,
22 you'll approve your first cut at the budget.
23 And that's a very high-level look. Mainly
24 what you're trying to accomplish out of that
25 meeting is setting the high water mark for the

1 budget season, because whatever number you
2 give to the county, you cannot go higher than
3 that.
4 So, you know, in a way, with many
5 districts, you guys are not really in a
6 situation because you have a well-funded
7 reserve and uninsured assets and you're in
8 really good financial shape, but with a lot of
9 districts that might not be in that great of
10 shape, they have to account for, well, what if
11 a big emergency comes up?
12 So what they sometimes do and what we
13 did here many, many years ago, before the
14 reserves had built up, you would boost up your
15 budgets by some artificial number so that you
16 have that buffer that safety.
17 You might say, okay, we've got our
18 budget. We think this is a good starting
19 point. Let's add 10 or 15 percent on top of
20 it just in case something happens between now
21 and when we adopt the budget.
22 Like I said, you guys aren't really in
23 that position, because, quite frankly, if
24 there was an emergency, you're well prepared
25 with the reserves that you have.

<p style="text-align: right;">Page 101</p> <p>1 That being said, it's still your 2 discretion and your option to set that level 3 at whatever you're comfortable with. If you 4 do set it at a level higher than what it was 5 last year, you're required to send out mailed 6 notices to all the residents. 7 You're basically letting them know that 8 at least right now there is an expected 9 increase; and, you know, there is a lot of 10 legalese that Erin can speak to much better 11 than me. But in a nutshell, a letter goes out 12 to everybody, and I get two or three thousand 13 phone calls, and usually everybody is fine once 14 you explain that this is the first cut of the 15 budget. 16 You know, the district is working over 17 the next three months to finalize that budget, 18 so it doesn't necessarily mean it's higher; 19 you know, most likely, historically, it will 20 be lower. So that's part of that process, if 21 you were to submit a budget that's higher than 22 last year. 23 Whatever you do higher or lower or the 24 same, we go through the months after that, 25 including that month, if you want to have any</p>	<p style="text-align: right;">Agenda Page 30 Page 103</p> <p>1 exact date. I think it's August. 2 MR. CHESNEY: Yeah. I also will tell 3 you that the budget does guide our staff, 4 especially Doug. He's historically remiss 5 about going outside of those budget items. 6 Caught him over the years -- he uses the plant 7 budget sometimes to balance some of the 8 others, but he -- so, I mean, one important 9 thing to think about with the budget is that 10 that really guides Doug and Sonny about what 11 it is you want that year, you know, general 12 guidelines kind of thing. 13 MR. MENDENHALL: So just to give you the 14 dates for the Westchase budget, your first 15 draft of it, which you'll send off to the 16 county, as I mentioned, it is going to be your 17 May meeting, that's May 2nd. And then your 18 adoption with public hearing is going to be on 19 the 1st of August, your August meeting. 20 You have to have 90 days between those 21 two dates. So that's 91 days basically. 22 MR. BARRETT: Can I throw something in? 23 The reason they send it to the county in the 24 fall, you get a mailed notice saying this is 25 what your taxes are going to be. It's called</p>
<p style="text-align: right;">Page 102</p> <p>1 budget input changes in May. You certainly 2 can. But generally speaking, in June and 3 July, we get to kind of the meat of it, and 4 obviously the benefit is you have additional 5 actuals each month it come along. 6 So you can truly see where things are 7 trending. Obviously you can see if something 8 unexpected comes up, and you have to expend 9 some funds that, you know, you need to cover 10 or something like that. 11 But the ultimate goal is, when you get 12 to your, I think, the August meeting -- I'll 13 double-check -- but, basically, you're looking 14 to adopt your final budget. You have a public 15 hearing. You take any commentary from your 16 residents that might show up, as it's 17 advertised as a public hearing. 18 And, of course, if you do decide on that 19 preliminary cut to have a higher budget than 20 last year, then that notice will tell them 21 that there is going to be a public hearing on 22 this day, so they can obviously come out then. 23 So then you adopt your budget, and then 24 ultimately it gets implemented in October. 25 And I'll look right now just to tell you the</p>	<p style="text-align: right;">Page 104</p> <p>1 a TRIM notice. The budget you're approving in 2 May, that's the one that goes on your TRIM 3 notice. 4 MR. MENDENHALL: Yes. 5 MR. CHESNEY: I would encourage you -- I 6 mean, keeping in mind this last year, you had 7 park expenses, so that budget line item is 8 still in there, around 380,000. So I would 9 not anticipate our TRIM notice changing from 10 last year, I mean, unless you guys put from -- 11 I mean, I've seen the stuff that's gone in 12 already. There is nothing substantial in 13 there, so -- 14 MR. MENDENHALL: Yes. It would be 15 challenging for it not to go down some 16 actually -- 17 MR. CHESNEY: Yeah. 18 MR. MENDENHALL: -- unless something 19 unexpected came up. Mr. Ross. 20 MR. ROSS: Just a personal remark, just 21 speaking for me, I haven't heard either one of 22 you say anything that has me reacting, "Oh, my 23 gosh, you have a big learning curve to go 24 through," or, "Oh, my gosh, you don't know 25 what you're asking."</p>

<p style="text-align: right;">Page 105</p> <p>1 I think you guys are great. I think</p> <p>2 you're making the right comments. I think</p> <p>3 you're asking the right questions. I think</p> <p>4 you're doing superbly as the newest</p> <p>5 supervisors. So I don't want you in any way</p> <p>6 to change what you're doing or your thought</p> <p>7 processes, what you're articulating. And then</p> <p>8 on top of that, to give you some sense of</p> <p>9 confidence that Greg knows what he's talking</p> <p>10 about and what Andy knows what he's talking</p> <p>11 about, I don't know how long I've been on this</p> <p>12 district board, but we have hardly anybody</p> <p>13 come to our meetings in recent years unhappy</p> <p>14 about the budget.</p> <p>15 I think they feel very, very good about</p> <p>16 the substance, the process of what's being</p> <p>17 done. I think we're in great hands. And I</p> <p>18 think, if you think about it, it kind of makes</p> <p>19 sense. The residents want to kind of run</p> <p>20 their houses kind of like how we're running</p> <p>21 our district.</p> <p>22 And so I applaud you guys. And I think</p> <p>23 you'll see this. There's going to be very few</p> <p>24 people showing up with their pitchforks and</p> <p>25 all that kind of stuff.</p>	<p style="text-align: right;">Agenda Page 31 Page 107</p> <p>1 So, in short, I would say you can still</p> <p>2 definitely get information across. You know,</p> <p>3 when it comes down to it, it's much like other</p> <p>4 items for our next meeting. We submit it and</p> <p>5 try to get it posted on the website. It has</p> <p>6 to be up there seven days in advance.</p> <p>7 Obviously, we would like it a little</p> <p>8 more than that. That way, if there is</p> <p>9 research that can be done, it can be done, and</p> <p>10 we can distribute the information on it. Yes.</p> <p>11 MR. CHESNEY: And I would like to get</p> <p>12 away from eventually using the term "wish</p> <p>13 list." Wish list implies like pork. I mean,</p> <p>14 a better way to think about it is investments.</p> <p>15 Like one year, you know, we increased</p> <p>16 the planting budget. The planting budget used</p> <p>17 to be \$50,000. And we were like we want a</p> <p>18 community that is green, is beautiful, that</p> <p>19 constantly has redone landscaping.</p> <p>20 That's why I constantly get on Doug for</p> <p>21 using this to balance the other part. So we</p> <p>22 increased it literally over -- one budget year</p> <p>23 from fifty to a hundred and fifty thousand</p> <p>24 dollars. I mean, that's what I'm talking</p> <p>25 about.</p>
<p style="text-align: right;">Page 106</p> <p>1 MR. CHESNEY: Yeah, I didn't mean to</p> <p>2 scare -- I was just trying to convey that</p> <p>3 really we are very well off and that, you</p> <p>4 know, I encourage you to come up with, you</p> <p>5 know --</p> <p>6 MR. MENDENHALL: Yeah, we'll circle back</p> <p>7 on the items you've submitted to make sure</p> <p>8 that, you know, we get them all considered and</p> <p>9 talk about them in the meeting, and have</p> <p>10 numbers and that sort of thing. I'll follow</p> <p>11 up.</p> <p>12 MS. HESSLER GRIFFITH: Very good.</p> <p>13 MR. LEWIS: Is there a deadline for</p> <p>14 those items or -- I guess I must have missed</p> <p>15 it or --</p> <p>16 MR. MENDENHALL: Well, no. I mean,</p> <p>17 ideally, so, you know, with -- wish-list-type</p> <p>18 items, we'll call them, if you have items, and</p> <p>19 we try to coordinate them with Sonny, gather</p> <p>20 them up.</p> <p>21 Sonny also works hand in hand with Alan</p> <p>22 in our office as far as kind of not only</p> <p>23 getting some of those items together, but</p> <p>24 really relaying what's going on in the field</p> <p>25 and what changes there might be.</p>	<p style="text-align: right;">Page 108</p> <p>1 I mean, think about what's important to</p> <p>2 the community and what makes the community a</p> <p>3 better place, not, "Well, hey, man, I would</p> <p>4 like to have, you know 45 -- every pond should</p> <p>5 have a fountain," kind of thing or whatever,</p> <p>6 that kind of stuff.</p> <p>7 MR. MENDENHALL: I'll change my vote --</p> <p>8 although I guessing I am not getting what I</p> <p>9 want done.</p> <p>10 MR. LEWIS: Thank you guys for the</p> <p>11 explanation.</p> <p>12 MR. MENDENHALL: Sure. No problem.</p> <p>13 That's all I had. I mentioned earlier that</p> <p>14 the gentleman from the county, who is actually</p> <p>15 here for the WCA meeting later, he also took</p> <p>16 the opportunity to come out to our meeting, in</p> <p>17 case there are any questions, and he can</p> <p>18 provide --</p> <p>19 MS. HESSLER GRIFFITH: Yes. So</p> <p>20 Stephanie Agliano, she is the neighborhood</p> <p>21 liaison that Rick Goldstein connected me with</p> <p>22 Stephanie. She's with Hillsborough County.</p> <p>23 She's one of two neighborhood liaisons in the</p> <p>24 county.</p> <p>25 And she's planning to attend the WCA</p>

<p style="text-align: right;">Page 109</p> <p>1 voting members meeting tonight. In our</p> <p>2 conversation, she was kind enough to offer to</p> <p>3 come speak to the board. She has Jim Duncan.</p> <p>4 I think Jim is -- I want to say he's project</p> <p>5 lead on -- so Jim is project lead on the</p> <p>6 reclaimed water project.</p> <p>7 And then she also has Tommy Rawls, who</p> <p>8 is the project lead on the Citrus Park</p> <p>9 extension project. I thought it would be nice</p> <p>10 for us to hear from them.</p> <p>11 MR. CHESNEY: The Citrus Park extension</p> <p>12 lead is here, too?</p> <p>13 MS. HESSLER GRIFFITH: Yes.</p> <p>14 MR. MENDENHALL: So if it's okay with</p> <p>15 the board, I'll let our guests introduce</p> <p>16 themselves. If you want to introduce</p> <p>17 yourselves, and obviously you have an</p> <p>18 opportunity if you want to address the board,</p> <p>19 and if they have any questions and that sort</p> <p>20 of thing, so feel free --</p> <p>21 MR. RAWLS: So I'm Tommy Rawls. I'm with</p> <p>22 the Hillsborough County Public Works</p> <p>23 Department. I just moved over from Utilities.</p> <p>24 I was involved a lot with the water and</p> <p>25 wastewater consolidation efforts, so Jim and I</p>	<p style="text-align: right;">Agenda Page 32 Page 111</p> <p>1 MR. RAWLS: Yeah. I know there's a --</p> <p>2 you know, I think the Park Place CDD is active</p> <p>3 up in there, too, so they have Mandolin,</p> <p>4 and so I don't know where the lines get drawn.</p> <p>5 MR. CHESNEY: Yes. I would just be</p> <p>6 interested in that. You know, my recollection</p> <p>7 is a little hazy, but I wasn't sure, you know</p> <p>8 -- we were talking about the irrigation</p> <p>9 getting extended and the landscaping getting</p> <p>10 extended, and, you know, I knew that we would</p> <p>11 probably on the hook for the landscaping, but</p> <p>12 I wasn't sure about the irrigation.</p> <p>13 MR. RAWLS: Okay. On the Deer Park</p> <p>14 Elementary side --</p> <p>15 MR. CHESNEY: Yeah.</p> <p>16 MR. RAWLS: -- coming in toward Deer</p> <p>17 Park.</p> <p>18 MR. CHESNEY: Well, I guess -- am I</p> <p>19 confusing it with -- because we're not going</p> <p>20 to extend -- you're still not going to four</p> <p>21 lane that extension yet from Linebaugh.</p> <p>22 MR. MAYS: He's talking Citrus Park, not</p> <p>23 Linebaugh.</p> <p>24 MR. CHESNEY: From Linebaugh.</p> <p>25 MR. RAWLS: Yeah, not Linebaugh.</p>
<p style="text-align: right;">Page 110</p> <p>1 know each other, go way back.</p> <p>2 And now I'm doing the Citrus Park Drive</p> <p>3 extension as of the last month or so. The</p> <p>4 project was put on hold. We're kind of</p> <p>5 dusting off the plans and getting things</p> <p>6 nailed down, ready to go.</p> <p>7 MR. CHESNEY: Can I ask you just a quick</p> <p>8 question?</p> <p>9 MR. RAWLS: Yes.</p> <p>10 MR. CHESNEY: I know a lot of people</p> <p>11 plan on attending the meeting, but on that</p> <p>12 extension, we had anticipated the irrigation</p> <p>13 moving down to the property line.</p> <p>14 Is that included in the project scope?</p> <p>15 Have you worked that out?</p> <p>16 MS. HESSLER GRIFFITH: He just jumped</p> <p>17 right in.</p> <p>18 MR. CHESNEY: Well, yeah, I'm just</p> <p>19 trying to remember.</p> <p>20 MR. RAWLS: I do not know yet, but I'll</p> <p>21 find out.</p> <p>22 MR. CHESNEY: That would be good, and if</p> <p>23 you could get that to Andy. And exactly --</p> <p>24 I'm assuming you guys are going to pay for</p> <p>25 that.</p>	<p style="text-align: right;">Page 112</p> <p>1 MR. CHESNEY: Oh, that they're not</p> <p>2 coordinated together?</p> <p>3 MR. MAYS: Yeah.</p> <p>4 MR. CHESNEY: So you're just going to</p> <p>5 dump it in a two-lane road? Yeah. Okay.</p> <p>6 MS. HESSLER GRIFFITH: This goes by the</p> <p>7 library.</p> <p>8 MR. RAWLS: Oh, no. This is the one</p> <p>9 that goes by Deer Park Elementary and then</p> <p>10 ends up at Citrus Park Mall, the big</p> <p>11 intersection --</p> <p>12 MR. CHESNEY: On this end, it ends up by</p> <p>13 McDonald's. Right?</p> <p>14 MR. RAWLS: No. No.</p> <p>15 MS. HESSLER GRIFFITH: No.</p> <p>16 MR. CHESNEY: Where is it going to end</p> <p>17 up?</p> <p>18 CHAIRMAN MILLS: Part of it is already</p> <p>19 there. Right?</p> <p>20 MR. RAWLS: The width is there already,</p> <p>21 and he's going to repave it and so forth up</p> <p>22 there.</p> <p>23 MR. CHESNEY: It stops at Countryway.</p> <p>24 MR. BARRETT: Do you know where Windsor</p> <p>25 Place Commons is?</p>

<p style="text-align: right;">Page 113</p> <p>1 MR. CHESNEY: Yes.</p> <p>2 MR. BARRETT: It's that right, that's</p> <p>3 Citrus Park Drive. You're just extending that</p> <p>4 road. Deer Park is at the end of it.</p> <p>5 MR. SHANNON: It's at the light.</p> <p>6 MR. CHESNEY: All right. So I'm</p> <p>7 thinking of another project. Okay. I got it</p> <p>8 now.</p> <p>9 MR. RAWLS: But it will tie in somehow</p> <p>10 to that -- your neighborhood. So, yeah, it's</p> <p>11 a good question. It actually is a great</p> <p>12 question.</p> <p>13 MR. DUNCAN: My name is Jim Duncan. I'm</p> <p>14 the project manager for the reclaimed water</p> <p>15 replacement main here on Linebaugh. I work</p> <p>16 for public utilities, and I was asked to come</p> <p>17 here to answer any questions you may have and</p> <p>18 give you an update on what's happening.</p> <p>19 MR. RAWLS: Our most important person in</p> <p>20 the room.</p> <p>21 MS. AGLIANO: Stephanie Agliano with the</p> <p>22 Office of Neighborhood Relations, and I just</p> <p>23 started with Hillsborough County in February,</p> <p>24 and District One and Two are my districts, and</p> <p>25 what we do is help support our projects just</p>	<p style="text-align: right;">Agenda Page 33 Page 115</p> <p>1 extension funneling traffic off of Linebaugh</p> <p>2 and reducing the left turn traffic at</p> <p>3 Sheldon --</p> <p>4 MR. RAWLS: That was the traffic model</p> <p>5 play it out --</p> <p>6 CHAIRMAN MILLS: -- as opposed to</p> <p>7 cutting 300 more feet of the median and</p> <p>8 extending the left turn lane?</p> <p>9 MR. RAWLS: Yeah, left turn lane to</p> <p>10 north on Sheldon.</p> <p>11 CHAIRMAN MILLS: Correct.</p> <p>12 MS. HESSLER GRIFFITH: So I can actually</p> <p>13 address that.</p> <p>14 So, Jim, I reached out to the county and</p> <p>15 had a conversation with the gentleman who</p> <p>16 responded. So he has assured me that what he</p> <p>17 did was essentially an assessment, and he</p> <p>18 determined that, yes, extending the turn lane</p> <p>19 by X number of feet will alleviate traffic,</p> <p>20 and that was the end.</p> <p>21 From there, it would go to the next</p> <p>22 step, including presentation to the Westchase</p> <p>23 community for our feedback. I have asked him</p> <p>24 to table it until such time the Citrus Park</p> <p>25 extension is in because there is -- we're all</p>
<p style="text-align: right;">Page 114</p> <p>1 in making sure that we are connecting with the</p> <p>2 neighborhoods and making sure they are aware</p> <p>3 of projects and what's happening in the area</p> <p>4 aside from we've got a lot of great programs</p> <p>5 and services that are available to registered</p> <p>6 HOAs, so --</p> <p>7 MR. MENDENHALL: Mr. Barrett.</p> <p>8 MR. BARRETT: You can go first.</p> <p>9 CHAIRMAN MILLS: Yeah, if you don't</p> <p>10 mind. So, Tommy, is it?</p> <p>11 MR. RAWLS: Yes, sir.</p> <p>12 CHAIRMAN MILLS: I'm going to come back</p> <p>13 to you. Appreciate you folks being here</p> <p>14 tonight.</p> <p>15 At our prior meeting, we heard some</p> <p>16 discussion about a resident who contacted</p> <p>17 Commissioner Murman about an extension of the</p> <p>18 left turn lane at Linebaugh and Sheldon on</p> <p>19 Linebaugh cutting back into our median and</p> <p>20 extending that turn lane because of the</p> <p>21 traffic that makes the left northbound onto</p> <p>22 Sheldon.</p> <p>23 And my question was, was there any</p> <p>24 connection or understanding of the impact --</p> <p>25 the anticipated impact of that Citrus Park</p>	<p style="text-align: right;">Page 116</p> <p>1 hopeful that that extension in itself will</p> <p>2 relieve that turn lane.</p> <p>3 CHAIRMAN MILLS: Right.</p> <p>4 MS. HESSLER GRIFFITH: So before we</p> <p>5 touch any of our precious trees, before we</p> <p>6 touch our sacred median, let's make sure that</p> <p>7 we, you know, consider the Citrus Park</p> <p>8 extension as well. Rick.</p> <p>9 MS. GOLDSTEIN: Yeah. I'm Rick</p> <p>10 Goldstein, Vice President of the WCA, and also</p> <p>11 Chair of government affairs. Thank you all</p> <p>12 for coming here and coming to our meeting as</p> <p>13 well.</p> <p>14 Anything that's going to happen to that</p> <p>15 median needs to come through the WCA. And if</p> <p>16 there is going to be any type of action on</p> <p>17 work being done on the roadways that would</p> <p>18 impact us, we would certainly like to be</p> <p>19 involved at the planning of all of that as</p> <p>20 well.</p> <p>21 CHAIRMAN MILLS: Yeah, my -- the only</p> <p>22 reason for the comment, I wanted to make sure</p> <p>23 that they were not segregated initiatives and</p> <p>24 that there was, you know, one hand was talking</p> <p>25 to the other. Right? So that if that was</p>

<p style="text-align: right;">Page 117</p> <p>1 moving forward, and then you complete your 2 project, and then there was need for that, you 3 know -- 4 MR. RAWLS: Right. 5 CHAIRMAN MILLS: -- right? You know -- 6 right? God forbid that agencies work 7 together. Right? So I appreciate that. 8 MS. GOLDSTEIN: Well, the three of us 9 here have decided there is a need to liase to 10 some extent so that we all know what is going 11 on and we can work together, and we endeavor 12 to try to do that. 13 We will meet with the planning 14 commission to try to get some ideas as to what 15 the future plans are going to be for the area. 16 CHAIRMAN MILLS: Okay. Thank you. And 17 then for the reclaimed project, can you just 18 speak to how it's going? We know what we went 19 through to do the cutouts. 20 MR. RAWLS: Yeah. 21 CHAIRMAN MILLS: But now that work is 22 sort of beginning, how is it going? Is it 23 going the way you -- 24 MR. DUNCAN: I shut down the job last 25 week because the re-alignments that we were</p>	<p style="text-align: right;">Agenda Page 34 Page 119</p> <p>1 even though, you know, it will be restored. 2 It's temporary, it's ugly, I'll admit, 3 but as soon as we can agree on the change 4 order for that -- I'll step back a second -- 5 what -- the original design was to have a lane 6 closure. Public works said, no, they're not 7 going to do that. 8 We have to maintain two lanes of traffic 9 because of the high volume, and that was -- so 10 we took that lead from them. Okay. We're 11 going to do this in the median. 12 CHAIRMAN MILLS: So that leads me to my 13 question, and that is, in the interest of 14 public safety and worker safety, it's not 15 unusual to see sheriffs or state police 16 vehicles at construction sites with the lights 17 up, slowing people down as they enter those 18 zones. 19 MR. DUNCAN: I got the number last week 20 to get a sheriff deputy out there that will 21 slow them down. And we'll set up -- you know, 22 it will be made to FDOT spec, and we'll have 23 the law enforcement officer out there, and 24 we'll see how they're doing out there. 25 If we need to take any other steps, like</p>
<p style="text-align: right;">Page 118</p> <p>1 required by public works to put in did not 2 meet FDOT's specs, and people were going 3 through there too fast, and it was a very 4 dangerous situation. 5 So we got the contractor today, and it's 6 in an email, the latest quote, to make the 7 tapered length correct so that people have 8 time to react at the speed that it's going to 9 be posted at, which is 35 miles an hour, not 10 45, because people drive pretty fast on this 11 road apparently. 12 It looked pretty scary last week when I 13 came up and saw people weren't slowing down, 14 so we're just taking a step back and look at 15 it. Like what does it take to meet FDOT 16 specs, so, you know, everybody is covered as 17 far as liability? 18 You build it the way it supposed to be. 19 And it's temporary. Once the pipe goes in, 20 all that will be restored. The F curb will be 21 poured, and the dirt will be dug out and 22 stored off site, and it will be the same dirt 23 comes back, and it will be sodded, and the 24 irrigation -- now, the irrigation is connected 25 around those with some blue pipe you can see,</p>	<p style="text-align: right;">Page 120</p> <p>1 more signage that says "Stay In Your Lane" so 2 that people don't try to, you know, cut 3 through the re-alignment. And the directional 4 drill part is really probably the shortest 5 part for this whole project, because when they 6 do the drilling, they pull the pipe, and 7 you're done, and then it's just small 8 individual, you know, connecting, putting 9 valves in -- and, I mean, the project is 10 scheduled to last, you know, like nine months, 11 but not in all the places. You know, it will 12 be -- 13 CHAIRMAN MILLS: Start to finish. 14 MR. DUNCAN: I mean, there's a part on 15 Montague where they'll dig it up -- they'll 16 dig it up in the daytime. At the end of the 17 day, they'll fit it back in. The next day, 18 they will have to come and dig it back up 19 again so that they can maintain traffic 20 through there. 21 So it's kind of complicated. I don't 22 know if you know the history of the pipe, but 23 the pipe, it failed for a lot of years, and it 24 was kind of substandard pipe. 25 So our people have been wanting this</p>

<p style="text-align: right;">Page 121</p> <p>1 line put in for, well, almost since it came 2 in, since I started working, like 13 years 3 ago. 4 CHAIRMAN MILLS: Okay. 5 MR. MENDENHALL: Ruben, did you have a 6 question? 7 MR. COLLAZO: I had a question. Thank 8 you, Andy. 9 There are three cutouts on Linebaugh 10 Avenue. My question is -- I don't know how 11 farfetched this is -- but are the cutouts 12 going to be filled in as you make progress 13 eastward, or are you going to wait until the 14 entire pipe run is done before you put them 15 all together? 16 MR. DUNCAN: I'm sure the contractor is 17 going to want to wait until the end, but we're 18 going to try having to do restoration as they 19 go. 20 And the re-alignments will be in effect 21 when the work is there. See, the work, you 22 know, to drill the -- kind of drill over each 23 other, when that work is done, they'll open 24 the lanes back up. The re-alignment lane will 25 still be there, but it will be used because</p>	<p style="text-align: right;">Agenda Page 35 Page 123</p> <p>1 equipment, but clearly the way they're 2 drawing, they painted the original lines, it's 3 now painted out, it's actually for redirecting 4 traffic so the work can happen. 5 MR. DUNCAN: South side. Right. 6 MR. BARRETT: So I need to run a 7 correction that states that it's not for 8 equipment. They're actually going to redirect 9 the traffic into the cutouts. 10 MR. DUNCAN: Well, redirect the traffic 11 with the cutouts with the re-alignment so that 12 they can have the work zone on the south side 13 of the road. 14 MR. BARRETT: That's what I -- once I 15 saw the painting, I thought, yeah -- that was 16 the conclusion we were drawing. Thank you. 17 MR. LEWIS: I was just going to address 18 Ruben's comment that they may need to pressure 19 test the line before they fill in everything, 20 just a little bit of knowledge about that 21 stuff. 22 So before they go and fill everything, 23 if there's a problem, they'd have to re-cut it 24 back out and redirect traffic. 25 MR. COLLAZO: Well, we wouldn't want --</p>
<p style="text-align: right;">Page 122</p> <p>1 we're not there anymore. 2 So, I mean, at your request, I'll work 3 with them to try to restore as they go. 4 MR. COLLAZO: It's going to be a full 5 year before you actually reach Sheldon Road, 6 isn't it? 7 MR. DUNCAN: Yeah, we're not going -- 8 we're going to the school -- across the street 9 from the school, because, right now, we have 10 pressure drip, reducing valves on either end 11 so that the pressure in that line doesn't go 12 60 PSI, and our normal pressure for reclaimed 13 water is the county is like 75 to 80, maybe 14 even more. 15 So this is going to help you guys with 16 better pressure for your irrigation system. 17 MR. MENDENHALL: I saw your question. 18 Chris had his hand up for a while. Yes, 19 Chris, did you have a question? 20 MR. BARRETT: Yeah. Actually -- 21 Mr. Duncan, Chris Barrett of the World of 22 Westchase. I do the media. 23 When I first spoke to the actual 24 contractor, he told me that the cutouts -- he 25 led me to believe that the cutouts were for</p>	<p style="text-align: right;">Page 124</p> <p>1 MR. LEWIS: But I appreciate you guys 2 looking out for us as a resident. Thank you. 3 MS. HESSLER GRIFFITH: Mr. Duncan -- 4 Barbara Hessler Griffin -- I am curious. 5 Since we paused the project, and -- so at this 6 point, what are our options? 7 Do we think that one option would be to 8 sort of elongate the cutouts, or is there the 9 option to shut down a lane? What do we think 10 our options are? 11 MR. DUNCAN: My marching orders from 12 public works is that they are requiring us, 13 public utilities, to maintain two traffic 14 lines. All right. 15 So the original design was to close one 16 lane. They said the traffic would be so 17 horrendous it would be overbearing, I guess, 18 for people here. 19 The other alternate is to the main 20 re-alignments and to make them to DOT spec, to 21 taper in and out is going to have to be a 22 little bit longer. It was too short. At that 23 speed, the reaction time, you know, it's all 24 kind of engineered -- 25 MR. COLLAZO: When I drove through it, I</p>

<p style="text-align: right;">Page 125</p> <p>1 hit it too fast, too, and --</p> <p>2 MR. DUNCAN: I drove through it, and it</p> <p>3 scared me. I called the project manager and</p> <p>4 said this is not right.</p> <p>5 MR. BARRETT: Mr. Duncan, how long is</p> <p>6 the estimate for the work stoppage?</p> <p>7 MR. DUNCAN: As soon as I can review the</p> <p>8 change order and get it approved. Probably</p> <p>9 not more than a week or two.</p> <p>10 MR. BARRETT: Week or two. Thank you.</p> <p>11 MR. DUNCAN: Once they get it drilled,</p> <p>12 it will go fast.</p> <p>13 MR. MENDENHALL: Yes, sir.</p> <p>14 MR. SHANNON: Yeah, Mike Shannon. One</p> <p>15 thing to comment about the lane change. The</p> <p>16 first time -- the first day you did it, I came</p> <p>17 and talked to him because I almost got hit</p> <p>18 three times. I drive a Keb van, and I</p> <p>19 actually had one lady call me up and cuss me</p> <p>20 out.</p> <p>21 And I actually saw it coming, so I took</p> <p>22 the inside lane and slowed down, and because</p> <p>23 of her speed and because of the angle of it,</p> <p>24 she almost destroyed my truck.</p> <p>25 The second thing is, you're saying the</p>	<p style="text-align: right;">Agenda Page 36 Page 127</p> <p>1 as big as a 24 inch -- but we had the same</p> <p>2 problem. We came in and put a liner in, and</p> <p>3 wherever there was a fitting, that's where we</p> <p>4 made our cut, we made our transition there,</p> <p>5 and made a repair there and made the</p> <p>6 connections, but the rest of it could be left</p> <p>7 alone, underground, undug up, untouched,</p> <p>8 unmessed with, and even with the epoxy system,</p> <p>9 the epoxy system, they can come in there and</p> <p>10 coat it.</p> <p>11 All your directions on any type of pipe,</p> <p>12 they'll give you a 25-year warranty on the</p> <p>13 product itself if it fails, and that -- and</p> <p>14 it's sprayed, and it hardens. They -- the guy</p> <p>15 who have I have do -- I've had houses out here</p> <p>16 done.</p> <p>17 And the guy who does the house has</p> <p>18 actually done cruise ships for Disney, has</p> <p>19 gone out there and redone all their drain</p> <p>20 lines and all their -- I'm just saying, has</p> <p>21 that even been thought about or --</p> <p>22 MR. DUNCAN: In the very beginning of</p> <p>23 the planning, we looked at different types of</p> <p>24 methods for installing pipe. One is like pipe</p> <p>25 bursting.</p>
<p style="text-align: right;">Page 126</p> <p>1 piping is bad, and we're doing all this work,</p> <p>2 and we're tearing up all this road. But is</p> <p>3 this stuff the wiring that's in here?</p> <p>4 MR. DUNCAN: No. It's thin wall ACPE.</p> <p>5 MR. SHANNON: Okay. So as a plumber --</p> <p>6 okay? -- has anybody thought about doing epoxy</p> <p>7 coating to where you don't even have to mess</p> <p>8 with it or doing a line splitting or putting a</p> <p>9 liner in it where you don't even have to mess</p> <p>10 with the road?</p> <p>11 MR. DUNCAN: Well, it's not just the</p> <p>12 pipe. It's where all the fittings tie in,</p> <p>13 all the valves, all the crosses and elbows.</p> <p>14 MR. SHANNON: Okay.</p> <p>15 MR. DUNCAN: They're made of a different</p> <p>16 thickness of pipe, and what happens is, the</p> <p>17 thin wall SUP and the regular size that we</p> <p>18 repair it with nowadays is thicker, so, you</p> <p>19 know, having those together, when they expand</p> <p>20 and contract over time they break, and there</p> <p>21 is like --</p> <p>22 MR. SHANNON: Because, I mean, I've done</p> <p>23 -- I've done -- I've done -- I worked out at</p> <p>24 Anheuser-Busch. You know, we redid their</p> <p>25 sanitary system that was on eight inch -- not</p>	<p style="text-align: right;">Page 128</p> <p>1 MR. SHANNON: Line splitting. You go in</p> <p>2 and push it through and --</p> <p>3 MR. DUNCAN: So the additional line is</p> <p>4 16 inch, and what we put in are 16 inch. When</p> <p>5 we did any kind of line, we would reduce the</p> <p>6 size of the additional, and then reduce --</p> <p>7 MR. SHANNON: The line was less than six</p> <p>8 mil thick, the liners are.</p> <p>9 MR. DUNCAN: Well, I'm not sure</p> <p>10 that's --</p> <p>11 MR. SHANNON: And even with the epoxy</p> <p>12 coating, it's FDA approved. I mean, it's just</p> <p>13 a thought out there.</p> <p>14 MR. DUNCAN: So if you have some</p> <p>15 information, you'll have to send it to me.</p> <p>16 I'll look at it.</p> <p>17 MR. SHANNON: Okay.</p> <p>18 MR. DUNCAN: I'm not sure it's a</p> <p>19 county-approved method.</p> <p>20 MR. SHANNON: The county -- I mean, they</p> <p>21 approved it for the houses, and you drink out</p> <p>22 of it. This is reclaimed.</p> <p>23 MS. HESSLER GRIFFITH: I just want to</p> <p>24 say thank you, though, for at least</p> <p>25 recognizing that that was a safety hazard and</p>

<p style="text-align: right;">Page 129</p> <p>1 just calling it and just, you know, taking a 2 step back to sort of reassess -- 3 MR. DUNCAN: As soon as I got there, as 4 quick as I could. 5 MS. HESSLER GRIFFITH: Thank you. 6 MR. DUNCAN: Because I even told them, 7 "Look, what's going to happen is a box truck 8 is going to be on the inside, and somebody is 9 going to be besides the box truck, and the car 10 is going to turn, and he's not going to be able 11 to turn fast enough so he's going to hit the 12 car, push him and the car into the work zone, 13 right where those guys are standing." 14 So I said, "Okay, stop this right now." 15 MS. HESSLER GRIFFITH: Yeah, good. 16 Thank you. 17 MR. MENDENHALL: Mr. Barrett. 18 MR. BARRETT: I would like to switch to 19 Citrus Park Drive. Is everyone cool with me 20 switching direction here? 21 Chris Barrett, again, with the WOW. I 22 heard from Park Place CDD that the Army Corps 23 permit is not going through and there are 24 hold-ups. 25 Can you speak to what the Army Corps</p>	<p style="text-align: right;">Agenda Page 37 Page 131</p> <p>1 typically these guys get upset with us -- I'm 2 looking at our community relations people -- 3 when we go do stuff right before Christmas and 4 the holidays. It's just not a good time to 5 start doing that. 6 It's better to start after new year. 7 I'm thinking, our best guess now is that's when 8 we're going to be doing it. 9 MR. MENDENHALL: Mr. Argus. 10 MR. ARGUS: Thank you, Andy. Greg, 11 you're correct. Originally the plan was 12 Citrus Park -- from Citrus Park, the mall, all 13 the way to Linebaugh, coming out over by the 14 Wells Fargo Bank. There is the creek there. 15 And it's my understanding that it was 16 broken into two parts. I'm not sure if the 17 second part, which is what you were 18 referencing, is still on the books for 19 long-term plan or not, but it was going to tie 20 into Linebaugh because the property going over 21 to Racetrack Road was already committed to 22 other developments. 23 My question is, what's going to be -- 24 what's the initial build going to be like, two 25 lanes, four lanes, eight lanes?</p>
<p style="text-align: right;">Page 130</p> <p>1 concerns are with the Citrus Park Drive? 2 MR. RAWLS: No, I don't think it's a a 3 hold-up or putting it on hold or anything. 4 They're just going through the review process. 5 It's taking a while to do it. 6 They did a -- they asked for an 7 alternative analysis again just to be sure 8 that everything is okay, and they performed 9 that. They're probably getting the wetlands 10 review. And it's just going through the 11 system. 12 There is no stoppage right now or 13 anything like that. That is the one thing 14 that's kind of our critical path, the unknown. 15 You could get it soon, you could get it later. 16 So you're kind of at their mercy on that 17 permit, so -- 18 MR. BARRETT: So there is no time frame 19 for when it comes through? 20 MR. RAWLS: We're estimating by this 21 fall. Yeah, that's what we were estimating, 22 because we would like to start the project 23 shortly after the new year. 24 You know, we can try to hurry it up and 25 get it out by the end of the year, but</p>	<p style="text-align: right;">Page 132</p> <p>1 MR. RAWLS: A four-lane divided highway. 2 MR. ARGUS: Similar to Linebaugh? 3 MR. RAWLS: Yes. Yes, similar to 4 Linebaugh. 5 MR. ARGUS: Originally you have plans 6 for underpasses and all that. That's still in 7 there? 8 MR. RAWLS: There's still an underpass, 9 correct. 10 MR. ARGUS: Equestrian trail is still a 11 part of it? 12 MR. RAWLS: Yes, there's still a little 13 bridge -- we have -- just for the future, you 14 know, trails and so forth or -- a way to get 15 under there, whether it be mountain bikes or 16 whatever. 17 I don't know what the future is. We 18 leave that up to parks and rec, but -- 19 MR. ARGUS: And assuming you start after 20 the first of the year, how long do you think 21 the construction is going to take? 22 MR. RAWLS: So what happens, we bid it, 23 and we get a contractor on board. They'll 24 have a detailed schedule of when it's going to 25 go down, because you have to look at the</p>

