

**WESTCHASE
COMMUNITY DEVELOPMENT DISTRICT**

AGENDA PACKAGE

AUGUST 1, 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

July 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, August 1, 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 July 11, 2017 Meeting Minutes with Any Corrections Submitted
 - B. Acceptance of Financial Statements as of June, 2017
3. Public Hearing to Adopt the Fiscal Year 2018 Budget
 - A. Resolution 2017-4, Adopting the Budget
 - B. Resolution 2017-5, Levying Non Ad Valorem Assessments
4. Engineer's Report
5. Manager's Report
 - A. Proposed Meeting Schedule for Fiscal Year 2018
6. Attorney's Report
 - A. Engagement Letter with Erin McCormick Law, PA
7. Field Manager's Report
8. Audience Comments
9. Supervisors' Requests
10. Adjournment

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

Sincerely,



Andrew P. Mendenhall, PMP/sd
Manager

cc:	Erin McCormick	Tonja Stewart
	Christopher Barrett	Sonny Whyte

Second Order of Business

2A.

RE: WESTCHASE COMMUNITY
DEVELOPMENT DISTRICT

TRANSCRIPT OF: BOARD MEETING

DATE: July 11, 2017

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

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

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

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APPEARANCES:

WESTCHASE COMMUNITY DEVELOPMENT
DISTRICT BOARD MEMBERS:

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

ALSO PRESENT:

SEVERN TRENT SERVICES:

Andy Mendenhall

DISTRICT ATTORNEY:

Erin McCormick

DISTRICT ENGINEER:

Tonja Stewart (Telephonically)

WESTCHASE STAFF:

Doug Mays
Sonny Whyte

1 The transcript of Westchase Community
2 Development District Board Meeting, on the 11th day
3 of July, 2017, at the Westchase Community
4 Association Office, 10049 Parley Drive, Tampa,
5 Florida, beginning at 4:00 p.m., reported by
6 Kimberly Ann Roberts, Notary Public in and for the
7 State of Florida at Large.

9 MR. MENDENHALL: All right. We'll get
10 started. Today is Tuesday, July 11th, 2017.
11 It's approximately 4:00 p.m. If we can stand
12 for the pledge.

14 MR. MENDENHALL: I'll note for the
15 record that we have all supervisors in
16 attendance, and we also Erin McCormick, your
17 attorney, and we have Tonja Stewart, your
18 engineer, on the phone. And I'm Andy
19 Mendenhall. And we also have Sonny and Doug
20 and the rest of us.

21 All right. Item Number Two is the
22 consent agenda. I'll ask first if there is a
23 motion to approve that consent agenda.

<p style="text-align: right;">Page 5</p> <p>1 second?</p> <p>2 MR. LEWIS: I'll second.</p> <p>3 MR. MENDENHALL: Any discussion on the</p> <p>4 consent agenda?</p> <p>5 (No response.)</p> <p>6 MR. MENDENHALL: Hearing none, all in</p> <p>7 favor.</p> <p>8 (All board members signify in the</p> <p>9 affirmative.)</p> <p>10 MR. MENDENHALL: Any opposed.</p> <p>11 (No response.)</p> <p>12 MR. MENDENHALL: That motion carries</p> <p>13 unanimously.</p> <p>14 (Motion passes.)</p> <p>15 MR. MENDENHALL: Item Three is the</p> <p>16 engineer's report. Tonja, do you have a</p> <p>17 report today?</p> <p>18 MS. STEWART: Yes, I have a couple of</p> <p>19 things I'd like to mention to the board.</p> <p>20 The first thing is, we have seen road</p> <p>21 resurfacing prices skyrocket with the</p> <p>22 construction boom right now. That has led to</p> <p>23 some additional research and alternatives to</p> <p>24 the resurfacing programs that we have done in</p> <p>25 the past.</p>	<p style="text-align: right;">Agenda Page 6 Page 7</p> <p>1 filing a complaint about the maintenance work</p> <p>2 in the past.</p> <p>3 We have had follow-up conversations with</p> <p>4 SWFWMD, as well as Doug and A & B Aquatics and</p> <p>5 I have talked. And as of yesterday, in</p> <p>6 speaking with the engineer for SWFWMD, he said</p> <p>7 just to send him a request, and all of us to</p> <p>8 do a conference call. I think we're headed in</p> <p>9 the right direction to be able to close the</p> <p>10 concern.</p> <p>11 It sounds like to me that the Twin</p> <p>12 Branch property owners association is just</p> <p>13 concerned -- you know, they did have the one</p> <p>14 house that flooded last year and the year</p> <p>15 before, and they just want to make sure that</p> <p>16 we're not going to be sending additional, you</p> <p>17 know, volume of flow their way. So just</p> <p>18 letting the board know we are working on that.</p> <p>19 MS. McCORMICK: Tonja, this is Erin. So</p> <p>20 I know that Aaron from A & B Aquatics has been</p> <p>21 working with you on this, and I guess just,</p> <p>22 you know, let me know if you need me to do</p> <p>23 anything or participate in that conference</p> <p>24 call.</p> <p>25 MS. STEWART: I can send you a report,</p>
<p style="text-align: right;">Page 6</p> <p>1 Alan and I pulled together the</p> <p>2 information on what we have in reserves aside.</p> <p>3 So at the next meeting I'll have my proposal in</p> <p>4 term of how we'll manage the pavement in the</p> <p>5 future.</p> <p>6 CHAIRMAN MILLS: The bottom line is the</p> <p>7 resurfacing costs have gone from what we paid</p> <p>8 at eight to nine dollars a square yard to 13,</p> <p>9 14 a square yard today, and the pavement</p> <p>10 management is at about three dollars a square</p> <p>11 yard, although it has to be done every ten</p> <p>12 years, so I'm developing the long-term program</p> <p>13 up to 2052 to show how we should proceed with</p> <p>14 our pavement maintenance over the next few</p> <p>15 years.</p> <p>16 And so by the time year 2052 comes</p> <p>17 around, it's probably going to become a</p> <p>18 completely different roadway network, driving</p> <p>19 network, the whole situation. So I just want</p> <p>20 the board to know that is something we're</p> <p>21 evaluating and looking at, and we'll get a</p> <p>22 report for the next board meeting.</p> <p>23 The other item I have is that we did</p> <p>24 receive a letter from SWFWMD in regard to the</p> <p>25 Twin Branch Acres property owners association</p>	<p style="text-align: right;">Page 8</p> <p>1 Erin, tomorrow with a summary everything that</p> <p>2 occurred on the call.</p> <p>3 MS. McCORMICK: Okay. Oh, so you</p> <p>4 already had the call?</p> <p>5 MS. STEWART: I'm sorry?</p> <p>6 MS. McCORMICK: Did the call already</p> <p>7 happen?</p> <p>8 MS. STEWART: Do you want to be included</p> <p>9 in the conference call that we do?</p> <p>10 MS. McCORMICK: I mean, I guess because</p> <p>11 I haven't been involved in on all the</p> <p>12 conversations, I would want to know what you</p> <p>13 think is best. I don't want to escalate the</p> <p>14 issue if it's not necessary, but I am</p> <p>15 available and would participate if you want me</p> <p>16 to.</p> <p>17 MS. STEWART: Sure. Sure. No. I mean,</p> <p>18 right now, the conversation I've had is with</p> <p>19 the conversation with the environmental</p> <p>20 scientist as well as the engineer and, you</p> <p>21 know, explained to them what we have done.</p> <p>22 And I think it's just a matter of -- and</p> <p>23 you're probably going to see this a lot.</p> <p>24 You know, if you look at our history,</p> <p>25 we've been doing a lot of drainage clean-up</p>

<p style="text-align: right;">Page 9</p> <p>1 with the way that our stormwater management 2 system has functioned over the two years with 3 above-average rainfall. 4 So I just think this is an area that 5 we've now gotten into a good condition that we 6 continue to maintain in the same manner that 7 we're maintaining the other one, but I don't 8 foresee, once we get over this hurdle, that we 9 should have a whole lot of problems in the 10 future. 11 I just think it's getting everything 12 into, you know, a standard operating condition 13 so that, you know, people don't see, you know, 14 a whole lot of manual labor equipment back in 15 the wetland doing any clean-up work. 16 Based on the conversations I've had with 17 those representatives, I think they have a 18 better understanding of what we did, so I 19 think that they appear to be in favor of it. 20 MR. MENDENHALL: Okay. Anything else to 21 report on, Tonja? 22 MS. STEWART: No. That's all I have. 23 And I would ask, Erin -- I don't know how -- 24 the progress we're making on the contracts for 25 Height Design.</p>	<p style="text-align: right;">Agenda Page 7 Page 11</p> <p>1 but Twin Branch has kind of been a high 2 priority, me trying to addressing it, so I'll 3 meet with Doug and Sonny, and we'll sort that 4 out and get you something in order for the 5 next meeting. 6 CHAIRMAN MILLS: Okay. Thank you. 7 MS. STEWART: Thank you. 8 MR. MENDENHALL: Any other questions for 9 Tonja? 10 (No response.) 11 MR. MENDENHALL: Okay. Thank you, 12 Tonja. 13 MS. STEWART: Okay. Thank you all. 14 Bye, Bye. 15 MR. MENDENHALL: Bye. 16 Okay. The next item on the agenda is 17 the manager's report. My main item tonight, 18 of course, as it is during this season is the 19 budget. If anybody has any questions, 20 comments, changes. Certainly, I'll take any 21 of those tonight. We'll be going over the 22 budget, I'm sure, in more detail in our next 23 meeting, because that's when you're going to 24 have your public hearing. 25 So obviously between now and then also</p>
<p style="text-align: right;">Page 10</p> <p>1 MS. McCORMICK: I haven't heard anything 2 back from them since you sent them the 3 comments that I had on the contracts. 4 MS. STEWART: Oh, did you send me a 5 mark-up, and I forwarded it to Gary? 6 MS. McCORMICK: Right. 7 MS. STEWART: I'll follow-up with Gary 8 then and see what their situation is then. 9 MS. McCORMICK: Okay. 10 MS. STEWART: Maybe their lawyers are 11 looking at it. Thank you. 12 MR. MENDENHALL: Okay. 13 MS. STEWART: That's all I had, Andy. 14 CHAIRMAN MILLS: Tonja, this is Jim. 15 Last month we talked about some kind of an 16 early monitoring of the Flourney project for 17 drainage compliance. 18 Have you had a chance to look at that, 19 or is it still too new of a 20 pushing-dirt-around stage? Where are we at 21 with that? 22 MS. STEWART: I'll get with Doug. We'll 23 come up with something. I don't really know 24 at this point if it's too early or not, but 25 since we're kind of going through this stuff,</p>	<p style="text-align: right;">Page 12</p> <p>1 if you have anything, feel free to email me or 2 give me a call, and we'll make sure we get all 3 those items in. Okay. 4 MS. McCORMICK: And the letters are 5 going to be going out to residents -- 6 right? -- 7 MR. MENDENHALL: Yes. Correct. 8 MS. McCORMICK: -- if they haven't 9 already in the next few days? 10 MR. MENDENHALL: Yes. I think they were 11 sent off -- I believe I saw an email that they 12 were sent off to the printer in the last day 13 or so. 14 MR. CHESNEY: The notice in the paper 15 was there. It took up the entire page. 16 MR. MENDENHALL: Yes, they're big 17 notices. 18 MR. CHESNEY: Did you see -- it was the 19 full page of the back of the paper. 20 MR. MENDENHALL: Yeah. 21 MR. CHESNEY: I don't remember it ever 22 being that big. 23 CHAIRMAN MILLS: Duly noticed, huh? 24 MR. CHESNEY: Yes. Was that with -- I 25 mean, is this our normal --</p>

<p style="text-align: right;">Page 13</p> <p>1 MS. McCORMICK: Because some of the</p> <p>2 assessments changed, so we printed the entire</p> <p>3 assessment roll, which I don't think we have</p> <p>4 probably done in quite awhile.</p> <p>5 MR. MENDENHALL: We, yeah --</p> <p>6 MR. CHESNEY: I don't remember it being</p> <p>7 a page ever, that's all.</p> <p>8 MR. MENDENHALL: -- we've been</p> <p>9 relatively (inaudible) in previous years, and,</p> <p>10 you know, it does vary from district to</p> <p>11 district, but I have plenty of districts where</p> <p>12 it's a full page and -- yeah. All right.</p> <p>13 CHAIRMAN MILLS: Andy, I've got several</p> <p>14 minor questions after reviewing it.</p> <p>15 MR. MENDENHALL: Yes, sir.</p> <p>16 CHAIRMAN MILLS: Can I just email those</p> <p>17 to you in the interest of time?</p> <p>18 MR. MENDENHALL: Of course. Absolutely.</p> <p>19 CHAIRMAN MILLS: I didn't know of any --</p> <p>20 the only one that really jumped out at me was</p> <p>21 board payroll is budgeted at 13,000, and the</p> <p>22 statutory maximum if everyone shows up every</p> <p>23 month is twelve. So I'm not sure why that</p> <p>24 line item is out of whack with --</p> <p>25 MR. CHESNEY: The statutory maximum is</p>	<p style="text-align: right;">Agenda Page 8 Page 15</p> <p>1 consider it at the August meeting, if that</p> <p>2 sounds okay.</p> <p>3 MR. CHESNEY: Is this different than our</p> <p>4 current engagement letter?</p> <p>5 MS. McCORMICK: Well, we don't have an</p> <p>6 engagement letter --</p> <p>7 CHAIRMAN MILLS: We don't have one.</p> <p>8 MS. McCORMICK: -- with Eric McCormick</p> <p>9 Law, PA. So we had talked about this last</p> <p>10 month, and I said I would prepare one kind of</p> <p>11 based on my standard form that I use with</p> <p>12 CDDs.</p> <p>13 MR. CHESNEY: Okay.</p> <p>14 MR. ROSS: I didn't want to interrupt</p> <p>15 your report, but on an unrelated matter, did</p> <p>16 you schedule that conference call with the</p> <p>17 attorney for the Severn Trent assets?</p> <p>18 MS. McCORMICK: I did.</p> <p>19 MR. ROSS: Okay.</p> <p>20 MS. McCORMICK: I did talk to them about</p> <p>21 it, and because it is an acquisition of the</p> <p>22 entity, so the entity itself is not changing,</p> <p>23 I don't think that that triggers a requirement</p> <p>24 under our contract that -- you know, an</p> <p>25 assignment because the entity itself is</p>
<p style="text-align: right;">Page 14</p> <p>1 actually two meetings per month.</p> <p>2 MR. MENDENHALL: Yeah.</p> <p>3 CHAIRMAN MILLS: Oh, it is.</p> <p>4 MR. MENDENHALL: About 4800 per year</p> <p>5 for each supervisor, potentially, at least,</p> <p>6 so --</p> <p>7 MR. CHESNEY: Occasionally we've had</p> <p>8 double meetings.</p> <p>9 CHAIRMAN MILLS: Oh, okay. I wasn't</p> <p>10 aware of that.</p> <p>11 MR. MENDENHALL: A little bit more, just</p> <p>12 in case.</p> <p>13 CHAIRMAN MILLS: That's fine. Cool.</p> <p>14 Thank you.</p> <p>15 MR. MENDENHALL: Sure. All right.</p> <p>16 The next item is the attorney's report.</p> <p>17 I'll give the floor to Erin.</p> <p>18 MS. McCORMICK: I don't really have</p> <p>19 much. I did prepare an engagement letter, but</p> <p>20 it didn't get -- in fact, I think it just got</p> <p>21 uploaded onto Dropbox this afternoon.</p> <p>22 So my thought was that that would give</p> <p>23 everyone a chance to look at it in the</p> <p>24 upcoming months. Let me know if you have any</p> <p>25 questions or concerns, and then the board can</p>	<p style="text-align: right;">Page 16</p> <p>1 staying intact.</p> <p>2 MR. ROSS: I didn't draw that conclusion</p> <p>3 from the email that we got, but if you feel</p> <p>4 confident that's the situation, then I would</p> <p>5 actually agree with you.</p> <p>6 MS. McCORMICK: Yes. And I think, you</p> <p>7 know, they had reviewed it from that</p> <p>8 perspective also, and I took a look at it also</p> <p>9 and talked to him about it, so I don't think</p> <p>10 -- I'll go back and double-check it again.</p> <p>11 MR. ROSS: Because the email seemed to</p> <p>12 suggest that there was a European entity, and</p> <p>13 it was selling off the U.S. operations, which</p> <p>14 would be a suggestion a new entity was being</p> <p>15 formed, but again, if you felt that --</p> <p>16 MS. McCORMICK: Well, no, that's the</p> <p>17 parent corporation that is selling off Severn</p> <p>18 Trent Environmental Services.</p> <p>19 Severn Trent Environmental Services is</p> <p>20 still going to be the provider of the</p> <p>21 services. So if we had a provision in there</p> <p>22 that dealt with, you know, needing a consent</p> <p>23 assignment if there was a change in control,</p> <p>24 but I don't think that that's the case here.</p> <p>25 MR. ROSS: Okay. Drop it.</p>

<p style="text-align: right;">Page 17</p> <p>1 MS. McCORMICK: So that's just related 2 to the email that I think everybody got about 3 Severn Trent's change in the management taking 4 over the ownership of the corporation. 5 MR. MENDENHALL: And I have really just 6 about as much detail as you guys have with 7 what I sent out. But from what I understand, 8 the investors that bought the U.S. operations, 9 they are merely that, investors that are 10 injecting cash into the business, but not 11 taking an active role in managing it or 12 changing management. 13 So keeping the structure as it is and 14 everything else functional, it should stay the 15 same. I mean, obviously anything can happen 16 down the road, but that's what I understand. 17 MS. GRIFFITH: Andy, do I have this 18 email? 19 MR. MENDENHALL: I sent it out to 20 everybody. I can double check. 21 MS. GRIFFITH: Today? 22 MR. MENDENHALL: No. This is -- 23 MS. McCORMICK: A week or two ago. 24 MR. MENDENHALL: -- last Friday maybe. 25 MS. GRIFFITH: Okay. I'll take a look.</p>	<p style="text-align: right;">Agenda Page 9 Page 19</p> <p>1 MR. LEWIS: I think that was part of it, 2 too. 3 MS. McCORMICK: Okay. 4 MR. LEWIS: Maybe the others can step in 5 if I am wrong. I thought maybe once that 6 happened, we would start some dialogue with 7 them. 8 MS. McCORMICK: Right. Right. 9 MR. LEWIS: But I thought we were kind 10 of leaning that way with the previous research 11 that -- 12 MS. McCORMICK: Yes. And I've been 13 working on this for several months, so I will 14 try to be -- 15 MR. LEWIS: Okay. 16 MS. McCORMICK: -- in a position to 17 have, you know, a complete report to the board 18 at the August meeting. 19 MR. LEWIS: Okay. Appreciate it. Thank 20 you. 21 MS. McCORMICK: Okay. 22 MR. MENDENHALL: All right. That moves 23 us to the field manager's report. 24 MR. MAY: I've just got a few things to 25 bring up. We've got two communities, Harbor</p>
<p style="text-align: right;">Page 18</p> <p>1 MR. MENDENHALL: I'll double check. 2 MS. GRIFFITH: Thank you. If you don't 3 mind. 4 MR. MENDENHALL: Just in summary, if 5 that didn't make sense, there was -- Severn 6 Trent, our parent company is in England, and 7 they basically sold off the U.S. operations to 8 an investor group and the current management 9 team, so -- 10 MS. GRIFFITH: Okay. All right. 11 MR. MENDENHALL: Any other questions for 12 Erin? 13 MR. LEWIS: From the last meeting, there 14 was talk about maybe getting some dialogues 15 started with The Avenues about the sidewalk 16 over there near the commercial property. 17 Were you able to make any -- start on 18 any headway with that? 19 MS. McCORMICK: I have not, but yes, 20 I'll go back actually and review the minutes, 21 because -- so that's where we had left things, 22 was we were going to have a conversation with 23 them about it, because I'm doing some research 24 also about the issues, but I don't recall 25 that part of it.</p>	<p style="text-align: right;">Page 20</p> <p>1 Links and the Greens, that we need to change 2 the gate operators, make sure the arms that 3 handle the big steel gates. And typical use 4 on these things is 10 to 12 years. 5 We've got over 15 years on all of these 6 operators, some of them almost 17 years out of 7 them. And we've have had a lot of issues with 8 the Harbor Links, Radcliffe gate. We've been 9 piecemealing it so many times it's time to 10 make a change on those. 11 You'll see a proposal in Dropbox for 12 that one. And you'll see also we've had the 13 same issue with the Greens exit gates. Those 14 are two operators. Harbor Links has three. 15 These are two operators. 16 The Greens are so bad that we've had to 17 leave the gates pinned over for almost a week 18 and a half, two weeks now, because it was -- 19 it's over \$8,000 to repair those, or put new 20 operators on there. So I felt like we wanted 21 to go ahead and bring that to your attention. 22 I know it's not something you 23 necessarily have to vote on, but it's 24 something that needs to be done, and I wanted 25 to make you aware of it. And so we're going</p>

<p style="text-align: right;">Page 21</p> <p>1 to push forward on going ahead and getting</p> <p>2 those total of five operators changed out.</p> <p>3 Once we do the three in Harbor Links,</p> <p>4 that means we've got the whole community of</p> <p>5 Harbor Links -- the Peabody side was done</p> <p>6 about seven or eight months ago -- six or</p> <p>7 seven months ago, something like that.</p> <p>8 We had a lot of issues over there, so we</p> <p>9 went ahead and changed them. So, anyway, just</p> <p>10 want to bring that to your attention that we</p> <p>11 need to get those changed out.</p> <p>12 MR. BARRETT: Doug, do you have a rough</p> <p>13 price?</p> <p>14 MR. MAYS: The Greens -- the Greens is</p> <p>15 8595, and the Harbor Links is 11175.</p> <p>16 MR. BARRETT: Thank you.</p> <p>17 MR. MENDENHALL: Mr. Ross.</p> <p>18 MR. ROSS: I got the back-up that you</p> <p>19 just referred to in answering his question.</p> <p>20 Are you recommending we go forward with</p> <p>21 that?</p> <p>22 MR. MAYS: Yes.</p> <p>23 MR. ROSS: Is there any reason why we</p> <p>24 shouldn't do that or can't do that now or</p> <p>25 today?</p>	<p style="text-align: right;">Agenda Page 10 Page 23</p> <p>1 we've been here for a while now. So when we</p> <p>2 first started, we went through three different</p> <p>3 companies that we use on these type of things.</p> <p>4 Through the years, this has been the</p> <p>5 company that has been the best, the quickest</p> <p>6 to respond, the best pricing. Overall,</p> <p>7 everything has been great with them, so we</p> <p>8 kind of just kept it. I mean, I can get other</p> <p>9 prices, but you're going to see a lot higher.</p> <p>10 MR. LEWIS: You kind of answered what I</p> <p>11 thought you might say. You've already done</p> <p>12 this --</p> <p>13 MR. MAYS: Yes. It's a different</p> <p>14 operator. What's those operators over there?</p> <p>15 Anyway, the new ones are Viking operators, if</p> <p>16 you want to look them up.</p> <p>17 They're -- like I say, this company has</p> <p>18 been doing this for a long time, and I just</p> <p>19 feel comfortable with them.</p> <p>20 MR. LEWIS: Okay.</p> <p>21 MR. MAYS: Plus, whenever I need</p> <p>22 anything, I can count on them to get here</p> <p>23 pretty quick.</p> <p>24 MR. LEWIS: Thank you.</p> <p>25 MR. MENDENHALL: Do we have a second to</p>
<p style="text-align: right;">Page 22</p> <p>1 MR. MAYS: No. We can do that now.</p> <p>2 MR. ROSS: Okay. Then I'll move that we</p> <p>3 proceed with the new operators as backed up by</p> <p>4 the -- or proposals that are in our packet.</p> <p>5 MS. McCORMICK: Yeah, I would just</p> <p>6 suggest -- because I don't see anything in</p> <p>7 here about how long the work is warrantied for</p> <p>8 or if they provide some kind of warranty on it</p> <p>9 once they replace them.</p> <p>10 MR. MAYS: Yes. There's an installation</p> <p>11 warranty, plus I believe there's two years on</p> <p>12 the parts -- not parts and labor -- two years</p> <p>13 on the machines themselves.</p> <p>14 MS. McCORMICK: Okay. So I think we</p> <p>15 should either -- I mean, if we don't put this</p> <p>16 in a standard form of contract, we just need</p> <p>17 to include somewhere in there that we're</p> <p>18 incorporating those warranties.</p> <p>19 MR. MAYS: Okay. I understand. Weave</p> <p>20 that in there.</p> <p>21 MR. LEWIS: Doug, I know you do your</p> <p>22 research. Is there any reason for us to think</p> <p>23 we should go with another quote, or have we</p> <p>24 gotten another quote?</p> <p>25 MR. MAYS: We used different -- you know,</p>	<p style="text-align: right;">Page 24</p> <p>1 Mr. Ross' motion?</p> <p>2 MS. GRIFFITH: So as far as funding,</p> <p>3 does this come out of Harbor Links --</p> <p>4 MR. MAYS: Yes, ma'am.</p> <p>5 MR. MENDENHALL: Yes.</p> <p>6 CHAIRMAN MILLS: And I'll second it.</p> <p>7 MR. MENDENHALL: Great.</p> <p>8 CHAIRMAN MILLS: As a formality, we</p> <p>9 shouldn't be having a discussion to that until</p> <p>10 we have a second. Okay?</p> <p>11 MS. GRIFFITH: Thank you.</p> <p>12 CHAIRMAN MILLS: How long will it take</p> <p>13 to get these done so we can close those exit</p> <p>14 gates again at the Greens?</p> <p>15 MR. MAYS: We can probably have them</p> <p>16 done by the end of the week.</p> <p>17 CHAIRMAN MILLS: Okay. Good answer.</p> <p>18 MR. MENDENHALL: All right. Any further</p> <p>19 discussion on this item?</p> <p>20 (No response.)</p> <p>21 MR. MENDENHALL: All in favor.</p> <p>22 (All board members respond in the</p> <p>23 affirmative.)</p> <p>24 MR. MENDENHALL: Any opposed.</p> <p>25 (No response.)</p>

<p style="text-align: right;">Page 25</p> <p>1 MR. MENDENHALL: Motion carries</p> <p>2 unanimously.</p> <p>3 (Motion passes.)</p> <p>4 MR. MAYS: In our discussions that we've</p> <p>5 had with Baker Industries that is supposed to</p> <p>6 do the installation job at the front, the</p> <p>7 Applebees, CVS, the Burger King over there,</p> <p>8 with meeting with them over there the other</p> <p>9 day, I met with them, and the irrigation</p> <p>10 system that's in there, we were hoping to use</p> <p>11 the irrigation system that's in there, we were</p> <p>12 hoping we'd be able to use that irrigation</p> <p>13 system in there, it needs to be -- the whole</p> <p>14 thing needs to be replaced.</p> <p>15 They put \$1200 in there thinking that</p> <p>16 they could use that, because that's what I</p> <p>17 told them: You should be able to use that</p> <p>18 same system, except they can't.</p> <p>19 We would have to get with CVS, Burger</p> <p>20 King, and Applebees to install timers on the</p> <p>21 outside of each buildings. We found a way we</p> <p>22 can do one timer out front and run power out</p> <p>23 front on the electrical that's there for the</p> <p>24 lights.</p> <p>25 So we won't have to mess with their</p>	<p style="text-align: right;">Agenda Page 11 Page 27</p> <p>1 if there is any kind of overlapping of</p> <p>2 irrigation --</p> <p>3 MR. MAYS: There isn't any.</p> <p>4 MR. LEWIS: Oh, there's not.</p> <p>5 MR. MAYS: It's a whole new -- a whole</p> <p>6 new back-flow valve that they're tapping into.</p> <p>7 It's nothing to do with Davey's irrigation at</p> <p>8 all.</p> <p>9 MR. LEWIS: Okay. Thank you.</p> <p>10 MS. GRIFFITH: I have a comment that --</p> <p>11 I appreciate their investment, the 1200</p> <p>12 investment that they put in so far.</p> <p>13 MR. MAYS: Yes, they put a little bit of</p> <p>14 time into it already.</p> <p>15 MS. GRIFFITH: Yes, I appreciate that.</p> <p>16 MR. MAYS: The other thing is the</p> <p>17 ping-pong tables were installed.</p> <p>18 MR. MENDENHALL: Let's take a vote. All</p> <p>19 in favor.</p> <p>20 MR. MAYS: Sorry about that.</p> <p>21 (All board members signify in the</p> <p>22 affirmative.)</p> <p>23 MR. MENDENHALL: That's okay. Any</p> <p>24 opposed.</p> <p>25 (No response.)</p>
<p style="text-align: right;">Page 26</p> <p>1 irrigation, which I don't want to touch theirs</p> <p>2 because they still have things that they water</p> <p>3 in their parking lots that were not -- you</p> <p>4 know, that were not -- so, anyway, a long</p> <p>5 story short, the irrigation repairs are -- I</p> <p>6 don't have the total of this -- I believe it</p> <p>7 was \$3200 to do the irrigation.</p> <p>8 They had put in 1200, and they'll deduct</p> <p>9 -- take the 1200 off and add 3200 in, so</p> <p>10 we're asking for another \$2,000 to get that</p> <p>11 done the right way, if you still want to push</p> <p>12 forward with trying to make that front</p> <p>13 entrance look like the rest of Westchase.</p> <p>14 MR. MENDENHALL: Mr. Ross.</p> <p>15 MR. ROSS: Move to approve.</p> <p>16 MR. MENDENHALL: Okay. Do we have a</p> <p>17 second?</p> <p>18 MR. CHESNEY: Second.</p> <p>19 MR. MENDENHALL: Any discussion on this</p> <p>20 particular item? Yes, sir.</p> <p>21 MR. LEWIS: Not to get into the weeds</p> <p>22 here, I guess Davey and the other company --</p> <p>23 well, it's not Davey. It's --</p> <p>24 MR. MAYS: Baker.</p> <p>25 MR. LEWIS: -- Baker, they'll kind of,</p>	<p style="text-align: right;">Page 28</p> <p>1 MR. MENDENHALL: Motion carries</p> <p>2 unanimously.</p> <p>3 (Motion passes.)</p> <p>4 MR. MENDENHALL: Okay. Go ahead.</p> <p>5 MR. MAYS: The ping-pong tables were</p> <p>6 installed. I met with the paving company</p> <p>7 today. He's going to got a price together for</p> <p>8 the grading, to bring the grade down after</p> <p>9 installation of the ping-pong tables. We have</p> <p>10 to grade it down probably almost five inches</p> <p>11 to make it level.</p> <p>12 As you know, that area has like a swale</p> <p>13 for drainage water and the way the grass is,</p> <p>14 so we have to make it level for those ping-pong</p> <p>15 tables. So once we get that price, we'll</p> <p>16 bring that back to you, and we should be able</p> <p>17 to push forward within a couple weeks of -- to</p> <p>18 get the pavers and get the ping-pong tables</p> <p>19 complete.</p> <p>20 I can't see it being too much. We</p> <p>21 actually did the irrigation that needed to be</p> <p>22 moved. We did that ourselves. Lavon and</p> <p>23 Christian did it themselves, so we moved the</p> <p>24 irrigation out of the way. We saved us a</p> <p>25 thousand dollars right there just to move the</p>

<p style="text-align: right;">Page 29</p> <p>1 irrigation.</p> <p>2 So we should be able to have your</p> <p>3 ping-pong -- your board ping-pong tournament in</p> <p>4 about two or three --</p> <p>5 MR. MENDENHALL: Yes, sir.</p> <p>6 MR. ROSS: There was a white service</p> <p>7 truck working right there at that location for</p> <p>8 about two hours this morning from, say, nine</p> <p>9 to eleven.</p> <p>10 Was that related to what you were just</p> <p>11 describing or some other problem or situation?</p> <p>12 MR. MAYS: Most likely, because that's</p> <p>13 what Lavon was working on today, him and Chris</p> <p>14 -- well, Chris was out today. But they've</p> <p>15 been working on moving the irrigation. So</p> <p>16 that was probably Lavon over there.</p> <p>17 MR. ROSS: Okay.</p> <p>18 MR. MAYS: He was working on one side</p> <p>19 today and get on the other side tomorrow.</p> <p>20 Anyway, that should keep us from having</p> <p>21 problems with irrigation underneath those</p> <p>22 pavers.</p> <p>23 MR. MENDENHALL: Okay. Chris.</p> <p>24 MR. BARRETT: Huge logistical question:</p> <p>25 Where do we get the balls and the paddles?</p>	<p style="text-align: right;">Agenda Page 12 Page 31</p> <p>1 Just to give the board an update, and I don't</p> <p>2 expect anybody to move on it or anything like</p> <p>3 that, but I have met with the contractor for</p> <p>4 West Park Village for all of the street signs</p> <p>5 and all of that.</p> <p>6 I've got a total number. I'm not sure</p> <p>7 you guys want to hear it, but it's a rough</p> <p>8 number, and there could be some options of</p> <p>9 getting some reductions done. I'm working</p> <p>10 with the -- I can go forward with the county,</p> <p>11 but until you guys move on it and decide how</p> <p>12 you want to proceed, I just want to bring it</p> <p>13 to your attention that we are -- it's</p> <p>14 approximately about \$147,000.</p> <p>15 Now, out of that, because there's --</p> <p>16 yeah -- I've got, because there are county</p> <p>17 streets and roads and that, I might -- I</p> <p>18 already talked to one of my contacts -- we</p> <p>19 might be able to get some assistance from the</p> <p>20 county, but until we go forward, I don't want</p> <p>21 to approach the county with that as of now.</p> <p>22 So I will bring it back to you and I'll</p> <p>23 put in the proposals and everything. So if</p> <p>24 you guys want to wait until after the budget</p> <p>25 meeting in August, we can do it in September.</p>
<p style="text-align: right;">Page 30</p> <p>1 MR. MAYS: Any Target, any Wal-Mart</p> <p>2 any --</p> <p>3 MS. WHYTE: Bring your own.</p> <p>4 MR. BARRETT: There is not --</p> <p>5 MR. CHESNEY: Bring your own.</p> <p>6 CHAIRMAN MILLS: BYOP.</p> <p>7 MR. BARRETT: There is no vending</p> <p>8 machine?</p> <p>9 MS. WHYTE: I've spoken to businesses</p> <p>10 close to that, and I suggested they may want</p> <p>11 to, you know, let their patrons use it by</p> <p>12 purchasing some paddles and stuff, and they're</p> <p>13 all exploring options. So, for now, it's</p> <p>14 bring your.</p> <p>15 MR. COLLAZO: They have the Westchase</p> <p>16 logo on them, the Westchase --</p> <p>17 MS. WHYTE: No. They all have their</p> <p>18 logo on them, not ours.</p> <p>19 MR. MAYS: We put our logo on our</p> <p>20 paddles.</p> <p>21 MS. WHYTE: Yes, we have paddles. The</p> <p>22 balls are terrible, but the paddles are good.</p> <p>23 MR. MENDENHALL: Anything else, Doug?</p> <p>24 MR. MAYS: Yes. Sonny's got --</p> <p>25 MS. WHYTE: I've got a couple of things.</p>	<p style="text-align: right;">Page 32</p> <p>1 If you'd like to go forward at the next</p> <p>2 meeting, it's up to you. However you would</p> <p>3 like to proceed.</p> <p>4 MR. MAYS: Did you tell them the kind of</p> <p>5 help -- the kind of help that --</p> <p>6 MS. WHYTE: Yes. Yes.</p> <p>7 MS. GRIFFITH: Do we have an image, what</p> <p>8 they would look like?</p> <p>9 MS. WHYTE: Not yet, because they're</p> <p>10 going to look pretty much similar to what they</p> <p>11 are, except they're going to be in compliance,</p> <p>12 because they've got to be bigger paddles</p> <p>13 because the statute has changed. They have to</p> <p>14 be, I think, six inches.</p> <p>15 MR. MAYS: Nine inches by 36.</p> <p>16 MS. WHYTE: 9 inches -- yeah -- by 36.</p> <p>17 What we have is the little itty bitty ones,</p> <p>18 they're six inches, they don't meet code.</p> <p>19 MR. MAYS: Stop signs.</p> <p>20 MS. WHYTE: The stop signs are 30 by 30.</p> <p>21 Right now, we have a hodgepodge of 24 by 24,</p> <p>22 30 by 30, we have six by six. It's a</p> <p>23 hodgepodge, what we have.</p> <p>24 MS. GRIFFITH: And the one forty seven</p> <p>25 covers the entire the entire village?</p>

<p style="text-align: right;">Page 33</p> <p>1 MS. WHYTE: That would cover everything</p> <p>2 from every street sign to every paddle to</p> <p>3 every post. It would all meet the county's</p> <p>4 code, which is the breakaway and the wind</p> <p>5 mitigation, which is required now to certify a</p> <p>6 legal -- we haven't gone to the engineering</p> <p>7 yet or any of that stuff. We have to go</p> <p>8 permitting process.</p> <p>9 I mean, it's still a little ways down</p> <p>10 the road, but I started it with the county --</p> <p>11 our contractor now to see where we're at.</p> <p>12 MR. MENDENHALL: So would all the old</p> <p>13 poles go?</p> <p>14 MR. MAYS: Yeah.</p> <p>15 MS. WHYTE: The old poles all go, but I</p> <p>16 have -- because they don't meet -- because we</p> <p>17 have to change all of the paddles.</p> <p>18 MR. MENDENHALL: Yes. Sure.</p> <p>19 MS. WHYTE: And we have to change all of</p> <p>20 the stop signs -- because it's all decorative.</p> <p>21 MR. MENDENHALL: Yeah.</p> <p>22 MS. WHYTE: But we will certainly retain</p> <p>23 those.</p> <p>24 MR. MENDENHALL: That's what I was going</p> <p>25 to say. There has to be some value to that.</p>	<p style="text-align: right;">Agenda Page 13 Page 35</p> <p>1 MR. CHESNEY: No. I just want</p> <p>2 approximate. I was trying to wrap my head</p> <p>3 around what level of assessment that is.</p> <p>4 CHAIRMAN MILLS: Well, so that might be</p> <p>5 the question I have. Would that be a West</p> <p>6 Park Village specific project, or might the</p> <p>7 parks, a community-wide capital project?</p> <p>8 MR. CHESNEY: Well, currently we assess</p> <p>9 the community for like -- for like the street</p> <p>10 lights in West Park Village are assessed all</p> <p>11 across the community, which someone sent me an</p> <p>12 email the other day -- and I have to look at</p> <p>13 it. I haven't looked at that it in a number</p> <p>14 of years. I was thinking about I don't know</p> <p>15 that we're assessing the apartments properly</p> <p>16 for street lights, which was what I was</p> <p>17 getting at was, you know, apartments are</p> <p>18 essentially residential units even though</p> <p>19 they're commercial units.</p> <p>20 MR. MENDENHALL: Right.</p> <p>21 MR. CHESNEY: So I don't want to -- this</p> <p>22 could get more complicated. I just -- but</p> <p>23 right now, we assess just the people in West</p> <p>24 Park Village for stuff like that.</p> <p>25 CHAIRMAN MILLS: Okay.</p>
<p style="text-align: right;">Page 34</p> <p>1 MS. WHYTE: We're going to hold on to</p> <p>2 that, and if we can legally, I mean, I'm</p> <p>3 pretty sure we can -- Doug says there may be</p> <p>4 some questionable because they're street</p> <p>5 paddles, but --</p> <p>6 MR. MENDENHALL: Find a county that has</p> <p>7 a different code and sell them.</p> <p>8 MS. WHYTE: But that's where I'm at now,</p> <p>9 and you just let me know when you want to</p> <p>10 bring them back. I mean, if you'd like to do</p> <p>11 this in the office meeting or we can certainly</p> <p>12 wait until September.</p> <p>13 MR. MENDENHALL: Mr. Chesney.</p> <p>14 MR. CHESNEY: How many units are in West</p> <p>15 Park Village?</p> <p>16 MS. WHYTE: I don't know offhand.</p> <p>17 MR. CHESNEY: Does anybody know</p> <p>18 approximately?</p> <p>19 MR. BARRETT: 400s.</p> <p>20 MR. CHESNEY: 400s. Okay.</p> <p>21 MS. WHYTE: Yeah, that's --</p> <p>22 MR. BARRETT: Plus -- plus --</p> <p>23 MS. WHYTE: Apartments, townhomes,</p> <p>24 condos and all of that. Keep that in mind.</p> <p>25 So do you want those numbers?</p>	<p style="text-align: right;">Page 36</p> <p>1 MR. CHESNEY: So when we did the Greens,</p> <p>2 for example, we did signage in there. Many</p> <p>3 years ago, we assessed just the Greens for</p> <p>4 that.</p> <p>5 CHAIRMAN MILLS: Okay. That answered my</p> <p>6 question.</p> <p>7 MR. BARRETT: The same with Radcliffe.</p> <p>8 MR. CHESNEY: Yes, the same with</p> <p>9 Radcliffe.</p> <p>10 MS. GRIFFITH: So Radcliffe also has</p> <p>11 paddles?</p> <p>12 MR. BARRETT: They have ones made</p> <p>13 uniquely for Radcliffe, and then they were</p> <p>14 specially assessed, but they were assessed --</p> <p>15 MS. GRIFFITH: They're in good shape, so</p> <p>16 we don't need to to revisit them?</p> <p>17 MS. WHYTE: No, I did them a few years</p> <p>18 ago with the county, and I got them permitted,</p> <p>19 and we put them in, and they got assessed for</p> <p>20 that as strictly just those residents.</p> <p>21 They voted on that, and they wanted the</p> <p>22 decorative posts and paddles and stuff like</p> <p>23 that, so --</p> <p>24 MS. GRIFFITH: Do we have any other</p> <p>25 communities that have special paddles? The</p>

<p style="text-align: right;">Page 37</p> <p>1 Vineyards?</p> <p>2 MS. WHYTE: Only on the gated. 548</p> <p>3 without the apartments.</p> <p>4 MR. CHESNEY: 548. Okay.</p> <p>5 MR. BARRETT: Is that with the new David</p> <p>6 Weekley homes?</p> <p>7 MS. WHYTE: No, because they're not in</p> <p>8 yet, so -- but we have all of our gated</p> <p>9 communities have decorative posts and paddles.</p> <p>10 MS. GRIFFITH: Is there any -- are there</p> <p>11 any communities that need to be revisited at</p> <p>12 this time --</p> <p>13 MS. WHYTE: Oh, gosh, no.</p> <p>14 MS. GRIFFITH: -- or it's just that West</p> <p>15 Park Village needs to be --</p> <p>16 MR. MAYS: That's because West Park</p> <p>17 Village has decorative already, but they're no</p> <p>18 longer compliant. Communities like the</p> <p>19 Bridges and the Fords have the county's</p> <p>20 paddles, so --</p> <p>21 MS. GRIFFITH: Right.</p> <p>22 MS. WHYTE: Part of the issue is that</p> <p>23 they do not need reflectivity.</p> <p>24 MS. GRIFFITH: So let me ask you, Sonny,</p> <p>25 how does this quote compare to a quote for</p>	<p style="text-align: right;">Agenda Page 14 Page 39</p> <p>1 anything, just email me, and we can discuss it</p> <p>2 further and we can bring it back to the board</p> <p>3 then.</p> <p>4 MS. GRIFFITH: Thank you.</p> <p>5 MR. MENDENHALL: Mr. Ross.</p> <p>6 MR. ROSS: My own preference would be</p> <p>7 that we not take it up while we're still in</p> <p>8 budget mode, so I prefer it to come in</p> <p>9 September.</p> <p>10 And, secondly, to Greg's comment, if</p> <p>11 there is somebody that's not being properly</p> <p>12 assessed -- and I don't know if that's --</p> <p>13 MR. CHESNEY: I wouldn't use the term</p> <p>14 "properly," but I think we can maybe rethink</p> <p>15 how the assessments go for maybe street signs</p> <p>16 that impact the entire community.</p> <p>17 MR. ROSS: My preference would be to</p> <p>18 give that a high priority, that if there is</p> <p>19 some sense of unfairness -- and I don't want</p> <p>20 to put a word in your mouth -- but inequity or</p> <p>21 inappropriateness, let's put that at a</p> <p>22 lower priority. So I would feel comfortable</p> <p>23 taking that up before we take up the paddles.</p> <p>24 MR. MENDENHALL: Okay.</p> <p>25 MR. ROSS: And, again, I don't want to</p>
<p style="text-align: right;">Page 38</p> <p>1 Radcliffe or --</p> <p>2 MS. WHYTE: Well, Radcliffe was done a</p> <p>3 few years ago, and probably only has six,</p> <p>4 seven.</p> <p>5 MS. GRIFFITH: Okay.</p> <p>6 MS. WHYTE: Big difference.</p> <p>7 MS. GRIFFITH: Okay.</p> <p>8 MS. WHYTE: It's a much larger</p> <p>9 community.</p> <p>10 MS. GRIFFITH: Right.</p> <p>11 MS. WHYTE: And we have chosen to have</p> <p>12 decorative posts in the community and the</p> <p>13 decorative --</p> <p>14 MR. MAYS: Plus they did their mailboxes</p> <p>15 at the same time so they could match the</p> <p>16 color.</p> <p>17 MS. GRIFFITH: Okay.</p> <p>18 MS. WHYTE: Anyway, I just wanted to</p> <p>19 bring it to your attention. It's obviously</p> <p>20 something we have to discuss and look at in</p> <p>21 the future, but --</p> <p>22 MS. GRIFFITH: Okay.</p> <p>23 MS. WHYTE: If anybody has any questions</p> <p>24 in the meantime between now and the next</p> <p>25 couple of board meetings, if you have</p>	<p style="text-align: right;">Page 40</p> <p>1 mess up this budget cycle. I don't know if</p> <p>2 it's related or unrelated, but I do think we</p> <p>3 need to give that point a higher priority.</p> <p>4 MR. MENDENHALL: Let me speak</p> <p>5 specifically to your point, or ask the</p> <p>6 question. Greg, from your perspective, do you</p> <p>7 think that, you know, the way that those are</p> <p>8 assessed, is that important for this budget</p> <p>9 season, or does it throw a wrench in the</p> <p>10 middle -- and only because we're adopting next</p> <p>11 month --</p> <p>12 MR. CHESNEY: I don't think it matters,</p> <p>13 the timing of it or the budget cycle --</p> <p>14 MR. MENDENHALL: Okay.</p> <p>15 MR. CHESNEY: -- but it is something</p> <p>16 that we should look at.</p> <p>17 MR. MENDENHALL: I agree with you.</p> <p>18 MR. CHESNEY: I never really thought</p> <p>19 about it until -- you know, we always use that</p> <p>20 same methodology, but West Park Village is</p> <p>21 kind of unique, and then it has a mix, so I</p> <p>22 mean, I haven't gotten very far.</p> <p>23 MS. McCORMICK: Right. Right. So we</p> <p>24 might have to look at whether a different</p> <p>25 methodology would be --</p>

<p style="text-align: right;">Page 41</p> <p>1 MR. CHESNEY: Yeah, or even -- I'm not 2 entirely sure what we were doing in there, 3 but -- 4 MR. ROSS: Can we put both of those 5 issues on the September meeting? 6 MR. MENDENHALL: Does anybody have any 7 objection with doing it in September? 8 MS. GRIFFITH: Well, I have one 9 question. One of the things we talked about 10 briefly but we haven't really dived into, and 11 it's something that I will say I'm getting a 12 little more passionate about, is sort of, you 13 know, taking a look at Westchase as a whole 14 comprehensively, you know, with the potential 15 of a bit of a facelift in general. 16 So how does something like street 17 paddles play into a more broad, you know, 18 change in appearance? 19 In other words, if we have an 20 opportunity to sort of modernize the community 21 a bit, modernize our look, do we want to sort 22 of piecemeal this, you know, one community as 23 paddles become expired, we're just sort of 24 piecemealing it, or is there an appetite, you 25 know, for the board to sort of take a workshop</p>	<p style="text-align: right;">Agenda Page 15 Page 43</p> <p>1 The other community issues -- like West Park 2 Village is unique item. The rest of the 3 communities are county roads, county signs, so 4 -- but what I did mention to you for is what I 5 will be working on is an ongoing project is -- 6 to bring back to the board -- is to see 7 whether or not the board is interested in the 8 next couple of months to explore the option of 9 bringing in an architect -- a landscape 10 architect to help us enhance the community, 11 tell us -- I will be bringing you pricing. I 12 will ask you your opinions of what you would 13 like to see, whether or not you'd like to 14 explore this option, but that will be the next 15 -- I just wanted to get through the budget 16 cycle with everything you guys have on your 17 plates. 18 But it's something I'm working on right 19 now. I've already placed a couple of calls. 20 I'm just waiting on pricing, and then we can 21 go from there and see what we can do in 22 respects to facelift, signage, and anything 23 else, plant material -- 24 MS. GRIFFITH: Yes. 25 MS. WHYTE: -- entranceways, things likes</p>
<p style="text-align: right;">Page 42</p> <p>1 approach and just, you know, say, how do we 2 kind of take a comprehensive look at the 3 community, all of our street signs or, you 4 know, just sort of the -- just the signage of 5 the community in general? 6 You know, we've got our traditional 7 black and gold, we have our traditional brick 8 look. You know, do we want to -- is that sort 9 of the staple and it stays? Is there anything 10 else that we want to change? 11 I don't know. I guess I -- Brian, you 12 and I have talked about -- you know, we have 13 mentioned about in the past, you know, the 14 possibility of kind of looking at the image of 15 the community -- I don't know what term you 16 used at the last meeting, but basically a 17 facelift. 18 So I'm definitely -- in September, I'm 19 fine, I don't see a terrible urgency, other 20 than I do get comments from residents that 21 these signs needs attention, so -- 22 MR. MENDENHALL: I was just going to 23 Sonny only because she had her hand up maybe 24 specifically to the point. 25 MS. WHYTE: There's a couple of things.</p>	<p style="text-align: right;">Page 44</p> <p>1 that. So I am working on that. It will be 2 something that I'll work on in the next few 3 months, but it's not something that's just 4 going to go quickly. 5 MS. GRIFFITH: And I like that idea. So 6 do you think that it makes sense maybe to 7 table the paddles long enough to bring that 8 architect in and get their opinion and get 9 their thoughts on the look of the paddles? 10 MS. WHYTE: I don't think that would 11 matter much simple because it is a standard 12 set forth by the county. 13 The street paddles are set by the county 14 as to what needs to be on them, and we're only 15 enhancing -- there's not a lot you can change 16 on that. I mean, it is the West Park Village 17 logo is what the board had asked for, and that 18 the rest is just a straight -- you don't want 19 to -- you want to make sure that we are in 20 compliance. 21 MS. GRIFFITH: Right. 22 MS. WHYTE: And that you don't want to 23 put off too long. 24 MS. GRIFFITH: So -- okay. I guess my 25 thought there is, if we're having an architect</p>