<p style="text-align: right;">Page 133</p> <p>1 weather and when they're doing it. 2 We're really anticipating 20 to 24 3 months -- 20, 24 months. 4 MR. ARGUS: Thank you. 5 MR. RAWLS: Yes. 6 MS. HESSLER GRIFFITH: So, Tommy, when I 7 hear "similar to Linebaugh," Linebaugh is 8 precious to Westchase. 9 MR. RAWLS: Well, it won't have the 10 mature landscaping you have. 11 MS. HESSLER GRIFFITH: No. No. No. 12 But it's precious because we are outdoorsy 13 people. We like to be outside. We like to 14 run, walk, bike, push strollers. Is it going 15 to sort of have that same feel where kids can 16 walk to school, they're going to be able to 17 ride their bikes to school? 18 MR. RAWLS: This is a great question. 19 Ruben and I met awhile ago on the northwest -- 20 like this master plan we did back in the day, 21 and it was maybe four years ago, and we had a 22 planner come in and just kind of look at 23 dreamland, how things should be working on 24 that whole piece of property. 25 It's all county property. We're running</p>	<p style="text-align: right;">Agenda Page 38 Page 135</p> <p>1 to ask you, Rick, you had mentioned there's a 2 meeting in May where there is potential 3 opposition to the Citrus Park extension, and 4 we would like to have some residents who 5 perhaps are supportive and -- 6 MR. GOLDSTEIN: Right. Once I know when 7 that day is going to be, I'm going to be 8 asking everybody to flood the area. 9 My understanding is that we should 10 perhaps flood it so that there is a lot of 11 support for the project. 12 MR. RAWLS: I don't think there is a 13 Citrus Park Drive meeting. I think April 14 26th -- 15 MS. AGLIANO: No, because I think 16 they're talking about the public meeting. 17 MR. RAWLS: They're doing the one to the 18 northwest plan that's coming up. That's the 19 only one I know of. 20 MS. AGLIANO: Right. 21 MR. RAWLS: I believe that's April 26th. 22 And what they're going to be doing is talking 23 about the plan, but, you know, we'll have 24 information there on Citrus Park Drive 25 extension, too.</p>
<p style="text-align: right;">Page 134</p> <p>1 the road right through county property. 2 Public Utilities owns. We have a memorandum 3 of understanding to transfer the value and so 4 forth. 5 But the first thing he said was 6 connectivity. You know, you got connectivity. 7 And so this road obviously connects for 8 traffic, but also there's going to be bike 9 lanes and there's going to be a sidewalk. 10 So, yes, you could get there. It's 11 still kind of in the middle of nowhere, 12 because there's a lot of wetland. I don't 13 know what the future will bring with 14 development, you know, out there or whatever. 15 Right now, it's a pretty kind of 16 straight road staying out of the wetlands. 17 You know, there are some old borrow pits in 18 here. Really interesting, you know, building 19 roads back in the day, and they're -- they 20 look like ponds, but they were old, deep 21 borrow pits, and so we kind of wound the road 22 through that. 23 And then it generally runs just north of 24 the TECO easement, the TECO power lines. 25 MS. HESSLER GRIFFITH: And I also want</p>	<p style="text-align: right;">Page 136</p> <p>1 MS. HESSLER GRIFFITH: Okay. So, 2 otherwise, as far as you're concerned, it's a 3 go. 4 MR. RAWLS: Yes, it's a go. 5 MS. HESSLER GRIFFITH: And we break 6 ground Octoberish? 7 MR. RAWLS: Probably after the beginning 8 of the year. Probably after the beginning of 9 the year. We'll probably do some work, 10 outreach in October. Once we get a contractor 11 on board and all that, we'll definitely be 12 doing some outreach with you guys, because, 13 you know, that's the construction part -- 14 MR. GOLDSTEIN: What do you mean by 15 "outreach"? 16 MR. RAWLS: Talk to you guys about 17 what's coming up, the details of the 18 construction. 19 Like once the contractor gives us a 20 schedule and all that stuff, we'll come out 21 with them and we'll meet with you guys, and 22 you all can ask questions about how they're 23 going to build it, how is it going to be done, 24 all those details. The engineer will be out 25 there, so --</p>

<p style="text-align: right;">Page 137</p> <p>1 MR. MENDENHALL: Mr. Argus, did you have 2 another question? 3 MR. ARGUS: Yeah. A couple quick 4 points. Sidewalks on both sides? 5 MR. RAWLS: Yes, for portions of it, and 6 then we swing it to certain sides. 7 MR. ARGUS: At one point, Montague was 8 going to be extended into that. That's my 9 understanding it's off the plan now? 10 MR. RAWLS: Yeah. Right now, we're 11 going to -- that was -- it's not in the 12 current plan and it's not being extended. 13 One of the things that was in the 14 original plans is the plan access road in 15 there, because we've got a water plant down 16 there. And we're going to just take that from a 17 different angle, and it's not going to be at 18 Montague. 19 MR. ARGUS: And, finally, I understand 20 that a lot of the residents in -- some of the 21 residents in Fawn Ridge were initially 22 very adamant about opposing this. 23 Have they been pacified, or is there 24 anything we need to be looking out for from 25 them?</p>	<p style="text-align: right;">Agenda Page 39 Page 139</p> <p>1 have moved. I want to make sure the key folks 2 in the neighborhood and people along the 3 roadway know what's going on, so -- 4 MS. HESSLER GRIFFITH: Well, that road 5 is important to us as well because of our 6 hopes of alleviating some of the traffic on 7 Linebaugh. Thank you. 8 MR. ARGUS: Thank you. 9 MR. RAWLS: You're welcome. I will know 10 more later. I'm still learning, too. I'm 11 with you, so -- 12 CHAIRMAN MILLS: Well, we certainly 13 appreciate you coming out here tonight. 14 MR. RAWLS: Yeah, you're welcome. 15 MR. BARRETT: Much of that traffic 16 coming from the neighborhoods that are 17 opposing, too, so, I mean, that's kind of the 18 irony of it is that -- 19 MR. COLLAZO: It is. 20 MR. MENDENHALL: Any other questions for 21 our guests? 22 (No response.) 23 MR. MENDENHALL: Well, thank you very 24 much for coming. Appreciate it. 25 All right. So we're back on our agenda.</p>
<p style="text-align: right;">Page 138</p> <p>1 MR. RAWLS: Yeah, well, what they did is 2 they, back when they did these plans eight or 3 so years ago, they met with them a lot. 4 I was looking at the plans, and it looks 5 likes we did a good job of -- there's some 6 screening issues. You want to make sure that 7 we get good, mature landscaping in there so 8 that -- people have houses that back to 9 Linebaugh. So you want to make sure it's 10 mature. You want to make sure we do our best 11 to screen them and help them, you know, evade 12 any impacts. What I see is good. We're 13 actually going to do some more outreach. 14 If you have friends and family up there, 15 tell them to rest easy. We're taking the 16 plans back out to them and going through that 17 all again. Mandolin School, Deer Park, we've 18 got to make sure circulation is good for the 19 kids and so forth. 20 But Fawn Ridge, and we're going to talk 21 to all of them again with the plans one on one 22 and show them what's going on and make sure 23 we've got everything right before we go 24 forward. 25 You know, it's been a long time. People</p>	<p style="text-align: right;">Page 140</p> <p>1 We're at the attorney's report, so I will give 2 Erin the floor. 3 MS. McCORMICK: Yes. The only thing 4 from last month is there was a discussion 5 about the sidewalks on the south side of 6 Linebaugh Avenue by The Avenues, and I went 7 back and looked at the plat, which I knew this 8 matter came up several years ago. 9 I think, Greg, you had referenced it. 10 On Linebaugh Avenue, that section that goes 11 from Bentley Way to the TECO easement along 12 The Avenues parcel, the CDD actually has a 13 perpetual easement along that, a 20-foot 14 easement, and pursuant to the plat, it says 15 that easement is for the installation and 16 maintenance of a wall and landscaping at that 17 location. 18 So this came up because of the issue of 19 the tables and the obstructions for people 20 that are trying to travel along there trying 21 to get down toward the east end of The Avenues 22 and not being able to pass there. 23 And I think the board was just 24 interested in what the CDD's authority was 25 over that area. So we do have that easement.</p>

<p style="text-align: right;">Page 141</p> <p>1 MR. MENDENHALL: Mr. Ross.</p> <p>2 MR. ROSS: Did you say it runs from</p> <p>3 Bentley, along Linebaugh, to which road?</p> <p>4 MS. McCORMICK: To the TECO property.</p> <p>5 MR. ROSS: Okay.</p> <p>6 MS. McCORMICK: That is on the east</p> <p>7 side.</p> <p>8 MR. ROSS: So we don't actually have an</p> <p>9 easement where the what I call The Avenues</p> <p>10 is, where they've got all of those outdoor</p> <p>11 restaurants?</p> <p>12 MR. CHESNEY: I think there might be one</p> <p>13 there, too. She's referencing we had looked</p> <p>14 that the specific issue up. I would be</p> <p>15 surprised if we don't have one there, too.</p> <p>16 MS. McCORMICK: You mean further to the</p> <p>17 east?</p> <p>18 MR. CHESNEY: Further to the west.</p> <p>19 MR. ROSS: Where the existing</p> <p>20 improvements are, the existing development.</p> <p>21 MS. McCORMICK: Oh. Further to the</p> <p>22 west. So that would be west of Bentley Way.</p> <p>23 MR. ROSS: I get turned around. It</p> <p>24 would be essentially from Bentley Way to</p> <p>25 Montague.</p>	<p style="text-align: right;">Agenda Page 40 Page 143</p> <p>1 there to the next cut is all now tables and</p> <p>2 chairs and outdoor bars and blocked.</p> <p>3 MS. McCORMICK: So, I mean, as far as</p> <p>4 what the CDD could do within that area,</p> <p>5 presumably you could put a wall between the</p> <p>6 commercial development and Linebaugh and have</p> <p>7 a stretch that would be available for people</p> <p>8 to walk on if you wanted to --</p> <p>9 MR. CHESNEY: Well, could we put a</p> <p>10 sidewalk then on the other side of the wall?</p> <p>11 MS. McCORMICK: The easement itself is</p> <p>12 for -- it just says for landscaping and for a</p> <p>13 wall. So it does not include pedestrian.</p> <p>14 MR. BARRETT: Andy, could I make a point</p> <p>15 just real quick?</p> <p>16 MR. MENDENHALL: Yes, Mr. Barrett.</p> <p>17 MR. BARRETT: Erin, a couple of -- I</p> <p>18 don't know how long ago -- a year and a half</p> <p>19 ago, I was essentially on the property records</p> <p>20 site for a completely unrelated matter.</p> <p>21 I just happened to look at The Avenues</p> <p>22 parcel of all of the documents related to the</p> <p>23 transfer of that parcel to Real Property</p> <p>24 Specialists.</p> <p>25 MS. McCORMICK: Okay.</p>
<p style="text-align: right;">Page 142</p> <p>1 MS. McCORMICK: Montague, yeah. I did</p> <p>2 not look at that because I guess I was under</p> <p>3 the impression that the lady that was here</p> <p>4 that was addressing this was concerned more</p> <p>5 with this section. But I would think that we</p> <p>6 likely may have an easement all along there.</p> <p>7 CHAIRMAN MILLS: There's an unobstructed</p> <p>8 sidewalk now from Montague to Bentley. It's</p> <p>9 really from Bentley where Tijuana Flats is to</p> <p>10 where The Grind is.</p> <p>11 MS. McCORMICK: Right, which would be</p> <p>12 the end right before the TECO easement. And</p> <p>13 that's why I was looking at that segment of</p> <p>14 it.</p> <p>15 CHAIRMAN MILLS: Yeah. And across the</p> <p>16 street is where the bank now is. Right?</p> <p>17 MR. CHESNEY: Yes.</p> <p>18 MS. McCORMICK: Yes. And you know what,</p> <p>19 actually, now I'm looking at this, it does</p> <p>20 look like that easement extends all the way</p> <p>21 from Montague down to the TECO easement. So</p> <p>22 it would be all along that stretch.</p> <p>23 CHAIRMAN MILLS: As I recall, the issue</p> <p>24 was the residents where the sidewalk ends at</p> <p>25 Bentley and Linebaugh, for them to go from</p>	<p style="text-align: right;">Page 144</p> <p>1 MR. BARRETT: And one -- and I don't</p> <p>2 know what document it is, but it's on -- you</p> <p>3 go to the property records site, and you go to</p> <p>4 load documents, it's all in like those links.</p> <p>5 But one of the stipulations in one of</p> <p>6 the fine print paragraphs of the sale to The</p> <p>7 Avenues, it clearly stipulated in there -- my</p> <p>8 memory serving, it clearly stipulated in there</p> <p>9 that The Avenues must build a sidewalk.</p> <p>10 I could swear -- and I think I even</p> <p>11 mentioned to Brian in passing when I found it</p> <p>12 because I was very surprised. I don't know</p> <p>13 what that document is called.</p> <p>14 I don't know its enforceability. But I</p> <p>15 just thought I should mention that is there,</p> <p>16 but I don't know what it all entails.</p> <p>17 MS. McCORMICK: Okay. Well, I can just</p> <p>18 look back into the title search to look at</p> <p>19 that, but I could certainly do that.</p> <p>20 MR. ROSS: Well, as we sharpen what is</p> <p>21 the issue, which is kind of what we're talking</p> <p>22 about --</p> <p>23 MS. McCORMICK: Right.</p> <p>24 MR. ROSS: -- perhaps my interests</p> <p>25 wander beyond what some of other people's</p>

<p style="text-align: right;">Page 145</p> <p>1 interest was. But what I was envisioning that</p> <p>2 the ultimate end game would be, to have a</p> <p>3 walkable sidewalk from, say, Montague, that</p> <p>4 commercial node, all the way down to</p> <p>5 Linebaugh.</p> <p>6 And to the extent there is anything that</p> <p>7 would be impeding that, such as customer,</p> <p>8 patrons who have hijacked the sidewalk, or</p> <p>9 to the extent we don't have an easement to do</p> <p>10 it, I'm not today advocating we should build</p> <p>11 that, but I would be very curious to</p> <p>12 understand --</p> <p>13 MS. McCORMICK: Right.</p> <p>14 MR. ROSS: -- what are our rights and</p> <p>15 what are our limitations to make that little</p> <p>16 path a legitimate walkable sidewalk.</p> <p>17 MS. McCORMICK: Right. Okay. Well, I</p> <p>18 can look at that further. I wasn't really</p> <p>19 sure exactly where the board was going with</p> <p>20 this. So I can look at, first of all, the</p> <p>21 zoning conditions for that section of the</p> <p>22 overall Westchase development and also look</p> <p>23 and see what I can find as far as the title</p> <p>24 records that show any obligations that there</p> <p>25 may be.</p>	<p style="text-align: right;">Agenda Page 41 Page 147</p> <p>1 be in between.</p> <p>2 It sound like you're talking about the</p> <p>3 sidewalk that's in between the 20-foot area</p> <p>4 that the CDD has the easement over and their</p> <p>5 retail development.</p> <p>6 MS. HESSLER GRIFFITH: I guess I'm sort</p> <p>7 of following, you know --</p> <p>8 MS. McCORMICK: How close is it to the</p> <p>9 -- -- is it like between the hedge and the</p> <p>10 World of Beer and --</p> <p>11 MS. HESSLER GRIFFITH: So the sidewalk,</p> <p>12 if I'm leaving Repeal --</p> <p>13 MS. McCORMICK: Here's a picture that</p> <p>14 Sonny had taken.</p> <p>15 MS. HESSLER GRIFFITH: All right. So if</p> <p>16 I'm right here, there is a sidewalk that ends,</p> <p>17 and it turns right onto Bentley -- right? --</p> <p>18 the sidewalk turns right onto Bentley.</p> <p>19 MS. McCORMICK: Okay.</p> <p>20 CHAIRMAN MILLS: There's a sidewalk.</p> <p>21 MS. McCORMICK: Right.</p> <p>22 MR. MAYS: By the brick walk? That's</p> <p>23 county.</p> <p>24 MR. CHESNEY: I think she also means</p> <p>25 farther down where Repeal and the YMCA is, but</p>
<p style="text-align: right;">Page 146</p> <p>1 MR. ROSS: That's great. Thank you.</p> <p>2 MS. HESSLER GRIFFITH: Do we know, Erin,</p> <p>3 the sidewalk that leads from the West</p> <p>4 Park Village to The Avenues, is that county</p> <p>5 sidewalk or --</p> <p>6 MS. McCORMICK: Along Montague?</p> <p>7 MS. HESSLER GRIFFITH: Along Linebaugh.</p> <p>8 MS. McCORMICK: Along Linebaugh.</p> <p>9 MS. HESSLER GRIFFITH: So if we're</p> <p>10 looking to connect that sidewalk, so if I'm at</p> <p>11 Starbucks and I walk toward Burger 21.</p> <p>12 MS. McCORMICK: Right.</p> <p>13 MS. HESSLER GRIFFITH: I'm on a</p> <p>14 sidewalk.</p> <p>15 MS. McCORMICK: Right.</p> <p>16 MS. HESSLER GRIFFITH: That sidewalk</p> <p>17 then ends.</p> <p>18 MS. McCORMICK: Yes.</p> <p>19 MS. HESSLER GRIFFITH: We're looking to,</p> <p>20 perhaps, continue that. Who owns that</p> <p>21 portion? Who owns that sidewalk? Do we know?</p> <p>22 MS. McCORMICK: Yeah, that's -- so</p> <p>23 you're talking about this sidewalk is not</p> <p>24 within the right of way of Linebaugh Avenue or</p> <p>25 adjacent to the paved right of way. It would</p>	<p style="text-align: right;">Page 148</p> <p>1 that extends down. I think that's what</p> <p>2 you're asking. Once you hit where Marco's</p> <p>3 Pizza is --</p> <p>4 MS. HESSLER GRIFFITH: Yes.</p> <p>5 MR. CHESNEY: -- between that and</p> <p>6 Montague. Is that a public sidewalk, too?</p> <p>7 I'm confident it is. I think the deal with</p> <p>8 these parcels --</p> <p>9 MS. McCORMICK: Right. And it will</p> <p>10 either be on The Avenues property or on the</p> <p>11 county's property. But I think it's probably</p> <p>12 along within the right of way that's part of</p> <p>13 Linebaugh Avenue.</p> <p>14 MR. CHESNEY: I think, in general, when</p> <p>15 that stuff came up, they wanted -- whoever had</p> <p>16 the property to put in the sidewalk for the</p> <p>17 county, if we wanted a wall, we were supposed</p> <p>18 to put in the wall and landscaping.</p> <p>19 And I'm pretty sure -- I think it's the</p> <p>20 same all the way down, and we just agreed -- I</p> <p>21 don't know if "agreed" is the right word --</p> <p>22 but we have not yet put in the wall --</p> <p>23 MS. McCORMICK: Right.</p> <p>24 MR. CHESNEY: -- along the commercial</p> <p>25 property. None of the commercial tenants had</p>

<p style="text-align: right;">Page 149</p> <p>1 indicated a preference for one, and residents 2 have not indicated a preference for one either 3 as of yet. 4 MR. ROSS: I'm not saying let's go build 5 it now, but what I would like is -- if you 6 almost it broke it into segment, this is from 7 Linebaugh to I think it's Bentley, here to 8 here, you know, break it into segments, and 9 tell us what -- if it was your property, these 10 are the considerations you need to think 11 about. 12 Do you have ownership, or do you have an 13 easement? What obligation does -- as Chris 14 alluded to, does somebody else have an 15 obligation to do it? 16 MS. McCORMICK: Right. 17 MR. ROSS: What would be a potential 18 path that we would have to travel? That's 19 what I would like to understand, broken up by 20 segment. 21 And if you're okay with that and the 22 board is okay with that, could we put on our 23 agenda, say, in 60 days? Would that be 24 sufficient time to research it -- 25 MS. McCORMICK: Sure. Sure. Yes.</p>	<p style="text-align: right;">Agenda Page 42 Page 151</p> <p>1 I think, the board needed to look at, we had 2 one request from a production company. Two of 3 the people that work with this production 4 company are members of the -- live in 5 Westchase, and they like our Glendcliff Park 6 area, but their request is to be able to shoot 7 a little video for Beef O'Brady's in the park 8 using Pavilion Number One and the grass space 9 around it. 10 And they would like permission to use 11 it. And I think Sonny mentioned that it's 12 like the big -- it's using a pavilion, so we 13 may have to charge a pavilion fee like we do 14 anything else, and we just wanted to bring it 15 to the board's attention and see if it was 16 something that they thought they would want to 17 authorize. 18 MR. ARGUS: Does Beef's cater the next 19 meeting? 20 MR. MENDENHALL: Yes, Mr. Lewis. 21 MR. LEWIS: I would say, the only thing 22 I saw in there was I think they wanted it from 23 seven a.m. to noon, and I think it was a 24 Tuesday, if I remember right. 25 MR. MAYS: Yeah.</p>
<p style="text-align: right;">Page 150</p> <p>1 MR. ROSS: -- and look into it and feel 2 comfortable? 3 MS. McCORMICK: Okay. Yes. 4 MR. CHESNEY: Yes, because I would also 5 like to understand since we have not yet 6 exercised our easement, does that maintain? I 7 mean, do we lose it over time to build a wall 8 and the landscaping? 9 MS. McCORMICK: No. It's a perpetual 10 easement that's dedicated pursuant to the 11 plat, so -- 12 MR. CHESNEY: Because I don't think I 13 had ever asked you that prior. 14 MS. McCORMICK: -- because it's of 15 record. 16 MR. MENDENHALL: Okay. Anything else, 17 Erin? 18 MS. McCORMICK: No. But I will -- so 19 I'll plan on bringing that back as a report 20 back to the board at the June meeting. 21 MR. MENDENHALL: So that moves us into 22 the field manager's report. Doug, did you 23 have anything besides the report that you had 24 sent out? 25 MR. MAYS: Other than the request that,</p>	<p style="text-align: right;">Page 152</p> <p>1 MR. LEWIS: I would just caution that if 2 they do run long, that we do have soccer 3 practice for Westchase Soccer Association 4 probably after four p.m., so they just be 5 aware of that. 6 MR. MAYS: Okay. 7 MR. MENDENHALL: Mr. Mills. 8 CHAIRMAN MILLS: I had asked Sonny to 9 send this to you to look at. 10 Did you have the opportunity to review 11 the request? Was there any concerns from your 12 perspective? 13 MS. McCORMICK: For -- what is it? 14 MR. MENDENHALL: For this commercial 15 that they want to shoot. 16 MS. McCORMICK: Oh, yes. I did talk to 17 her about that request, and she was going to 18 get back to them, I think, because the 19 question was whether or not they wanted to do 20 it in the name of the corporation or there was 21 just an individual resident that wanted to use 22 the pavilion, and I don't know what the answer 23 was to that, because I think, you know, 24 typically the board's position has been that 25 those are available for reservations by</p>

<p style="text-align: right;">Page 153</p> <p>1 residents, and she thought a reservation was</p> <p>2 definitely going to be needed but we haven't</p> <p>3 -- unless it's been something that's been</p> <p>4 brought to the board specifically, and this</p> <p>5 board had granted permission for, we</p> <p>6 haven't allowed them to be used without that</p> <p>7 permission from the board for private</p> <p>8 purposes, for profit purposes.</p> <p>9 CHAIRMAN MILLS: Right.</p> <p>10 MS. McCORMICK: But if were just a</p> <p>11 resident that was going to ask to reserve it</p> <p>12 for use for that time period, I thought that</p> <p>13 that really --</p> <p>14 CHAIRMAN MILLS: Well, clearly, this is</p> <p>15 for a different purpose, and since it's a</p> <p>16 commercial use --</p> <p>17 MS. McCORMICK: Uh-huh.</p> <p>18 CHAIRMAN MILLS: -- I wanted to be sure,</p> <p>19 A, that it got legal review, and then, B, it</p> <p>20 came before all of us. So I wasn't -- because</p> <p>21 of the time, she was asking me to make a time</p> <p>22 sensitive decision, and I wasn't willing to do</p> <p>23 that because of the commercial nature of the</p> <p>24 production.</p> <p>25 MS. McCORMICK: And what she told me was</p>	<p style="text-align: right;">Agenda Page 43 Page 155</p> <p>1 out in a public park.</p> <p>2 MS. McCORMICK: Yeah. No. It's a</p> <p>3 public park.</p> <p>4 MR. ARGUS: They got the (inaudible)</p> <p>5 approval.</p> <p>6 MR. MENDENHALL: Mr. Ross.</p> <p>7 MR. ROSS: I am at the same place as</p> <p>8 Mr. Mills is. I am trying to understand are</p> <p>9 we thinking through, or are we missing</p> <p>10 something by allowing governmental property to</p> <p>11 be used for a commercial purpose?</p> <p>12 The initial thought I had is, sure, let</p> <p>13 them do it. It's good for Westchase. It will</p> <p>14 be a good boost for our ego. We'll make</p> <p>15 another XYZ dollars on a rental fee.</p> <p>16 But on the other hand, is there going to</p> <p>17 be a resident who has a food truck two months</p> <p>18 from now and says, "Hey, you let them use it</p> <p>19 for a commercial purpose. I'm a resident. I</p> <p>20 want to be able to open my food truck out</p> <p>21 there"?</p> <p>22 And I'm not trying to be, oh, negative</p> <p>23 guy again. But have we thought this through?</p> <p>24 It seems to me there's going to be some</p> <p>25 precedential consequence that we aren't</p>
<p style="text-align: right;">Page 154</p> <p>1 she was going to get back to them and tell</p> <p>2 them to have an alternative, like a back-up</p> <p>3 plan, in the event that the board didn't</p> <p>4 approve this, because I said, you know, I</p> <p>5 think it's something that the board would have</p> <p>6 to approve.</p> <p>7 And, I mean, it's -- you know, it's nice</p> <p>8 for the community to have that, but I think</p> <p>9 the board would have to make a determination</p> <p>10 that it wanted to do that.</p> <p>11 MR. MENDENHALL: Mr. Ross.</p> <p>12 MR. ROSS: I was just going to --</p> <p>13 MR. ARGUS: Yeah. Just for the new</p> <p>14 members, this will be the second commercial</p> <p>15 film there. Wham-O Slip and Slide did it</p> <p>16 decades ago now. So the precedent is there to</p> <p>17 allow commercial films.</p> <p>18 MR. CHESNEY: I don't think they</p> <p>19 reserved it, though.</p> <p>20 MR. ARGUS: Pardon?</p> <p>21 MR. CHESNEY: I didn't recall them</p> <p>22 reserving it.</p> <p>23 MR. ARGUS: That is true.</p> <p>24 MR. CHESNEY: I thought they just went</p> <p>25 out there. You can't stop somebody from going</p>	<p style="text-align: right;">Page 156</p> <p>1 appreciating today that will bite us in the</p> <p>2 fanny in the future.</p> <p>3 HESSLER GRIFFITH: My only -- just my</p> <p>4 only other thought is, I don't know -- are</p> <p>5 they -- what does this production entail?</p> <p>6 You know, are they bringing a farm with</p> <p>7 them, you know, or are they --</p> <p>8 MS. McCORMICK: I haven't heard anything</p> <p>9 about that. I mean, I haven't heard that they</p> <p>10 were going to be able to provide insurance,</p> <p>11 which we would require whether it was an</p> <p>12 individual or another entity, that they have</p> <p>13 to be able to provide insurance.</p> <p>14 MR. MAYS: According to the email, it's</p> <p>15 just a boot-camp-type situation where a</p> <p>16 sergeant is getting people to do pushups and</p> <p>17 situps and they're going to explain the</p> <p>18 benefits of going to Beef O'Brady's, so --</p> <p>19 MS. HESSLER GRIFFITH: Got it.</p> <p>20 MR. MENDENHALL: Mr. Chesney.</p> <p>21 MR. CHESNEY: I think Brian said it</p> <p>22 best. I mean, we can't stop them from using</p> <p>23 the park, but we don't have to allow them to</p> <p>24 have exclusive use to a pavilion, because</p> <p>25 they're not a resident -- or they're not a</p>

<p style="text-align: right;">Page 157</p> <p>1 resident of Hillsborough County, which is</p> <p>2 what --</p> <p>3 MS. McCORMICK: I mean, I think what</p> <p>4 Sonny had said to me was they did not want to</p> <p>5 use the park facilities in Glenclyff Park.</p> <p>6 They were going to be using the grassy areas.</p> <p>7 And I think the reason that she felt that</p> <p>8 the reservation was needed was so that they</p> <p>9 could use that pavilion and make sure that</p> <p>10 somebody else wouldn't be there.</p> <p>11 MR. LEWIS: If I could make -- just to</p> <p>12 be clear, are you guys saying we shouldn't</p> <p>13 vote on this, or --</p> <p>14 MR. CHESNEY: I don't think there is any</p> <p>15 action --</p> <p>16 MR. LEWIS: Right. There's no action to</p> <p>17 take. Okay.</p> <p>18 MR. MAYS: That's all I've got then.</p> <p>19 MR. MENDENHALL: There you go. That</p> <p>20 takes us to audience comments. Any additional</p> <p>21 audience comments? Yes, sir.</p> <p>22 MR. COLLAZO: I have just one comment.</p> <p>23 Speaking as the president of the homeowners</p> <p>24 association, I would like to commend this</p> <p>25 board for the level of interaction and</p>	<p style="text-align: right;">Agenda Page 44 Page 159</p> <p>1 MS. HESSLER GRIFFITH: You guys are</p> <p>2 killing me. This is my second month, and --</p> <p>3 all right. You know what, I'm going to take</p> <p>4 all your time, so -- I know. I know. I'll be</p> <p>5 quick.</p> <p>6 So this is my second month on the board,</p> <p>7 and I want to thank you guys. I want to thank</p> <p>8 you for trusting me to join the board, and</p> <p>9 I've spent the past couple of months trying to</p> <p>10 learn and research as much as I can.</p> <p>11 Clearly, you all are very experienced</p> <p>12 and very knowledgeable, and I endeavor to sort</p> <p>13 of reach that same status, but, you know --</p> <p>14 and, of course, we all know, again, my comment</p> <p>15 earlier, that we don't live in a bubble, so</p> <p>16 the CDD, alongside with the WCA, the county</p> <p>17 and the WOW, I sort of look at us as a like</p> <p>18 four-legged stool, and the four of us together</p> <p>19 support this community.</p> <p>20 And so I want to thank Mr. Collazo and</p> <p>21 Mr. Goldstein for meeting with me and sort of</p> <p>22 bringing me up to speed on the WCA</p> <p>23 initiatives, and if they were here, I would</p> <p>24 thank the county because they've also been</p> <p>25 very fantastic. You saw that they came out</p>
<p style="text-align: right;">Page 158</p> <p>1 communication you visited last month on the</p> <p>2 Greens gatehouse issue, in particular,</p> <p>3 Mr. Mills and Mr. Ross.</p> <p>4 Thank you for that kind of</p> <p>5 communication. It was exemplary, and I just</p> <p>6 want to encourage you to continue to do that.</p> <p>7 MS. HESSLER GRIFFITH: Great.</p> <p>8 CHAIRMAN MILLS: Thank you.</p> <p>9 MR. ROSS: Thanks for the compliment.</p> <p>10 MR. MENDENHALL: Any other audience</p> <p>11 comments?</p> <p>12 (No response.)</p> <p>13 MR. MENDENHALL: Okay. That will move</p> <p>14 us to supervisor requests. We can start with</p> <p>15 the chair, if you want to go around the table,</p> <p>16 if you have anything additional.</p> <p>17 CHAIRMAN MILLS: I'm good.</p> <p>18 MR. MENDENHALL: Mr. Vice Chair.</p> <p>19 MR. CHESNEY: (Moves head from side to</p> <p>20 side.)</p> <p>21 MR. MENDENHALL: Mr. Ross.</p> <p>22 MR. ROSS: Nothing else.</p> <p>23 MR. MENDENHALL: Mr. Lewis.</p> <p>24 MR. LEWIS: (Moves head from side to</p> <p>25 side.)</p>	<p style="text-align: right;">Page 160</p> <p>1 here today to give us a very valuable update.</p> <p>2 And I want to thank Mr. Barrett as well.</p> <p>3 I know he's sort of obligated to come to these</p> <p>4 meetings, but he's not obligated to share his</p> <p>5 insights, his history, he refreshes our</p> <p>6 memory, he has a true passion for the</p> <p>7 community. And so, you know, I leverage that</p> <p>8 from time to time, so I want to thank him as</p> <p>9 well.</p> <p>10 As far as things to address, I do want</p> <p>11 to ask, Erin, if you don't mind, I do have a</p> <p>12 little bit of passion wrapped around the</p> <p>13 landscape from CVS to Burger King.</p> <p>14 MS. McCORMICK: Uh-huh.</p> <p>15 MS. HESSLER GRIFFITH: So I know that we</p> <p>16 have a monument that sits there today, but I</p> <p>17 don't believe that's our land.</p> <p>18 MS. McCORMICK: Right.</p> <p>19 MS. HESSLER GRIFFITH: So whatever</p> <p>20 agreement, access we have that allows us to</p> <p>21 have that monument, can we see if that</p> <p>22 something that can be extended to take us all</p> <p>23 the way down to Burger King?</p> <p>24 You know, I would like to see -- you</p> <p>25 know, we maintain 99.99 percent of this</p>