<p style="text-align: right;">Page 45</p> <p>1 come in and take a look at the image, the look</p> <p>2 -- and I get you on the compliance. Obviously</p> <p>3 we have been out of compliance for some time</p> <p>4 -- right? -- but the look, so I'm sure that</p> <p>5 when you're looking at paddles, you've got a</p> <p>6 catalogue of choices. Right? I mean, white</p> <p>7 with black letters, black with gold letters,</p> <p>8 you know, ovals, squares -- right? -- you have</p> <p>9 the posts themselves have a look. Right?</p> <p>10 There is a certain look from an artistic</p> <p>11 perspective. So I guess my question is, if</p> <p>12 the plan is to bring an architect in in a</p> <p>13 couple of months, maybe we can also have that</p> <p>14 architect weigh in on the design of the posts</p> <p>15 and the paddles, so --</p> <p>16 MS. McCORMICK: Just to add another</p> <p>17 issue to this, I mean, if we're looking at</p> <p>18 hiring a consultant, like an architect, we</p> <p>19 would probably -- depending on the scope of</p> <p>20 the project, it would probably be an RFP, that</p> <p>21 we'd be looking at requests for proposals and</p> <p>22 then soliciting proposals and going through</p> <p>23 that selection process to pick an architect.</p> <p>24 MS. WHYTE: They will require an RFP</p> <p>25 anyway, I would think, depending on what the</p>	<p style="text-align: right;">Agenda Page 16 Page 47</p> <p>1 CHAIRMAN MILLS: Or is it something we</p> <p>2 can put off --</p> <p>3 MS. WHYTE: It's something that we have</p> <p>4 to upgrade ourselves on --</p> <p>5 CHAIRMAN MILLS: -- for a year</p> <p>6 basically? If we put it off till September,</p> <p>7 it's another year's cycle before we're funding</p> <p>8 this project. Right?</p> <p>9 MR. MENDENHALL: Depends on how many</p> <p>10 dollars are available.</p> <p>11 MR. CHESNEY: Yeah, I do need to be</p> <p>12 clear. That's what -- we can fund it any</p> <p>13 time.</p> <p>14 CHAIRMAN MILLS: Okay.</p> <p>15 MR. CHESNEY: What we have done in the</p> <p>16 past, even Radcliffe, we paid for it, and then</p> <p>17 they paid us back over a multi-year period.</p> <p>18 MS. WHYTE: Harbor Links, the same</p> <p>19 thing.</p> <p>20 MR. MENDENHALL: Mr. Ross had a while</p> <p>21 ago.</p> <p>22 MR. ROSS: I appreciate the nod from</p> <p>23 Ms. Griffith, and I'll pass it on. This</p> <p>24 really goes to Mr. Mills, that sometime in the</p> <p>25 past couple of years made the comment about</p>
<p style="text-align: right;">Page 46</p> <p>1 overall cost will be, once I've done the</p> <p>2 initial request and see what we can get.</p> <p>3 MS. McCORMICK: For the signage --</p> <p>4 MS. WHYTE: For the signage.</p> <p>5 MS. McCORMICK: -- itself. So it sounds</p> <p>6 like it may be over the dollar amount.</p> <p>7 MS. McCORMICK: It may be. It might be,</p> <p>8 but it may not. But the question is, if you</p> <p>9 want to hold off, we can do that; that's up to</p> <p>10 you. Just give me --</p> <p>11 MR. MENDENHALL: Yeah, I was going to</p> <p>12 say, it sounds like, regardless of what we</p> <p>13 might have to do as far as RFP or design or</p> <p>14 anything, it sounds like we already previously</p> <p>15 agreed we'll talk about it in September, so --</p> <p>16 and we could keep talking about it right now,</p> <p>17 but --</p> <p>18 CHAIRMAN MILLS: I have a question to</p> <p>19 that point, though, because I've heard "out of</p> <p>20 compliance." So is there a looming deadline</p> <p>21 that we have to be in compliance by --</p> <p>22 MS. WHYTE: No.</p> <p>23 CHAIRMAN MILLS: -- that requires us to</p> <p>24 entertain this cost in this budget cycle?</p> <p>25 MS. WHYTE: No.</p>	<p style="text-align: right;">Page 48</p> <p>1 some of our landscaping which is maybe</p> <p>2 unconsciously eroding or something, and so</p> <p>3 I'll pass the tip of the cap to him.</p> <p>4 But the reason I wanted to put this off</p> <p>5 after the conclusion of this budget cycle is</p> <p>6 the recognition of we first have to decide</p> <p>7 what do we want to tackle, what are we looking</p> <p>8 to achieve, what's our goal, objective, et</p> <p>9 cetera?</p> <p>10 And then separate from that is the issue</p> <p>11 of funding. And in my mind, those are two big</p> <p>12 differences. And I personally prefer to</p> <p>13 tackle what's our vision, what's our</p> <p>14 objective, and then we can figure out if we</p> <p>15 need to modify that based on funding and</p> <p>16 circumstances.</p> <p>17 MR. MENDENHALL: Okay. Mr. Lewis.</p> <p>18 MR. LEWIS: I'll withdraw.</p> <p>19 MR. MENDENHALL: Okay.</p> <p>20 MR. LEWIS: Thank you.</p> <p>21 So we'll put that on the September</p> <p>22 agenda, those two items actually.</p> <p>23 MS. WHYTE: Okay. I have one thing that</p> <p>24 I requested -- I'm not sure if anybody is</p> <p>25 interested in exploring this -- Doug has got a</p>

<p style="text-align: right;">Page 49</p> <p>1 new maintenance vehicle.</p> <p>2 They offer a back-to-back, full warranty</p> <p>3 for \$2900.34. It's got a lot of electronics.</p> <p>4 There's multiple gadgets in it. I don't know</p> <p>5 whether or not the board would like to explore</p> <p>6 an extended warranty. It is your call.</p> <p>7 CHAIRMAN MILLS: Motion to approve.</p> <p>8 MR. MENDENHALL: Okay. Do we have a</p> <p>9 second?</p> <p>10 (No response.)</p> <p>11 MR. MENDENHALL: Okay. Hearing -- a</p> <p>12 second?</p> <p>13 MR. ROSS: Is somebody recommending that</p> <p>14 we get that warranty?</p> <p>15 MS. WHYTE: It's an option. I mean, the</p> <p>16 car is insured for five years, but this</p> <p>17 extends it for the full -- you know, if any of</p> <p>18 the electronics goes, it costs zero to get it</p> <p>19 repaired, but it's not -- everybody doesn't</p> <p>20 believe in extended warranties. Some people</p> <p>21 do, some people don't. It's a preference.</p> <p>22 MR. ROSS: Well, the reason I'm asking</p> <p>23 is that I think generally the two of you are</p> <p>24 very conscious of dollar expenditures. I</p> <p>25 think you're very considerate of that. And</p>	<p style="text-align: right;">Agenda Page 17 Page 51</p> <p>1 the same price, if that's the case. But my</p> <p>2 recommendation would be to not do it.</p> <p>3 MR. MENDENHALL: Okay. So, I mean, we</p> <p>4 didn't have a second to the motion, so --</p> <p>5 CHAIRMAN MILLS: Okay.</p> <p>6 MR. MENDENHALL: -- motion retired.</p> <p>7 MS. WHYTE: Okay. That's what I wanted</p> <p>8 to know.</p> <p>9 MR. MAYS: Anything else?</p> <p>10 MS. WHYTE: You wanted to discuss the</p> <p>11 golf course.</p> <p>12 MR. MAYS: Oh, yeah. I did meet with</p> <p>13 Clay, Clay Thomas, over there, and he said any</p> <p>14 time we want a ten-foot easement along that</p> <p>15 golf course, we're welcome to it.</p> <p>16 MR. CHESNEY: Just mow the golf course</p> <p>17 for them, too.</p> <p>18 MR. MAYS: Makes it easier for him.</p> <p>19 Plan to take care of the plant material along</p> <p>20 the golf course and make it a little cleaner.</p> <p>21 Don't necessarily have to mow it, but we</p> <p>22 already started edging it and kind of blowing</p> <p>23 along those things.</p> <p>24 But plant material, it would be easier</p> <p>25 for -- I mean, if the boards wants to make</p>
<p style="text-align: right;">Page 50</p> <p>1 I'm also cognizant that in the past Doug has</p> <p>2 run his vehicle into the ground. So you guys</p> <p>3 have a better feel of the maintenance</p> <p>4 requirements and maintenance costs.</p> <p>5 If you think the warranty is a smart</p> <p>6 thing, then let's do it.</p> <p>7 MR. MAYS: We're always on two different</p> <p>8 pages when it comes to warranties.</p> <p>9 MS. WHYTE: I do full warranties. He</p> <p>10 doesn't.</p> <p>11 MR. MAYS: I feel it's a waste of money,</p> <p>12 and she always does them. So every once in a</p> <p>13 while, I might give in to her on the new power</p> <p>14 tool or something, but we just disagree on it,</p> <p>15 so -- that's why we'd figure to leave it to</p> <p>16 you all. What do you all think, you know?</p> <p>17 MR. LEWIS: I mean, my feeling, if I</p> <p>18 heard Doug right, I'm with Doug. I feel like</p> <p>19 if you've got a vehicle that's warrantied for</p> <p>20 five years --</p> <p>21 MR. MAYS: Right.</p> <p>22 MR. LEWIS: -- okay -- then typically</p> <p>23 they're going to start sending you notices</p> <p>24 toward the end of that five years to buy the</p> <p>25 thing any way, and usually it's probably at</p>	<p style="text-align: right;">Page 52</p> <p>1 sure that things looks cleaner and the plant</p> <p>2 material is maintained with plant material in</p> <p>3 the easements.</p> <p>4 It's not like there is a lot there. I</p> <p>5 told him we didn't want to take over mowing</p> <p>6 it, but, you know, if we could have something</p> <p>7 where we could -- if we need to put new plants</p> <p>8 material in -- we have residents in Greencrest</p> <p>9 that are -- have been, you know, trying to get</p> <p>10 some sort of plant material to put up</p> <p>11 alongside the road for years because of the</p> <p>12 roadway, the traffic, the noise.</p> <p>13 Greensprings has that big barrier of</p> <p>14 plants, the trees. And Greensprings has that.</p> <p>15 But Greencrest has nothing, so they get to</p> <p>16 hear all the traffic. They get to see the</p> <p>17 spotlight from the medical center from across</p> <p>18 the street, they're complaining about now.</p> <p>19 Since they remodeled medical center,</p> <p>20 they put a bunch of lights on the outside,</p> <p>21 they're complaining about. So that I've even</p> <p>22 got a resident that's willing to buy 200</p> <p>23 viburnum to put along there. You know, he's</p> <p>24 just so tired of the noise and the lights that</p> <p>25 come with it.</p>

<p style="text-align: right;">Page 53</p> <p>1 So when I mentioned it to Clay, he said, 2 "Yeah, you know, if he wants to buy them, you 3 know, get them put in." 4 When I started talking to him about some 5 irrigation repairs, he kind of balked, you 6 know. So I said that what we suggest to do is 7 put a drip line through there, which would be 8 a lot cheaper, just put a drip line through 9 there and maintain those viburnums if the 10 resident buys them. 11 And the long term, though, if the board 12 chooses to maintain those bushes along there, 13 like I said, the golf course will be glad to 14 sign some sort of agreement that we can 15 maintain those plant material, which it does 16 fall within five to ten feet anyway. 17 So, like I said, we wouldn't really mow 18 the grass, but we maintain the plants and 19 install whatever we want to install anytime we 20 wanted to. 21 MR. MENDENHALL: Yes. 22 MS. GRIFFITH: What would it cost us to 23 maintain that? 24 MR. MAYS: I really didn't get with 25 Davey on anything like that. But after seeing</p>	<p style="text-align: right;">Agenda Page 18 Page 55</p> <p>1 we've got residents in Harbor Links that have 2 been pretty boisterous, even sending letters 3 to the owner of the golf course and 4 complaining about it, too. So that's why I 5 think we see them do a little bit more. But 6 not a lot. Not a lot. 7 CHAIRMAN MILLS: Erin, any issues with 8 that? 9 MS. McCORMICK: Well, I think if the 10 board decides it wants to proceed with that, 11 then the best thing to do would be to get a 12 permanent easement in place, and I think the 13 first step to do that would be to have, you 14 know, Tonja identify the specific areas where 15 the easement is going to be, and she'll have 16 to, you know, have somebody prepare a legal 17 description of that, and then the easement 18 itself should be pretty straightforward. 19 But if the golf course is saying they're 20 okay with doing it, I mean, I don't see a 21 downside for the district, because I'm 22 assuming it would be, you know, not mandatory 23 that we take on additional obligations, but it 24 would be at our discretion if we wanted to do 25 that.</p>
<p style="text-align: right;">Page 54</p> <p>1 what it costs to maintain, you know, this one 2 over here with Baker is 480, but with Davey it 3 was like 800, so something like that. I would 4 imagine an additional couple thousand dollars, 5 maybe \$3,000, even as much as \$3,000 to 6 maintain Countryway, Radcliffe, and Linebaugh 7 Avenues where the golf course exists. 8 MS. GRIFFITH: And would the -- so what 9 would be the noticeable difference? What do 10 we get for that? So it's -- 11 MR. MAYS: Just cleaner beds. Mainly 12 the cleaner beds, because they never -- like 13 under the oleanders, for instance, even though 14 we're struggling at it right now ourselves, 15 they never do it. 16 We at least do it every once in a 17 while, and we spray -- spray them accordingly 18 and put mulch underneath them. They never put 19 mulch. They never spray them. They hardly 20 even cut them back. And oleanders, typically, 21 you do cut it back. So this is the first year 22 -- I've been here 12 years, and I just saw 23 them do it this year. 24 And I think it's because we have been 25 bringing it to their attention so much. And</p>	<p style="text-align: right;">Page 56</p> <p>1 CHAIRMAN MILLS: Sure. And my sense is 2 -- and that's why I brought the edging up 3 originally -- everybody that drives down 4 Linebaugh or Countryway, it looks like it's 5 ours even though it's not, and it's not 6 consistent with what we're doing elsewhere, 7 even where we could use improvements. 8 It's an eyesore. They don't cut back. 9 Things are growing out into the road. Weeds 10 are everywhere. I mean, it just is not 11 representative of what we're trying to 12 accomplish. Right? 13 MR. MAYS: Irrigation is terrible. I 14 mean, I popped on a zone over there just to 15 check where this Greencrest resident wanted 16 them, and half the heads were broke, and the 17 zone doesn't even come on by the clock 18 anymore. So that's why a lot of that turf is 19 not even green through there. 20 I guess they feel like if they put 21 water on it, the grass is going to grow, they 22 have got to mow it more, so the less water 23 they use, the less it grows. That's the only 24 thing I can think of. 25 But it typically never even looks as</p>

<p style="text-align: right;">Page 57</p> <p>1 green as, you know, our properties do. So I 2 think if we started -- if we did start 3 maintaining it, we can keep on that 4 irrigation, too. That would be the biggest 5 thing and make sure things green up a little 6 better. 7 MR. MENDENHALL: Yes. 8 MS. GRIFFITH: Is there -- before we 9 take this measure of absorbing this expense of 10 the easement, et cetera, is there any other 11 outlet for improvement? Is there any other 12 way? 13 I hear that we're seeing some 14 improvement. Is it a matter of just upping 15 the dialogue with the golf courses? If we 16 just kind of keep nudging at them and keep at 17 it, do you think that we'll see some degree of 18 improvement? In other words, can we see 19 improvement without the extreme case of an 20 easement? 21 MR. MAYES: I think so. I think so. 22 Yeah. If we continue to monitor it and maybe 23 help them every once in a while. The 24 irrigation heads can be expensive sometimes. 25 Every once in a while we send a guy over there</p>	<p style="text-align: right;">Agenda Page 19 Page 59</p> <p>1 know, they benefit -- right? -- for the ones 2 who live on the golf course. So I don't know. 3 I guess I would just say if we could 4 maybe exhaust, you know, the -- 5 MR. MAYES: Well, I think that's what is 6 happening. There has been more conversation, 7 more dialogue. As a matter of fact, the 8 corner of Westchase Golf Drive and Raddcliffe 9 Boulevard, they just cleaned that whole corner 10 up, replanted it and put some new plant 11 material. 12 And they have new management in there. 13 The golf course is being leased out now. I 14 think the conversations the residents have had 15 and we've had with Clay and the new management 16 coming in and seeing some things that needed 17 to be cleaned up and changed, that some 18 things, like I said, I never saw the plant 19 material cut back, and we did. 20 Never saw them clean out that corner, 21 and yet they did it just recently, even to 22 the point where they put new plant material 23 in. So something is changing anyway. 24 MS. GRIFFITH: Interesting. Well -- I'm 25 sorry -- I appreciate you having a dialogue</p>
<p style="text-align: right;">Page 58</p> <p>1 every few months and just did a zone check 2 through there and made sure -- you know, maybe 3 we had to put a few, you know, hundred dollars 4 worth of heads in there just to make sure that 5 is operating. 6 That's the biggest thing, right there. 7 And then occasionally get with him on, "Hey, 8 we're cutting our oleanders back. Maybe you 9 want to do yours at the same time," this type 10 of stuff. 11 Or even put a little labor on that, too, 12 so we don't really have to worry about 13 easements, but just to send a little help 14 every once in a while. 15 MS. GRIFFITH: That's where my head 16 goes. Like "Can we loan you our irrigation 17 guy, you know, to come in and help you with 18 the irrigation?" 19 Or if residents are sending letters now, 20 does it make sense, can the CDD send a letter 21 to say, "Hey, you know, we appreciate your 22 cooperation in" -- you know, I would say the 23 same thing, perhaps, for the WCA, if that's -- 24 you know, I know it's not a homeowner 25 property, but, you know, the homeowners, you</p>	<p style="text-align: right;">Page 60</p> <p>1 with Clay, and it sounds like, you know, he 2 recognizes that there is -- 3 MR. MAYES: I think it's a large step to 4 try and take over an easement like that, you 5 know -- 6 MR. MENDENHALL: Mr. Mills. 7 MR. MAYES: -- Erin said -- 8 CHAIRMAN MILLS: But along those lines 9 -- I can just feel it coming next to me -- is 10 absent of an easement, residents planting 11 plants or our staff doing work on golf course 12 property. 13 MR. MAYES: Right. 14 CHAIRMAN MILLS: The liability comes 15 flashing across. Right? 16 MS. McCORMICK: Right. I mean, we don't 17 really have the legal right to assert any -- 18 you know, do any activities on their property 19 without their agreement to do that. 20 So if we have a perpetual easement, then 21 it's clear we have the right to be there; 22 otherwise, you know, we're just basically 23 maybe relying upon some oral agreement between 24 Doug and Clay; and if there were to be some 25 accident that happened over there, you could</p>

<p style="text-align: right;">Page 61</p> <p>1 have a liability issue.</p> <p>2 do his.</p> <p>3 But I understand that there is also the</p> <p>4 tension between, you know, do we really want</p> <p>5 to take on this obligation versus do we want</p> <p>6 them to be responsible for maintaining their</p> <p>7 own property?</p> <p>8 CHAIRMAN MILLS: I mean, the gesture is</p> <p>9 nice -- right? -- to want to help them out,</p> <p>10 but if one of your guys gets hurt, it's now</p> <p>11 we've got a workmen's comp case. Right?</p> <p>12 MR. MAYS: Right. We're already doing</p> <p>13 the edging right along the edge.</p> <p>14 CHAIRMAN MILLS: But that's in Davey's</p> <p>15 contract, so that's --</p> <p>16 MR. MAYS: Should we put it in the</p> <p>17 contract? Is it really allowed to be in the</p> <p>18 contract since it's maybe the golf course's,</p> <p>19 you know, property?</p> <p>20 CHAIRMAN MILLS: I don't know. Somebody</p> <p>21 can tell me differently. It sounds to me like</p> <p>22 median maintenance. Right?</p> <p>23 MR. MAYS: (Inaudible) so, technically,</p> <p>24 I don't know.</p> <p>25 CHAIRMAN MILLS: I don't know.</p>	<p style="text-align: right;">Agenda Page 20 Page 63</p> <p>1 that we're maintaining, you know, what does</p> <p>2 that end up doing, you know, to us</p> <p>3 financially?</p> <p>4 So I just want to make sure the cost/</p> <p>5 benefit is there. That's why when I ask, you</p> <p>6 know, what exactly -- for \$3,000 a month, what</p> <p>7 is that significant improvement that we're</p> <p>8 going to see?</p> <p>9 And I would almost rather just let them</p> <p>10 continue the path that they're on for their</p> <p>11 own motivations, new management, whatever, and</p> <p>12 let them go down that path and see where it</p> <p>13 leads.</p> <p>14 MR. MENDENHALL: Mr. Barrett.</p> <p>15 MR. BARRETT: Yes. Just from a resident</p> <p>16 perspective, to throw out there, that there is</p> <p>17 a person here from the Saville Rowe HOA last</p> <p>18 month and wanted the district to do work on</p> <p>19 property they owned, and they were willing to</p> <p>20 rebuild, and the decision was unanimously, you</p> <p>21 know, we need to own that property before we</p> <p>22 do any work.</p> <p>23 And I know that the golf course -- the</p> <p>24 golf course is one of the big complaints I</p> <p>25 get, but the inconsistency of saying that to a</p>
<p style="text-align: right;">Page 62</p> <p>1 MR. MENDENHALL: You could still -- you</p> <p>2 could still get the easement in place, and</p> <p>3 then do exactly what you're suggesting. You</p> <p>4 know, taking the steps to protect yourself</p> <p>5 from a liability perspective, and then still</p> <p>6 maybe not actively assume those</p> <p>7 responsibilities, but still kind of work with</p> <p>8 Clay and --</p> <p>9 MR. MAYS: Set some guidelines.</p> <p>10 MR. MENDENHALL: Yes.</p> <p>11 MS. GRIFFITH: If I can just add to</p> <p>12 that, because here is where my head goes: one,</p> <p>13 it sounds like they've kind of kicked off some</p> <p>14 improvement, so maybe let's see how that goes</p> <p>15 maybe over the next few months or so. Let's</p> <p>16 see how that goes.</p> <p>17 The other thing, too, is, you know, I</p> <p>18 know that we have a contract with Davey that's</p> <p>19 going to be expiring at some point. Right?</p> <p>20 MS. McCORMICK: Uh-huh.</p> <p>21 MS. GRIFFITH: And there's concerns</p> <p>22 about labor costs going up. So who knows what</p> <p>23 that figure is going to be like when that time</p> <p>24 comes? So if we factor in, you know, a jump</p> <p>25 in labor costs, plus a jump in the real estate</p>	<p style="text-align: right;">Page 64</p> <p>1 resident group, like the HOA, and then doing</p> <p>2 work without an easement on the golf course, I</p> <p>3 can see where maybe members off that HOA might</p> <p>4 get -- might question what's this different</p> <p>5 standard we're seeing here, despite the fact</p> <p>6 that, I think, you all sit here and say we all</p> <p>7 see a golf course mess.</p> <p>8 CHAIRMAN MILLS: You know, I wouldn't</p> <p>9 support it without an easement. I think</p> <p>10 that's the point I was making.</p> <p>11 MR. MAYS: Right.</p> <p>12 MR. MENDENHALL: So at this time, is</p> <p>13 anybody interested in moving forward in</p> <p>14 looking to do an easement, or do we want to</p> <p>15 have Doug just continue to work with the golf</p> <p>16 course and urge them to keep on top off that</p> <p>17 sort of thing?</p> <p>18 Mr. Ross.</p> <p>19 MR. ROSS: I absolutely do. I just feel</p> <p>20 like we're a little bit premature. But I</p> <p>21 don't want to be a broken record. I think we</p> <p>22 need to get through this budget cycle.</p> <p>23 MR. MENDENHALL: Sure.</p> <p>24 MR. ROSS: And then we can establish</p> <p>25 whatever planning processes, agendas, et</p>