<p style="text-align: right;">Page 161</p> <p>1 community. I would like to just give us that 2 extra stretch. But, of course, I want to do 3 it the right way. 4 MS. McCORMICK: Right. 5 MS. HESSLER GRIFFITH: Is that something 6 that we can do? 7 MS. McCORMICK: I will take a look at 8 that. So I had talked to Sonny, and she said 9 you had inquired about installing landscaping 10 within that area or doing some repairs to the 11 monument? 12 MS. HESSLER GRIFFITH: Right. There are 13 six brick monuments that match the brand of 14 our community -- the brand. Right? 15 MS. McCORMICK: Right. 16 MS. HESSLER GRIFFITH: But they're 17 busted, so I wanted to get those replaced, and 18 then I wanted to take care of the landscaping 19 going forward -- 20 MS. McCORMICK: Right. 21 MS. HESSLER GRIFFITH: -- just as we do 22 once you're inside Westchase, so -- 23 MS. McCORMICK: And my -- I mean, I 24 guess my response to her, and it was just a 25 very like quick response, I said, "Well, do we</p>	<p style="text-align: right;">Agenda Page 45 Page 163</p> <p>1 light from the board to do work on that. I'm 2 happy to take the lead on that and work with 3 Sonny on that, but I think she's just looking 4 for a thumbs up from the board, not a vote 5 necessarily, because the vote sort of already 6 happened. 7 Do we have -- does anybody have any 8 heartburn to working on the CDD website? 9 MR. ROSS: I wouldn't use the word 10 "heartburn." I don't want to pretend to be a 11 lawyer, but my -- it's not the role of a 12 supervisor to be doing the day-to day 13 activities, and if we begin to cross a line, 14 it can -- in my view, it might create problems 15 for the district. 16 I know that when we meet with the staff, 17 we meet with the attorney, we meet with the 18 engineer, we talk, in many ways we are kind of 19 telling them or directing them a certain way. 20 But my immediate reaction is involved in 21 the day-to-day creation of the website or what 22 it looks like or presentation, one, it may not 23 be best for the district, and, two, as I'm 24 talking and thinking at the same time, which 25 is dangerous, may not be best for you, because</p>
<p style="text-align: right;">Page 162</p> <p>1 have an easement over that property, or do we 2 own the property? Because if it's owned by 3 CVS and we don't have any easement, then we 4 don't really have the right to go in there and 5 use public funds to do improvements into that 6 area, but I did not do any independent 7 research to see if there's any kind of 8 easement or agreement that would, you know, 9 give the CDD some type of authority to go in 10 and do that. 11 MS. HESSLER GRIFFITH: I mean, I just 12 figured since we have that monument there, I'm 13 guessing we have some type of an easement or 14 we have something that allows us to own that 15 monument. Is that something that can be 16 extended? 17 MS. McCORMICK: I will look at that for 18 you. 19 MS. HESSLER GRIFFITH: Okay. All right. 20 And then Sonny -- I had reached out to Sonny 21 about the website, the CDD website. A couple 22 of years in a row we have allocated funds in 23 the budget. Somewhere along the line we 24 recognized that we need a new website. 25 She's basically looking for the green</p>	<p style="text-align: right;">Page 164</p> <p>1 if somebody is unhappy with it, then everybody 2 is going to point the finger at you. 3 MS. HESSLER GRIFFITH: So I guess what I 4 would say there, Brian, just to clarify -- 5 MR. ROSS: Yeah. 6 MS. HESSLER GRIFFITH: -- is I was 7 thinking more along the lines of how Jim and 8 Sonny partnered with regard to the gate, the 9 software there, in terms of finding somebody 10 to do the work, maybe outlining the 11 requirements for the site, but certainly not 12 doing the work. I'm not a developer, so -- 13 MR. MENDENHALL: Mr. Chesney. 14 MR. CHESNEY: Well, if I recall, Bob did 15 most of the design and what was going in the 16 initial -- 17 MR. ARGUS: Technically, Sonny did all 18 of it, but thank you for -- 19 MR. CHESNEY: Okay. But, I mean, it's 20 not abnormal to have a supervisor kind of take 21 a lead in a particular area. 22 MR. ROSS: And I think that's what she 23 just said as well, and maybe I just misheard 24 it and immediately went into danger zone 25 prematurely.</p>

<p style="text-align: right;">Page 165</p> <p>1 MR. MENDENHALL: I think your point is 2 valid. Potentially if this were a situation 3 where all of a sudden next month we have a new 4 website, and, "Hey, here it is, here is the 5 way it runs" -- and you're right -- people may 6 not be happy with it. It wasn't vetted. But, 7 yeah, I think you described accurately, that 8 really the idea is to get together ideas 9 ultimately for a proposal that could then be 10 brought back to the board for the board's 11 blessing to say, "Yes, we like it," or "Tweak 12 this and that," and then, you know, actual 13 development. 14 CHAIRMAN MILLS: But isn't there also a 15 distinction between what us, as a government 16 entity, are required to have as a website -- 17 MS. McCORMICK: Yes, there is a very 18 specific and comprehensive requirement. 19 CHAIRMAN MILLS: -- as opposed to a 20 homeowners association that has a lot more 21 leeway for fluff and pomp and circumstance to 22 put -- I can't think of the right word -- but 23 we're under some stricter limitations and 24 guidelines as to what we can or should do. 25 MR. MENDENHALL: Yes.</p>	<p style="text-align: right;">Agenda Page 48 Page 167</p> <p>1 and they have a varying level of websites. 2 And to your point, Jim, and Erin can 3 obviously speak to the legal end of it, but, 4 of course, there are very specifics 5 requirements of mainly documents that have to 6 be there. You know, they've got to be there 7 and they've got to be updated and that sort of 8 thing especially to remain compliant. 9 And then from the aspects of other 10 niceties, like what you're mentioning, things 11 that make the district more functional, 12 reservations, that sort of thing, most of the 13 districts that have that sort of thing, you, 14 know, they have it as a small segment of the 15 website, and there's -- to your concern, it 16 doesn't -- and we try to stay away -- in those 17 districts, stay away from that social aspect, 18 that crossing of boundaries with the HOA and 19 CDD. 20 And it's fairly easy to do, because with 21 that sort of thing, reservations, it's a 22 component. So you're only adding a functional 23 component, so you're not necessarily adding 24 content, so to speak, because really the only 25 content you have is ultimately the legally</p>
<p style="text-align: right;">Page 166</p> <p>1 CHAIRMAN MILLS: Right? So I would 2 caution you to not blend the WCA and the CDD's 3 intentions. 4 MS. HESSLER GRIFFITH: No, absolutely -- 5 in fact, if I can just share where my head 6 sort of went, was that Securitas pamphlet that 7 you shared with us, they actually offer 8 websites for this type of thing. 9 So one of the things that I want to do 10 is, I want to preserve the content, because we 11 wants to be compliant. Right? You know, 12 maybe give it a bit of a face lift, and then I 13 want to add some functionality. 14 In talking to Sonny, she spends quite a 15 bit of time with pavilion rentals. I would 16 like for residents to go online and reserve a 17 rental, and that's functionality that 18 Securitas offers. 19 I just want to sort of take -- you know, 20 take the lead on sort of the vision for the 21 site, but then leave it to Sonny to sort of 22 execute. 23 MR. MENDENHALL: Yeah. I mean, just to 24 -- if I can, just a relative comparison, so I 25 have a number of districts that I work with,</p>	<p style="text-align: right;">Page 168</p> <p>1 required stuff. 2 It is your online document repository 3 for your residents. So, I mean, we need to be 4 really careful about keeping those items 5 clear, and I think with the dollars that have 6 been allocated, you can also get that 7 functionality that those different components 8 -- and there might be a few of them that, you 9 know, they're important to your residents, so 10 -- Mr. Chesney. 11 MR. CHESNEY: Also I think Severn Trent 12 offers services for CDD web design. 13 MR. MENDENHALL: We do. 14 MR. CHESNEY: I would like for documents 15 on there that go farther back. For example, 16 when Alan and I were going through some budget 17 things where we were trying to figure 18 something out, we had to refer back to the 19 minutes -- you know, the minutes were very 20 old. 21 And I was trying to think -- I mean, 22 Alan and I have them, but, I mean, no one else 23 is going to have them. That brought, you know, 24 to my attention -- but also before we dump 25 those documents on there, just maybe also</p>

<p style="text-align: right;">Page 169</p> <p>1 security.</p> <p>2 You know, part of our meeting minutes</p> <p>3 are bank statements and stuff like that. I</p> <p>4 don't know how -- you know, maybe as part of</p> <p>5 that we should also go to -- we've talked about</p> <p>6 in the past going to -- I can't remember what</p> <p>7 it's called -- Positive Pay where no check</p> <p>8 gets paid -- I mean, granted, there's other</p> <p>9 security things in there, but we talked about</p> <p>10 going to Positive Pay on our accounts, which</p> <p>11 would be an extra step for Severn Trent where</p> <p>12 they have to physically go in and authorize the</p> <p>13 back to cash the check.</p> <p>14 I think, you know, the more documents we</p> <p>15 put on there, that's something else we should</p> <p>16 add to the agenda.</p> <p>17 MR. MENDENHALL: Yeah, I mean, it's --</p> <p>18 you can go as, you know, as much info you</p> <p>19 want on there as you want.</p> <p>20 MR. CHESNEY: Yeah. But I think having</p> <p>21 more info on there is a good thing.</p> <p>22 MR. MENDENHALL: Yeah.</p> <p>23 MR. CHESNEY: Which goes into what you</p> <p>24 had brought up about continuity in trying to</p> <p>25 gather more of this information that we have</p>	<p style="text-align: right;">Agenda Page 47 Page 171</p> <p>1 her back to us, that it ought to be -- you</p> <p>2 tell me, Sonny, what makes your life better.</p> <p>3 It shouldn't be Ms. Griffith who says,</p> <p>4 "Yeah, we ought to have this functionality in</p> <p>5 there." Now, if she says she doesn't know</p> <p>6 about it and needs to be educated, fair</p> <p>7 commentary, but I would hope that she has the</p> <p>8 driving force as to recommendations as to how</p> <p>9 to make her job better or more time efficient</p> <p>10 or resident friendly or whatever else it may</p> <p>11 be.</p> <p>12 For the most part, we get really, really</p> <p>13 high compliments about Sonny and Doug and the</p> <p>14 way the office runs. I'll be the first to say</p> <p>15 we always look to be better and get better, et</p> <p>16 cetera.</p> <p>17 So, to me, I'm feeling uncomfortable.</p> <p>18 It doesn't mean I'm not enthusiastic about</p> <p>19 changing the website.</p> <p>20 MR. MENDENHALL: Right.</p> <p>21 MR. ROSS: Just I feel it should be more</p> <p>22 employee driven.</p> <p>23 MS. HESSLER GRIFFITH: So I would say</p> <p>24 this, if we're going to wait for that, it's</p> <p>25 never going to happen, it's just not.</p>
<p style="text-align: right;">Page 170</p> <p>1 floating around out there like maps and things</p> <p>2 like that. Why not have it on our website?</p> <p>3 MR. MENDENHALL: Space is relatively</p> <p>4 cheap, and most of your stuff is mostly</p> <p>5 documents. So, yeah, you certainly have an</p> <p>6 opportunity.</p> <p>7 MR. ROSS: So to circle back around and</p> <p>8 -- as I think about it more, the more</p> <p>9 uncomfortable I feel with it, not because I</p> <p>10 have lack confidence in you, and I've already</p> <p>11 complimented you for your enthusiasm and</p> <p>12 insights, and I mean that very genuinely.</p> <p>13 I believe what I say, that sometimes</p> <p>14 when you do something for a long time and over</p> <p>15 and over, you get blinded to some things. And</p> <p>16 it's not that you're not doing a good job or</p> <p>17 you're not well indicated. You just sometimes</p> <p>18 miss some stuff.</p> <p>19 But in this particular little area, it's</p> <p>20 -- I think it's very, very unusual to be</p> <p>21 talking about something that involves an</p> <p>22 employee performance, meaning Sonny.</p> <p>23 MR. MENDENHALL: Sure.</p> <p>24 MR. ROSS: And we're talking about how</p> <p>25 to handle this. This ought to be driven by</p>	<p style="text-align: right;">Page 172</p> <p>1 MR. ROSS: Well, that's a sad commentary</p> <p>2 on our staff, but --</p> <p>3 MS. HESSLER GRIFFITH: I mean, it's just</p> <p>4 because we have so much going on. Right? And</p> <p>5 that's partly why I've said, you know, "I'm</p> <p>6 happy to sort of step in."</p> <p>7 We've had this website for some time,</p> <p>8 and Sonny maintains it, but we've budgeted two</p> <p>9 years in a row, and it hasn't -- we haven't</p> <p>10 made any progress on it.</p> <p>11 MR. ROSS: Okay. That's fair.</p> <p>12 MS. HESSLER GRIFFITH: That's why I want</p> <p>13 to sort of say, "Hey, how can I help to get us</p> <p>14 there?" And I guess I'm looking at it the</p> <p>15 from a resident perspective just as much as I</p> <p>16 am from a staff perspective.</p> <p>17 You know, I was in -- I was in Sonny's</p> <p>18 office when a lady walked in to make a</p> <p>19 reservation for the rental, only to find out</p> <p>20 that she had to pay with, you know, some other</p> <p>21 form of payment, and she had to leave and</p> <p>22 then come back.</p> <p>23 And I just thought, you know, how</p> <p>24 convenient would it have been for her to just</p> <p>25 go online and make that reservation?</p>

<p style="text-align: right;">Page 173</p> <p>1 MR. CHESNEY: What other form of payment 2 did -- 3 MS. HESSLER GRIFFITH: I forget. I 4 think she wanted to pay with cash, and we 5 don't take cash. 6 MR. CHESNEY: Okay. Yeah. 7 MR. ROSS: I'm not saying what you're 8 articulating is wrong, I'm not saying that. 9 I'm saying I believe that the arena of concern 10 is different. And I'll give you a very 11 specific one, and please take my comments 12 respectfully. 13 When we had our guests here, at some 14 point, you used the words "I asked somebody to 15 stop." My reaction was, did you ask 16 individually, or did you ask as a supervisor, 17 that when you made that request, you weren't 18 speaking for the district, you were speaking 19 for what you thought was best. And you may 20 have been right in whatever you asked them to 21 stop, but it's kind of that notion of we, 22 individually, shouldn't be telling Doug and 23 Sonny how to do their jobs. 24 I -- I -- I know you're not saying, "I'm 25 going to tell Sonny how to do the website."</p>	<p style="text-align: right;">Agenda Page 48 Page 175</p> <p>1 to the board maybe what might work, and then 2 the board, as a whole, discuss it. 3 And I only say that just to say that I 4 have seen other boards where there are people 5 that take on projects. Maybe it's because of 6 expertise or interest or that sort of thing, 7 but ultimately it always comes back to the 8 board for vetting and discussion, that sort of 9 thing. 10 MR. ROSS: And I appreciate that. The 11 reality is, every single supervisor at some 12 point talks to Doug and Sonny about, "Hey, 13 have you looked at this area? It looks 14 trashy. Have you looked at those palm trees? 15 Have you looked" -- we're all going to do 16 that, and to a compliment to them, they know 17 that it's their job to do it right and figure 18 it out. 19 And so they may come back and say, "Yep, 20 that's set in the program for next Thursday." 21 Great. Happy. Or they may sense that one of 22 us is really, really mad. You know what, we'll 23 be up there by tomorrow. I can tell it's a 24 pretty serious situation. So I understand 25 those things happen.</p>
<p style="text-align: right;">Page 174</p> <p>1 But it's just there's a line there, and I 2 don't know where the line is drawn, but I just 3 -- I just think there's arena of concerns 4 greater. 5 Why don't we just hire like a 6 third-party web designer or a web company just 7 like everybody else does? That, to me, would 8 make personally a lot more sense. Nobody 9 likes spending money, but I think that 10 addresses many of the concerns that I'm 11 struggling to articulate. 12 MS. HESSLER GRIFFITH: Right. 13 MR. MENDENHALL: You certainly have that 14 as an option as well. I mean, obviously the 15 funds are there. You know, to your earlier 16 point, the distinction of a supervisor 17 individually directing staff or the board 18 directing staff, you know, just giving you 19 perspective of what I see, typically what 20 winds up happening is most boards are pretty 21 strict about the fact that no individual 22 supervisor should direct staff unless there is 23 a certain project or certain item that they 24 talked to the board about, and say, "Hey, I'd 25 like to head up this one or" -- and bring back</p>	<p style="text-align: right;">Page 176</p> <p>1 But what I was talking about is that it 2 was in the context of a third party. We had 3 some governmental officials, and, again, I 4 can't remember the wording. I don't want to 5 reiterate it. So I get the distinctions, and 6 thankfully we've got very mature and 7 responsible, experienced staff, and I'm sure 8 they'd let somebody know if they thought some 9 supervisor was crossing the line. 10 MR. MENDENHALL: Probably. 11 MR. ROSS: They'd kick us in the knee or 12 something. 13 MR. MENDENHALL: You're probably right. 14 MR. ROSS: So I'm happy if you want to 15 put it on the agenda for next month to discuss 16 making a motion to hire some -- I don't know 17 what they're called -- web company or -- 18 MR. MENDENHALL: Yeah, I mean -- yeah, 19 ultimately you would -- 20 MR. CHESNEY: You have a computer. 21 Right? 22 MR. ROSS: I don't know how to turn it 23 on. 24 MR. MENDENHALL: I mean, we can 25 certainly do that. Is that the way you want</p>

<p style="text-align: right;">Page 177</p> <p>1 to go? I'm sorry. Doug.</p> <p>2 MR. MAYS: Just my only concern with</p> <p>3 this is we're sitting talking about this</p> <p>4 thing, and we've already said that we can</p> <p>5 hardly get people to use the internet. They</p> <p>6 don't go on the websites anyway.</p> <p>7 Why would we try to make it even more</p> <p>8 difficult for the residents? We have</p> <p>9 residents in the Greens that do not want to</p> <p>10 change the system at the guardhouse because</p> <p>11 they're not computer-savvy-type people.</p> <p>12 So I can see our office still getting</p> <p>13 these phone calls from people needing park</p> <p>14 reservations because they don't understand</p> <p>15 what's on the website or how I pay it or --</p> <p>16 you know, right now, the system seems to work,</p> <p>17 and Sonny, if she thought that she needed or</p> <p>18 if it would help, I'm sure she would let you</p> <p>19 know or say, "Hey, yeah, that's a good idea.</p> <p>20 Let's see if we can do that."</p> <p>21 I know she complains sometimes about</p> <p>22 that. She gets tired of taking park</p> <p>23 reservations, which I've sat in that office</p> <p>24 numerous times when she's on vacation, and you</p> <p>25 get 50 questions from people about a simple</p>	<p style="text-align: right;">Agenda Page 49 Page 179</p> <p>1 I think, number two, she'd say you may</p> <p>2 be very right. There's no question you have</p> <p>3 your own views, and Sonny has her views of</p> <p>4 running the office. But maybe we'll learn of</p> <p>5 something that we didn't know wasn't available</p> <p>6 to them.</p> <p>7 Maybe somebody would come out and say,</p> <p>8 "Yeah, you can set up a reservation system,"</p> <p>9 and you or Sonny might say, "Oh, my gosh, I</p> <p>10 wish I'd known of that five years" -- boom, we</p> <p>11 can do that.</p> <p>12 Now, it is conceivable you'll come back</p> <p>13 and say exactly what you say, "No, it wouldn't</p> <p>14 make a material difference. What we have</p> <p>15 learned as the best way to do is through the</p> <p>16 phone. That way, you can ask her questions of</p> <p>17 what's the anticipated use, do you understand</p> <p>18 this is the rule," blah, blah, blah.</p> <p>19 And I think that's the advantage of kick</p> <p>20 starting what she's advocating of, you know,</p> <p>21 it can't hurt to turn over that rock that some</p> <p>22 of you fellas have kind of done things a</p> <p>23 certain way and maybe you need to look at it</p> <p>24 differently.</p> <p>25 So I'm not saying you're wrong, but I</p>
<p style="text-align: right;">Page 178</p> <p>1 five-minute park reservation, you know, and</p> <p>2 then by the time they finish with all these</p> <p>3 questions, "Well, I'll call you back."</p> <p>4 You know, it's just there's a lot of</p> <p>5 frustration that goes with it sometimes, but I</p> <p>6 think the way the system is set up right now</p> <p>7 it does seem to work. And I don't know why</p> <p>8 that lady had to leave the office. We take</p> <p>9 checks, we take cash, we take every credit</p> <p>10 card you can think of. We've got the reader</p> <p>11 in there and everything.</p> <p>12 So I don't know what that confusion was</p> <p>13 other than the simple fact that we do have a</p> <p>14 lot of sometimes people that just have a lot</p> <p>15 of questions.</p> <p>16 MR. MENDENHALL: Mr. Ross.</p> <p>17 MR. ROSS: To respond to that, if I was</p> <p>18 arguing on behalf of Ms. Griffith -- and she's</p> <p>19 fully qualified to do that herself -- I think</p> <p>20 she would say, one, our website is not the</p> <p>21 most attractive and necessarily in the right</p> <p>22 century. She might argue we could just spruce</p> <p>23 it up a little bit and be more consistent with</p> <p>24 the community of the quality of Westchase or</p> <p>25 what we believe is the quality of Westchase.</p>	<p style="text-align: right;">Page 180</p> <p>1 can't see the harm of trying to look at it,</p> <p>2 and as I say, get in the right century and --</p> <p>3 MR. MAYS: Well, there's so many things</p> <p>4 out there these days that allow you to order</p> <p>5 and pick up or do anything on the internet.</p> <p>6 So I'm sure, in the long term, just like</p> <p>7 this gate program, it would work. You know,</p> <p>8 it would benefit. It would help Sonny with</p> <p>9 her job a little bit, but I just sometimes</p> <p>10 think it's made a little bit bigger deal than</p> <p>11 it really need to be.</p> <p>12 MS. HESSLER GRIFFITH: Well, again, I</p> <p>13 just -- you now, my thought is that it's been</p> <p>14 in the budget for two years. Somewhere along</p> <p>15 the line it was recognized that there is a</p> <p>16 need.</p> <p>17 I simply am asking for to us take</p> <p>18 action. Right? So whether that's with or</p> <p>19 without my participation, I'm okay, but I do</p> <p>20 think that there is -- you know, at some</p> <p>21 point, let's move on that, so -- and I think</p> <p>22 Sonny was just asking for the agreement from</p> <p>23 the board to --</p> <p>24 MR. MENDENHALL: Sure.</p> <p>25 MS. HESSLER GRIFFITH: -- get a green</p>

<p style="text-align: right;">Page 181</p> <p>1 light for her to do that.</p> <p>2 MR. MENDENHALL: So if it's --</p> <p>3 MR. ROSS: I'll reiterate my request to</p> <p>4 put it on the agenda next month, and we ask</p> <p>5 Sonny to be prepared to give a couple-minute</p> <p>6 commentary on everything from how it looks,</p> <p>7 how it's received by our community, to</p> <p>8 exploring the possibilities of some other</p> <p>9 things.</p> <p>10 If she wants to, she can call me, and</p> <p>11 I've got a reservation system on my website,</p> <p>12 and I get great compliments about it.</p> <p>13 MR. MENDENHALL: Fantastic.</p> <p>14 MR. ROSS: Great compliments, it has</p> <p>15 email confirmation and everything.</p> <p>16 MR. MENDENHALL: Mr. Chair.</p> <p>17 CHAIRMAN MILLS: Just to pile on what</p> <p>18 you're saying, Brian, what's out there that we</p> <p>19 don't even know, one of the things we didn't</p> <p>20 get into the deep discussion on the gate</p> <p>21 system today was and when the voting members</p> <p>22 were sitting there and heard this, I think</p> <p>23 that's when they were like, what are we</p> <p>24 waiting for? And it is a -- because of the</p> <p>25 way that the system constructs and feeds</p>	<p style="text-align: right;">Agenda Page 50 Page 183</p> <p>1 that will help you, the first thing a website</p> <p>2 designer will ask you is, "Well, I need a list</p> <p>3 of what you want the website to do." So maybe</p> <p>4 in the interim this month, staff can put</p> <p>5 together their this is the basic function, here</p> <p>6 is the wish list.</p> <p>7 MR. MENDENHALL: I don't know about wish</p> <p>8 list.</p> <p>9 CHAIRMAN MILLS: No.</p> <p>10 MR. MENDENHALL: Barbara, did you have</p> <p>11 anything else?</p> <p>12 MS. HESSLER GRIFFITH: No.</p> <p>13 MR. MENDENHALL: I'm sorry. Matt, I see</p> <p>14 your hand up.</p> <p>15 MR. LEWIS: I'm just going to ask her</p> <p>16 the same thing, because I'd like to get maybe</p> <p>17 my two minutes back real quick that she took.</p> <p>18 I just realized something. I think</p> <p>19 Mr. Mills or Mr. Ross at the last meeting had</p> <p>20 brought up about an action item list that you</p> <p>21 were going to keep.</p> <p>22 I was under the impression we might get</p> <p>23 that emailed out with the agenda package, but</p> <p>24 maybe I misunderstood that. Has that been</p> <p>25 established or --</p>
<p style="text-align: right;">Page 182</p> <p>1 resident information into it, it, by design,</p> <p>2 becomes a resident email directory.</p> <p>3 And as we know as prior voting members,</p> <p>4 that task is arduous per voting member to</p> <p>5 maintain emails of residents. The system does</p> <p>6 it for them, and there are actually</p> <p>7 communication links in there where they can</p> <p>8 send email blasts out through that system as</p> <p>9 administrators to the residents and get to</p> <p>10 everybody, not just the 80 percent that they</p> <p>11 have, and 20 percent of them don't live here</p> <p>12 anymore, and Joe moved in and didn't -- I,</p> <p>13 still to this day, a year and a half later, I</p> <p>14 thought about it after that meeting, having</p> <p>15 given Jerry my email, so I'm not getting his</p> <p>16 emails. Right?</p> <p>17 So, to your point, there are</p> <p>18 functionalities out there, that as we peel the</p> <p>19 layers of the onions back, we can identify</p> <p>20 that, yes, this is useful, this is great, but</p> <p>21 maybe we don't need it; this will be nice;</p> <p>22 this is a waste; kind of sort it all out.</p> <p>23 Right?</p> <p>24 MR. MENDENHALL: Okay.</p> <p>25 MR. BARRETT: Just one of the things</p>	<p style="text-align: right;">Page 184</p> <p>1 MR. MENDENHALL: What I wound up doing</p> <p>2 from last month, I took the items that were</p> <p>3 for each of the professional staff and</p> <p>4 basically emailed it off to them, and then the</p> <p>5 items that they're reporting on wound up being</p> <p>6 on the agenda.</p> <p>7 MR. LEWIS: Okay. Okay. Perfect.</p> <p>8 MR. CHESNEY: Keep an ongoing one, like</p> <p>9 a mass -- like we gave her something for 60</p> <p>10 days. That will stay on each month until it's</p> <p>11 the 60 days?</p> <p>12 MR. MENDENHALL: I mean, yeah, it can.</p> <p>13 Yeah, there's no problem with that. I mean,</p> <p>14 just to -- I have a database that I use for</p> <p>15 all my task items. I mean, I can include</p> <p>16 those as well. I mean, it's --</p> <p>17 MR. CHESNEY: I would like to see them</p> <p>18 all. I don't know.</p> <p>19 MR. LEWIS: I kind of feel the same way</p> <p>20 as well. It helps us to -- at least, it does</p> <p>21 me to remember, you know.</p> <p>22 MR. MENDENHALL: Yeah, that's fine.</p> <p>23 MR. CHESNEY: I just happened to look --</p> <p>24 I actually went to the website there. So the</p> <p>25 agenda package that gets sent out that's on</p>

Page 185

1 the website is different than mine.

2 Mine has bank statements and stuff.

3 That one did not. I still think that we maybe
4 consider you guys using Positive Pay anyway,
5 but it's really not a big deal, because
6 someone must scrub it before it goes on the
7 website because it's not the same thing that I
8 get.

9 MR. MENDENHALL: Right. Yeah, I'll find
10 out specifically. I know it gets sent across
11 from Sandra to Sonny for proposed things. I
12 can find out if it's scrubbed or whatnot.

13 MR. CHESNEY: Yeah, I just assumed it's
14 the same documents I get.

15 MR. MENDENHALL: I actually assumed the
16 same thing, quite frankly, so that's why I'll
17 double check.

18 All right. If there's nothing else, I'm
19 just looking for a motion to adjourn.

20 MR. ROSS: So move.

21 CHAIRMAN MILLS: Second.

22 MR. MENDENHALL: Okay. All in favor.
23 (All board members signify in the
24 affirmative, and motion passes.)

25 MR. MENDENHALL: Okay. Meeting is

Page 186

1 adjourned.

2 (At 6:55 p.m., the meeting adjourns.)

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James P. Mills, Chairman

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2B.

**Westchase
Community Development District**

Financial Report

March 31, 2017

Prepared by



Table of Contents

FINANCIAL STATEMENTS

Balance Sheet - All Funds	Pages 1 - 4
Statement of Revenues, Expenditures and Changes in Fund Balance	
General Fund(s)	Pages 5 - 17
Debt Service Fund(s)	Pages 18 - 21
Uninsurable Asset Fund	Page 22
Notes to the Financial Statements	Pages 23-25

SUPPORTING SCHEDULES

Special Assessments - Collection Schedule(s)	Pages 26 - 27
Cash and Investment Report	Page 28

**Westchase
Community Development District**

Financial Statements

(Unaudited)

March 31, 2017

Balance Sheet
March 31, 2017

ACCOUNT DESCRIPTION	GENERAL FUND (001)	GENERAL FUND - HARBOR LINKS (002)	GENERAL FUND - THE ENCLAVE (003)	GENERAL FUND - SAVILLE ROW (004)	GENERAL FUND - COMMERCIAL ROAD (005)	GENERAL FUND - RADCLIFFE (008)	GENERAL FUND - THE GREENS (102)	GENERAL FUND - STONEBRIDGE (103)	GENERAL FUND - WEST PARK VILLAGE (323,4,5A,6) (104)	GENERAL FUND - WEST PARK VILLAGE (324-C5) (105)	GENERAL FUND - VINEYARDS (106)
ASSETS											
Cash - Checking Account	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Assessments Receivable	994	-	-	-	-	-	-	703	-	-	-
Allow-Doubtful Collections	(497)	-	-	-	-	-	-	(351)	-	-	-
Due From Other Funds	3,419,247	172,291	22,876	36,310	16,501	947	464,879	53,869	138,842	19,509	150,268
Investments:											
Certificates of Deposit - 9 Months	-	-	-	-	-	-	-	-	-	-	-
Certificates of Deposit - 12 Months	-	-	-	-	-	-	-	-	-	-	-
Certificates of Deposit - 24 Months	-	-	-	-	-	-	-	-	-	-	-
Certificates of Deposit - 36 Months	-	-	-	-	-	-	-	-	-	-	-
Money Market Account	-	-	-	-	-	-	-	-	-	-	-
Interest Account	-	-	-	-	-	-	-	-	-	-	-
Prepayment Account	-	-	-	-	-	-	-	-	-	-	-
Reserve Fund	-	-	-	-	-	-	-	-	-	-	-
Revenue Fund	-	-	-	-	-	-	-	-	-	-	-
Prepaid Items	8,165	-	-	-	-	-	-	-	-	-	-
Deposits	6,403	3,630	7,600	20	-	-	7,425	800	18,600	-	-
TOTAL ASSETS	\$ 3,434,312	\$ 175,921	\$ 30,476	\$ 36,330	\$ 16,501	\$ 947	\$ 472,304	\$ 55,021	\$ 157,442	\$ 19,509	\$ 150,268
LIABILITIES											
Accounts Payable	\$ 28,248	\$ 348	\$ 1,522	\$ 143	\$ -	\$ -	\$ 5,006	\$ 481	\$ 8,576	\$ 418	\$ 66
Accrued Expenses	12,066	539	-	-	-	-	17,695	-	-	330	-
Sales Tax Payable	212	-	-	-	-	-	51	-	-	-	-
Deferred Revenue	497	-	-	-	-	-	-	351	-	-	-
Due To Other Funds	-	-	-	-	-	-	-	-	-	-	-
TOTAL LIABILITIES	41,023	887	1,522	143	-	-	22,752	832	8,576	748	66

Balance Sheet
March 31, 2017

ACCOUNT DESCRIPTION	GENERAL FUND (001)	GENERAL FUND - HARBOR LINKS (002)	GENERAL FUND - THE ENCLAVE (003)	GENERAL FUND - SAVILLE ROW (004)	GENERAL FUND - COMMERCIAL ROAD (005)	GENERAL FUND - RADCLIFFE (008)	GENERAL FUND - THE GREENS (102)	GENERAL FUND - STONEBRIDGE (103)	GENERAL FUND - WEST PARK VILLAGE (323,4,5A,6) (104)	GENERAL FUND - WEST PARK VILLAGE (324-C5) (105)	GENERAL FUND - VINEYARDS (106)
FUND BALANCES											
Nonspendable:											
Prepaid Items	8,165	-	-	-	-	-	-	-	-	-	-
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:	2,124,399	137,392	16,982	29,588	11,837	947	289,498	37,031	68,506	10,225	77,125
TOTAL FUND BALANCES	\$ 3,393,289	\$ 175,034	\$ 28,954	\$ 36,187	\$ 16,501	\$ 947	\$ 450,552	\$ 54,189	\$ 148,866	\$ 18,761	\$ 150,202
TOTAL LIABILITIES & FUND BALANCES	\$ 3,434,312	\$ 175,921	\$ 30,476	\$ 36,330	\$ 16,501	\$ 947	\$ 473,304	\$ 55,021	\$ 157,442	\$ 19,509	\$ 150,268

Balance Sheet
March 31, 2017

ACCOUNT DESCRIPTION	SERIES 2000 DEBT SERVICE FUND	SERIES 2007- 1 DEBT SERVICE FUND	SERIES 2007- 2 DEBT SERVICE FUND	SERIES 2007- 3 DEBT SERVICE FUND	WESTCHASE UNINSURABLE ASSETS FUND	CLEARING FUND	TOTAL
ASSETS							
Cash - Checking Account	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,344,405	\$ 2,344,405
Assessments Receivable	-	576	-	-	-	-	2,273
Allow-Doubtful Collections	-	(288)	-	-	-	-	(1,136)
Due From Other Funds	14,797	17,665	25,880	42,566	-	-	4,596,447
Investments:							
Certificates of Deposit - 9 Months	-	-	-	-	-	336,567	336,567
Certificates of Deposit - 12 Months	-	-	-	-	270,636	676,011	946,647
Certificates of Deposit - 24 Months	-	-	-	-	411,500	922,437	1,333,937
Certificates of Deposit - 36 Months	-	-	-	-	-	104,957	104,957
Money Market Account	-	-	-	-	-	212,072	212,072
Interest Account	-	20,206	-	-	-	-	20,206
Prepayment Account	11,003	-	-	-	-	-	11,003
Reserve Fund	58,500	-	-	-	-	-	58,500
Revenue Fund	183,661	209,478	318,494	526,046	-	-	1,237,679
Prepaid Items	-	-	-	-	-	-	8,165
Deposits	-	-	-	-	-	-	44,478
TOTAL ASSETS	\$ 267,961	\$ 247,637	\$ 344,374	\$ 568,612	\$ 682,136	\$ 4,596,447	\$ 11,256,198
LIABILITIES							
Accounts Payable	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 44,808
Accrued Expenses	-	200	200	200	-	-	31,230
Sales Tax Payable	-	-	-	-	-	-	263
Deferred Revenue	-	288	-	-	-	-	1,136
Due To Other Funds	-	-	-	-	-	4,596,447	4,596,447
TOTAL LIABILITIES	-	488	200	200	-	4,596,447	4,673,884

Balance Sheet
March 31, 2017

ACCOUNT DESCRIPTION	SERIES 2000 DEBT SERVICE FUND	SERIES 2007- 1 DEBT SERVICE FUND	SERIES 2007- 2 DEBT SERVICE FUND	SERIES 2007- 3 DEBT SERVICE FUND	WESTCHASE UNINSURABLE ASSETS FUND	CLEARING FUND	TOTAL
<u>FUND BALANCES</u>							
Nonspendable:							
Prepaid Items	-	-	-	-	-	-	8,165
Deposits	-	-	-	-	-	-	44,478
Restricted for:							
Debt Service	267,961	247,149	344,174	568,412	-	-	1,427,696
Capital Projects	-	-	-	-	682,136	-	682,136
Assigned to:							
Operating Reserves	-	-	-	-	-	-	803,010
Reserves - Erosion Control	-	-	-	-	-	-	60,000
Reserves - Roadways	-	-	-	-	-	-	754,299
Unassigned:	-	-	-	-	-	-	2,803,530
TOTAL FUND BALANCES	\$ 267,961	\$ 247,149	\$ 344,174	\$ 568,412	\$ 682,136	\$ -	\$ 6,583,314
TOTAL LIABILITIES & FUND BALANCES	\$ 267,961	\$ 247,637	\$ 344,374	\$ 568,612	\$ 682,136	\$ 4,596,447	\$ 11,257,198