<p style="text-align: right;">Page 65</p> <p>1 cetera. My own approach would be a little bit 2 broader than just the golf course. 3 But, you know, to answer your question, 4 I would definitely be interested in discussing 5 that, but I'm not feeling the rush to get 6 there. 7 MR. MENDENHALL: So just to piggyback 8 off that comment, it might make the most sense 9 to -- Doug has obviously seen some positive 10 stuff recently. If you kind of put this as a 11 placemaker to talk about again in a couple of 12 months, Doug can give an update on, you know, 13 they stopped doing anything, or, no, they're 14 keeping up with the oleanders or whatnot. 15 Certainly that might be a way to kind of 16 monitor it. 17 MR. ROSS: I assure you I'll be bringing 18 it up at some point the next year. I'm just 19 saying I don't feel the need to right now for 20 various reasons. 21 MR. MENDENHALL: Okay. 22 MR. LEWIS: You know, I think I follow 23 what Mr. Ross is saying. Let's maybe table it 24 a little bit and get an update later. I do 25 like the idea of going forward and having</p>	<p style="text-align: right;">Agenda Page 21 Page 67</p> <p>1 of maintaining just this easement" after the 2 fact, or is that not kosher with our current 3 assessment methodology? 4 MS. McCORMICK: I mean, we have an 5 assessment methodology that allocates a 6 specific amount of ERUs to the golf course. 7 So that's what their assessment is based on. 8 It's not based on any actual costs of 9 landscaping. 10 MR. BARRETT: Right. They're very low. 11 I mean, and not that -- and they're not kind 12 of taking care of their property, which if 13 there -- has ever been an exception for this 14 sort of thing that you guys have seen? 15 MR. MENDENHALL: I haven't seen any -- 16 thinking of all the district I've dealt with, 17 I haven't seen anything specific to this. 18 The closest you get is similar to what 19 you have with your villages where they have 20 certain items that -- 21 MR. BARRETT: That's what I was getting 22 at. 23 MR. MENDENHALL: -- yeah, that's the 24 closest you get. 25 But as far as, you know, setting up an</p>
<p style="text-align: right;">Page 66</p> <p>1 control over those areas on the property. 2 MR. MENDENHALL: Sure. 3 CHAIRMAN MILLS: It's consistent with 4 what we're doing on the front side. Right? I 5 mean, we're not afraid to take on things 6 because they reflect upon us. Real or 7 perceived, the residents' perception is that 8 it's not the way it should be, and if we have 9 the capabilities to impact that in some way, 10 shape or form, I think we keep it on the 11 radar. 12 MR. MENDENHALL: Yeah. Sure. 13 CHAIRMAN MILLS: Just revisit it at some 14 future date. Right? 15 MR. MENDENHALL: Okay. Any other 16 comments, questions, concerns about that 17 particular item? 18 Mr. Barrett. 19 MR. BARRETT: Don't answer this if you 20 feel it prejudices the potential for an 21 easement. I don't want to necessarily -- but 22 in other districts, does the district have an 23 easement, and then can the district turn 24 around and say, "Well, we've got this 25 easement, we're going to assess you the cost</p>	<p style="text-align: right;">Page 68</p> <p>1 easements and then billing back, per se, I 2 haven't experienced any direct billing like 3 that. 4 MR. BARRETT: Okay. 5 MR. MENDENHALL: Anything else on this 6 topic? 7 (No response.) 8 MR. MENDENHALL: All right. Anything 9 else? 10 MR. MAYS: You probably have noticed 11 that the construction has started back up out 12 here on this reclaim line. He tells me 13 they're going to push hard now. So he's got a 14 few more people out there. It doesn't look 15 any different to me. 16 But I noticed the lane diversions have 17 already been cut out and moved, and they've 18 added another one. They're working on another 19 one down by the elementary school, that area, 20 so they're fixing to start working on that 21 one. 22 They've been trimming back trees that 23 needed to be trimmed back for that reason. So 24 as you see, they're back working on it again. 25 MR. MENDENHALL: Okay.</p>

<p style="text-align: right;">Page 69</p> <p>1 Mr. Chesney.</p> <p>2 MR. CHESNEY: Andy, can you make any</p> <p>3 comments in regards to the warranted sod</p> <p>4 availability? Do you have any feedback from</p> <p>5 the contractor?</p> <p>6 MR. MAYS: I'll know more this next</p> <p>7 Thursday during the inspection. They</p> <p>8 warranted some sod up on Countryway Boulevard</p> <p>9 and did some change-outs over there.</p> <p>10 We have a few more that are like up on</p> <p>11 like Montague and a couple that are on</p> <p>12 Linebaugh Avenue, too. So I'll get with them</p> <p>13 next Thursday when we do a drive-through and</p> <p>14 see if they warranty a few more pallets worth</p> <p>15 of sod.</p> <p>16 MR. CHESNEY: It was my understanding</p> <p>17 from the OLM report that they were holding</p> <p>18 back because of the availability of the sod.</p> <p>19 MR. MAYS: The sod that's coming in,</p> <p>20 some of it is not the best looking sod. They</p> <p>21 actually had to turn some away when they were</p> <p>22 doing the ones up on Countryway.</p> <p>23 So it took another like almost two weeks</p> <p>24 more before they could get some decent sod</p> <p>25 again, so -- but it looks like the sod farms</p>	<p style="text-align: right;">Agenda Page 22 Page 71</p> <p>1 MR. MAYS: Well, I would like to see</p> <p>2 what areas that you're concerned, because, for</p> <p>3 instance, the one gentleman who wrote us over</p> <p>4 off of Countryway, that's where we did it, and</p> <p>5 you can hardly see the change.</p> <p>6 And the reason is, because you've got</p> <p>7 massive -- these trees are getting bigger. As</p> <p>8 the trees get bigger, the roots get bigger.</p> <p>9 The roots get out of the ground a little bit.</p> <p>10 In Florida, you don't need tap roots. Your</p> <p>11 roots are barely 12 inches below the ground.</p> <p>12 So what's happening is, you've got the</p> <p>13 mounds, most of the time is roots, it's not</p> <p>14 even the mulch. So when it's this -- the</p> <p>15 mulch washes away. It goes into these rain</p> <p>16 gutters anyway and washes into the lakes,</p> <p>17 which is where we have some issues in the</p> <p>18 lakes because off that.</p> <p>19 That's one area where we took over 200</p> <p>20 yards of mulch out because of the roots from</p> <p>21 the plants, the trees. As they get bigger,</p> <p>22 like I say, the root ball is getting bigger,</p> <p>23 and I would like for you to come and look at</p> <p>24 it personally. Let me show you --</p> <p>25 MS. GRIFFITH: Well, I'm planning on</p>
<p style="text-align: right;">Page 70</p> <p>1 are starting to dry it up a bit where they can</p> <p>2 cut sod now.</p> <p>3 MR. CHESNEY: Okay.</p> <p>4 MR. MENDENHALL: All right. All set?</p> <p>5 MR. MAYS: Yes, I believe so.</p> <p>6 MR. MENDENHALL: Okay. That's -- yes.</p> <p>7 MS. GRIFFITH: I still have some</p> <p>8 questions on the field manager's reports.</p> <p>9 MR. MENDENHALL: Yes, feel free. Go --</p> <p>10 MS. GRIFFITH: So on the report, Doug,</p> <p>11 you were talking about mulching and palm tree</p> <p>12 tripping being started. I know you and I had</p> <p>13 talked at one point about putting -- you know,</p> <p>14 planting mulch on top of mulch on top of</p> <p>15 mulch, and I just -- you know, so I kind of</p> <p>16 have an eye for it.</p> <p>17 And I see it -- right? -- and I kind of</p> <p>18 see these like, you know, around a tree, there</p> <p>19 is little hump of mulch, and so -- and I know</p> <p>20 you said periodically kind of put in fresh</p> <p>21 mulch.</p> <p>22 MR. MAYS: We do a couple of hundred</p> <p>23 yard at a time.</p> <p>24 MS. GRIFFITH: Do we have an opportunity</p> <p>25 now since we're doing some mulching now --</p>	<p style="text-align: right;">Page 72</p> <p>1 joining the next OLM inspection. So maybe</p> <p>2 that will be a good time to take a look at it,</p> <p>3 because I noticed it around some of the trees</p> <p>4 and against some of the walls, you know, so --</p> <p>5 okay.</p> <p>6 MR. MAYS: Right. Some of the medians,</p> <p>7 that's where I see it a lot, at some of the</p> <p>8 medians.</p> <p>9 MS. GRIFFITH: And then on -- okay. The</p> <p>10 palm tree trimming -- Sonny when I was at the</p> <p>11 office the last time, you mentioned you keep a</p> <p>12 tally of the number of flowers.</p> <p>13 MS. WHYTE: Yes.</p> <p>14 MS. GRIFFITH: So, you know, of course,</p> <p>15 I drive around and I look at where the</p> <p>16 disappearing flower beds, whatever that thing</p> <p>17 is -- the shrinking --</p> <p>18 MR. MAYS: Shrinking flower beds, yes.</p> <p>19 MS. GRIFFITH: -- right? -- I recall</p> <p>20 seeing flower beds, and I see a lot of hedges</p> <p>21 and bushes.</p> <p>22 So are the hedges and bushes part off</p> <p>23 that count?</p> <p>24 MS. WHYTE: No. It's just the actual</p> <p>25 plant material, the little plants that go into</p>

<p style="text-align: right;">Page 73</p> <p>1 the median.</p> <p>2 MR. MAYS: The plants themselves.</p> <p>3 MS. GRIFFITH: Okay. And so the number</p> <p>4 of flowers we have is the same as the number</p> <p>5 of flowers we've had traditionally?</p> <p>6 MR. MAYS: Yes.</p> <p>7 MS. WHYTE: Correct.</p> <p>8 MR. BARRETT: I find that absolutely</p> <p>9 impossible to believe if we're using a flower</p> <p>10 count from when I moved in in 1997. I just --</p> <p>11 MR. MAYS: It's possible, though, that</p> <p>12 the flower beds have gotten this way and that</p> <p>13 they've gone this way longer.</p> <p>14 MS. WHYTE: I can only tell you for the</p> <p>15 last 12 years since Doug and I have been on</p> <p>16 this district, the numbers have been the same.</p> <p>17 MR. BARRETT: Wow.</p> <p>18 MS. GRIFFITH: So maybe it's not a</p> <p>19 question of numbers. Maybe it's a question of</p> <p>20 how you place them.</p> <p>21 MR. MAYS: Correct. Sometimes there are</p> <p>22 certain plants that, you know, they are 12</p> <p>23 inches apart, and there are others that you</p> <p>24 only want only six inches apart.</p> <p>25 So obviously because it will bulk up the</p>	<p style="text-align: right;">Agenda Page 23 Page 75</p> <p>1 maybe it's a matter of placement.</p> <p>2 I was just curious, because I was</p> <p>3 looking at all these shrubs. I see some</p> <p>4 flowers, but they're shrubs. So maybe they're</p> <p>5 part of the count.</p> <p>6 MS. WHYTE: That's maybe something the</p> <p>7 landscape architect can look at when we do</p> <p>8 explore that.</p> <p>9 MS. GRIFFITH: Does Davey have a</p> <p>10 landscape architect?</p> <p>11 MR. MAYS: Who?</p> <p>12 MS. GRIFFITH: Davey.</p> <p>13 MS. WHYTE: Don't go there.</p> <p>14 MS. GRIFFITH: Don't go there. All</p> <p>15 right.</p> <p>16 CHAIRMAN MILLS: Sorry.</p> <p>17 MS. GRIFFITH: And then -- I think then</p> <p>18 there was a tag camera that was installed.</p> <p>19 Any update?</p> <p>20 MS. WHYTE: No.</p> <p>21 MR. MAYS: I notice the community of</p> <p>22 Saville Rowe got a little antsy that it was</p> <p>23 done without their permission when I explained</p> <p>24 to them, you know, we do things, and the board</p> <p>25 makes decisions sometimes on the best thing</p>
<p style="text-align: right;">Page 74</p> <p>1 plant and make the bed look too -- I mean, the</p> <p>2 plants, as they grow, they're on top of each</p> <p>3 other now because you planted them too close.</p> <p>4 So since we've been here, I have not</p> <p>5 seen -- but I have seen, like I say, some of</p> <p>6 the beds we have extended. We can't widen</p> <p>7 sometimes because we still have to get a mower</p> <p>8 around them.</p> <p>9 So those beds are not shrinking.</p> <p>10 Sometimes, like I say, they're getting longer.</p> <p>11 We have done that a few times, so --</p> <p>12 MS. GRIFFITH: So -- okay. Well -- and</p> <p>13 maybe it's a conversation that we have, you</p> <p>14 know, when we have a more comprehensive</p> <p>15 landscaping conversation.</p> <p>16 But I do think that, for the most part,</p> <p>17 we kind of like our flowers. You know, we</p> <p>18 like the colors and that sort of thing. And I</p> <p>19 notice that the shrubs, you know, they've even</p> <p>20 kind of grow and hide some of the signs, if</p> <p>21 you look at whatever -- like the Bridges, you</p> <p>22 know, like right there is the shrub.</p> <p>23 And kind of, you know, the sign is part</p> <p>24 of the appearance as well, so we want the</p> <p>25 signs to show, and the colors, so, you know,</p>	<p style="text-align: right;">Page 76</p> <p>1 for the community, the safety of the</p> <p>2 community, and we had two break-ins over</p> <p>3 there, so -- and both times we couldn't get a</p> <p>4 tag.</p> <p>5 So once we put a tag camera over there,</p> <p>6 we can get it. Once I explained it to them,</p> <p>7 explained their budget, you know, here we</p> <p>8 turned down their wall and now we're spending</p> <p>9 money. It's like, well, you told us you</p> <p>10 didn't have the money. Well, somehow it got</p> <p>11 misconstrued, and the information got back to</p> <p>12 them wrong. So they thought they were paying,</p> <p>13 you know, with the CDD fees -- I told them. I</p> <p>14 said, "Your budget is lower than most of them</p> <p>15 right now. Our spending on that community</p> <p>16 should be somewhere around 67 -- 66 percent</p> <p>17 and you're at 38 percent. So you're actually</p> <p>18 -- you have money to spend on these type of</p> <p>19 things, and we do these type of things for the</p> <p>20 best of the community."</p> <p>21 And once I explained that to their</p> <p>22 president, he took it to their people; they</p> <p>23 were fine with everything. But we figured we</p> <p>24 better go ahead and let you know we went ahead</p> <p>25 and did that.</p>

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<p>1 MS. WHYTE: In case you get questions 2 for -- 3 MR. MAYS: Questions from Saville Rowe. 4 MS. GRIFFITH: All right. 5 MR. MENDENHALL: Any other questions for 6 Doug and Sonny? 7 CHAIRMAN MILLS: I have one final -- I 8 wasn't able to open the brochure you sent me. 9 MS. WHYTE: I kind of thought that would 10 be a problem. 11 MS. McCORMICK: I got it. 12 MS. WHYTE: If you don't have Publisher 13 -- I'll send it to you in PDF form. 14 CHAIRMAN MILLS: Okay. 15 MS. WHYTE: Just to give you a heads up, 16 I spoke to my printer, and I can re-send it to 17 everyone, and if it looks good and everybody 18 is happy, I can go ahead and have it printed. 19 We can get about a thousand of them 20 printed for about \$300 on good, good paper. 21 MS. McCORMICK: I have a few just like 22 typos and stuff I found -- 23 MS. WHYTE: Send them to me. I've 24 already -- 25 MR. MENDENHALL: I already did the</p>	<p>1 so if you guys are familiar with Glendcliff 2 where the soccer field is, there's a -- 3 there's a soccer field, then there's kind of a 4 dip, and then there's a little pond there. 5 Well, in talking to the folks with the 6 soccer association, the ball rolls into the 7 pond. So the question was, can we just put 8 some hedges in front of it to just -- it's not 9 always going to prevent the ball from going 10 over the hedge. But if we happen to have some 11 hedges lying around, could we just put some 12 hedges in front off that pond? 13 So I know Sonny and I talked about it. 14 You weren't there, Doug. 15 MS. WHYTE: I told him. 16 MS. GRIFFITH: Doug, what do you think? 17 Do you have any thoughts on that? 18 MR. MAYS: I think they need to just 19 kick the ball straighter, but that's not going 20 to happen. 21 Yes, there's always planting on the 22 lakes as we talked about before. We met with 23 -- a few years back, we did some planting with 24 the Boy Scouts -- Cub Scouts or Boy Scouts. 25 MR. CHESNEY: Boy Scouts.</p>
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<p>1 English teacher thing. 2 MS. WHYTE: So, yes, please, if there 3 are any comments, that's why I sent it out, 4 let me know, and I'll send it out again to 5 everyone in a PDF form -- 6 CHAIRMAN MILLS: Okay. 7 MS. WHYTE: -- just in case. 8 MS. GRIFFITH: I have a couple more 9 things for Doug and Sonny. 10 MR. MENDENHALL: Okay. 11 MS. GRIFFITH: Sonny, brick repairs? 12 MS. WHYTE: I just sent him an email 13 again today. I have follow-up emails, and he 14 said he's supposed to send me brick. It's 15 holiday season. A lot of these people, you 16 know, bricklayers are -- so I sent another 17 email this morning saying, "Hey, just 18 following up on my last email and our last 19 discussion. I haven't gotten your quotes. We 20 would like to go forward with ordering these 21 bricks, but I need pricing." 22 So we're working on -- that follow-up 23 email was sent out again. 24 MS. GRIFFITH: Okay. And then I know 25 when I was at the office, I had asked about --</p>	<p>1 MR. MAYS: We did bottle brush trees. 2 Some worked and some didn't. So it will take 3 years before those plants are big enough to 4 stop a soccer ball from going into that lake, 5 but, yeah -- 6 MS. GRIFFITH: Sure. There's something 7 -- of course, they're still going to have to 8 get into the lake to fish the ball out when it 9 goes over, but, you know -- 10 MR. MAYS: Then we'll have complaints 11 from the people who fish the ponds, saying, 12 "Can you get the trees out of our way, so" -- 13 MS. GRIFFITH: "Because we need to 14 fish." 15 MR. MAYS: But, anyway, yeah, there is 16 always something we can do to -- 17 MR. ROSS: Okay. As an FYI, I think the 18 board has discussed this issue in the past, 19 and I don't remember exactly how the 20 conversation went, but I believe there were 21 some people who were in favor off that, and 22 there were some people who weren't. 23 I'm a little bit vague in my memory, but 24 I do think this issue has come up in the past. 25 MS. GRIFFITH: Oh, okay. All right.</p>

<p style="text-align: right;">Page 81</p> <p>1 MR. ROSS: I think it has.</p> <p>2 MR. MAYS: I think where that came up,</p> <p>3 though, between the soccer feed and the</p> <p>4 bathroom. Remember, how we talked about they</p> <p>5 needed a hedge to keep the ball from going</p> <p>6 into where the new --</p> <p>7 MR. MENDENHALL: Just put a wall of</p> <p>8 hedges around --</p> <p>9 MR. MAYS: -- yeah, that's where it was.</p> <p>10 The kids will be jumping into the bushes all</p> <p>11 the time. So it wouldn't work there. So we</p> <p>12 did have that conversation, but it was on the</p> <p>13 other side of the soccer field.</p> <p>14 MR. ROSS: Okay. Okay.</p> <p>15 MS. GRIFFITH: My last thing for you,</p> <p>16 Doug, is -- sorry. I late to do this to you,</p> <p>17 but I've got to bring up the butterfly garden.</p> <p>18 MR. MAYS: It looks great.</p> <p>19 MS. GRIFFITH: I know we had talked</p> <p>20 about, you know, putting some extra rock to</p> <p>21 kind of make it flow.</p> <p>22 MR. MAYS: Right.</p> <p>23 MS. GRIFFITH: So where do we stand</p> <p>24 there?</p> <p>25 MR. MAYS: I talked to Ed about it the</p>	<p style="text-align: right;">Agenda Page 25 Page 83</p> <p>1 MR. MAYS: Yes.</p> <p>2 MS. GRIFFITH: So when we get feedback,</p> <p>3 the message can be, "We're working on it.</p> <p>4 It's a work in progress. What you see is not</p> <p>5 the end phase."</p> <p>6 MR. MAYS: Correct.</p> <p>7 MS. GRIFFITH: So --</p> <p>8 MR. MAYS: As one of the workers over</p> <p>9 there told me, anything we do over there can</p> <p>10 only improve it. So that's what we're working</p> <p>11 on, doing things a little bit --</p> <p>12 MR. MENDENHALL: Mr. Ross.</p> <p>13 MR. ROSS: Are we talking about the area</p> <p>14 along Linebaugh?</p> <p>15 MR. MAYS: Yes, sir.</p> <p>16 MR. ROSS: All right. My ultimate</p> <p>17 position is going to be based on what I know</p> <p>18 now as to declare that a disaster: It just</p> <p>19 didn't work, it was a good idea, and to put</p> <p>20 more money into it, in my view, throwing good</p> <p>21 money after bad. So that's kind of where I</p> <p>22 am.</p> <p>23 MS. GRIFFITH: So let me ask you -- as</p> <p>24 we are sitting today, I agree, but I do -- I</p> <p>25 am seeing some improvement. Do we want to</p>
<p style="text-align: right;">Page 82</p> <p>1 other day, our Davey landscape architect,</p> <p>2 about possibly adding some rock to it, adding</p> <p>3 some more plant material.</p> <p>4 I have already went and I've ordered</p> <p>5 four decent-sized oak trees that are going in</p> <p>6 the front on the -- you know, your garden is</p> <p>7 right here, and you'll have an oak tree and an</p> <p>8 oak tree, so you'll have four, because we've</p> <p>9 had a lot of people say, "Hey, there's no</p> <p>10 shade along that sidewalk."</p> <p>11 So we've ordered some mature ones.</p> <p>12 They're four-inch-caliper oaks that will be a</p> <p>13 little larger in the beginning.</p> <p>14 MS. GRIFFITH: Will they canopy over the</p> <p>15 sidewalk for runners?</p> <p>16 MR. MAYS: Eventually. That's the plan.</p> <p>17 But, yeah, not getting the road -- getting in</p> <p>18 the way of the road where they have to get</p> <p>19 trimmed back all the time and butchered by</p> <p>20 trucks and things like that, so --</p> <p>21 MS. GRIFFITH: All right. So it's a</p> <p>22 work in progress. We're still working on it.</p> <p>23 MR. MAYS: Yes.</p> <p>24 MS. GRIFFITH: We're still working on</p> <p>25 it.</p>	<p style="text-align: right;">Page 84</p> <p>1 just maybe say, "Hey, maybe just give it</p> <p>2 another month or two, and then if it's still</p> <p>3 not suitable, maybe we revisit just" --</p> <p>4 MR. ROSS: I'm not saying -- I'm not</p> <p>5 making a motion or anything like that. I just</p> <p>6 didn't want you to be blindsided if two months</p> <p>7 from now you're hearing from me I'm not in</p> <p>8 favor of it, and then you say, "Why didn't you</p> <p>9 say that two months ago." I just --</p> <p>10 MS. GRIFFITH: I'm actually -- I know --</p> <p>11 I'm with you today, but I do want to give</p> <p>12 folks an opportunity, especially when I hear</p> <p>13 things like four oak trees. I go, "Okay. All</p> <p>14 right. Maybe." So --</p> <p>15 MR. ROSS: And one other thing I would</p> <p>16 add -- and I sorry if I raised my hand 87</p> <p>17 times today -- is when we make decisions like</p> <p>18 this, in my view, we're not saying someone did</p> <p>19 a bad job, someone had a bad plan, someone was</p> <p>20 ill intended, somebody did bad execution.</p> <p>21 Just sometimes things don't go the way we want</p> <p>22 them to.</p> <p>23 And I think the two of you are really</p> <p>24 fantastic. I really do mean that. I think</p> <p>25 you do a great job for the community and the</p>

<p style="text-align: right;">Page 85</p> <p>1 district. And if we say, "Let's try something 2 different," it's not a critique of the two of 3 you or anybody else in the staff. It's just 4 continuing to put our thinking caps on and 5 say, "Let's give the community the best we 6 can, nothing more or less than that." And I 7 just add that. 8 MS. GRIFFITH: Well -- and I told you 9 before, my dream would be to just have a 10 canopy all along that sidewalk, so, you know 11 -- anyway -- 12 MR. MENDENHALL: Mr. Chair. 13 CHAIRMAN MILLS: Thank you. So a couple 14 of things -- and hopefully I won't lose track 15 of the 87 times -- 88 actually. 16 MR. ROSS: Soon to be 89. 17 CHAIRMAN MILLS: But to tag on your 18 point first, and then I'll get to my two final 19 questions for those guys, differing opinions 20 is a good thing. Right? 21 And I'll reckon us back to when we had a 22 conversation sometime ago about putting 23 benches on Gretna Green Drive and the Greens 24 because people that walk that, it's a long 25 distance, there are some elderly folks that do</p>	<p style="text-align: right;">Agenda Page 26 Page 87</p> <p>1 another, or an extra bench, or the other goes, 2 then put the right benches in there. 3 CHAIRMAN MILLS: Okay. 4 MR. MAYS: So I didn't want to put 5 another one of those when those are not really 6 the benches that we use in this community. 7 CHAIRMAN MILLS: Okay. And then my 8 other question -- and I knew I'd lose one of 9 them -- but basketball court repair? 10 MR. MAYS: Thursday, he's coming out 11 Thursday. They took their two-week vacation, 12 so they were out. 13 CHAIRMAN MILLS: Okay. 14 MR. MAYS: They'll be out Thursday to do 15 the -- to lay it, and then it will have to 16 cure for a few weeks, and then paint it. 17 CHAIRMAN MILLS: Great. Thank you. 18 MR. MENDENHALL: Barbara. 19 MS. GRIFFITH: To your point with regard 20 to the differing opinion, so I've got to tell 21 you, I know the ping-pong tables were voted on 22 before I joined the board, but I was sort of 23 like, "Ping-pong tables? What?" 24 The feedback from the community has been 25 incredibly positive. So I think that -- you</p>
<p style="text-align: right;">Page 86</p> <p>1 it, and they asked for a place to sit down. 2 There were some board members sitting in 3 certain chairs that thought that that was -- 4 you know, it hadn't been there for 17 years. 5 Why do we need it now? 6 People use those benches all the time. 7 Right? So that's a good thing. Right? So if 8 improvements can be made to this thing and it 9 gets to where we thought we conceive it to 10 where it's great, if not, then we move on. 11 Right? 12 But the last question with that is, did 13 we lose a bench out there? 14 MR. MAYS: (Moves head up and down.) 15 MS. WHYTE: (Moves head up and down.) 16 CHAIRMAN MILLS: I thought there was a 17 bench to the left, and then it was gone. Is 18 it in somebody's yard? 19 MR. MAYS: Yeah, somebody broke one of 20 the legs off. 21 CHAIRMAN MILLS: All right. So are we 22 replacing it, or are we leaving it open? 23 MR. MAYS: Well, since it wasn't an 24 Westchase-authorized-type bench, we figured 25 what we would do at the time when we have</p>	<p style="text-align: right;">Page 88</p> <p>1 know, that -- 2 MR. CHESNEY: Told you. 3 MS. GRIFFITH: -- and, you know, what. 4 I think a ping-pong tournament might be in 5 order to sort of kick it off or whatever, but 6 I was actually surprised. 7 I thought here folks might think like 8 "Ping-pong tables," but no. They're like, 9 "Yes, we need more. We want them in Glendriff 10 Park also," so -- 11 CHAIRMAN MILLS: There you go. Okay. 12 MR. BARRETT: Mark Ragusa is going to 13 come out and (inaudible). 14 MR. MENDENHALL: All right. I think 15 that moves us into audience comments, unless 16 there's anything else for Doug and Sonny? 17 MS. O'BRIEN: I just have a question. 18 MR. MENDENHALL: Yes, ma'am. If you 19 could just state your name for the record. 20 MS. O'BRIEN: My name is Olive O'Brien, 21 I live in Glendriff. I just wondered if there 22 was an update on the ponds, and if the 23 treatment plan that's implemented is going to 24 be a factor -- 25 MR. MAYS: Well, I know we planted the</p>

<p style="text-align: right;">Page 89</p> <p>1 pond behind your house. And how do you feel 2 that turned out? 3 I know it probably still doesn't 4 probably live up to your standard with the 5 color of it. But how did the plants turn out? 6 It looks like they're growing well. 7 MS. O'BRIEN: The plants are good, and 8 you did some treatments, and the 9 algae disappeared, but now it appears to be 10 coming back. 11 So my question, I guess, actually is, 12 are the plants now going to, you know, take 13 care of the algae that's recurring? 14 MR. MAYS: Well, it's supposed to put 15 more oxygen in the pond, plants material, so I 16 would say it would probably cut the algae 17 back, but I'm not 100 percent, since I don't 18 really -- I'm not an expert on aquatics. I 19 can follow up with the aquatics company to 20 find out to make sure. 21 MS. O'BRIEN: Because when they did the 22 treatment, it seemed to disappear, but when 23 the plantings went in, everything was really 24 good, and now it's just starting to come back. 25 And I was wondering, is that normal or</p>	<p style="text-align: right;">Agenda Page 27 Page 91</p> <p>1 telling us to be careful about causing 2 erosion. 3 So how do you spray a grass on the edge 4 or even weed-eat a grass on the edge and not 5 kill the grass to the point where now you've 6 caused dirt, which will erode eventually, 7 so -- 8 MR. BARRETT: I think she means like the 9 cut pieces blowing -- 10 MS. O'BRIEN: The buffer area, you know 11 where they -- where they -- Davey, their guys, 12 cut along the edge. 13 MR. MAYS: Are you talking about the 14 clippings? 15 MS. O'BRIEN: Yes, where they do that 16 three feet or four feet. 17 MR. MAYS: Right. 18 MS. O'BRIEN: You know, when they cut 19 that, it's -- 20 MR. MAYS: And I'll check with them on 21 that, too, because -- 22 MS. O'BRIEN: I mean, it's got to go in 23 there. It's almost like -- how can you stop 24 it, you know? 25 MR. MAYS: Right. Our other choice is</p>
<p style="text-align: right;">Page 90</p> <p>1 not? 2 MR. MAYS: I'll double check it, to make 3 sure it's algae, because sometimes lately, 4 especially when the rainy season gets here, a 5 lot of times from the trees, all the pollen 6 and all the dust that settles on trees when 7 the rain does comes, it all seems to wash it 8 -- sometimes what looks to some people like 9 algae on top of a pond is really just a film 10 of dirt, dust. 11 So I'll check with them, though. And 12 then the rain comes and knocks it down a 13 little bit more. But I'll check with them to 14 make sure. 15 MS. O'BRIEN: And the other question I 16 had, I was reading Chris's piece in the WOW, 17 and it said that, you know, no grass should go 18 into that, and -- but when the grass cutters 19 come around, you know, the way that they do -- 20 how can you prevent that, the grass is going 21 to go into the ponds? 22 MR. MAYS: It's tough to prevent, 23 because that's that Torpedo grass, and that 24 Torpedo grass is one of the hardest things to 25 even treat, especially now with our engineer</p>	<p style="text-align: right;">Page 92</p> <p>1 to blow it in the resident's yard, and most of 2 the time we get calls and complaints because 3 they blow the debris in the yards. 4 So it's kind of one of those Catch 22s. 5 Which way do you go? So I'll check with the 6 aquatics people. From what I hear, it's not 7 bad. It doesn't hurt the pond from them 8 mowing it and blowing it into the pond because 9 it's just going to brown up and die and 10 decompose and go down anyway. So I'll double 11 check with them. 12 MS. O'BRIEN: Right. Thank you. 13 MS. GRIFFITH: Which pond is this? 14 MR. MAYS: 14. I think it's Glenfield. 15 MS. WHYTE: Glenfield. 16 MR. MAYS: The first pond on Countryway 17 and Glenfield right on the corner. It's a 18 small pond. There's four homes on it, and it 19 backs up to the canal that we just did some 20 work on. 21 MS. GRIFFITH: Yes. 22 MR. MAYS: So we just replanted that 23 pond. 24 MS. GRIFFITH: Okay. 25 MR. MAYS: It's one of them we replanted</p>

<p style="text-align: right;">Page 93</p> <p>1 all the way around. It's growing fast. I'm 2 sure you saw the last pictures of the Club 3 Rush we put in on Pond Number 39, and, boy, it 4 really took off, so -- 5 MS. GRIFFITH: This right here? 6 MS. WHYTE; Yes. 7 MS. O'BRIEN: I also want to compliment 8 Doug and Sonny for their diligence in keeping 9 the place looking nice. 10 MR. MENDENHALL: Great. 11 MS. WHYTE: Thank you. 12 MR. MAYS: Thank you. 13 MR. MENDENHALL: Mr. Argus, nothing? 14 MR. ARGUS: Nothing today. 15 CHAIRMAN MILLS: The record should 16 reflect that someone does actually read Chris' 17 WOW. 18 MR. BARRETT: That's like the second 19 month in a row. 20 CHAIRMAN MILLS: We found her. 21 MR. MENDENHALL: Chris, did you have 22 anything else? 23 MR. BARRETT: (Moving head from side to 24 side.) 25 MR. MENDENHALL: That moves us into</p>	<p style="text-align: right;">Agenda Page 28 Page 95</p> <p>1 Sarasota, Hillsborough County and Pinellas 2 County, and I think there was some information 3 in the packet today, that basically the idea 4 is that people see these dogs, they call and 5 vote which one is their favorite doing and 6 it's dollar to vote. 7 And so that helps out guide dogs. It's 8 a fundraiser for them. And it's also a way to 9 sort of, you know, put arts into the 10 community. So, you know, I don't know if 11 anybody has any thoughts. I know I talked to 12 Sonny about it. 13 You know, if you guys agree that, you 14 know, this is somebody we want to do as sort 15 of a fun thing to sort of tie Westchase in 16 with Tampa Bay, because it's something that's 17 happening throughout Tampa Bay, and we get to 18 be included, and if that's something that you 19 think our residents would enjoy, maybe we call 20 in do some voting, because we kind of like 21 dogs around here. 22 And I think, you know -- 23 MR. LEWIS: I'm just going to jump in -- 24 I didn't mean to interrupt. How many are 25 there? I mean, is it like multiple -- I mean,</p>
<p style="text-align: right;">Page 94</p> <p>1 supervisor requests. The first item is Item 2 A, one of Barbara's items. So we can start at 3 that end of the table if you like. 4 MS. GRIFFITH: Yes. All right. So one 5 of the things that I enjoy about a community, 6 and maybe some of you do as well, is the arts. 7 I know you see cities like Chicago, et 8 cetera, where they have these sculptures, you 9 know, cows -- like Landsman did swans, and 10 it's like a painted sculpture of sorts. 11 And so, you know, I'm on the government 12 affairs committee for the WCA, and so I have 13 some relationships with county, and I reached 14 out to the county. And I said, "Hey, look, 15 you surely, you guys, have something, maybe 16 you have an art collection of some sculptures 17 you can loan us, something. What do you got?" 18 And they said, "Well, actually Tampa Bay 19 is getting ready to do dogs." So they're 20 going to be doing super-hero dogs by way of 21 the Southeastern Guide Dog. So the timing 22 happened to be perfect. 23 And so they were thrilled at the idea of 24 possibility of having a doing in Westchase. 25 So they're scattering these dogs throughout</p>	<p style="text-align: right;">Page 96</p> <p>1 is it like the manatees or the turtles that I 2 have seen? There's one at Countryside Mall 3 that has the turtle outside of P.F. Changs. 4 MS. GRIFFITH: Right. So how many are 5 there in the overall program? 6 MR. LEWIS: Well, just it would be, how 7 many in our community? 8 MS. GRIFFITH: One. Yes. So there's 9 some famous sculpture guy who sculpts the dogs 10 and hand them out to various artists to paint, 11 and so we would be designated a doing, and 12 they would be placed somewhere in Westchase. 13 I don't know if that would be the 14 Village or maybe at the entrance from Sheldon, 15 somewhere on the median, or what, but -- I 16 don't know if anybody has any thoughts on -- 17 MR. ROSS: Question, would any district 18 funds be expended in this? 19 MS. GRIFFITH: No. No. This actually 20 would be sponsored, and I believe, it's 21 sponsored by Bank of America, this particular 22 doing. 23 CHAIRMAN MILLS: So I have a question. 24 I'm glad to hear it's one. The pictures you 25 submitted showed seven in each setting, and I</p>

<p style="text-align: right;">Page 97</p> <p>1 was like, it looks like a pack -- it's like a</p> <p>2 herd of dogs. Right?</p> <p>3 MR. CHESNEY: A pack.</p> <p>4 CHAIRMAN MILLS: Thank you. I knew it</p> <p>5 was that. So I would not be opposed to it,</p> <p>6 but except I think placement would be</p> <p>7 important for photographic purposes.</p> <p>8 You wouldn't want it on a median. The</p> <p>9 kids are going to pose for it. Right?</p> <p>10 MS. GRIFFITH: Good point.</p> <p>11 CHAIRMAN MILLS: So something to</p> <p>12 consider.</p> <p>13 MR. LEWIS: How about the dog park?</p> <p>14 No. It's a joke. It's a joke.</p> <p>15 CHAIRMAN MILLS: And how long will it be</p> <p>16 there?</p> <p>17 MS. GRIFFITH: And that's a question I</p> <p>18 had as well: How long is the campaign? I</p> <p>19 can't imagine that it's like too terribly</p> <p>20 long. Maybe a couple of months. But I can</p> <p>21 find that out. I don't know if, you know --</p> <p>22 CHAIRMAN MILLS: You could put it where</p> <p>23 the bench is missing in the butterfly park.</p> <p>24 MR. CHESNEY: Put it in West Park</p> <p>25 Village in the park there outside. People can</p>	<p style="text-align: right;">Agenda Page 29 Page 99</p> <p>1 MS. GRIFFITH: There you go. So,</p> <p>2 anyhow, I thought that --</p> <p>3 CHAIRMAN MILLS: Do we have to name it?</p> <p>4 MS. GRIFFITH: -- we could try to get</p> <p>5 people to actually vote for the Westchase</p> <p>6 doing --</p> <p>7 MR. CHESNEY: Sure.</p> <p>8 MS. GRIFFITH: -- and so we can also</p> <p>9 contribute to the Southeastern Guide Dog and</p> <p>10 their efforts. But, anyway, so that's --</p> <p>11 MR. MAYS: Is it mounted somewhere, or</p> <p>12 does it stand there?</p> <p>13 MS. GRIFFITH: It's on a stand. It's</p> <p>14 like a stand of sorts, so it would need a flat</p> <p>15 surface to rest on.</p> <p>16 MR. MENDENHALL: So did -- was there a</p> <p>17 motion to move for?</p> <p>18 MS. GRIFFITH: I will motion. I don't</p> <p>19 know if the motion will --</p> <p>20 MR. CHESNEY: Okay. Second.</p> <p>21 MR. MENDENHALL: Okay.</p> <p>22 MR. CHESNEY: I think so.</p> <p>23 MR. MENDENHALL: All right. Any further</p> <p>24 discussion?</p> <p>25 (No response.)</p>
<p style="text-align: right;">Page 98</p> <p>1 look at it and vote.</p> <p>2 MS. GRIFFITH: Yeah.</p> <p>3 CHAIRMAN MILLS: By the clock tower.</p> <p>4 MS. GRIFFITH: Actually I kind of like</p> <p>5 that idea, because you have people that walk</p> <p>6 to Catch 23, and the kids that play in the</p> <p>7 fountains, they walk their dogs.</p> <p>8 CHAIRMAN MILLS: Any concerns from your</p> <p>9 perspective?</p> <p>10 MS. McCORMICK: No, I don't think so.</p> <p>11 MR. LEWIS: How big is it again? I</p> <p>12 don't remember seeing -- was that on the</p> <p>13 brochure?</p> <p>14 MS. GRIFFITH: I'm going to pull it up</p> <p>15 so that you can see.</p> <p>16 CHAIRMAN MILLS: Here you go.</p> <p>17 MR. LEWIS: I didn't see that picture.</p> <p>18 MR. MAYS: They look like an</p> <p>19 average-sized doing.</p> <p>20 MR. LEWIS: Okay.</p> <p>21 MR. MAYS: Gets a black and gold one.</p> <p>22 MS. GRIFFITH: Get a black and gold one.</p> <p>23 MR. CHESNEY: So this would be the time</p> <p>24 where you make a motion saying, "Can we have a</p> <p>25 doing?"</p>	<p style="text-align: right;">Page 100</p> <p>1 MR. MENDENHALL: All in favor.</p> <p>2 (All board members signify in the</p> <p>3 affirmative.)</p> <p>4 (Motion passes.)</p> <p>5 MR. BARRETT: If the county tries to</p> <p>6 hoist another monument on you, just say no.</p> <p>7 Okay?</p> <p>8 MS. GRIFFITH: Why?</p> <p>9 MR. BARRETT: If they come to you and</p> <p>10 they've got another monument from outside the</p> <p>11 courthouse, just say no.</p> <p>12 MS. GRIFFITH: Oh, that.</p> <p>13 CHAIRMAN MILLS: We'll just put it at</p> <p>14 the entrance to the Bridges. They can come</p> <p>15 visit you.</p> <p>16 MS. GRIFFITH: That's interesting. No.</p> <p>17 But I will say this, I do -- I do -- I do like</p> <p>18 the sculpture -- I know you guys have seen</p> <p>19 these bronze sculptures. I think we've had a</p> <p>20 couple at the library. And I just think it</p> <p>21 would be neat if through the county we have</p> <p>22 access to the arts and the opportunity to sort</p> <p>23 of bring that into Westchase, so -- but thank</p> <p>24 you guys.</p> <p>25 MR. LEWIS: Thank you.</p>

<p style="text-align: right;">Page 101</p> <p>1 MS. GRIFFITH: I do have two other 2 points. One, the open items. So we started 3 out the meeting with our typical reports, and, 4 you know, we had some board members asking 5 about things that have come up in the past. I 6 know we had sort of started -- 7 MR. MENDENHALL: Yes. 8 MS. GRIFFITH: -- with the tracking of 9 open items. 10 MR. MENDENHALL: I have that. I 11 apologize. I didn't get the report out. 12 MS. GRIFFITH: Okay. All right. Thank 13 you. And then just one last comment. I had 14 mentioned, I think, at the last board meeting 15 that Chris Barrett's efforts with the WOW and 16 on social media sort of creating that 17 Westchase neighborhood news outlet, so I think 18 we're now up to -- what? -- 1700. 19 MR. BARRETT: Probably something like 20 that. 21 MS. GRIFFITH: Like 1700 people who live 22 in the community who are now getting updates, 23 you know, quasi real time, and it's, you know, 24 a pretty neat forum. So, you know, just kudos 25 to Chris for that. That's it. I'm good.</p>	<p style="text-align: right;">Agenda Page 30 Page 103</p> <p>1 on district property and to issue any trespass 2 or other citation permitted by law. 3 MR. MENDENHALL: Okay. Do we have a 4 second to that motion? 5 CHAIRMAN MILLS: I'll second that. Do 6 you need a notepad, so you can write on larger 7 pieces of paper? I can send you a couple. 8 MR. ROSS: I pinch my pennies. 9 CHAIRMAN MILLS: I have a whole closet 10 full of notebooks. I can spare a few to you. 11 MR. MENDENHALL: Any discussion on the 12 motion? 13 CHAIRMAN MILLS: Yeah. I would concur. 14 You know, it's -- the years I've lived here, 15 it's continued to grow to the point where it's 16 out of control, and you're just -- I hadn't 17 entertained actually -- I wasn't aware of the 18 parks' degree, but, you know, the obvious and 19 logical homeowner concerns about stuff going 20 through people's lanais and, you know, hitting 21 cars and all this stuff. 22 If there's, in fact, district property 23 that's affected, then we have an obligation, I 24 think as a board to enact some measure of 25 preventativeness to somehow get our arms</p>
<p style="text-align: right;">Page 102</p> <p>1 MR. MENDENHALL: Okay. Matt. 2 MR. LEWIS: I don't have anything today. 3 MR. MENDENHALL: Mr. Ross. 4 MR. ROSS: Fireworks. I'm not about 5 sparklers. Fireworks. I'm not talking about 6 what people do on their private property. I'm 7 talking about what occurs on district 8 property. 9 I'm a big fan of Independence Day, a big 10 fan of New Year's Eve, all for a celebrations, 11 but what I observed this past 4th of July, I 12 thought fire hazard, safety hazard, violates 13 our CCRs. 14 A huge amount of debris was left in our 15 parks and ultimately is going to be washed 16 into our ponds, violates county ordinance. So 17 I move the district retain off-duty 18 sheriff's patrols for New Year's Eve and 19 Independence Day, for the purpose of 20 identifying and eliminating any illegal 21 fireworks on district property. 22 The district recognizes the patrol will 23 exercise their professional discretion and 24 judgment, but the district authorizes the 25 sheriff's office to confiscate any fireworks</p>	<p style="text-align: right;">Page 104</p> <p>1 around it and be consistent with the law and 2 the CCRs and so forth. So I don't disagree 3 with that. 4 MS. WHYTE: We did post 20 signs -- 5 MR. MAYS: Yeah. 6 MS. WHYTE: -- in our public parks. 7 MR. MAYS: That's what I was going ask. 8 MS. WHYTE: This is probably the least 9 -- we were concerned about the Pour and Play. 10 We had very little, if anything, in the parks. 11 MR. MAYS: Did it happen in the park 12 across from you? 13 MR. ROSS: (Moves head up and down,) 14 MR. MAYS: Then that's where we didn't 15 post signs in. 16 MR. ROSS: On the trash can was the big 17 box you put the fireworks on. It was going 18 over people's houses. Then afterwards, 19 cardboard plastic shells, all kinds of stuff 20 is all over the place and the sidewalk. 21 And I thought it was ironic the week or 22 months we come out with an article about 23 ponds, all that stuff is just going to get 24 washed into the ponds. That's crazy. 25 MR. MAYS: It sure is. But we're more</p>

<p style="text-align: right;">Page 105</p> <p>1 worried about it on the canopies. It would 2 burn a hole in it. 3 MS. WHYTE: We'll make plans for that 4 next year, and we'll talk to the sheriff's 5 office and see if that's what you guys want to 6 do. 7 MR. ROSS: Yes, I have my motion. 8 Hopefully it will pass. 9 MR. MAYS: I think we had 20 signs in 10 the park. So we just didn't have enough for 11 the smaller parks, so we did go to the bigger 12 parks. So I guess that's why we didn't get 13 any calls or complaints from the residents, 14 like in Glendcliff, because they always call 15 me: "They're out here on the basketball court 16 or something," you know. We put signs all 17 over the place out there. 18 MS. GRIFFITH: So my question is, how 19 does this differ from what we have in place 20 today? 21 So my understanding is today that Sonny, 22 with some degree with guidance to our off 23 county -- I'm sorry -- off-duty deputies -- so 24 is the motion asking that we give them some 25 special permission that they don't currently</p>	<p style="text-align: right;">Agenda Page 31 Page 107</p> <p>1 go away." 2 And they may be big kids, and they'll 3 say, "I'm taking that stuff away from you. 4 What you're doing is dangerous." But, again, 5 just sort of leave it up to the officer to 6 exercise their own discretion and judgment as 7 to the best way to handle it. 8 MR. MENDENHALL: And that approach has 9 been successful elsewhere. I have seen it in 10 many CDDs, so -- 11 CHAIRMAN MILLS: And, potentially, to 12 also answer your question, it puts -- the 13 difference between what Sonny can do now with 14 off-duty patrol, it puts the community on 15 notice that we're going to be doing this, as 16 opposed to them just showing up that night and 17 nobody knowing that we're enacting this 18 action. Right? 19 So I think there is some value to 20 communicating ahead of time. The next one 21 will be New Year's Eve. Right? 22 MR. ROSS: That's right. 23 CHAIRMAN MILLS: The sheriff's patrol 24 will be out looking for it, because I suspect 25 it will appear in some of our community</p>
<p style="text-align: right;">Page 106</p> <p>1 have, or -- 2 MR. CHESNEY: I think just make sure 3 that they're working that day. 4 MS. GRIFFITH: -- just making sure that 5 they're working that day? 6 MR. ROSS: My motion contemplates and 7 authorizes them to confiscate any fireworks. 8 I believe under the statute they already have 9 the right to do that. 10 MS. GRIFFITH: Okay. 11 MR. ROSS: My motion also authorizes 12 them for cite for people trespassing or 13 whatever else they think may be inappropriate. 14 My understanding is that shooting off a 15 firework is a criminal act; it's a 16 misdemeanor. But it gives them a specific 17 focus, if you will, that let's hire somebody 18 for New Year's Eve and Independence Day. 19 Let them know where the various parks 20 are, and that's sort of part of their task, 21 that "drive by this park, and if you see a 22 bunch of kids out there shooting off 23 fireworks, walk over there, use your 24 professional discretion, use your judgment," 25 they very well just tell those kids, "Quit it,</p>	<p style="text-align: right;">Page 108</p> <p>1 publications. 2 MR. ROSS: And to your point, that's why 3 size, I'm talking about fireworks and not 4 sparklers. I'm a big fan of celebrating 5 holidays. I'm not talking about what you do 6 on your private property. 7 This is activity that shouldn't be 8 happening on district property. 9 CHAIRMAN MILLS: Yes. 10 MR. MENDENHALL: Okay. If there's no 11 further discussion, all in favor. 12 (All board members signify in the 13 affirmative.) 14 MR. MENDENHALL: Okay. Any opposed. 15 (No response.) 16 MR. ROSS: Thank you. 17 MR. MENDENHALL: That motion carries 18 unanimously. 19 (Motion passes.) 20 MR. MENDENHALL: Mr. Chesney. 21 MR. CHESNEY: No. 22 MR. MENDENHALL: Mr. Chair. 23 CHAIRMAN MILLS: You already answered 24 the question I had about the projects list, so 25 we can just keep that --</p>