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

ACCOUNT DESCRIPTION	MAR-17 ACTUAL	YEAR TO DATE ACTUAL	ANNUAL ADOPTED BUDGET	YTD ACTUAL AS A % OF ADOPTED BUD
<u>REVENUES</u>				
Interest - Investments	\$ 190	\$ 1,725	\$ 7,000	24.64%
Interest - Tax Collector	-	320	-	0.00%
Special Assmnts- Tax Collector	46,270	2,587,613	2,740,531	94.42%
Special Assmnts- Discounts	(496)	(99,013)	(109,621)	90.32%
Other Miscellaneous Revenues	920	11,153	-	0.00%
Pavilion Rental	1,849	6,774	-	0.00%
TOTAL REVENUES	48,733	2,508,572	2,637,910	95.10%
<u>EXPENDITURES</u>				
<u>Administration</u>				
P/R-Board of Supervisors	1,000	5,800	13,000	44.62%
FICA Taxes	77	444	995	44.62%
ProfServ-Engineering	870	9,560	36,000	26.56%
ProfServ-Legal Services	6,298	37,308	90,000	41.45%
ProfServ-Mgmt Consulting Serv	8,737	52,422	104,843	50.00%
ProfServ-Recording Secretary	1,227	5,462	11,000	49.65%
Auditing Services	-	7,500	7,500	100.00%
Postage and Freight	46	852	1,200	71.00%
Insurance - General Liability	-	35,803	37,624	95.16%
Printing and Binding	-	5	1,200	0.42%
Legal Advertising	-	393	3,000	13.10%
Misc-Assessmnt Collection Cost	915	49,772	54,811	90.81%
Misc-Credit Card Fees	18	89	220	40.45%
Misc-Contingency	382	3,385	100	3385.00%
Office Supplies	-	100	550	18.18%
Annual District Filing Fee	-	175	175	100.00%
Total Administration	19,570	209,070	362,218	57.72%
<u>Flood Control/Stormwater Mgmt</u>				
Contracts-Lake and Wetland	8,333	50,000	90,000	55.56%
Contracts-Fountain	255	510	4,300	11.86%
R&M-Aquascaping	5,469	17,138	20,000	85.69%
R&M-Drainage	678	21,628	28,000	77.24%
R&M-Fountain	800	1,300	3,000	43.33%
Total Flood Control/Stormwater Mgmt	15,535	90,576	145,300	62.34%

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

ACCOUNT DESCRIPTION	MAR-17 ACTUAL	YEAR TO DATE ACTUAL	ANNUAL ADOPTED BUDGET	YTD ACTUAL AS A % OF ADOPTED BUD
<u>Right of Way</u>				
Payroll-Salaries	14,524	87,029	178,145	48.85%
Payroll-Benefits	7,333	33,054	67,500	48.97%
Payroll - Overtime	1,354	9,713	17,500	55.50%
Payroll - Bonus	-	33,652	12,000	280.43%
FICA Taxes	1,914	13,281	15,885	83.61%
Contracts-Police	10,179	64,711	180,000	35.95%
Contracts-Other Services	1,630	9,540	19,560	48.77%
Contracts-Landscape	43,801	262,804	525,608	50.00%
Contracts-Mulch	-	73,796	147,592	50.00%
Contracts-Plant Replacement	8,827	26,480	52,959	50.00%
Contracts-Road Cleaning	1,392	4,176	8,351	50.01%
Contracts-Security Alarms	160	321	641	50.08%
Contracts-Pest Control	48	288	576	50.00%
Fuel, Gasoline and Oil	1,563	4,597	14,000	32.84%
Communication - Teleph - Field	292	5,106	6,000	85.10%
Utility - General	1,945	11,397	32,000	35.62%
Utility - Reclaimed Water	1,103	6,073	9,500	63.93%
Insurance - General Liability	-	3,427	3,601	95.17%
R&M-General	4,954	19,348	58,100	33.30%
R&M-Equipment	-	5,150	20,000	25.75%
R&M-Grounds	1,750	78,364	145,000	54.04%
R&M-Irrigation	2,029	13,776	25,000	55.10%
R&M-Sidewalks	-	-	17,000	0.00%
R&M-Signage	292	2,904	6,000	48.40%
R&M-Walls and Signage	4,216	33,191	68,000	48.81%
Misc-Holiday Decor	-	1,607	5,000	32.14%
Misc-Taxes (Streetlights)	13,465	29,480	28,724	102.63%
Misc-Contingency	82	8,042	5,004	160.71%
Office Supplies	-	251	11,500	2.18%
Cleaning Services	-	580	1,680	34.52%
Op Supplies - General	271	1,699	4,996	34.01%
Op Supplies - Uniforms	-	236	600	39.33%
Supplies - Misc.	-	-	600	0.00%
Subscriptions and Memberships	-	-	400	0.00%
Conference and Seminars	-	-	1,000	0.00%
Total Right of Way	123,124	844,073	1,690,022	49.94%

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

ACCOUNT DESCRIPTION	MAR-17 ACTUAL	YEAR TO DATE ACTUAL	ANNUAL ADOPTED BUDGET	YTD ACTUAL AS A % OF ADOPTED BUD
<u>Common Area</u>				
R&M-General	946	1,058	17,000	6.22%
R&M-Boardwalks	-	-	700	0.00%
R&M-Brick Pavers	-	-	1,200	0.00%
R&M-Grounds	-	169	1,500	11.27%
R&M-Signage	-	-	1,400	0.00%
R&M-Walls and Signage	-	-	900	0.00%
Misc-Internet Services	-	-	5,400	0.00%
Impr - Park	9,692	387,240	412,270	93.93%
Total Common Area	<u>10,638</u>	<u>388,467</u>	<u>440,370</u>	<u>88.21%</u>
TOTAL EXPENDITURES	168,867	1,532,186	2,637,910	58.08%
Excess (deficiency) of revenues Over (under) expenditures	<u>(120,134)</u>	<u>976,386</u>	<u>-</u>	<u>0.00%</u>
Net change in fund balance	<u>\$ (120,134)</u>	<u>\$ 976,386</u>	<u>\$ -</u>	<u>0.00%</u>
FUND BALANCE, BEGINNING (OCT 1, 2016)		2,416,904	2,416,904	
FUND BALANCE, ENDING		<u>\$ 3,393,290</u>	<u>\$ 2,416,904</u>	

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

ACCOUNT DESCRIPTION	MAR-17 ACTUAL	YEAR TO DATE ACTUAL	ANNUAL ADOPTED BUDGET	YTD ACTUAL AS A % OF ADOPTED BUD
<u>REVENUES</u>				
Interest - Investments	\$ 10	\$ 83	\$ 125	66.40%
Special Assmnts- Tax Collector	1,121	62,698	66,403	94.42%
Special Assmnts- Discounts	(40)	(4,344)	(4,789)	90.71%
Capital Improvement	900	50,344	53,319	94.42%
Gate Bar Code/Remotes	-	89	-	0.00%
TOTAL REVENUES	1,991	108,870	115,058	94.62%
<u>EXPENDITURES</u>				
<u>Administration</u>				
Misc-Assessmnt Collection Cost	22	2,156	2,394	90.06%
Misc-Credit Card Fees	-	3	15	20.00%
Total Administration	22	2,159	2,409	89.62%
<u>Right of Way</u>				
Communication - Teleph - Field	234	1,439	3,500	41.11%
Electricity - Streetlighting	434	4,843	8,585	56.41%
Insurance - General Liability	-	1,522	1,599	95.18%
R&M-General	135	381	19,700	1.93%
R&M-Gate	615	14,543	6,340	229.38%
R&M-Streetlights	-	-	2,600	0.00%
1st Quarter Operating Reserves	-	-	1,733	0.00%
Reserve - Roadways	-	-	15,273	0.00%
Total Right of Way	1,418	22,728	59,330	38.31%
TOTAL EXPENDITURES	1,440	24,887	61,739	40.31%
Excess (deficiency) of revenues				
Over (under) expenditures	551	83,983	53,319	157.51%
<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	\$ 551	\$ 83,983	\$ 53,319	157.51%
FUND BALANCE, BEGINNING (OCT 1, 2016)		91,051	91,051	
FUND BALANCE, ENDING		\$ 175,034	\$ 144,370	

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

ACCOUNT DESCRIPTION	MAR-17 ACTUAL	YEAR TO DATE ACTUAL	ANNUAL ADOPTED BUDGET	YTD ACTUAL AS A % OF ADOPTED BUD
<u>REVENUES</u>				
Interest - Investments	\$ 2	\$ 14	\$ 40	35.00%
Special Assmnts- Tax Collector	307	17,160	18,174	94.42%
Special Assmnts- Discounts	(3)	(656)	(727)	90.23%
TOTAL REVENUES	306	16,518	17,487	94.46%
<u>EXPENDITURES</u>				
<u>Administration</u>				
Misc-Assessmnt Collection Cost	6	331	363	91.18%
Total Administration	6	331	363	91.18%
<u>Right of Way</u>				
R&M-Streetlights	2,554	10,136	17,124	59.19%
Total Right of Way	2,554	10,136	17,124	59.19%
TOTAL EXPENDITURES	2,560	10,467	17,487	59.86%
Excess (deficiency) of revenues Over (under) expenditures	(2,254)	6,051	-	0.00%
Net change in fund balance	\$ (2,254)	\$ 6,051	\$ -	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2016)		22,903	22,903	
FUND BALANCE, ENDING		\$ 28,954	\$ 22,903	

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

ACCOUNT DESCRIPTION	MAR-17 ACTUAL	YEAR TO DATE ACTUAL	ANNUAL ADOPTED BUDGET	YTD ACTUAL AS A % OF ADOPTED BUD
<u>REVENUES</u>				
Interest - Investments	\$ 2	\$ 18	\$ 42	42.86%
Special Assmnts- Tax Collector	235	13,155	13,932	94.42%
Special Assmnts- Discounts	(3)	(503)	(557)	90.31%
Gate Bar Code/Remotes	-	33	-	0.00%
TOTAL REVENUES	234	12,703	13,417	94.68%
<u>EXPENDITURES</u>				
<u>Administration</u>				
Misc-Assessmnt Collection Cost	5	253	279	90.68%
Misc-Credit Card Fees	-	1	5	20.00%
Total Administration	5	254	284	89.44%
<u>Right of Way</u>				
Communication - Teleph - Field	114	709	1,400	50.64%
Insurance - General Liability	-	406	427	95.08%
R&M-General	-	-	1,500	0.00%
R&M-Gate	2,987	3,082	2,938	104.90%
R&M-Streetlights	27	179	500	35.80%
Misc-Contingency	-	-	4,525	0.00%
Reserve - Roadways	-	-	1,843	0.00%
Total Right of Way	3,128	4,376	13,133	33.32%
TOTAL EXPENDITURES	3,133	4,630	13,417	34.51%
Excess (deficiency) of revenues Over (under) expenditures	(2,899)	8,073	-	0.00%
Net change in fund balance	<u>\$ (2,899)</u>	<u>\$ 8,073</u>	<u>\$ -</u>	<u>0.00%</u>
FUND BALANCE, BEGINNING (OCT 1, 2016)		28,114	28,114	
FUND BALANCE, ENDING		<u>\$ 36,187</u>	<u>\$ 28,114</u>	

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

ACCOUNT DESCRIPTION	MAR-17 ACTUAL	YEAR TO DATE ACTUAL	ANNUAL ADOPTED BUDGET	YTD ACTUAL AS A % OF ADOPTED BUD
<u>REVENUES</u>				
Interest - Investments	\$ 1	\$ 7	\$ 10	70.00%
Special Assmnts- Tax Collector	117	6,568	6,956	94.42%
Special Assmnts- Discounts	(1)	(252)	(278)	90.65%
TOTAL REVENUES	117	6,323	6,688	94.54%
<u>EXPENDITURES</u>				
<u>Administration</u>				
Misc-Assessmnt Collection Cost	2	126	139	90.65%
Total Administration	2	126	139	90.65%
<u>Right of Way</u>				
R&M-General	-	-	5,000	0.00%
Reserve - Roadways	-	-	1,549	0.00%
Total Right of Way	-	-	6,549	0.00%
TOTAL EXPENDITURES	2	126	6,688	1.88%
Excess (deficiency) of revenues Over (under) expenditures	115	6,197	-	0.00%
Net change in fund balance	\$ 115	\$ 6,197	\$ -	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2016)		10,304	10,304	
FUND BALANCE, ENDING		\$ 16,501	\$ 10,304	

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

ACCOUNT DESCRIPTION	MAR-17 ACTUAL	YEAR TO DATE ACTUAL	ANNUAL ADOPTED BUDGET	YTD ACTUAL AS A % OF ADOPTED BUD
REVENUES				
Interest - Investments	\$ -	\$ -	\$ -	0.00%
Special Assmnts- Tax Collector	18	1,004	1,064	94.36%
Special Assmnts- Discounts	-	(38)	(43)	88.37%
TOTAL REVENUES	18	966	1,021	94.61%
EXPENDITURES				
Administration				
Misc-Assessmnt Collection Cost	-	19	21	90.48%
Total Administration	-	19	21	90.48%
Right of Way				
R&M-General	-	-	1,000	0.00%
Total Right of Way	-	-	1,000	0.00%
TOTAL EXPENDITURES	-	19	1,021	1.86%
Excess (deficiency) of revenues Over (under) expenditures	18	947	-	0.00%
Net change in fund balance	<u>\$ 18</u>	<u>\$ 947</u>	<u>\$ -</u>	<u>0.00%</u>
FUND BALANCE, BEGINNING (OCT 1, 2016)		-	-	
FUND BALANCE, ENDING		<u>\$ 947</u>	<u>\$ -</u>	

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

ACCOUNT DESCRIPTION	MAR-17 ACTUAL	YEAR TO DATE ACTUAL	ANNUAL ADOPTED BUDGET	YTD ACTUAL AS A % OF ADOPTED BUD
REVENUES				
Interest - Investments	\$ 25	\$ 224	\$ 800	28.00%
Special Assmnts- Tax Collector	5,190	290,239	307,392	94.42%
Special Assmnts- Discounts	(56)	(11,106)	(12,296)	90.32%
Gate Bar Code/Remotes	304	1,919	-	0.00%
TOTAL REVENUES	5,463	281,276	295,896	95.06%
EXPENDITURES				
Administration				
Misc-Assessmnt Collection Cost	103	5,583	6,148	90.81%
Misc-Credit Card Fees	8	56	20	280.00%
Total Administration	111	5,639	6,168	91.42%
Right of Way				
Contracts-Security Services	12,049	78,982	154,000	51.29%
Contracts-Pest Control	20	120	240	50.00%
Communication - Teleph - Field	-	846	4,000	21.15%
Insurance - General Liability	-	777	816	95.22%
R&M-General	629	25,413	21,760	116.79%
R&M-Gate	85	7,306	16,800	43.49%
R&M-Streetlights	8,692	33,284	48,000	69.34%
Reserve - Roadways	-	-	44,112	0.00%
Total Right of Way	21,475	146,728	289,728	50.64%
TOTAL EXPENDITURES	21,586	152,367	295,896	51.49%
Excess (deficiency) of revenues Over (under) expenditures	(16,123)	128,909	-	0.00%
Net change in fund balance	\$ (16,123)	\$ 128,909	\$ -	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2016)		321,643	321,643	
FUND BALANCE, ENDING		\$ 450,552	\$ 321,643	

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

ACCOUNT DESCRIPTION	MAR-17 ACTUAL	YEAR TO DATE ACTUAL	ANNUAL ADOPTED BUDGET	YTD ACTUAL AS A % OF ADOPTED BUD
<u>REVENUES</u>				
Interest - Investments	\$ 3	\$ 28	\$ 80	35.00%
Special Assmnts- Tax Collector	392	21,897	23,191	94.42%
Special Assmnts- Discounts	(4)	(838)	(928)	90.30%
Gate Bar Code/Remotes	-	37	-	0.00%
TOTAL REVENUES	391	21,124	22,343	94.54%
<u>EXPENDITURES</u>				
<u>Administration</u>				
Misc-Assessmnt Collection Cost	8	421	464	90.73%
Misc-Credit Card Fees	-	2	5	40.00%
Total Administration	8	423	469	90.19%
<u>Right of Way</u>				
Communication - Teleph - Field	117	818	1,400	58.43%
Insurance - General Liability	-	316	332	95.18%
R&M-General	-	-	1,000	0.00%
R&M-Gate	-	447	3,800	11.76%
R&M-Streetlights	620	3,260	5,596	58.26%
Misc-Contingency	-	-	6,640	0.00%
Reserve - Roadways	-	-	3,106	0.00%
Total Right of Way	737	4,841	21,874	22.13%
TOTAL EXPENDITURES	745	5,264	22,343	23.56%
Excess (deficiency) of revenues Over (under) expenditures	(354)	15,860	-	0.00%
Net change in fund balance	\$ (354)	\$ 15,860	\$ -	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2016)		38,329	38,329	
FUND BALANCE, ENDING		\$ 54,189	\$ 38,329	

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

ACCOUNT DESCRIPTION	MAR-17 ACTUAL	YEAR TO DATE ACTUAL	ANNUAL ADOPTED BUDGET	YTD ACTUAL AS A % OF ADOPTED BUD
<u>REVENUES</u>				
Interest - Investments	\$ 8	\$ 74	\$ 300	24.67%
Special Assmnts- Tax Collector	1,925	107,643	114,004	94.42%
Special Assmnts- Discounts	(21)	(4,119)	(4,560)	90.33%
TOTAL REVENUES	1,912	103,598	109,744	94.40%
<u>EXPENDITURES</u>				
<u>Administration</u>				
Misc-Assessmnt Collection Cost	38	2,070	2,280	90.79%
Total Administration	38	2,070	2,280	90.79%
<u>Right of Way</u>				
R&M-Streetlights	8,637	54,739	95,199	57.50%
Reserve - Roadways	-	-	12,265	0.00%
Total Right of Way	8,637	54,739	107,464	50.94%
TOTAL EXPENDITURES	8,675	56,809	109,744	51.77%
Excess (deficiency) of revenues Over (under) expenditures	(6,763)	46,789	-	0.00%
Net change in fund balance	\$ (6,763)	\$ 46,789	\$ -	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2016)		102,077	102,077	
FUND BALANCE, ENDING		\$ 148,866	\$ 102,077	

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

ACCOUNT DESCRIPTION	MAR-17 ACTUAL	YEAR TO DATE ACTUAL	ANNUAL ADOPTED BUDGET	YTD ACTUAL AS A % OF ADOPTED BUD
<u>REVENUES</u>				
Interest - Investments	\$ 1	\$ 9	\$ 25	36.00%
Special Assmnts- Tax Collector	132	7,409	7,847	94.42%
Special Assmnts- Discounts	(1)	(283)	(314)	90.13%
TOTAL REVENUES	132	7,135	7,558	94.40%
<u>EXPENDITURES</u>				
<u>Administration</u>				
Misc-Assessmnt Collection Cost	3	142	157	90.45%
Total Administration	3	142	157	90.45%
<u>Right of Way</u>				
R&M-Streetlights	562	2,762	4,999	55.25%
Reserve - Roadways	-	-	2,402	0.00%
Total Right of Way	562	2,762	7,401	37.32%
TOTAL EXPENDITURES	565	2,904	7,558	38.42%
Excess (deficiency) of revenues Over (under) expenditures	(433)	4,231	-	0.00%
Net change in fund balance	\$ (433)	\$ 4,231	\$ -	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2016)		14,530	14,530	
FUND BALANCE, ENDING		\$ 18,761	\$ 14,530	

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

ACCOUNT DESCRIPTION	MAR-17 ACTUAL	YEAR TO DATE ACTUAL	ANNUAL ADOPTED BUDGET	YTD ACTUAL AS A % OF ADOPTED BUD
<u>REVENUES</u>				
Interest - Investments	\$ 8	\$ 76	\$ 150	50.67%
Special Assmnts- Tax Collector	629	35,187	37,266	94.42%
Special Assmnts- Discounts	(7)	(1,347)	(1,491)	90.34%
Gate Bar Code/Remotes	-	169	-	0.00%
TOTAL REVENUES	630	34,085	35,925	94.88%
<u>EXPENDITURES</u>				
<u>Administration</u>				
Misc-Assessmnt Collection Cost	12	677	745	90.87%
Misc-Credit Card Fees	-	4	25	16.00%
Total Administration	12	681	770	88.44%
<u>Right of Way</u>				
Communication - Teleph - Field	66	543	850	63.88%
Insurance - General Liability	-	317	333	95.20%
R&M-General	-	-	4,701	0.00%
R&M-Drainage	-	-	3,000	0.00%
R&M-Gate	15,983	28,151	5,000	563.02%
Misc-Internet Services	-	-	1,272	0.00%
Misc-Contingency	-	-	10,026	0.00%
Reserve - Roadways	-	-	9,973	0.00%
Total Right of Way	16,049	29,011	35,155	82.52%
TOTAL EXPENDITURES	16,061	29,692	35,925	82.65%
Excess (deficiency) of revenues Over (under) expenditures	(15,431)	4,393	-	0.00%
Net change in fund balance	<u>\$ (15,431)</u>	<u>\$ 4,393</u>	<u>\$ -</u>	<u>0.00%</u>
FUND BALANCE, BEGINNING (OCT 1, 2016)		145,809	145,809	
FUND BALANCE, ENDING		<u>\$ 150,202</u>	<u>\$ 145,809</u>	

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

ACCOUNT DESCRIPTION	MAR-17 ACTUAL	YEAR TO DATE ACTUAL	ANNUAL ADOPTED BUDGET	YTD ACTUAL AS A % OF ADOPTED BUD
<u>REVENUES</u>				
Interest - Investments	\$ 25	\$ 84	\$ -	0.00%
Special Assmnts- Tax Collector	2,970	166,084	175,900	94.42%
Special Assmnts- Discounts	(32)	(6,355)	(7,036)	90.32%
TOTAL REVENUES	2,963	159,813	168,864	94.64%
<u>EXPENDITURES</u>				
<u>Administration</u>				
ProfServ-Dissemination Agent	-	-	1,000	0.00%
ProfServ-Trustee Fees	-	3,717	3,233	114.97%
Misc-Assessmnt Collection Cost	59	3,195	3,518	90.82%
Total Administration	59	6,912	7,751	89.18%
<u>Debt Service</u>				
Principal Debt Retirement	-	-	110,000	0.00%
Interest Expense	-	20,768	41,535	50.00%
Total Debt Service	-	20,768	151,535	13.71%
TOTAL EXPENDITURES	59	27,680	159,286	17.38%
Excess (deficiency) of revenues Over (under) expenditures	2,904	132,133	9,578	0.00%
<u>OTHER FINANCING SOURCES (USES)</u>				
Contribution to (Use of) Fund Balance	-	-	9,578	0.00%
TOTAL FINANCING SOURCES (USES)	-	-	9,578	0.00%
Net change in fund balance	\$ 2,904	\$ 132,133	\$ 9,578	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2016)		135,828	135,828	
FUND BALANCE, ENDING		\$ 267,961	\$ 145,406	

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

ACCOUNT DESCRIPTION	MAR-17 ACTUAL	YEAR TO DATE ACTUAL	ANNUAL ADOPTED BUDGET	YTD ACTUAL AS A % OF ADOPTED BUD
REVENUES				
Interest - Investments	\$ 22	\$ 46	\$ -	0.00%
Special Assmnts- Tax Collector	3,546	198,282	210,000	94.42%
Special Assmnts- Discounts	(38)	(7,587)	(8,400)	90.32%
TOTAL REVENUES	3,530	190,741	201,600	94.61%
EXPENDITURES				
Administration				
ProfServ-Arbitrage Rebate	-	-	200	0.00%
ProfServ-Dissemination Agent	-	-	333	0.00%
ProfServ-Trustee Fees	-	4,337	4,337	100.00%
Misc-Assessmnt Collection Cost	70	3,814	4,200	90.81%
Total Administration	70	8,151	9,070	89.87%
Debt Service				
Principal Debt Retirement	-	-	245,000	0.00%
Interest Expense	-	4,900	9,800	50.00%
Total Debt Service	-	4,900	254,800	1.92%
TOTAL EXPENDITURES	70	13,051	263,870	4.95%
Excess (deficiency) of revenues Over (under) expenditures	3,460	177,690	(62,270)	0.00%
OTHER FINANCING SOURCES (USES)				
Contribution to (Use of) Fund Balance	-	-	(62,270)	0.00%
TOTAL FINANCING SOURCES (USES)	-	-	(62,270)	0.00%
Net change in fund balance	\$ 3,460	\$ 177,690	\$ (62,270)	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2016)		69,459	69,459	
FUND BALANCE, ENDING		\$ 247,149	\$ 7,189	

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

ACCOUNT DESCRIPTION	MAR-17 ACTUAL	YEAR TO DATE ACTUAL	ANNUAL ADOPTED BUDGET	YTD ACTUAL AS A % OF ADOPTED BUD
<u>REVENUES</u>				
Interest - Investments	\$ 29	\$ 65	\$ -	0.00%
Special Assmnts- Tax Collector	5,194	290,486	307,653	94.42%
Special Assmnts- Discounts	(56)	(11,115)	(12,306)	90.32%
TOTAL REVENUES	5,167	279,436	295,347	94.61%
<u>EXPENDITURES</u>				
<u>Administration</u>				
ProfServ-Arbitrage Rebate	-	-	200	0.00%
ProfServ-Dissemination Agent	-	-	333	0.00%
ProfServ-Trustee Fees	-	4,337	4,337	100.00%
Misc-Assessmnt Collection Cost	103	5,587	6,153	90.80%
Total Administration	103	9,924	11,023	90.03%
<u>Debt Service</u>				
Principal Debt Retirement	-	-	260,000	0.00%
Interest Expense	-	10,600	21,200	50.00%
Total Debt Service	-	10,600	281,200	3.77%
TOTAL EXPENDITURES	103	20,524	292,223	7.02%
Excess (deficiency) of revenues Over (under) expenditures	5,064	258,912	3,124	0.00%
<u>OTHER FINANCING SOURCES (USES)</u>				
Contribution to (Use of) Fund Balance	-	-	3,124	0.00%
TOTAL FINANCING SOURCES (USES)	-	-	3,124	0.00%
Net change in fund balance	\$ 5,064	\$ 258,912	\$ 3,124	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2016)		85,262	85,262	
FUND BALANCE, ENDING		\$ 344,174	\$ 88,386	

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

ACCOUNT DESCRIPTION	MAR-17 ACTUAL	YEAR TO DATE ACTUAL	ANNUAL ADOPTED BUDGET	YTD ACTUAL AS A % OF ADOPTED BUD
<u>REVENUES</u>				
Interest - Investments	\$ 48	\$ 110	\$ -	0.00%
Special Assmnts- Tax Collector	8,543	477,782	506,017	94.42%
Special Assmnts- Discounts	(92)	(18,282)	(20,241)	90.32%
TOTAL REVENUES	8,499	459,610	485,776	94.61%
<u>EXPENDITURES</u>				
<u>Administration</u>				
ProfServ-Arbitrage Rebate	-	-	200	0.00%
ProfServ-Dissemination Agent	-	-	333	0.00%
ProfServ-Trustee Fees	-	4,337	4,337	100.00%
Misc-Assessmnt Collection Cost	169	9,190	10,120	90.81%
Total Administration	169	13,527	14,990	90.24%
<u>Debt Service</u>				
Principal Debt Retirement	-	-	400,000	0.00%
Interest Expense	-	36,231	72,463	50.00%
Total Debt Service	-	36,231	472,463	7.67%
TOTAL EXPENDITURES	169	49,758	487,453	10.21%
Excess (deficiency) of revenues Over (under) expenditures	8,330	409,852	(1,677)	0.00%
<u>OTHER FINANCING SOURCES (USES)</u>				
Contribution to (Use of) Fund Balance	-	-	(1,677)	0.00%
TOTAL FINANCING SOURCES (USES)	-	-	(1,677)	0.00%
Net change in fund balance	<u>\$ 8,330</u>	<u>\$ 409,852</u>	<u>\$ (1,677)</u>	<u>0.00%</u>
FUND BALANCE, BEGINNING (OCT 1, 2016)		158,560	158,560	
FUND BALANCE, ENDING		<u>\$ 568,412</u>	<u>\$ 156,883</u>	

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

ACCOUNT DESCRIPTION	MAR-17 ACTUAL	YEAR TO DATE ACTUAL	ANNUAL ADOPTED BUDGET	YTD ACTUAL AS A % OF ADOPTED BUD
<u>REVENUES</u>				
Interest - Investments	\$ 220	\$ 1,296	\$ -	0.00%
TOTAL REVENUES	220	1,296	-	0.00%
<u>EXPENDITURES</u>				
TOTAL EXPENDITURES	-	-	-	0.00%
Excess (deficiency) of revenues Over (under) expenditures	220	1,296	-	0.00%
Net change in fund balance	<u>\$ 220</u>	<u>\$ 1,296</u>	<u>\$ -</u>	<u>0.00%</u>
FUND BALANCE, BEGINNING (OCT 1, 2016)		680,840	-	
FUND BALANCE, ENDING		<u>\$ 682,136</u>	<u>\$ -</u>	

Notes to the Financial Statements

March 31, 2018

Financial Overview / Highlights

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

Variance Analysis

Account Name	YTD Actual	Annual Budget	% of Budget	Explanation
Balance Sheet				
Assessment receivable	\$2,273			2015-02016 delinquent Assessment.
Allow-Doughtful collection	\$1,136			2015 delinquent Assessment.
Prepaid	\$8,165			Workers Comp. bill for FY17. March 2017 telephone.
Revenues - Fund 001				
Other Misc Revenue	\$11,153	-		Accident Reimb \$5,600. Geico Reimb \$483.
Expenditures - Fund 001				
<u>Administrative</u>				
Postage and Freight	\$852	\$1,200	71%	Postage through February 2017.
Insurance - General Liability	\$35,803	\$37,624	95%	Public Risk Insurance, paid in full for year.
Misc-Contingency	\$3,385	\$100	3385%	Examination of Assessments by Fishkind \$3,000.
Annual District Filing Fee	\$175	\$175	100%	Yearly filing fee paid at the beginning of the year.
<u>Flood Control/Stormwater Mgmt</u>				
Contracts-Lake and Wetland	\$50,000	\$90,000	56%	Monthly fee increased to 8,333 per month. Additional 3,334 paid for Oct-Dec increase.
Contracts-Fountain	\$510	\$4,300	12%	Fountain Design, Quarterly.
R&M-Aquascaping	\$17,138	\$20,000	86%	Aquatic plants install.
R&M-Drainage	\$21,628	\$28,000	77%	Drainage of canal for Springrose \$20,950.
<u>Rights of Way</u>				
Payroll-Bonus	\$33,652	\$12,000	280%	Payroll Bonuses.
Contracts-Other Services	\$9,554	\$19,560	49%	Monthly fee increased Januray. September to December \$1,550 per month.
Contracts-Landscape	\$262,804	\$525,608	50%	Mainscape \$43,800.66/mo.

Notes to the Financial Statements

March 31, 2018

Account Name	YTD Actual	Annual Budget	% of Budget	Explanation
Contracts-Mulch	\$73,796	\$147,592	50%	The Davey Tree Expert, Semi-annuals.
Contracts-Plant Replacement	\$26,480	\$52,959	50%	The Davey Tree Expert, Quarterly. Budget not based on actual.
Contracts-Road Cleaning	\$4,176	\$8,351	50%	USA Services bimonthly amount is \$1,390.
Contracts-Security Alarms	\$321	\$641	50%	ADT, Quarterly.
Communication - Teleph - Field	\$5,106	\$6,000	85%	Unfavorable varience due to lines added.
Insurance - General Liability	\$3,427	\$3,601	95%	Public Risk Insurance, paid in full for year.
R&M-Grounds	\$78,364	\$145,000	54%	Landscape enhancements \$37,642. Plant enhacement \$19,095.
R&M-Irrigation	\$13,776	\$25,000	55%	Irrigation repairs.
R&M-Walls and Signage	\$33,191	\$68,000	49%	Common area wall pressure washing. Wall repair \$16,800.
Misc-Holiday Décor	\$1,607	\$5,000	32%	Holiday lights and décor.
Misc-Taxes (Streetlights)	\$29,480	\$28,724	103%	Doug Belden Tax Collector.
Misc-Contingency	\$8,042	\$5,004	161%	Anniversaty party supplies.
Op Supplies - Uniforms	\$236	\$600	39%	Staff Uniforms.
<u>Common Area</u>				
Impr- Patk	\$387,240	\$412,270	94%	Park plaground and equipment.
Expenditures - Fund 002 Harbor Links				
Insurance - General Liability	\$1,522	\$1,599	95%	Public Risk Insurance, paid in full for year.
Electricity - Streetlighting	\$4,843	\$8,585	56%	Expenses through March.
R&M-Gate	\$14,543	\$6,340	229%	3 Gate openers/phone repair \$10,835.
Expenditures - Fund 004 Saville Row				
<u>Rights of Way</u>				
Insurance - General Liability	\$406	\$427	95%	Public Risk Insurance, paid in full for year.
R&M-Gate	\$3,082	\$2,938	105%	Gate repairs.
Expenditures - Fund 102 The Greens				
<u>Administrative</u>				
Misc-Credit Card Fees	\$48	\$20	240%	Fees for credit card purchases for gate bar code/remotes.
<u>Rights of Way</u>				
Contracts-Security Services	\$78,982	\$154,000	51%	Security staffing through March 2017.

Notes to the Financial Statements

March 31, 2018

Account Name	YTD Actual	Annual Budget	% of Budget	Explanation
Contracts-Pest Control	\$120	\$240	50%	Monthly pest control by Hughes Exterminators.
Insurance - General Liability	\$777	\$816	95%	Public Risk Insurance, paid in full for year.
R&M-General	\$25,413	\$21,760	117%	Sidewalk repairs \$17,890.
R&M-Gate	\$7,306	\$16,800	43%	Gate remotes & gate repairs.
R&M-Streetlights	\$33,284	\$48,000	69%	Expenses through March 2017.
Expenditures - Fund 103 Stonebridge				
<u>Administrative</u>				
Misc-Credit Card Fees	\$2	\$5	40%	Fees for credit card purchases for gate bar code/remotes.
R&M-Streetlights	\$3,260	\$5,596	58%	Expenses through March 2017.
<u>Rights of Way</u>				
Insurance - General Liability	\$316	\$332	95%	Public Risk Insurance, paid in full for year.
Expenditures - Fund 104 West Park Village				
<u>Rights of Way</u>				
R&M-Streetlights	\$54,739	\$95,199	57%	Expenses through March 2017.
Expenditures - Fund 106 Vineyards				
<u>Rights of Way</u>				
Communication - Teleph- Field	\$543	\$850	64%	Verizon through March 2017.
Insurance - General Liability	\$317	\$333	95%	Public Risk Insurance, paid in full for year.
R&M-Gate	\$28,151	\$5,000	563%	Gate camera repairs \$7,875. Phone unit repair \$2,970. New Gate operator install \$15,200.
Expenditures - Fund 254				
<u>Administrative</u>				
ProfServ-Trustee	\$3,717	\$3,233	115%	U.S. Bank annual trustee fees paid in full.
Expenditures - Fund 255				
<u>Administrative</u>				
ProfServ-Trustee	\$4,337	\$4,337	100%	U.S. Bank annual trustee fees paid in full.
Expenditures - Funds 256				
<u>Administrative</u>				
ProfServ-Trustee	\$4,337	\$4,337	100%	U.S. Bank annual trustee fees paid in full.
Expenditures - Funds 257				
<u>Administrative</u>				
ProfServ-Trustee	\$4,337	\$4,337	100%	U.S. Bank annual trustee fees paid in full.