<p style="text-align: right;">Page 109</p> <p>1 MR. MENDENHALL: Yeah. Yeah, I</p> <p>2 apologize.</p> <p>3 CHAIRMAN MILLS: -- current. That's</p> <p>4 fine.</p> <p>5 The only other comment I'll make, if you</p> <p>6 didn't see it or hear it, last week Maureen</p> <p>7 Gauzza passed away, who was the founder, if</p> <p>8 you will, of the library. And so having been</p> <p>9 an original neighbor of hers 18 years ago or</p> <p>10 19 years ago, sorry to see her go, but she's</p> <p>11 resting more so now than she has been.</p> <p>12 So Chris and I were at the service the</p> <p>13 first night, and it's a loss to the community.</p> <p>14 But the library, while she had helped, is</p> <p>15 singularly attributable to her efforts to</p> <p>16 start that.</p> <p>17 I can remember when we first moved in</p> <p>18 she was in people's living rooms up and down</p> <p>19 the streets garnering grass root support. So</p> <p>20 when you talk about what people can do to</p> <p>21 impact change and then not rest and make it a</p> <p>22 regional library on top off that, we were</p> <p>23 joking that night at the service about she</p> <p>24 would not let people eat until they said "Yes"</p> <p>25 or "Okay."</p>	<p style="text-align: right;">Agenda Page 32 Page 111</p> <p>1 MR. CHESNEY: When will that meeting be?</p> <p>2 MR. ARGUS: Pardon?</p> <p>3 MR. CHESNEY: Which meeting?</p> <p>4 MR. ARGUS: The voting member meeting</p> <p>5 tonight. I don't know --</p> <p>6 MR. CHESNEY: I know. Which county</p> <p>7 commissioner meeting?</p> <p>8 MR. ARGUS: I'm not -- I don't remember</p> <p>9 the date. I'll send the email to Chris, so he</p> <p>10 can do with the information what he sees fit.</p> <p>11 CHAIRMAN MILLS: That would be awesome.</p> <p>12 MR. MENDENHALL: Okay.</p> <p>13 CHAIRMAN MILLS: Nothing else.</p> <p>14 MR. MENDENHALL: All right. The next</p> <p>15 item is adjournment. If anybody would like to</p> <p>16 make a motion.</p> <p>17 CHAIRMAN MILLS: So moved.</p> <p>18 MR. ROSS: Second.</p> <p>19 MR. MENDENHALL: All right. All in</p> <p>20 favor.</p> <p>21 (All board members signify in the</p> <p>22 affirmative.)</p> <p>23 (The meeting adjourns at 5:40 p.m.)</p> <p>24</p> <p>25</p>
<p style="text-align: right;">Page 110</p> <p>1 She was that -- but she did it in a way</p> <p>2 that was nonconfrontational, sweet little old</p> <p>3 lady approach, and it worked. And so I would</p> <p>4 be remiss if I didn't acknowledge her</p> <p>5 contributions.</p> <p>6 MR. BARRETT: Would you share your --</p> <p>7 MR. ARGUS: Oh. I'm on the library</p> <p>8 board for Hillsborough County. We got, I</p> <p>9 think, two days ago, the board was notified</p> <p>10 that Ken Hagan is proposing to put on the</p> <p>11 agenda of the county commissioners to consider</p> <p>12 renaming the library in her honor.</p> <p>13 CHAIRMAN MILLS: And so I'm very happy</p> <p>14 to hear that --</p> <p>15 MS. WHYTE: Wonderful.</p> <p>16 CHAIRMAN MILLS: -- because that was in</p> <p>17 the email I sent him, letting him know she had</p> <p>18 passed. So I'm very glad that --</p> <p>19 MR. ARGUS: And it's my understanding</p> <p>20 that Ruben will be mentioning this at the</p> <p>21 voting members meeting tonight in trying to</p> <p>22 drum up community support to contact all seven</p> <p>23 of the commissioners if they think it's a good</p> <p>24 idea.</p> <p>25 CHAIRMAN MILLS: Yeah.</p>	<p style="text-align: right;">Page 112</p> <p>James P. Mills</p> <p style="text-align: center;">CERTIFICATE OF REPORTER</p> <p>STATE OF FLORIDA:</p> <p>COUNTY OF HILLSBOROUGH:</p> <p>I, Kimberly Ann Roberts, Notary Public in and for the State of Florida at Large, do hereby certify that I reported in shorthand the foregoing proceedings at the time and place therein designated; that my shorthand notes were thereafter reduced to typewriting under my supervision; and that the foregoing pages are a true and correct, verbatim record of the aforesaid proceedings.</p> <p>Witness my hand and seal July 25, 2017, in the City of Tampa, County of Hillsborough, State of Florida.</p> <p style="text-align: right;">Kimberly Ann Roberts Notary Public State of Florida at Large</p>

2B.

Placeholder for June Financial Statements

Third Order of Business

WESTCHASE
Community Development District

Annual Operating and Debt Service Budget
Fiscal Year 2018

Version 2- Modified Tentative Budget
(approved on 5/25/17)

Prepared by:



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Westchase

Community Development District

Operating Budget

Fiscal Year 2018

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

ACCOUNT DESCRIPTION			ADOPTED	ACTUAL	PROJECTED	TOTAL	ANNUAL
	ACTUAL	ACTUAL	BUDGET	THRU	APR-	PROJECTED	BUDGET
	FY 2015	FY 2016	FY 2017	APR-2017	SEP 2017	FY 2017	FY 2018
REVENUES							
Interest - Investments	\$ 8,738	\$ 7,963	\$ 7,000	\$ 1,929	\$ 1,378	\$ 3,307	\$ 3,000
Interest - Tax Collector	346	219	-	320	-	320	-
Special Assmnts- Tax Collector	2,711,712	2,711,216	2,740,531	2,668,810	71,721	2,740,531	2,701,123
Special Assmnts- Refund	(89)	(668)	-	-	-	-	-
Special Assmnts- Discounts	(95,834)	(98,304)	(109,621)	(99,045)	(717)	(99,762)	(108,045)
Settlements	-	6,852	-	-	-	-	-
Other Miscellaneous Revenues	5,932	2,418	-	11,153	-	11,153	-
Pavilion Rental	7,265	8,216	-	7,312	(1,042)	6,270	4,000
TOTAL REVENUES	2,638,070	2,637,912	2,637,910	2,590,479	71,340	2,661,819	2,600,078

EXPENDITURES*Administrative*

P/R-Board of Supervisors	11,200	11,600	13,000	6,800	6,000	12,800	13,000
FICA Taxes	857	887	995	520	459	979	995
ProfServ-Engineering	47,898	26,325	36,000	11,498	21,648	33,146	36,000
ProfServ-Legal Services	95,434	90,440	90,000	48,566	41,434	90,000	90,000
ProfServ-Mgmt Consulting Serv	98,825	101,691	104,843	61,158	43,685	104,843	108,093
ProfServ-Property Appraiser	25,133	-	-	-	-	-	-
ProfServ-Recording Secretary	9,506	12,706	11,000	6,710	4,290	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	1,049	114	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	51,395	1,434	52,829	54,022
Misc-Credit Card Fees	103	138	220	92	53	145	220
Misc-Contingency	-	19	100	3,003	-	3,003	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	234,767	122,445	357,212	365,930

Flood Control/Stormwater Mgmt

Contracts-Lake and Wetland	90,000	90,000	90,000	58,333	41,667	100,000	100,000
Contracts-Fountain	5,033	4,625	4,300	510	3,510	4,020	7,020
R&M-Aquascaping	14,888	1,814	20,000	18,580	1,420	20,000	15,000
R&M-Drainage	12,019	21,325	28,000	21,628	6,372	28,000	28,000
R&M-Fountain	3,102	2,575	3,000	1,800	1,200	3,000	3,000
R&M-Lake Erosion	63,450	38,250	-	26,679	-	26,679	-
Total Flood Control/Stormwater Mgmt	188,492	158,589	145,300	127,530	54,169	181,699	153,020

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

ACCOUNT DESCRIPTION	ACTUAL FY 2015	ACTUAL FY 2016	ADOPTED BUDGET FY 2017	ACTUAL	PROJECTED	TOTAL	ANNUAL
				THRU APR-2017	APR- SEP 2017	PROJECTED FY 2017	BUDGET FY 2018
Right of Way							
Payroll-Salaries	154,594	163,983	178,145	101,552	87,254	188,806	178,145
Payroll-Benefits	63,270	63,352	67,500	36,884	26,738	63,622	62,454
Payroll - Overtime	9,385	9,986	17,500	11,066	6,531	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	15,237	7,175	22,412	25,954
Contracts-Police	186,446	180,785	180,000	75,831	104,169	180,000	180,000
Contracts-Other Services	18,600	18,600	19,560	11,170	11,410	22,580	19,560
Contracts-Landscape	516,238	525,608	525,608	306,605	219,003	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	17,653	41,190	58,843	70,612
Contracts-Road Cleaning	5,568	8,351	8,351	5,568	3,480	9,048	8,351
Contracts-Security Alarms	641	641	641	321	320	641	641
Contracts-Perennials	1,574	-	-	-	-	-	-
Contracts-Pest Control	576	576	576	336	240	576	576
Fuel, Gasoline and Oil	12,888	9,751	14,000	5,454	5,296	10,750	13,000
Communication - Teleph - Field	5,680	5,186	6,000	6,122	4,373	10,495	11,600
Utility - General	31,228	25,950	32,000	12,252	8,751	21,003	32,000
Utility - Reclaimed Water	5,975	8,282	9,500	6,537	4,669	11,206	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	23,193	34,907	58,100	58,009
R&M-Equipment	14,790	10,491	20,000	5,150	3,679	8,829	20,000
R&M-Grounds	106,334	95,143	145,000	88,852	25,148	114,000	116,000
R&M-Irrigation	17,914	31,769	25,000	27,217	-	27,217	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	2,904	3,096	6,000	6,000
R&M-Walls and Signage	32,500	22,247	68,000	33,191	34,809	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	29,480	-	29,480	28,724
Misc-Contingency	993	81	5,000	8,416	1,584	10,000	5,000
Office Supplies	2,406	3,427	11,500	1,159	2,341	3,500	11,500
Cleaning Services	1,416	119	1,680	818	980	1,798	1,680
Op Supplies - General	5,476	5,848	5,000	1,699	4,201	5,900	6,000
Op Supplies - Uniforms	256	604	600	236	169	405	600
Supplies - Misc.	-	-	600	-	600	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	947,385	734,308	1,681,693	1,712,528

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

ACCOUNT DESCRIPTION	ACTUAL FY 2015	ACTUAL FY 2016	ADOPTED BUDGET FY 2017	ACTUAL THRU APR-2017	PROJECTED APR- SEP 2017	TOTAL PROJECTED FY 2017	ANNUAL BUDGET FY 2018
Common Area							
R&M-General	1,835	10,093	17,000	1,058	15,942	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	392,640	19,629	412,269	340,500
Total Common Area	4,310	1,025,618	440,369	393,867	46,502	440,369	368,600
TOTAL EXPENDITURES	2,122,061	3,051,276	2,637,910	1,703,549	957,423	2,660,972	2,600,078
Excess (deficiency) of revenues							
Over (under) expenditures	516,009	(413,364)	-	886,930	(886,084)	846	-
OTHER FINANCING SOURCES (USES)							
Contribution to (Use of) Fund Balance	-	-	-	-	-	-	-
TOTAL OTHER SOURCES (USES)	-	-	-	-	-	-	-
Net change in fund balance	516,009	(413,364)	-	886,930	(886,084)	846	-
FUND BALANCE, BEGINNING	2,314,258	2,830,267	2,416,904	2,416,904	-	2,416,904	2,417,750
FUND BALANCE, ENDING	\$ 2,830,267	\$ 2,416,903	\$ 2,416,904	\$ 3,303,834	\$ (886,084)	\$ 2,417,750	\$ 2,417,750

Exhibit "A"
Allocation of Fund Balances

AVAILABLE FUNDS

	<u>Amount</u>
Beginning Fund Balance - Fiscal Year 2018	\$ 2,417,750
Net Change in Fund Balance - Fiscal Year 2018	-
Reserves - Fiscal Year 2018 Additions	-
Total Funds Available (Estimated) - 9/30/18	2,417,750

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

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

Assigned Fund Balance

Operating Reserves - First Quarter Operating Capital	650,020 ⁽¹⁾
Reserves - Erosion Control	60,000
Reserves - Roadways Prior Years	502,031
Unassigned Cash	1,212,051
Subtotal	<u>-</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.

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 earns.

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 Modified Tentative Budget

ACCOUNT DESCRIPTION	ACTUAL FY 2015	ACTUAL FY 2016	ADOPTED BUDGET FY 2017	ACTUAL THRU APR-2017	PROJECTED MAY- SEP 2017	TOTAL PROJECTED FY 2017	ANNUAL BUDGET FY 2018
REVENUES							
Interest - Investments	\$ 170	\$ 348	\$ 125	\$ 91	\$ 65	\$ 156	\$ 125
Special Assmnts- Tax Collector	55,962	55,761	66,403	64,666	1,737	66,403	66,483
Special Assmnts- Refund	(4)	(14)	-	-	-	-	-
Special Assmnts- Discounts	(3,861)	(3,960)	(4,789)	(4,345)	(17)	(4,362)	(4,792)
Capital Improvement	53,287	53,122	53,319	51,923	1,396	53,319	53,319
Gate Bar Code/Remotes	632	426	-	220	-	220	-
TOTAL REVENUES	106,186	105,683	115,058	112,695	3,181	115,736	115,135
EXPENDITURES							
<i>Administrative</i>							
ProfServ-Property Appraiser	1,053	-	-	-	-	-	-
Misc-Assessmnt Collection Cost	1,698	1,475	2,394	2,227	35	2,262	2,396
Misc-Credit Card Fees	11	12	15	9	1	10	15
Total Administrative	2,762	1,487	2,409	2,236	36	2,272	2,411
<i>Right of Way</i>							
Communication - Teleph - Field	2,916	2,806	3,500	1,673	1,195	2,868	3,500
Electricity - Streetlighting	-	-	8,585	4,843	3,459	8,302	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	381	19,319	19,700	19,700
R&M-Gate	5,666	5,228	6,340	14,673	1,327	16,000	6,340
R&M-Streetlights	7,039	4,721	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	23,092	25,300	48,392	59,405
TOTAL EXPENDITURES	25,423	18,857	61,739	25,328	25,336	50,664	61,816
Excess (deficiency) of revenues Over (under) expenditures	80,763	86,826	53,319	87,367	(22,155)	65,072	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	87,367	(22,155)	65,072	53,319
FUND BALANCE, BEGINNING	(76,538)	4,225	91,051	91,051	-	91,051	156,123
FUND BALANCE, ENDING	\$ 4,225	\$ 91,051	\$ 144,370	\$ 178,418	\$ (22,155)	\$ 156,123	\$ 209,302

Exhibit "B"
Allocation of Fund Balances

AVAILABLE FUNDS

	<u>Amount</u>
Beginning Fund Balance - Fiscal Year 2018	\$ 155,983
Net Change in Fund Balance - Fiscal Year 2018	53,319
Reserves - Fiscal Year 2018 Additions	15,273
Total Funds Available (Estimated) - 9/30/18	224,575

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	\$ 5,285
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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 Modified Tentative Budget

ACCOUNT DESCRIPTION	ACTUAL FY 2015	ACTUAL FY 2016	ADOPTED BUDGET FY 2017	ACTUAL THRU APR-17	PROJECTED MAY Sep-17	TOTAL PROJECTED FY 2017	ANNUAL BUDGET FY 2018
REVENUES							
Interest - Investments	\$ 62	\$ 344	\$ 40	\$ 16	24	\$ 40	\$ 40
Special Assmnts- Tax Collector	18,174	18,174	18,174	17,698	476	18,174	18,174
Special Assmnts- Refund	(1)	(4)	-	-	-	-	-
Special Assmnts- Discounts	(642)	(659)	(727)	(657)	(5)	(662)	(727)
TOTAL REVENUES	17,593	17,855	17,487	17,057	496	17,553	17,487
EXPENDITURES							
<i>Administrative</i>							
ProfServ-Property Appraiser	175	-	-	-	-	-	-
Misc-Assessmnt Collection Cost	282	245	363	341	10	351	363
Total Administrative	457	245	363	341	10	351	363
<i>Right of Way</i>							
R&M-Gate	365	-	-	-	-	-	-
R&M-Streetlights	16,642	16,544	17,124	11,536	7,245	18,781	17,124
Total Right of Way	17,007	16,544	17,124	11,536	7,245	18,781	17,124
TOTAL EXPENDITURES	17,464	16,789	17,487	11,877	7,255	19,132	17,487
Excess (deficiency) of revenues							
Over (under) expenditures	129	1,066	-	5,180	(6,759)	(1,579)	-
OTHER FINANCING SOURCES (USES)							
Contribution to (Use of) Fund Balance	-	-	-	-	-	-	-
TOTAL OTHER SOURCES (USES)	-	-	-	-	-	-	-
Net change in fund balance	129	1,066	-	5,180	(6,759)	(1,579)	-
FUND BALANCE, BEGINNING	21,708	21,837	22,903	22,903	-	22,903	21,324
FUND BALANCE, ENDING	\$ 21,837	\$ 22,903	\$ 22,903	\$ 28,083	\$ (6,759)	\$ 21,324	\$ 21,324

Exhibit "C"
Allocation of Fund Balances

AVAILABLE FUNDS

	<u>Amount</u>
Beginning Fund Balance - Fiscal Year 2018	\$ 21,324
Net Change in Fund Balance - Fiscal Year 2018	-
Reserves - Fiscal Year 2018 Additions	-
Total Funds Available (Estimated) - 9/30/18	21,324

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	\$ 9,352
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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 Modified Tentative Budget

ACCOUNT DESCRIPTION	ACTUAL FY 2015	ACTUAL FY 2016	ADOPTED BUDGET FY 2017	ACTUAL THRU APR-17	PROJECTED MAY Sep-17	TOTAL PROJECTED FY 2017	ANNUAL BUDGET FY 2018
REVENUES							
Interest - Investments	\$ 73	\$ 101	\$ 42	\$ 19	\$ 27	\$ 46	\$ 42
Special Assmnts- Tax Collector	13,933	13,932	13,932	13,568	364	13,932	13,980
Special Assmnts- Refund	-	(3)	-	-	-	-	-
Special Assmnts- Discounts	(492)	(505)	(557)	(503)	(4)	(507)	(559)
Gate Bar Code/Remotes	98	98	-	33	-	33	-
TOTAL REVENUES	13,612	13,623	13,417	13,117	387	13,504	13,463
EXPENDITURES							
<i>Administrative</i>							
ProfServ-Property Appraiser	135	-	-	-	-	-	-
Misc-Assessmnt Collection Cost	217	188	279	261	7	268	280
Misc-Credit Card Fees	2	6	5	1	4	5	5
Total Administrative	354	194	284	262	11	273	285
<i>Right of Way</i>							
Communication - Teleph - Field	991	1,403	1,400	826	590	1,416	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	3,227	-	3,227	2,939
R&M-Streetlights	358	298	500	204	296	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	4,663	6,911	11,574	13,178
TOTAL EXPENDITURES	7,690	3,772	13,417	4,925	6,922	11,847	13,463
Excess (deficiency) of revenues							
Over (under) expenditures	5,922	9,851	-	8,192	(6,535)	1,657	-
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	8,192	(6,535)	1,657	-
FUND BALANCE, BEGINNING	12,341	18,263	28,114	28,114	-	28,114	29,771
FUND BALANCE, ENDING	\$ 18,263	\$ 28,114	\$ 28,115	\$ 36,306	\$ (6,535)	\$ 29,771	\$ 29,771

Exhibit "D"
Allocation of Fund Balances

AVAILABLE FUNDS

	<u>Amount</u>
Beginning Fund Balance - Fiscal Year 2018	\$ 29,771
Net Change in Fund Balance - Fiscal Year 2018	-
Reserves - Fiscal Year 2018 Additions	1,843
Total Funds Available (Estimated) - 9/30/18	31,613

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	\$ 18,439
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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 2018 Modified Tentative Budget

ACCOUNT DESCRIPTION	ACTUAL FY 2015	ACTUAL FY 2016	ADOPTED BUDGET FY 2017	ACTUAL THRU APR-17	PROJECTED MAY Sep-17	TOTAL PROJECTED FY 2017	ANNUAL BUDGET FY 2018
REVENUES							
Interest - Investments	\$ 8	\$ 34	\$ 10	\$ 9	\$ 13	\$ 22	\$ 10
Special Assmnts- Tax Collector	1,667	1,667	6,956	6,774	182	6,956	6,956
Special Assmnts- Discounts	(59)	(60)	(278)	(252)	(2)	(254)	(278)
TOTAL REVENUES	1,616	1,641	6,688	6,531	193	6,724	6,688
EXPENDITURES							
<i>Administrative</i>							
ProfServ-Property Appraiser	16	-	-	-	-	-	-
Misc-Assessmnt Collection Cost	26	23	139	131	4	135	139
Total Administrative	42	23	139	131	4	135	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	131	5,004	5,135	6,688
Excess (deficiency) of revenues Over (under) expenditures	1,574	1,618	-	6,400	(4,811)	1,589	-
OTHER FINANCING SOURCES (USES)							
Contribution to (Use of) Fund Balance	-	-	-	-	-	-	-
TOTAL OTHER SOURCES (USES)	-	-	-	-	-	-	-
Net change in fund balance	1,574	1,618	-	6,400	(4,811)	1,589	-
FUND BALANCE, BEGINNING	7,112	8,686	10,304	10,304	-	10,304	11,893
FUND BALANCE, ENDING	\$ 8,686	\$ 10,304	\$ 10,304	\$ 16,704	\$ (4,811)	\$ 11,893	\$ 11,893

Exhibit "E"
Allocation of Fund Balances

AVAILABLE FUNDS

	<u>Amount</u>
Beginning Fund Balance - Fiscal Year 2018	\$ 11,893
Net Change in Fund Balance - Fiscal Year 2018	-
Reserves - Fiscal Year 2018 Additions	1,549
Total Funds Available (Estimated) - 9/30/18	13,442

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	9,001
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Total Unassigned (undesigned) Cash	<u>\$ 4,441</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 Modified Tentative Budget

ACCOUNT DESCRIPTION	ACTUAL FY 2015	ACTUAL FY 2016	ADOPTED BUDGET FY 2017	ACTUAL THRU APR-17	PROJECTED MAY Sep-17	TOTAL PROJECTED FY 2017	ANNUAL BUDGET FY 2018
REVENUES							
Interest - Investments	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Special Assmnts- Tax Collector	-	-	1,064	1,036	28	1,064	-
Special Assmnts- Discounts	-	-	(43)	(38)	(1)	(39)	-
TOTAL REVENUES	-	-	1,021	998	27	1,025	-
EXPENDITURES							
<i>Administrative</i>							
ProfServ-Property Appraiser	-	-	-	-	-	-	-
Misc-Assessmnt Collection Cost	-	-	21	20	1	21	-
Total Administrative	-	-	21	20	1	21	-
<i>Right of Way</i>							
R&M-General	-	-	1,000	205	1,008	1,004	-
Total Right of Way	-	-	1,000	205	1,008	1,004	-
TOTAL EXPENDITURES	-	-	1,021	225	1,009	1,025	-
Excess (deficiency) of revenues Over (under) expenditures	-	-	0	773	(982)	-	-
OTHER FINANCING SOURCES (USES)							
Contribution to (Use of) Fund Balance	-	-	0	-	-	-	-
TOTAL OTHER SOURCES (USES)	-	-	0	-	-	-	-
Net change in fund balance	-	-	1	773	(982)	-	-
FUND BALANCE, BEGINNING	-	-	1,043	-	-	-	-
FUND BALANCE, ENDING	\$ -	\$ -	\$ 1,044	\$ 773	\$ (982)	\$ -	\$ -

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

ACCOUNT DESCRIPTION	ACTUAL FY 2015	ACTUAL FY 2016	ADOPTED BUDGET FY 2017	ACTUAL THRU APR 17	PROJECTED MAY Sep-17	TOTAL PROJECTED FY 2017	ANNUAL BUDGET FY 2018
REVENUES							
Interest - Investments	\$ 1,249	\$ 1,245	\$ 800	\$ 244	\$ 342	\$ 586	\$ 500
Special Assmnts- Tax Collector	310,982	310,982	307,392	299,347	\$ 8,045	307,392	307,858
Special Assmnts- Refund	(13)	(77)	-	-	-	-	-
Special Assmnts- Discounts	(10,986)	(11,274)	(12,296)	(11,110)	(80)	(11,190)	(12,314)
Gate Bar Code/Remotes	1,957	2,514	-	2,191	-	2,191	-
TOTAL REVENUES	303,189	303,390	295,896	290,672	8,306	298,978	296,044
EXPENDITURES							
<i>Administrative</i>							
ProfServ-Property Appraiser	2,998	-	-	-	-	-	-
Misc-Assessmnt Collection Cost	4,834	4,199	6,148	5,765	161	5,926	6,157
Misc-Credit Card Fees	40	82	20	62	87	149	120
Total Administrative	7,872	4,281	6,168	5,827	248	6,075	6,277
<i>Right of Way</i>							
Contracts-Security Services	155,315	159,094	154,000	91,871	65,622.14	157,493	154,000
Contracts-Pest Control	-	80	240	140	140	280	240
Communication - Teleph - Field	3,130	2,041	4,000	1,187	848	2,035	4,000
Utility - General	40	-	-	-	-	-	-
Insurance - General Liability	767	742	816	777	-	777	855
R&M-General	21,448	11,117	21,760	25,535	-	25,535	21,760
R&M-Gate	8,946	9,295	16,800	7,316	9,484	16,800	16,800
R&M-Sidewalks	9,565	-	-	-	-	-	-
R&M-Streetlights	48,081	52,033	48,000	32,464	15,536	48,000	48,000
Misc-Security	-	-	-	-	-	-	-
Reserve - Roadways	-	-	44,112	-	-	-	44,112
Total Right of Way	247,292	234,402	289,728	159,290	91,630	250,920	289,767
TOTAL EXPENDITURES	255,164	238,683	295,896	165,117	91,878	256,995	296,044
Excess (deficiency) of revenues Over (under) expenditures	48,025	64,707	-	125,555	(83,572)	41,983	-
OTHER FINANCING SOURCES (USES)							
Contribution to (Use of) Fund Balance	-	-	-	-	-	-	-
TOTAL OTHER SOURCES (USES)	-	-	-	-	-	-	-
Net change in fund balance	48,025	64,707	-	125,555	(83,572)	41,983	-
FUND BALANCE, BEGINNING	208,911	256,936	321,643	321,643	-	321,643	363,626
FUND BALANCE, ENDING	\$ 256,936	\$ 321,643	\$ 321,643	\$ 447,198	\$ (83,572)	\$ 363,626	\$ 363,406