**Westchase
Community Development District**

Supporting Schedules

March 31, 2017

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

Date Received	Net Amount Received	Interest/ Discount Amount	Property Appraiser	Collection Costs	Gross Amount Received	ALLOCATION BY FUND					
						001 General Fund Assessments	002 Harbor Links Fund Assessments	002 Harbor Links Fund Capital Improv.	003 The Enclave Fund Assessments	005 Commercial Road Fund Assessments	008 Radcliffe Fund Assessments
Assessments Levied					\$ 4,589,649 100%	\$ 2,740,531 59.71%	\$ 66,403 1.45%	\$ 53,319 1.16%	\$ 18,174 0.40%	\$ 6,956 0.15%	\$ 1,064 0.02%
11/03/16	42,590	2,268		869	45,728	27,304	662	531	181	69	11
11/15/16	458,082	19,475		9,349	486,906	290,737	7,045	5,656	1,928	738	113
11/23/16	874,135	37,152		17,839	929,127	554,792	13,443	10,794	3,679	1,408	215
12/07/16	2,158,841	91,768		44,058	2,294,667	1,370,171	33,199	26,658	9,087	3,478	532
12/15/16	164,649	6,676		3,360	174,685	104,307	2,527	2,029	692	265	40
01/06/17	154,517	4,915		3,153	162,585	97,081	2,352	1,889	644	246	38
02/07/16	156,438	2,735		3,193	162,365	96,950	2,349	1,886	643	246	38
03/08/17	75,125	831		1,533	77,490	46,270	1,121	900	307	117	18
TOTAL	4,084,377	165,821	-	83,355	4,333,552	2,587,613	62,698	50,344	17,160	6,568	1,004
% COLLECTED					94.42%	94.42%	94.42%	94.42%	94.42%	94.42%	94.42%
TOTAL OUTSTANDING					256,096.78	152,918.26	3,705.22	2,975.13	1,014.11	388.14	59.36

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

ALLOCATION BY FUND									
102 The Greens Fund Assessments	103 Stonebridge Fund Assessments	104 West Park Village Fund Assessments	105 West Park Village Fund Assessments	106 Vineyards Fund Assessments	254 DS 2000 Fund Assessments	255 DS 2007-1 Fund Assessments	256 DS 2007-2 Fund Assessments	257 DS 2007-3 Fund Assessments	
\$ 307,392 6.70%	\$ 23,191 0.51%	\$ 114,004 2.48%	\$ 7,847 0.17%	\$ 37,266 0.81%	\$ 175,900 3.83%	\$ 210,000 4.58%	\$ 307,653 6.70%	\$ 506,017 11.03%	
3,063	231	1,136	78	371	1,753	2,092	3,065	5,042	
32,611	2,460	12,094	832	3,953	18,661	22,278	32,638	53,682	
62,228	4,695	23,079	1,588	7,544	35,609	42,512	62,281	102,438	
153,685	11,595	56,998	3,923	18,632	87,944	104,993	153,816	252,991	
11,700	883	4,339	299	1,418	6,695	7,993	11,709	19,259	
10,889	822	4,038	278	1,320	6,231	7,439	10,898	17,925	
10,874	820	4,033	278	1,318	6,223	7,429	10,884	17,901	
5,190	392	1,925	132	629	2,970	3,546	5,194	8,543	
290,240	21,897	107,643	7,409	35,187	166,085	198,282	290,486	477,782	
94.42%	94.42%	94.42%	94.42%	94.42%	94.42%	94.42%	94.42%	94.42%	
17,152.08	1,294.04	6,361.27	437.83	2,079.41	9,814.99	11,717.74	17,166.66	28,235.13	

Cash & Investment Report
March 31, 2018

<u>ACCOUNT NAME</u>	<u>DATE OPENED</u>	<u>MATURITY</u>	<u>BANK NAME</u>	<u>YIELD</u>	<u>BALANCE</u>
CLEARING FUND					
Public Funds Checking		n/a	Jefferson Bank	n/a	2,344,405
Certificate of Deposit	2-06-16	11/6/2016	Jefferson Bank	0.26%	168,079
Certificate of Deposit	4-20-16	1/20/2017	Jefferson Bank	0.22%	168,488
9 months Subtotal					336,567
Certificate of Deposit	5-18-16	5/18/2017	Jefferson Bank	0.00%	337,709
Certificate of Deposit	6-19-16	6/19/2017	Jefferson Bank	0.31%	338,301
12 months Subtotal					676,011
Certificate of Deposit	7-20-14	7/20/2016	Jefferson Bank	0.55%	307,209
Certificate of Deposit	5-18-16	5/18/2018	Jefferson Bank	0.55%	307,949
Certificate of Deposit	6-19-16	6/19/2018	Jefferson Bank	0.31%	307,280
24 months Subtotal					922,437
Certificate of Deposit	5-18-15	5/18/2018	Jefferson Bank	0.00%	35,019
Certificate of Deposit	6-19-15	6/19/2018	Jefferson Bank	0.77%	35,004
Certificate of Deposit	7-20-15	7/20/2018	Jefferson Bank	0.70%	34,934
36 months Subtotal					104,957
Money Market Account	5-07-12	n/a	Jefferson Bank	0.35%	212,072
Subtotal					4,596,449
DEBT SERVICE FUNDS					
Series 2000 Prepayment Account			U.S. Bank	0.15%	11,003 (1)
Series 2000 Reserve Account			U.S. Bank	0.15%	58,500 (1)
Series 2000 Revenue Account			U.S. Bank	0.15%	183,661 (1)
Series 2007-1 Interest Account			U.S. Bank	0.15%	20,206 (1)
Series 2007-1 Revenue Account			U.S. Bank	0.15%	209,478 (1)
Series 2007-2 Revenue Account			U.S. Bank	0.15%	318,494 (1)
Series 2007-3 Revenue Account			U.S. Bank	0.15%	526,046 (1)
Subtotal					1,327,388
UNINSURABLE ASSETS					
Certificate of Deposit	5-18-16	5/18/2017	Jefferson Bank	0.35%	270,636 (2)
Certificate of Deposit	5-18-16	5/18/2018	Jefferson Bank	0.55%	411,500 (2)
Subtotal					682,136
Total					\$ 6,605,973

(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.

Fifth Order of Business

5A

RESOLUTION 2017-3

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF
THE WESTCHASE COMMUNITY DEVELOPMENT
DISTRICT APPROVING THE BUDGET FOR FISCAL YEAR
2018 AND SETTING A PUBLIC HEARING THEREON
PURSUANT TO FLORIDA LAW**

WHEREAS, the District Manager has heretofore prepared and submitted to the Board a proposed operating and/or debt service budget for Fiscal Year 2018; a copy of which is attached hereto, and

WHEREAS, the Board of Supervisors has considered said proposed budget and desires to set the required public hearing thereon;

**NOW, THEREFORE BE IT RESOLVED BY THE BOARD OF
SUPERVISORS OF THE WESTCHASE COMMUNITY
DEVELOPMENT DISTRICT;**

1. The budget proposed by the District Manager for Fiscal Year 2018 is hereby approved as the basis for conducting a public hearing to adopt said budget.

2. A public hearing on said approved budget is hereby declared and set for the following date, hour and place:

Date: August 1, 2017

Hour: 4:00 p.m.

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

Notice of this public hearing shall be published in the manner prescribed in Florida Law.

Adopted this 2nd day of May, 2017.

James P. Mills
Chairman

Andrew P. Mendenhall, PMP
Secretary

WESTCHASE
Community Development District

Annual Operating and Debt Service Budget
Fiscal Year 2018

Version 2- Proposed Budget
(printed on 4/26/17)

Prepared by:



Table of Contents**General Fund Budget**

General Fund 001	Pages 1 - 3
Allocation of Reserves - Exhibit "A"	Page 4
Narrative - Administrative and Maintenance	Pages 5 - 11
General Fund 002 Harbor Links	Page 12
Allocation of Reserves - Exhibit "B"	Page 13
General Fund 003 The Enclave	Page 14
Allocation of Reserves - Exhibit "C"	Page 15
General Fund 004 Saville Row	Page 16
Allocation of Reserves - Exhibit "D"	Page 17
General Fund 005 Commercial Road	Page 18
Allocation of Reserves - Exhibit "E"	Page 19
General Fund 008 Radcliffe	Page 20
General Fund 102 The Greens	Page 21
Allocation of Reserves - Exhibit "F"	Page 22
General Fund 103 Stonebridge	Page 23
Allocation of Reserves - Exhibit "G"	Page 24
General Fund 104 West Park Village (323,4,5A,6)	Page 25
Allocation of Reserves - Exhibit "H"	Page 26
General Fund 105 West Park Village (324 - C5)	Page 27
Allocation of Reserves - Exhibit "I"	Page 28
General Fund 106 Vineyards	Page 29
Allocation of Reserves - Exhibit "J"	Page 30

Table of Contents**Debt Service Budget - Series 2000**

Summary of Revenue & Expenditures Page 31

Principal and Interest Amortization Schedule Page 32

Debt Service Budget - Series 2007-2

Summary of Revenue & Expenditures Page 33

Principal and Interest Amortization Schedule Page 34

Debt Service Budget - Series 2007-3

Summary of Revenue & Expenditures Page 35

Principal and Interest Amortization Schedule Page 36

Narrative - Debt Services Page 37

Other Supporting Documents

Assessments Schedule Pages 38- 43

Westchase

Community Development District

Operating Budget

Fiscal Year 2018

Summary of Revenues, Expenditures and Changes in Fund Balances
Fiscal Year 2018 Proposed Budget

ACCOUNT DESCRIPTION				ADOPTED	ACTUAL	PROJECTED	TOTAL	ANNUAL
	ACTUAL	ACTUAL	BUDGET	THRU	MARCH-	PROJECTED	BUDGET	
	FY 2015	FY 2016	FY 2017	FEB-2017	SEP 2017	FY 2017	FY 2018	
REVENUES								
Interest - Investments	\$ 8,738	\$ 7,963	\$ 7,000	\$ 1,530	\$ 2,142	\$ 3,672	\$ 3,000	
Interest - Tax Collector	346	219	-	320	-	320	-	
Special Assmnts- Tax Collector	2,711,712	2,711,216	2,740,531	2,541,343	199,188	2,740,531	2,743,836	
Special Assmnts- Refund	(89)	(668)	-	-	-	-	-	
Special Assmnts- Discounts	(95,834)	(98,304)	(109,621)	(98,517)	(1,992)	(100,509)	(109,753)	
Settlements	-	6,852	-	-	-	-	-	
Other Miscellaneous Revenues	5,932	2,418	-	10,233	-	10,233	-	
Pavilion Rental	7,265	8,216	-	5,028	1,242	6,270	4,000	
TOTAL REVENUES	2,638,070	2,637,912	2,637,910	2,459,937	200,580	2,660,517	2,641,083	

EXPENDITURES*Administrative*

P/R-Board of Supervisors	11,200	11,600	13,000	4,800	8,000	12,800	13,000
FICA Taxes	857	887	995	367	612	979	995
ProfServ-Engineering	47,898	26,325	36,000	8,690	21,648	30,338	36,000
ProfServ-Legal Services	95,434	90,440	90,000	31,010	58,990	90,000	90,000
ProfServ-Mgmt Consulting Serv	98,825	101,691	104,843	43,685	61,158	104,843	108,093
ProfServ-Property Appraiser	25,133	-	-	-	-	-	-
ProfServ-Recording Secretary	9,506	12,706	11,000	4,235	6,765	11,000	11,000
Auditing Services	7,500	7,500	7,500	7,500	-	7,500	7,592
Postage and Freight	1,031	806	1,200	805	358	1,163	1,200
Insurance - General Liability	36,295	34,204	37,624	35,803	-	35,803	39,383
Printing and Binding	964	625	1,200	5	580	585	600
Legal Advertising	2,399	6,177	3,000	393	2,607	3,000	3,000
Misc-Assessmnt Collection Cost	42,149	36,615	54,812	48,856	3,984	52,840	54,877
Misc-Credit Card Fees	103	138	220	71	74	145	220
Misc-Contingency	-	19	100	3,003	(2,903)	100	100
Office Supplies	-	10	550	100	140	240	550
Annual District Filing Fee	175	175	175	175	-	175	175
Total Administrative	379,469	329,918	362,219	189,498	162,013	351,511	366,785

Flood Control/Stormwater Mgmt

Contracts-Lake and Wetland	90,000	90,000	90,000	41,667	58,333	100,000	100,000
Contracts-Fountain	5,033	4,625	4,300	255	3,765	4,020	7,020
R&M-Aquascaping	14,888	1,814	20,000	11,669	8,331	20,000	15,000
R&M-Drainage	12,019	21,325	28,000	20,950	7,050	28,000	28,000
R&M-Fountain	3,102	2,575	3,000	500	2,500	3,000	3,000
R&M-Lake Erosion	63,450	38,250	-	-	20,800	20,800	-
Total Flood Control/Stormwater Mgmt	188,492	158,589	145,300	75,041	100,779	175,820	153,020

Summary of Revenues, Expenditures and Changes in Fund Balances
Fiscal Year 2018 Proposed Budget

ACCOUNT DESCRIPTION			ADOPTED	ACTUAL	PROJECTED	TOTAL	ANNUAL
	ACTUAL	ACTUAL	BUDGET	THRU	MARCH-	PROJECTED	BUDGET
	FY 2015	FY 2016	FY 2017	FEB-2017	SEP 2017	FY 2017	FY 2018
Right of Way							
Payroll-Salaries	154,594	163,983	178,145	72,505	116,301	188,806	178,145
Payroll-Benefits	63,270	63,352	67,500	25,721	35,717	61,438	62,454
Payroll - Overtime	9,385	9,986	17,500	8,359	9,238	17,597	17,500
Payroll - Bonus	11,948	12,621	12,000	33,652	-	33,652	33,652
FICA Taxes	18,369	19,071	15,885	11,367	9,604	20,971	25,954
Contracts-Police	186,446	180,785	180,000	54,532	125,468	180,000	180,000
Contracts-Other Services	18,600	18,600	19,560	7,910	11,410	19,320	19,560
Contracts-Landscape	516,238	525,608	525,608	219,003	306,605	525,608	525,608
Contracts-Mulch	147,592	147,592	147,592	73,796	73,796	147,592	147,592
Contracts-Irrigation	-	3,600	-	-	-	-	-
Contracts-Plant Replacement	68,190	75,484	52,959	29,422	41,190	70,612	70,612
Contracts-Road Cleaning	5,568	8,351	8,351	3,480	4,872	8,351	8,351
Contracts-Security Alarms	641	641	641	267	374	641	641
Contracts-Perennials	1,574	-	-	-	-	-	-
Contracts-Pest Control	576	576	576	240	336	576	576
Fuel, Gasoline and Oil	12,888	9,751	14,000	3,033	7,717	10,750	13,000
Communication - Teleph - Field	5,680	5,186	6,000	4,814	6,739	11,553	11,600
Utility - General	31,228	25,950	32,000	9,451	13,231	22,682	32,000
Utility - Reclaimed Water	5,975	8,282	9,500	4,970	6,958	11,928	11,000
Insurance - General Liability	3,384	3,274	3,601	3,427	-	3,427	3,770
R&M-General	22,509	37,094	58,100	14,394	43,706	58,100	58,009
R&M-Equipment	14,790	10,491	20,000	5,150	7,210	12,360	20,000
R&M-Grounds	106,334	95,143	145,000	76,613	37,387	114,000	116,000
R&M-Irrigation	17,914	31,769	25,000	11,747	13,003	24,750	25,000
R&M-Sidewalks	25,694	1,562	17,000	-	17,000	17,000	17,000
R&M-Signage	1,000	6,822	6,000	2,612	3,388	6,000	6,000
R&M-Walls and Signage	32,500	22,247	68,000	28,975	39,025	68,000	68,000
Misc-Holiday Decor	3,552	10,066	5,000	1,607	-	1,607	5,000
Misc-Taxes (Streetlights)	28,724	28,724	28,724	16,015	12,709	28,724	28,724
Misc-Contingency	993	81	5,000	7,960	2,040	10,000	5,000
Office Supplies	2,406	3,427	11,500	251	3,249	3,500	11,500
Cleaning Services	1,416	119	1,680	580	980	1,560	1,680
Op Supplies - General	5,476	5,848	5,000	1,354	4,546	5,900	6,000
Op Supplies - Uniforms	256	604	600	236	330	566	600
Supplies - Misc.	-	-	600	74	526	600	600
Subscriptions and Memberships	373	461	400	-	400	400	400
Conference and Seminars	-	-	1,000	-	1,000	1,000	1,000
Cap Outlay - Other	23,707	-	-	-	-	-	-
Total Right of Way	1,549,790	1,537,151	1,690,022	733,516	956,055	1,689,571	1,712,528

Summary of Revenues, Expenditures and Changes in Fund Balances
Fiscal Year 2018 Proposed Budget

ACCOUNT DESCRIPTION	ACTUAL FY 2015	ACTUAL FY 2016	ADOPTED BUDGET FY 2017	ACTUAL THRU FEB-2017	PROJECTED MARCH- SEP 2017	TOTAL PROJECTED FY 2017	ANNUAL BUDGET FY 2018
Common Area							
R&M-General	1,835	10,093	17,000	112	16,888	17,000	17,000
R&M-Boardwalks	-	-	700	-	700	700	700
R&M-Brick Pavers	-	1,582	1,200	-	1,200	1,200	1,200
R&M-Grounds	2,475	25,031	1,500	169	1,331	1,500	1,500
R&M-Signage	-	240	1,400	-	1,400	1,400	1,400
R&M-Walls and Signage	-	1,114	900	-	900	900	900
Misc-Internet Services	-	-	5,400	-	5,400	5,400	5,400
Impr - Park	-	987,558	412,269	377,548	34,721	412,269	380,650
Total Common Area	4,310	1,025,618	440,369	377,829	62,540	440,369	408,750
TOTAL EXPENDITURES	2,122,061	3,051,276	2,637,910	1,375,884	1,281,387	2,657,271	2,641,083
Excess (deficiency) of revenues							
Over (under) expenditures	516,009	(413,364)	-	1,084,053	(1,080,807)	3,246	-
OTHER FINANCING SOURCES (USES)							
Contribution to (Use of) Fund Balance	-	-	-	-	-	-	-
TOTAL OTHER SOURCES (USES)	-	-	-	-	-	-	-
Net change in fund balance	516,009	(413,364)	-	1,084,053	(1,080,807)	3,246	-
FUND BALANCE, BEGINNING	2,314,258	2,830,267	2,416,904	2,416,904	-	2,416,904	2,420,150
FUND BALANCE, ENDING	\$ 2,830,267	\$ 2,416,903	\$ 2,416,904	\$ 3,500,957	\$ (1,080,807)	\$ 2,420,150	\$ 2,420,150

Exhibit "A"
Allocation of Fund Balances

AVAILABLE FUNDS

	<u>Amount</u>
Beginning Fund Balance - Fiscal Year 2018	\$ 2,420,150
Net Change in Fund Balance - Fiscal Year 2018	-
Reserves - Fiscal Year 2018 Additions	-
Total Funds Available (Estimated) - 9/30/18	2,420,150

ALLOCATION OF AVAILABLE FUNDS***Nonspendable Fund Balance***

Deposits	6,403
Subtotal	<u>6,403</u>

Assigned Fund Balance

Operating Reserves - First Quarter Operating Capital	660,271 ⁽¹⁾
Reserves - Erosion Control	60,000
Reserves - Roadways Prior Years	502,031
Subtotal	<u>1,222,302</u>

(1) Represents approximately 3 months of budgeted expenditures.

Budget Narrative
Fiscal Year 2018

REVENUES

Interest-Investments

The District earns interest on the monthly average collected balance for their operating accounts.

Special Assessments-Tax Collector

The District will levy a Non-Ad Valorem assessment on all the assessable property within the District in order to pay for the operating expenditures during the Fiscal Year.

Special Assessments-Discounts

Per Section 197.162, Florida Statutes, discounts are allowed for early payment of assessments. The budgeted amount for the fiscal year is calculated at 4% of the anticipated Non-Ad Valorem assessments.

EXPENDITURES

Administrative**P/R-Board of Supervisors**

Chapter 190 of the Florida Statutes allows for members of the Board of Supervisors to be compensated \$200 per meeting at which they are in attendance. The amount for the Fiscal Year is based upon all supervisors attending all of the meetings.

Professional Services-Engineering

The District's engineer provides general engineering services to the District, i.e. attendance and preparation for monthly board meetings when requested, review of invoices, and other specifically requested assignments.

Professional Services-Legal Services

The District's Attorney, Erin McCormick Law P.A. provides general legal services to the District, i.e., attendance and preparation for monthly Board meetings, review of contracts, review of agreements and resolutions, and other research as directed or requested by the Board of Supervisors and the District Manager.

Professional Services-Management Consulting Services

The District receives Management, Accounting and Administrative services as part of a Management Agreement with Severn Trent Environmental Services, Inc. Also included are costs for Information Technology charges to process all of the District's financial activities, i.e. accounts payable, financial statements and budgets. The budgeted amount for the fiscal year is based on the contracted fees outlined in Exhibit "A" of the Management Agreement.

Professional Services-Recording Secretary

The recording of the board minutes by Richard Lee Recording. Their charges include \$85 hourly appearance fee, \$5.50 per page, audio and postage.

Postage and Freight

Actual postage and/or freight used for District mailings including agenda packages, vendor checks and other correspondence.

Insurance-General Liability

The District's Property Insurance policy is with Public Insurance Risk. They specialize in providing insurance coverage to governmental agencies. The budgeted amount allows for a projected increase in the premium.

Budget Narrative
Fiscal Year 2018

EXPENDITURES

Administrative (continued)

Postage and Freight

Actual postage and/or freight used for District mailings including agenda packages, vendor checks and other correspondence.

Insurance-General Liability

The District's Property Insurance policy is with Public Insurance Risk. They specialize in providing insurance coverage to governmental agencies. The budgeted amount allows for a projected increase in the premium.

Printing and Binding

Copies used in the preparation of agenda packages, required mailings, and other special projects.

Legal Advertising

The District is required to advertise various notices for monthly Board meetings and other public hearings in a newspaper of general circulation.

Miscellaneous-Assessment Collection Costs

The District reimburses the Hillsborough County Tax Collector for her or his necessary administrative costs. Per the Florida Statutes, administrative costs shall include, but not be limited to, those costs associated with personnel, forms, supplies, data processing, computer equipment, postage, and programming. The District also compensates the Tax Collector for the actual cost of collection or 1% on the amount of special assessments collected and remitted, whichever is greater. The budget for collection costs was based on a maximum of 2% of the anticipated assessment collections.

Miscellaneous-Credit Card Fees

The District has elected to accept credit card payments for pavilion rentals, remote controls and gate bar codes. They have a contract with Square Up. For a swiped card, the fee is 2.75% and for a keyed in card, the fee is 3.5%.

Office Supplies

Supplies used in the preparation and binding of agenda packages, required mailings, and other special projects.

Annual District Filing Fee

The District is required to pay an *annual fee of \$175* to the Department of Economic Opportunity.

Budget Narrative
Fiscal Year 2018**EXPENDITURES****Right of Way****Payroll Salaried**

Payroll and staffing overhead costs associated with the services being provided by District staff. This includes District employees utilized in the field as well as the office, performing management of all District assets and facilities.

Payroll Benefits

This represents Individual Retirement Account @2% of salary, Health Insurance and Workers' Compensation.

Payroll – Overtime

This represents the cost associated with employees working during off hours and weekends. Daily routine consists of opening the bathrooms in the mornings and at the end of the day, cleaning/closing bathrooms.

Payroll – Bonus

Annual bonuses given to field staff.

FICA Taxes

Taxes for the regular payroll, overtime and bonus.

Contracts-Police

The District has an agreement with David Gee, Sheriff to patrol the District property. The District also pays deputies a payroll based on the hours worked.

Contracts-Other Services

The District will contract with OLM for \$1,630 per month for existing landscape contract for review and monitoring.

Contracts-Landscape

The Davey Tree Expert, contract amount is \$43,800.66 per month for landscape maintenance services for the District.

Contracts-Mulch

The Davey Tree Expert, contract amount is \$147,592 per year for mulch for the District.

Contracts-Irrigation

Wesco Turf, Inc., contract amount is \$3,600 for three years.

Contracts-Plant Replacement

Davey Tree, contract amount is \$52,959 per year for seasonal plant installation for the District.

Contracts-Road Cleaning

USA Services, \$1,391.88 per sweep. Street sweeping six times per year @ fifty eight miles of curbing plus disposal.

Contracts-Security Alarms

ADT Security Services, contract amount is \$160.29 per quarter for Alarm Net Transmission, Monitoring of Alarm System and Service Contract Burglary.

Contracts-Pest Control

Hughes Exterminators, Inc., contract amount is \$48 per month for 9515 W Linebaugh Ave, Tampa, FL 33626.

Fuel, Gasoline & Oil

Expenditures for the operation of all field equipment. Palmdale Oil Co. is the fuel vendor.

WESTCHASE

Community Development District

General Fund 001

Budget Narrative
Fiscal Year 2018**EXPENDITURES****Right of Way** (continued)**Communication – Telephone**

Includes the cost for Network Factor (office telephone); Bright House Networks LLC (office internet); Sprint and Verizon Florida LLC (cellular phones).

Utility - General

Electricity for lighting in parks, entry features, fountains, gazebos, and pavilions; water, wastewater, re-use utilities for drinking fountains; feature fountains, bathrooms and irrigation. Fees are based on historical costs plus anticipated rate increases and additional areas.

Utility – Reclaimed Water

Hillsborough County (BOCC) reclaimed water.

Insurance – General Liability

Auto insurance and any other vehicle or equipment insurance not covered by the District's general liability policy. The FY 2017 budget, a 10% increase in premiums is projected.

R&M-General

Allocated for all general repairs and maintenance that the District should incur during the fiscal year.

R&M-Equipment

Repair, replacement and maintenance of equipment utilized by the District.

R&M-Grounds

This is for various maintenance functions that may arise during the fiscal year.

R&M-Irrigation

Additional irrigation repairs that are not covered under the Landscape contract.

R&M-Sidewalks

Planned repairs for the District sidewalks.

R&M-Signage

Scheduled maintenance of signage consists of cleaning, pressure washing, general maintenance, minor repairs, touch-up painting and gold leaf replacement.

R&M-Walls

Scheduled maintenance consists of pressure washing, cleaning, painting, repair and replacement of damaged areas.

Miscellaneous-Decor

Seasonal decorations for the field property.

Miscellaneous-Taxes (Street Lights)

The District owns property adjacent to the road rights-of-way. For this reason, the County assesses the District for its portion of the street lighting costs. Additionally, there are currently specialty street lights, bollards and miscellaneous lights within the right-of-way that are the benefit of the entire community. The costs shown are for electric and maintenance only (*approximately \$20.254 per light per month*). Fees are based on historical costs.

Miscellaneous-Contingency

Represents the potential excess of unscheduled maintenance expenses not included in the budget categories or not anticipated in specific line item.

Budget Narrative
Fiscal Year 2018**EXPENDITURES****Right of Way** (continued)**Office Supplies**

General office supplies that are needed for field operation. Includes \$7,500 for new website for District.

Cleaning Services

Global Janitorial, contract amount is \$140 per month for the field office cleaning.

Operating Supplies - General

Supplies needed for District operation.

Operating Supplies - Uniforms

This is for uniforms for field employees.

Supplies - Miscellaneous

This is for any miscellaneous supplies that the District may need for its operation.

Subscriptions and Memberships

This is for memberships for the website, Sam's Club and BJ's.

Conferences and Seminars

Training for field staff.

WESTCHASE

Community Development District

General Fund 001

Budget Narrative
Fiscal Year 2018**EXPENDITURES****Flood Control/Stormwater Management****Contracts-Lake and Wetland**

Charles Aaron Jackson, contract amount is \$7,500 per month. Scheduled maintenance consists of monthly inspections and treatment of aquatic weeds and algae within CDD lakes. Herbicides will consist of chemical treatments. Algae control will include hand removal and chemical treatments.

Contracts-Fountain

Westchase Pool Care, \$300 per month. This category is intended to cover the cost of operating and maintaining the three decorative fountains and lighted entry signs that are within the Town Center on Montague Drive. The inter-active fountain has state requirements to have a state certified pool attendant perform tests every other day and report to the state monthly tests results. The District has a contract with *Fountain Design Group, Inc.* for \$175 per quarter to maintain the cascade fountain.

R&M-Aquascaping

This category covers the cost associated for the replanting of vegetation required by permit in 28 different sites currently monitored semi-annually by regulatory agencies. The fund is intended for replenishing the species with a low survival rate to meet permit criteria.

R&M-Drainage

This category is intended to cover the cost of cleaning pond bottoms and is tied to the drainage system/baskets for the entire community. Includes \$15,000 for ten drain baskets.

R&M-Fountain

Complete Care Pool, \$2,000 is projected for incidental repairs and supplies. This category is intended to cover the cost of operating and maintaining the three decorative fountains and lighted entry signs that are within the Town Center on Montague Drive. The inter-active fountain has state requirements to have a state certified pool attendant perform tests every other day and report to the state monthly tests results.

WESTCHASE

Community Development District

General Fund 001

Budget Narrative
Fiscal Year 2018**EXPENDITURES****Common Area (Park & Recreation)****R&M-General**

Scheduled maintenance consists of pressure washing, cleaning, repainting, repair and replacement to all District parks. Also, common area facilities such as bathrooms, gazebos, picnic tables, benches and trash cans.

R&M-Boardwalks

Scheduled maintenance consists of pressure washing, cleaning, repainting, repair and replacement of damaged areas plus minor repairs of the wooded boardwalks. This category is intended to cover the on-going maintenance of the three wooded boardwalks located at Radcliffe, Glencliff Park and West Park Village. The total linear footage is approximately 175”.

R&M-Brick Pavers

Scheduled maintenance consists of pressure washing, cleaning, and minor repairs of brick pavers located in the park at West Village. Repair and replacement of damaged areas.

R&M-Grounds

This is for various maintenance functions that may arise during the fiscal year. Deferred maintenance.

R&M-Signage

Scheduled maintenance consists of pressure washing, cleaning, general maintenance, minor repairs, touch-up painting and gold leaf replacement.

R&M-Walls

Scheduled maintenance consists of pressure washing, cleaning, painting, repair and replacement of damaged areas.

Miscellaneous-Internet Services

Bright House Networks business internet services for Glencliff, Baybridge and West Park Village.

Summary of Revenues, Expenditures and Changes in Fund Balances
Fiscal Year 2018 Proposed Budget

ACCOUNT DESCRIPTION	ACTUAL FY 2015	ACTUAL FY 2016	ADOPTED BUDGET FY 2017	ACTUAL THRU FEB-2017	PROJECTED MARCH- Sep-17	TOTAL PROJECTED FY 2017	ANNUAL BUDGET FY 2018
REVENUES							
Interest - Investments	\$ 170	\$ 348	\$ 125	\$ 73	\$ 102	\$ 175	\$ 125
Special Assmnts- Tax Collector	55,962	55,761	66,403	61,577	4,826	66,403	66,483
Special Assmnts- Refund	(4)	(14)	-	-	-	-	-
Special Assmnts- Discounts	(3,861)	(3,960)	(4,789)	(4,304)	(48)	(4,352)	(4,792)
Capital Improvement	53,287	53,122	53,319	49,443	3,876	53,319	53,319
Gate Bar Code/Remotes	632	426	-	94	-	94	-
TOTAL REVENUES	106,186	105,683	115,058	106,883	8,756	115,639	115,135
EXPENDITURES							
<i>Administrative</i>							
ProfServ-Property Appraiser	1,053	-	-	-	-	-	-
Misc-Assessmnt Collection Cost	1,698	1,475	2,394	2,134	97	2,231	2,396
Misc-Credit Card Fees	11	12	15	3	7	10	15
Total Administrative	2,762	1,487	2,409	2,137	104	2,241	2,411
<i>Right of Way</i>							
Communication - Teleph - Field	2,916	2,806	3,500	1,206	1,688	2,894	3,500
Electricity - Streetlighting	-	-	8,585	2,981	4,173	7,154	8,585
Insurance - General Liability	1,503	1,454	1,599	1,522	-	1,522	1,674
R&M-General	5,537	3,161	19,700	246	19,454	19,700	19,700
R&M-Gate	5,666	5,228	6,340	13,928	2,072	16,000	6,340
R&M-Streetlights	7,039	4,721	2,600	1,428	1,172	2,600	2,600
1st Quarter Operating Reserves	-	-	1,733	-	-	-	1,733
Reserve - Roadways	-	-	15,273	-	-	-	15,273
Total Right of Way	22,661	17,370	59,330	21,311	28,560	49,871	59,405
TOTAL EXPENDITURES	25,423	18,857	61,739	23,448	28,663	52,111	61,816
Excess (deficiency) of revenues							
Over (under) expenditures	80,763	86,826	53,319	83,435	(19,907)	63,528	53,319
OTHER FINANCING SOURCES (USES)							
Contribution to (Use of) Fund Balance	-	-	53,319	-	-	-	53,319
TOTAL OTHER SOURCES (USES)	-	-	53,319	-	-	-	53,319
Net change in fund balance	80,763	86,826	53,319	83,435	(19,907)	63,528	53,319
FUND BALANCE, BEGINNING	(76,538)	4,225	91,051	91,051	-	91,051	154,579
FUND BALANCE, ENDING	\$ 4,225	\$ 91,051	\$ 144,370	\$ 174,486	\$ (19,907)	\$ 154,579	\$ 207,898

Exhibit "B"
Allocation of Fund Balances

AVAILABLE FUNDS

	<u>Amount</u>
Beginning Fund Balance - Fiscal Year 2018	\$ 154,579
Net Change in Fund Balance - Fiscal Year 2018	53,319
Reserves - Fiscal Year 2018 Additions	15,273
Total Funds Available (Estimated) - 9/30/18	223,171

ALLOCATION OF AVAILABLE FUNDS***Nonspendable Fund Balance***

Deposits	3,630
Subtotal	3,630

Assigned Fund Balance

Operating Reserves - First Quarter Operating Capital repayment FY 2015	1,733 ⁽¹⁾
Operating Reserves - First Quarter Operating Capital repayment FY 2016	1,733
Operating Reserves - First Quarter Operating Capital repayment FY 2017	1,733
Operating Reserves - First Quarter Operating Capital repayment FY 2018	1,733
Streetlight Loan Repayment FY 2015	53,319
Streetlight Loan Repayment FY 2016	53,319
Streetlight Loan Repayment FY 2017	41,000
Replenish Reserve - Roadways FY 2015	15,273
Reserves - Roadways FY 2016	15,273
Reserves - Roadways FY 2017	15,273
Reserves - Roadways FY 2018	15,273
Subtotal	215,660

Total Allocation of Available Funds	219,290
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Total Unassigned (undesignated) Cash	\$ 3,881
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Notes

(1) Represents approximately 3 months of budgeted expenditures. Per BOS, to recoup will be over 5 years (Starting with FY 2015 budget cycle)

Anticipated Replacement Year	2026
Anticipated Replacement Costs	168,000
Anticipated Reserve	168,000

Summary of Revenues, Expenditures and Changes in Fund Balances
Fiscal Year 2018 Proposed Budget

ACCOUNT DESCRIPTION	ACTUAL FY 2015	ACTUAL FY 2016	ADOPTED BUDGET FY 2017	ACTUAL THRU FEB-17	PROJECTED MARCH- Sep-17	TOTAL PROJECTED FY 2017	ANNUAL BUDGET FY 2018
REVENUES							
Interest - Investments	\$ 62	\$ 344	\$ 40	\$ 13	27	\$ 40	\$ 40
Special Assmnts- Tax Collector	18,174	18,174	18,174	16,853	1,321	18,174	18,174
Special Assmnts- Refund	(1)	(4)	-	-	-	-	-
Special Assmnts- Discounts	(642)	(659)	(727)	(653)	(13)	(666)	(727)
TOTAL REVENUES	17,593	17,855	17,487	16,213	1,335	17,548	17,487
EXPENDITURES							
<i>Administrative</i>							
ProfServ-Property Appraiser	175	-	-	-	-	-	-
Misc-Assessmnt Collection Cost	282	245	363	324	26	350	363
Total Administrative	457	245	363	324	26	350	363
<i>Right of Way</i>							
R&M-Gate	365	-	-	-	-	-	-
R&M-Streetlights	16,642	16,544	17,124	7,582	8,665	16,247	17,124
Total Right of Way	17,007	16,544	17,124	7,582	8,665	16,247	17,124
TOTAL EXPENDITURES	17,464	16,789	17,487	7,906	8,691	16,597	17,487
Excess (deficiency) of revenues							
Over (under) expenditures	129	1,066	-	8,307	(7,356)	951	-
OTHER FINANCING SOURCES (USES)							
Contribution to (Use of) Fund Balance	-	-	-	-	-	-	-
TOTAL OTHER SOURCES (USES)	-	-	-	-	-	-	-
Net change in fund balance	129	1,066	-	8,307	(7,356)	951	-
FUND BALANCE, BEGINNING	21,708	21,837	22,903	22,903	-	22,903	23,854
FUND BALANCE, ENDING	\$ 21,837	\$ 22,903	\$ 22,903	\$ 31,210	\$ (7,356)	\$ 23,854	\$ 23,854

Exhibit "C"
Allocation of Fund Balances

AVAILABLE FUNDS

	<u>Amount</u>
Beginning Fund Balance - Fiscal Year 2018	\$ 23,854
Net Change in Fund Balance - Fiscal Year 2018	-
Reserves - Fiscal Year 2018 Additions	-
Total Funds Available (Estimated) - 9/30/18	23,854

ALLOCATION OF AVAILABLE FUNDS***Nonspendable Fund Balance***

Deposits	7,600
Subtotal	7,600

Assigned Fund Balance

Operating Reserves - First Quarter Operating Capital	4,372 ⁽¹⁾
Subtotal	4,372

Total Allocation of Available Funds	11,972
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Total Unassigned (undesignated) Cash	\$ 11,882
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Notes

(1) Represents approximately 3 months of budgeted expenditures.

Summary of Revenues, Expenditures and Changes in Fund Balances
Fiscal Year 2018 Proposed Budget

ACCOUNT DESCRIPTION	ACTUAL FY 2015	ACTUAL FY 2016	ADOPTED BUDGET FY 2017	ACTUAL THRU FEB-17	PROJECTED MARCH- Sep-17	TOTAL PROJECTED FY 2017	ANNUAL BUDGET FY 2018
REVENUES							
Interest - Investments	\$ 73	\$ 101	\$ 42	\$ 16	\$ 22	\$ 38	\$ 42
Special Assmnts- Tax Collector	13,933	13,932	13,932	12,920	1,012	13,932	13,980
Special Assmnts- Refund	-	(3)	-	-	-	-	-
Special Assmnts- Discounts	(492)	(505)	(557)	(501)	(10)	(511)	(559)
Gate Bar Code/Remotes	98	98	-	33	-	33	-
TOTAL REVENUES	13,612	13,623	13,417	12,468	1,024	13,492	13,463
EXPENDITURES							
<i>Administrative</i>							
ProfServ-Property Appraiser	135	-	-	-	-	-	-
Misc-Assessmnt Collection Cost	217	188	279	248	20	268	280
Misc-Credit Card Fees	2	6	5	1	4	5	5
Total Administrative	354	194	284	249	24	273	285
<i>Right of Way</i>							
Communication - Teleph - Field	991	1,403	1,400	595	833	1,428	1,425
Insurance - General Liability	402	388	427	406	-	406	447
R&M-General	800	-	1,500	-	1,500	1,500	1,500
R&M-Drainage	-	-	-	-	-	-	-
R&M-Gate	4,785	1,489	2,939	95	2,844	2,939	2,939
R&M-Streetlights	358	298	500	152	348	500	500
Misc-Contingency	-	-	4,525	-	4,525	4,525	4,525
Reserve - Roadways	-	-	1,842	-	-	-	1,843
Total Right of Way	7,336	3,578	13,133	1,248	10,050	11,298	13,178
TOTAL EXPENDITURES	7,690	3,772	13,417	1,497	10,074	11,571	13,463
Excess (deficiency) of revenues Over (under) expenditures	5,922	9,851	-	10,971	(9,050)	1,921	-
OTHER FINANCING SOURCES (USES)							
Contribution to (Use of) Fund Balance	-	-	-	-	-	-	-
TOTAL OTHER SOURCES (USES)	-	-	-	-	-	-	-
Net change in fund balance	5,922	9,851	1.00	10,971	(9,050)	1,921	-
FUND BALANCE, BEGINNING	12,341	18,263	28,114	28,115	-	28,115	30,036
FUND BALANCE, ENDING	\$ 18,263	\$ 28,114	\$ 28,115	\$ 39,086	\$ (9,050)	\$ 30,036	\$ 30,036

Exhibit "D"
Allocation of Fund Balances

AVAILABLE FUNDS

	<u>Amount</u>
Beginning Fund Balance - Fiscal Year 2018	\$ 30,036
Net Change in Fund Balance - Fiscal Year 2018	-
Reserves - Fiscal Year 2018 Additions	1,843
Total Funds Available (Estimated) - 9/30/18	31,879

ALLOCATION OF AVAILABLE FUNDS***Nonspendable Fund Balance***

Deposits	20
Subtotal	20

Assigned Fund Balance

Operating Reserves - First Quarter Operating Capital	2,905 ⁽¹⁾
Reserves - Roadways thru FY 2011	15,332
Reserves - Roadways FY 2012	3,492
Reserves - Roadways FY 2013	3,492
Reserves - Roadways FY 2014	3,492
Reserves - Roadways Expense 2014	(22,930)
Reserves - Roadways FY 2015	1,843
Reserves - Roadways FY 2016	1,843
Reserves - Roadways FY 2017	1,843
Reserves - Roadways FY 2018	1,843
Subtotal	13,155

Total Allocation of Available Funds	13,175
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Total Unassigned (undesignated) Cash	\$ 18,704
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Notes

(1) Represents approximately 3 months of budgeted expenditures.

Anticipated Replacement Year	2029
Anticipated Replacement Costs	27,516
Anticipated Reserve Balance	27,516

Summary of Revenues, Expenditures and Changes in Fund Balances
Fiscal Year 2017 Adopted Budget

ACCOUNT DESCRIPTION	ACTUAL FY 2015	ACTUAL FY 2016	ADOPTED BUDGET FY 2017	ACTUAL THRU FEB-17	PROJECTED MARCH- Sep-17	TOTAL PROJECTED FY 2017	ANNUAL BUDGET FY 2018
REVENUES							
Interest - Investments	\$ 8	\$ 34	\$ 10	\$ 6	\$ 8	\$ 14	\$ 10
Special Assmnts- Tax Collector	1,667	1,667	6,956	6,451	505	6,956	6,956
Special Assmnts- Discounts	(59)	(60)	(278)	(250)	(5)	(255)	(278)
TOTAL REVENUES	1,616	1,641	6,688	6,207	508	6,715	6,688
EXPENDITURES							
<i>Administrative</i>							
ProfServ-Property Appraiser	16	-	-	-	-	-	-
Misc-Assessmnt Collection Cost	26	23	139	124	10	134	139
Total Administrative	42	23	139	124	10	134	139
<i>Right of Way</i>							
R&M - General	-	-	5,000	-	5,000	5,000	5,000
Reserve - Roadways	-	-	1,549	-	-	-	1,549
Total Right of Way	-	-	6,549	-	5,000	5,000	6,549
TOTAL EXPENDITURES	42	23	6,688	124	5,010	5,134	6,688
Excess (deficiency) of revenues Over (under) expenditures	1,574	1,618	-	6,083	(4,502)	1,581	-
OTHER FINANCING SOURCES (USES)							
Contribution to (Use of) Fund Balance	-	-	-	-	-	-	-
TOTAL OTHER SOURCES (USES)	-	-	-	-	-	-	-
Net change in fund balance	1,574	1,618	-	6,083	(4,502)	1,581	-
FUND BALANCE, BEGINNING	7,112	8,686	10,304	10,304	-	10,304	11,885
FUND BALANCE, ENDING	\$ 8,686	\$ 10,304	\$ 10,304	\$ 16,387	\$ (4,502)	\$ 11,885	\$ 11,885

Exhibit "E"
Allocation of Fund Balances

AVAILABLE FUNDS

	<u>Amount</u>
Beginning Fund Balance - Fiscal Year 2018	\$ 11,885
Net Change in Fund Balance - Fiscal Year 2018	-
Reserves - Fiscal Year 2018 Additions	1,549
Total Funds Available (Estimated) - 9/30/18	13,434

ALLOCATION OF AVAILABLE FUNDS***Assigned Fund Balance***

Operating Reserves - First Quarter Operating Capital	1,285 ⁽¹⁾
Reserves - Roadways thru FY 2011	9,892
Reserves - Roadways FY 2012	1,949
Reserves - Roadways FY 2013	1,014
Reserves - Roadways FY 2013 actual expenditures	(12,883)
Reserves - Roadways FY 2014	1,549
Reserves - Roadways FY 2015	1,549
Reserves - Roadways FY 2016	1,549
Reserves - Roadways FY 2017	1,549
Reserves - Roadways FY 2018	1,549
Subtotal	<u>9,001</u>

Total Allocation of Available Funds	<u>9,001</u>
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Total Unassigned (undesignated) Cash	<u>\$ 4,433</u>
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Notes

(1) Represents approximately 3 months of budgeted expenditures.

Anticipated Replacement Year	2023
Anticipated Replacement Costs balance	15,488
Current Budgeted Reserve Balance	15,488

Summary of Revenues, Expenditures and Changes in Fund Balances
Fiscal Year 2018 Proposed Budget

ACCOUNT DESCRIPTION	ACTUAL FY 2015	ACTUAL FY 2016	ADOPTED BUDGET FY 2017	ACTUAL THRU FEB-17	PROJECTED MARCH Sep-17	TOTAL PROJECTED FY 2017	ANNUAL BUDGET FY 2018
REVENUES							
Interest - Investments	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Special Assmnts- Tax Collector	-	-	1,064	987	77	1,064	-
Special Assmnts- Discounts	-	-	(43)	(38)	(1)	(39)	-
TOTAL REVENUES	-	-	1,021	949	76	1,025	-
EXPENDITURES							
<i>Administrative</i>							
ProfServ-Property Appraiser	-	-	-	-	-	-	-
Misc-Assessmnt Collection Cost	-	-	21	19	2	21	-
Total Administrative	-	-	21	19	2	21	-
<i>Right of Way</i>							
R&M-General	-	-	1,000	-	1,008	1,004	-
Total Right of Way	-	-	1,000	-	1,008	1,004	-
TOTAL EXPENDITURES	-	-	1,021	19	1,010	1,025	-
Excess (deficiency) of revenues Over (under) expenditures	-	-	0	930	(934)	-	-
OTHER FINANCING SOURCES (USES)							
Contribution to (Use of) Fund Balance	-	-	0	-	-	-	-
TOTAL OTHER SOURCES (USES)	-	-	0	-	-	-	-
Net change in fund balance	-	-	1	930	(934)	-	-
FUND BALANCE, BEGINNING	-	-	1,043	-	-	-	-
FUND BALANCE, ENDING	\$ -	\$ -	\$ 1,044	\$ 930	\$ (934)	\$ -	\$ -

Summary of Revenues, Expenditures and Changes in Fund Balances
Fiscal Year 2018 Proposed Budget

ACCOUNT DESCRIPTION	ACTUAL FY 2015	ACTUAL FY 2016	ADOPTED BUDGET FY 2017	ACTUAL THRU FEB 17	PROJECTED MARCH- Sep-17	TOTAL PROJECTED FY 2017	ANNUAL BUDGET FY 2018
REVENUES							
Interest - Investments	\$ 1,249	\$ 1,245	\$ 800	\$ 200	\$ 280	\$ 480	\$ 500
Special Assmnts- Tax Collector	310,982	310,982	307,392	285,050	22,342	307,392	307,858
Special Assmnts- Refund	(13)	(77)	-	-	-	-	-
Special Assmnts- Discounts	(10,986)	(11,274)	(12,296)	(11,051)	(223)	(11,274)	(12,314)
Gate Bar Code/Remotes	1,957	2,514	-	1,636	-	1,636	-
TOTAL REVENUES	303,189	303,390	295,896	275,835	22,398	298,233	296,044
EXPENDITURES							
<i>Administrative</i>							
ProfServ-Property Appraiser	2,998	-	-	-	-	-	-
Misc-Assessmnt Collection Cost	4,834	4,199	6,148	5,480	447	5,927	6,157
Misc-Credit Card Fees	40	82	20	48	67	115	120
Total Administrative	7,872	4,281	6,168	5,528	514	6,042	6,277
<i>Right of Way</i>							
Contracts-Security Services	155,315	159,094	154,000	66,934	93,708	160,642	154,000
Contracts-Pest Control	-	80	240	100	140	240	240
Communication - Teleph - Field	3,130	2,041	4,000	846	1,184	2,030	4,000
Utility - General	40	-	-	-	-	-	-
Insurance - General Liability	767	742	816	777	-	777	855
R&M-General	21,448	11,117	21,760	24,783	-	24,783	21,760
R&M-Gate	8,946	9,295	16,800	7,221	9,579	16,800	16,800
R&M-Sidewalks	9,565	-	-	-	-	-	-
R&M-Streetlights	48,081	52,033	48,000	24,593	23,407	48,000	48,000
Misc-Security	-	-	-	-	-	-	-
Reserve - Roadways	-	-	44,112	-	-	-	44,112
Total Right of Way	247,292	234,402	289,728	125,254	128,018	253,272	289,767
TOTAL EXPENDITURES	255,164	238,683	295,896	130,782	128,532	259,314	296,044
Excess (deficiency) of revenues Over (under) expenditures	48,025	64,707	-	145,053	(106,134)	38,919	-
OTHER FINANCING SOURCES (USES)							
Contribution to (Use of) Fund Balance	-	-	-	-	-	-	-
TOTAL OTHER SOURCES (USES)	-	-	-	-	-	-	-
Net change in fund balance	48,025	64,707	-	145,053	(106,134)	38,919	-
FUND BALANCE, BEGINNING	208,911	256,936	321,643	321,643	-	321,643	360,562
FUND BALANCE, ENDING	\$ 256,936	\$ 321,643	\$ 321,643	\$ 466,696	\$ (106,134)	\$ 360,562	\$ 360,562

Exhibit "F"
Allocation of Fund Balances

AVAILABLE FUNDS

	<u>Amount</u>
Beginning Fund Balance - Fiscal Year 2018	\$ 360,562
Net Change in Fund Balance - Fiscal Year 2018	-
Reserves - Fiscal Year 2018 Additions	44,112
Total Funds Available (Estimated) - 9/30/18	404,674

ALLOCATION OF AVAILABLE FUNDS***Nonspendable Fund Balance***

Deposits	8,425
Subtotal	<u>8,425</u>

Assigned Fund Balance

Operating Reserves - First Quarter Operating Capital	62,983 ⁽¹⁾
Reserves - Roadways thru FY 2011	338,941
Reserves - Roadways FY 2012	74,740
Reserves - Roadways FY 2013	74,740
Reserves - Roadways FY 2014	74,740
Reserves - Roadways Expense 2014	(551,401)
Reserves - Roadways FY 2015	45,048
Reserves - Roadways FY 2016	44,112
Reserves - Roadways FY 2017	44,112
Reserves - Roadways FY 2018	44,112
Subtotal	<u>252,127</u>

Total Allocation of Available Funds	260,552
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Total Unassigned (undesignated) Cash	<u>\$ 144,122</u>
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Notes

(1) Represents approximately 3 months of budgeted expenditures.

Anticipated Replacement Year	2029
Anticipated Replacement Costs	661,681
Anticipated Reserve Balance	661,681

Summary of Revenues, Expenditures and Changes in Fund Balances
Fiscal Year 2018 Proposed Budget

ACCOUNT DESCRIPTION	ACTUAL FY 2015	ACTUAL FY 2016	ADOPTED BUDGET FY 2017	ACTUAL THRU FEB 17	PROJECTED MARCH- Sep-17	TOTAL PROJECTED FY 2017	ANNUAL BUDGET FY 2018
REVENUES							
Interest - Investments	\$ 92	\$ 354	\$ 80	\$ 25	\$ 35	\$ 60	\$ 80
Special Assmnts- Tax Collector	23,191	23,191	23,191	21,506	1,685	23,191	23,527
Special Assmnts- Refund	(1)	(6)	-	-	-	-	-
Special Assmnts- Discounts	(819)	(841)	(928)	(834)	(17)	(851)	(941)
Gate Bar Code/Remotes	33	66	-	37	-	37	-
TOTAL REVENUES	22,496	22,764	22,343	20,734	1,703	22,437	22,666
EXPENDITURES							
<i>Administrative</i>							
ProfServ-Property Appraiser	224	-	-	-	-	-	-
Misc-Assessmnt Collection Cost	360	313	464	413	34	447	471
Misc-Credit Card Fees	1	2	5	2	3	5	5
Total Administrative	585	315	469	415	37	452	476
<i>Right of Way</i>							
Communication - Teleph - Field	1,230	1,403	1,400	701	981	1,682	1,700
Insurance - General Liability	312	302	332	316	-	316	348
R&M-General	1,100	1,183	1,000	-	1,000	1,000	1,000
R&M-Gate	1,785	2,476	3,800	447	3,353	3,800	3,800
R&M-Streetlights	5,567	5,394	5,596	2,640	2,956	5,596	5,596
Misc-Contingency	-	-	6,640	-	6,640	6,640	6,640
Cap Outlay - Security Cameras	5,570	-	-	-	-	-	-
Reserve - Roadways	-	-	3,106	-	-	-	3,106
Total Right of Way	15,564	10,758	21,874	4,104	14,930	19,034	22,190
TOTAL EXPENDITURES	16,149	11,073	22,343	4,519	14,967	19,486	22,666
Excess (deficiency) of revenues Over (under) expenditures	6,347	11,691	-	16,215	(13,264)	2,951	-
Net change in fund balance	6,347	11,691	-	16,215	(13,264)	2,951	-
FUND BALANCE, BEGINNING	20,291	26,638	38,329	38,329	-	38,329	41,280
FUND BALANCE, ENDING	\$ 26,638	\$ 38,329	\$ 38,329	\$ 54,544	\$ (13,264)	\$ 41,280	\$ 41,280

Exhibit "G"
Allocation of Fund Balances

AVAILABLE FUNDS

	<u>Amount</u>
Beginning Fund Balance - Fiscal Year 2018	\$ 41,280
Net Change in Fund Balance - Fiscal Year 2018	-
Reserves - Fiscal Year 2018 Additions	3,106
Total Funds Available (Estimated) - 9/30/18	44,387

ALLOCATION OF AVAILABLE FUNDS***Nonspendable Fund Balance***

Deposits	800
Subtotal	800

Assigned Fund Balance

Operating Reserves - First Quarter Operating Capital	4,890 ⁽¹⁾
Reserves - Roadways thru FY 2011	35,202
Reserves - Roadways FY 2012	6,812
Reserves - Roadways FY 2013	6,812
Reserves - Roadways FY 2014	6,812
Reserves - Roadways Expense 2014	(38,831)
Reserves - Roadways FY 2015	3,668
Reserves - Roadways FY 2016	3,106
Reserves - Roadways FY 2017	3,106
Reserves - Roadways FY 2018	3,106
Subtotal	34,683

Total Allocation of Available Funds	35,483
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Total Unassigned (undesignated) Cash	\$ 8,903
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Notes

(1) Represents approximately 3 months of budgeted expenditures.

Anticipated Replacement Year	2029
Anticipated Replacement Costs	46,597
Anticipated Reserve Balance	46,597

Summary of Revenues, Expenditures and Changes in Fund Balances
Fiscal Year 2018 Proposed Budget

ACCOUNT DESCRIPTION	ACTUAL FY 2015	ACTUAL FY 2016	ADOPTED BUDGET FY 2017	ACTUAL THRU FEB 17	PROJECTED MARCH- Sep-17	TOTAL PROJECTED FY 2017	ANNUAL BUDGET FY 2018
REVENUES							
Interest - Investments	\$ 347	\$ 344	\$ 300	\$ 66	\$ 234	\$ 300	\$ 300
Special Assmnts- Tax Collector	116,484	116,484	114,004	105,718	8,286	114,004	119,005
Special Assmnts- Refund	(4)	(29)	-	-	-	-	-
Special Assmnts- Discounts	(4,116)	(4,223)	(4,560)	(4,098)	(83)	(4,181)	(4,760)
TOTAL REVENUES	112,711	112,576	109,744	101,686	8,437	110,123	114,545
EXPENDITURES							
<i>Administrative</i>							
ProfServ-Property Appraiser	1,123	-	-	-	-	-	-
Misc-Assessmnt Collection Cost	1,811	1,573	2,280	2,032	166	2,198	2,380
Total Administrative	2,934	1,573	2,280	2,032	166	2,198	2,380
<i>Right of Way</i>							
R&M-Streetlights	87,400	91,862	95,199	46,102	53,731	99,833	99,900
Reserve - Roadways	-	1,520	12,265	-	-	-	12,265
Total Right of Way	87,400	93,382	107,464	46,102	53,731	99,833	112,165
TOTAL EXPENDITURES	90,334	94,955	109,744	48,134	53,896	102,030	114,545
Excess (deficiency) of revenues							
Over (under) expenditures	22,377	17,621	-	53,552	(45,459)	8,093	-
OTHER FINANCING SOURCES (USES)							
Contribution to (Use of) Fund Balance	-	-	-	-	-	-	-
TOTAL OTHER SOURCES (USES)	-	-	-	-	-	-	-
Net change in fund balance	22,377	17,621	-	53,552	(45,459)	8,093	-
FUND BALANCE, BEGINNING	62,079	84,456	102,077	102,077	-	102,077	110,170
FUND BALANCE, ENDING	\$ 84,456	\$ 102,077	\$ 102,077	\$ 155,629	\$ (45,459)	\$ 110,170	\$ 110,170

Exhibit "H"
Allocation of Fund Balances

AVAILABLE FUNDS

	<u>Amount</u>
Beginning Fund Balance - Fiscal Year 2018	\$ 110,170
Net Change in Fund Balance - Fiscal Year 2018	-
Reserves - Fiscal Year 2018 Additions	12,265
Total Funds Available (Estimated) - 9/30/18	122,434

ALLOCATION OF AVAILABLE FUNDS

Nonspendable Fund Balance

Deposits	18,600
Subtotal	18,600

Assigned Fund Balance

Operating Reserves - First Quarter Operating Capital	25,570 ⁽¹⁾
Reserves - Roadways thru FY 2011	64,365
Reserves - Roadways FY 2012	16,036
Reserves - Roadways FY 2013	16,036
Reserves - Roadways FY 2013 actual expenditures	(99,583)
Reserves - Roadways FY 2014	12,265
Reserves - Roadways FY 2015	12,265
Reserves - Roadways FY 2016	12,265
Reserves - Roadways FY 2016 actual expenditures	(1,520)
Reserves - Roadways FY 2017	12,265
Reserves - Roadways FY 2018	12,265
Subtotal	82,228

Total Allocation of Available Funds	100,828
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Total Unassigned (undesignated) Cash	\$ 21,606
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Notes

(1) Represents approximately 3 months of budgeted expenditures.

Anticipated Replacement Year	2023
Anticipated Replacement Costs	119,500
Anticipated Reserve Balance	119,500

Summary of Revenues, Expenditures and Changes in Fund Balances
Fiscal Year 2018 Proposed Budget

ACCOUNT DESCRIPTION	ACTUAL FY 2015	ACTUAL FY 2016	ADOPTED BUDGET FY 2017	ACTUAL THRU FEB 17	PROJECTED MARCH- Sep-17	TOTAL PROJECTED FY 2017	ANNUAL BUDGET FY 2018
REVENUES							
Interest - Investments	\$ 25	\$ 94	\$ 25	\$9	\$ 19	\$ 28	\$ 25
Special Assmnts- Tax Collector	8,034	8,034	7,847	7,276	\$ 571	7,847	7,847
Special Assmnts- Refund	-	(2)	-	-	-	-	-
Special Assmnts- Discounts	(284)	(291)	(314)	(282)	(6)	(288)	(314)
TOTAL REVENUES	7,775	7,835	7,558	7,003	584	7,587	7,558
EXPENDITURES							
<i>Administrative</i>							
ProfServ-Property Appraiser	77	-	-	-	-	-	-
Misc-Assessmnt Collection Cost	125	108	157	140	11	151	157
Total Administrative	202	108	157	140	11	151	157
<i>Right of Way</i>							
R&M-Streetlights	4,585	4,438	4,999	2,200	3,080	5,280	4,999
Reserve - Roadways	-	-	2,402	-	-	-	2,402
Total Right of Way	4,585	4,438	7,401	2,200	3,080	5,280	7,401
TOTAL EXPENDITURES	4,787	4,546	7,558	2,340	3,091	5,431	7,558
Excess (deficiency) of revenues							
Over (under) expenditures	2,988	3,289	(0)	4,663	(2,508)	2,155	-
OTHER FINANCING SOURCES (USES)							
Contribution to (Use of) Fund Balance	-	-	(0)	-	-	-	-
TOTAL OTHER SOURCES (USES)	-	-	(0)	-	-	-	-
Net change in fund balance	2,988	3,289	(0)	4,663	(2,508)	2,155	-
FUND BALANCE, BEGINNING	8,253	11,241	14,530	14,530	-	14,530	16,685
FUND BALANCE, ENDING	\$ 11,241	\$ 14,530	\$ 14,530	\$ 19,193	\$ (2,508)	\$ 16,685	\$ 16,685

Exhibit "I"
Allocation of Fund Balances

AVAILABLE FUNDS

	<u>Amount</u>
Beginning Fund Balance - Fiscal Year 2018	\$ 16,685
Net Change in Fund Balance - Fiscal Year 2018	-
Reserves - Fiscal Year 2018 Additions	2,402
Total Funds Available (Estimated) - 9/30/18	19,087

Assigned Fund Balance

Operating Reserves - First Quarter Operating Capital	1,289 ⁽¹⁾
Reserves - Roadways thru FY 2011	7,200 ⁽²⁾
Reserves - Roadways FY 2012	1,800
Reserves - Roadways FY 2013	1,800
Reserves - Roadways FY 2013 expenditures	(15,826)
Reserves - Roadways FY 2014	2,402
Reserves - Roadways FY 2015	2,402
Reserves - Roadways FY 2016	2,402
Reserves - Roadways FY 2017	2,402
Reserves - Roadways FY 2018	2,402
Subtotal	<u>8,272</u>

Total Allocation of Available Funds	8,272
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Total Unassigned (undesignated) Cash	\$ <u>10,815</u>
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Notes

(1) Represents approximately 3 months of budgeted expenditures.

(2) Road work projected as a fiscal year expenditure. Reserves above were reduced to record the costs.

Anticipated Replacement Year	2023
Anticipated Replacement Costs	18,991
Anticipated Reserve Balance	18,991

Summary of Revenues, Expenditures and Changes in Fund Balances
Fiscal Year 2018 Proposed Budget

ACCOUNT DESCRIPTION	ACTUAL FY 2015	ACTUAL FY 2016	ADOPTED BUDGET FY 2017	ACTUAL THRU FEB 17	PROJECTED MARCH- Sep-17	TOTAL PROJECTED FY 2017	ANNUAL BUDGET FY 2018
REVENUES							
Interest - Investments	\$ 209	\$ 232	\$ 150	\$ 68	\$ 103	\$ 171	\$ 150
Special Assmnts- Tax Collector	38,909	38,909	37,266	34,558	2,708	37,266	37,283
Special Assmnts- Refund	(1)	(10)	-	-	-	-	-
Special Assmnts- Discounts	(1,375)	(1,411)	(1,491)	(1,340)	(27)	(1,367)	(1,491)
Gate Bar Code/Remotes	255	426	-	171	-	171	-
TOTAL REVENUES	37,997	38,146	35,926	33,457	2,784	36,241	35,941
EXPENDITURES							
<i>Administrative</i>							
ProfServ-Property Appraiser	375	-	-	-	-	-	-
Misc-Assessmnt Collection Cost	605	525	745	665	54	719	746
Misc-Credit Card Fees	4	16	25	4	21	25	25
Total Administrative	984	541	770	669	75	744	771
<i>Right of Way</i>							
Communication - Teleph - Field	795	799	850	477	668	1,145	1,150
Insurance - General Liability	313	303	333	317	-	317	349
R&M-General	-	-	4,701	-	4,701	4,701	4,401
R&M-Drainage	-	-	3,000	-	3,000	3,000	3,000
R&M-Gate	-	7,884	5,000	12,168	-	12,168	5,000
Misc-Internet Services	-	-	1,272	-	1,272	1,272	1,272
Misc-Contingency	-	-	10,026	-	10,026	10,026	10,026
Reserve - Roadways	-	124,668	9,973	-	-	-	9,973
Total Right of Way	1,108	133,654	35,155	12,962	19,667	32,629	35,171
TOTAL EXPENDITURES	2,092	134,195	35,926	13,631	19,742	33,373	35,941
Excess (deficiency) of revenues							
Over (under) expenditures	35,905	(96,049)	-	19,826	(16,958)	2,868	-
OTHER FINANCING SOURCES (USES)							
Contribution to (Use of) Fund Balance	-	-	-	-	-	-	-
TOTAL OTHER SOURCES (USES)	-	-	-	-	-	-	-
Net change in fund balance	35,905	(96,049)	-	19,826	(16,958)	2,868	-
FUND BALANCE, BEGINNING	205,953	241,858	145,809	145,809	-	145,809	148,677
FUND BALANCE, ENDING	\$ 241,858	\$ 145,809	\$ 145,809	\$ 165,635	\$ (16,958)	\$ 148,677	\$ 148,677

Exhibit "J"
Allocation of Fund Balances

AVAILABLE FUNDS

	<u>Amount</u>
Beginning Fund Balance - Fiscal Year 2018	\$ 148,677
Net Change in Fund Balance - Fiscal Year 2018	-
Reserves - Fiscal Year 2018 Additions	9,973
Total Funds Available (Estimated) - 9/30/18	158,650

ALLOCATION OF AVAILABLE FUNDS***Assigned Fund Balance***

Operating Reserves - First Quarter Operating Capital	6,492 ⁽¹⁾
Reserves - Roadways thru FY 2011	95,081
Reserves- Roadways FY 2012	21,007
Reserves - Roadways FY 2013	21,007
Reserves - Roadways FY 2014	21,007
Reserves - Roadways FY 2015	21,007
Reserves - Roadway expenses FY 2016	(124,668)
Reserves - Roadways FY 2016	12,000
Reserves - Roadways FY 2017	9,973
Reserves - Roadways FY 2018	9,973
Subtotal	<u>92,879</u>

Total Allocation of Available Funds	<u>92,879</u>
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Total Unassigned (undesignated) Cash	<u>\$ 65,771</u>
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Notes

(1) Represents approximately 3 months of budgeted expenditures.

Anticipated Replacement Year	2031
Anticipated Replacement Costs	149,602
Anticipated Reserve Balance	149,602

Westchase

Community Development District

Debt Service Budgets

Fiscal Year 2018

Summary of Revenues, Expenditures and Changes in Fund Balances
Fiscal Year 2018 Proposed Budget

ACCOUNT DESCRIPTION	ACTUAL FY 2015	ACTUAL FY 2016	ADOPTED BUDGET FY 2017	ACTUAL THRU FEB 17	PROJECTED MARCH- Sep-17	TOTAL PROJECTED FY 2017	ANNUAL BUDGET FY 2018
REVENUES							
Interest - Investments	\$ 83	\$ 140	\$ -	\$ 57	\$ -	\$ 57	\$ -
Special Assmnts- Tax Collector	175,900	175,900	175,900	163,115	12,785	175,900	175,900
Special Assmnts- Refund	(7)	(43)	-	-	-	-	-
Special Assmnts- Discounts	(6,215)	(6,377)	(7,036)	(6,323)	(128)	(6,451)	(7,036)
TOTAL REVENUES	169,761	169,620	168,864	156,849	12,657	169,506	168,864
EXPENDITURES							
<i>Administrative</i>							
ProfServ-Dissemination Agent	1,000	1,000	1,000	-	1,000	1,000	1,000
ProfServ-Property Appraiser	1,696	-	-	-	-	-	-
ProfServ-Trustee Fees	3,313	3,098	3,233	3,717	-	3,717	3,717
Misc-Assessmnt Collection Cost	2,734	2,375	3,518	3,136	256	3,392	3,518
Total Administrative	8,743	6,473	7,751	6,853	1,256	8,109	8,235
<i>Debt Service</i>							
Principal Debt Retirement	95,000	105,000	110,000	-	110,000	110,000	110,000
Principal Prepayments	20,000	20,000	-	-	-	-	-
Interest Expense	57,865	49,878	41,535	20,768	20,767	41,535	33,725
Total Debt Service	172,865	174,878	151,535	20,768	130,767	151,535	143,725
TOTAL EXPENDITURES	181,608	181,351	159,286	27,621	132,023	159,644	151,960
Excess (deficiency) of revenues Over (under) expenditures	(11,847)	(11,731)	9,578	129,228	(119,366)	9,862	16,904
OTHER FINANCING SOURCES (USES)							
Contribution to (Use of) Fund Balance	-	-	9,578	-	-	-	16,904
TOTAL OTHER SOURCES (USES)	-	-	9,578	-	-	-	16,904
Net change in fund balance	(11,847)	(11,731)	9,578	129,228	(119,366)	9,862	16,904
FUND BALANCE, BEGINNING	159,406	147,559	135,828	135,828	-	135,828	145,690
FUND BALANCE, ENDING	\$ 147,559	\$ 135,828	\$ 145,406	\$ 265,056	\$ (119,366)	\$ 145,690	\$ 162,594

Amortization Schedule
Capital Improvement Revenue Bonds, Series 2000

<u>Date</u>	<u>Balance</u>	<u>Principal</u>	<u>Extraordinary Redemption</u>	<u>Coupon</u>	<u>Interest</u>	<u>Period Total</u>	<u>Fiscal Total</u>
11/1/2017	\$ 475,000			7.10%	\$ 16,863	\$ 16,863	
5/1/2018	\$ 475,000	\$ 110,000		7.10%	\$ 16,863	\$ 126,863	\$ 143,725
11/1/2018	\$ 365,000			7.10%	\$ 12,958	\$ 12,958	
5/1/2019	\$ 365,000	\$ 115,000		7.10%	\$ 12,958	\$ 127,958	\$ 140,915
11/1/2019	\$ 250,000			7.10%	\$ 8,875	\$ 8,875	
5/1/2020	\$ 250,000	\$ 120,000		7.10%	\$ 8,875	\$ 128,875	\$ 137,750
11/1/2020	\$ 130,000			7.10%	\$ 4,615	\$ 4,615	
5/1/2021	\$ 130,000	\$ 130,000		7.10%	\$ 4,615	\$ 134,615	\$ 139,230
		\$ 475,000	\$ -		\$ 86,620	\$ 561,620	

Summary of Revenues, Expenditures and Changes in Fund Balances
Fiscal Year 2018 Proposed Budget

ACCOUNT DESCRIPTION	ACTUAL FY 2015	ACTUAL FY 2016	ADOPTED BUDGET FY 2017	ACTUAL THRU FEB 17	PROJECTED MARCH- Sep-17	TOTAL PROJECTED FY 2017	ANNUAL BUDGET FY 2018
REVENUES							
Interest - Investments	\$ 69	\$ 128	\$ -	\$ 36	\$ -	\$ 36	\$ -
Special Assmnts- Tax Collector	307,653	307,653	307,653	285,292	22,361	307,653	217,000
Special Assmnts- Refund	(12)	(76)	-	-	-	-	-
Special Assmnts- Discounts	(10,871)	(11,153)	(12,306)	(11,060)	(224)	(11,284)	(8,680)
TOTAL REVENUES	296,839	296,552	295,347	274,268	22,137	296,405	208,320
EXPENDITURES							
<i>Administrative</i>							
ProfServ-Arbitrage Rebate	200	200	200	-	200	200	200
ProfServ-Dissemination Agent	333	333	333	-	333	333	333
ProfServ-Property Appraiser	2,966	-	-	-	-	-	-
ProfServ-Trustee Fees	4,337	4,337	4,337	4,337	-	4,337	4,337
Misc-Assessmnt Collection Cost	4,782	4,154	6,153	5,484	447	5,931	4,340
Total Administrative	12,618	9,024	11,023	9,821	980	10,801	9,210
<i>Debt Service</i>							
Principal Debt Retirement	245,000	255,000	260,000	-	260,000	260,000	270,000
Principal Prepayments	-	-	-	-	-	-	-
Interest Expense	41,200	31,400	21,200	10,600	10,600	21,200	10,800
Total Debt Service	286,200	286,400	281,200	10,600	270,600	281,200	280,800
TOTAL EXPENDITURES	298,818	295,424	292,223	20,421	271,580	292,001	290,010
Excess (deficiency) of revenues							
Over (under) expenditures	(1,979)	1,128	3,124	253,847	(249,443)	4,404	(81,690)
OTHER FINANCING SOURCES (USES)							
Contribution to (Use of) Fund Balance	-	-	3,124	-	-	-	(81,690)
TOTAL OTHER SOURCES (USES)	-	-	3,124	-	-	-	(81,690)
Net change in fund balance	(1,979)	1,128	3,124	253,847	(249,443)	4,404	(81,690)
FUND BALANCE, BEGINNING	86,113	84,134	85,262	85,262	-	85,262	89,666
FUND BALANCE, ENDING	\$ 84,134	\$ 85,262	\$ 88,386	\$ 339,109	\$ (249,443)	\$ 89,666	\$ 7,976

Amortization Schedule
Special Assessment Revenue Refunding Bonds, Series 2007-2

<u>Date</u>	<u>Balance</u>	<u>Principal</u>	<u>Interest</u>	<u>Period Total</u>	<u>Fiscal Total</u>
11/1/2017 \$	270,000		\$ 5,400	\$ 5,400	
5/1/2018 \$	270,000	\$ 270,000	\$ 5,400	\$ 275,400	\$ 280,800
		<u>\$ 270,000</u>	<u>\$ 10,800</u>	<u>\$ 280,800</u>	

Summary of Revenues, Expenditures and Changes in Fund Balances
Fiscal Year 2018 Proposed Budget

ACCOUNT DESCRIPTION	ACTUAL FY 2015	ACTUAL FY 2016	ADOPTED BUDGET FY 2017	ACTUAL THRU FEB 17	PROJECTED MARCH- Sep-17	TOTAL PROJECTED FY 2017	ANNUAL BUDGET FY 2018
REVENUES							
Interest - Investments	\$ 113	\$216	\$ -	\$ 61	\$ -	\$ 61	\$ -
Special Assmnts- Tax Collector	506,017	506,017	506,017	469,239	36,778	506,017	506,017
Special Assmnts- Refund	(19)	(125)	-	-	-	-	-
Special Assmnts- Discounts	(17,880)	(18,344)	(20,241)	(18,190)	(736)	(18,926)	(20,241)
TOTAL REVENUES	488,231	487,764	485,776	451,110	36,042	487,152	485,776
EXPENDITURES							
<i>Administrative</i>							
ProfServ-Arbitrage Rebate	200	200	200	-	200	200	200
ProfServ-Dissemination Agent	333	333	333	-	333	333	333
ProfServ-Property Appraiser	4,878	-	-	-	-	-	-
ProfServ-Trustee Fees	4,337	4,337	4,337	4,337	-	4,337	4,337
Misc-Assessmnt Collection Cost	7,865	6,833	10,120	9,021	736	9,757	10,120
Total Administrative	17,613	11,703	14,990	13,358	1,269	14,627	14,990
<i>Debt Service</i>							
Principal Debt Retirement	365,000	380,000	400,000	-	400,000	400,000	415,000
Interest Expense	104,125	88,613	72,463	36,231	36,232	72,463	55,463
Total Debt Service	469,125	468,613	472,463	36,231	436,232	472,463	470,463
TOTAL EXPENDITURES	486,738	480,316	487,453	49,589	437,500	487,089	485,453
Excess (deficiency) of revenues Over (under) expenditures	1,493	7,448	(1,677)	401,521	(401,458)	63	323
OTHER FINANCING SOURCES (USES)							
Contribution to (Use of) Fund Balance	-	-	(1,677)	-	-	-	323
TOTAL OTHER SOURCES (USES)	-	-	(1,677)	-	-	-	323
Net change in fund balance	1,493	7,448	(1,677)	401,521	(401,458)	63	323
FUND BALANCE, BEGINNING	149,619	151,112	158,560	158,560	-	158,560	158,623
FUND BALANCE, ENDING	\$ 151,112	\$ 158,560	\$ 156,883	\$ 560,081	\$ (401,458)	\$ 158,623	\$ 158,947

Amortization Schedule

Special Assessment Revenue Refunding Bonds, Series 2007-3

<u>Date</u>	<u>Balance</u>	<u>Principal</u>	<u>Interest</u>	<u>Period Total</u>	<u>Fiscal Total</u>
11/1/2017	1,305,000.00		\$ 27,731.25	\$ 27,731.25	
5/1/2018	1,305,000.00	\$ 415,000	\$ 27,731.25	\$ 442,731.25	\$ 470,462.50
11/1/2018	890,000.00		\$ 18,912.50	\$ 18,912.50	
5/1/2019	890,000.00	\$ 435,000	\$ 18,912.50	\$ 453,912.50	\$ 472,825.00
11/1/2019	455,000.00		\$ 9,668.75	\$ 9,668.75	
5/1/2020	455,000.00	\$ 455,000	\$ 9,668.75	\$ 464,668.75	\$ 474,337.50
		\$ 1,305,000.00	\$ 112,625.00	\$ 1,417,625.00	

WESTCHASE

Community Development District

*Debt Service Funds***Budget Narrative**
Fiscal Year 2017**REVENUES****Interest-Investments**

The District earns interest income on their trust accounts with investments in First American Government Obligation Fund, and U.S. Bank open ended monthly commercial paper manual sweep.