Exhibit "F"
Allocation of Fund Balances

AVAILABLE FUNDS

	<u>Amount</u>
Beginning Fund Balance - Fiscal Year 2018	\$ 363,406
Net Change in Fund Balance - Fiscal Year 2018	-
Reserves - Fiscal Year 2018 Additions	44,112
Total Funds Available (Estimated) - 9/30/18	407,518

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>\$ 146,966</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 Modified Tentative Budget

ACCOUNT DESCRIPTION	ACTUAL FY 2015	ACTUAL FY 2016	ADOPTED BUDGET FY 2017	ACTUAL THRU APR 17	PROJECTED MAY Sep-17	TOTAL PROJECTED FY 2017	ANNUAL BUDGET FY 2018
REVENUES							
Interest - Investments	\$ 92	\$ 354	\$ 80	\$ 31	\$ 43	\$ 74	\$ 80
Special Assmnts- Tax Collector	23,191	23,191	23,191	22,584	607	23,191	23,527
Special Assmnts- Refund	(1)	(6)	-	-	-	-	-
Special Assmnts- Discounts	(819)	(841)	(928)	(838)	(6)	(844)	(941)
Gate Bar Code/Remotes	33	66	-	37	-	37	-
TOTAL REVENUES	22,496	22,764	22,343	21,814	644	22,458	22,666
EXPENDITURES							
<i>Administrative</i>							
ProfServ-Property Appraiser	224	-	-	-	-	-	-
Misc-Assessmnt Collection Cost	360	313	464	435	12	447	471
Misc-Credit Card Fees	1	2	5	2	3	5	5
Total Administrative	585	315	469	437	15	452	476
<i>Right of Way</i>							
Communication - Teleph - Field	1,230	1,403	1,400	818	584	1,402	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	3,660	1,936	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	5,241	13,513	18,754	22,190
TOTAL EXPENDITURES	16,149	11,073	22,343	5,678	13,528	19,206	22,666
Excess (deficiency) of revenues Over (under) expenditures	6,347	11,691	-	16,136	(12,884)	3,252	-
Net change in fund balance	6,347	11,691	-	16,136	(12,884)	3,252	-
FUND BALANCE, BEGINNING	20,291	26,638	38,329	38,329	-	38,329	41,581
FUND BALANCE, ENDING	\$ 26,638	\$ 38,329	\$ 38,329	\$ 54,465	\$ (12,884)	\$ 41,581	\$ 41,581

Exhibit "G"
Allocation of Fund Balances

AVAILABLE FUNDS

	<u>Amount</u>
Beginning Fund Balance - Fiscal Year 2018	\$ 41,581
Net Change in Fund Balance - Fiscal Year 2018	-
Reserves - Fiscal Year 2018 Additions	3,106
Total Funds Available (Estimated) - 9/30/18	44,687

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	\$ 9,204
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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 Modified Tentative Budget

ACCOUNT DESCRIPTION	ACTUAL FY 2015	ACTUAL FY 2016	ADOPTED BUDGET FY 2017	ACTUAL THRU APR-17	PROJECTED MAY Sep-17	TOTAL PROJECTED FY 2017	ANNUAL BUDGET FY 2018
REVENUES							
Interest - Investments	\$ 347	\$ 344	\$ 300	\$ 81	\$ 219	\$ 300	\$ 300
Special Assmnts- Tax Collector	116,484	116,484	114,004	111,021	2,983	114,004	119,005
Special Assmnts- Refund	(4)	(29)	-	-	-	-	-
Special Assmnts- Discounts	(4,116)	(4,223)	(4,560)	(4,120)	(30)	(4,150)	(4,760)
TOTAL REVENUES	112,711	112,576	109,744	106,982	3,172	110,154	114,545
EXPENDITURES							
<i>Administrative</i>							
ProfServ-Property Appraiser	1,123	-	-	-	-	-	-
Misc-Assessmnt Collection Cost	1,811	1,573	2,280	2,138	60	2,198	2,380
Total Administrative	2,934	1,573	2,280	2,138	60	2,198	2,380
<i>Right of Way</i>							
R&M-Streetlights	87,400	91,862	95,199	62,239	38,940	101,179	99,900
Reserve - Roadways	-	1,520	12,265	-	-	-	12,265
Total Right of Way	87,400	93,382	107,464	62,239	38,940	101,179	112,165
TOTAL EXPENDITURES	90,334	94,955	109,744	64,377	39,000	103,377	114,545
Excess (deficiency) of revenues							
Over (under) expenditures	22,377	17,621	-	42,605	(35,828)	6,777	-
OTHER FINANCING SOURCES (USES)							
Contribution to (Use of) Fund Balance	-	-	-	-	-	-	-
TOTAL OTHER SOURCES (USES)	-	-	-	-	-	-	-
Net change in fund balance	22,377	17,621	-	42,605	(35,828)	6,777	-
FUND BALANCE, BEGINNING	62,079	84,456	102,077	102,077	-	102,077	108,854
FUND BALANCE, ENDING	\$ 84,456	\$ 102,077	\$ 102,077	\$ 144,682	\$ (35,828)	\$ 108,854	\$ 108,854

Exhibit "H"
Allocation of Fund Balances

AVAILABLE FUNDS

	<u>Amount</u>
Beginning Fund Balance - Fiscal Year 2018	\$ 108,854
Net Change in Fund Balance - Fiscal Year 2018	-
Reserves - Fiscal Year 2018 Additions	12,265
Total Funds Available (Estimated) - 9/30/18	121,119

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	\$ 20,291
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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 Modified Tentative Budget

ACCOUNT DESCRIPTION	ACTUAL FY 2015	ACTUAL FY 2016	ADOPTED BUDGET FY 2017	ACTUAL THRU APR-17	PROJECTED MAY Sep-17	TOTAL PROJECTED FY 2017	ANNUAL BUDGET FY 2018
REVENUES							
Interest - Investments	\$ 25	\$ 94	\$ 25	\$10	\$ 19	\$ 29	\$ 25
Special Assmnts- Tax Collector	8,034	8,034	7,847	7,641	206	7,847	7,847
Special Assmnts- Refund	-	(2)	-	-	-	-	-
Special Assmnts- Discounts	(284)	(291)	(314)	(283)	(2)	(285)	(314)
TOTAL REVENUES	7,775	7,835	7,558	7,368	222	7,590	7,558
EXPENDITURES							
<i>Administrative</i>							
ProfServ-Property Appraiser	77	-	-	-	-	-	-
Misc-Assessmnt Collection Cost	125	108	157	147	4	151	157
Total Administrative	202	108	157	147	4	151	157
<i>Right of Way</i>							
R&M-Streetlights	4,585	4,438	4,999	3,112	2,223	5,335	4,999
Reserve - Roadways	-	-	2,402	-	-	-	2,402
Total Right of Way	4,585	4,438	7,401	3,112	2,223	5,335	7,401
TOTAL EXPENDITURES	4,787	4,546	7,558	3,259	2,227	5,486	7,558
Excess (deficiency) of revenues							
Over (under) expenditures	2,988	3,289	(0)	4,109	(2,005)	2,104	-
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)	4,109	(2,005)	2,104	-
FUND BALANCE, BEGINNING	8,253	11,241	14,530	14,530	-	14,530	16,634
FUND BALANCE, ENDING	\$ 11,241	\$ 14,530	\$ 14,530	\$ 18,639	\$ (2,005)	\$ 16,634	\$ 16,634

Exhibit "I"
Allocation of Fund Balances

AVAILABLE FUNDS

	<u>Amount</u>
Beginning Fund Balance - Fiscal Year 2018	\$ 16,634
Net Change in Fund Balance - Fiscal Year 2018	-
Reserves - Fiscal Year 2018 Additions	2,402
Total Funds Available (Estimated) - 9/30/18	19,036

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	<u>8,272</u>

Total Unassigned (undesignated) Cash	<u>\$ 10,764</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 Modified Tentative Budget

ACCOUNT DESCRIPTION	ACTUAL FY 2015	ACTUAL FY 2016	ADOPTED BUDGET FY 2017	ACTUAL THRU APR-17	PROJECTED MAY Sep-17	TOTAL PROJECTED FY 2017	ANNUAL BUDGET FY 2018
REVENUES							
Interest - Investments	\$ 209	\$ 232	\$ 150	\$ 83	\$ 103	\$ 186	\$ 150
Special Assmnts- Tax Collector	38,909	38,909	37,266	36,291	975	37,266	37,283
Special Assmnts- Refund	(1)	(10)	-	-	-	-	-
Special Assmnts- Discounts	(1,375)	(1,411)	(1,491)	(1,347)	(10)	(1,357)	(1,491)
Gate Bar Code/Remotes	255	426	-	169	-	169	-
TOTAL REVENUES	37,997	38,146	35,926	35,196	1,069	36,265	35,941
EXPENDITURES							
<i>Administrative</i>							
ProfServ-Property Appraiser	375	-	-	-	-	-	-
Misc-Assessmnt Collection Cost	605	525	745	699	20	719	746
Misc-Credit Card Fees	4	16	25	4	21	25	25
Total Administrative	984	541	770	703	41	744	771
<i>Right of Way</i>							
Communication - Teleph - Field	795	799	850	649	464	1,113	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	29,243	-	29,243	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	30,209	19,463	49,672	35,171
TOTAL EXPENDITURES	2,092	134,195	35,926	30,912	19,503	50,415	35,941
Excess (deficiency) of revenues							
Over (under) expenditures	35,905	(96,049)	-	4,284	(18,435)	(14,151)	-
OTHER FINANCING SOURCES (USES)							
Contribution to (Use of) Fund Balance	-	-	-	-	-	-	-
TOTAL OTHER SOURCES (USES)	-	-	-	-	-	-	-
Net change in fund balance	35,905	(96,049)	-	4,284	(18,435)	(14,151)	-
FUND BALANCE, BEGINNING	205,953	241,858	145,809	145,809	-	145,809	131,658
FUND BALANCE, ENDING	\$ 241,858	\$ 145,809	\$ 145,809	\$ 150,093	\$ (18,435)	\$ 131,658	\$ 131,658

Exhibit "J"
Allocation of Fund Balances

AVAILABLE FUNDS

	<u>Amount</u>
Beginning Fund Balance - Fiscal Year 2018	\$ 131,658
Net Change in Fund Balance - Fiscal Year 2018	-
Reserves - Fiscal Year 2018 Additions	9,973
Total Funds Available (Estimated) - 9/30/18	141,631

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>

Total Unassigned (undesignated) Cash	<u>\$ 48,752</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 Modified Tentative Budget

ACCOUNT DESCRIPTION	ACTUAL FY 2015	ACTUAL FY 2016	ADOPTED BUDGET FY 2017	ACTUAL THRU APR-17	PROJECTED MAY Sep-17	TOTAL PROJECTED FY 2017	ANNUAL BUDGET FY 2018
REVENUES							
Interest - Investments	\$ 83	\$ 140	\$ -	\$ 117	\$ -	\$ 117	\$ -
Special Assmnts- Tax Collector	175,900	175,900	175,900	171,296	4,604	175,900	175,900
Special Assmnts- Refund	(7)	(43)	-	-	-	-	-
Special Assmnts- Discounts	(6,215)	(6,377)	(7,036)	(6,357)	(46)	(6,403)	(7,036)
TOTAL REVENUES	169,761	169,620	168,864	165,056	4,558	169,614	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	3,299	92	3,391	3,518
Total Administrative	8,743	6,473	7,751	7,016	1,092	8,108	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	27,784	131,859	159,643	151,960
Excess (deficiency) of revenues Over (under) expenditures	(11,847)	(11,731)	9,578	137,272	(127,301)	9,971	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	137,272	(127,301)	9,971	16,904
FUND BALANCE, BEGINNING	159,406	147,559	135,828	135,828	-	135,828	145,799
FUND BALANCE, ENDING	\$ 147,559	\$ 135,828	\$ 145,406	\$ 273,100	\$ (127,301)	\$ 145,799	\$ 162,702

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 Modified Tentative Budget

ACCOUNT DESCRIPTION	ACTUAL FY 2015	ACTUAL FY 2016	ADOPTED BUDGET FY 2017	ACTUAL THRU APR-17	PROJECTED MAY Sep-17	TOTAL PROJECTED FY 2017	ANNUAL BUDGET FY 2018
REVENUES							
Interest - Investments	\$ 69	\$ 128	\$ -	\$ 106	\$ -	\$ 106	\$ -
Special Assmnts- Tax Collector	307,653	307,653	307,653	299,601	8,052	307,653	217,000
Special Assmnts- Discounts	(10,871)	(11,153)	(12,306)	(11,119)	(81)	(11,200)	(8,680)
TOTAL REVENUES	296,839	296,552	295,347	288,588	7,971	296,559	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	5,769	161	5,930	4,340
Total Administrative	12,618	9,024	11,023	10,106	694	10,800	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	20,706	271,294	292,000	290,010
Excess (deficiency) of revenues Over (under) expenditures	(1,979)	1,128	3,124	267,882	(263,323)	4,559	(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	267,882	(263,323)	4,559	(81,690)
FUND BALANCE, BEGINNING	86,113	84,134	85,262	85,262	-	85,262	89,821
FUND BALANCE, ENDING	\$ 84,134	\$ 85,262	\$ 88,386	\$ 353,144	\$ (263,323)	\$ 89,821	\$ 8,131

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 Modified Tentative Budget

ACCOUNT DESCRIPTION	ACTUAL FY 2015	ACTUAL FY 2016	ADOPTED BUDGET FY 2017	ACTUAL THRU APR-17	PROJECTED MAY Sep-17	TOTAL PROJECTED FY 2017	ANNUAL BUDGET FY 2018
REVENUES							
Interest - Investments	\$ 113	\$216	\$ -	\$ 177	\$ -	\$ 177	\$ -
Special Assmnts- Tax Collector	506,017	506,017	506,017	492,775	13,242	506,017	506,017
Special Assmnts- Refund	(19)	(125)	-	-	-	-	-
Special Assmnts- Discounts	(17,880)	(18,344)	(20,241)	(18,287)	(265)	(18,552)	(20,241)
TOTAL REVENUES	488,231	487,764	485,776	474,665	12,977	487,642	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	9,490	265	9,755	10,120
Total Administrative	17,613	11,703	14,990	13,827	798	14,625	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	50,058	437,029	487,087	485,453
Excess (deficiency) of revenues Over (under) expenditures	1,493	7,448	(1,677)	424,607	(424,052)	555	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)	424,607	(424,052)	555	323
FUND BALANCE, BEGINNING	149,619	151,112	158,560	158,560	-	158,560	159,115
FUND BALANCE, ENDING	\$ 151,112	\$ 158,560	\$ 156,883	\$ 583,167	\$ (424,052)	\$ 159,115	\$ 159,438

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 2018**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	65'	Wycliffe	30	\$0.00	\$0.00	n/a	\$486.24	\$496.55	-2.08%
110		Bennington	108	\$0.00	\$0.00	n/a	\$486.24	\$496.55	-2.08%
110	70'	Woodbay	163	\$0.00	\$0.00	n/a	\$486.24	\$496.55	-2.08%
111		Berkley Square	122	\$0.00	\$0.00	n/a	\$343.17	\$350.08	-1.97%
115		Glenfield	101	\$0.00	\$0.00	n/a	\$486.24	\$496.55	-2.08%
117		Keswick Forest	64	\$0.00	\$0.00	n/a	\$486.24	\$496.55	-2.08%
121		Shopping Center	9.9	\$0.00	\$0.00	n/a	\$14,970.52	\$14,639.68	2.26%
122		Shopping Center	7.24	\$0.00	\$0.00	n/a	\$14,970.52	\$14,639.68	2.26%
201		Glenclyff	48	\$0.00	\$0.00	n/a	\$486.24	\$496.55	-2.08%
203		Harbor Links	109	\$0.00	\$0.00	n/a	\$486.24	\$496.55	-2.08%
205		Harbor Links Estates	63	\$0.00	\$0.00	n/a	\$486.24	\$496.55	-2.08%
211		The Enclave	108	\$0.00	\$0.00	n/a	\$486.24	\$496.55	-2.08%
214		Saville Rowe	36	\$0.00	\$0.00	n/a	\$486.24	\$496.55	-2.08%
225		Ayshire	49	\$0.00	\$0.00	n/a	\$486.24	\$496.55	-2.08%
227		Cheshire	81	\$0.00	\$0.00	n/a	\$486.24	\$496.55	-2.08%
229		Derbyshire	105	\$0.00	\$0.00	n/a	\$486.24	\$496.55	-2.08%
123/125		Epic Properties	400	\$0.00	\$0.00	n/a	\$343.17	\$350.08	-1.97%
221/223		Radcliffe	154	\$0.00	\$0.00	n/a	\$486.24	\$496.55	-2.08%
231a		7/11	1.17	\$0.00	\$0.00	n/a	\$14,970.52	\$14,639.68	2.26%
231b		Primrose	1.27	\$0.00	\$0.00	n/a	\$14,970.52	\$14,639.68	2.26%
231c		Professional Center	1.82	\$0.00	\$0.00	n/a	\$14,970.52	\$14,639.68	2.26%
235/240		Professional Center	5.54	\$0.00	\$0.00	n/a	\$14,970.52	\$14,639.68	2.26%
Remax Real Estate		Remax Real Estate	0.53	\$0.00	\$0.00	n/a	\$14,970.52	\$14,639.68	2.26%
Golf Course		Golf Course	58	\$0.00	\$0.00	n/a	\$80.64	\$79.73	1.14%

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%	\$486.24	\$496.55	-2.08%
303		Greencrest	54	\$683.47	\$969.00	-29.47%	\$486.24	\$496.55	-2.08%
304		Greenshedges	53	\$0.00	\$501.68	-100.00%	\$486.24	\$496.55	-2.08%
305		GreenMont	41	\$537.47	\$762.00	-29.47%	\$486.24	\$496.55	-2.08%
306		Greendale	59	\$546.64	\$775.00	-29.47%	\$486.24	\$496.55	-2.08%
307		GreenPoint	153	\$824.00	\$824.00	0.00%	\$486.24	\$496.55	-2.08%
322	50'	Village Green	10	\$894.00	\$894.00	0.00%	\$486.24	\$496.55	-2.08%
322	60'	Village Green	67	\$1,002.00	\$1,002.00	0.00%	\$486.24	\$496.55	-2.08%
322	TH	Village Green	13	\$869.00	\$869.00	0.00%	\$486.24	\$496.55	-2.08%
323	50'	Westpark Village	77	\$776.00	\$776.00	0.00%	\$486.24	\$496.55	-2.08%
323	60'	Westpark Village	10	\$869.00	\$869.00	0.00%	\$486.24	\$496.55	-2.08%
323	Dplx/Villa	Westpark Village	38	\$504.00	\$504.00	0.00%	\$486.24	\$496.55	-2.08%
323	TH	Westpark Village	37	\$424.00	\$424.00	0.00%	\$486.24	\$496.55	-2.08%
324	TH(80')	Westpark Village	22	\$399.54	\$399.54	0.00%	\$486.24	\$496.55	-2.08%
324	TH(115')	Westpark Village	22	\$491.80	\$491.80	0.00%	\$486.24	\$496.55	-2.08%
324	Dplx/Villa	Westpark Village	24	\$566.57	\$566.57	0.00%	\$486.24	\$496.55	-2.08%
324	50'	Westpark Village	40	\$909.44	\$909.44	0.00%	\$486.24	\$496.55	-2.08%
324	60'	Westpark Village	6	\$1,005.25	\$1,005.25	0.00%	\$486.24	\$496.55	-2.08%
325A	TH	Westpark Village	50	\$344.00	\$344.00	0.00%	\$486.24	\$496.55	-2.08%
326	TH(80')	Westpark Village	22	\$411.69	\$411.69	0.00%	\$486.24	\$496.55	-2.08%
326	Dplx/Villa	Westpark Village	30	\$583.38	\$583.38	0.00%	\$486.24	\$496.55	-2.08%
326	50'	Westpark Village	17	\$933.90	\$933.90	0.00%	\$486.24	\$496.55	-2.08%
370		Castleford	69	\$0.00	\$313.55	-100.00%	\$486.24	\$496.55	-2.08%
371	65'	Stamford	61	\$0.00	\$313.55	-100.00%	\$486.24	\$496.55	-2.08%
372	70'	Baybridge	102	\$0.00	\$250.84	-100.00%	\$486.24	\$496.55	-2.08%
373		Wakesbridge	86	\$0.00	\$276.08	-100.00%	\$486.24	\$496.55	-2.08%
374		Abbotsford	40	\$274.38	\$389.00	-29.47%	\$486.24	\$496.55	-2.08%
375		Chelmsford	100	\$0.00	\$313.55	-100.00%	\$486.24	\$496.55	-2.08%
376		Brentford	85	\$422.50	\$599.00	-29.47%	\$486.24	\$496.55	-2.08%
377		Kingsford	132	\$373.12	\$529.00	-29.47%	\$486.24	\$496.55	-2.08%
378		Stockbridge	68	\$322.34	\$457.00	-29.47%	\$486.24	\$496.55	-2.08%
411		Sturbridge	47	\$0.00	\$288.31	-100.00%	\$486.24	\$496.55	-2.08%
412		Stonebridge	66	\$0.00	\$220.25	-100.00%	\$486.24	\$496.55	-2.08%
414		Woodbridge	40	\$258.86	\$367.00	-29.47%	\$486.24	\$496.55	-2.08%
430		Vineyards	120	\$549.00	\$549.00	0.00%	\$486.24	\$496.55	-2.08%

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%	\$486.24	\$496.55	-2.08%
Gables Residential III		Gables Residential III	615	\$111.00	\$111.00	0.00%	\$343.17	\$350.08	-1.97%
Arlington Park Condos		Arlington Park Condos	76	\$160.04	\$160.04	0.00%	\$343.17	\$350.08	-1.97%
Gables Commercial		Gables Commercial	0.94	\$0.00	\$0.00	n/a	\$14,970.52	\$14,639.68	2.26%
419		Kids R Kids	1.73	\$2,924.00	\$2,924.00	0.00%	\$14,970.52	\$14,639.68	2.26%
446/1		Eckerds	1.42	\$2,501.00	\$2,501.00	0.00%	\$14,970.52	\$14,639.68	2.26%
446/2		Applebees	1.04	\$2,225.00	\$2,225.00	0.00%	\$14,970.52	\$14,639.68	2.26%
446/3		Burger King	1.69	\$2,098.00	\$2,098.00	0.00%	\$14,970.52	\$14,639.68	2.26%
446/4		Office	2	\$2,765.00	\$2,765.00	0.00%	\$14,970.52	\$14,639.68	2.26%
324C-5		Residential	51	\$232.00	\$232.00	0.00%	\$486.24	\$496.55	-2.08%
324C-6		Ave @ Westchase	1.74	\$3,548.71	\$3,548.71	0.00%	\$14,970.52	\$14,639.68	2.26%
326D-3		Ave @ Westchase	0.57	\$3,548.71	\$3,548.71	0.00%	\$14,970.52	\$14,639.68	2.26%
326D-4		Ave @ Westchase	3.24	\$3,548.71	\$3,548.71	0.00%	\$14,970.52	\$14,639.68	2.26%
		David Weekly Homes	36	\$198.50	\$0.00	n/a	\$486.24	\$0.00	n/a
332		Morton Plant Mease	2.74	\$2,924.00	\$2,924.00	0.00%	\$14,970.52	\$14,639.68	2.26%