Special Assessments-Tax Collector

The District will levy a Non-Ad Valorem assessment on all the assessable property within the District in order to pay for the debt service expenditures during the Fiscal Year.

Special Assessments-Discounts

Per Section 197.162, Florida Statutes, discounts are allowed for early payment of assessments. The budgeted amount for the fiscal year is calculated at 4% of the anticipated Non-Ad Valorem assessments.

EXPENDITURES**Administrative****Professional Services-Arbitrage Rebate Calculation**

The District has a proposal with a company who specializes to calculate the District's Arbitrage Rebate Liability on the Series of Benefit Special Assessment Bonds. The budgeted amount for the fiscal year is based on standard fees charged for this service.

Professional Services-Dissemination Agent

The District is required by the Securities and Exchange Commission to comply with Rule 15c2-12(b)-(5), which relates to additional reporting requirements for unrelated bond issues. The budgeted amount for the fiscal year is based on standard fees charged for this service.

Professional Services - Trustee

The District issued these Series of 2000 & 2007-1 thru 2007-3 Special Assessment Bonds that are deposited with a Trustee to handle all trustee matters. The annual trustee fees are based on standard fees charged plus any out-of-pocket expenditures.

Miscellaneous-Assessment Collection Costs

The District reimburses the Hillsborough County Tax Collector for her or his necessary administrative costs. Per the Florida Statutes, administrative costs shall include, but not be limited to, those costs associated with personnel, forms, supplies, data processing, computer equipment, postage, and programming. The District also compensates the Tax Collector for the actual cost of collection or 1% on the amount of special assessments collected and remitted, whichever is greater. The budget for collection costs was based on a maximum of 2% of the anticipated assessment collections.

Principal Debt Retirement

The District pays on 5/1 the principal on the Debt.

Interest Expense

The District pays on 5/1 and 11/1 the interest on the Debt.

Westchase

Community Development District

Supporting Budget Schedules

Fiscal Year 2018

Community Development District

Comparison of Assessment Rates

Fiscal Year 2018 vs. Fiscal Year 2017

Section	Detail	Name	Units	Debt Service			General Fund		
				FY 2018	FY 2017	Percent Change	FY 2018	FY 2017	Percent Change
104		Wycliffe	30	\$0.00	\$0.00	n/a	\$496.54	\$496.55	0.00%
110	65'	Bennington	108	\$0.00	\$0.00	n/a	\$496.54	\$496.55	0.00%
110	70'	Woodbay	163	\$0.00	\$0.00	n/a	\$496.54	\$496.55	0.00%
111		Berkley Square	122	\$0.00	\$0.00	n/a	\$350.09	\$350.08	0.00%
115		Glenfield	101	\$0.00	\$0.00	n/a	\$496.54	\$496.55	0.00%
117		Keswick Forest	64	\$0.00	\$0.00	n/a	\$496.54	\$496.55	0.00%
121		Shopping Center	9.9	\$0.00	\$0.00	n/a	\$14,973.68	\$14,639.68	2.28%
122		Shopping Center	7.24	\$0.00	\$0.00	n/a	\$14,973.68	\$14,639.68	2.28%
201		Glenclyff	48	\$0.00	\$0.00	n/a	\$496.54	\$496.55	0.00%
203		Harbor Links	109	\$0.00	\$0.00	n/a	\$496.54	\$496.55	0.00%
205		Harbor Links Estates	63	\$0.00	\$0.00	n/a	\$496.54	\$496.55	0.00%
211		The Enclave	108	\$0.00	\$0.00	n/a	\$496.54	\$496.55	0.00%
214		Saville Rowe	36	\$0.00	\$0.00	n/a	\$496.54	\$496.55	0.00%
225		Ayshire	49	\$0.00	\$0.00	n/a	\$496.54	\$496.55	0.00%
227		Cheshire	81	\$0.00	\$0.00	n/a	\$496.54	\$496.55	0.00%
229		Derbyshire	105	\$0.00	\$0.00	n/a	\$496.54	\$496.55	0.00%
123/125		Epic Properties	400	\$0.00	\$0.00	n/a	\$350.09	\$350.08	0.00%
221/223		Radcliffe	154	\$0.00	\$0.00	n/a	\$496.54	\$496.55	0.00%
231a		7/11	1.17	\$0.00	\$0.00	n/a	\$14,973.68	\$14,639.68	2.28%
231b		Primrose	1.27	\$0.00	\$0.00	n/a	\$14,973.68	\$14,639.68	2.28%
231c		Professional Center	1.82	\$0.00	\$0.00	n/a	\$14,973.68	\$14,639.68	2.28%
235/240		Professional Center	5.54	\$0.00	\$0.00	n/a	\$14,973.68	\$14,639.68	2.28%
Remax Real Estate		Remax Real Estate	0.53	\$0.00	\$0.00	n/a	\$14,973.68	\$14,639.68	2.28%
Golf Course		Golf Course	58	\$0.00	\$0.00	n/a	\$80.81	\$79.73	1.35%

WESTCHASE

Community Development District

Comparison of Assessment Rates Fiscal Year 2018 vs. Fiscal Year 2017

Section	Detail	Name	Units	Debt Service			General Fund		
				FY 2018	FY 2017	Percent Change	FY 2018	FY 2017	Percent Change
302		Greensprings	60	\$0.00	\$583.51	-100.00%	\$496.54	\$496.55	0.00%
303		Greencrest	54	\$683.47	\$969.00	-29.47%	\$496.54	\$496.55	0.00%
304		Greenshedges	53	\$0.00	\$501.68	-100.00%	\$496.54	\$496.55	0.00%
305		GreenMont	41	\$537.47	\$762.00	-29.47%	\$496.54	\$496.55	0.00%
306		Greendale	59	\$546.64	\$775.00	-29.47%	\$496.54	\$496.55	0.00%
307		GreenPoint	153	\$824.00	\$824.00	0.00%	\$496.54	\$496.55	0.00%
322	50'	Village Green	10	\$894.00	\$894.00	0.00%	\$496.54	\$496.55	0.00%
322	60'	Village Green	67	\$1,002.00	\$1,002.00	0.00%	\$496.54	\$496.55	0.00%
322	TH	Village Green	13	\$869.00	\$869.00	0.00%	\$496.54	\$496.55	0.00%
323	50'	Westpark Village	77	\$776.00	\$776.00	0.00%	\$496.54	\$496.55	0.00%
323	60'	Westpark Village	10	\$869.00	\$869.00	0.00%	\$496.54	\$496.55	0.00%
323	Dplx/Villa	Westpark Village	38	\$504.00	\$504.00	0.00%	\$496.54	\$496.55	0.00%
323	TH	Westpark Village	37	\$424.00	\$424.00	0.00%	\$496.54	\$496.55	0.00%
324	TH(80')	Westpark Village	22	\$399.54	\$399.54	0.00%	\$496.54	\$496.55	0.00%
324	TH(115')	Westpark Village	22	\$491.80	\$491.80	0.00%	\$496.54	\$496.55	0.00%
324	Dplx/Villa	Westpark Village	24	\$566.57	\$566.57	0.00%	\$496.54	\$496.55	0.00%
324	50'	Westpark Village	40	\$909.44	\$909.44	0.00%	\$496.54	\$496.55	0.00%
324	60'	Westpark Village	6	\$1,005.25	\$1,005.25	0.00%	\$496.54	\$496.55	0.00%
325A	TH	Westpark Village	50	\$344.00	\$344.00	0.00%	\$496.54	\$496.55	0.00%
326	TH(80')	Westpark Village	22	\$411.69	\$411.69	0.00%	\$496.54	\$496.55	0.00%
326	Dplx/Villa	Westpark Village	30	\$583.38	\$583.38	0.00%	\$496.54	\$496.55	0.00%
326	50'	Westpark Village	17	\$933.90	\$933.90	0.00%	\$496.54	\$496.55	0.00%
370		Castleford	69	\$0.00	\$313.55	-100.00%	\$496.54	\$496.55	0.00%
371	65'	Stamford	61	\$0.00	\$313.55	-100.00%	\$496.54	\$496.55	0.00%
372	70'	Baybridge	102	\$0.00	\$250.84	-100.00%	\$496.54	\$496.55	0.00%
373		Wakesbridge	86	\$0.00	\$276.08	-100.00%	\$496.54	\$496.55	0.00%
374		Abbotsford	40	\$274.38	\$389.00	-29.47%	\$496.54	\$496.55	0.00%
375		Chelmsford	100	\$0.00	\$313.55	-100.00%	\$496.54	\$496.55	0.00%
376		Brentford	85	\$422.50	\$599.00	-29.47%	\$496.54	\$496.55	0.00%
377		Kingsford	132	\$373.12	\$529.00	-29.47%	\$496.54	\$496.55	0.00%
378		Stockbridge	68	\$322.34	\$457.00	-29.47%	\$496.54	\$496.55	0.00%
411		Sturbridge	47	\$0.00	\$288.31	-100.00%	\$496.54	\$496.55	0.00%
412		Stonebridge	66	\$0.00	\$220.25	-100.00%	\$496.54	\$496.55	0.00%
414		Woodbridge	40	\$258.86	\$367.00	-29.47%	\$496.54	\$496.55	0.00%
430		Vineyards	120	\$549.00	\$549.00	0.00%	\$496.54	\$496.55	0.00%

WESTCHASE

Community Development District

Comparison of Assessment Rates Fiscal Year 2018 vs. Fiscal Year 2017

Section	Detail	Name	Units	Debt Service			General Fund		
				FY 2018	FY 2017	Percent Change	FY 2018	FY 2017	Percent Change
Cavendish	TH	Cavendish	90	\$219.63	\$219.63	0.00%	\$496.54	\$496.55	0.00%
Gables Residential III		Gables Residential III	615	\$111.00	\$111.00	0.00%	\$350.09	\$350.08	0.00%
Arlington Park Condos		Arlington Park Condos	76	\$160.04	\$160.04	0.00%	\$350.09	\$350.08	0.00%
Gables Commercial		Gables Commercial	0.94	\$0.00	\$0.00	n/a	\$14,973.68	\$14,639.68	2.28%
419		Kids R Kids	1.73	\$2,924.00	\$2,924.00	0.00%	\$14,973.68	\$14,639.68	2.28%
446/1		Eckerds	1.42	\$2,501.00	\$2,501.00	0.00%	\$14,973.68	\$14,639.68	2.28%
446/2		Applebees	1.04	\$2,225.00	\$2,225.00	0.00%	\$14,973.68	\$14,639.68	2.28%
446/3		Burger King	1.69	\$2,098.00	\$2,098.00	0.00%	\$14,973.68	\$14,639.68	2.28%
446/4		Office	2	\$2,765.00	\$2,765.00	0.00%	\$14,973.68	\$14,639.68	2.28%
324C-5		Residential	51	\$232.00	\$232.00	0.00%	\$496.54	\$496.55	0.00%
324C-6		Ave @ Westchase	1.74	\$3,548.71	\$3,548.71	0.00%	\$14,973.68	\$14,639.68	2.28%
326D-3		Ave @ Westchase	0.57	\$3,548.71	\$3,548.71	0.00%	\$14,973.68	\$14,639.68	2.28%
326D-4		Ave @ Westchase	3.24	\$3,548.71	\$3,548.71	0.00%	\$14,973.68	\$14,639.68	2.28%
		David Weekly Homes	36	\$198.50	\$0.00	n/a	\$496.54	\$0.00	n/a
332		Morton Plant Mease	2.74	\$2,924.00	\$2,924.00	0.00%	\$14,973.68	\$14,639.68	2.28%

*** Please note that STRAP 172822ZZZ000000348400U will be assessed 3.1 units of Golf Course via direct bill per the memorandum dated May 31, 2016

Community Development District

Section	Detail	Special Funds			Total Assessments per Unit		
		FY 2018	FY 2017	Percent Change	FY 2018	FY 2017	Percent Change
104		\$0.00	\$0.00	n/a	\$496.54	\$496.55	0.00%
110	65'	\$0.00	\$0.00	n/a	\$496.54	\$496.55	0.00%
110	70'	\$0.00	\$0.00	n/a	\$496.54	\$496.55	0.00%
111		\$0.00	\$0.00	n/a	\$350.09	\$350.08	0.00%
115		\$0.00	\$0.00	n/a	\$496.54	\$496.55	0.00%
117		\$0.00	\$0.00	n/a	\$496.54	\$496.55	0.00%
121		\$0.00	\$0.00	n/a	\$14,973.68	\$14,639.68	2.28%
122		\$0.00	\$0.00	n/a	\$14,973.68	\$14,639.68	2.28%
201		\$0.00	\$0.00	n/a	\$496.54	\$496.55	0.00%
203		\$696.52	\$696.06	0.07%	\$1,193.06	\$1,192.61	0.04%
205		\$696.52	\$696.06	0.07%	\$1,193.06	\$1,192.61	0.04%
211		\$168.28	\$168.28	0.00%	\$664.82	\$664.84	0.00%
214		\$388.33	\$387.01	0.34%	\$884.87	\$883.56	0.15%
225		\$0.00	\$0.00	n/a	\$496.54	\$496.55	0.00%
227		\$0.00	\$0.00	n/a	\$496.54	\$496.55	0.00%
229		\$0.00	\$0.00	n/a	\$496.54	\$496.55	0.00%
123/125		\$0.00	\$0.00	n/a	\$350.09	\$350.08	0.00%
221/223		\$0.00	\$6.91	-100.00%	\$496.54	\$503.46	-1.38%
231a		\$1,632.81	\$1,632.89	-0.01%	\$16,606.49	\$16,272.57	2.05%
231b		\$1,632.81	\$1,632.89	-0.01%	\$16,606.49	\$16,272.57	2.05%
231c		\$1,632.81	\$1,632.89	-0.01%	\$16,606.49	\$16,272.57	2.05%
235/240		\$0.00	\$0.00	n/a	\$14,973.68	\$14,639.68	2.28%
Remax Real Estate		\$0.00	\$0.00	n/a	\$14,973.68	\$14,639.68	2.28%
Golf Course		\$0.00	\$0.00	n/a	\$80.81	\$79.73	1.35%

Community Development District

Section	Detail	Special Funds			Total Assessments per Unit		
		FY 2018	FY 2017	Percent Change	FY 2018	FY 2017	Percent Change
302		\$603.64	\$602.73	0.15%	\$1,100.18	\$1,682.79	-34.62%
303		\$603.64	\$602.73	0.15%	\$1,783.66	\$2,068.28	-13.76%
304		\$603.64	\$602.73	0.15%	\$1,100.18	\$1,600.96	-31.28%
305		\$603.64	\$602.73	0.15%	\$1,637.65	\$1,861.28	-12.01%
306		\$603.64	\$602.73	0.15%	\$1,646.82	\$1,874.28	-12.14%
307		\$603.64	\$602.73	0.15%	\$1,924.18	\$1,923.28	0.05%
322	50'	\$603.64	\$602.73	0.15%	\$1,994.18	\$1,993.28	0.05%
322	60'	\$603.64	\$602.73	0.15%	\$2,102.18	\$2,101.28	0.04%
322	TH	\$603.64	\$602.73	0.15%	\$1,969.18	\$1,968.28	0.05%
323	50'	\$245.37	\$235.06	4.39%	\$1,517.91	\$1,507.61	0.68%
323	60'	\$245.37	\$235.06	4.39%	\$1,610.91	\$1,600.61	0.64%
323	Dplx/Villa	\$245.37	\$235.06	4.39%	\$1,245.91	\$1,235.61	0.83%
323	TH	\$245.37	\$235.06	4.39%	\$1,165.91	\$1,155.61	0.89%
324	TH(80')	\$245.37	\$235.06	4.39%	\$1,141.45	\$1,131.15	0.91%
324	TH(115')	\$245.37	\$235.06	4.39%	\$1,233.71	\$1,223.41	0.84%
324	Dplx/Villa	\$245.37	\$235.06	4.39%	\$1,308.48	\$1,298.18	0.79%
324	50'	\$245.37	\$235.06	4.39%	\$1,651.35	\$1,641.05	0.63%
324	60'	\$245.37	\$235.06	4.39%	\$1,747.16	\$1,736.86	0.59%
325A	TH	\$245.37	\$235.06	4.39%	\$1,085.91	\$1,075.61	0.96%
326	TH(80')	\$245.37	\$235.06	4.39%	\$1,153.60	\$1,143.30	0.90%
326	Dplx/Villa	\$245.37	\$235.06	4.39%	\$1,325.29	\$1,314.99	0.78%
326	50'	\$245.37	\$235.06	4.39%	\$1,675.81	\$1,665.51	0.62%
370		\$0.00	\$0.00	n/a	\$496.54	\$810.10	-38.71%
371	65'	\$0.00	\$0.00	n/a	\$496.54	\$810.10	-38.71%
372	70'	\$0.00	\$0.00	n/a	\$496.54	\$747.39	-33.56%
373		\$0.00	\$0.00	n/a	\$496.54	\$772.63	-35.73%
374		\$0.00	\$0.00	n/a	\$770.91	\$885.55	-12.95%
375		\$0.00	\$0.00	n/a	\$496.54	\$810.10	-38.71%
376		\$0.00	\$0.00	n/a	\$919.04	\$1,095.55	-16.11%
377		\$0.00	\$0.00	n/a	\$869.66	\$1,025.55	-15.20%
378		\$0.00	\$0.00	n/a	\$818.88	\$953.55	-14.12%
411		\$0.00	\$0.00	n/a	\$496.54	\$784.87	-36.74%
412		\$356.46	\$351.38	1.45%	\$853.00	\$1,068.19	-20.14%
414		\$0.00	\$0.00	n/a	\$755.40	\$863.55	-12.52%
430		\$310.69	\$310.55	0.04%	\$1,356.23	\$1,356.11	0.01%

Community Development District

Section	Detail	Special Funds			Total Assessments per Unit		
		FY 2018	FY 2017	Percent Change	FY 2018	FY 2017	Percent Change
Cavendish	TH	\$245.37	\$235.06	4.39%	\$961.54	\$951.24	1.08%
Gables Residential III		\$0.00	\$0.00	n/a	\$461.09	\$461.08	0.00%
Arlington Park Condos		\$0.00	\$0.00	n/a	\$510.13	\$510.12	0.00%
Gables Commercial		\$0.00	\$0.00	n/a	\$14,973.68	\$14,639.68	2.28%
419		\$0.00	\$0.00	n/a	\$17,897.68	\$17,563.68	1.90%
446/1		\$0.00	\$0.00	n/a	\$17,474.68	\$17,140.68	1.95%
446/2		\$0.00	\$0.00	n/a	\$17,198.68	\$16,864.68	1.98%
446/3		\$0.00	\$0.00	n/a	\$17,071.68	\$16,737.68	2.00%
446/4		\$0.00	\$0.00	n/a	\$17,738.68	\$17,404.68	1.92%
324C-5		\$153.85	\$153.85	0.00%	\$882.39	\$882.41	0.00%
324C-6		\$0.00	\$0.00	n/a	\$18,522.39	\$18,188.39	1.84%
326D-3		\$0.00	\$0.00	n/a	\$18,522.39	\$18,188.39	1.84%
326D-4		\$0.00	\$0.00	n/a	\$18,522.39	\$18,188.39	1.84%
		\$0.00	\$0.00	n/a	\$695.04	\$0.00	n/a
332		\$0.00	\$0.00	n/a	\$17,897.68	\$17,563.68	1.90%

*** Please note that STRAP 17282

5B.



Craig Latimer
Supervisor of Elections

Our Vision: To be the best place in America to vote

Agenda Page 138

GOVERNOR'S
STERLING
AWARD
RECIPIENT

April 20, 2017

Sandra H. Demarco
Severn Trent Management Services
210 N University Drive, Suite 702
Coral Springs 33071

Dear Sandra H. Demarco,

As per F.S. 190.006, you'll find the number of qualified registered electors for your Community Development District as of April 15, 2017, listed below.

Community Development District	Number of Registered Electors
Westchase	8075

We ask that you respond to our office with a current list of CDD office holders by **June 1, 2017**, and that you update us throughout the year if there are changes. This will enable us to provide accurate information to potential candidates during filing and qualifying periods.

Please note it is the responsibility of each district to keep our office updated with current district information. If you have any questions, please do not hesitate to contact me at (813) 384-3944 or ccampbell@hcsoe.org.

Respectfully,

Chelsea Campbell
Candidate Services Liaison

HILLSBOROUGH
CORAL SPRINGS FL
APR 24 2017

Sixth Order of Business

District Counsel Report for May 2, 2017 Meeting (as of April 26, 2017)

- Securitas Lease Purchase Agreement – after discussions with Supervisor Mills and staff, we decided to pursue a separate Agreement for the Lease/Purchase of the Greens security system/guardhouse software. I have prepared a Lease/Purchase Agreement which has been provided to Securitas for review
- Drainage Easement between CDD and Five Oaks/Flournoy developer – the proposed Drainage Easement Agreement is included in the Agenda, for consideration by the CDD Board at the May 2nd meeting. I have worked with the District Engineer and Developer on the Easement Agreement.
- Exploring possibility of enhancements to the Burger King/CVS property landscaping and/or monument – I am working with Tonja Stewart, Barbara Hessler Griffith, and Doug Mays on this. We are coordinating a conference call to discuss options prior to the meeting.
- Davey Landscape Maintenance Agreement – I am reviewing/working on a one-year extension of the Landscape Maintenance Agreement
- Research regarding sidewalk issues/options along Linebaugh Avenue, in front of The Avenues – research is underway, and a report to the Board is anticipated for the June meeting

PREPARED BY:

Nelson Mullins Riley & Scarborough LLP
201 17th Street NW
Suite 1700
Atlanta, GA 30363

RETURN TO:

FIDELITY NATIONAL TITLE – GA
5565 GLENRIDGE CONNECTOR, SUITE 300
ATLANTA, GA 30342

DRAINAGE EASEMENT AGREEMENT

THIS DRAINAGE EASEMENT AGREEMENT ("Agreement") is made and entered into this ____ day of _____, 2017 by and between 5 OAKS AT THOMAS SQUARE, LLC, a Delaware limited liability company, having an address at 900 Brookstone Centre Parkway, Columbus, Georgia 31904 ("5 Oaks"), and WESTCHASE COMMUNITY DEVELOPMENT DISTRICT, a special purpose government entity authorized by Chapter 190 of the Florida Statutes, having an address 2654 Cypress Ridge Boulevard, Suite 101, Wesley Chapel, Florida 33544 ("Westchase").

WITNESSETH:

WHEREAS, 5 Oaks is the fee simple owner of that certain real property located in Hillsborough County, Florida and more particularly described in Exhibit "A" attached hereto (the "5 Oaks Property"); and

WHEREAS, a portion of the 5 Oaks Property consists of wetlands that will be encumbered by a Deed of Conservation Easement (the "Conservation Easement") in favor of the Environmental Protection Commission of Hillsborough County (the "EPC"); and

WHEREAS, Westchase is the fee simple owner of that certain real property consisting of wetlands located in Hillsborough County, Florida, adjacent to the 5 Oaks Property and more particularly described in Exhibit "B" (the "Westchase Property"); and

WHEREAS, 5 Oaks recognizes that the surface and stormwater from the Westchase Property has historically flowed downstream through the 5 Oaks Property, and 5 Oaks desires to grant to Westchase, and Westchase desires to accept from 5 Oaks, a drainage easement over and across a portion of the 5 Oaks Property for the benefit of the Westchase Property for the purpose of allowing

surface and storm water to continue to flow from the wetlands on the Westchase Property through the existing storm water conveyance path (the "Conveyance Path") over, under and across a portion of the 5 Oaks Property, subject to the terms and conditions set forth herein.

NOW, THEREFORE, in consideration for \$10.00 and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, 5 Oaks and Westchase hereby agree as follows:

1. GRANT OF EASEMENT. 5 Oaks hereby grants to Westchase a perpetual and non-exclusive easement for surface and storm water drainage over, across and under a portion of the 5 Oaks Property as more particularly described and depicted in Exhibit "C" (the "Drainage Easement Area") to allow surface and storm water to continue to flow from the wetlands on the Westchase Property through the existing Conveyance Path into the wetlands located on the 5 Oaks Property (the "Easement"). The Easement shall not in any way entitle Westchase or any future owner of the Westchase Property or the owner's tenant, guest, or invitee to enter upon the 5 Oaks Property for any reason except as set forth in Section 2 below. 5 Oaks hereby retains the right to use the Drainage Easement Area for any and all purposes and uses that do not unreasonably interfere with the Easement granted herein, including such uses required by the Conservation Easement. 5 Oaks shall not allow any obstruction to exist on the Drainage Easement Area which prevents the natural flow of storm or surface water through the Conveyance Path into the Drainage Easement Area.

2. RIGHT OF ENTRY. In the event 5 Oaks (i) creates or allows any obstruction to exist on the Drainage Easement Area which prevents the natural flow of storm or surface water through the Conveyance Path into the Drainage Easement Area in breach of this Easement Agreement; and (ii) fails to remove such obstruction within thirty (30) days following written notice from Westchase (which notice shall be provided to both 5 Oaks and the EPC), then Westchase shall have the right to enter upon the Drainage Easement Area for the purpose of removing such obstruction.

3. OBLIGATIONS, REPRESENTATIONS AND WARRANTIES OF THE PARTIES. In connection with the use of the Easement by Westchase, Westchase and its successors, assigns, employees, agents and contractors each shall comply with all applicable federal, state and municipal laws, ordinances, codes, orders, rules and regulations, and Westchase shall not make or permit any use of the Easement which directly or indirectly is forbidden by any of the foregoing. The parties shall not make or permit any use of the Drainage Easement Area which is inconsistent with the Conservation Easement.

4. SUCCESSORS AND ASSIGNS. The Easement granted herein and the terms and conditions herein are intended to run with and be appurtenant to the Westchase Property and, except as hereinafter set forth, shall run with said land forever and be binding upon and inure to the benefit of and be enforceable by the heirs, legal representatives, successors and assigns of both Westchase (with respect to the ownership of the Westchase Property) and 5 Oaks (with respect to the ownership of the 5 Oaks Property).

5. ENFORCEMENT; ATTORNEY'S FEES. In the event of any default under this Agreement, the party not in default shall be entitled to any and all remedies available at law or in equity, including but not limited to an injunction or specific performance. Any party which prevails in any such litigation to enforce the provisions hereof shall recover as part of its costs a reasonable attorney's fee together with such other costs and expenses incurred by the prevailing party.

6. AMENDMENT. This Agreement may be amended only by an instrument in writing and executed in recordable form and recorded in the public records of Hillsborough County, Florida.

7. COUNTERPARTS. This Agreement may be executed in several counterparts, each of which shall be deemed an original, and all of such counterparts together shall constitute one and the same instrument.

8. ENTIRE AGREEMENT. This Agreement contains the entire agreement of the parties with respect to the subject matter hereof, and all representations, warranties, inducements, promises or agreements, oral or otherwise, between the parties not embodied in this Agreement shall be of no force or effect.

9. NOTICES. Any written notices required to be provided hereunder shall be deemed delivered and received (a) as of the date of hand delivery, or (b) as of the date that is one (1) day following the deposit of such notice with a reputable national courier service for overnight delivery:

Westchase: 3654 Cypress Ridge Boulevard
Suite 101
Wesley Chapel, Florida 33544
Attention: Andrew Mendenhall

With a copy: Erin McCormick Law, PA
3314 Henderson Boulevard
Suite 103
Tampa, Florida 33609
Attention: Erin McCormick, Esq.

5 Oaks: c/o Flournoy Development Company, LLC
900 Brookstone Centre Parkway
Columbus, Georgia 31904
Attention: Jeremy W. Brewer, Esq.

EPC: 3629 Queen Palm Dr.
Tampa, Florida 33619
Attention: Wetlands Management Division, Ricardo Muratti, Esq.

10. APPLICABLE LAW. This Agreement shall be governed by, construed under and interpreted and enforced in accordance with the laws of the State of Florida.

11. SEVERABILITY. If any term, covenant, condition or provision of this Agreement, or the application thereof to any person or circumstance, shall ever be held to be invalid or unenforceable, then in each such event the remainder of this Agreement or the application of such term, covenant, condition or provision to any other person or any other circumstance (other than those as to which it shall be invalid or unenforceable) shall not be thereby affected, and each term, covenant, condition and provision hereof shall remain valid and enforceable to the fullest extent permitted by law.

[SIGNATURE PAGES FOLLOW]

IN WITNESS WHEREOF, 5 Oaks and Westchase have executed this Agreement the day and year first above written.

5 OAKS:

5 OAKS AT THOMAS SQUARE, LLC,
a Delaware limited liability company

By: CRP/FDC Five Oaks Venture, L.L.C.,
a Delaware limited liability company
its as

By: FDC Thomas Square SPE, LLC,
a Delaware limited liability company
its Administrative Member

By: Flournoy Development Company, LLC,
a Georgia limited liability company
its Sole Member

By: _____
Name: Jeremy W. Brewer
Title: Authorized Representative

Signed, Sealed and Delivered In Our Presence:

WITNESS:

Printed Name: _____

WITNESS:

Printed Name: _____

STATE OF _____
COUNTY OF _____

The foregoing instrument was acknowledged before me this ____ of _____, 20__, by Jeremy W. Brewer, as Authorized Representative and on behalf of Flournoy Development Company, LLC, a Georgia limited liability company, as the Sole Member of and on behalf of FDC Thomas Square SPE, LLC, a Delaware limited liability company, as the Administrative Member and on behalf of CRP/FDC Five Oaks Venture, L.L.C., a Delaware limited liability company, as the Sole Member and on behalf of 5 Oaks at Thomas Square, LLC, a Delaware limited liability company. He is personally known to me or has produced _____ as identification, and who stated under oath that he was the person who signed.

Notary Signature
Print Name: _____
Notary Public, State and County Aforesaid
My commission expires: _____
Commission Number: _____

(Notarial Seal)

WESTCHASE COMMUNITY DEVELOPMENT
DISTRICT

By: _____

Name: James Mills

Title: Chair, Board of Supervisors

Signed, Sealed and Delivered In Our Presence:

WITNESS:

Printed Name: _____

WITNESS:

Printed Name: _____

STATE OF _____
COUNTY OF _____

The foregoing instrument was acknowledged before me this ____ of _____, 20__,
by James Mills, as Chair of the Board of Supervisors of Westchase Community Development
District. He/She () is personally known to me or () has produced
_____ as identification.

Notary Signature

Print Name: _____

Notary Public, State and County Aforesaid

My commission expires: _____

Commission Number: _____

(Notarial Seal)

EXHIBIT A

5 OAKS PROPERTY

PARCEL 1:

South 460 feet of the West 330 feet of the East 755 feet of the Southeast 1/4 of Section 15, Township 28 South, Range 17 East, Hillsborough County, Florida.

PARCEL 2:

The South 460.0 feet of the East 180 feet of the West 330.0 feet of the East 1085.0 feet of Section 15, Township 28 South, Range 17 East, Hillsborough County, Florida.

PARCEL 3:

The South 460.00 feet of the West 150.00 feet of the East 1085.00 feet of Section 15, Township 28 South, Range 17 East, Hillsborough County, Florida.

PARCEL 4:

The South 460 feet of the East 425 feet of the Southeast 1/4 of Section 15, Township 28 South, Range 17 East, Hillsborough County, Florida; LESS the East 83.00 feet, more or less, thereof for right-of-way for Sheldon Road.

PARCEL 5:

The North 35.00 feet of the South 495.00 feet of the East 1085.00 feet of Section 15, Township 28 South, Range 17 East, Hillsborough County, Florida; LESS the East 83.00 feet, more or less thereof, for road right-of-way for Sheldon Road.

THE ABOVE PARCELS ARE ALSO KNOWN AND DESCRIBED AS:

PARCEL 1:

A PARCEL OF LAND LYING IN THE SOUTHEAST ¼ OF SECTION 15, TOWNSHIP 28 SOUTH, RANGE 17 EAST, HILLSBOROUGH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF THE SOUTHEAST ¼ OF SAID SECTION 15; THENCE ALONG THE SOUTH LINE OF SAID SOUTHEAST ¼, N88°40'52"W, 83.01 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF SHELDON ROAD; THENCE CONTINUE ALONG SAID SOUTH LINE FOR THE FOLLOWING TWO (2) COURSES: (1) THENCE N88°40'52"W, 342.01 FEET TO THE POINT OF BEGINNING; (2) THENCE N88°40'52"W, 330.01 FEET; THENCE LEAVING SAID SOUTH LINE, N00°52'38"E, 495.01

FEET; THENCE S88°40'52"E, 330.01 FEET; THENCE S00°52'38"W, 495.01 FEET TO THE POINT OF BEGINNING.

PARCEL 2:

A PARCEL OF LAND LYING IN THE SOUTHEAST ¼ OF SECTION 15, TOWNSHIP 28 SOUTH, RANGE 17 EAST, HILLSBOROUGH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF THE SOUTHEAST ¼ OF SAID SECTION 15; THENCE ALONG THE SOUTH LINE OF SAID SOUTHEAST ¼, N88°40'52"W, 83.01 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF SHELDON ROAD; THENCE CONTINUE ALONG SAID SOUTH LINE FOR THE FOLLOWING TWO (2) COURSES: (1) THENCE N88°40'52"W, 672.02 FEET TO THE POINT OF BEGINNING; (2) THENCE N88°40'52"W, 180.01 FEET; THENCE LEAVING SAID SOUTH LINE, N00°52'38"E, 495.01 FEET; THENCE S88°40'52"E, 180.01 FEET; THENCE S00°52'38"W, 495.01 FEET TO THE POINT OF BEGINNING.

PARCEL 3:

A PARCEL OF LAND LYING IN THE SOUTHEAST ¼ OF SECTION 15, TOWNSHIP 28 SOUTH, RANGE 17 EAST, HILLSBOROUGH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF THE SOUTHEAST ¼ OF SAID SECTION 15; THENCE ALONG THE SOUTH LINE OF SAID SOUTHEAST ¼, N88°40'52"W, 83.01 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF SHELDON ROAD; THENCE CONTINUE ALONG SAID SOUTH LINE FOR THE FOLLOWING TWO (2) COURSES: (1) THENCE N88°40'52"W, 852.03 FEET TO THE POINT OF BEGINNING; (2) THENCE N88°40'52"W, 150.00 FEET; THENCE LEAVING SAID SOUTH LINE, N00°52'38"E, 495.01 FEET; THENCE S88°40'52"E, 150.00 FEET; THENCE S00°52'38"W, 495.01 FEET TO THE POINT OF BEGINNING.

PARCEL 4:

A PARCEL OF LAND LYING IN THE SOUTHEAST ¼ OF SECTION 15, TOWNSHIP 28 SOUTH, RANGE 17 EAST, HILLSBOROUGH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF THE SOUTHEAST ¼ OF SAID SECTION 15; THENCE ALONG THE SOUTH LINE OF SAID SOUTHEAST ¼, N88°40'52"W, 83.01 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF SHELDON ROAD AND THE POINT OF BEGINNING; THENCE CONTINUE ALONG SAID SOUTH LINE, N88°40'52"W, 342.01 FEET; THENCE LEAVING SAID SOUTH LINE, N00°52'38"E, 495.01 FEET; THENCE S88°40'52"E, 342.01 FEET TO A POINT ON SAID WEST RIGHT-OF-WAY LINE; THENCE ALONG SAID WEST RIGHT-OF-WAY LINE, S00°52'38"W, 495.01 FEET TO THE POINT OF BEGINNING.

OVERALL:

A PARCEL OF LAND LYING IN THE SOUTHEAST $\frac{1}{4}$ OF SECTION 15, TOWNSHIP 28 SOUTH, RANGE 17 EAST, HILLSBOROUGH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF THE SOUTHEAST $\frac{1}{4}$ OF SAID SECTION 15; THENCE ALONG THE SOUTH LINE OF SAID SOUTHEAST $\frac{1}{4}$, N88°40'52"W, 83.01 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF SHELDON ROAD AND THE POINT OF BEGINNING; THENCE CONTINUE ALONG SAID SOUTH LINE, N88°40'52"W, 1002.03 FEET; THENCE LEAVING SAID SOUTH LINE, N00°52'38"E, 495.01 FEET; THENCE S88°40'52"E, 1002.03 FEET TO A POINT ON SAID WEST RIGHT-OF-WAY LINE; THENCE ALONG SAID WEST RIGHT-OF-WAY LINE, S00°52'38"W, 495.01 FEET TO THE POINT OF BEGINNING.

EXHIBIT B

WESTCHASE PROPERTY

Parcel ID: U-15-28-17-ZZZ-000000-33095.0

**COM AT SE COR SEC 15 N 00 DEG 46 MIN 16 SEC E 500.04 FT N 88 DEG 40 MIN 58
SEC W 87.50 FT FOR POB N 88 DEG 40 MIN 58 SEC W 997.55 FT N 01 DEG 20 MIN 15
SEC W 269.62 FT N 07 DEG 29 MIN 17 SEC W 86.73 FT N 13 DEG 52 MIN 11 SEC W
92.28 FT N 21 DEG 36 MIN 22 SEC E 107.47 FT N 72 DEG 29 MIN 44 SEC E 24.54 FT N 04
DEG 17 MIN 14 SEC W 230.81 FT N 81 DEG 30 MIN 02 SEC E 100.14 FT CURVE TO
RIGHT RAD 8936 FT CHRD BRG N 87 DEG 20 MIN 14 SEC E 448.68 FT CURVE TO
RIGHT RAD 985 FT CHRD BRG S 89 DEG 10 MIN 56 SEC E 70.20 FT S 87 DEG 08 MIN 24
SEC E 179 FT S 89 DEG 13 MIN 44 SEC E 167.31 FT S 40 DEG 20 MIN 37 SEC E 45.14 FT
S 00 DEG 46 MIN 16 SEC W 262.81 FT AND S 00 DEG 13 MIN 33 SEC E 531.79 FT TO
POB ...COM AT SE COR SEC 15 N 00 DEG 46 MIN 16 SEC E 500.04 FT N 88 DEG 40 MIN
58 SEC W 1085.05 FT FOR POB S 00 DEG 46 MIN 16 SEC W 500.04 FT N 88 DEG 40 MIN
58 SEC W 503.37 FT N 01 DEG 19 MIN 02 SEC E 436.25 FT N 54 DEG 34 MIN 17 SEC E
106.71 FT AND S 88 DEG 40 MIN 22 SEC E 413.10 FT TO POB**

EXHIBIT C**DRAINAGE EASEMENT AREA**

THAT PORTION OF THE SOUTHEAST 1/4 OF SECTION 15, TOWNSHIP 28 SOUTH, RANGE 17 EAST, HILLSBOROUGH COUNTY, FLORIDA, BEING FURTHER DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF THE SAID SOUTHEAST 1/4; THENCE N.88°40'52"W., 83.01 FEET ALONG THE SOUTH LINE OF SAID SOUTHEAST 1/4 TO THE WEST RIGHT-OF-WAY LINE OF SHELDON ROAD AND THE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID SOUTH LINE, N.88°40'52"W., 1002.03 FEET TO THE WEST LINE OF THE EAST 1085.00 FEET OF SAID SOUTHEAST 1/4; THENCE N.00°52'38"E 96.64 FEET ALONG SAID WEST LINE; THENCE S.79°01'09"E., 150.20 FEET; THENCE N.88°28'35"E., 88.81 FEET; THENCE N.89°56'02"E., 103.11 FEET; THENCE N.76°35'04"E., 40.89 FEET; THENCE N.56°37'16"E., 113.90 FEET; THENCE N.54°37'22"E., 18.93 FEET; THENCE N.61°31'22"E., 18.84 FEET; THENCE N.81°08'55"E., 28.21 FEET; THENCE S.89°35'04"E., 121.19 FEET; THENCE S.71°12'37"E., 43.13 FEET; THENCE S.58°53'07"E., 16.11 FEET; THENCE S.54°34'25"E., 25.40 FEET; THENCE S.65°24'33"E., 40.85 FEET; THENCE S.74°32'22"E., 41.25 FEET; THENCE S.65°15'46"E., 29.71 FEET; THENCE N.75°26'48"E., 12.83 FEET TO A NON-TANGENT CURVE, CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 100.00 FEET; THENCE SOUTHEASTERLY ALONG SAID CURVE, 31.53 FEET, THROUGH A CENTRAL ANGLE OF 18°04'04" (CHORD BEARING S.53°44'47"E., 31.40 FEET TO A COMPOUND CURVE, CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 200.00 FEET; THENCE SOUTHEASTERLY ALONG SAID CURVE, 95.01 FEET, THROUGH A CENTRAL ANGLE OF 27°13'11" (CHORD BEARING S.76°23'24"E., 94.12 FEET); THENCE EAST 18.61 FEET TO A CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 25.00 FEET; THENCE SOUTHEASTERLY ALONG SAID CURVE, 23.07 FEET, THROUGH A CENTRAL ANGLE OF 52°52'42" (CHORD BEARING S.63°33'39"E., 22.26 FEET) TO THE WEST RIGHT-OF-WAY LINE OF SHELDON ROAD; THENCE S.00°52'38"W., 76.91 FEET ALONG SAID WEST RIGHT-OF-WAY LINE TO THE POINT OF BEGINNING.

CONTAINING 2.810 ACRES, MORE OR LESS

CONSENT AND JOINDER OF MORTGAGEE

The undersigned, WHITNEY BANK a Mississippi state chartered bank doing business as HANCOCK BANK, the mortgagee under that certain Mortgage, Security Agreement, Financing Statement and Assignment of Rents dated _____, 2017 and recorded at Official Records Book _____, page _____, of Hillsborough _____ County, Florida, hereby consents and joins in the foregoing Drainage Easement Agreement, and subordinates its mortgage lien encumbering all or any part of the 5 Oaks Property (as described in the foregoing Drainage Easement Agreement) to the Drainage Easement Agreement.

IN WITNESS WHEREOF, this Consent and Joinder is executed by the undersigned this day of _____, 20____.

MORTGAGEE:

WHITNEY BANK a Mississippi state chartered
bank doing business as HANCOCK BANK

By: _____

Name: _____

Title: _____

Signed, Sealed and Delivered In Our Presence:

WITNESS:

Printed Name:_____

WITNESS:

Printed Name:_____

STATE OF _____
COUNTY OF _____

The foregoing instrument was acknowledged before me this _____ of _____, 20____,
by _____, as _____ and on behalf
of Westchase Community Development District. He/She () is personally known to me or () has
produced _____ as identification.

Notary Signature
Print Name: _____
Notary Public, State and County Aforesaid
My commission expires: _____
Commission Number: _____

(Notarial Seal)

Seventh Order of Business

Field Office Report for May 2017

Street Signs Westpark Village



- The Street paddles are decorative, the roads are Hillsborough County's How should we proceed with replacements? Hillsborough County would replace with Green paddles and county Logo at their expense; we would need to only pay for the specialty frame!
Or
Purchase new paddles with West Park Village Logo and possibly decorative blades

BUDGET REQUEST

- **PARK WIFI Spectrum \$50 monthly for each park** The service will supply up to 90 users at the same time and it will make the user re-login every hour. The range of the WI-FI is up to 1500 SqFt with walls but can cover more. We will also supply a second data connection for the WI-FI so your cameras will not suffer and signal loss.
- **Waiting on Proposal from BCI for WIFI**

COMMUNITY SIGNAGE

Pictures attached-

Good Afternoon,

I have some budget numbers for what we are proposing. Since we have narrowed down that we would be keeping with the same general look with the inset lettering, logo and border and know the material we are going to use I can give you a budget range for the 5 different sign types we surveyed. I am not sure how many of each sign there are so I am just going to break down the cost of the 5 different sign types and let you multiply those by how many of that sign type there are. Please keep in mind this is strictly budgetary and we can work on hard numbers once we narrow down the design, my goal is to give you a little higher budget number in hopes of coming in well below that. Please keep in mind, these numbers are based on all the signs being the same material and with the inset lettering and logos, if we moved to another design concept and moved back to raised or dimensional lettering/logos this may alter the price, but I still think these numbers would be a good start for a budget idea.

Sign Type 1 – Main Westchase Signs

\$6000 for the new sign face

\$680 for removal of existing/install of new

Sign Type 2 – Wycliff type sign

\$1900 for the new sign face

\$425 for removal of existing/install of new

Sign Type 3 – Berkley Square type signs

\$2800 for the new sign face

\$470 for removal of existing / install of new

Sign Type 4 – The Fords type sign

\$6200 for the new sign face

\$700 for removal of existing / install of new

Sign Type 5 – The Greens type sign

\$3000 for the new sign face

\$500 for the removal of existing / install of new

Generally we have some general conditions involved as well which usually include design, shop drawings, project coordination, administrative tasks, etc. For each sign this would probably be about an additional \$100 depending on how many signs you do at a time. If we do each individually the general conditions and the install prices will reflect individual pricing. If we do groups of signs at a time the install and the general conditions will be grouped together and you would see some cost savings that way.

I hope these numbers help you get your budget together for this project. In the meantime I would be happy to work with you to find a design that makes everyone happy. Since we are not in a rush I think we have time on our side to make revisions and updates to ensure we capture your vision for the new signage. Please feel free to give me a call if you have any questions or would like to discuss the designs I sent over. I look forward to hearing from you.

Thank you,

Alexis Barry | Sales Associate
12801 Commodity Place | Tampa, FL 33626
Phone: 813.514.8469 | Fax: 813.749.2311
Alexis@creativesigndesigns.com

REQUEST

We have been contacted by a company that is looking to put a cell tower for Verizon At Glencliff Park , they are will to pay monthly, are we interested in exploring these options.



12801 Commodity Place
Tampa, Florida 33626
Phone: 813-818-7100
Fax: 813-749-2311



WESTCHASE CDD

primary identity campaign option A

April 4th 2017

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current condition

Design Option A)

Background:
New aluminum background panel system with dimensional square aluminum tube framework. Background and frame finished in two part metallic acrylic polyurethane coatings. Framework secured from back.

Identity Lettering:
All Identity lettering from cast aluminum, prismatic dimensioned and secured to background with tamper resistant fasteners. All lettering finished in a two part metallic gold finish per clients selections.

Logo Icon:
Logo Icon from fabricated aluminum components with beveled framed edge treatment. Logo Icon water jet cut from aluminum face to expose background panel. Logo Icon secured to background with tamper resistant fasteners. Logo Icon finished in a two part metallic gold finish per clients selections.



example: Cast Prismatic



proposed design option



WESTCHASE CDD

primary identity campaign options



current condition

Design Option A)

Background:
New aluminum background panel system with dimensional square aluminum tube framework. Background and frame finished in two part metallic acrylic polyurethane coatings. Framework secured from back.

Identity Lettering:
All Identity lettering from cast aluminum, prismatic dimensioned and secured to background with tamper resistant fasteners. All lettering finished in a two part metallic gold finish per clients selections.

Logo Icon:
Logo Icon from fabricated aluminum components with beveled framed edge treatment. Logo Icon water jet cut from aluminum face to expose background panel. Logo Icon secured to background with tamper resistant fasteners. Logo Icon finished in a two part metallic gold finish per clients selections.



proposed design option



WESTCHASE CDD

primary identity campaign options



current condition

Design Option A)

Background:
New aluminum background panel system with dimensional square aluminum tube framework.
Background and frame finished in two part metallic acrylic polyurethane coatings.
Framework secured from back.

Identity Lettering:
All Identity lettering from cast aluminum, prismatic dimensioned and secured to background with tamper resistant fasteners.
All lettering finished in a two part metallic gold finish per clients selections.

Logo Icon:
Logo Icon from fabricated aluminum components with beveled framed edge treatment. Logo Icon water jet cut from aluminum face to expose background panel.
Logo Icon secured to background with tamper resistant fasteners.
Logo Icon finished in a two part metallic gold finish per clients selections.



proposed design option





12801 Commodity Place
Tampa, Florida 33626
Phone: 813-818-7100
Fax: 813-749-2311



current condition

Design Option A)

Background:
New aluminum background panel system with dimensional square aluminum tube framework.
Background and frame finished in two part metallic acrylic polyurethane coatings.
Framework secured from back.

Identity Lettering:
All Identity lettering from cast aluminum, prismatic dimensioned and secured to background with tamper resistant fasteners.
All lettering finished in a two part metallic gold finish per clients selections.

Logo Icon:
Logo Icon from fabricated aluminum components with beveled framed edge treatment. Logo Icon water jet cut from aluminum face to expose background panel.
Logo Icon secured to background with tamper resistant fasteners.
Logo Icon finished in a two part metallic gold finish per clients selections.



proposed design option



WESTCHASE CDD

primary identity campaign options



current condition

Design Option A)

Background:
New aluminum background panel system with dimensional square aluminum tube framework. Background and frame finished in two part metallic acrylic polyurethane coatings. Framework secured from back.

Identity Lettering:
All Identity lettering from cast aluminum, prismatic dimensioned and secured to background with tamper resistant fasteners. All lettering finished in a two part metallic gold finish per clients selections.

Logo Icon:
Logo Icon from fabricated aluminum components with beveled framed edge treatment. Logo Icon water jet cut from aluminum face to expose background panel. Logo Icon secured to background with tamper resistant fasteners. Logo Icon finished in a two part metallic gold finish per clients selections.



proposed design option



WESTCHASE CDD

primary identity campaign options



12801 Commodity Place
Tampa, Florida 33626
Phone: 813-818-7100
Fax: 813-749-2311



WESTCHASE CDD

primary identity campaign option B

April 4th 2017

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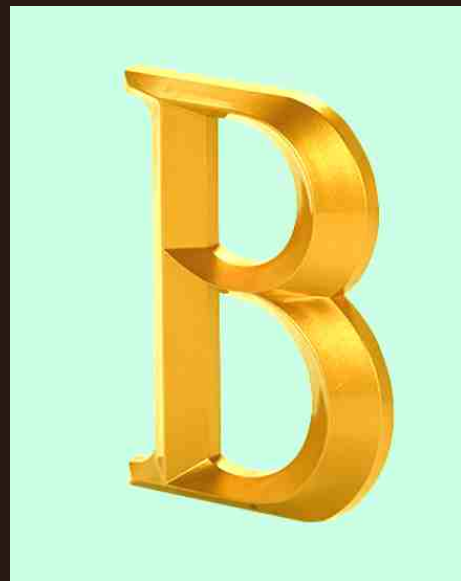
current condition

Design Option B)

Background:
New aluminum background panel system with dimensional aluminum plate inset border treatment. Background and inset border finished in two part metallic acrylic polyurethane coatings. Inset border secured from back.

Identity Lettering:
All Identity lettering from cast aluminum, prismatic dimensioned and secured to background with tamper resistant fasteners. All lettering finished in a two part metallic gold finish per clients selections.

Logo Medallion:
Logo Medallion from fabricated aluminum components with beveled framed edge treatment. Medallion water jet cut from aluminum face to expose background panel. Medallion secured to background with tamper resistant fasteners. Medallion finished in a two part metallic gold finish per clients selections.



example: Cast Prismatic



proposed design option



WESTCHASE CDD

primary identity campaign options



current condition

Design Option B)

Background:
New aluminum background panel system with dimensional aluminum plate inset border treatment. Background and inset border finished in two part metallic acrylic polyurethane coatings. Inset border secured from back.

Identity Lettering:
All Identity lettering from cast aluminum, prismatic dimensioned and secured to background with tamper resistant fasteners. All lettering finished in a two part metallic gold finish per clients selections.

Logo Medallion:
Logo Medallion from fabricated aluminum components with beveled framed edge treatment. Medallion water jet cut from aluminum face to expose background panel. Medallion secured to background with tamper resistant fasteners. Medallion finished in a two part metallic gold finish per clients selections.



proposed design option





current condition

Design Option B)

Background:
New aluminum background panel
system with dimensional aluminum
plate inset border treatment.
Background and inset border finished in
two part metallic acrylic
polyurethane coatings.
Inset border secured from back.

Identity Lettering:
All Identity lettering from cast
aluminum, prismatic dimensioned
and secured to background with
tamper resistant fasteners.
All lettering finished in a two part
metallic gold finish per clients
selections.

Logo Medallion:
Logo Medallion from fabricated aluminum
components with beveled framed edge
treatment. Medallion water jet cut from
aluminum face to expose background
panel.
Medallion secured to background with
tamper resistant fasteners.
Medallion finished in a two part
metallic gold finish per clients
selections.



proposed design option





12801 Commodity Place
Tampa, Florida 33626
Phone: 813-818-7100
Fax: 813-749-2311



current condition

Design Option B)

Background:
New aluminum background panel system with dimensional aluminum plate inset border treatment. Background and inset border finished in two part metallic acrylic polyurethane coatings. Inset border secured from back.

Identity Lettering:
All Identity lettering from cast aluminum, prismatic dimensioned and secured to background with tamper resistant fasteners. All lettering finished in a two part metallic gold finish per clients selections.

Logo Medallion:
Logo Medallion from fabricated aluminum components with beveled framed edge treatment. Medallion water jet cut from aluminum face to expose background panel. Medallion secured to background with tamper resistant fasteners. Medallion finished in a two part metallic gold finish per clients selections.



proposed design option



WESTCHASE CDD

primary identity campaign options



current condition

Design Option B)

Background:
New aluminum background panel system with dimensional aluminum plate inset border treatment. Background and inset border finished in two part metallic acrylic polyurethane coatings. Inset border secured from back.

Identity Lettering:
All Identity lettering from cast aluminum, prismatic dimensioned and secured to background with tamper resistant fasteners. All lettering finished in a two part metallic gold finish per clients selections.

Logo Medallion:
Logo Medallion from fabricated aluminum components with beveled framed edge treatment. Medallion water jet cut from aluminum face to expose background panel. Medallion secured to background with tamper resistant fasteners. Medallion finished in a two part metallic gold finish per clients selections.



proposed design option



WESTCHASE CDD

primary identity campaign options



current condition

Style Option 1)

Background:
New HDU background panel
system with incised inset
border treatment,
Logo Icon and Identity
lettering.

WYCLIFF

THE FORDS

BERKLEY SQUARE

THE GREENS



proposed Letter Style option 1



WESTCHASE CDD

primary identity campaign options



current condition

Style Option 2)

Background:
New HDU background panel
system with incised inset
border treatment,
Logo Icon and Identity
lettering.



proposed Letter Style option 2

WYCLIFF
THE FORDS
BERKLEY SQUARE
THE GREENS



WESTCHASE CDD

primary identity campaign options



current condition

Style Option 3)

Background:
New HDU background panel
system with incised inset
border treatment,
Logo Icon and Identity
lettering.

Wycliff
The Fords
Berkley Square
The Greens



proposed Letter Style option 3



WESTCHASE CDD

primary identity campaign options

Ninth Order of Business

9B.

INTERLOCAL AGREEMENT BETWEEN
HILLSBOROUGH COUNTY,
WESTCHASE COMMUNITY DEVELOPMENT DISTRICT and
WESTBROOK WESTCHASE, L.P.

This INTERLOCAL AGREEMENT is made between HILLSBOROUGH COUNTY, a political subdivision of the State of Florida, by and through its Board of County Commissioners, the governing body thereof (hereinafter the "County"), WESTCHASE COMMUNITY DEVELOPMENT DISTRICT, an independent special district created pursuant to Chapter 190 of the Florida Statutes, by and through its Board of Supervisors, the governing body thereof (hereinafter the "District"), and Westbrook Westchase, L.P., a Delaware limited partnership, and the developer of the 2029.432 acres planned, mixed use development known as "WESTCHASE" (hereinafter the "Developer").

WITNESSETH

WHEREAS, Developer, in lieu of payment of certain park impact fees, will dedicate to the County a certain parcel of land improved as a park (said land and the improvements thereon hereinafter referred to as the "Park Parcel"); which Park Parcel is legally described in Exhibit "A" attached hereto and incorporated herein, and

WHEREAS, the Park Parcel meets the criteria for a local park under the Hillsborough County Consolidated Impact Assessment Program (Hillsborough County Ordinance #96-29 as amended by #96-32), and

WHEREAS, the dedication to the County of the Park Parcel, meets the requirements of the Hillsborough County Consolidated Impact Assessment Program (hereinafter the "Program") and thus the County may recognize the

dedication by granting to the Developer impact fee offsets as established for parks under the Program, and

WHEREAS, the County will further transfer and convey the Park Parcel to the District for long term maintenance and operation of the Park Parcel by the District; and

WHEREAS, upon such transfer and conveyance to the District, the District agrees that the Park Parcel shall be used by the citizens of Hillsborough County and maintained and operated at no cost to the County in accordance with the County's minimum standards for the same; and

WHEREAS, the County is willing to allow the District to own, maintain and operate the Park Parcel as long as the District abides by the terms and conditions hereinafter set forth, and

WHEREAS, in the spirit of intergovernmental cooperation and for the mutual benefit of the County and the District, it has been determined by both public bodies that the execution of this Agreement serves the best interests of both public bodies and their constituents.

NOW, THEREFORE, in consideration of the mutual covenants contained herein, the parties hereto agree as follows:

1. The foregoing recitals are true and correct and by reference are hereby incorporated into and made a part of this Agreement.

2. The Developer shall transfer and convey to the County by a special warranty deed in recordable form the Park Parcel within ten days after the Effective Date of this Agreement. The County shall accept the transfer and conveyance of the Park Parcel from Developer in its "as-is,

where-is" condition without any implied or express warranties of any kind from Developer as to the condition of the Park Parcel.

3. The County shall, in turn, transfer and convey the Park Parcel to the District by appropriate deed of conveyance in recordable form within ten days after the County receives and accepts the deed to the Park Parcel from the Developer per the provisions of paragraph two (2) above. The District shall accept the transfer of the Park Parcel from the County in its "as-is, where-is" condition without any implied or express warranties of any kind from the County as to the condition of the Park Parcel.

4. Simultaneously with the Developer's delivery to the County and acceptance by the County of the deed to the Park Parcel per the provisions of paragraph two (2) above, the County shall establish impact fee offsets for the Developer pursuant to the Ordinance establishing the Program.

5. Upon the District's receipt of the deed of conveyance of the Park Parcel from the County, and thereafter:

(a) The District, as the owner of the Park Parcel, shall ensure that the Park Parcel shall be available for use by all residents of Hillsborough County, Florida, and the District shall undertake no action which shall restrict or impede the lawful use of the Park Parcel by all the residents of Hillsborough County, Florida.

(b) The District, at its sole expense, shall be liable for the mowing, maintenance, repair and upkeep of the Park Parcel. Such mowing, maintenance, repair, and upkeep shall meet such reasonable minimum

standards as may from time to time be established by the County through ordinance, regulation, rule, or written policy for the mowing, maintenance, repair and upkeep of its local parks of similar size and locale.

(c) To the extent allowable under applicable law, the District shall indemnify and hold the County and the Developer harmless from and against any and all actions, claims, suits, damages, fines, governmental penalties and liabilities asserted by third parties against the County, as a result of any intentional act or negligence of the District, its employees, contractors and agents or as a result of the District's breach of any of its obligations under this Agreement. This provision shall survive the termination of this Agreement for any reason.

(d) To the extent allowable under applicable law, the County shall indemnify and hold the District and the Developer harmless from and against any and all actions, claims, suits, damages, fines, governmental penalties and liabilities asserted by third parties against the District as a result of any intentional act or negligence of the County, its employees, contractors and agents or as a result of any activities undertaken by the County on the Park Parcel. This provision shall survive the termination of this Agreement for any reason.

(e) The Park Parcel shall not be voluntarily or involuntarily conveyed, leased or transferred by the District to any third party without the County's prior written consent.

(f) The County may, at its option and at no cost to the County, re-acquire the Park Parcel upon the happening of any of the following events:

(i) The District has materially breached a covenant contained in this Agreement and the District has failed to cure such breach within sixty (60) days after the County has notified the District of the same in writing;

(ii) The District has, in accordance with applicable law, commenced an action or proceeding to dissolve or terminate its legal existence, in which event the District shall notify the County in writing of any such action or proceeding within thirty (30) days after the commencement of the same, but in any case before the dissolution of the District or the termination of its legal existence;

(iii) The Park Parcel for whatever reason has become inaccessible to the residents of Hillsborough County, Florida and the District has failed to make the Park Parcel accessible to the residents of Hillsborough County within sixty (60) days after the County has notified the District of the same in writing;

Within one hundred eighty (180) days of the happening of an event described in subparagraph (i), (ii) or (iii) above, the County may notify the District in writing of its intention to re-acquire the Park Parcel at no cost to the County. Within thirty (30) days after such notification, the District shall transfer and convey the Park Parcel to the County by an appropriate deed of conveyance in recordable

form free and clear of liens, restrictions and encumbrances other than those in existence as of the date that the County conveys the Park Parcel to the District per the provisions of paragraph three (3) above or those accepted by the County in writing prior to the District's re-conveyance of the Park Parcel to the County.

(g) This Agreement shall terminate (i) upon the re-conveyance of the Park Parcel by the District to the County, (ii) upon the District's conveyance of the Park Parcel to a third party after first obtaining the County's written consent to such conveyance, (iii) upon the County's failure to exercise its right to reacquire the Park Parcel pursuant to the provisions of subparagraph 5(f) above, or (iv) upon mutual agreement of the County and the District as expressed in a written instrument executed by both parties.

(h) Subject to the provisions providing for an earlier termination of this Agreement as set forth in subparagraphs 5(f) and 5(g) above, the rights and obligations of the County and District as set forth in this Agreement shall continue in perpetuity commencing with the date of the County's deed of conveyance of the Park Parcel to the District.

(i) The rights of either the County or the District under this Agreement shall not be assignable in whole or in part without the prior written consent of the other party.

6. In the enforcement of its rights hereunder, a party may avail itself of all remedies at law and in equity including specific performance of the other party's obligations, if appropriate.

7. Any notice required or permitted to be delivered hereunder shall be in writing and shall be deemed delivered when received by a party if hand delivered or when received by United States Mail, certified mail, return receipt requested, addressed as follows:

To the District: Westchase Community Development District
10300 NW 11th Manor
Coral Springs, Florida 33071

With Copy to: Fowler, White, Gillen, Boggs,
Villareal and Banker, P.A.
Attn: Rhea F. Law
P.O. Box 1438
Tampa, Florida 33601

To the County: Director
Hillsborough County Parks Department
P.O. Box 1110
Tampa, Florida 33601

With Copy to: County Attorney's Office
601 E. Kennedy Blvd., 27th Floor
Tampa, FL 33602

To the Developer: Westbrook Westchase, L.P.
Attn: Brian Sewell
Concourse Center
3505 Frontage Road
Suite 145
Tampa, FL 33607

With Copy to: Gregory Packer, Esquire
c/o Westbrook Communities
3030 LBJ Freeway
Suite 1500
Dallas, TX 75234

Any party may change its address by giving notice to the other party in the manner provided in this paragraph.

8. It is agreed that this Agreement shall be governed by, construed and enforced in accordance with the laws of the State of Florida.

9. Failure by a party to insist, in any one or more instances, upon strict performance of any covenants or conditions of this Agreement, shall not be construed as a waiver or relinquishment for the future of such covenant or condition, but the same shall continue and remain in full force and effect.

10. This Agreement constitutes the entire agreement between the parties hereto pertaining to the subject matter hereof. Except as otherwise herein provided, no covenant, representation or condition not expressed in this Agreement or in any amendment hereto made and executed in accordance with the provisions of paragraph 11 of this Agreement, shall be binding upon the parties hereto or shall affect or be effective to interpret, change or restrict the provisions of this Agreement.

11. No change or modification of any of the terms, provisions or conditions of this Agreement shall be effective unless made in writing and signed or initialed by all parties affected by such change or modification.

12. The date that the terms and provisions of this Agreement become effective (ie, the "Effective Date") shall be the date of the filing of this Agreement with the Clerk of the Circuit Court of Hillsborough County, Florida.

IN WITNESS WHEREOF, the parties have executed this Agreement as of
this _____ day of _____, 199__.

"COUNTY"

ATTEST: RICHARD AKE
Clerk of Circuit Court

Board of County Commissioners
Hillsborough County, Florida

By: _____
Deputy Clerk


By: _____
Chairperson
Print Name: _____

"DISTRICT"

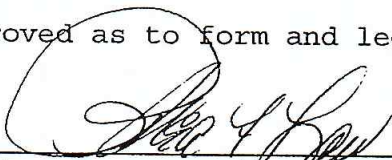
ATTEST:

Board of Supervisors of the
Westchase Community Development
District, an independent special
district

By: 
Print Name: C. R. Kenner
Assistant Secretary

By: 
Print Name: STEVEN W. GROVE
Chairman

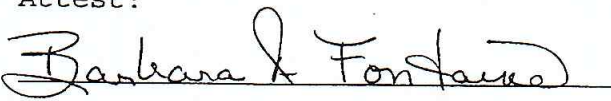
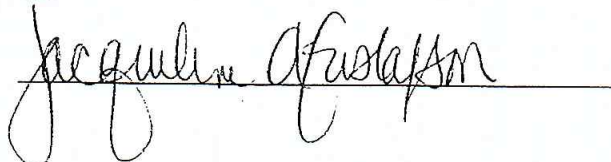
Approved as to form and legal sufficiency:


By: 
Rhea F. Law, District's Counsel

"DEVELOPER"

Westbrook Westchase, L.P.
A Delaware Limited Partnership

Attest:

By: 
Print Name: DAN C. PAOLETTI

WESTCHASE
PARK SITE
USABLE AREA

DESCRIPTION: A parcel of land lying in the West 1/2 of Section 17 and the Northwest 1/4 of Section 20, Township 28 South, Range 17 East, Hillsborough County, Florida, being more particularly described as follows:

From the Southwest corner of said Section 17, run thence along the South boundary of said West 1/2 of Section 17, S.89°37'00"E., 1205.25 feet to a point on a curve, said point also being the POINT OF BEGINNING; thence Northeasterly, 170.28 feet along the arc of a curve to the right having a radius of 1735.00 feet and a central angle of 05°37'24" (chord bearing N.16°39'04"E., 170.21 feet) to a point of tangency; thence N.19°27'46"E., 207.53 feet to a point of curvature; thence Northeasterly, 39.27 feet along the arc of a curve to the right having a radius of 25.00 feet and a central angle of 90°00'00" (chord bearing N.64°27'46"E., 35.36 feet) to a point of tangency; thence S.70°32'14"E., 37.88 feet to a point of curvature; thence Northeasterly, 461.19 feet along the arc of a curve to the left having a radius of 505.00 feet and a central angle of 52°19'32" (chord bearing N.83°18'00"E., 445.33 feet); thence S.32°51'46"E., 21.50 feet; thence N.83°18'00"E., 445.33 feet; thence S.06°31'39"E., 71.90 feet; thence S.42°36'49"W., 30.55 feet; thence S.00°06'46"W., 92.64 feet; thence S.09°05'39"W., 82.50 feet; thence S.12°16'47"E., 52.01 feet to a point on a curve; thence Southeasterly, 46.18 feet along the arc of a curve to the right having a radius of 196.22 feet and a central angle of 13°29'08" (chord bearing S.20°56'47"E., 46.08 feet) to a point of compound curvature; thence Southwesterly, 74.97 feet along the arc of a curve to the right having a radius of 101.54 feet and a central angle of 42°18'14" (chord bearing S.06°56'54"W., 73.28 feet); thence N.89°37'20"W., 305.75 feet; thence S.00°22'40"W., 147.40 feet; thence S.64°12'35"W., 57.97 feet; thence S.64°36'43"W., 87.75 feet; thence S.30°19'59"W., 64.50 feet; thence S.05°04'19"W., 76.29 feet; thence S.15°00'21"W., 58.41 feet; thence S.89°40'05"W., 70.15 feet; thence S.82°48'37"W., 58.90 feet; thence S.12°05'24"W., 57.05 feet; thence S.38°14'53"W., 56.83 feet; thence S.77°52'30"W., 13.13 feet; thence N.00°46'28"W., 108.14 feet to a point of curvature; thence Northeasterly, 442.53 feet along the arc of a curve to the right having a radius of 1735.00 feet and a central angle of 14°36'50" (chord bearing N.06°31'57"E., 441.33 feet) to the POINT OF BEGINNING.

Subject to rights of Tampa Electric in and to that 25 foot wide strip of land described in that instrument recorded in Official Record Book 7042 at page 798 of the Public Records of Hillsborough County, Florida.

EXHIBIT A to Interlocal Agreement