*** 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	\$486.24	\$496.55	-2.08%
110	65'	\$0.00	\$0.00	n/a	\$486.24	\$496.55	-2.08%
110	70'	\$0.00	\$0.00	n/a	\$486.24	\$496.55	-2.08%
111		\$0.00	\$0.00	n/a	\$343.17	\$350.08	-1.97%
115		\$0.00	\$0.00	n/a	\$486.24	\$496.55	-2.08%
117		\$0.00	\$0.00	n/a	\$486.24	\$496.55	-2.08%
121		\$0.00	\$0.00	n/a	\$14,970.52	\$14,639.68	2.26%
122		\$0.00	\$0.00	n/a	\$14,970.52	\$14,639.68	2.26%
201		\$0.00	\$0.00	n/a	\$486.24	\$496.55	-2.08%
203		\$696.52	\$696.06	0.07%	\$1,182.76	\$1,192.61	-0.83%
205		\$696.52	\$696.06	0.07%	\$1,182.76	\$1,192.61	-0.83%
211		\$168.28	\$168.28	0.00%	\$654.52	\$664.84	-1.55%
214		\$388.33	\$387.01	0.34%	\$874.57	\$883.56	-1.02%
225		\$0.00	\$0.00	n/a	\$486.24	\$496.55	-2.08%
227		\$0.00	\$0.00	n/a	\$486.24	\$496.55	-2.08%
229		\$0.00	\$0.00	n/a	\$486.24	\$496.55	-2.08%
123/125		\$0.00	\$0.00	n/a	\$343.17	\$350.08	-1.97%
221/223		\$0.00	\$6.91	-100.00%	\$486.24	\$503.46	-3.42%
231a		\$1,632.81	\$1,632.89	-0.01%	\$16,603.33	\$16,272.57	2.03%
231b		\$1,632.81	\$1,632.89	-0.01%	\$16,603.33	\$16,272.57	2.03%
231c		\$1,632.81	\$1,632.89	-0.01%	\$16,603.33	\$16,272.57	2.03%
235/240		\$0.00	\$0.00	n/a	\$14,970.52	\$14,639.68	2.26%
Remax Real Estate		\$0.00	\$0.00	n/a	\$14,970.52	\$14,639.68	2.26%
Golf Course		\$0.00	\$0.00	n/a	\$80.64	\$79.73	1.14%

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%	\$1,089.88	\$1,682.79	-35.23%
303		\$603.64	\$602.73	0.15%	\$1,773.36	\$2,068.28	-14.26%
304		\$603.64	\$602.73	0.15%	\$1,089.88	\$1,600.96	-31.92%
305		\$603.64	\$602.73	0.15%	\$1,627.35	\$1,861.28	-12.57%
306		\$603.64	\$602.73	0.15%	\$1,636.52	\$1,874.28	-12.69%
307		\$603.64	\$602.73	0.15%	\$1,913.88	\$1,923.28	-0.49%
322	50'	\$603.64	\$602.73	0.15%	\$1,983.88	\$1,993.28	-0.47%
322	60'	\$603.64	\$602.73	0.15%	\$2,091.88	\$2,101.28	-0.45%
322	TH	\$603.64	\$602.73	0.15%	\$1,958.88	\$1,968.28	-0.48%
323	50'	\$245.37	\$235.06	4.39%	\$1,507.61	\$1,507.61	0.00%
323	60'	\$245.37	\$235.06	4.39%	\$1,600.61	\$1,600.61	0.00%
323	Dplx/Villa	\$245.37	\$235.06	4.39%	\$1,235.61	\$1,235.61	0.00%
323	TH	\$245.37	\$235.06	4.39%	\$1,155.61	\$1,155.61	0.00%
324	TH(80')	\$245.37	\$235.06	4.39%	\$1,131.15	\$1,131.15	0.00%
324	TH(115')	\$245.37	\$235.06	4.39%	\$1,223.41	\$1,223.41	0.00%
324	Dplx/Villa	\$245.37	\$235.06	4.39%	\$1,298.18	\$1,298.18	0.00%
324	50'	\$245.37	\$235.06	4.39%	\$1,641.05	\$1,641.05	0.00%
324	60'	\$245.37	\$235.06	4.39%	\$1,736.86	\$1,736.86	0.00%
325A	TH	\$245.37	\$235.06	4.39%	\$1,075.61	\$1,075.61	0.00%
326	TH(80')	\$245.37	\$235.06	4.39%	\$1,143.30	\$1,143.30	0.00%
326	Dplx/Villa	\$245.37	\$235.06	4.39%	\$1,314.99	\$1,314.99	0.00%
326	50'	\$245.37	\$235.06	4.39%	\$1,665.51	\$1,665.51	0.00%
370		\$0.00	\$0.00	n/a	\$486.24	\$810.10	-39.98%
371	65'	\$0.00	\$0.00	n/a	\$486.24	\$810.10	-39.98%
372	70'	\$0.00	\$0.00	n/a	\$486.24	\$747.39	-34.94%
373		\$0.00	\$0.00	n/a	\$486.24	\$772.63	-37.07%
374		\$0.00	\$0.00	n/a	\$760.62	\$885.55	-14.11%
375		\$0.00	\$0.00	n/a	\$486.24	\$810.10	-39.98%
376		\$0.00	\$0.00	n/a	\$908.74	\$1,095.55	-17.05%
377		\$0.00	\$0.00	n/a	\$859.36	\$1,025.55	-16.21%
378		\$0.00	\$0.00	n/a	\$808.58	\$953.55	-15.20%
411		\$0.00	\$0.00	n/a	\$486.24	\$784.87	-38.05%
412		\$356.46	\$351.38	1.45%	\$842.70	\$1,068.19	-21.11%
414		\$0.00	\$0.00	n/a	\$745.10	\$863.55	-13.72%
430		\$310.69	\$310.55	0.04%	\$1,345.93	\$1,356.11	-0.75%

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%	\$951.24	\$951.24	0.00%
Gables Residential III		\$0.00	\$0.00	n/a	\$454.17	\$461.08	-1.50%
Arlington Park Condos		\$0.00	\$0.00	n/a	\$503.21	\$510.12	-1.36%
Gables Commercial		\$0.00	\$0.00	n/a	\$14,970.52	\$14,639.68	2.26%
419		\$0.00	\$0.00	n/a	\$17,894.52	\$17,563.68	1.88%
446/1		\$0.00	\$0.00	n/a	\$17,471.52	\$17,140.68	1.93%
446/2		\$0.00	\$0.00	n/a	\$17,195.52	\$16,864.68	1.96%
446/3		\$0.00	\$0.00	n/a	\$17,068.52	\$16,737.68	1.98%
446/4		\$0.00	\$0.00	n/a	\$17,735.52	\$17,404.68	1.90%
324C-5		\$153.85	\$153.85	0.00%	\$872.09	\$882.41	-1.17%
324C-6		\$0.00	\$0.00	n/a	\$18,519.23	\$18,188.39	1.82%
326D-3		\$0.00	\$0.00	n/a	\$18,519.23	\$18,188.39	1.82%
326D-4		\$0.00	\$0.00	n/a	\$18,519.23	\$18,188.39	1.82%
		\$0.00	\$0.00	n/a	\$684.74	\$0.00	n/a
332		\$0.00	\$0.00	n/a	\$17,894.52	\$17,563.68	1.88%
*** Please note that STRAP 17282							

3A.

RESOLUTION 2017-4

A RESOLUTION OF THE WESTCHASE COMMUNITY DEVELOPMENT DISTRICT RELATING TO THE ANNUAL APPROPRIATIONS OF THE DISTRICT AND ADOPTING THE BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2017; AND ENDING SEPTEMBER 30, 2018, AND REFERENCING THE MAINTENANCE AND BENEFIT SPECIAL ASSESSMENTS TO BE LEVIED BY THE DISTRICT FOR SAID FISCAL YEAR

WHEREAS, the District Manager has, prior to the fifteenth (15th) day in June, 2017, submitted to the Board of Supervisors (the "Board") a proposed budget for the next ensuing budget year along with an explanatory and complete financial plan for each fund of the District, pursuant to the provisions of Section 190.008(2)(a), Florida Statutes; and

WHEREAS, at least sixty (60) days prior to the adoption of the proposed annual budget and any proposed long-term financial plan or program of the District for future operations (the "Proposed Budget") the District did file a copy of the Proposed Budget with the general purpose local governing authorities having jurisdiction over the area included in the District pursuant to the provisions of Section 190.008(2)(b), Florida Statutes; and

WHEREAS, on May 2, 2017, the Board set August 1, 2017 as the date for a public hearing thereon and caused notice of such public hearing to be given by publication pursuant to Section 190.008(2)(a) Florida Statutes; and

WHEREAS, Section 190.008(2)(a), Florida Statutes requires that, prior to October 1 of each year, the District Board by passage of the Annual Appropriation Resolution shall adopt a budget for the ensuing fiscal year and appropriate such sums of money as the Board deems necessary to defray all expenditures of the District during the ensuing fiscal year; and

WHEREAS, the District Manager has prepared a Proposed Budget on a Cash Flow Budget basis, whereby the budget shall project the cash receipts and disbursements anticipated during a given time period, including reserves for contingencies for emergency or other unanticipated expenditures during the fiscal year; and

WHEREAS, Section 190.021, Florida Statutes provides that the Annual Appropriation Resolution shall also fix the Maintenance Special Assessments and Benefit Special Assessments upon each piece of property within the boundaries of the District benefited, specifically and peculiarly, by the maintenance and/or capital improvement programs of the District, such levy representing the amount of District assessments necessary to provide for payment during the ensuing budget year of all properly authorized expenditures to be incurred by the District, including principal and interest of special revenue, capital improvement and/or benefit assessment bonds, in order for the District to exercise its various general and special powers to implement its single and specialized infrastructure provision purpose; and

WHEREAS, the Board of Supervisors of the Westchase Community Development District finds and determines that the non-ad valorem special assessments it imposes and levies by this Resolution for maintenance on the parcels of property involved will constitute a mechanism by which the property owners lawfully and validly will reimburse the District for those certain special and peculiar benefits the

District has determined are received by, and flow to, the parcels of property from the systems, facilities and services being provided, and that the special and peculiar benefits are apportioned in a manner that is fair and reasonable in accordance with applicable assessment methodology and related case law; and

WHEREAS, the Chair of the Board of Supervisors may designate the District Manager or other person to certify the non-ad valorem assessment roll to the Tax Collector in and for Hillsborough County political subdivision on compatible electronic medium tied to the property identification number no later than 15 September 2017 so that the Tax Collector may merge that roll with others into the collection roll from which the November tax notice is to be printed and mailed; and

WHEREAS, the proceeds from the collections of these imposed and levied non-ad valorem assessments shall be paid to the Westchase Community Development District; and

WHEREAS, the Tax Collector, under the direct supervision of the Florida Department of Revenue performs the state work in preparing, mailing out, collecting and enforcing against delinquency the non-ad valorem assessments of the District using the Uniform Collection Methodology for non-ad valorem assessments; and

WHEREAS, if the Property Appraiser and the Tax Collector have adopted a different technological procedure for certifying and merging the rolls, then that procedure must be worked out and negotiated with Board approval through the auspices of the District Manager before there are any deviations from the provisions of Section 197.3632, Fla. Stat., and Rule 12D-18, Florida Administrative Code.

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

Section 1. The provisions of the whereas clauses are true and correct and are incorporated herein as dispositive.

Section 2. Budget

- a. That the Board of Supervisors has reviewed the District Manager's Proposed Budget, a copy of which is on file with the office of the District Treasurer and the office of the Recording Secretary, and is hereby attached to this resolution, and hereby approves certain amendments thereto, as shown in Section 2 below.
- b. That the District Manager's Proposed Budget, as amended by the Board, is adopted hereby in accordance with the provisions of Section 190.008(2)(a), Florida Statutes and incorporated herein by reference; provided, however, that the comparative figures contained in the adopted budget may be revised subsequently as deemed necessary by the District Manager to reflect actual revenues and expenditures for the Fiscal Year 2017 and/or revised projections for Fiscal Year 2018.
- c. That the adopted budget, as amended, shall be maintained in the office of the District Treasurer and the District Recording Secretary and identified as "The Budget for the Westchase Community Development District for the Fiscal Year Ending September 30, 2018, as Adopted by the Board of Supervisors on August 1, 2017."

Section 3. Appropriations

That there be, and hereby is appropriated out of the revenues of the Westchase Community Development District, for the Fiscal Year beginning October 1, 2017, and ending September 30, 2018 the sum of _____ (\$ _____) to be raised by the applicable imposition and levy by the Board of applicable non-ad valorem special assessments and otherwise, which sum is deemed by the Board of Supervisors to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated in the following fashion:

TOTAL GENERAL FUND	\$
DEBT SERVICE FUND	\$
CAPITAL PROJECTS FUND	\$
ENTERPRISE FUNDS	\$
Total All Funds	\$

Section 4. Supplemental Appropriations

The Board may authorize by resolution supplemental appropriations or revenue changes for any lawful purpose from funds on hand or estimated to be received within the fiscal year as follows:

- a. Board may authorize a transfer of the unexpended balance or portion thereof of any appropriation item.
- b. Board may authorize an appropriation from the unappropriated balance of any fund.
- c. Board may increase any revenue or income budget account to reflect receipt of any additional unbudgeted monies and make the corresponding change to appropriations or the unappropriated balance.

The District Manager and Treasurer shall have the power within a given fund to authorize the transfer of any unexpended balance of any appropriation item or any portion thereof, provided such transfers do not exceed Ten Thousand (\$10,000) Dollars or have the effect of causing more than 10% of the total appropriation of a given program or project to be transferred previously approved transfers included. Such transfer shall not have the effect of causing a more than \$10,000 or 10% increase, previously approved transfers included, to the original budget appropriation for the receiving program. Transfers within a program or project may be approved by the applicable department director and the District Manager or Treasurer. The District Manager or Treasurer must establish administrative procedures, which require information on the request forms proving that such transfer requests comply with this section.

Section 5. Maintenance Special Assessment Levy: Fixed and Referenced and to be Levied by the Board

- a. That the Fiscal Year 2018 Maintenance Special Assessment Levy (the "assessment levy") for the assessment upon all the property within the boundaries of the District based upon the special and peculiar benefit received and further based upon reasonable and fair apportionment of the special benefit, shall be in accordance with the attached Exhibit A, which levy represents the amount of District assessments necessary to provide for payment during the aforementioned budget year of all properly authorized expenditures to be incurred by the District, including principal and

interest of special revenue, capital improvement and/or benefit assessment bonds. Said assessment levy shall be distributed as follows:

General Fund O & M
Debt Service Fund

[See Assessment Levy Resolution 2017-5]
[See Assessment Levy Resolution 2017-5]

- b. The designee of the Chair of the Board of Supervisors of the Westchase Community Development District shall be the Manager or the Treasurer of the District designated to certify the non-ad valorem assessment roll to the Tax Collector in and for the Hillsborough County political subdivision, in accordance with applicable provisions of State law (Chapters 170, 190 and 197, Fla. Stat.) and applicable rules (Rule 12D-18, Florida Administrative Code) which shall include not only the maintenance special assessment levy but also the total for the debt service levy, as required by and pursuant to law.

Introduced, considered favorably, and adopted this 1st day of August, 2017.

Westchase Community Development District

James P. Mills
Chairman

Attest:

Andrew P. Mendenhall, PMP
Secretary

3B.

RESOLUTION 2017-5

A RESOLUTION LEVYING AND IMPOSING A NON AD VALOREM MAINTENANCE SPECIAL ASSESSMENT FOR THE WESTCHASE COMMUNITY DEVELOPMENT DISTRICT FOR FISCAL YEAR 2018

Preamble

WHEREAS, certain improvements existing within the Westchase Community Development District and certain costs of operation, repairs and maintenance are being incurred; and

WHEREAS, the Board of Supervisors of the Westchase Community Development District find that the District's total General Fund operation assessments, taking into consideration other revenue sources during Fiscal Year 2018, will amount to \$_____; and

WHEREAS, the Board of Supervisors of the Westchase Community Development District finds the District's Debt Service Fund Assessment during Fiscal Year 2018 will amount to \$_____; and

WHEREAS, the Board of Supervisors of the Westchase Community Development District finds that the Debt Service Fund relates to systems and facilities which provide special benefits peculiar to certain property within the District based on the applicable assessment methodology; and

WHEREAS, the Board of Supervisors of the Westchase Community Development District finds that the non-ad valorem special assessments it levies and imposes by this resolution for maintenance on the parcels of property involved will reimburse the District for certain special and peculiar benefits received by the property flowing from the maintenance of the systems, facilities and services apportioned in a manner that is fair and reasonable, in accordance with the applicable assessment methodology; and

WHEREAS, the District Board understands that this resolution levies only the maintenance assessments for 2018, the Chair of the District, or the designee of the District Manager, shall certify a total non-ad valorem assessment roll in a timely manner to the Tax Collector in and for Hillsborough County for collection to include all assessments levied and approved by the District on the property including those for debt service as well as for special maintenance assessments.

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

Section 1. All the whereas clauses are incorporated herein and are dispositive.

Section 2. A special assessment for maintenance as provided for in Chapters 190.021(3), Florida Statutes, (hereinafter referred to as assessment) is hereby levied on the platted lots within the District.

Section 3. That the collection and enforcement of the aforesaid assessments on platted lots shall be by the Tax Collector serving as agent of the State of Florida in Hillsborough County (Tax Collector) and shall be at the same time and in like manner as ad valorem taxes and subject to all ad valorem tax collection and enforcement procedures which attend the use of the official annual tax notice.

Section 4. The levy and imposition of the maintenance special assessments on platted lots included in the District will be combined with the debt service non-ad valorem assessments which were levied and certified as a total amount on the non-ad valorem assessment roll to the Hillsborough County Tax Collector by the designee of the Chair of the Board on compatible medium no later than 15 September 2017, which shall then be collected by the Tax Collector on the tax notice along with other non-ad valorem assessments from other local governments and with all applicable property taxes to each platted parcel of property.

Section 5. The proceeds therefrom shall be paid to the Westchase Community Development District.

Section 6. The Chair of the Board of the Westchase Community Development District designates the District Manager to perform the certification duties.

Section 7. Be it further resolved, that a copy of this Resolution be transmitted to the proper public officials so that its purpose and effect may be carried out in accordance with law.

PASSED AND ADOPTED this 1st day of August, 2017, by the Board of Supervisors of the Westchase Community Development District, Hillsborough County, Florida.

Andrew P. Mendenhall, PMP
Secretary

James P. Mills
Chairman

Fifth Order of Business

5A

WESTCHASE COMMUNITY DEVELOPMENT DISTRICT

As required by Chapter 189 Florida Statutes notice is being given that the Board of Supervisors of the Westchase Community Development District will hold their meetings for Fiscal Year 2018 on the first Tuesday of each month at 4:00 P.M. at the Westchase Community Association Office, 10049 Parley Drive, Tampa, Florida, unless otherwise indicated below.

October 3, 2017
November 7, 2017
December 5, 2017
January 2, 2018
February 6, 2018
March 6, 2018
April 3, 2018
May 1, 2018
June 5, 2018
July 10, 2018 (Second Tuesday)
August 7, 2018
September 11, 2018 (Second Tuesday)

The meeting is open to the public and will be conducted in accordance with the provision of Florida Law for Community Development Districts. The meeting may be continued to a date, time, and place to be specified on the record at the meeting.

There may be occasions when one or more Supervisors will participate by telephone. Any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Office at (954) 603-0033 at least two calendar days prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 711 for aid in contacting the District Office.

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that person will need a record of the proceedings and that, accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

Andrew P. Mendenhall, PMP
Manager

Sixth Order of Business

6A.



Erin McCormick | Law, PA

Erin McCormick, Esq.

July 11, 2017

Westchase Community Development District
Board of Supervisors
c/o Andrew Mendenhall, District Manager
2654 Cypress Ridge Boulevard
Wesley Chapel, Florida 33544

Re: **Engagement Agreement**

Dear Board Members,

Erin McCormick Law, PA ("Erin McCormick Law, PA" or the "Law Office") is pleased to accept the request of the Westchase Community Development District (the "**District**") for legal representation. In accordance with the Rules of Professional Conduct and the Law Office's procedures, this engagement agreement (the "Agreement") confirms the terms on which Erin McCormick Law, PA will provide legal services to the District in connection with representation on governmental matters and other matters as to which we accept your request for legal representation.

Billing Matters

I will be the attorney in the Law Office principally responsible for the District's matters. My current hourly rate for services performed for the District will be \$335.00. Billing rates and charges for the District may be revised annually, and applied to the District's account.

Erin McCormick Law, PA will provide a monthly statement with a brief description of each item of work. Monthly billings will also include expenses incurred in connection with each service matter. Expenses include items such as filing fees, travel costs, delivery/messenger services, photocopy, telephone and fax charges, and computerized legal research service charges. Disbursements in excess of \$250 will normally be forwarded to the District for direct payment. As is usually the case, disbursement charges may not be current at the time of each monthly billing and will be billed later. If you have questions concerning a billing statement, please call or email me. Payment of our statements is due upon receipt of our invoice.

The District's execution of this Agreement indicates its understanding of and agreement with the foregoing. The Law Office reserves the right to decline to continue to provide services to clients who do not comply with this Agreement. The District agrees that the Law Office may, at its election, and subject to withdrawal requirements as may apply, withdraw from this representation if the CRA fails to comply with the terms of this Agreement. The CRA agrees not to contest the Law Office's withdrawal from any court proceeding in such an event.



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Engagement Letter

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Erin McCormick Law, PA

Erin McCormick, Esq.

Scope of Representation

The District is our sole client with respect to this engagement. Individuals or entities that are affiliated with the District, such as Board members, officers, and employees, are not clients of Erin McCormick Law, PA, unless we otherwise agree in writing.

I will keep the District informed about the status of this representation. I may express my views about the prospects of the District's matters; however, these views are not a prediction or guarantee of the outcome and do not constitute a promise or assurance of success.

Advance Waiver of Conflicts of Interest

Recognizing and addressing conflicts of interest is a continuing issue for attorneys and clients. From time to time we may be asked to represent someone whose interests may differ from or even be adverse to the interests of the District. We are accepting this engagement with the District's understanding and express consent that our representation of the District will not preclude us from accepting an engagement from a new or existing client that is adverse to the District ("Adverse Representation") except under the circumstances identified below. By granting this waiver, the District is relinquishing its right to receive detailed information about a proposed Adverse Representation and to decide on a case by case basis whether or not to give its consent. An Adverse Representation could involve, for example, the Law Office representing another client in the following: a business, commercial or real estate transaction between the District and the other client. An Adverse Representation could also involve representing other businesses in the same activities as the District, in legal, government relations, and legislative/administrative/ executive activities. However, the Law Office will not accept an Adverse Representation that is substantially related to the particular matters in which we represent the District. Also, we will not accept an Adverse Representation if because of our representation of the District we obtained confidential District information that is material to the Adverse Representation.

Public Communications

The Law Office may sometimes identify clients in various public communications including (but not limited to) press releases, the Law Office website and brochures used to describe the Law Office and its capabilities. We ask that your signature on this letter also acknowledge your consent to including the District's name in these communications.

Document Procedures

The Law Office's policy is to deliver to the client, upon request, all documents and property the client has provided the Law Office and documents and materials prepared as part of the representation. To the extent not inconsistent with Chapter 190, *Florida Statutes*, we may



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Erin McCormick Law, PA

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exclude our internal memoranda and records, attorney notes, drafts not intended for external distribution and similar lawyer working materials. We may also elect to retain a copy of other portions of the file at our expense. In accordance with the Law Office's records retention program, we will retain any files relating to the District's matters that it does not ask to have returned. In accordance with Chapter 190, *Florida Statutes*, and to the extent applicable, the Law Office will coordinate with the District's custodian of public records, to provide public records relating to the legal services provided to the District, upon completion of our engagement. To avoid indefinite storage, to the extent that such records are not retained by the custodian of public records, we reserve the right to dispose of any documents or other materials retained by us within a reasonable time after the completion of our engagement.

Effective Date

This Agreement will govern all legal services performed by the Law Office on behalf of the District commencing with the date the Law Office first performed services. Even if this Agreement does not take effect, the District will be obligated to pay the Law Office the reasonable value of any services the Law Office may have performed for the District.

Assent

Please acknowledge your understanding and agreement regarding the terms of our engagement as described in this Agreement by signing one of the enclosed copies in the space provided below and returning it to me at: 3314 Henderson Boulevard, Suite 103, Tampa, Florida 33609. The District should retain the second copy duplicate for its records.

I greatly appreciate your confidence in us, and look forward to continuing to work with the District.

Sincerely,

ERIN MCCORMICK LAW, PA

By: 
Erin R. McCormick



Westchase CDD Board of Supervisors
Engagement Letter

Erin McCormick | Law, PA

July 11, 2017

Erin McCormick, Esq.

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Agreed and accepted this _____ day of _____, 2017

WESTCHASE COMMUNITY DEVELOPMENT DISTRICT

By: _____

Name: _____

Title: _____

Seventh Order of Business

Field Office Report for August 2017

LANDSCAPING

- plant change out will be installed in August
- Mulching is underway

REQUEST

- Mr Steve Darr, called and asked if the board would consider an offer on the parcel on Promise Lane?
- The **HOA** is requested the use of the Grass area by the bandstand in West Park Village for Movies in the Park from October 2017 thru March 2018.

UPDATE

- Ping Pong Tables installed, pavers almost complete.
- Basketball court repaired, waiting on asphalt to cure so that it can be painted.
- The Greens gate operators being installed Thursday and Friday of this week.
- Harbor Links gate operators being installed next week.